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April 4, 2024

Development Review Committee
City of Pompano Beach
100 West Atlantic Boulevard, Dept. 1510
Pompano Beach, Florida 33060

RE: Minor Site Plan (12 New Single-Family Homes @ NW 10 ST, Folios 484235360059; 484235360058; 484235360057; 484235360056; 484235360055; 484235360054; 484235350010; 484235350011; 484235360049; 484235360051; 484235360052; & 484235360053)

Dear members of the Development Review Committee (DRC),

Thank you for providing us with comments for the above-referenced project. We would like to take the opportunity to respond to those comments issued with this submittal. If you believe the comments issued have been satisfied, please indicate with your review. Our client is eager to move forward with obtaining Development Order and, thereafter, construction of the project. If you do not believe the comments have been satisfied and another meeting or review is required for placement on an agenda, please also indicate this with your review.

Thank you and I look forward to your response.

PLANNING

Max Wemyss | max.wemyss@copbfl.com

Status: Authorized with Conditions

1. In the documents folder, provide a letter from the Broward County Planning Council (BCPC), stating that replatting would not be required by Policy 2.13.1. This interpretation is assumedly based on the understanding that the proposed ten (10) single-family homes will be conducted under a unified development plan. The minor site plan application submitted has demonstrated a unified development plan, and thus platting should be exempt for the construction of this development.

Response: Understood, thank you.

2. Provide a School Capacity Availability Determination (SCAD) Letter from the school district, prior to building permit approval. Note that the construction of SF homes will require the payment of park impact fees for neighborhood & community parks. The fees are reviewed annually & the fees will be assessed for each house at time of building permit approval.

Response: Refer to the Documents folder for preliminary SCAD letter.

ZONING

Diego Guevara | diego.guevara@copbfl.com

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Status: Pending Resubmit

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General Comments:

- Revise the submitted narrative. On the first paragraph, the total area is listed as 82,809 Sf. (1.90 acre). However, two paragraphs down the total combined area is listed as 109,195 Sf. (2.5 acres).

Response: Refer to the Documents folder for revised project narrative.

- Revise and coordinate the denomination of the house types. In one drawing you use letters (Type A, B, C) and other drawings use a combination of numbers and letter, which do not match the letters used on the other drawings. (See Drawing 050-L210).

Response: Please see revised Landscape plans using the letters A,B,C for the types of house models to match Architecture plans.

- Revise and coordinate de House type on the individual parcel landscaping plans as needed.

Response: House types are shown as individual parcels on the landscape plans. Please be aware that the street trees required for the landscape plans on houses along NW 11Th Street are different than the street trees required along NW 10th Street due to existing powerlines. Therefore, the plans show house models A,B,C along each street being the same architectural models matching the Architecture set.

- Provide a written response addressing all the comments issued.

Response: Comment response letter is provided herein.

1. Provide the Intensity and Dimensional Standards chart for each house/parcel.

Response: Site requirements located in each individual site plan.

2. Provide also a consolidate chart with the Intensity and Dimensional Standards for the entire project.

Response: This project is a single-family development, not a multi-family development. This was confirmed with Max Wemyss, Principal Planner. Site data is provided in each lot site plan.

3. Sec. 155.5101.F.2. Development Responsibility for Street Improvements, requires to provide continuous sidewalks.

Response: This project is a single-family development, not a multi-family development. This was confirmed with Max Wemyss, Principal Planner.

The new sidewalks shall meet the requirements of Sec. 155.5101 General Walkway Layout and Design, that requires the sidewalks to be at least five feet wide in residential areas. Sec. 155.5101.I.1.b. Sidewalks Required, excepts single-family and two-family dwelling from the sidewalk requirement. However, the subject project is considered a Multifamily Development, therefore, this provision of the Code is not applicable.

Response: This project is a single-family development, not a multi-family development. This was confirmed with Max Wemyss, Principal Planner.

4. Add side triangles to the general Site Plan and the Model Type site plans also, as required by Sec.155.5101.G.9. Sight Triangles.

Response: In accordance with code section 155.5401.B.2.b, single family dwellings are exempt from the exterior light standards.

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5. If you are providing any exterior lighting, illustrate the location on each unit, as required by Sec. 155.5102.C.7 Exterior Lighting. Coordinate the location and specs with the photometric plan. Wall packs are not acceptable.

Response:

6. Screen the mechanical equipment as required by Sec. 155.5301.A.1.a. New Development Screening Standards. The screening is needed for the two corner houses.

7. Provide a narrative explaining if there is a provision to install a fence on the parcels. Include the fence on the site plan, sections, and elevations as needed. Add callouts to the drawings describing it. Include height dimensions.

Response: There are no fences proposed.

8. Demonstrate compliance with Sec. 155.5401.E Illumination Levels. Meet the illumination levels for Single-family Residential development, as required.

Response: In accordance with code section 155.5401.B.2.b, single family dwellings are exempt from the exterior light standards.

9. For the individual unit building permit, include a copy of the Multifamily project Site Plan approval and highlight the location of the subject unit.

Response: Understood, thank you.

10. Provide a consolidated Landscape Plan including all 12 parcels. Also attached a copy of the plan when applying for the individual unit building permit. The individual landscaping plan must be in accord with the general landscaping plan, and the requirements for the RS-4.

Response: Refer to Drawing L-210.

11. On Parcel 11, a Model C house is proposed. Such model has the parking slab too close to the corner. The applicant may consider a "mirror" image to have the driveway few feet away from the corner. The Model C house on Parcel 10 illustrates the point made on the previous comment.

12. All utilities must be underground.

Response: Any utility feeders will be provided underground in accordance with the Florida Building Code.

13. Show the retention areas of each individual parcel on both the general site plan and the individual unit site plan.

Response: Retention areas are shown on sheet CS-3.

14. Provide the existing grade of the parcel in at least five different locations located throughout the site. Design Standards Because the number of units, in terms of Design Standards, the project is considered a Multifamily Development. Therefore, the applicant must comply with the requirements and standards listed for Multifamily developments.

Response: This project is a single-family development, not a multi-family development. This was confirmed with Max Wemyss, Principal Planner.

15. Provide a consolidated Landscape Plan including all 12 parcels.

Response: Also responded in comment 10--refer to Drawing L-210.

16. Review Section 155.5601.C. Multifamily Residential Design Standards - Provide a narrative explaining how the project meets the requirements of this provision.

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Response: Also responded in comment 14--this project is a single-family development, not a multi-family development. This was confirmed with Max Wemyss, Principal Planner.

17. 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 are the combined architectural elements used, and how they were incorporated in to the design. A combination of minimum three elements is required by this provision.

Response: Also responded in comment 14, 16--this project is a single-family development, not a multi-family development. This was confirmed with Max Wemyss, Principal Planner.

18. Review Sec. 155.5601.C.4. Architectural Variability. The project includes three different dwelling types; however, the House Type A and B are basically the same. They are a mirror image of each other. That is not considered a valid architectural variation. Provide another house type, different from the other. Provide the height dimension of house Type C.

Response: Also responded in comment 14, 16, 17--this project is a single-family development, not a multi-family development. This was confirmed with Max Wemyss, Principal Planner.

19. Revise Sec. 155.5601.C.6. Materials and provide a narrative describing how the project meets these requirements. Provide Color elevations of the different house types. Include callouts and notes as needed to describe the proposed materials. Upon resubmittal, provide a response sheet explaining how all the comment issued have been addressed.

Response: Also responded in comment 14, 16, 17, 18--this project is a single-family development, not a multi-family development. This was confirmed with Max Wemyss, Principal Planner. Comment response is provided herein.

Additional comments may be rendered after resubmittal.

Response: Understood, thank you.

FIRE DEPARTMENT

Jim Galloway | jim.galloway@copbfl.com

Status: Pending Resubmit

1. () 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.

NFPA 1 (2018 Edition) Ch 18 Fire Dept Access/Water Supply Section 18.5.2 Detached One- and Two-Family Dwellings. Fire hydrants shall be provided for detached one- and two-family dwellings in accordance with both of the following:

(1) The maximum distance to a fire hydrant from the closest point on the building shall not exceed 600 ft (183 m).

(2) The maximum distance between fire hydrants shall not exceed 800 ft (244 m).

2 - () Fire hydrant flow test required for all new structures; Minimum required fire hydrant flow is 1000 GPM at 20psi. (NFPA 1, 2015ed chapter 18).

Response: Please see sheet cws-1 for Proposed Water Main and Fire Hydrant in Area.

WASTE MANAGEMENT

Beth Dubow | beth.dubow@copbfl.com

Status: Pending Resubmit

1. Please specify if these homes are going to be individually-owned, owner-occupied homes or if they are going to be owned by one entity as a rental property.

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Response: The homes are going to be individually-owned, owner occupied.

2. There does not appear to be any area set aside for garbage container storage (either a dumpster or carts for the individual homes). Please explain or show on the site plan when resubmitting.

NOTE: The name of this project is confusing as it is located on NW 10th Street and not near NW 10th Avenue. Recycling collection is not required, but it is encouraged. Recycling collection service may be obtained from the City (condos) or a licensed recovered materials hauler (rentals). Owners of this commercial property (rental units are considered commercial use as it pertains to garbage collection) are responsible for securing garbage collection service directly from Coastal Waste & Recycling. As stated in the Pompano Beach Code of Ordinances, Chapter 96, including Section 96.12(D)(1), all construction and demolition debris removal is the responsibility of the owner. All solid waste generated within the geographic boundaries of Pompano Beach shall be collected by the franchise collector (Coastal Waste and Recycling at the time of this writing) and disposed of as directed by the city disposal agreement. All materials shall be generated from the property on which the materials are placed for removal. Information regarding container size and hauling costs may be found in Chapter 96, Section 96.13.

Response: Understood. The project is located north of NW 10th Street and east of NW 4th Avenue.

Additional comments may be necessary based upon revisions, additional plans and/or documents. Contact Beth Dubow at 954-545-7047 or beth.dubow@copbfl.com should you have any questions or concerns regarding this review.

Response: Understood, thank you.

UTILITIES

Nathaniel Watson | 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: Understood, thank you.

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: Approval will be provided with permit submittal.

3. Civil plan 045 CWS Water & Sewer Plan proposes waster services within a public sidewalk. Show all proposed water services just behind the recorded property line and/or just behind the public sidewalk. Please correct.

Response: See revised sheet CWS-1.

4. Civil plan 045 CWS Water & Sewer Plan proposes City accessible sewer clean outs services within a public sidewalk. Show all proposed City accessible sewer clean outs services just behind the recorded property line and/or just behind the public sidewalk. Please correct.

Response: See revised sheet CWS-1.

5. Civil plan 045 CWS Water & Sewer Plan proposes a 6" water main along NW 10th Street. A new 8" water main may be installed due to the multifamily development south of the proposed project.

Response: Understood, thank you.

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6. Civil plan 045 CWS Water & Sewer Plan proposes a sanitary sewer system along NW 10th Street. Please note that the proposed manholes shall be SEWPER coated to City specification. Please correct.

Response: See revised sheet CWS-1.

7. Please procure an approved Broward County Wastewater collection permit or exemption for the proposed sanitary sewer system. Required during official Bldg. e-plan submittal.

Response: Approval will be provided with permit submittal.

8. Please note on Civil plan 045 CWS Water & Sewer Plan that any existing water and/or sewer lateral connection must be retired at the respective main as per City specification. Show all existing water and sewer connections to the subject lots detailing if the services shall be utilized or retired. Please correct.

Response: See revised sheet CWS-1.

9. Please note on #050 L-210 Overall Landscape Plan and #51, #52, #53 & #54 Typical landscape plan that as per City Ordinance(s) §50.02(A) (4) and §100.35(E), street trees shall not be placed on top of or 5' of either side of any City owned utility infrastructure. 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.

Response: See revised sheet CWS-1.

11. 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, 107-3 Y Branches 2 inch Water Service, 115-1 Underground Valve Identification Marker, 200-1 Service Laterals with Risers, 202-1 Adjustable Repair Coupling Notes, 203-1 Trench Backfill, Bedding Class A, B, 203-2 Trench Backfill, Bedding Class C D, 203-3 Trench Backfill, Bedding Notes, 203-4 Trench Backfill, Bedding Notes, 206-1 Typical Conflict (Sewer), 207-1 Sewer Pipe Identification, 208-1 Pipe and Marker Balls Location, 209-1 Min. Horizontal Separation for Sewer, 210-2 Sewer Box and Cover Traffic, 315-1 Typical Screen For Utilities, 316-1 Required Tree Locations.

Response: Refer to sheets CWS-3, CWS-4, CWS-5.

LANDSCAPE

Wade Collum | wade.collum@copbfl.com

Status: Pending Resubmit

Refer to LA- DRC COMMENT RESPONSES located in the Documents folder.

ENGINEERING DEPARTMENT

David McGirr | david.mcgirr@copbfl.com

Status: Pending Resubmittal

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 (FDEP) Florida Department of Environmental Protection NPDES General Permit for the proposed storm water discharge from the proposed site construction activities.
2. 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.
3. Submit / upload a copy of the (FDEP) Florida Department of Environmental Protection permit or written exemption from this agency for the proposed potable water main and service line connections shown on the civil engineering drawing.
4. Submit / upload a copy the (BCEPGMD) Broward County Environmental Protection and Growth Management Division wastewater collection system license/permit or written exemption from this

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agency for the proposed construction of the gravity wastewater collection systems shown on the civil engineering plans.

5. Submit / upload a copy the (FDEP) Florida Department of Environmental Protection permit or written exemption from this agency for the proposed construction of the gravity wastewater collection system shown on the civil engineering plans.

6. 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: Approvals will be provided with permit submittal.

7. Submit / upload the 2022 City Engineering standard details for the proposed off-site water, sewer connections, road restoration, paving, driveway aprons, curbing and sidewalks. These detail drawing may be obtained in pdf format from the City's website www.pompanobeachfl.gov under departments /engineering.

Response: Refer to sheets CWS-3, CWS-4, CWS-5.

8. Show truncated warning dome mats on the proposed off-site sidewalk where it intersects with driveways and public roadways. Place proposed COPB sidewalk warning dome mat construction detail drawing on the plans. Detail 318-1 ADA detectable warning mats.

Response: Refer to sheet CWS-5.

9. 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 the Engineering Div. for Utility information. Engineering Standard Street tree detail 316-1.

Response: Refer to sheets CWS-3, CWS-4, CWS-5 and Landscape Plan.

10. Please note on civil plan sheet 045 CWS Water and Sewer, 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.

Response: Refer to sheet CWS-1.

Install a green locating marking ball at the lateral locating, no deeper than 4 ft. below grade)

11. Please show on the site plan a 3" drainage swale in the center of the proposed concrete driveway aprons in the city right of way. Per city engineering standard detail 305-2

Response: Refer to sheet CS-3.

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12. Please show on the site plan that the grass area in the City Right-Of-Way has a 6" drainage swale. Per city engineering standard detail 305-1.

Response: Refer to sheet CS-3.

13. On plan sheet 043 and 045 show all city owned water meter boxes and sewer cleanout boxes set just inside the property lines. Not within the city sidewalks.

Response: Refer to sheet CWS-1.

14. On plan sheet 045 note that all new and existing sewer manholes are to be SEWPER COATED.

All sanitary sewer manholes owned and maintained by the city of Pompano Beach are required to be Sewper Coated. Also, any work that is being performed inside any of City of Pompano's sanitary sewer manholes. They are required to be brought up to current city standards. Also depending on the type of work that being performed inside the manhole, will be depend if any bench work needs to be completed at the same time. Currently only Sewpercoat & Refratta HAC 100 are the only two approved products that are allowed in our system. Below is a list of some examples. This work must be installed by an approved SEWPER Coat applicator.

Core drilling for new main or lateral installation

Plugging old abandoned main or lateral

Installation of force main dumping into manhole

Raising or lowering manhole for elevation changes

Response: Refer to sheet CWS-1..

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

Response: Understood, thank you.

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

Response: Understood, thank you.

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.

Response: Comment response is provided herein.

BSO

Anthony Russo | anthony.russo@sheriff.org

Status: Pending Resubmit

Reviewer: BSO Deputy Tony Russo for the City of Pompano Beach

Reviewer: BSO Deputy Patrick Noble for the City of Pompano Beach

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M-(954) 709-7006 (Call, Text & Email; No Voicemail)

Monday - Thursday; 8 AM - 4 PM

1. Lighting must comply with the Illuminating Engineering Society of North America "IESNA" G-1-2016 "Guide for Security Lighting for People, Property, and Critical Infrastructure."

Response: This project is a single-family development, not a multi-family development. This was

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confirmed with Max Wemyss, Principal Planner. Lighting specs will be provided during permitting and not required for site plan approval.

2. Ensure all lighting (and cameras) are strategically placed so they will not be obstructed by the growth of existing, or installation of future landscaping.

This project is a single-family development, not a multi-family development. This was confirmed with Max Wemyss, Principal Planner. No cameras are being proposed at this time. Lighting specs will be provided during permitting and not required for site plan approval.

3. For Residential, all solid exterior doors must have a see-through reinforced security window or at the minimum a 180-degree wide angle door viewer (peephole).

Response: See revised Site Plan drawing and revised CPTED Narrative.

4. For Residential only: Install hard wired burglar security alarms, or at the minimum prewire each residential unit for burglar alarms as residential units are often targets of thefts, frauds, burglaries, robberies, etc.

This project is a single-family development, not a multi-family development. This was confirmed with Max Wemyss, Principal Planner. No cameras are being proposed at this time. Lighting specs will be provided during permitting and not required for site plan approval.

5. All exterior doors must have non-removable door hinge pins.

Response: See revised Site Plan drawing and revised CPTED Narrative.

6. Include anti-pry robust security bar device on any ground or second level sliding glass.

Response: See revised Site Plan drawing and revised CPTED Narrative.

7. Costly equipment such as ground floor exterior air conditioning units (if any) must be clearly and permanently marked with serial numbers and images of equipment and serial stored for criminal investigation. This information must be readily available in the event of a theft or burglary to help law enforcement investigators to quickly track and recover the stolen items. The equipment must be secured robustly to deter/ prevent theft.

Response: See revised Site Plan drawing and revised CPTED Narrative.

8. The home number address signage should be a minimum of 5-inches, unobstructed by landscaping or external features, provide good color contrast, be visible from the roadway & preferably be reflective for instant recognition by law enforcement & EMS when responding to emergency calls for service.

9. Response: Home numbers will be a minimum of 5 inches, unobstructed.

BUILDING DIVISION:

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. F

BC_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

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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_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.

Response: Understood, thank you.

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.

Response: Comment will be addressed at permitting.

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.

Response: Comment will be addressed at permitting.

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,

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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.

Response: Comment will be addressed at permitting.

4. 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.

Response: Comment will be addressed at permitting.

5. 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.

Response: Comment will be addressed at permitting.

6. 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.

Response: Comment will be addressed at permitting.

7. 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).

Response: Comment will be addressed at permitting.

8. 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.

Response: Comment will be addressed at permitting.

9. 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.

Response: Comment will be addressed at permitting.

10. 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.

Response: Comment will be addressed at permitting.

11. 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

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to installation.

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Response: Comment will be addressed at permitting.

12. 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.

Response: Comment will be addressed at permitting.

13. 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.

Response: Comment will be addressed at permitting.

14. 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.

Response: Comment will be addressed at permitting.

15. 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.

Response: Comment will be addressed at permitting.

16. 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.

*Response: Comment will be addressed at permitting.***CRA****Kimberly Vazquez | kimberly.vazquez@copbfl.com****Status: Authorized with Conditions**

Zoned RS-4 allows for single family homes on this site. The CRA is in support of the addition of single-family homes in the Northwest district.

Response: Understood, thank you.

Thank you for your time and review. Please do not hesitate to contact me with any questions.

DRC

PlanW3st, LLC

PZ23-12000051

05/15/2024



Paola A. West, AICP, ISA-CA
Principal, Senior Land Planner