Review Date: **JANUARY 26, 2023**

Applicant Name: **AYALA PROPERTIES, LLC**

DO Permit No.: **NA**

Project Name: **PROPOSED SUBDIVISION DEVELOPMENT**
**4925, 4927, 4929, and 4931 SOUTH LAKEWOOD DRIVE**
**4933, 4935, 4937, and 4939 SOUTH LAKEWOOD DRIVE**
**SUBMITTAL NO. 4 REVIEW COMMENTS**

Anchor Consulting Engineering and Inspection, Inc (Anchor) is pleased to submit our review comments on the proposed ***Major Development Application*** received from ***Gloria Ramirez*** for the subdivision development at ***4925, 4927, 4929, and 4931 South Lakewood Drive***, Parker, Florida. In this application, it appears Applicant has also included ***4933, 4935, 4937, and 4939 South Lakewood Drive*** into this review.

All comments will apply to both parcels of development.

**APPROVAL STATUS:**

☐ **APPROVED**
☒ **APPROVED AS NOTED (CONDITIONAL APPROVAL)**
☐ **RESUBMIT - REQUEST ADDITIONAL VERIFICATION/MODIFICATION**
☐ **NOT APPROVED – DOES NOT MEET LAND USE CODE**

**PARKER CITY COUNCIL COMMENTS:**
The Parker City Council approved, with a 4-0 vote, the applicant's request to rebuild townhomes in a low-density residential on March 1, 2022. According to minutes from that council meeting, applicant is approved for this rebuild, but must work with the City's engineer to obtain permit.

**LEGAL DEPARTMENT REVIEW COMMENTS:**

**City Comment No. 1.** **Property Owner is responsible for maintaining the stormwater pond/swale.**

**City Comment No. 2.** **Execute and deliver a backup stormwater easement to the City.**

**PUBLIC WORKS DEPARTMENT REVIEW COMMENTS:**

**City Comment No. 1.** **Applicant/Contractor must tie into the sewer in the road and abandon the existing/private sewer behind the townhomes.**

**POLICE DEPARTMENT REVIEW COMMENTS:**
The Parker Police Department has no comments.

**FIRE DEPARTMENT REVIEW COMMENTS:**
The Parker Fire Department has no comments.

## PLANNING DEPARTMENT REVIEW COMMENTS:

**The Planning Department makes the following recommendations to the City for approval.**

**A point-by-point response of the City's Planning recommendations and Applicant's responses are detailed below. Comments that were addressed in previous submittals, have been removed from the list below.**

**New Comment No. 1**

**APPROVED AS NOTED – In order for the Application to be approved, the Applicant must combine all 8 townhomes, which currently are in 5 separate parcels, into 1 large parcel and provide the City documentation where this has been done.**

**City Comment No. 12.**

5-10.13 – Rainfall Intensity – Duration – Frequency Curves: Please provide stormwater model results for the 25-year, 24-hour storm event were received.

**12/1/22 Applicant's Response to City Comment No. 12**
See Engineering Report.

**Planning Department Recommendation to Applicant's Comment**
Applicant will need to provide modeling results as Appendix B of the Engineering Report. There appears to be a difference between the TR-55 runoff curve number used for the Pre-reconstruction and Post-development. Indicate how grass coverage changes substantially and why it does not conservatively assume the same or a greater value.

**12/21/22 Applicant's Response to City Comment No. 12**
There were three models run for this project. Pre-Hurricane, Pre-Construction, and Post-Construction. The site was designed to closely match the Pre-Hurricane conditions.

The Pre-Construction model was run to show how the improvements will improve run-off based on current site conditions.

**Planning Department Recommendation to Applicant's Comment**
**APPROVED AS NOTED - It appears that the pond/swale area was not used in the runoff analysis and a separate curve number was used in the ICPR modeling than the one calculated (which did not include the pond/swale as a contributing impervious area). This deviation will only have a negligible impact on the overall stormwater design and therefore does not require modification.**

**City Comment No. 13.**

6-1.3.3.b – Development Review Process: Townhomes are not allowed in LDR/REX zoning.

**12/1/22 Applicant's Response to City Comment No. 13**
City Council Approved the rebuild of townhomes on March 1, 2022.

**Planning Department Recommendation to Applicant's Comment**
Recommendation that the City require that the applicant use the site with the buildings that were demolished as the Pre-Condition.

**12/21/22 Applicant's Response to City Comment No. 13**
The Pre-Hurricane Model was based on the Pre-Hurricane site conditions.

**Planning Department Recommendation to Applicant's Comment**
**APPROVED - Noted. Our Recommendation is to the City to use the Pre-Hurricane conditions.**

I. Adequacy of public facilities and services available to serve the proposed development and bonding of all infrastructure by phase.
RESUBMIT – Please provide information requested on stormwater management below.

**12/21/22 Applicant's Response to City Comment No. 13.I**
See below:

**Mailing Address:**
Post Office Box 958, Lynn Haven, Florida 32444
**Physical Address:**
3445 Highway 389, Panama City, Florida 32405
**Phone/Email/Website**
850.265.6979 / scr@scr.us.com / www.scr.us.com

**Planning Department Recommendation to Applicant's Comment**
**APPROVED - Noted. Applicant has addressed comment regarding bonding information.**

IV. Drainage or stormwater management.
Applicant provided an Engineering Report which included Section 2 – Stormwater Design Summary, as well as appendices related to stormwater design, modeling, and calculations.

**RESUBMIT** – Please provide verification from FDEP for ERP Exemption.

**12/21/22 Applicant's Response to City Comment No. 13.IV**
Per 62-330.020 Regulated Activities a permit, is not required. Applicant provided a copy of the Request for Verification of Exemption from an ERP as part of this resubmittal package.

**Planning Department Recommendation to Applicant's Comment**
**APPROVED AS NOTED - Applicant provided the Request for Verification of Exemption from and ERP.**

**A review of FDEP's Oculus Site indicates exemption request was received by FDEP on December 21, 2022. Follow-up documentation and e-mails provided indicate that both FDEP and NWFWMD confirm project activities would fall below permitting thresholds with no further action required.**

**RESUBMIT** – There appears to be a difference between the TR-55 runoff curve number used for the Pre-reconstruction and Post-development. Indicate how grass coverage changes substantially and why it does not conservatively assume the same or a greater value.

**12/21/22 Applicant's Response to City Comment No. 13.IV**
See Engineering Report. Due to the site being a reconstruction project, the Pre-Hurricane and Post-Construction models were the two models used for comparison. The design was meant to be as close to Pre-Hurricane as possible.

**Planning Department Recommendation to Applicant's Comment**
**APPROVED - Noted.**

**RESUBMIT** - Provide lot coverage calculations for both Pre-Construction and Post-construction that correlates to those utilized in the drainage calculations.

**12/21/22 Applicant's Response to City Comment No. 13.IV**
See Engineering Report.

**Planning Department Recommendation to Applicant's Comment**
**APPROVED AS NOTED - It appears that the pond/swale area was not used in the runoff analysis and a separate curve number was used in the ICPR modeling than the one calculated (which did not include the pond/swale as a contributing impervious area). This deviation will only have a negligible impact on the overall stormwater design and therefore does not require modification.**

V. Vehicular traffic, including on-site parking.
RESUBMIT - Provide parking layout plan that clearly shows 2 spaces per townhome unit that measure 9-foot-wide by 20-foot-long.

**12/21/22 Applicant's Response to City Comment No. 13.VI**
See Engineering Plan Set, SHEET C.4.

**Planning Department Recommendation to Applicant's Comment**
**APPROVED – According to the off-street parking requirements noted within Article 5-9.8 of Parker's LDR, townhomes are required to have 2 spaces per townhome. SHEET C.4 indicates 2 per unit are provided for a total of 16 spaces for both townhome buildings. Applicant has addressed this comment.**

VI. Required permits from other governmental agencies
RESUBMIT – Please provide verification from FDEP for ERP Exemption.

**12/21/22 Applicant's Response to City Comment No. 13.VII**
Per 62-330.020 Regulated Activities a permit, is not required. Applicant provided a copy of the Request for Verification of Exemption from an ERP as part of this resubmittal package.

**Planning Department Recommendation to Applicant's Comment**
**APPROVED AS NOTED - Applicant provided the Request for Verification of Exemption from and ERP.**

**A review of FDEP's Oculus Site indicates exemption request was received by FDEP on December 21, 2022. Follow-up documentation and e-mails provided indicate that both FDEP and NWFWMD confirm project activities would fall below permitting thresholds with no further action required.**

VIII. Noise.
RESUBMIT - Provide statement that townhomes will not create a noise hazard for the surrounding neighbors.

**12/21/22 Applicant's Response to City Comment No. 13.VII**
The project does not call for any new structures, only to replace what was destroyed during Hurricane Michael, therefore the reconstructed structures will not create a noise hazard for the surrounding neighbors.

**Planning Department Recommendation to Applicant's Comment**
**APPROVED - Applicant has addressed this comment. Applicant provided statement via this response to comments addressing noise hazards.**

IX. Lighting.
RESUBMIT - Provide type of lighting that will be used outside of these townhomes.

**12/21/22 Applicant's Response to City Comment No. 13.IX**
See Architectural Plans for structures lighting. Existing Street lights are located in the right of way along Lakewood Drive.

**Planning Department Recommendation to Applicant's Comment**
**APPROVED - It is our understanding that no lighting will be placed within the walkway areas or parking because the lighting will come from the streetlights. Applicant has addressed this comment.**

X. Public safety and/or potential to create a public nuisance; and
RESUBMIT - Provide statement that townhomes will not create a public nuisance.

**12/21/22 Applicant's Response to City Comment No. 13.X**
The project is consistent with the surrounding areas.

**Planning Department Recommendation to Applicant's Comment**
**APPROVED - Applicant has addressed this comment. Applicant provided statement via this response to comments stating that public safety is consistent with surrounding areas.**

XI. Impacts on natural resources.
RESUBMIT - Provide statement that townhomes are not anticipated to cause impacts to Lake Martin or any other neighboring natural resource.

**12/21/22 Applicant's Response to City Comment No. 13.XI**
The reconstruction adds a swale/pond area to store the run-off prior to being discharged into Lake Martin. This swale/pond area will allow some of the pollutants to settle out before being discharged.

**Planning Department Recommendation to Applicant's Comment**
**APPROVED - Applicant has indicated that Lake Martin will be protected from pollutants with the addition of a swale/pond on site where stormwater will collect prior to discharge to the lake. Applicant has addressed this comment.**

**City Comment No. 19.** 9-3.2 Levels of Service - Concurrency Management (No. 4 Drainage System or Facilities): Please provide Concurrency Documentation for Stormwater System.

**12/1/22 Applicant's Response to City Comment No. 19**
There are no stormwater facilities proposed for the project. The stormwater will follow the Pre–Hurricane Michael run off patterns. The stormwater will flow from the front, along Lakewood Drive, to the rear and into Martin Lake. The flow pattern matches the Pre-Hurricane Michael path. Due to no significant changes in the property or use there are no new drainage systems.

**Planning Department Recommendation to Applicant's Comment**
RESUBMIT – Please provide verification from FDEP for ERP Exemption.

There appears to be a difference between the TR-55 runoff curve number used for the Pre-reconstruction and Post-development. Indicate how grass coverage changes substantially and why it does not conservatively assume the same or a greater value.

Provide lot coverage calculations for both Pre-Construction and Post-construction that correlates to those utilized in the drainage calculations.

**12/1/22 Applicant's Response to City Comment No. 19**
Please see responses as referenced in 13.IV above.

**Planning Department Recommendation to Applicant's Comment**
**APPROVED - Noted. Please see our comments as referenced in 13.IV above.**

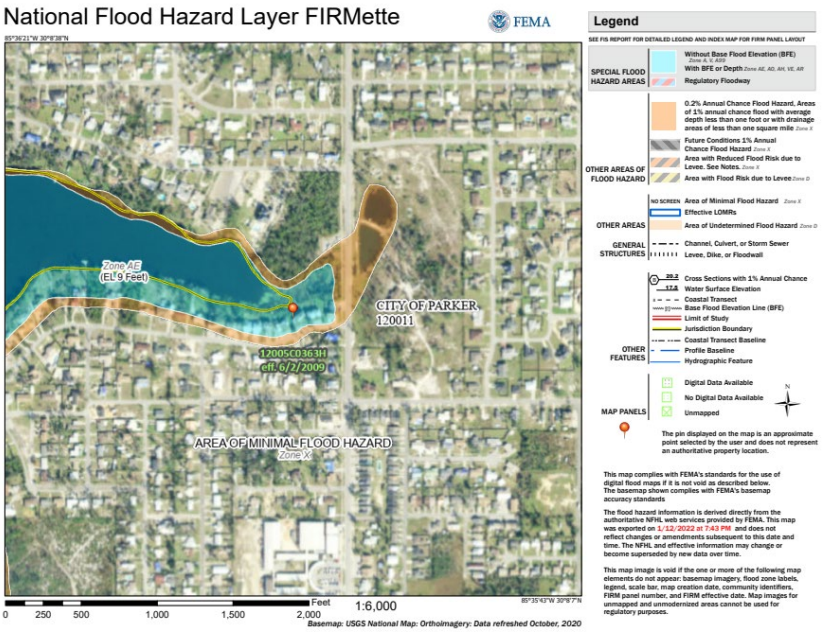
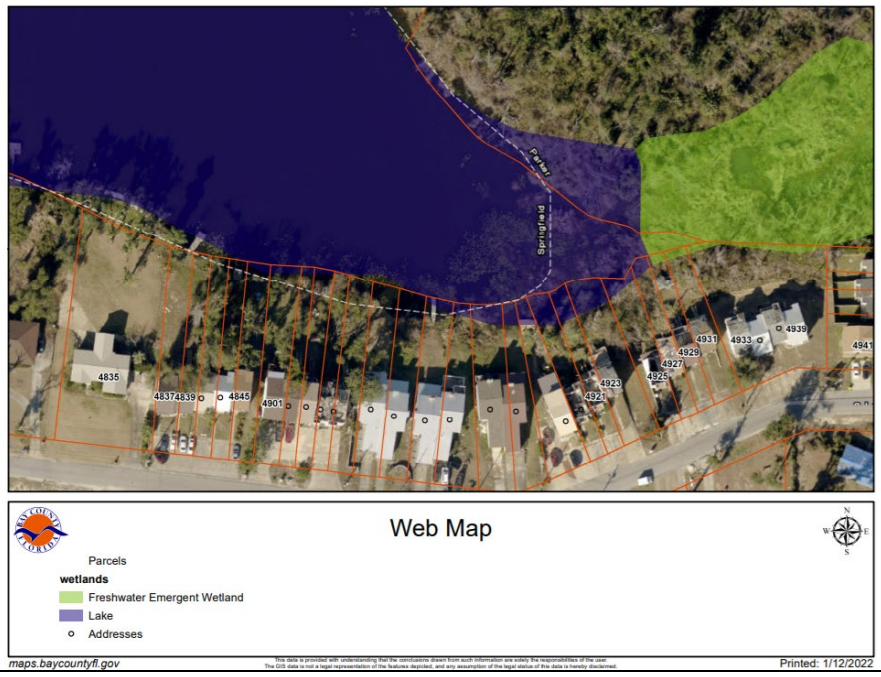
Should you have any questions, please contact the City of Parker.

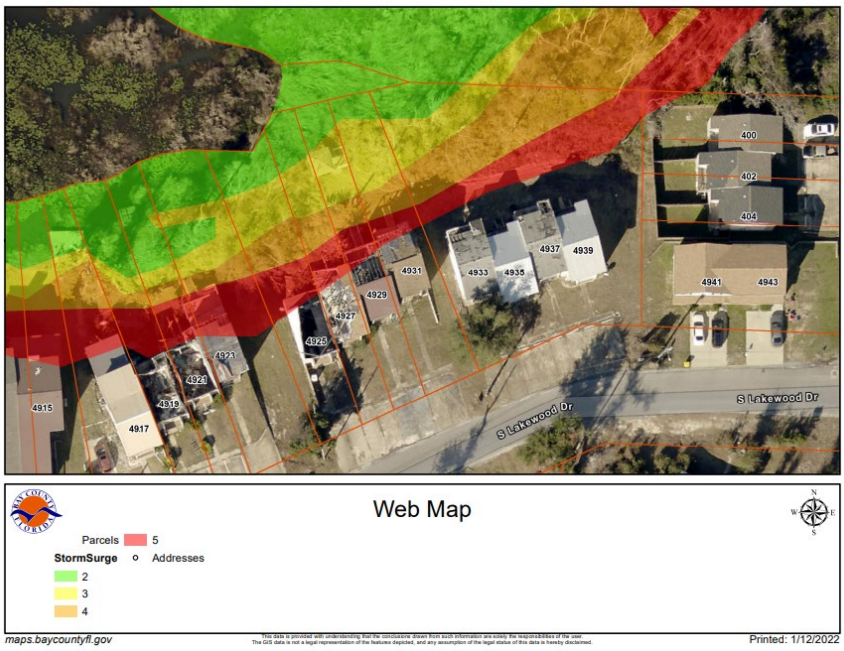
**PROJECT DESCRIPTION:**

Applicant is requesting approval to construct townhomes at ***4925, 4927, 4929, and 4931 South Lakewood Drive*** as well as ***4933, 4935, 4937, and 4939 South Lakewood Drive***, Parker, Florida.

**PROPERTY DESCRIPTION:**

| | |
|---|---|
| **Parcel ID:** | **4925 South Lakewood Drive – Parcel ID No. 25076-006-000<br>4927 South Lakewood Drive – Parcel ID No. 25076-006-002<br>4929 South Lakewood Drive – Parcel ID No. 25076-006-001<br>4931 South Lakewood Drive – Parcel ID No. 25076-004-000<br>4933, 4935, 4937, and 4939 South Lakewood Drive – Parcel ID No. 25076-005-000** |
| **Lot/Block/Subdivision (if applicable)** | **Lakewood - Block 12, Lots 1, 2 and 3** |
| **Area:** | **As calculated from the Bay County 4925 South Lakewood Drive – 0.078 acres (3,397.68 square feet)<br>4927 South Lakewood Drive – 0.054 acres (2,352.24 square feet)<br>4929 South Lakewood Drive – 0.054 acres (2,352.24 square feet)<br>4931 South Lakewood Drive – 0.108 acres (4,704.48 square feet)<br>4933, 4935, 4937, and 4939 South Lakewood Drive – 0.286 acres (12,458.16)<br><br>Total lots as calculated by Applicant:<br>0.597 acres (25,972 square feet)** |
| **Current Use:** | **Vacant Residential – Existing townhomes have been demolished due to extensive damage from Hurricane Michael in October 2018. Complete Major Development Submittal is required.**<br> |
| **Zoning/FLU:** | **Low-Density Residential (LDR)** |
| **Flood Zone:<br>(if Applicable)** | **Flood Zone AE** |

| | |
|---|---|
| **Base Flood Elevation: (if Applicable)** | **EL 9 Feet** |
| **FIRM Panel No.** | **12005C0363H**<br> |
| **Wetlands:** | **As detailed below, two of these lots (4925 and 4927 S. Lakewood) have a small coastal portion that lies within Martin Lake and two of these lots (4929 and 4931 S. Lakewood) have a small coastal portion that lies within a freshwater emergent wetland. As such, care should be taken to ensure trash is removed from site to ensure no wetlands are impacted by pollution.**<br> |

| | |
|---|---|
| **Storm Surge Risk:** | **There is a risk of storm surge with the most intense (Category 5) storm systems could impact the rear side of the residential units. Storms lower than CAT 5 would impact rear of the parcel up to the residential units.**<br><br> |
| **Soils:** | **Foxworth Sand with 5 to 8 Percent Slopes**<br>**Albany Sand with 0 to 2 Percent Slopes** |
| **Contour Elevations:** | **Contours slightly slope from 18 feet along South Lakewood Drive to 0 feet at the coastline.** |
| **Easements:** | **Right-of-Way Easements on the frontal boundary of the parcel (S. Lakewood Drive).** |
| **Municipal Water and Sewer Availability:** | **City Sewer and Water is available for this parcel.** |