

February 1, 2023

File No.: 50143646 (REGA)

Raquel Lozano, Planner
City of Belle Isle
1600 Nela Avenue
Belle Isle, FL 32809

Subject: **Regal Marine Ambassador Expansion Project
Final Plan Review
Response to Comments**

Dear Ms. Lozano:

We offer the following information and supporting documentation in response to review comments dated January 13, 2023, regarding the above referenced project. We have included the named attachments to accompany our responses, which correspond to the order your comments were presented and appear in bold type.

City of Belle Isle

After reviewing the application for zoning approval, the following information needs to be addressed:

1. A brief letter with the description of the new building must be provided to ensure its purpose and intent meets the permissible uses of I-2 zoning districts.

Reference to i-2 permissible uses can be seen here under Sec. 54-82: https://library.municode.com/fl/belle_isle/codes/code_of_ordinances?nodeId=SPBLADECO_C H54ZODIRE_ARTIIIZOCL_S54-82INDI

Response: Please see enclosed narrative.

2. On C-5.0, the Site Data references parcel # 31-23-30-0000-00-012, 31-23-30-0000-00-013, and 31-23-30-0000-00-017. Based on the scope of work, the parcels impacted by the project proposal include 31-23-30-0000-00-011, 31-23-30-0000-00-012, 31-23-30-0000-00-027 and 31-23-30-0000-00-029.

Parcels 31-23-30-0000-00-013 and 31-23-30-0000-00-017 reference the basins affected by the proposed developments, which are included in the ISR Area Limits. The various addresses and names associated with the parcels should be identified in the plans and building permit application.

Please verify if parcel # 31-23-30-0000-00-001, 31-23-30-0000-00-004, and 31-23-30-0000-00-015 should also be included.

Response: The additional parcels have been added to the Site Data on Sheet C-5

3. On C-5.2, the parking plan does not indicate any of the proposed parking spaces designated for handicap use. Handicap spaces must be at least 12 ft in width and 20 ft in length. Additional considerations for handicap parking requirements can be found under Sec. 50-72:.

https://library.municode.com/fl/belle_isle/codes/code_of_ordinances?nodeId=SPBLADECO_C H50PEDERE_ARTIIDEEST_S50-72PALORE

If the applicant is seeking a variance on the parking requirements, it must be stated in the plans. Any variance request may be included as part of the site review process.

Response: See Sheet C-5.0 and C-5.2 for the additional proposed parking spaces.

4. On Sheet C-5.2, The parking plan shows some of the new parking spots (north of the Administration Building) encroaching within 5 ft of the required land buffer.

Under Sec. 50-76 (3) (b), Landscaping requirements cite a minimum five-foot grass and tree area shall apply to the rear and side property line. Please show buffer widths on the landscaping plans and development plan, ensuring they are consistent with City of Belle Isle Code requirements.

Here is a link to the code:

https://library.municode.com/fl/belle_isle/codes/code_of_ordinances?nodeId=SPBLADECO_C H50PEDERE_ARTIIDEEST_S50-76LARE

Response: The new parking spaces along the east property line have been revised to be at a minimum 5 feet setback from the property line. The adjacent property has one tree per 50 LF installed in the buffer, as per code we are not required to plant additional buffer trees on our site.

5. According to Sec. 54-82 (f) (3), the Site Plan Review must be presented to the Planning and Zoning Board for final zoning approval. The board must approve the site plan before granting a building permit. Upon approval, said site plan becomes part of the building permit and may be amended only by the board. There is no formal application for Site Plan Review, but the building plans must be submitted to City Hall, along with the site plan review fee, by the first Thursday of the month in order to be scheduled for the next P&Z meeting.

Here is a reference to the code:

https://library.municode.com/fl/belle_isle/codes/code_of_ordinances?nodeId=SPBLADECO_C H54ZODIRE_ARTIIZOCL_S54-82INDI.

Response: Acknowledged.

Harris Engineering

1. Sheet C-5.0 - The number of accessible parking spaces listed in the existing and provided parking data does not meet ADA standards.

Response: The minimum number of required ADA parking spaces has been revised on Sheet C-5.0. additional ADA parking spaces are proposed, see revised Sheet C-5.0 and C-5.2

2. Sheet C-5.1 - Existing concrete area hatch and proposed concrete hatch are very difficult to tell apart.

Response: See revised construction plans.

3. Sheet C-6.1 - Cross section E appears to be backwards based on the orientation of the cross section cut arrows.

Response: The section orientation has been revised.

4. Cross Section F is missing the proposed 15" storm RCP.

Response: The proposed 15" storm pipe has been added to Section F on Sheet C-6.1

5. Sheet C-7.1 - The station notation for S-1 in the layout plan does not appear to match the station notation in the profile.

Response: The gravity sanitary sewer collection system has been revised and stationing for proposed Manholes structures have been updated.

6. The amount of impervious surface is increasing while the size of the retention pond the area is draining to is decreasing. A stormwater report detailing the calculations and design of the area is required to ensure that the system is designed appropriately.

Response: The Stormwater report is included with this resubmittal. As discussed the SFWMD permit is being drafted and it will be provided as soon as it is issued.

7. General - Parking expansion area appears to be within 5 feet of property line. Setback line must be at least 5 feet from the property line.

Response: The subject parking spaces curb has been removed, with a minimum setback of 5 feet.

8. Informational - The EOR is to obtain the proper permits from Orange County Utilities, Orlando Utility Commission, and/or FDEP as applicable. Issuance of City Permit will be contingent on receiving confirmation of receipt of these permits.

Response: Acknowledged, a copy of the City of Orlando and FDEP approval letters are included with this submittal.

9. Informational - Issuance of the City permit will also be contingent on receiving confirmation of a permit from the Orange County Fire Marshal's office.

Response: Acknowledged.

10. Informational - The Issuance of the City permit will also be contingent on confirmation of a permit from the appropriate Water Management District.

Response: Acknowledged.

11. Informational - Applicant has not supplied a copy of a Geotechnical Report.

Response: The seasonal high water table for the proposed pond was determined on water table that was used for the adjacent Pond TL and per ERP # 48-01254-P. See enclosed Stormwater Drainage Report

12. Informational - Applicant has not supplied a copy of a Traffic Impact Analysis (TIA) report.

Response: The Regal Marine property obtained a FDOT Driveway permit for the construction of the site improvements which include the drive/roadway through the center of the property. The FDOT issued the permit and the completion of the construction. As part of that plan various building improvements were shown on the site plans as part of future development of the manufacturing facility on the property. The proposed building is consistent with that plan and the FDOT permit. Based on the ITE Traffic numbers for a Manufacturing facility, the number of additional trips is small but already part of the original facilities proposed for the site under the FDOT permit. The roadways where the project flows into is not a critical roadway as it relates to road capacity. The permit form FDOT already includes the facility ultimate build out.

Should you have any questions or require additional information, please contact me at (321) 354-9656.

Sincerely,



Reinardo Malave, P.E.
Associate Vice President
Dewberry Engineers, Inc.

RM:drq
Belle Isle Regal Boats Final Plan Review Comments – 01-20-2023

Cc: Giacomo Licari, P.E., Dewberry Engineers Inc.