



Blair A. Foley, P.E.
Civil Engineer / Development Consultant

July 3, 2024

Growth Management Dept. -City of Marco Island
City Hall
50 Bald Eagle Drive
Marco Island, FL 34145

Re: Marco Luxe Motor Condos
138-168 S Barfield Dr., Marco Island, FL
Folios: 57190640006, 57190680008, 57190720007, 57190760009
Plan Number: SDP-24-000104
Submittal 2

To Whom it May Concern:

Attached is the second submittal for the Marco Luxe Motor Condos. The following are responses to the staff comments in the order they were received.

Building Review v.1 Requires Re-Submit Henry Tejada

Comments: Please clarify if warehouse unit #1 and #16 will be dedicated ADA units . Otherwise, please clarify how there is adequate ADA approach/route into the other warehouses due to ADA having to maneuver around the proposed planters and vehicle traffic. FBC-ACC section 206.

Response: The gap between the planters and doors was widened to 5 feet to allow ADA access to each unit. The pavement is level with FFE.

Fire Review v.1 Requires Re-Submit Daniel Zunzunegui

Comments: Fire - Rejection: Please provide a vehicle tracking exhibit for fire apparatus in color, on its own dedicate page, enlarged, such that staff can make clear distinction between curbing, tire path, and swept path. The turning radii throughout a fire access lane serving a building is required to be 25-feet inside and 49-feet outside and the turning radii shall be 25-feet inside and 45-feet outside for fire access lanes within large parking lots in accordance with City of Marco Island Code of Ordinances. Fire Department access roads shall have an unobstructed width of not less than 20-feet. FFPC 8th ed. 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. Pierce Quantum 105' Aerial Truck

Response: An additional sheet was added to the end of the set to show vehicle tracking for the Pierce Quantum 105' Aerial Truck.

Comments: Fire - Rejection: Please clarify what the control valve is for the fire line. A DDCV / backflow preventor is needed to prevent contamination of fire water into the public main. Also, to prevent the shutdown of fire water for all buildings, where there is one source of water and one fire detector check valve assembly and then fire mains branching off thereafter to serve separate and respective fire sprinkler systems at separate and respective buildings, then each fire main branch shall have a PIV, check valve and then FDC. Please arrange a meeting with the Fire Marshal to discuss the fire line arrangement. NFPA 24: 6.2.9

Response: PIV/FDC combos were added for each building. The fire water passes through a DDCV / backflow preventor before branching to the separate buildings.

Comments: Fire - Rejection: Please provide the location of existing fire hydrants and distances to the new proposed hydrant on the site plan. This information is needed to determine if the minimum number of hydrants are met pursuant to FFPC 1: Table 18.5.4.3.

Response: An additional sheet was added to the end of the set to show the location and distance to the existing hydrants.

Marco Island Utility Review v.1 Requires Re-Submit Bart Bradshaw

Comments: Water Meter Sizing Form

-Enter value for maximum GPM

Response: Potable water meter for was updated with the max flow rate

-Meter sizing form must be used for each intended use. Domestic water, irrigation water, and fire. Calculated meter size for fire will equal pipe size.

Also include on form; brand and model of each meter and the meter flow ranges for each meter.

Response: The meter sizes & models for the potable and irrigation are shown on separate meter sizing forms. The fire meter sizing is shown on the utility plan sheet with the flow requirement calculation.

Drawing Changes

-must show location of irrigation meter.

Response: The irrigation meter is shown next to the potable meter on the civil plans

-brand and model of backflow devices. Watts, Wilkens, Febco, Combraco are acceptable. All must be RPZ

Response: The brands and model data is in clouded notes on the utility plan.

-All hot taps must be full body 316 grade stainless steel. The water main is asbestos concrete, all parts for this pipe are special made upon request. It is advised to obtain O.D. of pipe then place order then make sure the same spot is excavated or OD may change during transition to next pipe joint.

Response: The Hot-Tap detail on the utility sheet was updated to include the above info. All additions or changes to the detail are clouded.

-hydrants must be Clow Medallion if owned by the City. If privately owned Clow and AFC is acceptable.

Response: The brand data is in clouded note on the utility plan.

-Move hydrants behind sidewalk but do not exceed 18" from back edge of sidewalk.

Response: The hydrants were moved behind the sidewalk with a clouded call-out referencing the 18" limit.

Planning Review v.1 Requires Re-Submit Joshua Ooyman

Correction: General Correction - Joshua Ooyman (6/6/24) - Not Resolved

Comments: 6.6.2024: Please dimension the equipment pad setbacks. Thank you. JGO

Response: The equipment pads were reduced, so they don't encroach on the landscape buffer. They are dimensioned on the north and south side to show the 10' setback. The new dimensions are clouded.

Public Works Review (Right of Way) v.1 Requires Re-Submit Zurima Luff

Comments: Sheet 3 of 7: Add Do Not Enter signs, A separate R/W permit is required for any work within the right-of-way.

Response: See note 9 of the PAVING, GRADING, AND DRAINAGE notes. Do Not Enter signs were added at each exit.

A minimum 5-foot-wide sidewalk is required.

Response: The sidewalk connecting to the ROW was widened to 5'.

Sheet 5 of 7: Redirect proposed pipe to the swale area, install new catch basin and connect with outfall structure. Grade swales to ensure positive drainage. Install Valley gutter and direct flow towards the existing catch basin. See notes in the plan.

Response: The site discharge layout was adjusted as noted above. See civil plans. The rear parking was removed to accommodate the required landscape buffer. A valley gutter was added across the driveways.

Zoning Review v.1 Requires Re-Submit Mary Holden

Correction: General Correction - Mary Holden (6/4/24) - Not Resolved

Corrective Action: Sec. 30-485 (d) Off-street parking adjacent to alley right-of-way. Parking spaces that take direct access from an alley right-of-way shall be separated from the side yard property line by a ten-foot-wide landscape buffer island. A five-foot wide minimum landscape buffer shall be placed along the front of these spaces when parking is at direct access from the alley. Parking spaces shall be provided entirely on the subject property and shall not encroach into the alley right-of-way.

Response: The alley parking was removed to prevent conflict with the required landscape buffer. A 5' landscape buffer is shown along that rear property line.

In lieu of combining the lots, a unity of title will be required to be recorded with Collier County in addition to vacating the utility easement along the common lot lines. This is a separate process from SDP or CUP. This will be required before a building permit may be issued.

Response: Acknowledged.

There is no RMF-6 zoning near this property. It is C-3, RSF-3 and RSF-4. Please correct the Zoning Summary on Sheet 3 of the civil plans.

Response: The zoning table has been corrected on the site plan. The changes are clouded.

Double check the front yard setbacks for C-3.

Response: The front yard setbacks have been changed to 50'. The changes are clouded.

It appears the concrete pads by the rear entry doors on building 1 and 3 encroach into the required landscape buffer. Please remove them from the buffer.

Response: The concrete pads have been reduced, so they do not encroach on the landscape buffer.

Please provide landscaping per Sec. 30-439, Minimum landscaping required for vehicular use area. Building perimeter plantings need to be along the perimeter. Please show or how this will be addressed.

Response: See updated LA plan.

Cabbage palms are indicated in the table, however I am not able to locate them on the plan. Please identify their location. Sorry if I have missed them.

Response: See updated LA plan.

The required landscape buffers between commercial is "a", not "c". Please correct.

There is a 50/50 split for palms and canopy trees per Sec. 30-435. This requirement does not appear to be met.

Response: See updated LA plan.

Building height is measured from base flood elevation to the mid-point of the roof. Please show the correct measurement of the building heights.

Response: BFE = 10' NAVD

Building Height = 22' (FFE to top of wall) + 4' 8" (midpoint of roof) – 1' 3" below BFE = 25' 5"

See updated building height on the Site plan, Setback Table.

Provide architectural elevations for all sides of the building.

Response: Please see attached architectural plans.

Provide lighting detail, both building and site lighting.

Response: Please see attached architectural plans.

Additional comments may be forthcoming based on the information provided in conjunction with the existing documents.

Response: Acknowledged.

CONDITION(S) Planning / Zoning - Condition

Comment: 6.5.2024: The three utility and drainage easements on the property will need to be vacated prior to construction activities. JGO

Response: Acknowledged.

Building - ENVIRONMENTAL PERMITS

Comment: Prior to construction activities, please obtain a federal permit (general permit or specific permit) for eagle nest CO-059). Within 90 days prior to construction activities, please obtain an environmental survey to identify protected and listed species. Please contact an "AUTHORIZED AGENT." <https://app.myfwc.com/maps/gtmapping/gtpermitmap.html>

Response: Acknowledged.

Thank you for processing this request. Please call if you have any questions.

Sincerely,

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