

September 11, 2024

City of Marco Island
990 N Barfield Dr
Marco Island, FL 34145

Re: **Collier County Marine Station**
SDP Project No. SDP-94-000151
2nd Submittal – Response to Comments

Dear City of Marco Island:

Please accept this submittal as our response to the City comment letter dated August 22nd, 2024. To assist in your review and approval, please find Staff comments below, followed by our responses in bold.

Fire Review

Reviewed By: Daniel Zunzunegui

1. 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
For the Vehicle Tracking Software please use the following specifications for Tower 50; our largest apparatus.

Response: Please see additional fire department sheet provided for review.

2. Fire apparatus access is provided through gates and the travel lanes are 12 feet wide. This will not provide enough room for our fire apparatus to enter the site. 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. In addition, we need to be able to turn-around. Pursuant to FFPC 8th ed. 1: 18.2.3.4.4: If there is a dead-end fire access road that is in excess of 150-feet, then an approved Fire Rescue Department turn-around is required. Lastly, we need to confirm the fire department access road meets the following requirements: FFPC 1:18.2.3.2 Access to Building.
18.2.3.2.1 A fire department access road shall extend to within 50 ft (15 m) of at least one exterior door that can be opened from the outside and that provides access to the inferior of the building.

Response: Please see revised fencing located at the entrance of the facility.

2600 Golden Gate Parkway, Naples, Florida, 34105 Office 239.403.6700 Fax 239.261.1797

3. 18.2.3.2.2 Fire department access roads shall be provided such that any portion of the facility of any portion of an exterior wall of the first story of the buildings is located not more than 150 ft (46 m) from fire department access roads as measured by an approved route around the exterior of the building or facility.

Response: Please see fire truck autoturn exhibit identifying the maneuverability of the required truck within the site.

4. 18.2.3.2.2.1 When buildings are protected throughout an approved automatic sprinkler system that is installed in accordance with NFPA 13, NFPA 13D, or NFPA 13R, the distance in 18.2.3.2.2. shall be permitted to be increased to 450 ft (137 m).

Response: Acknowledged.

5. Please provide the distances of the generator and generator fuel supply to the building and property lines.

Response: Please refer to the additional fire department sheet provided for review.

6. If the fuel supply is diesel, please see NFPA 30, Flammable and Combustible Liquids Code: 22.4.1 Location with Respect to Property Lines, Public Ways, and Important Buildings.
If the fuel supply is LP, please show the location of the tank and see NFPA 58: Liquefied Petroleum Gas Code, Table 6.3.1.1 Separation Distances Between Containers, Important Buildings, and Line of Adjoining Property That Can Be Built Upon.

Response: The proposed generator will be fueled by a 589 gallon diesel tank. The approximate distances to the proposed building and property lines have been provided on the additional fire department sheet for review.

7. Please see the 2015 edition of NFPA 37:4:1:4 Engines Located Outdoors. Engines, and their weatherproof housing, if provided, that are installed outdoors shall be located at least 1.5 m (5 ft) from openings in walls and at least 1.5 m (5 ft) from structures having combustible walls. Confirm that the requirement is met on your re-submittal.

Response: Acknowledged.

8. Please schedule a meeting with the Fire Marshall Daniel Zunzunegui to discuss the correction comments. The Fire Marshal can be reached by phone at (239) 394-5405, or via email danielz@cityofmarcoisland.com.

Response: A meeting was scheduled and attended on Friday, August 30 at 9.00 EST.

9. Please see NFPA 24 concerning the distance of hydrants and control valves to buildings. A variance can be provided for site constraints if requested, by the Fire Marshal. Hydrants and control valves (backflow, PIV, etc.) shall be located not less than 40 ft from the buildings to be protected. NFPA 24 6.2.9 and 7.2.3.

Response: A deviation has been approved by the City of Marco Island Fire Department to resolve this comment. A copy of the approval email has been included with this resubmittal.

Planning Review

Reviewed By: Joshua Ooyman

1. The elongated trailer/boat storage spaces appear to be counted toward the parking requirements for passenger vehicles. Please clarify. Thank you.

Response: These spaces have been designed and provided on-site to accommodate the potential for trucks with trailers/boats, as necessary and needed. These spaces will still be used and available as regular parking spaces, but due to typical operations of the site, oversized parking spaces have been provided should they be needed. The LDC does not list maximum parking space dimensions, but rather minimum dimensions; therefore, I don't believe there should be an issue with counting these spaces towards required parking spaces.

Zoning Review

Reviewed By: Mary Holden

1. A landscape buffer of 10 feet adjacent to commercial, 15 feet adjacent to residential, and 15 feet along the ROW is required. Please indicate on all the site plans and provide the required landscape plant material.

Response: The buffers have been updated per coordination with staff, please refer to updated Landscape Plans.

2. The flood elevation is 8 for this property. The first floor shows a finished floor of 6.5 feet. Only access, storage and parking are allowed in this area.

Response: Acknowledged. It is recognized that the level one finished floor elevation, at 6 feet 6 inches, is below the design flood elevation of 9 feet 0 inches. To address the construction below the floodplain elevation, the building is designed to be dry flood-proofed up to 10 feet 0 inches, which is 1 foot above the Design Flood Elevation (DFE). The flood-proofing measures include:

	Description	Sheets
1	Waterproofing: applied to the exterior walls.	A-311, A-501

2	Removable flood panels: installed at entry points.	A-202, A-601
3	Structural Resilience: designed to withstand hydrostatic and hydrodynamic loads.	Structural drawings will include details.
4	Essential Equipment: Electrical, generator, HVAC, water heater are located on second level substantially above base flood elevation (BFE).	A-102
5	Backwater check valves	Plumbing drawings will include details.

3. There are six oversize “parking” spaces being counted for passenger vehicles. Please provide additional information since these appear to be for boat storage and not parking.

Response: These spaces have been designed and provided on-site to accommodate the potential for trucks with trailers/boats, as necessary and needed. These spaces will still be used and available as regular parking spaces, but due to typical operations of the site, oversized parking spaces have been provided should they be needed. The LDC does not list maximum parking space dimensions, but rather minimum dimensions; therefore, I don’t believe there should be an issue with counting these spaces towards required parking spaces.

4. All fencing located in the front yard shall not be located within the required landscape buffer.

Response: The fencing is located outside the landscape buffer, please refer to updated cross sections for details.

5. Fencing located adjacent to the right-of-way shall provide all code required landscaping along the side facing the right-of-way.

Response: Acknowledged, please refer to updated landscape plans.

6. Please re-review the code requirements for landscape. Buffers are required to have trees; the tree must be a mix of palms and deciduous, etc.

Response: The buffers have been updated per coordination with staff, please refer to updated Landscape Plans.

7. Light poles may not be more than 18 feet high in vehicular areas and 14 feet high in pedestrian areas.

Response: There are no proposed light poles within a pedestrian area.

Utility Review

Reviewed By: Bart Bradshaw

1. Remove air releases on both sides of the road

Response: The air release valves have been removed from the plan.

In order to assist you with your review of this application, please find enclosed the following:

1. Response Letter
2. Revised Civil Drawings
3. Revised Landscape Drawings
4. Revised Architectural Drawings
5. Revised Architectural Elevations
6. Fire Deviation

We trust that the items listed above are sufficient for your review and approval. Should you have any questions, or require any additional information, please do not hesitate to contact me by phone at 239-403-6700, or via email at jwoodward@pen-eng.com.

Sincerely,

PENINSULA ENGINEERING

Jenna Woodward

Jenna Woodward, PE
Project Manager