

February 24, 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.

Harris Engineering

Second Submission Comments:

Sheet C-0.0 (Cover)

1. Why were the General Notes and Erosion Control Plans removed from the City resubmission?

Response: The submited revised set includes the entire plan set as requested.

2. Sheets C-7.0 through C-8.4 were removed in this second submission. It is okay, as review and approval would be by other authorities. However, I believe the City will want a copy of these sheets once final for City record.

Response: The submited revised set includes the entire plan set as requested.

Sheet C-5.0 (Overall Site Plan)

3. The basin table presented on this sheet does not match the Post-Development basin table on Sheet C-2.2. Please confirm.

Response: Please see revised Sheet C-5.0, the basin table now matches with the one on Sheet C-2.2

4. Handicap accessible stall count. Per ADA Code, if the number of parking stalls is over 500, then 2% of the total must be ADA compliant. If 705 spaces are provided, then 14.1 ADA stalls are required. The plan says 14 are provided, but I believe this percentage consideration must be rounded up to 15 total handicap stalls.

Response: See revised Sheet C-5.0, the total ADA parking spaces have been revised to 16 spaces (8 existing + 8 proposed).

Informational:

5. Required FDEP NOI. Applicant to supply NOI Letter from FDEP.

Response: Acknowledged, a FDEP NPDES NOI will be submitted to the city prior starting of construction.

Informational:

6. City will require a Pre-Construction meeting with the Contractor prior to any demolition or site work commencement.

Response: Acknowledged.

Informational:

7. Sheet C-6.0. There are door landings along the East side yard of the building addition. Cross-section B does not address the landing pads. The landings would affect the grade slope stated in the cross-section view. Applicant to be aware and ensure no adverse effects to neighboring properties.

Response: Acknowledged. The subject area does not convey any stormwater runoff other than from the green area itself. See added Cross Section B1 on Sheet C-6.0. Proposed grades avoid adverse impacts to the east neighboring property.

Informational:

8. There is a dimension tag error on Sheet C-5.2. See snip below.

Response: Acknowledged.

Informational:

9. HCE did not review any areas outside of the stated project limits.

Response: Acknowledged.

City of Belle Isle

1. Regarding comment #2, for handicap parking, I noticed the "existing" total of parking spots differed between the first set of plans to the latest plans. Please confirm the existing amount of parking spaces, and the proposed total of parking spaces.

Response: The existing number of ADA parking have been recounted to a total of 8 existing spaces. 8 ADA spaces are proposed as part of the subject development.

2. Sheet C-5.2 indicates 37 new parking spots (13 parallel to the Commodore Building and 24 perpendicular near the Administration Building). If the pre-existing amount of parking spaces is 677, would the new proposed total be 714 instead of 705? Please confirm.

Response: Parkign spaces count has been revised, 4 regular spaces are lost because of the new ADA spaces, the new overall parking count is shown on Sheet c-5.0 (677-4+13+24 = 710 spaces)

3. As stated, sec. 50-72 (d) (3), the total spaces in a lot exceeding 501 requires 2% of the total required spaces to be labelled as Handicapped. The confirmation of the proposed overall total will impact the handicap requirement. Here is a section to the code:
https://library.municode.com/fl/belle_isle/codes/code_of_ordinances?nodeId=SPBLA_DECO_CH50PEDERE_ARTIIIDEST_S50-72PALORE

Response: Acknowledged.

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.