

Legislation Details (With Text)

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Title: ARCHI ONE

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Attachments: 1. DRC Documents_12.20.2023.zip, 2. DRC Drawings_12.20.2023.zip

Date	Ver.	Action By	Action	Result
12/20/2023	1	Development Review Committee	RESUBMITTAL REQUIRED	
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DEVELOPMENT REVIEW COMMITTEE

Meeting Date: DECEMBER 20, 2023

ARCHI ONE

Request: Major Site Plan
P&Z# 23-12000052
Owner: Archi Group LLC
Project Location: 200 N Federal Hwy
Folio Number: 484236010820
Land Use Designation: ETOC (East Transit Oriented Corridor)
Zoning District: TO-EOD (Transit Oriented East Overlay District)
Commission District: 1 (Andrea McGee)
Agent: Paola West (954-529-9417 / pwest@planw3st.com)
Project Planner: Pamela Stanton (954-786-5561 / pamela.stanton@copbfl.com)

Summary:

This project was approved in August, 2023 under previous Major Site Plan PZ#22-12000039. The project is returning as a new Major Site Plan due to a request from the applicant for an increase in density from 95 units to 99 units. Code Section 155.2407.H disallows modifications to an existing site plan if the modifications include an increase to the density of residential development. The project remains a 7-story mixed-use development with the same building footprint as previously approved. Other changes are to the ground floor commercial/retail area from 5,181 square feet to 6,216 square feet and a slight reduction in the number of parking spaces within the garage. The site is 0.85 acres (37,172 sf). The project is in the TO/EOD, within the Core Sub-Area and proposes to apply Density Bonus Option #1 (Public Art) and Option #6 (Structured

Parking) to increase the allowable density from 76 units to 99 units.

Staff Conditions:

PLANNING

Plan Reviewer: Max Wemyss | max.wemyss@copbfl.com

Status: Authorized with Conditions.

Comments requiring action from the Applicant:

-The property has been platted (Pinehurst Block 5 Lots 17 & 20 - 23 - PB 5 Pg 13). Provide a letter from the Broward County Planning Council, confirming that the proposal will not require replatting.

-Prior to building permit approval, a School Capacity Availability Determination (SCAD) letter from the Broward County School Board must be provided to confirm that student capacity is available. A Preliminary SCAD letter has been provided indicating sufficient capacity (however this is expired and for 97 units rather than 99).

Notes / No Action Necessary:

-Land use for this parcel is ETOC. The application is requesting to construct 99 multifamily residential units, 6,216 square feet of retail/commercial.

-The ETOC land use requires affordable housing contributions, and the applicant may either: set aside a minimum of 15% of the proposed units as affordable housing or contribute the in-lieu-of fee for each unit. Clarify which option the Applicant will pursue. Please be aware that the in-lieu-of fee has recently increased (Chapter 154, Code Of Ordinances).

-The property is abuts N Federal Highway (AKA: US-1). Both the Trafficways Plan & Chapter 100.01 requires a minimum of 120 feet for N Federal Highway (AKA: US-1). It does not appear as though any additional dedications are required based on the surveys and site plans submitted.

ENGINEERING DEPARTMENT

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

Status: Authorized with Conditions.

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

1. Submit/ upload the (BCEPMGD) Broward County Environmental Protection and Growth Management Division Surface Water Management permit or exemption.

4. Prior to the approval of the City Engineering division, the City's Utilities Division must approve these plans.
5. Prior to the approval of the City Engineering division, the City's Planning and Zoning Division must approve these plans.
6. Submit / upload the (FDEP) Florida Department of Environmental Protection NPDES General Permit for the proposed storm water discharge from the proposed site construction activities.
7. 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.
8. Submit / upload a copy of the (FDOT) Florida Department of Transportation driveway connection permit or exemption for the proposed driveway, roadway curb and gutter and sidewalk to be constructed within the road right-of-way of N. Fred. Hy.
9. Submit / upload a copy of the (FDOT) Florida Department of Transportation driveway drainage connection permit or exemption for the proposed driveway, roadway curb and gutter and sidewalk to be constructed within the road right-of-way of N. Fed. Hy.
10. Submit / upload a sediment and erosion control plan for the subject project.

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. ****

FIRE DEPARTMENT

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

Status: Authorized with Conditions.

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.

CRA

Plan Reviewer: Kimberly Vazquez | kimberly.vazquez@copbfl.com

Status: Authorized with Conditions.

12/5/2023 - Although not within the CRA district, the mixed use project meets the purpose of the Transit Oriented/East Overlay District.

UTILITIES

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

Status: Pending Resubmittal.

1. Please note that 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.
3. Show all existing water, sewer and reuse connections to the subject lot detailing if the services shall be utilized or retired on civil plan 028 C-2 WS Plan. Please correct.

Civil plan

4. The subject property has two existing reclaim service available to the lot.
5. The subject property has three existing potable water services available to the lot.
6. The property has two existing sanitary sewer lateral connections available to the lot.
7. Please note on #32 L3-1 Planting 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.
11. Please attach the following 2022 City Engineering Standard details as they apply:
315-1 Typical Screen For Utilities, 316-1 Required Tree Locations.
12. Please submit a sedimentation and erosion control plan that details erosion control on and off-site of the subject property. Please correct.

LANDSCAPE REVIEW

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

Status: Authorized.

Per match to P&Z plans form 22-12000039

ZONING

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

Status: Authorized with Conditions.

1. In #5 of the Project Narrative, it is stated "There are no other Development Orders or prior approved plans on record that apply as the property is vacant and being redeveloped." Revise the narrative to provides

the correct information regarding the active Development Order, approved plans, etc.

2. The Project Data sheet indicates an increase in Building Frontage Active Use for NE 22 Ave, compared to the previous approval. Clarify where the change in active use has occurred.
3. The Project Data sheet indicates Building Area on Ground Floor, 2nd Floor and overall building area has increased. Clarify where the increase has occurred and whether the building footprint/lot coverage has changed.
4. Density Bonus Option #1 was selected in order to qualify for an additional 20 units per acre. Identify which strategy will be applied: a fee equal to 1% of the project's construction costs or \$250,000 whichever is less; or a piece of artwork valued at 1% of the project's construction costs or a maximum of \$250,000 whichever is less. If a piece of artwork is proposed, clarify where the artwork will be located. The artwork must be accessible to the public and may be displayed in public open spaces or areas along the street abutting the building. The art must receive a recommendation by the Public Art Committee and approval from the City Commission. Funds, or an appropriate bonding instrument, must be placed in escrow at the time of building permit and will be held until the art is approved after installation.
5. Comply with the Affordable Housing requirements as defined in Section 155.3709.K. by either setting aside the required number of units as affordable housing or contributing the in-lieu-of fee for the 99 units pursuant to Broward County Policy 2.16.3 or 2.16.4 prior to building permit approval.
6. The Sustainability Letter indicates that the project will include rain gardens where each has an area of at least 100 square feet, is sized to hold stormwater runoff from between 5 and 10 percent of the impervious area draining to it, and consists of native plants planted in a sand/soil matrix soil bed with a mulch cover layer for 4 points, which requires a minimum of 4 rain gardens. Indicate the locations of the rain gardens on the landscape plan and site plan.
7. Prior to building permit approval, a final School Capacity Availability Determination (SCAD) letter from the Broward County School Board must be provided to confirm that student capacity is available.
8. All overhead utilities located on the development site and/or along the public right-of-way fronting the development site must be placed underground, pursuant to Section 155.5509.

ENVIRONMENTAL SERVICES/SOLID WASTE

Plan Reviewer: Beth Dubow | beth.dubow@copbfl.com <<mailto:beth.dubow@copbfl.com>>

Status: Pending Resubmittal.

1. The doors for the commercial and residential trash rooms are too narrow to accommodate the dumpsters shown on the plan. Provide doors that are 7.5 feet to 8 feet wide to help with maneuverability of the containers to the staging area.
2. The service corridor has changed since the previous submittal (22-12000039) and is now slightly less than 6 feet wide (from corner to corner) as it leads to the staging area. Provide at least 7 feet corner to corner for maneuverability.
3. Applicant should be aware that 4-yd. containers are the largest that should be moved manually. Any containers/dumpsters with a larger capacity will require some kind of mechanical means to move them to the staging area/service entrance for garbage collection.

NOTE: Recycling collection is not required, but it is encouraged.

NOTE: Commercial properties (rental apartments are considered commercial from a garbage collection

standpoint) must acquire service directly from Coastal Waste and Recycling, the City's current hauling franchise.

NOTE: 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.

NOTE: 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.

BSO

Plan Reviewer: Anthony Russo | Anthony_Russo@sheriff.org

Status: Pending Resubmittal.

***** ATTENTION IMPORTANT *****

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

***** DISCLAIMER *****

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

***** ATTENTION IMPORTANT *****

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

*****ATTENTION IMPORTANT*****

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

***ATTENTION IMPORTANT ***

155.2407.E(9) Site Plan Review Standards

Complies with crime prevention ****Security Strengthening and CPTED Standards****, this requires both to be addressed. Security cameras help deter and protect property and persons from theft, burglary, robbery, and other violent crimes.”

***Please add all the below stated CPTED & Security Strengthening Conditions onto your CPTED Drawing Diagram for BSO DRC Approval. ***

1. Burglar / security alarms and safes will be installed for each commercial space and the residential management office.
2. Alarms shall be monitored and activated whenever businesses are closed, or all personnel are out of the building offices.
3. Residential units will be prewired for burglar alarms to avoid unnecessary and/or expensive after-build disruptive retrofitting.
4. An Emergency Call Assistance System will be installed at all garage levels near the elevators and staircases, including any secondary or remote staircases.
5. 180-degree wide angle door viewers will be installed on all solid exterior RESIDENTIAL UNIT doors, service doors, garage doors, etc. This allows patrons to safely scan the area for potential threats prior to opening the door.
6. Commercial / Industrial solid exterior doors must have a see-through reinforced security window, or an audible/ video intercom pager including service doors, garage, or bay doors (if any), etc.
7. All exterior doors shall have non-removable door hinge pins.
8. Anti-pry robust security bar devices shall be included on any ground or second level sliding glass doors.

9. Graffiti will be removed as quickly as possible. Exterior wall surfaces along the exterior building perimeters, including the garage wall exteriors which are visible from the public R/W, will be treated with a graffiti resistant resin to prevent vandalism up to 8 feet.
10. All publicly accessible exterior WATER OUTLET SERVICE SPIGOTS shall have a secure locking cap to deny unauthorized use.
11. Anti-vehicular impact traffic safety bollards and/or large heavy planters will be proposed along the roadway frontages adjacent to pedestrian entrance/exit areas as preventative shielding from vehicle intrusion accidents/incidents.
12. Any blind areas not covered by security cameras, including elevators, shared interior hallways of the resident housing, etc., must have corner / convex security mirrors installed to assist in visibility around blind spot corners to deter/ prevent concealment/ ambush opportunities.
13. Exterior bench seating (if any) for public use should be CPTED orientated to include spacers / dividers to deter loitering, trespassing, sleeping, vagrancy, etc.
14. For Leasing / Management Office with a Security / Front Desk Receptionists / Hosts (if any): Areas designated for employee & customer transactions such as a reception desk, counter tops &/or bar should be designed with a clear boundary delineation &/or enclosure separating public from private areas. The purpose is to protect employees, deter the accidental or intentional trespass into a restricted area & to prevent unauthorized persons from gaining access to property, valuables, sensitive equipment, etc.
15. For Leasing / Management Office (if any): Install a concealed silent Panic / Duress alarm at the front desk &/or manager's office area AND a secondary portable panic alarm activator device for use by the manager or their designee to request immediate emergency aid for a critical incident that may occur elsewhere on the property.

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.

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) and nonresidential buildings shall comply with City Ordinance 152.29(C)(1)(B).

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 2017 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 2017 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_BCA 105.9 Asbestos. The enforcing agency shall require each building permit for the demolition or renovation of an existing structure to contain an asbestos notification statement which indicates the owner's or operator's responsibility to comply with the provisions of section 469.003 Florida Statutes and to notify the department of environmental protection of his or her intentions to remove asbestos, when applicable, in accordance with state and federal law. Contractor will be required to submit Broward County asbestos program certificate of submittal indicating that the statement of responsibility has been submitted.

3. FBC [F] 903.2 The enforcing agency will require that all provisions for an approved automatic sprinkler systems in new buildings and structures be provided in the locations described in sections 903.2.1 through 903.2.12 if applicable.

4. 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.

5. 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.

6. 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.

7. 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.

8. 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.

9. 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.

10. 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.

11. 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).

12. 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.

13. 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.

14. 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.

15. FBC_BCA 110.8.1 The enforcing agency shall require a special inspector to perform structural inspections on a threshold building pursuant to a structural inspection plan prepared by the engineer or architect of record. The structural inspection plan must be submitted to the enforcing agency prior to the issuance of a building permit for the construction of a threshold building.

16. 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.

17. FBC A208.2 Minimum number. Parking spaces complying with 502 shall be provided in accordance with table 208.2 except as required by 208.2.1, 208.2.2, and 208.2.3. Where more than one parking facility is provided on a site, the number of accessible spaces provided on the site shall be calculated according to the number of spaces required for each parking facility.

18. 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.

19. FBC A502.6 The enforcing agency will require parking space identification comply with the following code: signs shall include the international symbol of accessibility complying with FBC A703.7.2.1. Signs identifying van parking spaces when required By FBC A502.2 shall contain the designation "Van Accessible." Reference Engineering Standard 300-5.

20. 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.

21. 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.

22. 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.

23. 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.

24. 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.

25. 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.

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).