



CIP SWFL PRESENTATION BUILDING & ZONING PRESENTATION



CIP SWFL PRESENTATION BUILDING & ZONING PRESENTATION

PRESENTED JANUARY 10, 2020



THE VOCABULARY OF REAL ESTATE DEVELOPMENT



WHAT WE WILL STUDY TODAY:

- LIMITED DEVELOPMENT ORDERS PROCESS (LDO)
- DEVELOPMENT ORDER PROCESS (DO)
- CURRENT VS. FUTURE ZONING USES
- VACANT LAND VS. EXISTING BUILDINGS
- EXISTING BUILDING USES AND REMODELING
- PROCESS FOR PERMITTING YOUR PROJECT
- QUICK BUILDING AND FIRE CODE SUMMARY
- QUESTION AND ANSWERS



INTRODUCTION WHO WE ARE

- We are a Local Architectural Firm and Headquartered in Cape Coral
- Firm was founded in 1992 by Jason Tramonte Architect
- Employees live and work in Cape Coral
- Specialized in Commercial, Government & Institutional Facility Design
- We have Passion For Great Architecture in a Great City
- We Value, Quality & Cost Effective design solutions
- Our designs are Environmentally Responsible Sustainable Designs
- Our team is local and familiar with all LOCAL permitting agencies



ARCHITECTURAL FIRM
BASED IN CAPE CORAL
WITH OVER 30 YEARS OF
CAPE CORAL EXPERIENCE



INTRODUCTION WHO WE ARE

Castellanos Tramonte Architects Senior Staff

Brett Misoyianis, Senior Project Manager

Brett has been with Castellanos Tramonte for over 4 years and is the and is the Senior Project Manager for the office

Natali Gonzalez, Designer

Natali has been in the Architectural field was a College Architectural Professor and Intern for the last 5 years. She handles CAD and Revit responsibilities

Alina Castellanos, Office Manager

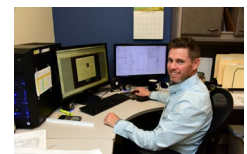
Alina handles all daily operational office responsibilities

Art Castellanos, AIA, Principal Architect

Art Castellanos, AIA Architect in 2015 following (10) years working for the Lee County School District. Art is the Principal and Senior Project manager for the firm. Over 30 years experience as an architect

Jason P. Tramonte, Senior Architect

Jason P. Tramonte is the founder of our firm and has been practicing Architecture for over 40 years in Lee County. He Serves as the firm resource for many commercial / Institutional projects.



RECENTLY COMPLETED PROJECTS



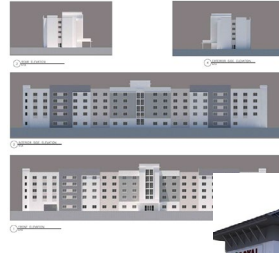
SOUTH ELEVATION (MAIN ENTRANCE)



DIPLOMAT WESLEYAN CHURCH



MULTI-FASE EDUCATIONAL BUILDING
LIFE
AT KATHARINE STREET, CATHOLIC COMMUNITY
SOUTH BROWARD, FL
JAMES H. TRAMONTE ARCHITECT INC.
BROWARD COUNTY, FL



CASTELLANOS + TRAMONTE ARCHITECTS
1000 N. UNIVERSITY AVENUE, SUITE 100
FORT LAUDERDALE, FL 33304
TEL: 954.466.1111
WWW.CASTELLANOS-TRAMONTE.COM



TWO OPTIONS FOR BUILDING DEVELOPMENT

4 SHOVEL READY OUTPARCELS
PUBLIC ANCHORED SHOPPING CENTER

FOR SALE

40% IMPROVEMENT

CRE CONSULTANTS

FRED KERMAN, CCM, AIA
239.557.4760
fred.kerman@creconsultants.com

CAPE CORAL COMMERCIAL CORNER

ADDRESS: 3215 TROPICANA PARKWAY AT THE NW CORNER OF BERRY STORE ROAD

LOCATION: NW CORNER OF BERRY STORE RD. AND TROPICANA PKWY NORTH OF FINE ISLAND RD.

SITE SIZE: 6.8 ACRES

ZONING: C-1

PRICE: \$3,829,000.00 OR \$12.93 PSF

COMMENTS: Rare find! Outstanding developmental opportunity as this parcel is one of the few large commercial corner sites available in this growing area of Cape Coral. The site has excellent visibility with fair of frontage on Berry Store Road and 519' of frontage on Tropicana Parkway West. This parcel is in an area of recently completed road improvements including new turn lanes providing excellent access to the site both north and southbound.

JACK BRITTON, CCM
OFFICE: (239) 573-5318
CELL: (239) 851-2009
PROFESSIONAL REALTY CONSULTANTS

FOR SALE

COLONIAL BLVD. Multi-Unit Retail Lot
4551 Tilton Court Ft. Myers, FL 33907

4551 Tilton Ct

4551 Tilton Ct

YOUR LOCAL MARKET EXPERT

Vacant Land

- UNUSUALLY CHEAPER THAN DEVELOPED LAND
- HOLD FOR LONG TERM INVESTMENT
- NO MAINTENANCE REQUIRED
- CHEAPER TO OWN AS A LONG TERM INVESTMENT
- TAXES AND FEES ARE LOWER
- BUILD WHAT YOU WANT TO BUILD
- WAIT FOR THE NEXT BOOM TIME TO SELL
- IMPACT FEES
- THEY AREN'T MAKING ANY MORE OF IT!!!

Existing Buildings / Remodeling

- KNOWN TO HAVE A HIGHER RETURN ON INVESTMENT
- HEDGE AGAINST OTHER ASSETS / DIVERSIFIED PORTFOLIO
- IT IS A CAPITAL ASSET THAT CAN BE TAX EFFICIENT
- LONG TERM INCOME POTENTIAL
- MAKING MONEY RIGHT AWAY
- LOCATION / LOCATION / LOCATION
- FLOOD ISSUES IF IN A FLOOD ZONE FEMA KEEPS MOVING THE FLOOD ELEVATIONS
- HAS MANY ALLOWABLE USES BY ZONING

CAPE CORAL
FOR SALE - 4,486 SF FOUR - UNIT
BLDG. WITH DRIVE - THRU BEVERAGE
BUSINESS

ADDRESS: 1028 DEL PRADO BLVD., CAPE CORAL

BUILDING SIZE: 4,486 SF

PRICE: \$839,000.00 for Real Estate and business.

COMMENTS: Excellent opportunity to acquire a free-standing retail/office property with a Drive Thru Beverage business that has been in this high traffic, high visibility, Del Prado Boulevard corner location with outstanding signage for 40 years. This is a package deal and the buyer must purchase both the business and Real Estate together. The seller is retiring and has not been able to put in the time necessary to keep the business thriving. Great chance for a buyer to renovate and expand the business and turn it back into a highly profitable venture. The owner's business receives 2,243 SF and the remainder of the building contains 3 leased retail units that include two long term tenants offering the purchaser additional income. The business is basically being offered for the value of the equipment and inventory. Confidentiality, please don't speak to employees or tenants without listing agent.

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CELL: (239) 851-1098

INVESTMENT OPPORTUNITY
OFFICE/SHOWROOM

FOR SALE

1008 BIRCHWOOD DRIVE, COLTON SPRINGS, FL 33915

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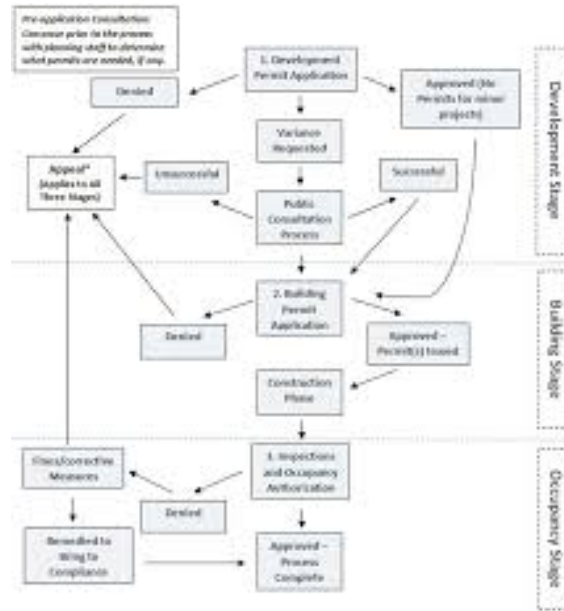
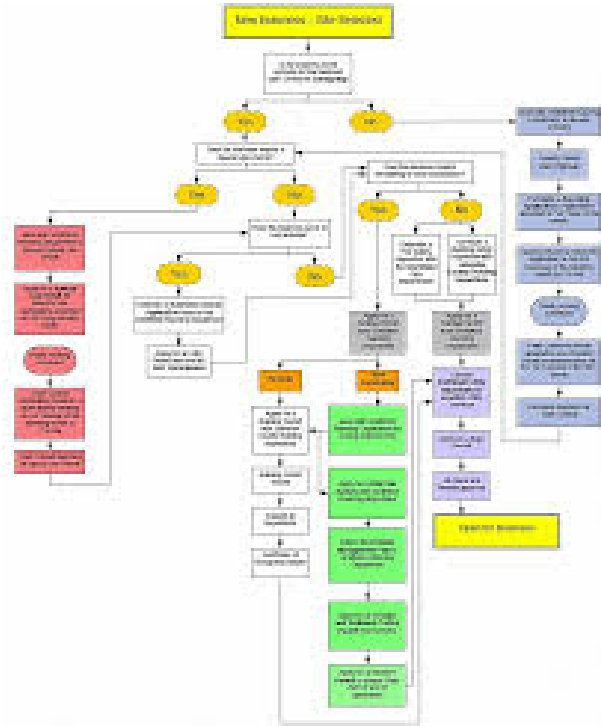
OAK TREE TERRACE
OFFICE/MEDICAL BUILDING

FOR SALE OR LEASE

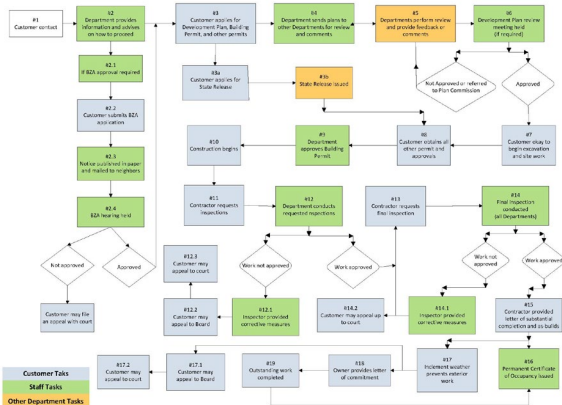
1115 SW 47th Terrace, Cape Coral, FL 33914

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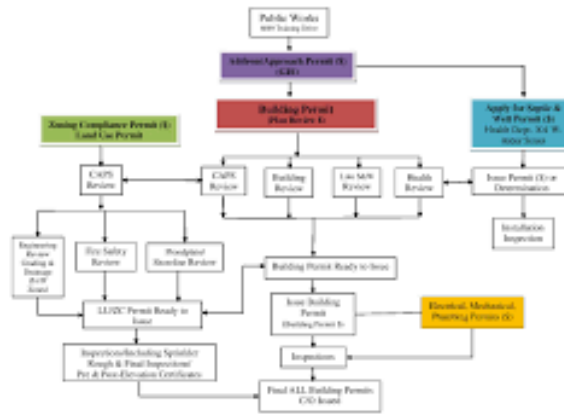
FLOW CHARTS FOR GETTING DEVELOPMENT OR BUILDING PERMITS



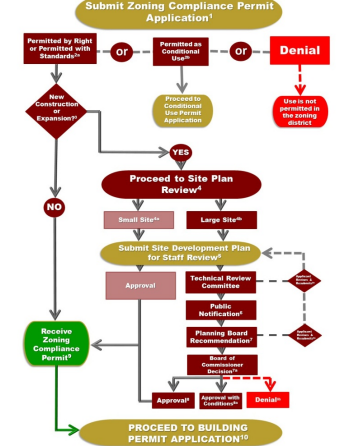
City of Huntington Non-Residential Building Permit Process Map



2014 Construction Process for Mixed-Use

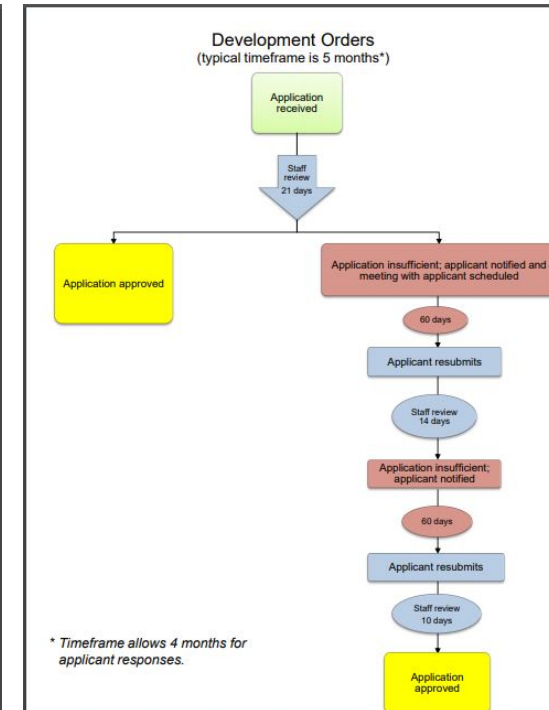
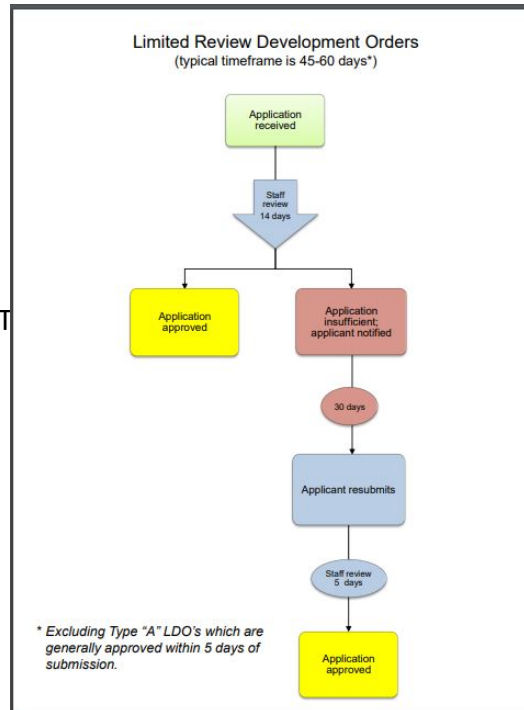


Zoning Compliance Permit Application Process



VACANT LAND DEVELOPMENT PROCESS

- COST ARE HIGH
- REQUIRES A PRE-APP MEETING WITH AGENCIES
- TIME CAN TAKE BETWEEN 4 MONTHS FOR A (LDR) TO 2 YEARS FOR A (DO) THAT NEED PUBLIC APPROVAL AND FEDERAL APPROVALS
- IT'S A POLITICAL APPROVAL PROCESS
- IF ZONING IS ALREADY THERE THE PROCESS IS A LITTLE EASIER
- IF YOU WANT TO CHANGE THE CURRENT ZONING IT GETS MUCH MORE COMPLICATED
- IF IT'S A LARGE PARCEL OVER 20-50 ACRES THEN A (DRI) NEEDS TO BE DONE THIS IS A COMPREHENSIVE PERMITTING AND APPROVAL PROCESS WITH LOCAL, STATE, NATIONAL AGENCIES IE: RESIDENTIAL DEVELOPERS, MALLS, FCGU
- NORMALLY WE TRY TO STAY OUT OF WETLAND JURISDICTIONAL LANDS WHEN DEVELOPING PROPERTY – TO KEEP REVIEW TIMES TO A MINIMUM



AGENCIES INVOLVED:

- LOCAL JURISDICTION (4-6 MTHS)
- STATE JURISDICTION (6-10 MTHS)
- FEDERAL AGENCIES
 - SWFWMD (12-24 MTHS)
 - ERP PERMITTING
 - WATER USE PERMIT
 - WELL PERMITS
 - ARMY CORP (24 MTHS)

WHO'S INVOLVED:

- LAND USE ATTORNEY
- COMMERCIAL REALTOR
- LAND PLANNER
- CIVIL ENGINEER
- ARCHITECT
- CONTRACTORS
- OTHERS

CURRENT DEVELOPMENT REGULATIONS / ZONING

DEFINE:

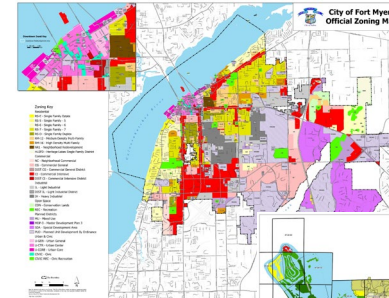
- CURRENT ZONING IS THE ALLOWABLE USES OF LAND AND CHARACTERISTICS OF STRUCTURE ON THE PROPERTY AS IT STANDS TODAY
- CURRENT ALLOWABLE USES OF YOUR PROPERTY
- COMPATIBLE ZONING CORRIDORS ARE SIMILAR ZONING PATTERNS DOWN A MAJOR STREET OR ROAD
- DENSITY CAN BE CONTROLLED FROM HIGHER COMMERCIAL ZONING TO LOWER RESIDENTIAL ZONING WITH BUFFERS IN BETWEEN
- YOU CAN BUILD RIGHT AWAY IF THE USE IS COMPATIBLE AND ALLOWED
- NO NEED FOR CITY ZONING APPROVALS
- NO CITY POLITICS INVOLVED
- TELL YOU EXACTLY WHAT YOU CAN AND CAN'T BUILD ON YOUR PROPERTY

LAND DEVELOPMENT CODE (LDC) RULES

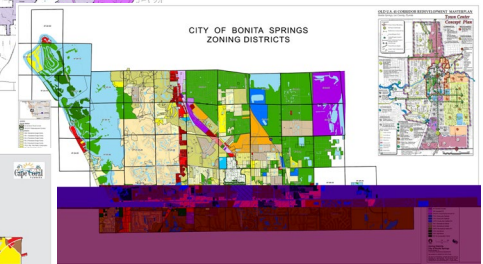
- DEVELOPMENT REVIEW PROCESS DETERMINED
- ZONING DISTRICTS DEFINED
- DEVELOPMENT STANDARDS DEFINED
- PARKING REQUIREMENTS DEFINED
- SIGNAGE REQUIREMENT DEFINED
- NONCONFORMITIES PROCESS DEFINED

Current Zoning

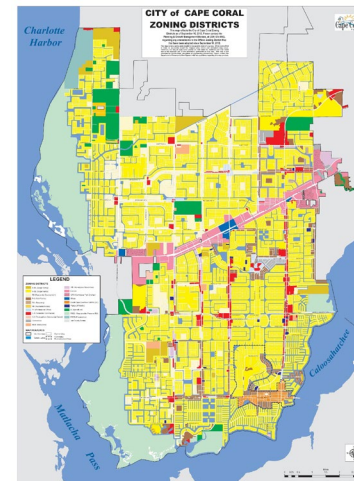
FORT MYERS



BONITA SPRINGS



CAPE CORAL



CURRENT REGULATIONS / ZONING DISTRICTS

LEE COUNTY	
AG-1-2-3	Agricultural
RPD	Residential Planned Development
MHPD	Mobile Home Planned Development
RSC-1-2	Residential Single Family Conservation
RS	Residential Single Family
RSA	Residential Single Family
RS-1-2-3-4-5	Residential Single Family
TFC-1-2	Two Family Conservation
TF-1	Two Family District
RM-2-3-6-8-10-14	Residential Multi-Family
MHC-2	Mobile Home
MH-1-2-3-4	Mobile Home
RVPD	Recreational Vehicle
RV-1-2-3-4	Recreational Vehicle
CFPD	Commercial Facilities
CF-1-2-3-4	Community Facilities
CPD	Commercial Planned
C-1A	Commercial District
C-1-2	Commercial District
C-2A	Commercial District
CN-1-2	Neighborhood Commercial
CC	Community Commercial
CG	General Commercial
CS-1-2	Special Commercial Office
CH	Commercial Highway
CT	Commercial Tourist
CPD	Commercial Parking
CA	
CM	Commercial Marine
CI	Commercial Intensive
CR	Commercial Rural
IPD	Industrial Planned Development
IS	
IL	Light Industrial
IG	General Industrial
IT	
IM	Marine Industrial
IR	Rural Industrial
PORT	Port District
EC	Environmental Critical
AOPD	Airport Operations
AH	
PUD	Planned Utility Development
MPD	Mixed Use Planned Development

QUICK TERMS:

- R = RESIDENTIAL
- RM = RESIDENTIAL MULTI FAMILY
- MH = MOBILE HOME
- PUD = PLANNED DEVELOPMENT
- C = COMMERCIAL
- I = INDUSTRIAL
- A = AGRICULTURAL
- MX = MIXED USE

CAPE CORAL

R1	Single Family Residential
RML	Residential Multi Family Low
RMM	Residential Multi Family Medium
RE	Residential Estate
A	Agricultural
C	Commercial
P	Professional Office
I	Industrial
INST	Institutional
PV	Preservation
CC	Commercial Corridor
NC	Neighborhood Commercial
MXB	Mixed-Use Bimini District
MX7	Mixed-Use Seven Islands District
SC	South Cape Downtown District
PUD	Planned Unit Development District

BONITA SPRINGS

RSA	Residential Single Family
RS-1-2-3-4	Residential Single Family
TFC-2	Residential 2- Family Conservation
TF-1	Residential Two Family
RM-2	Residential Multiple Family
RM-6	Residential Multiple Family
RPD	Residential Commercial PD
MH-1-2	Mobile Home Residential
MHPD	Mobile Home Planned
PUD	Planned Unit Development
MPD	Mixed Use PD
C1-A	Commercial
C-1-2	Commercial
CN-1-2	Neighborhood Commercial
CC	Community Commercial
CG	General Commercial
CS-1-2	Special Commercial Office
CT	Tourist Commercial
CM	Marine Commercial
CPD	Commercial Industrial
IL	Light Industrial
IG	General Industrial
IPD	Industrial Planned
CF-2-3	Community Facilities
CFPD	Community Facilities PD
RV-1-3	Recreational Vehicle
RVPD	Recreational Vehicle
AG-2-3	Agricultural
EC	Environmentally Critical

FORT MYERS

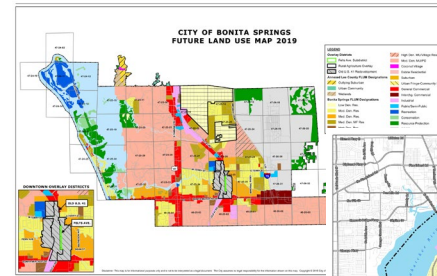
RLD	Residential Low Density 1-8 units
RMD	Residential Medium - Multi Family
S/C	Special Development
T/C	Traditional Community
C/C	Corridor Commercial
D/T	Downtown
A/P	Airport
IND	Industrial
REC	Recreation
CON	Conservation Land
M/T	Midtown

FUTURE LAND USE (FLUM)

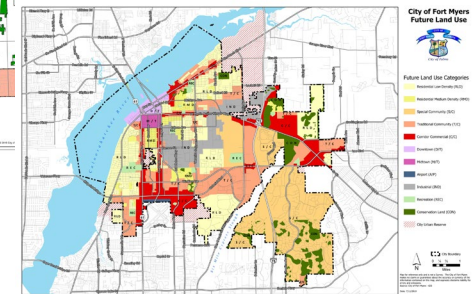
- FUTURE LAND USE MAPS ARE MEANT AS A GUIDE TO FUTURE DEVELOPMENT AND REDEVELOPMENT
- DENSITY CAN BE CONTROLLED AND GUIDED FOR FUTURE DEVELOPMENT
- CURRENT ZONING AND FUTURE LAND USE ARE NEVER EXACTLY THE SAME
- CITY COUNCIL APPROVAL PERMITTING REQUIRED TO MAKE THEM THE SAME IF THEY ARE NOT COMPARABLE
- THIS HAPPENS A LOT IF THE PARCEL IS LARGE
- IE: CAPE CORAL

Future Land Use Maps

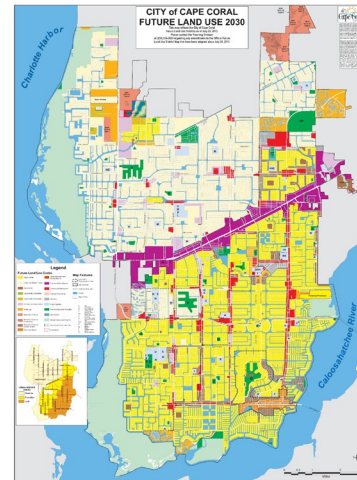
BONITA SPRINGS



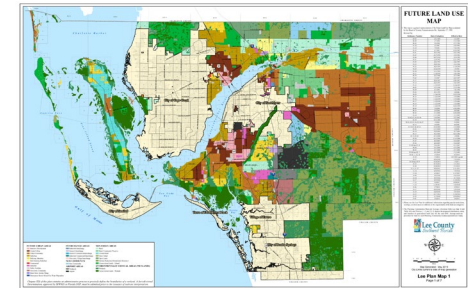
FORT MYERS



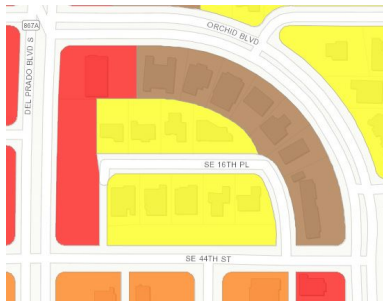
CAPE CORAL



LEE COUNTY

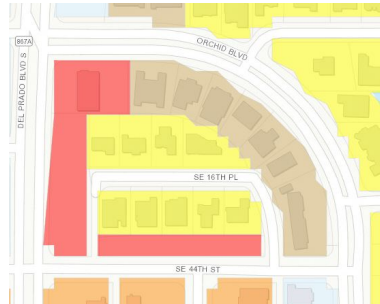


FUTURE



EXAMPLE OF DIFFERENCES

CURRENT



3215 TROPICANA PARKWAY (SAMPLE)



CAPE CORAL COMMERCIAL CORNER

ADDRESS: 3215 TROPICANA PARKWAY AT THE NW CORNER OF BURNT STORE ROAD

LOCATION: NW CORNER OF BURNT STORE RD. AND TROPICANA PARKWAY NORTH OF FINE ISLAND RD.

SITE SIZE: 6.8 ACRES

ZONING: C-1

PRICE: \$5,829,000.00 OR \$12.03 PSF

COMMENTS:
 Rare find! Outstanding developmental opportunity as this parcel is one of the few large commercial corner sites available in this growing area of Cape Coral. The site has excellent visibility with 540' of frontage on Burnt Store Road and 510' of frontage on Tropicana Parkway West. This parcel is in an area of recently completed road improvements including new turn lanes providing excellent access to the site both north and southbound.

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The statements and figures presented herein, while not guaranteed are based on information received from sources we believe to be reliable. Subject to prior sale, withdrawal and price change without notice.

ZONING ANALYSIS FOR 3215 TROPICANA PARKWAY CAPE CORAL:

- VACANT LOT
- 6.8 ACRES
- C ZONING
- IS THERE WATER AND SEWER AVAILABLE
- WHAT INFRASTRUCTURE IS THERE THAT CAN SUPPORT DEVELOPMENT

NON-RESIDENTIAL									
	Minimum Lot Area (square ft.)	FAR	Front	Front, Cul-de-Sac	Side	Rear	Double Frontage	Corner Lot Side	Maximum Height (feet)
C	None	1	6	None	0 or 6	10	6	10	None

3215 TROPICANA ZONING ANALYSIS			
CURRENT ZONING	C - COMMERCIAL		TABLE 4.1.3.B
FUTURE LAND USE	COMMERCIAL/PROFESSIONAL		ZONING DISTRICT DIMENSIONS
LOT SIZE	6.8 ACRES	296,208 SF	MINIMUM LOT AREA
ALLOWED LOT USES	SEE ARTICLE 4		FAR
ZONING DISTRICT DIMENSIONS	SEE TABLE 4.1.3.B		FRONT SETBACK
OTHER STANDARDS TO FOLLOW	SEE ARTICLE 5		FRONT CULDESAC SETBACK
			SIDE SETBACK
			REAR SETBACK
			DOUBLE FRONTAGE
			CORNER LOT SIDE SETBACK
			MAXIMUM HEIGHT

ARTICLE 4 (ALLOWED LOT USES)	C - COMMERCIAL
ASSISTED LIVING	LABORATORY MEDICAL (SE)
PUBLIC INSTITUTIONAL USES	BANQUET HALL
INDOOR RECREATION	CLUB / PRIVATE / FRATERNAL
OUTDOOR RECREATION	CULTURAL CIVIC
MINATURE GOLF	MOVIE THEATERS
MARINA	RELIGIOUS INSTITUTIONS
SHOOTING RANGE	FUNERAL HOME
BOAT SALES	WIRELESS COMMUNICATION
CAR WASH	ANIMAL KENNEL
PARKING GARAGE	DAY CARE FACILITY
VEHICLE RENTAL	BANK / FINANCE
VEHICLE REPAIR MINOR	BUILDING CONSTRUCTION
VEHICLE FUELING	LANDSCAPING SERVICES
BAR	SELF STORAGE
BREW PUB	PERSONAL SERVICES
CRAFT BREWERY	PHARMACY
CAMPGROUND	PET SERVICES
HOTEL/MOTEL	PROFESSIONAL OFFICES
RESORT	PROFESSIONAL SERVICES
	REPAIR SHOPS
	RETAIL

CITY OF CAPE CORAL, FLORIDA LAND DEVELOPMENT CODE ARTICLE 4 – ZONING DISTRICTS

Use Category	Use Type	Use Table															
		Residential Districts				Non-Residential Districts				Mixed Use Districts							
		R1	RML	RVM	RE	A	P1	C	I	INDT	PV	CC	NC	Mx7	Mx8	SC	
Commercial and Professional Services	Animal Kennel, Indoor				P	P											
	Animal Kennel, Outdoor				P												
	Day Care Facilities – Adult or Child	P	P			P	P			P	P				P	P	P
	Banks and Finance – no drive thru				P						P	P				P	P
	Banks and Finance w/ drive thru				P	P					P	P				P	P
	Building and Construction w/o outdoor storage/display				P	P	P				P	P				P	P
	Building and Construction w/ outdoor storage/display						P*	P*			P*						
	Landscaping Services w/o outdoor storage/display				P	P	P				P	P				P	P
	Landscaping Services w/ outdoor storage/display						P*	P*			P*						
	Self-Storage Facilities						P*	P*			P*						
	Personal Services				P	P					P	P	P	P	P	P	P
	Pharmacy – no drive through				P	P					P	P	P	P	P	P	P
	Pharmacy with drive through				P	P					P	P				P	P
	Pet Services				P	P					P	P				P	P
	Professional Offices				P	P					P	P	P	P	P	P	P
Professional Services				P	P					P	P				P	P	
Radios and TV Stations								P	P						P	P	
Repair Shops				P	P					P	P				P	P	
Retail <30,000 sq. ft. per tenant				P	P					P	P	P	P	P	P	P	
Retail >30,000 sq. ft. per tenant				P	P					P	SE				SE	SE	

ARTICLE 5	LOT RESTRICTIONS
CHAPT 1	GENERAL REGULATIONS
CHAPT 2	ACCESSORY USES
CHAPT 3	LANDSCAPING
CHAPT 4	LIGHTING
CHAPT 5	SCREENING
CHAPT 6	ARCHITECTURAL STANDARDS
CHAPT 7	BUFFERS
CHAPT 8	PARKING

ZONING RESEARCH

47th street Condo Code Research (84 units-7 residential floors-2 garage floor 127 cars)	
zoning	SC
lot SF	31200
acreage	0.7162
FAR	4
total SF allowed to build	NO LIMIT
maximum units per acre	125
max allowed units	89.525
maximum height/stories	120/10
setbacks side/front/alley ft	0/0/5
parking	127
studio apt	20
1bd/1ba	39
2bd/2ba	25
total units	84
number of units	84
square foot per unit	1200
FAR	4
units per floor	12
residential floors	7
unit cost per estimate	175
unit cost to build	
parking floors	2
SF per floor	14400
SF core per floor	2600
SF total per floor plate	17000
size of residential floor (total)	119000
garage sf	75000
total sf of bldg	194000
height of building ft	90
number of cars	127
sales cost per unit	
sales price at sellout	5
lot size	31200
lot SF	31200
cost of construction estimate	175
bldg construction cost	
land cost	
garage cost	
soft cost	
total costs	
difference SP to TC	
difference %	

EXISTING BUILDING PROCESS / REMODELING

TENNANT REMODELING AND BUILDING CODE:

- BUILDING CODE RESEARCH
 - EXISTING BUILDING CODE
 - FLORIDA BUILDING CODE
 - FLORIDA FIRE PROTECTION CODE
 - NATIONAL ELECTRICAL CODE
 - NATIONAL FLOOD CODE
 - FLORIDA ACCESSIBILITY CODE
- WHEN YOU MODIFY AN EXISTING BUILDING ABOVE THE 50% COST OF THE BUILDING THEN THE EXISTING BUILDING MUST BE BROUGHT UP TO CODE
 - NEW REMODELING MIGHT REQUIRE:
 - A NEW FIRE ALARM AND SPRINKLERS
 - CHANGE IN THE NUMBER OF PLUMBING FIXTURES
 - REVAMPING EXISTING ELECTRICAL AND MECHANICAL SYSTEMS
 - ADA ACCESSIBLE DOORS AND ENTRANCES AND RAMPS
 - EXIT ACCESS / EGRESS ISSUES
 - FIREWALLS
 - IF A COMMERCIAL BUILDING IS ALTERED MORE THAN 50% AND IT IS LOCATED IN A FLOOD ZONE THEN FLOOD PROTECTION IS REQUIRED

MY BUILDING CODE RESEARCH ROOM



CAPE CORAL
FOR SALE - 4,486 SF FOUR - UNIT BLDG. WITH DRIVE - THRU BEVERAGE BUSINESS

ADDRESS: 1020 DEL PRADO BLVD, CAPE CORAL
BUILDING SIZE: 4,486 SF
PRICE: \$839,000.00 for Real Estate and business.

COMMENTS:
 Excellent opportunity to acquire a free - standing retail/office property with a Drive Thru Beverage business that has been in this high traffic, high visibility, Del Prado Boulevard corner location with outstanding signage for 40 years. This is a package deal and the buyer must purchase both the business and Real Estate together. The offer is retiring and has not been able to put in the time necessary to keep the business thriving. Great chance for a buyer to rejuvenate and expand the business and turn it back into a highly profitable venture. The owner's business occupies 2,243 SF and the remainder of the building contains 3 leased rental units that include two long term tenants offering the purchaser additional income. The business is basically being offered for the value of the equipment and inventory. Confidential, please don't speak to employees or tenants without listing agents.

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OAK TREE TERRACE
OFFICE/MEDICAL BUILDING

FOR SALE OR LEASE

1875 S.W. 20TH TERRACE, CAPE CORAL, FL 33914
 FIRST FLOOR | 4,863 SF

SECOND FLOOR | 4,774 SF

RED HERMAN, CCIM, AIA
 Partner
 (239) 497-4760
 redherman@redherman.com

INVESTMENT OPPORTUNITY
OFFICE/SHOWROOM

FOR SALE

1800 S. WINDWOOD DRIVE, BONITA SPRING, FL 33435

RED HERMAN, CCIM, AIA
 Partner
 (239) 497-4760
 redherman@redherman.com

FLORIDA BUILDING CODE PROCESS (CHECKLIST)

	Community Development Department 18400 Murdock Circle, Port Charlotte, FL 33948 Building Phone: 941.743.1201 Building Fax: 941.764.4907 Zoning Phone: 941.743.1964 Zoning Fax: 941.743.1598 Building Svcs@CharlotteCountyFL.gov www.CharlotteCountyFL.gov "To exceed expectations in the delivery of public services" COMMERCIAL DATA SUMMARY SHEET (page 1 of 2) Florida Building Code Sixth Edition (2017)	For Office Use Only Permit Number _____ 20 _____ Application Date _____ CSR Initials _____
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OWNER NAME: _____ **PROJECT ADDRESS:** _____

Chapter 3 - Use and Occupancy Classification
 Section 302. Classification(s) _____

Chapter 4 - Special Detailed Requirements Based on Use and Occupancy Section# _____ Title _____
 Section 401.2 Additional Design Criteria: _____
 Special Requirements _____

General Building Limitations - Table 503 Sprinklered Unsprinklered

Occupancy Classification (Group): _____ Type of Construction: _____ Area Tabulation _____

Area Actual _____ sq.ft. Allowable _____ sq.ft. Area Modification: (Sec.506) _____ Conditioned _____ sq.ft.

Stories Actual _____ Allowable _____ Other _____ sq.ft.

Height Actual _____ ft. Allowable _____ ft. Height Modification: (Sec. 504) _____ Total _____ sq.ft.

Fire Protection (Chapter 6) Construction Type I II III IV V A B

Table 601 Fire Resistance Rating Requirements for Building Elements	Actual Separation Distance (ft)	North Wall	South Wall	East Wall	West Wall
Table 602 Fire Resistance Rating Requirements for Exterior Walls based on Fire Separation Distance	Allowable Separation (ft)				
	Fire Rating Required (Hr)				

Fire And Smoke Protection Features (Chapter 7)

Fire Walls (Section 706)	_____ Hr. (Table 706.4)	Horizontal Exit	_____ Hr. (Section 707.3.5)
Townhouse Separation	_____ Hr. (Section 706.4.1)	Incidental Use Areas	_____ Hr. (Section 707.3.7)
Shaft Enclosures, Stairs	_____ Hr. (Section 708)	Separation of Mixed Occup	_____ Hr. (Section 707.3.9)
Shaft Enclosures, Elevator	_____ Hr. (Section 708)	Single Occupancy Fire Areas	_____ Hr. (Table 707.3.10)
Exit Enclosures	_____ Hr. (Section 707)	Tenant Separation	_____ Hr. (Section 709)
Exit Passageway	_____ Hr. (Section 707.3.4)	Other	_____ Hr.

Opening protectives provided per section 716. Yes No Draft Stopping Completed Yes No

Concealed Spaces Section 718: Fire Blocking Completed Yes No

Interior Finishes (Chapter 8)

Walls and Ceilings	Exits _____	Exit Access _____	Other _____
Floors	Exits _____	Exit Access _____	Other _____
Fire Prevention Code	Exits _____	Exit Access _____	Other _____
Floors	Exits _____	Exit Access _____	Other _____

12/2017/jg

	Community Development 18400 Murdock Circle, Port Charlotte, FL 33948 Phone: 941.743.1201 Fax: 941.764.4907 Zoning: 941.743.1964 www.CharlotteCountyFL.gov "To exceed expectations in the delivery of public services" COMMERCIAL DATA SUMMARY SHEET (page 2 of 2) Florida Building Code Sixth Edition (2017)	For Office Use Only Permit Number _____ 20 _____ Application Date _____ CSR Initials _____
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Fire Protection Systems (Chapter 9) Fire alarm and detection systems Smoke Alarms No Fire Alarms Yes No

Automatic Sprinkler Systems (Section 903) NFPA 13 NFPA 13R NFPA 13D

Alternative Automatic Fire Extinguishing Systems (Section 904) _____

Means Of Egress (Chapter 10)

Occupant Load (Section 1004) _____ Persons (Table 1004.1.2) Means of Egress Sizing (Section 1005) _____ Inches

Exit and Exit Access Doorways: Section 1015 Minimum Corridor Width (Section 1018.2) _____ Inches

Number of Exits **Required** (Section 1020) _____ Two or more exits - separation distance **required** (ft) _____

Number of Exits **Provided** _____ Two or more exits - separation distance **provided** (ft) _____

Exit Access Travel Distance **Required** (ft) (Sec. 1016, Table 1016.2) _____ Exit Access Travel Distance **Provided** (ft) _____

Single Exit Permitted (Section 1021) Yes No Corridors Fire Resistance Rating (Table 1018.1) _____

Structural Design (Chapter 16)

Floor Design: Live Load _____ p.s.f (Table 1607.1) Dead Load _____ p.s.f (Section 1606)

Roof Design: Live Load _____ p.s.f (Sec. 1607.12) Dead Load _____ p.s.f (Section 1606)

Load Combinations _____ (Section 1605)

Design Data:

Florida Building Code, 6th Ed (2017) Section 1609 ASCE 7-10 Other: _____

Internal Pressure Gcpi Enclosed Partially Enclosed Open Risk Category _____ Flood Zone _____

Basic Wind Speed (Vult) _____ mph (Section 1609.3) Nominal Design Wind Speed (Vasd) _____ m.p.h.

Exposure Category Section (1609.4) B C D Soil Design Load-Bearing Value _____

Window and Door Wind Pressure Design Loading: Mean roof height _____ ft

Windows _____ p.s.f Doors _____ p.s.f Garage Doors _____ p.s.f

Component and Cladding design pressure for openings shall be indicated on floor plan at each individual opening or provide worst case

Plumbing Fixture Table 403.1 - Plumbing Code

	Required	Provided		Men	Women
Drinking Fountains	<input type="checkbox"/>	<input type="checkbox"/>	Water Closets Required	<input type="checkbox"/>	<input type="checkbox"/>
Service Sinks	<input type="checkbox"/>	<input type="checkbox"/>	Water Closets Provided	<input type="checkbox"/>	<input type="checkbox"/>
Bathtubs/Showers	<input type="checkbox"/>	<input type="checkbox"/>	Urinals Required	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Kitchen Sinks	<input type="checkbox"/>	<input type="checkbox"/>	Lavatories Required	<input type="checkbox"/>	<input type="checkbox"/>
Clothes Washer Connection	<input type="checkbox"/>	<input type="checkbox"/>	Lavatories Provided	<input type="checkbox"/>	<input type="checkbox"/>

I certify to the best of my knowledge and belief that these plans and specifications have been designed to comply with the structural portion of the Building Code for wind, flood and gravity loads as amended and enforced by the permitting jurisdiction.

Signature: _____ **Date:** _____ **Architect / Engineer Seal**

12/2017/jg



FLORIDA BUILDING CODE PROCESS (CHAPTERS)

DEFINITIONS (CHAPT. 2)

- ALL BUILDING CODE TERMS DEFINED

OCCUPANCY CLASSIFICATIONS (CHAPT. 3)

- CLASSIFY THE OCCUPANCY OF A SPACE
- ASSEMBLY / BUSINESS / EDUCATIONAL / FACTORY / INDUSTRIAL / HIGH HAZARD / INSTITUTIONAL / MERCANTILE / RESIDENTIAL / STORAGE / UTILITY
- DEFINES WHAT EACH ONE IS

SPECIAL USES AND OCCUPANCY (CHAPT. 4)

- HOSPITALS / NURSING HOMES / SURGERY CENTERS / SWIMMING POOLS / SCHOOLS AND COLLEGES / ADULT DAY CARE CENTER / ASSISTED LIVING FACILITIES / PUBLIC LODGING ESTABLISHMENTS / ETC.

BUILDING HEIGHT AND AREA MODIFICATIONS (CHAPT. 5)

- DETERMINES THE AREA AND HEIGHT ALLOWABLE OF BUILDINGS BY OCCUPANCY
- TYPES OF CONSTRUCTION ARE ALSO DETERMINED (TYPE I, II, III, IV, V)
- TYPE V IS WOOD CONSTRUCTION (MOST POPULAR)
- TYPE II IS CONCRETE AND STEEL CONSTRUCTION (COMMERCIAL)
- REQUIRED SEPARATION OF OCCUPANCIES IN HOURS

TYPE OF CONSTRUCTION (CHAPT. 6)

- BUILDING TYPE OF CONSTRUCTION FIRE RATINGS DETERMINED (PROTECTED, UNPROTECTED CATEGORIES)
- DETERMINES THE EXTERIOR WALL RATINGS BASED ON THE SEPARATION FROM THE PROPERTY LINE

FIRE AND SMOKE PROTECTIONS (CHAPT. 7)

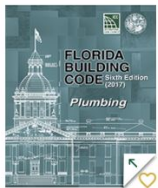
- FIRE WALL DESIGNATION RESISTANCE RATING
- ALL FIRE AND SMOKE SEPARATION RELATED ITEMS

INTERIOR FINISHES (CHAPT. 8)

- CLASSIFICATION OF FINISHES FOR MATERIALS USED FOR FINISHES (EXITS, STAIRWAYS CORRIDORS, ROOMS)

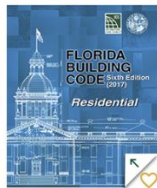
MEANS OF EGRESS (CHAPT. 10)

- ALL ITEMS RELATED TO EXITING REQUIREMENTS IN A BUILDING
- OCCUPANT LOAD CALCULATIONS
- MEANS OF EGRESS / NUMBER OF EXITS / EXIT ACCESS DISTANCES / STAIRWAYS / RAMPS / HANDRAILS / GUARDS / EXIT TRAVEL DISTANCES / CORRIDORS WIDTH AND SIZES /



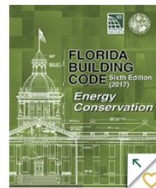
FREE VIEW BUY

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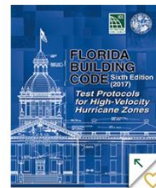
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2017 Florida Building Code - Energy Conservation, Sixth Edition
(First Printing: Jul 2017)



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2017 Florida Building Code - Test Protocols for High Velocity Hurricane Zone, Sixth Edition
(First Printing: Jul 2017)



FREE VIEW BUY

2017 Florida Building Code - Building, Sixth Edition
(First Printing: Jul 2017)



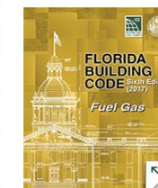
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FLORIDA BUILDING CODE PROCESS

ACCESSIBILITY (FLORIDA ACCESSIBILITY CODE)

- ALL ITEMS RELATED TO THE FLORIDA ACCESSIBILITY CODE
- ADA STANDARDS FOR ACCESSIBLE DESIGN ADA.GOV (FEDERAL CODE)

ENERGY EFFICIENCY CODE (MECHANICAL)

- ENERGY CALCULATIONS

PLUMBING CODE

- ALL ITEMS RELATED TO PLUMBING LINES AND WATER LINE INSTALLATION

FUEL GAS CODE

- GOVERNS ALL ITEMS RELATED TO FUEL GAS LINE INSTALLATION

EXISTING BUILDING CODE

- ALL CODES RELATED TO REMODELING AND RENOVATING AN EXISTING BUILDING

RESIDENTIAL CODE

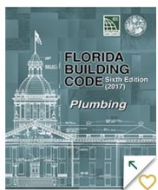
- ALL CODES RELATED TO RESIDENTIAL CONSTRUCTION AND DESIGN

OTHER CODES (NFPA/ELEVATOR/POOL/WIND)

- NATIONAL FIRE PROTECTION ASSOCIATION
- USG WALL FIRE RATINGS
- FLORIDA HEALTH DEPT CODES
- WIND LOAD CODES (ASCE 8)
- **A LOT MORE.....(SEE PICTURE OF MY CODE RESEARCH ROOM)**

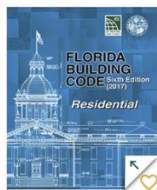
FIRE DEPARTMENT INSPECTIONS

- FIRE INSPECTION ARE THE **“MOST CHALLENGING”** OF ALL INSPECTIONS
- THEY ONLY ANSWER TO THE STATE FIRE MARSHALL IF THERE ARE DIFFERENCES OF OPINION



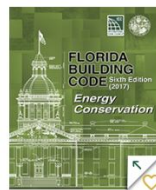
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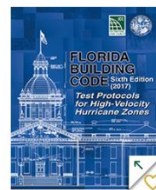
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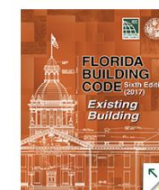
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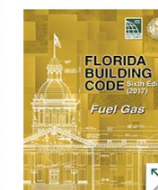
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SAMPLE PROJECT FOR TENNANT IMPROVEMENT

CODE / TITLE

**INTERIOR IMPROVEMENTS FOR:
MCGARVEY COMCAST**

1418 SE 10TH ST
CAPE CORAL, FLORIDA 33909

ARCHITECT
CASTELLANOS + TRAMONTE ARCHITECTS
1825 S.W. 46TH STREET
SUITE 5A
CAPE CORAL, FLORIDA
239-649-0397

PROJECT DATE: 10/20/2020

GENERAL NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND REGULATIONS OF THE STATE OF FLORIDA AND THE CITY OF CAPE CORAL.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
3. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING UTILITIES AND SERVICES AT ALL TIMES.
5. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING STRUCTURAL ELEMENTS AND UTILITIES.
7. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE SPECIFICATIONS AND NOTES ON THESE PLANS.
8. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.
9. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.

EXIST. ROOMS

NO.	DESCRIPTION	AREA (SQ. FT.)	FINISH
101	RECEPTION	100	101
102	OFFICE	200	102
103	CONFERENCE	150	103
104	RESTROOM	50	104
105	STORAGE	50	105
106	MECHANICAL	50	106
107	UTILITY	50	107
108	LOBBY	100	108
109	STAIR	50	109
110	ELEVATOR	50	110

PROPOSED ROOMS

NO.	DESCRIPTION	AREA (SQ. FT.)	FINISH
201	RECEPTION	100	201
202	OFFICE	200	202
203	CONFERENCE	150	203
204	RESTROOM	50	204
205	STORAGE	50	205
206	MECHANICAL	50	206
207	UTILITY	50	207
208	LOBBY	100	208
209	STAIR	50	209
210	ELEVATOR	50	210

FINISHES

NO.	DESCRIPTION	AREA (SQ. FT.)
101	RECEPTION	100
102	OFFICE	200
103	CONFERENCE	150
104	RESTROOM	50
105	STORAGE	50
106	MECHANICAL	50
107	UTILITY	50
108	LOBBY	100
109	STAIR	50
110	ELEVATOR	50

LEGEND

- EXIST. WALL
- EXIST. DOOR
- EXIST. WINDOW
- EXIST. CEILING
- EXIST. FLOOR
- EXIST. MECHANICAL
- EXIST. UTILITIES
- EXIST. STRUCTURE
- EXIST. FINISH
- PROPOSED WALL
- PROPOSED DOOR
- PROPOSED WINDOW
- PROPOSED CEILING
- PROPOSED FLOOR
- PROPOSED MECHANICAL
- PROPOSED UTILITIES
- PROPOSED STRUCTURE
- PROPOSED FINISH

CASTELLANOS + TRAMONTE ARCHITECTS
1825 S.W. 46TH STREET, SUITE 5A, CAPE CORAL, FLORIDA 33909
TEL: 239-649-0397

FLOOR PLANS

LEGEND

- EXIST. WALL
- EXIST. DOOR
- EXIST. WINDOW
- EXIST. CEILING
- EXIST. FLOOR
- EXIST. MECHANICAL
- EXIST. UTILITIES
- EXIST. STRUCTURE
- EXIST. FINISH
- PROPOSED WALL
- PROPOSED DOOR
- PROPOSED WINDOW
- PROPOSED CEILING
- PROPOSED FLOOR
- PROPOSED MECHANICAL
- PROPOSED UTILITIES
- PROPOSED STRUCTURE
- PROPOSED FINISH

CASTELLANOS + TRAMONTE ARCHITECTS
1825 S.W. 46TH STREET, SUITE 5A, CAPE CORAL, FLORIDA 33909
TEL: 239-649-0397

LIFE SAFETY

LEGEND

- EXIST. WALL
- EXIST. DOOR
- EXIST. WINDOW
- EXIST. CEILING
- EXIST. FLOOR
- EXIST. MECHANICAL
- EXIST. UTILITIES
- EXIST. STRUCTURE
- EXIST. FINISH
- PROPOSED WALL
- PROPOSED DOOR
- PROPOSED WINDOW
- PROPOSED CEILING
- PROPOSED FLOOR
- PROPOSED MECHANICAL
- PROPOSED UTILITIES
- PROPOSED STRUCTURE
- PROPOSED FINISH

CASTELLANOS + TRAMONTE ARCHITECTS
1825 S.W. 46TH STREET, SUITE 5A, CAPE CORAL, FLORIDA 33909
TEL: 239-649-0397

DEMOLITION

LEGEND

- EXIST. WALL
- EXIST. DOOR
- EXIST. WINDOW
- EXIST. CEILING
- EXIST. FLOOR
- EXIST. MECHANICAL
- EXIST. UTILITIES
- EXIST. STRUCTURE
- EXIST. FINISH
- PROPOSED WALL
- PROPOSED DOOR
- PROPOSED WINDOW
- PROPOSED CEILING
- PROPOSED FLOOR
- PROPOSED MECHANICAL
- PROPOSED UTILITIES
- PROPOSED STRUCTURE
- PROPOSED FINISH

CASTELLANOS + TRAMONTE ARCHITECTS
1825 S.W. 46TH STREET, SUITE 5A, CAPE CORAL, FLORIDA 33909
TEL: 239-649-0397

SAMPLE PROJECT FOR TENNANT IMPROVEMENT

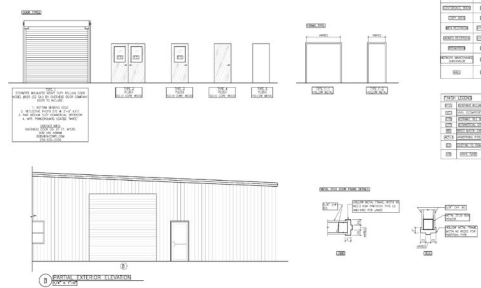
SCHEDULES

DOOR SCHEDULE											
NO.	SYMBOL	TYPE	FINISH	GLASS	SWELL	WEIGHT	PRICE	QTY.	TOTAL	UNIT	REMARKS
1	1	1	1	1	1	1	1	1	1	1	1
2	2	2	2	2	2	2	2	2	2	2	2
3	3	3	3	3	3	3	3	3	3	3	3
4	4	4	4	4	4	4	4	4	4	4	4
5	5	5	5	5	5	5	5	5	5	5	5
6	6	6	6	6	6	6	6	6	6	6	6
7	7	7	7	7	7	7	7	7	7	7	7
8	8	8	8	8	8	8	8	8	8	8	8
9	9	9	9	9	9	9	9	9	9	9	9
10	10	10	10	10	10	10	10	10	10	10	10

WINDOW SCHEDULE											
NO.	SYMBOL	TYPE	FINISH	GLASS	SWELL	WEIGHT	PRICE	QTY.	TOTAL	UNIT	REMARKS
1	1	1	1	1	1	1	1	1	1	1	1
2	2	2	2	2	2	2	2	2	2	2	2
3	3	3	3	3	3	3	3	3	3	3	3
4	4	4	4	4	4	4	4	4	4	4	4
5	5	5	5	5	5	5	5	5	5	5	5
6	6	6	6	6	6	6	6	6	6	6	6
7	7	7	7	7	7	7	7	7	7	7	7
8	8	8	8	8	8	8	8	8	8	8	8
9	9	9	9	9	9	9	9	9	9	9	9
10	10	10	10	10	10	10	10	10	10	10	10

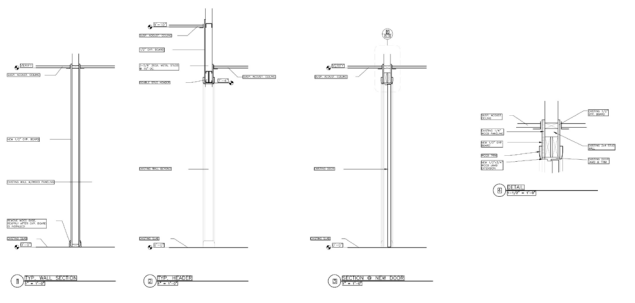
NOTES:

- 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) HAZARDOUS MATERIALS HANDBOOK.
- 2. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT.
- 3. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.
- 4. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.
- 5. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.



CASTELLANO + TRAMONTE ARCHITECTS
INTERIOR IMPROVEMENT TYPE
1410 S.W. 10th St., Suite 200
MIAMI, FL 33135

SECTIONS/DETAILS

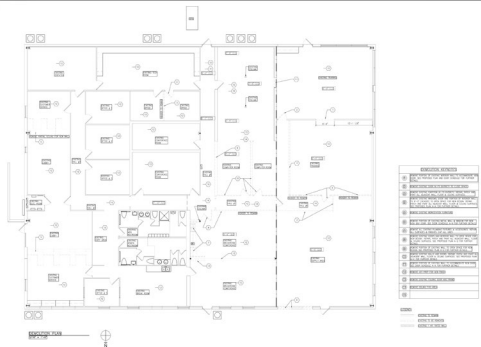


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CASTELLANO + TRAMONTE ARCHITECTS
INTERIOR IMPROVEMENT TYPE
1410 S.W. 10th St., Suite 200
MIAMI, FL 33135

ELECTRICAL



CASTELLANO + TRAMONTE ARCHITECTS
INTERIOR IMPROVEMENT TYPE
1410 S.W. 10th St., Suite 200
MIAMI, FL 33135

MECHANICAL



CASTELLANO + TRAMONTE ARCHITECTS
INTERIOR IMPROVEMENT TYPE
1410 S.W. 10th St., Suite 200
MIAMI, FL 33135

PLUMBING



CASTELLANO + TRAMONTE ARCHITECTS
INTERIOR IMPROVEMENT TYPE
1410 S.W. 10th St., Suite 200
MIAMI, FL 33135

HYPERLINKS TO GOVERNMENT BUILDING AND ZONING DEPARTMENTS

- ✓ CITY OF CAPE CORAL
 - ✓ APPLYING FOR A PERMIT - <https://etrakit.capecoral.net/etrakit3/>
 - ✓ PERMITTING DOCUMENT CENTER - https://www.capecoral.net/department/community_development/permitting/permitdocumentcenter.php
 - ✓ LAND USE PLAN - https://www.capecoral.net/department/community_development/land_development_code_rewrite.php

- ✓ CITY OF FORT MYERS
 - ✓ <https://www.cityftmyers.com/1180/Community-Development>
 - ✓ <https://www.cityftmyers.com/1645/Permits-Applications>

- ✓ LEE COUNTY
 - ✓ APPLYING FOR A PERMIT <http://www.leegov.com/dcd>
 - ✓ PERMITTING DOCUMENT CENTER - <http://www.leegov.com/dcd/eServ/econnect>
 - ✓ BUILDING AND PERMITTING - <http://www.leegov.com/dcd/BldPermitServ>

- ✓ CITY OF BONITA SPRINGS
 - ✓ APPLYING FOR A PERMIT - <http://energov.cityofbonitasprings.org/CitizenAccess/Site/Public/Main>
 - ✓ LAND USE PLAN - https://library.municode.com/fl/bonita_springs/codes/comprehensive_plan

- ✓ TOWN OF ESTERO
 - ✓ APPLYING FOR A PERMIT - <https://estero-fl.gov/building-permit-application/>
 - ✓ PERMITTING DOCUMENT CENTER –

- ✓ TOWN OF FORT MYERS BEACH
 - ✓ APPLYING FOR A PERMIT - <https://www.fortmyersbeachfl.gov/961/eServices>

QUESTIONS?

- ZONING
- CONSTRUCTION
- PERMITTING
- BUILDING CODE



THANK YOU FOR YOUR TIME!!!