



IDEA Architect LLC
3323 NE 163rd St Suite 200
North Miami Beach FL 33160

Response Narrative

CANAL DRIVE TOWNHOMES

Request: Minor Site Plan
P&Z# 23-12000054
Owner: GESTION MICHAUD 2021 INC
Project Location: 3233-3237 Canal Dr
Folio Number: 484330030220
Land Use Designation: MH (Medium-High 16-25 DU/AC)
Zoning District: RM-20 (Multiple-Family Residence 20)
Commission District: 1 (Andrea McGee)
Agent: Paola West (pwest@planw3st.com / 954-529-9417)
Project Planner: Pamela Stanton (pamela.stanton@copbfl.com / 954-786-5561)
Summary:

This Minor Site Plan application is for a multifamily development with 4 units in a 3-story building, with rooftop amenities. The proposed building footprint is 4,060 square feet on a 0.2167 acre lot, with 43% lot coverage.

Staff Conditions:

PLANNING

1. Land use for this parcel is Medium-High Residential (MH). The size of this property per sheet A-002 is 9,292 square feet / 0.213 acres. The zoning for the property is RM-20 (Multi-family Residential) and would restrict the maximum density to 20 units per acre (.213 acres x 20 units / acre = 4 units). The plans submitted propose 4 multi-family (townhouse) units on the property.

- Please confirm the areas (square foot and acreage) based on the survey. What is the areas labeled "2.00" Strip of Land"?

Response : See revised zoning analysis adding the 2.00 strip of land to the property square footage.

Confirmed (acreage based on survey)

0.2167 (including 2.00' strip of land) acres x 20 du. = 4.334 (4 units).

2. The property has been platted (Wahoo No. 2 - P 7 Pg 49). Based on the Broward County

Administrative Code (policy 4.3. Exemptions) the proposal should not require a replat or amendment; however, staff recommends submitting a Platting Determination Request for confirmation that platting is not required.

PZ23-12000054 Response : Acknowledged.

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3. Provide a School Capacity Availability Determination (SCAD) Letter from the Broward County School Board prior to building permit approval.

Response : Acknowledged. Will provide prior to building permit approval.

4. The property abuts Canal Drive. The survey indicates that there is an existing 27 feet dedicated for the right-of-way, where 25 feet is required by Plat. Therefore, it appears that no additional dedications are required for this property. Engineering to confirm

Response : Acknowledged.

5. The property does NOT front on a road identified on the Broward County Traffic ways Plan.

Response : Acknowledged.

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

Response : Acknowledged.

ZONING

Plan Reviewer: Pamela Stanton | pamela.stanton@copbfl.com

Status: Pending Resubmittal.

1. Provide written responses to all comments. Do not provide “Acknowledged” as a comment response unless the comment is strictly informational. For each response, provide thorough information on how the comment was addressed and identify the page, drawing, or document name or number on which the information can be found.
2. Revise the site plan to remove the superfluous artistic clutter so that the plan is more legible.

Response : See the revised site plan without the background rendering and with the use of color and font to amplify the plan's clarity.

3. The response to the pre-application comment regarding the minimum required townhouse lot size states that this project will be a Condominium Residential Project. However, the project narrative states that the project is for a townhouse building. Revise the project narrative to be consistent with the comment response.

Response : Texts and heading have been revised to clarify that the project is a Condominium Residential Project

4. Section 155.5401: The General Exterior Lighting Standards are applicable to this project. Provide a lighting plan (including a photometric plan) that addresses the standards of this Section.

Response : See page A-910 of the architecture set to refer to the photometric study, completed by Lighting Dynamics, inc.

- PZ23-52000054 08/06/2025 The proposed Sustainable Development Options and Points list includes “Parking Structure / At least 75 percent of the development’s total number of required off-street parking spaces is contained in a parking deck or garage.” However, the plans do not indicate 75% of the required parking is within a deck or garage. Remove this Sustainable Development Option from the list and adjust the point total accordingly.

Response : See section 155.5802 on page A-002 revised for a new total of 10 points for sustainable development.

6. The response to the pre-application comment requesting the elevation of the proposed finished grade on site in front of the building references the building elevation drawings and the civil drawings for 7.0 NAVD. However, those sheets show 7.0 NAVD as the ground floor and not finish grade on site in front of the building. Second request: provide the elevation of the proposed finished grade on site at the front of the building.

Response : See elevations to refer to revised levels.

7. Those portions of a structure extending above a height of 20 feet must be set back an additional 1 ft for each 4 ft (or major fraction thereof) the height of the portion of the structure exceeds 20 ft, pursuant to Section 155.3210.C, note #4. The required building setback above 20 feet is measured from finished grade, not finish floor elevation. Revise the plans and elevations to provide the setback above 20 feet, measured from finished grade.

Response : See revised elevation A-501 NAVD 6.75

AVERAGE ELEVATION OF THE FINISHED GRADE AT THE FRONT OF THE STRUCTURE AT BUILDING $(7.00 + 6.50) / 2 = 6.75$ NAVD

(+35 FT. MAX BUILDING HEIGHT) 41.75 NAVD

8. Pre-application comment remains: Conflicts appear between the landscape plan and the paving, grading and drainage plan. Revise plans to alleviate conflicts between required landscape material and drainage inlets, wells, and exfiltration trench.

Civil

9. The response to pre-application comment #21 stated that the utilities will be removed from the rear of the property and placed underground along the right-of-way fronting the development site. However, the utilities in the rear of the property serve other surrounding properties along with the development site. Further, a connection point for electrical, cable, and other services does not exist at the front of the site and in order to relocate the utilities to the front, they would be required to be routed from the back of the site to the front, most likely traversing across private property, which would require a utility easement. Provide further information on the communication with FPL and other attached utilities to accomplish the proposed utility relocation.

Civil

10. On the Zoning Code Analysis, sheet A-002, the building height is shown as 33’-3”. However, the elevation sheets show the building height as 35’ and correctly measured from finish grade. Revise the Zoning Code Analysis to be consistent with the building elevations.

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Response : See revised sheet A-002 showing building height @ 32'-6" (39.49 NAVD) // allowed 34'-9" (41.75 NAVD) which is 35' taken from average finished grade.

11. The following will be a condition of the Development Order: As a condominium development, provide evidence of Homeowners Association documents registered with the State of Florida, prior to building permit approval.

Response : Acknowledged.

12. The following will be a condition of the Development Order: In all new development, all overhead utilities located on the development site and/or along the public right-of-way fronting the development site must be placed underground to the maximum extent practicable-provided that the Development Services Director can waive this requirement where the relevant utility company demonstrates that undergrounding will be detrimental to the overall safety and/or reliability of the circuit, pursuant to Section 155.5509.

Response : Acknowledged.

LANDSCAPING / URBAN FORESTRY

Plan Reviewer: Wade Collum | wade.collum@copbfl.com

Status: Pending Resubmittal.

1. Thank you for the comment response sheet.
2. Correct Tree Appraisal prepared by an ISA Certified Arborist in accordance with Rule 14-40.030 of the Florida Administrative Code as amended, for all trees and palms that are specimen size , and DBH for caliper for all non-specimen trees, that assigns each existing tree a number; that specifies the common and botanical name for each existing tree; describes the overall size and caliper of each existing tree; evaluates the health condition of each existing tree; identifies the status of each existing tree (whether the tree is to be protected in place, be relocated, or be removed); and provides a dollar value for each existing tree included on the tree survey in accordance with Code Section 155.2411, and Part 5. Palm tree values will be based on the Cost Replacement method. This also shall include tree #27 and Sabal values are low, all are rated at 70% across the board and have the same value despite being all different heights, reevaluate and correct.
3. Remove hand drawn tree survey and table from the landscape plan. Adjusted information shall be placed on the Tree Survey and renumbered to match.
4. Provide the dollar value for specimen trees, height on palms, and DBH of all non-specimen trees removed vs. the dollar value, palm height, and caliper of trees replaced.
5. As per 155.5204.E.b.i-iv; Mitigation is to be above and beyond required plantings.
6. Correct data table showing how the site is meeting the requirements of 155.5203. C Minimum Site Development Landscaping. Currently stated square footage does not appear to be correct.
7. Correct proposed trunk sizes on plant list to reference caliper and align the Florida Grades & Standards, i.e. 16' tall Oak trees being shown as 2.5", correct.
8. Provide evidence of availability for Eugénias at 16' tall that don't appear to be available in the marketplace.
9. Switch locations of Tabebuia caribae and Eugénias so that the Stoppers are in the rear beneath OHW.

PZ23-1200061 Remove gallon size form plants in the plant list.

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11. Show sod and irrigation in ROW where the Coconuts are shown.
12. Proposed location of water meter appears to bisect the available planting space for required trees, verify and shift if possible.
13. Bubblers will be provided for all new and relocated trees and palms. Staff could not locate the symbols or callouts on the plan.
14. Verify / Remove proposed drainage infrastructure from required planting areas on site that conflict with tree locations. Shift and adjust to allow for Oak please.
15. Provide a note that all road rock, concrete, asphalt and other non-natural material be removed from all planting areas prior to landscape installation and be replaced with planting soil prior to landscape installation.
16. All tree work will require permitting by a registered Broward County Tree Trimmer.
17. Provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal.
18. Additional comments may be rendered a time of resubmittal.

FIRE PREVENTION

Plan Reviewer: Jim Galloway | jim.galloway@copbfl.com

Status: Pending Resubmittal.

() Townhomes 3 stories or more are required to be protected by a fire sprinkler system that is supervised by a fire alarm. Provide site plan showing location of water supply tap, backflow, FDC for fire sprinklers.

Civil

() Provide on-site plan location of fire alarm control panel. Panel must be located within a climate control environment meeting the specs of fire alarm equipment.

Response : Building is (4) units / no lobby available.

As shown on A-080, panel shall be placed on the side of the building within a metal (STI or equivalent) NEMA_ Conditioned Metal Environmental Enclosure which allows alarm control panels to be protected from extreme temperatures as well as other areas requiring UL Type 4 protection. The extra-large, super tough, heavy-duty metal enclosures guard against vandalism, as well as dirt, dust and grime.

() Submit site/civil plans showing location of existing or proposed water mains (including size) and fire hydrants in area. Refer to NFPA 1 2018ed Chapter 18 for required fire flow, minimum number of hydrants and spacing.

Civil

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(C) Provide Required Fire Flow Data for each proposed structure (this flow will either be the total flow required for a non-fire sprinklered building or the fire sprinkler/standpipe demands) : Fire flow calculations are determined from square footage and construction type of structure. Refer to NFPA 1 chapter 18 for required fire flow, number/spacing of fire hydrants. Depending on the hydrant flow test results additional fire protection systems or change in construction type maybe required for project (NFPA 1 2018ed chapter 18). This information must be provided at DRC to evaluate current water supply conditions.

City of Pompano requires a minimum of 2 fire hydrants. Maximum distance to secondary fire hydrant is 400ft of any future building. Distance is measured by fire apparatus travel on access roadways. (COPFL ORD. 95.09 (C)) Complete attached form "Water Supply Fire Flow". Document located in the E-files folders of e-Plan.

Civil

() Provide a Hydrant Flow Test to determine the available water supply to this project. This test must be performed by a qualified company of the builder's choice. In addition, the static pressure at the water main shall be determined by a recorded method (ie. water wheel) for a minimum twenty-four (24) hour period. The actual flow test must be witnessed by, and recorded data sent to City of Pompano Beach Fire Prevention.

() Documentation of purchase for fire service backflow and meter assemblies must be provided to City of Pompano Utilities and Fire Prevention before underground inspections of water mains.

Installation of assembly as per backflow/meter specifications and following standards:

NFPA 13 Standards of Installation of Fire Sprinklers,

NFPA 25 Standards for Inspection, Testing, and Maintenance of Water Based Fire Protection Systems.

All control valves on backflow and meter assemblies, total of four (4), for fire protection systems must have fire alarm supervision (tamper switches).

Response : See page A-002 for Fire prevention notes added. // Will submit documentation of purchase as soon as we submit for Building Permit.

Civil to confirm.

Hydrant Flow Test was done in presence of Fire Department.

ENGINEERING

Plan Reviewer: David McGirr | david.mcgirr@copbfl.com

Status: Pending Resubmittal.

BE ADVISED TO RECENT CODE CHANGES TO CO. 151.05 TIDAL FLOOD BARRIERS.

(A) All new or substantial repair or substantial rehabilitation of banks, berms, green-grey infrastructure, seawalls, seawall caps, upland stem walls, or other similar infrastructure shall be designed and constructed to perform as tidal flood barriers. Tidal flood barriers shall have a minimum elevation of five feet NAVD88 and shall not exceed an elevation of five feet ten inches NAVD88. Persons desiring to construct or repair a tidal flood barrier or rip-rap shall obtain all required permits and furnish a plan to the City Engineer for

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08/06/2025 al, which are prepared by an engineer licensed in the State of Florida, showing elevations, and proposed adjacent seawalls referenced to North American Vertical Datum of 1988 (NAVD 88).

(B) All property owners must maintain a tidal flood barrier in good repair. A tidal flood barrier is presumed to be in disrepair and a public nuisance if it allows tidal waters to flow unimpeded through or over the barrier and onto adjacent property or public right-of-way. Failure to maintain a tidal flood barrier in good repair shall be a citable offense. The owner of the tidal flood barrier shall demonstrate progress towards repairing the cited defect within 60 days after receiving a citation and shall complete repairs within 365 days after receipt of the citation. If the required repair or rehabilitation meets the substantial repair or substantial rehabilitation threshold, no later than 365 days after receipt of the citation, the property shall design, obtain permits, cause to be constructed, and obtain final inspection approval of seawall improvements that meet the minimum elevation and design requirements.

(C) Tidal flood barriers below a minimum five feet NAVD88 elevation shall be improved, designed, and constructed so as to prevent tidal waters from impacting adjacent property or public right-of-way. Causing, suffering, or allowing the trespass of tidal waters onto adjacent property or public right-of-way is hereby declared a public nuisance and a citable offense requiring abatement. The owner shall demonstrate progress toward addressing the cited concern within 60 days after receipt of the citation and complete the construction of an approved remedy no later than 365 days after receipt of the citation.

WITH THE PROVIDED SURVEY SHOWING THE EXISTING SEAWALL TOP ELEVATION AND THE HISTORIC KNOWLEDGE OF THIS AREA FLOODING YOU MIGHT BE REQUIRED TO RAISE THE SEAWALL TO THE MINIMUM HEIGHT OF 5.00 NAVD 88.

Response : Client / Owner has been advised that in the future, the city may be coming with infractions to all those lot owners that abut the canal. The tidal goes up historically in that area.

https://codelibrary.amlegal.com/codes/pompanobeach/latest/pompanobeach_fl/0-0-0-86141#JD_Ch.151

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

1. Note on plan sheet 031 C3.0 PGD plan that the on-site drainage is private and cannot have any manhole covers, lids or grates that say City of Pompano Beach.
2. . 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.
3. Prior to the approval of the City Engineering division, the City's Planning and Zoning Division must approve these plans.
4. Prior to the approval of the City Engineering division, the City's Utilities Division must approve these plans.

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08/06/2025 5. Submit / upload the (FDEP) Florida Department of Environmental Protection NPDES General Permit for the proposed storm water discharge from the proposed site construction activities

6. 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
7. With the proposed construction please place a note on PGD plan sheet 031 C3.0 that the existing roadway within the project limits and possible beyond will be inspected by the City Engineer, Public works director or a designated representative for damage due to construction prior to final acceptance. A partial or full milling and overlay of the roadways may be required.
8. Please note on civil plan sheet 030 C2.0 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.

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)

10. Place note on landscape plans 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 right-of-way including meters, hydrants, service lines etc. Also, please note that no trees, shrubbery or obstruction shall be placed within a 3' radius of a City-owned sewer lateral cleanout or water &/or reuse meter. Show the location of all existing City owned and maintained potable water mains and services, sanitary sewer mains or laterals and storm drainage lines on the proposed landscape plans. Contact Tracy Wynn GIS Coordinator Engineering Div. for Utility information. 954-545-7007 tracy.wynn@copbfl.com Engineering Standard street tree detail 316-1 and 315-1.

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. ****

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UTILITIES

08/06/2025

Plan Reviewer:

Status: Comments not available as of June 20, 2024.

Civil

Response : (3) Details to add + maybe Fire connection due to Fire comments.

CRA

Plan Reviewer:

Status: Comments not available as of June 20, 2024

BSO

Plan Reviewer: Deputy Anthony Russo | Anthony_Russo@sheriff.org <mailto:Anthony_Russo@sheriff.org>
M-(561) 917-4556 (Call, Text & Email; No Voicemail) Tuesday - Friday; 8 AM - 3 PM Status: Authorized.

A. *** CPTED / SECURITY CONSULTANT ***

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

B. *** DISCLAIMER ***

SAFETY & SECURITY REVIEWS do not guarantee a crime will never occur; it is an effort to mitigate opportunities for crime & to help avoid any present & future security deficiencies, conflicts, threats, breaches, or liabilities that might occur without any review.

C. *** CPTED & SECURITY STRENGTHENING ***

CONDITIONS required for approval must each be included & described in detail on the narrative & drawing plans. Also, developer &/ or legal agent must initial each individual listed item declaring acknowledgement & compliance.

D. ***PLEASE NOTE***

When a Broward Sheriff's Office CPTED Practitioner is required to assist in an inspection of the project during the Certificate of Completion &/or Certificate of Occupancy Application Phase, Security Strengthening & CPTED measures that have not been adequately addressed will still be required to ensure the safety & wellbeing of the employees, residents, tenants, visitors & all legitimate users of the site.

E. ***BROWARD SHERIFF'S OFFICE NO TRESPASSING PROGRAM***

Please note that 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.

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Base : Plan provided along with CPTED narrative. As described during pre-app meeting, comment will be ved.

BUILDING DIVISION (Notes added to page A-903A)

Plan Reviewer: Todd Stricker | 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.

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FBC A221.1.1 Florida vertical accessibility. Nothing in this code relieves the owner of any building, structure, 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, site work, temporary fences, monumental signage and miscellaneous site structures.
2. FBC [F] 903.2 The enforcing agency will require that all provisions for an approved automatic sprinklersystems in new buildings and structures be provided in the locations described in sections 903.2.1 through 903.2.12 if applicable.
3. 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.
4. 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.
5. 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.
6. FBC 1029.1 In addition to the means of egress required by this chapter, provisions shall be made foremergency 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.
7. FBC_BCA 107.1.1 The enforcing agency will require a life safety plan illustrating the floor area withproposed 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

PZ23-1200054, fire extinguishers, smoke alarms, fire suppression system and pull stations if applicable. Also provide
08/06/2025 design from accepted agency for rated walls and penetration details.

8. 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.
9. 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.
10. 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).
11. 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.
12. 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.
13. 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.
14. FBC_BCA 110.8.1 The enforcing agency shall require a special inspector to perform structural inspections on a threshold building pursuant to a structural inspection plan prepared by the engineer or architect of record. The structural inspection plan must be submitted to the enforcing agency prior to the issuance of a building permit for the construction of a threshold building.
15. 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.
16. 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.
17. FBC A502.6 The enforcing agency will require parking space identification comply with the following code: signs shall include the international symbol of accessibility complying with FBC A703.7.2.1.

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08/06/2025 Signifying van parking spaces when required By FBC A502.2 shall contain the designation “Van Accessible.” Reference Engineering Standard 300-5.

18. 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.
19. 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.
20. 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.
21. 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.
22. FBC_BCA 109.3 Building Permit Valuations. The applicant for a permit shall provide an estimated permit value at a 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.
23. 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.

END OF COMMENTS.

PLEASE NOTE: Applications that require resubmission to the DRC have 45 days from the time of original DRC meeting in which to resubmit. Applications that fail to be resubmitted before the completion of these 45 days, or fail to receive a time extension from the Development Services Director, shall be considered withdrawn (§155.2304.B).