PERMIT Nº BL2026-0656 / SWIMMING POOL

ZONING REVIEW / PAT JANISSE

6/11/2026 - APPROVED W/COND

STRUCTURAL REVIEW / LEO LLANOS

6/15/2026 - 9:28:33 AM - COMMENTS

1. PLEASE COMPLY WITH 2023 FBC SECTION 1620.2 WIND VELOCITY FOR MIAMI DADE COUNTY.

   RESPONSE.- Please refer to the additional sheet titled “Landscape Structural Details” which his created and S&S by Michael Bojack - a Florida Structural Engineer.

   For further clarification, the proposed feature consists of stacked oolitic limestone blocks located at the rear of the water feature basin. The stones are doweled and mortared together with Type S mortar, creating a single integrated assembly. Due to the mass of the stone elements and the nature of the installation, the feature functions as a gravity based water feature element rather than a lightweight freestanding structure.

   Additionally, please refer to notes on Sheet FS1(top-right) which identify this structure as a Category 1 risk factor with a wind speed of 156 MPH.

2. DRAWINGS "LANDSCAPING" NOT PROVIDED, IT APPEARS THAT OOLITE WALL EXCEEDS 4 FEET IN HEIGHT, PROVODE CALCULATIONS FOR OVERTURNING AND PROVIDE CONNECTION DETAILS.

   RESPONSE.- Please refer to the additional sheet titled “Landscape Structural Details” which his created and S&S by Michael Bojack - a Florida Structural Engineer. This page illustrates all structural requirements and connection details as requested.

   For further clarification, the proposed feature consists of stacked oolitic limestone blocks located at the rear of the water feature basin. The stones are doweled and mortared together with Type S mortar, creating a single integrated assembly. Due to the mass of the stone elements and the nature of the installation, the feature functions as a gravity based water feature element rather than a lightweight freestanding structure.

Additionally, please refer to notes on Sheet FS1(top-right) which identify this structure as a Category 1 risk factor with a wind speed of 156 MPH.

3. recommend to use f'c = 3,000 psi concrete for this structure. see ACI 318-14 table 19.3.1.1 for exposure and durability.

   RESPONSE.- Please refer to notes on Sheet FS1 (top-right) which identify the requirement of all concrete to be 2500 PSI minimum. Design team is amenable to 3000 PSI is strictly required – but the design team is uncertain if these notes have been reviewed as related to the comments received here.

STORM DRAINAGE REVIEW / MATTHEW BROOKS

6/22/2026 - APPROVED

1. Recommend to use f'c = 3,000 psi concrete for this structure. see ACI 318-14 table 19.3.1.1 for exposure and durability.

PLUMBING REVIEW / KENNETH CHAMBERS

6/21/2026 - APPROVED

PLANS PROCESSOR REVIEW / FINAL PERMIT CLERK

6/22/2026 - INCOMPLETE

PERMIT CLERK REVIEW / PERMIT CLERK

6/8/2026 - VERIFIED 6/8/2026 8:09:55 AM

1. MUST SUBMIT COMPLETE SET OF PLANS AS ONE PDF FILE.

ELECTRICAL REVIEW / TOM FLINGOS

6/9/2026 - APPROVED

BUILDING REVIEW / PAUL BUCKLER

6/16/2026 - APPROVED