

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT / BUILDING REVIEW & INSPECTION DIVISION
2800 N. Horseshoe Drive, Naples FL 34104 * Phone (239) 252-2428

Outstanding Corrections

Date: October 08, 2021
Contact Name: Paul Dallaire
Address: 1445 Gulf Coast Dr
City, State Zip: Naples, FL 34110

Contact Name: HJF REMODELING, INC. (DBA) TURN KEY CONSTRUCTION
Address: 5218 KENSINGTON HIGH ST
City, State Zip: NAPLES, FL 34105

PERMIT NO: PRBD2021094188901
APPLICATION NO: PRBD20210941889
JOB SITE ADDRESS: 822 Wyndemere WAY, Single Family, Naples
Email: paulturnkey1@gmail.com
APPLICATION NO: PRBD20210941889
JOB SITE ADDRESS: 822 Wyndemere WAY, Single Family, Naples
Email: HARRY@TURNKEYNAPLES.COM

Dear Applicant:

Plans submitted with the referenced permit have been reviewed. We are unable to approve your permit application for the reason(s) indicated below.

Corrections will need to be submitted through the GMD Portal at <https://cvportal.colliercountyfl.gov/CityViewWeb/> Once the documents are completely uploaded you must click the 'OK' button each time.

For Applications Submitted through the GMD E-Permitting Portal:

- Resubmittals must be submitted in the same session and the changes must be clouded.
- Corrected documents must be submitted as complete files (with the corrected sheets *replacing* the rejected sheets). Submittals containing just the corrected sheets will be returned as Insufficient.
- A written letter of response summarizing the changes made to address each correction comment must be included in your resubmittal. Failure to include a written letter of response could result in a rejection.
- After your resubmittal is processed the documents will be reviewed again; additional deficiencies may be identified through this process.

JOB DESCRIPTION: Re-do kitchen, bathrooms, flooring, doors, trim, add bathroom addition, add garage addition, new exterior windows and doors, new sliding glass doors, new tile roof, re-do pavers, new stucco

822 Wyndemere WAY, Naples

Rejected Review: Residential Review

Reviewed By: Toby Hartwell

Phone: 239-252-2552 Email: Toby.Hartwell@colliercountyfl.gov

Correction Comment 1: FBC-R 7th 2020 R802.10 - Wood Trusses - Truss design drawings, prepared in conformance to Section R802.10.1, shall be provided to the building official and approved prior to installation.

No truss layout plan was noted within submission.

Provide truss layout plans and details by the truss manufacturer.

Correction Comment 2: FBC-R 7th 2020 R803.2.2 - Allowable spans -

The minimum thickness and span rating for wood structural panel roof sheathing shall not exceed the values set forth in Table R803.2.2.

Regardless of design approach or standard utilized, the minimum allowed sheathing shall be 19/32" for wind speeds over 150 mph.

Correction Comment 3: As required by Florida Statute 553.842 and Florida Administrative Code 9B-72, please provide the Florida State Product Approval or Miami-Dade Notice of Acceptance for the building components.

Please provide an index sheet listing all products being used including:

SLIDING GLASS DOOR IS past the Quality Assurance Contract Expiration Date

On the index sheet please list the decimal numbers of the products being used. For example: FL20470.4 instead of FL20470-R3

Individual coversheets and installation instructions are no longer required to submit for permit review.

Correction Comment 4: As of January 1, 2020, the Product Approval/NOA index sheet is a required form. Please see links below for form and instructions.

EXAMPLE & INSTRUCTIONS: <https://www.colliercountyfl.gov/Home/ShowDocument?id=87550>

BLANK FORM: <https://www.colliercountyfl.gov/home/showdocument?id=76659>

Index sheet found with submittal needs to be corrected.

Rejected Review: Zoning Review

Reviewed By: Alma Serna Brito

Phone: 239-252-2107 Email: Alma.SernaBrito@colliercountyfl.gov

Correction Comment 1: Proposed improvements do not meet required setbacks. Please revise to meet required setback requirement for this district.

As per ORD. 87-86

PUD - GRASMERE AT WYNDEMERE PH 1

Conventional Single Family Lots

Front: 40' Measure from the back of curb

Sides: 10'

Separation from principal: 10' OR Structurally attached (8' Wall OR Roof)

Please revise and resubmit corrected to meet all minimum requirements on Certified Site Plan.

Correction Comment 2: Please provide proposed Finished Floor Elevation on Certified Site Plan.

Correction Comment 3: Bulletin#21: All new structures adding Impervious area 400 sq. ft. or greater require a certified site plan at time of submittal showing the proposed structure. Please provide a Signed and Sealed Certified Site Plan: A plan prepared, signed, and sealed by a licensed Florida professional surveyor and mapper, architect or engineer, who is familiar with County zoning and setback requirements.

Certified Site plan shall include:

- All existing and proposed structures
- Showing Property Lines
- All setbacks to proposed New Structure
- Separation from each structure
- Any Easements on property
- Water Bodies
- Crown of Road Elevation
- FEMA's Base Flood Elevation

Note: Certified Site Plan must have a verifiable Digital Signature. The one provided has a broken digital signature.

Rejected Review: FEMA Review

Reviewed By: Andrew O'Rourke

Phone: 239-252-2722 Email: Andrew.ORourke@colliercountyfl.gov

Correction Comment 1: The declared value of this permit is \$850,000 which represents 133.6% of the improved value** of the structure. The property is in Special Flood Hazard Area (SFHA) AH with a Base Flood Elevation of 11' NAVD. This is considered a Substantial Improvement.

Options:

1) Provide an elevation certificate which shows the existing finish floor elevation to be equal to or higher than 12' NAVD (BFE+ 1 foot);

or

2) Reduce the scope of work to below 50% of the improved value of the structure.

If reducing the scope of work, please provide FEMA Substantial Improvement documentation (i.e. i) signed form; ii) notarized affidavits (property owner and contractor) and iii) Contractor signed Materials and Labor cost estimate worksheet with any sub bids/quotes).

For more information about the FEMA 50% Rule including the forms, please visit the link below.

<https://www.colliercountyfl.gov/your-government/divisions-a-e/building-review/analysis-of-substantial-improvement>

NOTE: Only use the forms/affidavits/cost estimate worksheets from this website link. Outdated forms will not be accepted.

Enter Contractor overhead and profit under cost code U and declared value of any open permits under cost code W (if applicable).

**Note: Staff use County Property Appraiser Improved value (plus 20%) for Substantial Improvement analysis. If the County valuation is considered too low, a private professional appraisal using Actual Cash Value (i.e. replacement cost less depreciation) per Sections 4.5.1 and 4.5.3 of FEMA P-758 " Substantial Improvement/Substantial Damage Desk Reference" can be submitted along with substantial documentation (listed above).

Correction Comment 2:

Correction Comment 3: Further FEMA pending Zoning.

ATTENTION:

Collier County Plan Review and Inspections routinely reviews all outstanding permit applications in order to determine their status. The review process includes appropriate responses from the permit applicant when the permit cannot be approved. When the applicant is advised of deficiencies and does not respond within **180 days** with corrected plans or an appeal to the Code Enforcement Board, the permit application will become Void as per **Collier County Ordinance 2002-01, Section, 104.5.1.1 to 104.5.1.4 (as amended)**.