



October 2nd, 2024

City of Marco Island Development Services

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

RE: **1st Response to Comments**
 805 E. Elkcam Circle
 SDP-24-000061

Dear City of Marco Island Review Agents,

The following is our response to staff's first review comments for the above referenced project:

Environmental Review Comments

Kathryn Grigsby (239) 389-3949 KGrigsby@cityofmarcoisland.com

Fire Review Comments

Daniel Zunzunegui (239) 394-4505 DZunzunegui@cityofmarcoisland.com

Provide a flow test not more than 12 months old, at time of submittal, on fire rescue department letterhead. FFPC 8th ed. 1: 18.4. and NFPA 13:4.6.1.1 *Where a waterflow test is used for the purposes of system design, the test shall be conducted no more than 12 months prior to working plan submittal unless otherwise approved by the authority having jurisdiction.

Response: Please see Sheet 6, for the addition of a fire flow test sheet and calculations.

On the SDP Cover Sheet, please provide the following information for the proposed structure(s): (1) Type of Construction per the FBC 8th ed., (2) Total square footage under roof (Conditioned and non-conditioned),

(3) sprinkler intention for new structure(s). NOTE: this specific information shall match what is depicted on the architectural drawings that will be submitted under a subsequent building permit, as both the building permit drawings and the SDP Cover sheet will be verified to ensure the information listed above is consistent on both sets of documents.

Response: Please see revised Site Development Plans showing the 7,151 SF building, all being air conditioned and the III-B building type.

Delineate the location of the existing fire hydrants on both sides of the new storage structure. See FFPC 1: Chapter 18, section 18.5 for fire hydrant requirement. The minimum number of hydrants is determined by evaluating the fire flow needs of the building in Table 18.4.5.2.1 and available or new hydrant(s) in section 18.5.4.3.

Response: Please see revised Site Development Plans showing the location of the nearest fire hydrant.

Please evaluate the size of fire main and hydrant requirements. A 4-inch main can be used under certain stipulations in Chapter 24 when the fire main is not supplying a fire hydrant. Please see the following code requirements and provide a detailed response. NFPA 24: 5.2.2 Mains Not Supplying Hydrants. For mains that do not supply hydrants, pipe sizes less than 6 in. (150 mm) nominal size shall be permitted to be used subject to the following restrictions: (1) The main shall supply only the following types of systems: (a) Automatic sprinkler systems (b) Open sprinkler systems (c) Water spray fixed systems (d) Foam systems (e) Standpipe systems (2) Hydraulic calculations shall show that the main is able to supply the total demand at the appropriate pressure. (3) Systems that are not hydraulically calculated shall have a main at least as large as the riser.

Response: Please see revised Site Development Plans showing the location of the nearest fire hydrant. A 4-inch fire connection will be provided to supply only the Automatic Sprinkler System within the building.

Please ensure fire apparatus access meets the requirements of FFPC 1: Chapter 18. Dead-ends in excess of 150 ft require an approved turn-around. FD access roads must be at least 20ft wide.

Response: Please see the revised Site Development Plans for the addition of a Maneuvering Plan.

Please provide a vehicle tracking exhibit for fire apparatus in color, on its own dedicated page, enlarged, such that staff can make clear distinction between curbing, tire path, and swept path. Plan should be depicted clear and decipherable. Fire Department access roads shall have an unobstructed width of not less than 20-feet. FFPC 8th ed. 1:18.2.3.5.1.1 Please provide plans using a truck turning software program to track the turning radius for City of Marco Island fire apparatus. FFPC 8th ed. 1: 18.2.3;18.1.3.1.

Response: Please see the revised Site Development Plans for the addition of a Signing, Marking and Maneuvering Plan.

The PIV is not needed if this is one structure, and the backflow is serving as the control valve. You would want to add a PIV if multiple buildings or fire hydrants were on the fire main in order to isolate individual buildings without interrupting service to other buildings or fire hydrants. You may remove the PIV if it is solely serving as a redundancy to control fire water to the new building pursuant to NFPA 24 Section 6.2.9.

Response: Please know that the PVI has been removed from the fire main.

Flood Plain Review Comments

Kelli DeFedericis (239) 389-3926 KDeFedericis@cityofmarcoisland.com

Please advise how you will be flood proofing.

Response: Please see revised architectural plans showing the flood proofing design. Manual installation of flood panels shall be used for protection to elevation 9' NAVD.

Utility Review Comments

Bart Bradshaw (239) 389-5187 BartB@cityofmarcoisland.com

Please address the marked-up drawings accordingly.

Response: Please see revised Site Development Plans showing the existing right-of-way and proposed improvements to the curbing and parkway.

Planning Review Comments

Joshua Ooyman JOoyman@cityofmarcoisland.com

Please revise the land use table to express the proposed impervious coverage percentage (76% maximum). Sec. 30-439(b) requires that at least 10% of the vehicular use area is devoted to interior landscaping areas.

Response: Please see the revised Landscaping Plan showing the addition of a Landscaping Island.

Zoning Review Comments

Mary Holden (239) 389-3975 MHolden@cityofmarcoisland.com

If pervious pavers are being proposed and counted toward pervious surface, provide the maintenance schedule to maintain the pervious nature. This site, as shown, exceeds the impervious ratios.

Response: Please see attached PaveDrain Infiltration Report & Maintenance Plan.

Maximum light pole height, including the base, is 18 feet. The plans indicate 20 feet. Revise the proposed poles to 18 feet.

Response: Please see the revised Lighting Plan for the removal of the post detail as all site lighting is proposed to be building mounted.

Provide landscape irrigation plans.

Response: Please see attached Irrigation Plans, Sheet 18.

What is the paved area on the southwest portion of the property, between the parking a space and landscape area? "Landscaping required IN interior of vehicular uses" - there is no interior landscape in the parking area.

Response: Please see revised Landscaping Plans showing the addition of 180 sf landscaped island. The paved area has been updated to show a parking stall.

What are the proposed exterior materials and colors?

Response: Please see attached Architectural Elevations and Renderings. The building shall utilize Sherwin Williams pure white.

Parapet walls may not extend four feet above the flat roof.

Response: Please see revised Architectural Elevations.

Clarify what the rectangle box is shown on the south corner of the property.

Response: Please see revised Site Development Plans for the revised striping details.

Please contact our office if you have any questions.

Sincerely,

Andres Boral, MBA, PE

Florida License Number: 80373

Boral Engineering and Design, Inc.

andres@boralengineering.com