

Staff Report

File #: LN-455

DEVELOPMENT REVIEW COMMITTEE

Submittal Date: JANUARY 31, 2024

POMPANO TOWNHOUSES

Request: Minor Site Plan
P&Z# 23-12000011
Owner: CDH Planning LLC
Project Location: NW 8th Ave
Folio Number: 484235000470
Land Use Designation: M-Medium 10-16 DU-AC
Zoning District: RM-20 (Multiple-Family Residence 20)
Commission District: 4 (Beverly Perkins)
Agent: Miguel Omar (404-444-6185 / miguel@forarchitectureco.com)
Project Planner: Diego Guevara (954-786-4310 / diego.guevara@copbfl.com)
Summary:

The applicant is requesting a Minor Site Plan and Building Design approval. This is a multifamily residential project consisting of 8 townhouses, within two, two-story buildings with two parking spaces per unit, two visitor parking spaces, on 23,783 sf. (0.54 acres approximately) lot.

Staff Conditions:

PLANNING

Max Wemyss | max.wemyss@copbfl.com <<mailto:max.wemyss@copbfl.com>>

Status: Pending Resubmit

1. Land use for this parcel is Residential (M- Medium Residential 10- 16 DU/AC). The size of this property is approximately .54 net acres (23,783 square feet) plus the abutting right-of-way (4,150 square feet) = .64 gross acres (27,933 square feet), resulting in approximately 10 units (permitted by the land use: gross acreage), the zoning district (RM-20) also limits the total number of units to 10 based on the net acreage.
Response: Number of units reduced to 8. Stated on Cover Sheet A-0.0.
2. The property is unplatted. Provide a platting determination letter from Broward County Planning Council confirming whether platting is required for the proposed development.
Response: Platting letter to be submitted.

PZ23-12000011
03/06/2024

3. Provide a Preliminary School Capacity Availability Determination (SCAD) Letter from the Broward County School Board prior to the issuance of a development order (Note: a "final" SCAD letter will be required, prior to building permit approval).

Response: SCAD letter to be submitted.

4. The property abuts NW 8 Avenue. The survey indicates that there is an existing 25 feet of right-of-way for NW 8 Avenue measured to the centerline. No additional dedications are required for this roadway. Chapter 100.01 requires a minimum of 50 feet for these roads.

Response: Acknowledged.

5. The property does not front on any road identified on the Broward County Trafficways Plan.

Response: Acknowledged.

6. The city has sufficient capacity to accommodate the proposal.

Response: Acknowledged.

ZONING

Diego Guevara | diego.guevara@copbfl.com <<mailto:diego.guevara@copbfl.com>>

Status: Pending Resubmit

General comments:

- + Remove the garbage truck movement illustration from the Site Plan. Provide it on a separate drawing. That will make easier to read the site plan.

Response: Separate truck route plan has been provided. Please see sheet A-1.1B.

- + Keep the drawing orientation consistent throughout the entire project. Do not rotate the north arrow.

Response: Acknowledged. All plans have been rotated to have the north arrow facing in the same direction.

- + The second-floor plan includes two bedrooms facing the interior circulation, one of the bedrooms has a narrow space abutting the balcony. Consider extending the balcony or create a niche for the use of the abutting bedroom. Otherwise that will be a useless space.

Response: Acknowledged. Plan has been revised. Please see sheet A-2.2 and A-2.4 for your reference.

- + Revise all drawings provided. There are multiple drawings showing the same. When submitted a new drawing of a previous plan, it should be named exactly the same. The system will keep the old drawing as Version 1, 2 or 3 as needed.

Response: Acknowledged. Names to remain the same for next submittal.

Provide a written response addressing all the comments issued.

1. Copy the Intensity and Dimensional Standards Table for the Multiple-Family Residence 20 (RM-20). Include all the standards listed. Provide the required values of the Code and those reflecting the proposed building design (Required and Proposed).

Response: Exact table has been copied to match dimensional standards table. See sheet A-1.1.

2. The Site Data Table provided list standards and code sections which does not correspond to the City of Pompano Beach's Code.

Response: Acknowledged. The site table is now a copy of the Intensity and Dimensional Standards Table.

PZ23-12000011
03/06/2024

3. For townhouse development, the applicant must provide individual lots which shall have a minimum area of 1,800 sf and a minimum width of 18 feet. Provide a plan illustrating the individual lots, including the dimensions for each parcel as needed.

Response: Acknowledged. Dimensions to be added for each parcel. Square footage has been added as well. Individual parcel square footage and width dimension broken down on sheet A-1.1.

4. On the Site Plan, provide the width dimension of the visitor parking spaces. Double line striping required.

Response: Acknowledged. Double striping line has been added as well as the width dimensions. See sheet A-1.1

5. Provide the VUA area calculation as needed to provide at least 15% of the total VUA area for interior landscaping. Sec table 155.5203.C. Minimum Development Site Landscaping.

Response: Acknowledged. Refer to Landscape sheet L-3 & Code Compliance Chart for demonstration as to how this site is providing VUA Landscaping in accordance with Sec. 155.5203.C.

6. The proposed planters are partially under the second floor. The submitted Landscaping Plan shows trees planted at these areas and the Lighting plan also depicts lights at the same location. Relocate the lights to avoid conflict with the trees or use a different type of light.

Response: Acknowledged. There are no planters located under the second floor. Refer to first floor plan sheets A-2.1 and A-2.3. Lights will be relocated to avoid conflict with trees. Refer to photometric plan and landscape plan.

7. Revise lighting plan. The illumination levels abutting the west property line are high. See Sec. 155.5401 General Exterior Lighting Standards, and table 155. 5401.E Minimum and Maximum Illumination Levels and comply with all the requirements.

Response: Acknowledged. Plan has been updated. Please refer to Photometric plan on sheet E-2.1.

Design Standards

The front façade of the building faces NW 8 Avenue. Therefore, this frontage is the main façade of the building and must be designed and articulated to reflect it.

8. The project includes two separate buildings. Provide all four elevations for each building.

Response: Acknowledged. Refer to sheets A-6.1 and A-6.2. Each sheet contains the four elevations for each building.

9. Review Section 155.5601.C. Multifamily Residential Design Standards - Provide a narrative (more than three sentences) explaining how the project meets the requirements of this provision.

Response: To meet the criteria outlined in Section 155.5601.C of the Pompano Building Code regarding Multifamily Design Standards, we incorporated three key architectural features. We have carefully designed a **recessed entrance** to provide a defined and inviting point of access. To enhance this entrance, a **covered porch** has been created to not only provide shade and rain protection but also to further define the point of entry. Finally, to tie in the surrounding landscape, we are proposing **integrated planters** that seamlessly blend into the building's entry and façade.

10. The project includes two separate buildings. Provide all four elevations for each building. Add dimensions to the elevations (Vertical and Horizontal). Add vertical dotted lines showing the property line location add dimensions showing compliance with the required setbacks.

Response: Acknowledged. All four elevations have been provided on sheet A-6.1 and A-6.2. Setback dimensions and Vertical dotted lines have been added to show property line locations.

PZ23-12000011
03/06/2024

11. The described building elevations do not match the building. Revise and coordinate.

Response: Acknowledged. Refer to sheets A-6.1 and A-6.2 for revised elevations.

12. The east-end units on each building, shall include architectural features described in the Code. Review Sec.155.5601.C.3.

Response: To meet the criteria outlined in Section 155.5601.C of the Pompano Building Code regarding Multifamily Design Standards, we incorporated three key architectural features into the east-end unit facades. We have carefully designed a **recessed entrance** to provide a defined and inviting point of access. To enhance this entrance, a **covered porch** has been created to not only provide shade and rain protection but also to further define the point of entry. Finally, to tie in the surrounding landscape, we are proposing **integrated planters** that seamlessly blend into the building's entry and façade.

13. The same Code section requires to incorporate wall offsets as projections or recesses in the façade plane. Revise and comply.

Response: Acknowledged. Wall offsets have been taken off.

14. The required architectural design features are not incorporated. Revise Sections 155.5601.C.3.a/b/c Building Facades and comply. Provide a narrative explaining what the combined architectural elements are used, and how they were incorporated into the design. A combination of a minimum of three elements is required by this provision.

Response: To meet the criteria outlined in Section 155.5601.C of the Pompano Building Code regarding Multifamily Design Standards, we incorporated three key architectural features. We have carefully designed a **recessed entrance** to provide a defined and inviting point of access. To enhance this entrance, a **covered porch** has been created to not only provide shade and rain protection but also to further define the point of entry. Finally, to tie in the surrounding landscape, we are proposing **integrated planters** that seamlessly blend into the building's entry and façade.

15. Revise Sec. 155.5601.C.4 Architectural Variability and comply.

Response: Acknowledged.

16. Provide a detail illustrating compliance with Sec. 155.5601.C.5. Roofs. It does not show the offset plane at the east elevation. Is the space in between completely open?

Response: The offset plane on the east elevation has been removed.

17. Revise Sec. 155.5601.C.6. Materials and provide a narrative describing how the project meets these requirements.

Response: Building will use smooth stucco, perforated steel mesh, glazing, wood cladding, and light colors. Location of materials are specified on sheets A-6.1 and A-6.2.

18. The proposed offset plane is encroaching into the front setback. It is too large to be considered an overhang. Revise and comply.

Response: To be revised. Offset plane has been taken out.

19. New comments may be render after resubmittal.

Response: Acknowledged.

1. There seems to be a conflict between the survey and the tree dispo, Please clarify. Submit a tree survey prepared, signed, and sealed by a Florida Registered Surveyor showing the locations of all existing trees and palms in accordance with Code Section 155.2411, and Part 5.

Response: An updated tree survey matching the tree Disposition Plan has been provided with this resubmittal.

2. Remove gallon sizes from all material in the plant list.

Response: Acknowledged. All gallon sizes have been removed from the Plant Schedule on sheet L-3 Landscape Plan.

3. Remove all utilities from required landscape areas in the drive aisle.

Response: Sanitary sewer utility lines are relocated into the pavement area outside of the required Foundation Landscape areas.

4. No exterior lighting fixtures shall be located in any landscaped planting areas required in and around vehicular uses areas in accordance with Section 155.5401.C, Vehicular Use Area Landscaping (e.g., perimeter landscaping strips, landscaped islands in parking bays, landscaped areas between parking bays, and landscaping between vehicular use areas and buildings).

Response: Photometric plan provided showing locations of streetlights to comply with pompano code.

5. No Irrigation notes and /or details were found on the IR sheets. As per 155.5203.B.5.a thru e: Provide a scaled Irrigation Plan illustrating a rust free, automatic underground irrigation system installed in accordance with requirements of the Building Code, include a rain-sensing cutoff device, providing 100% coverage with 50% overlap, and reuse water wherever practicable and available. Please provide notes.

Response: See sheet IR-2 Irrigation Details & Notes.

6. Bubblers will be provided for all new and relocated trees and palms. Please provide a note.

Response: See note on sheet IR-1.

7. All the site trees cannot be understory trees All tree shall be large /medium canopy unless OHW exist. Change out ACM's to Crape Myrtles or Pink Tabs in the center drive aisle planters.

Response: Tree are proposed in accordance with the "Right Tree Right Place" philosophy considering proximity to buildings & infrastructure, as well as overhead powerlines, etc. ACM's are now changed to Pink Tabebuia trees in the center aisle planters.

8. Street trees may have to be shifted to the ROW swale.

Response: There is an existing 10" Gravity Sewer Main in the ROW Swale. See note on sheet L-3 Landscape Plan the reads "EXISTING 10" CITY GRAVITY SEWER MAIN; AS PER CITY ORDINANCE(S) §50.02(A) (4)

AND §100.35(E), THAT LANDSCAPING MATERIALS OTHER THAN SOD ARE NOT ALLOWED WITHIN (5") FIVE FEET OF ANY PORTION OF CITY OWNED UTILITIES WITHIN THE PUBLIC STREET R/O/W." As such, proposed Street trees are proposed on site.

9. Suspended pavement seems to be too much and not completely arranged in an approvable way. Check soil volume calculations and adjust.

Response: Suspended pavement areas are shown to cover a 200 SF area (in addition to pervious/green planter areas) to a depth of 30" (reasonable maximum depth for typical root systems) equal to a proposed volume of 500 CF

when medium trees are proposed adjacent to paved areas. Per the City 'Required Tree to Soil Volume Ratio Graph', this quantity of soil is sufficient for a projected mature tree size of 21' Canopy diameter and 8" DBH. Arrangement of suspended pavement areas is in a manner so as to avoid proposed and necessary water and sewer line utility connections for townhomes.

10. Provide spreads of proposed shrubs and groundcover material so as to align with spacing. Also, please note that plantspacing shall supersede plant quantity to fill the bed.

Response: Spacing & spreads of proposed shrubs and groundcover material now align. See Plant Schedule on sheet L-3 Landscape Plan.

11. All tree work will require permitting by a registered Broward County Tree Trimmer.

Response: See Note #5 on sheet L-2. Note also added to sheet L-1 Disposition Plan.

12. Provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal.

Response: Response has been provided.

- 13 Additional comments may be rendered a time of resubmittal.

Response: Acknowledged.

ENGINEERING DEPARTMENT

David McGirr | david.mcgirr@copbfl.com <<mailto:david.mcgirr@copbfl.com>>

Status: Authorized with Conditions

The following comments must be addressed prior to the submission of these plans to the Building Division for formal plan review and permitting:

1. Submit / upload the 2022 City Engineering standard details for the proposed off-site water, sewer connections, road restoration, paving, curbing and sidewalks. These detail drawing may be obtained in pdf format from the City's website www.pompanobeachfl.gov under departments /engineering. PLAN SHEET 005 C-4 AND 006 C-5 ARE SHOWING 2019

Response: Plan sheets C-4, C-5, C-6, and C-7 have all been updated with City's most recent details.

2. Submit / upload the (FDEP) Florida Department of Environmental Protection NPDES General Permit for the proposed storm water discharge from the proposed site construction activities.

Response: Acknowledged.

3. Submit / upload the (FDEP) Florida Department of Environmental Protection (NOI) Notice of Intent for the proposed storm water discharge from the proposed site construction activities.

Response: Acknowledged.

4. Submit / upload the (BCEPMGD) Broward County Environmental Protection and Growth Management Division Surface Water Management permit or exemption for the proposed paving and drainage shown on the civil engineering drawings.

Response: Acknowledged.

5. Prior to the approval of the City Engineering Division, the City's Planning and Zoning Division must approve these plans.

PZ23-12000011

03/06/2024

Response: Acknowledged.

6. Prior to the approval of the City Engineering Division, the City's Utilities Division must approve these plans.

Response: Acknowledged.

7. Please note on civil plan sheet 004 C-3, that any existing water and/or sewer connection to the subject lots not utilized must be cut and capped at the water main if a water service and cut out and sleeved if a sewer lateral. Sewer Laterals that are cut and capped will need to be as-built per our engineering as-built standards.

NEED THIS NOTE ON THE PLAN SHEET

How to retire old laterals

If the existing main is clay pipe and has a CIPP liner currently installed. (Install a sectional liner in the main over the old lateral thus eliminating the lateral)

If the existing main is clay pipe. (Dig down cut old clay pipe, sleeve back in with PVC and city approved couplings) If the existing main is clay pipe and you are required to retire multiple laterals for a project. (It may be cheaper for the contractor to install a city approved CIPP liner from manhole to manhole and not cut out the laterals that they are retiring)

If the existing main is PVC pipe. (Remove the lateral pipe from the PVC Wye fitting and install a plug into the Wye. Install a green locating marking ball at the lateral locating, no deeper than 4 ft. below grade)

Response: Notes have been added to revised sheet C-3.

8. On plan sheet 004 C-3 please use Eng. standard detail 113-1 for the meter bank.

Response: Engineering standard detail 113-1 was used for meter bank. Please see revised sheet C-3.

PLEASE PROVIDE A NARRATIVE RESPONSE TO THESE REVIEW COMMENTS (IF APPLICABLE), SEE MARKUPS (IF REFERENCED) AND CLEARLY SHOW CHANGES ON PLANS USING CLOUDED DETAILS AND DELTA REVISION MARKS AS NECESSARY.

**** Please note - additional review comments may be issued by the City Engineering Division throughout the remainder of the permitting process while the civil engineering plans are being finalized for this project. ****

UTILITIES

Nathaniel Watson | nathaniel.watson@copbfl.com <<mailto:nathaniel.watson@copbfl.com>>

Status: Pending Resubmit

1. Please note that additional comments may be forth coming contingent upon future submittals to the PAM and/or DRC review process.

Response: Acknowledged.

2. Please procure an approved Broward County EPD Surface Water Management permit or exemption for the proposed site and off-site work. Required during official Bldg. e-plan submittal.

Response: Acknowledged.

PZ23-12000011
03/06/2024

3. Civil plan 004 C-3 proposes a meter bank connection that is not to City specification as per City Engineering standard detail 113-1 Meter Bank Typical. The meter bank installation must be inline perpendicular to the water main tap. Please correct.

Response: Acknowledged. Engineering standard detail 113-1 was used for meter bank. Please see revised sheet C-3.

7. All details are to be the current 2022 version. Please correct. Please attach the following 2022 City Engineering Standard details as they apply: 102-1 Valve Box Settings, 103-1 Gate or Valve Plug Settings, 106-1 Backflow Preventer, 107-2 Typical 2" Water Service, 113-1 Meter Bank Typical, 115-1 Underground Valve Identification Marker, 200-1 Service Laterals with Risers, 200-2 Shallow Service Laterals, 201-1 Gravity Sewer Laterals, 201-2 WYE Gravity Sewer Saddle, 202-1 Adjustable Repair Coupling Notes, 210-3 Sewer Box and Cover Heavy Traffic, 315-1 Typical Screen For Utilities, 316-1 Required Tree Locations.

Response: All requested details have been added to sheets C-4 and C-7.

8. Civil plan 004 C-3 proposes a new public hydrant adjacent to the development's entrance. Show the proposed public hydrant to the north of the property extremity. Please correct.

Response: Acknowledged. The proposed hydrant location has been revised per the comments. Please see revised sheet C-3.

CRA

Kimberly Vazquez | kimberly.vazquez@copbfl.com <<mailto:kimberly.vazquez@copbfl.com>> Status:
Authorized with Conditions

The CRA is support of the 8 townhomes project on this parcel. Zoned RM-20 allows for this type of use.

BSO

Anthony Russo | Anthony_Russo@sheriff.org <mailto:Anthony_Russo@sheriff.org>
Status: Authorized

*** ATTENTION IMPORTANT ***

The services of an independent, and highly experienced, qualified and certified Security Crime Prevention/ CPTED Consultant are highly recommended to achieve and maintain objective credible security review integrity, and to expedite processing.

*** DISCLAIMER ***

This safety and security review does not guarantee a crime will never occur; it is an effort to mitigate opportunities for crime and to help avoid any present and future security deficiencies, conflicts, threats, breaches, or liabilities that might occur without any review.

*** ATTENTION IMPORTANT ***

AS PER CODE 155.2407.E.9., AT THE TIME OF PERMIT SUBMITTAL, THE CPTED SECURITY STRENGTHENING DRAWING PLAN AND SEPARATE CPTED SECURITY STRENGTHENING DRAWING PLAN NARRATIVE SHALL BOTH BE SUBMITTED AS PART OF THE REQUIREMENTS FOR PLANNING & ZONING REVIEW AND APPROVAL.

*** ATTENTION IMPORTANT ***

Participation in the BSO No Trespassing Program is required. If this site is already on the program, then additional signage may be necessary along with an updated affidavit signed by authorized personnel. Please contact the BSO Pompano Beach C.P.T.E.D Advisor regarding placement of the No Trespass Signs.



*The DRC Comment Response letter affirms that all the CPTED & Security Strengthening Conditions will be implemented.

PZ23-12000011

03/06/2024

BUILDING DIVISION:

Todd Stricker | todd.stricker@copbfl.com <<mailto:todd.stricker@copbfl.com>>

Status: Authorized with Conditions

Advisory Comments

A preliminary examination of the documents has been performed; additional comments may apply when completed plans and/or specifications have been submitted for permitting to the building department.

Buildings shall comply with all local, state and federal codes in effect at time of application, including FEMA Floodplain, NPDES and HVHZ regulations.

FBC_BCA 105.2.3 Public service agencies/other approvals. The building official shall require that the laws, rules and regulations of any other regulatory AHJ, and where such laws, rules and regulations are applicable and are known to the building official, shall be satisfied before a permit shall be issued. The building official shall require such evidence, as in his or her opinion is reasonable, to show such other approvals.

City Ordinance 53.16(A)(1) Construction sites and construction activities. construction sites and operations shall be required to maintain during and after all construction, development excavation or alteration operations, structural and non-structural best management practices with the intent to reduce pollutants and sediment in stormwater runoff.

City Ordinance 152.06(A): If applicable, contractor shall provide temporary screened fence complying with City Ordinance 152.06(B) through 152.06(G).

FBC 3306.1 Pedestrians shall be protected during construction, remodeling and demolition activities as required by this Chapter and Table 3306.1. Signs shall be provided to direct pedestrian traffic.

City Ordinance 152.25(A) Site plans and construction documents, Information for development in areas with base flood elevations. The site plan or construction documents for any development subject to the requirements of the floodplain regulations shall be drawn to scale and shall include, as applicable to the proposed development all sections from: City Ordinance 152.25 (A)(1) thru City Ordinance 152.25 (A)(7). Delineation of flood hazard areas, floodway boundaries and flood zone(s), base flood elevation(s), and ground elevations if necessary for review of the proposed development, etc. residential buildings shall comply with City Ordinance 152.29(C)(1)(A).

FHA Title VIII of the Civil Rights Act of 1968, commonly known as the Fair Housing Act, prohibits discrimination in the sale, rental, and financing of dwellings based on race, color, religion, sex, and national origin. In 1988, Congress passed the Fair Housing Amendments Act. The Amendments expand coverage of Title VIII to prohibit discriminatory housing practices based on disability and familial status. Now it is unlawful to deny the rental or sale of a dwelling unit to a person because that person has a disability.

FBC A201.1 This code establishes standards for accessibility to places of public accommodation and commercial facilities by individuals with disabilities. All new or altered public buildings and facilities, private buildings and facilities, places of public accommodation and commercial facilities subject to this code shall comply with 2020 FBC Accessibility.

FBC A221.1.1 Florida vertical accessibility. Nothing in this code relieves the owner of any building, structure, or facility governed by this code from the duty to provide vertical accessibility to all levels above and below the occupiable grade level, regardless of whether the ADA standards for accessible design require an elevator to be installed in such building, structure or facility.

FBC A206.2.1 Site arrival points. At least one accessible route shall be provided within the site from accessible parking spaces complying with FBC A502 and accessible passenger loading zones complying with FBC A209; public streets and sidewalks; and public transportation stops to the accessible building or facility entrance they serve.

FBC_BCA 107.3.4.0.6 Compliance with the specific minimum requirements of this code shall not be in itself deemed sufficient to assure that a building or structure complies with all of the requirements of this code. it is the responsibility of the architect and/or engineer of record for the building, structure or facility to determine through rational analysis what design requirements are necessary to comply with 2020 FBC.

1. FBC_BCA 107.1 As per the building official, separate building applications will be required for erosion control, sitework, temporary fences, monumental signage and miscellaneous site structures.
2. FBC 701.1 The enforcing agency will require that the provisions of this chapter, governing the materials, systems and assemblies used for structural fire resistance and fire-resistance-rated construction separation of adjacent spaces to safeguard against the spread of fire and smoke within a building and the spread of fire to or from buildings, comply with this section of the code.
3. FBC 703.2 Fire-resistance ratings. Where materials, systems or devices that have not been tested as part of a fire-resistance-rated assembly are incorporated into the building element, component or assembly, sufficient data shall be made available to the building official to show that the required fire-resistance rating is not reduced. Materials and methods of construction used to protect joints and penetrations in fire-resistance-rated building elements, components or assemblies shall not reduce the required fire-resistance rating.
4. FBC 1003.1 The enforcing agency will require that all general requirements specified in sections 1003 through 1013, applicable to all three elements of the means of egress system, in addition to those specific requirements for the exit access, the exit and the exit discharge, comply with this section of the code.
5. FBC 1029.1 In addition to the means of egress required by this chapter, provisions shall be made for emergency escape and rescue openings in Group R-2 Occupancies in accordance with Tables 1021.2(1) and 1021.2(2) and Group R-3 Occupancies. Basements and sleeping rooms below the fourth story above grade plane shall have at least one exterior emergency escape and rescue opening in accordance with this section.
6. FBC_BCA 107.1.1 The enforcing agency will require a life safety plan illustrating the floor area with proposed alterations with each room labeled. indicate construction type, fire rated walls, occupancy type: (current and proposed), occupancy load, means of egress, common path/travel distance/dead end corridor limits, accessibility accommodations including areas of refuge if applicable, emergency lighting, exits/exit signage, fire extinguishers, smoke alarms, fire suppression system and pull stations if applicable. Also provide tested design from accepted agency for rated walls and penetration details.
7. FBC_BCA 107.3.5.6 The enforcing agency will require product approvals be reviewed and approved by the building designer prior to submittal to verify that such products comply with the design specifications. Reviewed and approved product approvals shall then become part of the plans and/or specifications. Product approval shall be filed with the building official for review and approval prior to installation.
8. FBC_BCA 107.3.5.2 The enforcing agency will require that all shop drawings, (i.e. components attached to building structure, trusses/joists, window walls, railings, awnings, chutes...etc), necessary to show compliance with applicable codes; shall be approved by the architect or professional engineer and submitted to the building official prior to installation.
9. F.S. 481.221(2) The enforcing agency will require digital signature panel to be active on all documents submitted for review to authenticate the serial number matches the submitted ESA. F.A.C. 61g1-16.005 Each sheet is required to be digitally or electronically signed, and bear the impress seal of, an architect or engineer (FBC_BCA 107.3.4.0.1).

10. FBC_BCA 107.3.4.0.8 All plans and/or specifications prepared by an architect or an engineer pursuant to the requirements of this code shall be hand signed, dated and sealed.

11. FBC_BCA 110.10.1 The enforcing agency will require a special inspector for various components of the building as determined by the building official. Building dept. will require special inspector form be completed and submitted for approval.

12. FBC_BCA 110.7 For threshold buildings, shoring and associated formwork or false work shall be designed and inspected by an engineer, employed by the permit holder or subcontractor, prior to any required mandatory inspections by the threshold building inspector.

13. FBC 1512.3.1 The enforcing agency will require that all new roofing construction, including recovering and reroofing, repair or maintenance shall have A HVHZ uniform roofing permit application, as established by the authority having jurisdiction, completed and executed by a licensed contractor.

Fbc 1512.3.2 The uniform roofing permit shall include calculations in accordance With Chapter 16 (High-Velocity Hurricane Zones) of this code, unless the roofing assembly is less than the height/pressure threshold allowed in the applicable protocols herein.

14. FBC A208.2.3.3 Parking for guests, employees, and other non-residents. Where parking spaces are provided for persons other than residents, parking shall be provided in accordance with table 208.2.

15. If Applicable, FBC R802.1.7.1 [IRC R802.10.1] Truss design drawings, prepared in conformance with section R802.1.7.1, shall be provided to the building official and approved prior to installation.

16. FBC 3303.5 Water Accumulation. The enforcing agency will require provisions be made to prevent the accumulation of water or damage to any foundations on the premises or the adjoining property.

17. 1804.4 Site Grading. The ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than one unit vertical in 20 units horizontal (5-percent slope) for a minimum distance of 10 feet measured perpendicular to the face of the wall. If physical obstructions or lot lines prohibit 10 feet of horizontal distance, a 5-percent slope shall be provided to an approved alternative method of diverting water away from the foundation. Swales used for this purpose shall be sloped a minimum of 2 percent where located within 10 feet of the building foundation. Impervious surfaces within 10 feet of the building foundation shall be sloped a minimum of 2 percent away from the building.

18. FBC_BCA 110.13.2.1 It shall be the joint responsibility of any owner of real property upon which construction is occurring, and any contractor responsible for said construction, to ensure that all road rights-of-way remain free at all times of all construction waste and trash resulting from such construction, and that all waste and trash resulting from the construction are contained on the real property upon which the construction occurs.

19. FBC_BCA 109.3 Building Permit Valuations. The applicant for a permit shall provide an estimated permit value at time of application. Permit valuations, shall include total value of work, including materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment and permanent systems.

20. FBC_BCA 110.8.5.4 All plans for the building which are required to be signed and sealed by the architect or engineer of record contain a statement that, to the best of the architect's or engineer's knowledge, the plans and specifications comply with the applicable minimum building codes and the applicable fire-safety standards as determined by the local authority in accordance with this section and chapter 633, Florida Statutes.