



**HUMISTON
& MOORE
ENGINEERS**

COASTAL
ENGINEERING DESIGN
AND PERMITTING

5679 STRAND COURT
NAPLES, FLORIDA 34110
FAX: 239 594 2025
PHONE: 239 594 2021

September 9, 2021

Sent via Email

City of Marco Island
50 Bald Eagle Drive
Marco Island, FL 34145

Re: CCSL Variance – 594 Spinnaker Drive
File No. CCCL-21-000194
HM File No. 29-024, Izzo Residence

This submittal is in response to the Correction Report provided on September 1, 2021. Listed below is our response to the comments in the order presented in the report.

Flood Plain Review:

Comment: If there is mangrove around and on the property please provide the mangrove fringe on the site plan.

Response: Please find attached the Environmental Assessment report prepared by Island Environmental & Marine Services, LLC. There is an existing seawall located on the west property line as shown on the plans prepared by Outside Productions. The assessment indicates there are mangroves located west of the existing seawall.

Planning Review:

Comment: Staff needs more information about the paver area surrounding the pool and pickleball court, is this a sand-set area at grade or are both accessory structures on an elevated pool deck. If elevated what is the proposed height of the deck above grade?

Response: Pavers surrounding the pool will be sand-set at grade and the pickleball court will also be at grade.

Comment: There is an area of the driveway that abuts the property line, but the minimum side yard setback for a driveway serving a side-facing garage is 5'

Response: The driveway is revised to the 5 ft setback. Please see the plans prepared by Outside Productions.

Zoning Review:

Comment: Only one house is allowed per lot.

Response: There is only one single-family residence proposed. The plan has revised the labeling to reflect this.

Comment: Strongly recommend pushing improvements forward to the front yard setback and minimize the impact to the vegetation in the back and minimize the variance needed.

Response: We believe the project is consistent with the existing siting of the adjacent structures in this area. The 1974 Coastal Construction Control Line does not run parallel to Spinnaker Drive and an assessment of the seaward siting is better compared to Spinnaker Drive. Additionally, per the environmental assessment, the property is mowed routinely and contain exotic vegetation and some native species. The project will include removal of all exotic vegetation from the property and replanting with native species only. Additionally, no wetlands were detected by the assessment.

Comment: On the plans, the pool setback is indicated at 10 feet. The setback is 15 feet for accessory structures. Please revised.

Response: We believe the pool setback is 10 feet based on Section 30-1002 and the table below.

Accessory Structure Setbacks (Section 30-1002):

Structure	Front	Rear	Side	Structure to Structure (if detached)
Garage or carport (non-waterfront)	SPS	10 feet	SPS	10 feet
Garage or carport (waterfront)	SPS	SPS	SPS	10 feet
Swimming pool and/or screen enclosure	SPS	10 ² feet	SPS	N
Tennis courts (private)	SPS	15 feet	SPS	10 feet
Utility buildings	SPS	10 feet	SPS	10 feet
Chickee & barbecue areas (non-waterfront)	SPS	10 feet	SPS	10 feet
Chickee & barbecue areas (waterfront)	SPS	10 feet	SPS	N
Attached screen porch	SPS	SPS	SPS	N/A
Satellite dish antenna	NP	15 feet	SPS	10 feet
Davits, hoists and lifts	N/A	N/A	7.5 or 15 feet	SPS
Boat slips and ramps	N/A	N/A	7.5 feet	N/A
Unlisted accessory	SPS	SPS	SPS	10 feet

LEGEND:
 N: None
 N/A: Not applicable
 NP: Structure allowed in rear of building only
 SPS: Calculated same as principal structure

²Swimming pool decks within an AE flood zone may be constructed to a maximum height not to exceed either the adopted or recommended (best available data) finished floor elevation for the property, with a maximum of four feet of stem wall exposure, with a rear setback of ten feet.

*Accessory structures must be constructed simultaneously with or following the construction of the principal structure.

**Limitations as to size of accessory buildings and structures. Accessory buildings shall not occupy an area greater than five percent of the total lot area in all residential zoning districts, or occupy an area greater than 40 percent of any building envelope (i.e., area of lot remaining for building purposes after accounting for required setbacks), whichever is the lesser, provided the total maximum coverage provision of this article for all principal and accessory buildings is not exceeded.

Comment: The driveway back up may not be on the property line. Back it off the property line.

Response: This has been corrected. Please see response in Planning Review.

Comment: The pool deck can be in within the setback so long as it is less then 30 inches high.

Response: The pool deck will be at grade.

Comment: What are the pervious/impervious calculations. This site appears to exceed the 67% max allowed.

Response: Please find attached the impervious worksheet prepared by Sandra Bottcher, P.E. calculating an impervious survey of 60%.

Comment: What is the rectangular decking area between the pool and house?

Response: The rectangular areas were shown for different paver pattern. The pavers will be sand-set and on grade.

Comment: This site contains a lot of impervious. Strongly recommend scaling back.

Response: The impervious surface shown at 60% is well below the maximum allowed of 67%.

We believe we have addressed all of the requested items such that our application may be deemed complete. If you have any questions regarding the response or any items attached, please give me a call for we can discuss.

Sincerely yours,

HUMISTON & MOORE ENGINEERS



Matthew D. Goddard, P.E.