



March 10<sup>th</sup>, 2026

Development Review Committee  
City of Pompano Beach  
Development Services, Planning & Zoning Division  
100 West Atlantic Boulevard, Dept. 1510  
Pompano Beach, Florida 33060

RE: Site Plan Application for 3305 SE 5th Street Townhomes (3305 SE 5 ST POMPANO BEACH FL 33062, folios 494306061060 and 494306061050); PZ# 25-12000046

Dear members of the Development Review Committee (DRC),

Thank you for providing us with comments at the January 21<sup>st</sup>, 2026 DRC Meeting. We would like to take the opportunity to respond to those comments issued from at this time. If you believe the comments have been satisfied and the project can move forward, please indicate so.

Thank you and I look forward to your response.

#### PLANNING

Max Wemyss | [max.wemyss@copbfl.com](mailto:max.wemyss@copbfl.com)

Status: Pending Development Order

1. Proposal is for 8 townhouse units on 21,000 square feet of land. Parcel has Land Use Designation of Residential Medium High and Zoning of RM-20. All of which permits the proposed use. According to the Survey, the existing ROW measures 25 feet to the Center Line of Road where a 50 ROW is required. No further dedications are necessary.  
*Understood, thank you.*
2. Provide the preliminary SCAD Letter from the School Board for Development Order. A final letter will be required prior to Building Permit.  
*Preliminary SCAD is included in the Documents folder.*

#### ZONING

Pamela Stanton | [pamela.stanton@copbfl.com](mailto:pamela.stanton@copbfl.com)

Status: Pending Resubmit

1. The proposed project is subject to the applicable requirements for Minor Site Plan approval.  
*Understood, thank you.*
2. On the site plan, delineate the individual townhome lots, pursuant to Section 155.3210. Individual townhouse lots have a minimum area of 1,800 sq ft and a minimum width of 18 ft.  
*Please note on Sheet SP1.0 Site Plan we have shown the individual townhome lots boundaries as requested. Also, on Sheet SP1.1 we have shown both the Typical Interior Unit Lots & the Typical End Unit Lots Site Data calculation & dimensions to resolve the provided comment.*

3. Provide dimensions for the side and rear setbacks of the proposed building from the property lines, in compliance with Section 155.3703.D.4.  
*Please note on Sheet SP1.0 Site Plan we have shown the Rear Setback in the upper left-hand corner of the property & we have shown the Side Setbacks on each side towards the rear of the property.*
4. Identify the type of fence and gate that is proposed for the site. Pursuant to Section 155.3703.E.3.b, chain link fences are prohibited where visible from a street. In all other areas, chain link fences are permitted, provided the fencing is coated with vinyl that is colored black or green.  
*Please note of sheet SP1.0 we have added notes to show the material & color of the proposed fencing toward the front sides of the property as well as the privacy fencing proposed at the rear of the property to help divide the lots.*
5. Provide calculations indicating compliance with Table 155.3703.F.5, Minimum Fenestration/Transparency Width, where at least 30% of the ground-level building facade width must be occupied by transparent window or door openings, of the minimum building facade width required to be within the build-to zone. To count toward the transparency requirement, a window or door opening must have a maximum sill height of 2 feet above grade and a minimum head height of 6 feet, 8 inches above grade.  
*Please note on sheet SP1.1 we have added a 'Required Fenestration / Transparency Width Calculation both in plan & table to resolve the provided comment.*
6. Provide evidence that the openings will be filled with glazing that has a minimum visible light transmittance of 75 percent and a maximum reflectance of 15 percent, pursuant to Section 155.3703.F.5.b.  
*Please note on the 'Required Fenestration / Transparency Width Calculation plan' we have added a note to resolve the provided comment.*
7. Revise the Project Narrative to identify which of the three AOD Architectural Substyles of the Florida Maritime style is proposed for the project: Tropical Old Florida, Tropical Contemporary, or Nautical Moderne, pursuant to Section 155.3703.F.7.  
*Refer to revised narrative referencing the Tropical Contemporary architectural substyle.*
8. Provide a dimension on the site plan, sheet SP1.0, for the overall length of the building, not to exceed 180 feet, pursuant to Section 155.5601.C.2.b.  
*Please note on sheet SP1.0 we have provided an overall building width dimension of 180'-0" which meets the requirement of the provided comment.*
9. Revise the building height on the Site Data table to reflect the measurement to the top of the roof slab, not the top of the parapet or other rooftop structure. Pursuant to Section 155.9401.G, The height of a structure is determined by measuring the vertical distance from the required finish floor elevation to the top of the roof for a flat roof.  
*Please note on sheet SP1.0 Site Plan we have revised the Site Data chart to show Roof Height to be 36'-6" to reflect the Roof Deck height instead of the top of elevator shaft structure.*
10. Label all elements on the roof plans.  
*Please note on sheet A3.0 Roof Plan we have added dimension call outs & notes to label all the elements of the roof plan as requested.*
11. Revise the Project Description table on the site plan to reflect the correct number of units allowed, which is 7-12 D.U. Density calculations must be rounded down to the next whole number and cannot be rounded up.  
*Please note sheet SP1.0 Site Plan we have updated the Site Density calculations on the Project Description chart as requested to address the provided comment.*
12. On the site plan, label all existing and proposed elements, including but not limited to walls, fences, utilities, structures, etc.  
*Please note on sheet SP1.0 Site Plan has been revised to add labels to all elements as*

- requested to resolve the provided comment.*
13. On the first floor plan, provide dimensions for the interior of the garages and delineate two 9-foot by 18-foot parking spaces.  
*Please note of sheet SP1.1 Site Plan we have provided a boxed & hatched area for all parking spaces as called out in the Site Data. Also, we have provided typical Driveway Width & Length Dimensions to resolve the provided comment.*
  14. On all building elevations, label each with the correct orientation: North, South, East, or West.  
*Please note on sheet A5.0 & A5.1 we have labeled the elevations per orientation as requested in the provided comment.*
  15. On the Photometric Plan, show the proposed footcandles at all property lines, not to exceed 2.0 footcandles, pursuant to Table 155.5401.E.  
*Please note on sheet PH1.0 Photometrics Plan has been revised so as to not exceed 2.0 footcandles at the property line to address provided comment*
  16. Provide written responses to all comments.  
*Comment responses are provided herein.*
  17. Separate guest parking spaces are not exempt from the “no backing into the street” regulation, curbing requirement, and Type C buffer requirement. Relief must be sought if compliance is not achieved, or the two separate guest spaces must be incorporated into the driveways for units #1 and #8, in accordance with the City’s policy for Townhome Review and Applicability.  
*Please note on sheet SP1.0 Site Plan we have revised the End Unit layouts to mirror the interior units allowing for (2) parking spaces provided in the garage enclosure and (1) guest parking space in the driveway. Provide our previous communication, this revision shall address the provided comment.*
  18. The two separate parcels must be unified as one parcel.  
*A unity of title will be filed prior to permit submittal.*

## URBAN FORESTRY

Wade Collum | [wade.collum@copbfl.com](mailto:wade.collum@copbfl.com)

Status: Pending Resubmit

1. Submit a tree survey prepared, signed, and sealed by a Florida Registered Surveyor showing the locations of all existing trees and palms in accordance with Code Section 155.2411, and Part 5.  
*Trees are shown on the survey that was submitted. Surveyed tree locations match Tree Disposition Plan that was also submitted.*
2. 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.  
*Refer to revised TD-1 Tree Disposition Plan.*
3. As per 155.5204.E.1.b.i-iv; Mitigation is to be replacement trees above and beyond required plantings. Please clarify proposed mitigation.  
*Already on the plant list and only mitigating the 4 palms.*
4. As per 155.5203.B.2.ii. Based on the height of the building half of all required canopy trees are to be 16’ tall and palms to be 22’ OA, please adjust.  
*OK*
5. Clearly show the property line along the street side on the landscape plan with a heavier weighted line.  
*Complete*
6. Provide large canopy Street Trees at 1:40’ as per 155.5203.G.2.c. shift the VUA

foundation tree to inside the property line.

*Some moved, others would place the trees too close to the proposed utilities.*

7. Provide 10' perimeter landscaping strip requirements on the East and West sides by the proposed guest parking that is now shown as +/- 3'. This is to be a clear measurement not to include vehicular overhang.

*Complete, guest parking removed.*

8. Trees proposed along the south side shall be medium to large canopy trees minimally.

*Complete unless within 30' of the east overhead powerline*

9. Propose an alternate tree to Dahoon as they do not fare well in Pompano's urban environment.

*OK*

10. Water meter bank is not shown in consistent locations on all sheets, correct.

*Corrected*

11. Sewer lines bisect proposed landscape areas. Show on LP and propose root barrier in these locations.

*Added where warranted.*

12. Show sod on the plans and in the plant list.

*Added to plan, already on the plant list.*

13. Confirm that no utilities or infrastructure will conflict with the proposed landscaping.

*All utilities on the LP.*

14. As per 155.5203.B.2.b; 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.

*That's been on my notes for 15 + years.*

15. Provide a required PH range of the soil in the notes.

*OK*

16. Put the plant list on the Landscape plan please.

*Done*

17. Provide a note stating; All trees designated as single trunk shall have a single, relatively straight, dominant leader, proper structural branching and even branch distribution. Trees with bark inclusion, tipped branches, and co-dominant trunks will not be accepted. Trees with girdling, circling and/or plunging roots will be rejected.

*That's been on my notes for 15 + years.*

18. Correct planting detail to reflect the planting hole be 2 ½ – 3 times the size of the root ball to more closely mirror industry best management practices.

*Done*

19. If trees are to be containerized specify that the root ball will be shaved at the periphery to remove all circling roots.

*That's been on my notes for 15 + years.*

20. Provide a note on plan that a Pre-Construction meeting with Urban Forestry is required before any work is performed onsite.

*That's been on my notes for 15 + years.*

21. I like the sloppy painter strap leaf croton!

*Thank you! All good.*

22. Please provide a detailed comment response sheet as to specifically how comments have been addressed at time of resubmittal.

*Comment responses are provided herein.*

23. Additional comments may be rendered at time of resubmittal.

*Understood, thank you.*

## FIRE DEPARTMENT

Jim Galloway | [jim.galloway@copbfl.com](mailto:jim.galloway@copbfl.com)

Status: Pending Development Order

( ) 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.

*Please note of sheet SP1.1 Site Plan we have provided the locations of the (3) existing Fire Hydrants; (1) approx. 138' away at the corner of S.E. 5th Street & Ocean Boulevard: (2) approx. 325' away at the corner of S.E. 6th Street & Hibiscus Avenue: (3) approx. 350' away at the corner of S.E. 4th Street & Hibiscus Avenue. Also, on sheet C-2 Conceptual Water & Sewer Plan the existing 6" water line to Fire Department connection is shown at the Southeast corner of the property.*

( ) 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 2021 ed 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))

*Refer to Fire hydrant location plan on sheet C-3*

( ) 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.

*This will be provided.*

( ) 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).

*Acknowledged, note #21 added on sheet C-2*

Provide location of proposed fire alarm control panel for monitoring and supervision of fire sprinkler system. FACP must be protected and supervised within a climate controlled environment.

*Please note of sheet SP1.1 Site Plan we have provided a proposed location of the requested Fire Alarm Control Panel to be mounted on the left side of the building to be accessible from the front of the property.*

## ENGINEERING DEPARTMENT

David McGirr | [david.mcgirr@copbfl.com](mailto:david.mcgirr@copbfl.com)

Status:

1. On Plan Sheet C-1 of 7, the proposed driveways are required to be a single monolithic concrete pour within the city right-of-way. Flagstones are not permitted. With a 3" swale in the center of the right-of-way. Per the city detail 305-2. Submit a separate plan sheet and detail for the driveways.

*Flagstones are removed. Pavers are proposed. See sheet C-1. We have not prepared a separate sheet for Paving Plan. Detail 305-3 added on Sheet C-9.*

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.  
*This will be provided with permit submittal.*

3. Please note on the PGD plans that the existing roadway within the project limits and possibly beyond will be inspected by the City Engineer, Public Works Director, or a designated representative for damage due to construction before the final acceptance. A partial or complete milling and overlay of the roadways may be required.  
*See note in C-1 sheet, note #25.*

4. Please note on the civil plan sheet (Note the plan sheet number) 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 must be as-built per our engineering as-built standards.

How to retire old laterals

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

If the existing main is a clay pipe. (Dig down cut old clay pipe, sleeve back in with PVC and city-approved couplings)

If the existing main is clay pipe, you must 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)

*Please refer to note #16 in C-2 sheet.*

5. Place note on landscape plans as per City Ordinance(s) §50.02(A) (3) and §100.35(G) 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 obstructions 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 Division, for Utility information. 954-545-7007 tracy.wynn@copbfl.com Engineering Standard street tree detail 316-1 and 315-1.

*Please refer to note # 14 and 15 in C-1 sheet. Details provided on C-8, C-9 & C-10, as well as Landscape notes on Sheet L-3.*

6. Plans are missing a handful of city engineering details. Submit/upload the 2025 City Engineering standard details for the proposed off-site water, sewer connections, road restoration, paving, curbing, and sidewalks. These detailed drawings may be obtained from the City's website in PDF format.



<https://www.pompanobeachfl.gov/government/engineering/standard-details>

*Please refer to additional details provided in sheet C-8, C-9 and C-10*

7. Show sewer cleanouts just inside the property line.  
*Cleanouts are now inside the property line, refer sheet C-2*

## UTILITIES

Nathaniel Watson | [nathaniel.watson@copbfl.com](mailto:nathaniel.watson@copbfl.com)

Status: Pending Resubmit

1. Additional comments may be forthcoming contingent upon future submittals to the PAM and/or DRC review process.  
*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 the official Bldg. E-plan submittal.  
*This will be provided with permit submittal.*
3. Civil plan 017 C2-WS proposes to tap the existing 6" wastewater main for water service. Please correct.  
*Corrected, please refer C-2*
4. Please indicate the estimated daily water consumptive use of the development in (GPD) gallons per day on Civil plan 017 C2-WS Plan.  
*Refer to note #19 on sheet C-2*
5. Please indicate the estimated daily wastewater discharge of the development in (GPD) gallons per day on Civil plan 017 C2-WS Plan.  
*Refer to note #20 on sheet C-2*
6. Please attach the following 2025 City Engineering Standard details as they apply: 102-1 Valve Box Settings, 103-1 Gate or Valve Plug Settings, 106-1 Backflow Preventer, 113-1 Meter Bank Typical, 115-1 Underground Valve Identification Marker, 106-2 Master Meter and Backflow Device, 107-2 Typical 2" Water Service, 115-1 Underground Valve Identification Marker, 200-1 Service Laterals with Risers, 210-3 Sewer Box and Cover Heavy Traffic, 315-1 Typical Screen For Utilities, 316-1 Required Tree Locations, 508-1 Filter Fabric Drop Inlet Sediment Filter, 509-1 Silt Fence, 509-2 Attaching Two Silt Fences.  
*Refer to details added on sheet C-8, C-9 and C-10*
7. Civil plan Civil plan 017 C2-WS proposes to plug an existing sewer lateral at the recorded property line. Please show the existing sewer lateral terminated at the main. Please correct.  
*Updated, please refer C-2*
8. Civil plan 017 C2-WS proposes four sewer "Y" laterals. Please show city-accessible sewer lateral cleanouts boxed to grade, just behind the recorded property line. Please correct.  
*Corrected, please refer C-2*
9. Survey 004 shows an existing water service located at the middle island of the subject property. Civil plan 017 C2-WS does not show that the service is being utilized. Please show the existing water service on 017 C2-WS as terminated at the water main, unless the service is utilized beyond final construction. Please correct.  
*Corrected, please refer C-2*
10. Irrigation Plan 026 L-4 proposes to connect to a dedicated fire meter. The proposal is prohibited. Please show how this irrigation service shall be sourced. Please correct.  
*Corrected, please refer C-2, 9 water meters are proposed: 8 water meters for the units and 9th one for irrigation.*
11. Please note on 024 L-2 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. *Note added, please refer note #14 & #15 on C-2. Added details on Sheet C-10, as well as Landscape notes on Sheet L-3*

## BSO

David Cappellazo | [david\\_cappellazo@sheriff.org](mailto:david_cappellazo@sheriff.org)  
 Status: Pending Resubmittal

### **\*\*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.

*Understood, thank you. This note was previously included in drawing PS-1 CPTED Plan.*

### **\*\*PLEASE NOTE\*\***

When a Broward Sheriffs 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 & well-being of the employees, residents, tenants, visitors & all legitimate users of the site.

*Understood, thank you. This note was previously included in drawing PS-1 CPTED Plan.*

#### A2. Natural Surveillance Security Strengthening

1.) Exterior stairwell risers (if any) should be of a see-through design.

*Please note that there are no exterior stairwells provided as part of this proposed design, thus nothing need be addressed for this comment.*

#### B. Access Control Security Strengthening

1.) For Residential, install hard wired burglar security alarms, or at the minimum prewire each residential unit for burglar alarms. There must be sufficient wiring installed for future use behind the drywall. The wires must be in direct proximity to front entrance doors and rear doors / side doors / sliding glass doors (if any) that lead into & out of the residential unit. These wires must be of acceptable size and capacity to provide the necessary electrical power for a hard-wired alarm system & be easily recognizable by a professional installer.

Note that Wi-Fi alarm signals can be jammed with easily obtainable equipment thereby leaving properties vulnerable to burglaries without any alarm protection. (For residential, hardwired doorbell cameras are also encouraged as an option to consider)

*This note was previously included in drawing PS-1 CPTED Notes.*

Additional comment- Please add wiring for alarms/chimes/cameras on the roof top balcony doors since there are low walls between the residences. Someone with ill intent can climb over the low walls to access their neighbor's balcony.

*This note has been included in drawing PS-1 CPTED Notes as well as the CPTED Narrative.*

2.) Any existing or future fencing anywhere on the site should be CPTED oriented such as metal rail bars with see-through spacing to maintain critical Natural Surveillance. Note that hollow aluminum is weak & is easily bent/ pried to facilitate climbing through so steel is much preferred. *Currently there is a 6" wood fence on the left side and most of the rear that is not on this property. We are proposing a 6' composite privacy fence between units. Fence is identified in PS-1 CPTED Plan.*

3.) Fences should not have easily accessible horizontal bars that could be used to facilitate climbing over & breaching any security fencing. Use narrow spacing between vertical bars to prevent providing footholds.

*Acknowledged, the fencing proposed at the front facing sides of the property shall be of vertical*



*picket assembly & spaced to prevent footholds to address comment. A note to this effect has been included in drawing PS-1 CPTED Notes as well as the CPTED Narrative.*

4.) Balcony railings on the second level or higher should have a vertical bar or other anti-climbing design such as screening or glass. Horizontal bars are discouraged as they can easily facilitate climbing & this is of most concern for unattended young children that may suffer from a fall injury. *Please note on sheet A5.0 & A5.1 Elevations, the Balcony railing design has been modified to reduce the horizontal bar spacing from 4" to 2" which should resolve the comment provided to discourage children from being able to climb the guardrails. A note to this effect has been included in drawing PS-1 CPTED Notes as well as the CPTED Narrative.*

D. Maintenance & Management Security Strengthening 1.) Elevator (if any) -Include a panic button or emergency call system.

*Acknowledged, all units with elevators shall include panic button pr emergency call system to address the provided comment. A note to this effect has been included in drawing PS-1 CPTED Notes as well as the CPTED Narrative.*

#### **BUILDING DIVISION:**

Todd Stricker | [tod.stricker@copbfl.com](mailto:tod.stricker@copbfl.com)

Status: Pending Development Order

#### *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.

*Acknowledged*

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.

*Acknowledged*

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.

*Acknowledged*

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

*Acknowledged*

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.

*Acknowledged*

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).

*Acknowledged*

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.

*Acknowledged*

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.

*Acknowledged*

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.

*Acknowledged*

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.

*Acknowledged*

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 2023 FBC.

*Acknowledged*

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.

*Acknowledged*

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.

*Acknowledged*

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.

*Acknowledged*

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.

*Acknowledged*

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.

*Acknowledged*

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.

*Acknowledged*

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.

*Acknowledged*

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.

*Acknowledged*

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).

*Acknowledged*

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.

*Acknowledged*

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.

*Acknowledged*

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

*Acknowledged*

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.

*Acknowledged*

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.

*Acknowledged*

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.

*Acknowledged*

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.

*Acknowledged*

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.

*Acknowledged*

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.

*Acknowledged*

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.

*Acknowledged*

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 architects or engineers' 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.

*Acknowledged*

*Understood, all comments will be addressed with permit submittal.*

Please do not hesitate to contact me with any questions.



Paola A. West, AICP, ISA-CA  
*President*