



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

Response Narrative

DEVELOPMENT REVIEW COMMITTEE

Meeting Date: SEPTEMBER 4, 2024

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 Comments:

PLANNING

Plan Reviewer:

Status: Authorized with Conditions.

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 - PB 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.

Response : Acknowledged.

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

Response : Acknowledged.

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. Confirmed.

5. The property does NOT front on a road identified on the Broward County Trafficways 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.
2. The building elevations show the garage slab to be 3 inches lower than the finish grade. Verify the elevation of the garage slab.

Response : The garage slab is 3" lower than the average finish grade and 6" lower than the ground floor finished floor elevation. (6.50 NAVD)

PZ23-12000054 3. Show the 6-foot masonry walls on the patios between the units on the site plan.

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Response : Please see the sheet A-080 revised

4. Flat roofs on principal buildings must be concealed by parapet walls that extend at least three feet above the roof level, pursuant to Section 155.5601.C.5.a. Revise the elevations to provide the required parapet wall, and revise the roof plan to show and label the location of the parapet wall.

Response : Please see revised elevation, a parapet has been placed.

5. 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. IT IS NOT CLEAR FROM WHAT POINT THE 20-FOOT DIMENSION IS MEASURED FROM. CLEARLY SHOW THAT IT IS DIMENSIONS FROM FINISHED GRADE, AS REQUIRED.

Response : Please see revised elevation, a dimension has been added to clarify the 20'-0".

6. On the Zoning Code Analysis, sheet A-002, the building height is shown as 32'-6". However, when correctly measured FROM FINISHED GRADE, the building height is 32'-9". Revise the Zoning Code Analysis to be consistent with the building elevations.

Response : Please see revised Zoning Code Analysis and elevations, a dimension and revision have been made.

7. 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.

8. 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.

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LANDSCAPING / URBAN FORESTRY

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

Status: Authorized with Conditions.

1. Thank you for the comment response sheet.
2. Site plan does not match the Landscape plan, correct to match. Areas called out as sod show chairs on the site plan, clarify and be cognizant of the pervious are requirements

Response : Plan has been revised and matches the A-080 site plan.

3. 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.

Response : See attached revised Arborist Report with the described updates.

4. Provide the adjusted per tree #27, DBH 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.

Response : Tree #27 information has been updated.

5. Are there rooftop planters proposed with live plant material?

Response : Yes, there are live planters on the rooftop. See sheet LI-1.

6. Left side Oak Street tree has been removed instead of shifting the onsite storm water as per previous DRC Meeting discussion to allow both to coexist and meet minimums, please correct/replace.

Response : Replaced 1 oak tree for 3 palm trees to reach the same canopy and future root development not to obstruct the underground utility.

7. As per 155.5204.E.b.i-iv; Mitigation is to be above and beyond required plantings.

Response : Acknowledged.

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

Response : Acknowledged. Comment listed on sheet LP-1.

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08/06/2024. Provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal.

Response : Acknowledged.

10. Additional comments may be rendered a time of resubmittal.

Response : Acknowledged.

FIRE PREVENTION

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

Status: Authorized with Conditions.

NOTE: Proposed 6-inch fire main, backflow and meter may be over sized for this project.

This P&Z application is able to meet all of the Fire Department requirements at this time for Site Plan Review. However, the petitioner shall maintain all proper fire department access and water supply requirements as per chapter 18 of NFPA 1 as amended from time to time.

*Additional comments may follow throughout the remainder of the permitting process. The buildings shall be in compliance with All NFPA Standards prior to receiving Fire Department approval.

Response : Has been reduced to a 3-inch connection - subject to a fire protection consultant assessment.
See sheet C-2.0 Utility plan.

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 approval, which are prepared by an engineer licensed in the State of Florida, showing elevations, and proposed and 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.

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PZ23-12000054 Tidal flood barriers below a minimum five feet NAVD88 elevation shall be improved, designed, constructed so as to prevent tidal waters from impacting adjacent property or public right-of-way. **08/06/2025** 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.

Response : Detail has been revised. See Sheet C-3.0 PGD plan has a note: All on-site manhole covers, lids or grates can not be labeled 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.

Response : Acknowledged. Approvals will be provided at Permitting.

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

Response : Acknowledged.

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

Response : Acknowledged.

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

Response : Acknowledged.

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

Response : Acknowledged.

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08/06/2025 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.

Response : Acknowledged. Listed on LP-1 (middle of sheet under the scale)

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

Plan Reviewer: Nathaniel Watson | nathaniel.watson@copbfl.com

Status: Pending Resubmittal

1. Additional comments may be forthcoming contingent upon future submittals to the PAM and/or DRC review process.
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. Approvals will be provided at Permitting.

3. Please follow best management practices for sedimentation and erosion control of on-site and off-site storm systems.

Response : Please see sheet C-4.0 Erosion and Sedimentation control plan.

4. Please submit an approved Broward County Wastewater Collection permit for expanding the proposed wastewater collection system. Required during official Bldg. E-plan submittal.

Response : Acknowledged. Approvals will be provided at Permitting.

6. Civil plan 030 C2.0 Utility Plan proposes a 2" domestic water 6" Fire service with a 22½" bend. All water services must be perpendicular to the water main tap.

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Response : Please see revised C-2.0 Utility Plan with all water services in the right-of-way perpendicular to the water main.

9. Please attach the following 2022 City Engineering Standard details as they apply: 106-4 Meter Install Dimensions List, 107-2 Typical 2" Water Service, 201-2 WYE Gravity Sewer Saddle, 210-2 Sewer Box and Cover Traffic, 315-1 Typical Screen For Utilities, 316-1 Required Tree Locations.

Response : Please see revised C-13.0 City Details with all added utility details. Details to be found on the following Pages:

106-4 Meter Install Dimensions List, on C 13.0 City Details

107-2 Typical 2" Water Service on C 11.0 City Details

201-2 WYE Gravity Sewer Saddle on C 13.0 City Details

210-2 Sewer Box and Cover Traffic on C 13.0 City Details

315-1 Typical Screen For Utilities on C 13.0 City Details

316-1 Required Tree Locations. on C 13.0 City Details

10. Civil plan 030 C2.0 Utility Plan proposes a 2" domestic water service with the meter located within the public right-of-way. Please show all the water and sewer points of service connections (i.e., water meter and sewer clean-out boxes) just behind the recorded property line. Please correct.

Response : Please see revised C-2.0 Utility Plan with all water and sewer points of connections just behind the recorded property line.

11. Civil plan 030 C2.0 Utility Plan proposes a 6" dedicated fire service but fails to show or mention the required 6" dedicated fire meter. Please correct. The service connection from the main is noted as a 6" Polyethylene pipe. Please state that the 6" pipe is either ductile iron or C900 PVC. Please correct. The City Engineering detail is noted in the description as 106-3 is wrong. It should be 106-3 Fire Meter and Backflow Device; Please correct this.

Response : Firstly, the fire line has been revised to a 3". Secondly, the fire meter is now placed and labeled on sheet C-2.0. The Pipe is labeled as a C900 PVC. Detail on C-9.0 is now correctly referenced on the Utility Plan C-2.0.

BSO

Plan Reviewer: Patrick Noble | Patrick_Noble@sheriff.org

Status: Authorized with Conditions.

*** ATTENTION ***

Please Thoroughly Read & Initial All The Following Important Statements To Attest That The Security Plan Preparer/ Owner's Agent Understands & Will Comply With All The Following Conditions:

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

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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.

Initials SM

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.

Initials SM

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. ***

Initials SM

D. *** 155.2407.E.9., SITE PLAN REVIEW STANDARDS ***

“... COMPLIES WITH CRIME PREVENTION SECURITY STRENGTHENING & CPTED STANDARDS...”

THIS REQUIRES BOTH TO BE ADDRESSED FOR PLANNING & ZONING REVIEW & APPROVAL.

Initials SM

E. *** PRELIMINARY APPLICATION REVIEWS (PAM) ***

All comments made by the Broward Sheriff's Office regarding your plan are preliminary only, as additional SECURITY STRENGTHENING & CPTED attributes may be required as development progresses.

Initials SM

F. *** ADDITIONAL PROJECT FEATURES AFFECTING CPTED/ SECURITY STRENGTHENING ***

Any project features that may affect the principles & goals of Security Strengthening & CPTED on any of the other plan sections should also be included in the CPTED/ Security Plans. An example would be if a perimeter fence blocks the goals of Natural Surveillance because it has opaque screening, then this must be included in the CPTED/ Security Plan section for review by the BSO Security Plan reviewer in the CPTED/ Security Plan section folder.

Initials SM

G. *** CPTED & SECURITY STRENGTHENING CONDITIONS REQUIRED FOR APPROVAL: ***

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IF EITHER the SECURITY STRENGTHENING & CPTED Drawing OR Narrative Plans are a
mittal, you may include 'comment responses' to conditions, but you must absolutely include your
responses with details onto both the actual drawing & narrative plans, DO NOT JUST SAY
"ACKNOWLEDGED.!" Clearly stating "WILL COMPLY," with a detailed description of HOW it will
comply is required.

Initials SMH. *** LATE-NIGHT BUSINESS NOW OR LATER? YES ____ OR NO X

Must indicate if there will be any late-night business operations planned for this property, or the option
to have one in the future." Note that the municipal ordinance absolutely requires additional special
conditions to be met for any late-night business, therefore all development projects, new & retrofit, must
include the required conditions for a late-night business to legally open & operate. If a development
project is authorized & completed without including all the late-night business safety & security
conditions, it cannot open after the fact until all the required conditions are first met which may result in
much more additional costly & disruptive retrofit construction alterations, etc. Opening any Late-Night
Business without meeting the conditions in the law may also result in additional statutory penalties.

Initials SM

I. *** ATTENTION VERY IMPORTANT ***

Regarding your ORIGINAL PLAN responses, please place the following ADDITIONAL CONDITIONS
on the ACTUAL SECURITY STRENGTHENING CPTED DRAWING SAFETY & SECURITY PLAN,
NOT ONLY ON THE NARRATIVE. If necessary, use more than one page when uploading the plans into
the drawing plan folder.

Initials SM

OWNER/ OWNER'S AGENT ACKNOWLEDGING UNDERSTANDING AND COMPLIANCE: SIGN
FULL NAME: Serge Michaud

BUILDING DIVISION

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.

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08/06/2025 City Ordinance 53.16(A)(1) Construction sites and construction activities. construction sites and excavations 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, site work, 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

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1. Fire-resistance 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.

PZ23-12000054 FBC_BCA 110.7 For threshold buildings, shoring and associated formwork or false work shall be
08/06/2025 ned 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 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.

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.

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).