Review Date: **APRIL 4, 2023**

Applicant Name: **PRAVIN PATEL**

DO Permit No.: **PZ22-081**

Project Name: **PROPOSED COMMERCIAL RENOVATION – LA BRISA INN**
5711 EAST HIGHWAY 98, PARKER FLORIDA
SUBMITTAL NO. 5 REVIEW COMMENTS

Anchor Consulting Engineering and Inspection, Inc (Anchor) is pleased to submit our review comments on the proposed *Major Development Application* received from *Pravin Patel* for the construction of the La Brisa Inn at *5711 East Highway 98*, Parker, Florida.

APPROVAL STATUS:

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

PUBLIC WORKS REVIEW COMMENTS:

If the Applicant retains the same number of units as was previously permitted, then Public Works believes that they have existing utilities to accommodate the renovation.

POLICE DEPARTMENT REVIEW COMMENTS:

No Comment

FIRE DEPARTMENT REVIEW COMMENTS:

No Comment

PLANNING REVIEW COMMENTS:

The Parker Planning Department has the following point-by-point responses to the comments received: **(ALL PREVIOUSLY ADDRESSED COMMENTS HAVE BEEN REMOVED)**

City Comment No. 1 from 12/14/2021 Review of Submittal No. 1

NOTIFICATION ONLY: It should be noted that post-construction development runoff should not exceed the pre-development runoff. Proposed construction should not alter the quantity or direction of preconstruction runoff as it relates to adjacent properties.

City Comment No. 2 from 12/14/2021 Review of Submittal No. 1

NOTIFICATION ONLY: Because this parcel has been vacant for over 6 months and the cost of the repairs is anticipated to exceed the cost of the fair market value in 2018, the review will therefore be conducted as if it was a new construction project.

City Comment No. 10 from 12/14/2021 Review of Submittal No. 1

Provide landscape plan that should also include buffering in between residential and commercial area at rear of parcel.

City Comment No. 10 from 9/9/2022 Review of Submittal No. 2
Please provide a landscape plan to include what will be used for buffering between the motel and the residential properties at the rear. *Please address this comment.*

City Comment No. 10 from 01/26/2023 Review of Submittal No. 3
Applicant did not provide landscape plans. *Applicant has not addressed this comment.*

Applicant Response to City Comment No. 10 from 01/26/2023 Review of Submittal No. 3
Landscaping Plan is incorporated in the dropbox link provided below. Once accepted, Applicant will revert to the local landscaping engineer and have him send in a proposed irrigation drawing to be approved as well.

City Comment No. 10 from 03/17/2023 Review of Submittal No. 4
Applicant has provided a Landscape Plan which depicts sweet viburnum (shrubs) to be planted on the rear property line which is adjacent to the low density residential that borders the property to the south. Centipede Sod (8,500 Square Feet) will be also placed near within the rear property line. According to the design standards of developments within Subarea 2 – Mixed Use Parkway (South Portion of East Highway 98), streetscaping the front property line with street trees, median plantings, and landscape buffers of parking lots are encouraged for enhancement of this area of Parker. *Applicant is encouraged to revise the Landscape Plan to include some streetscape landscaping within the front boundary area in order to maintain the City's vision for the Subarea 2 – Mixed Use Parkway (South Portion of East Highway 98) detailed in the LDR and Comprehensive Plan. In addition, please provide the irrigation plan when this is resubmitted.*

City Comment No. 10 from 04/03/2023 Review of Submittal No. 5
Applicant has provided a Landscape Plan which depicts sweet viburnum (shrubs) to be planted on the rear property line which is adjacent to the low density residential that borders the property to the south. Centipede Sod (8,500 Square Feet) will be also placed near within the rear property line. Applicant has depicted two 2-foot diameter Natchez Crape Myrtle's in the northwest front boundary of the site, which will be used to enhance this area of Parker in accordance with Subarea 2 – Mixed Use Parkway (South Portion of East Highway 98).

A weather sensor irrigation system is proposed at the site which will have 57 heads at a pressure between 30 to 40 pounds per square inch (psi) to be directed to the shrubbery on the back boundary line and stormwater management system. It appears the Crape Myrtle's will be hand watered until they are established. *Applicant has addressed this comment.*

Should you have any questions, please do not hesitate to contact the City of Parker.

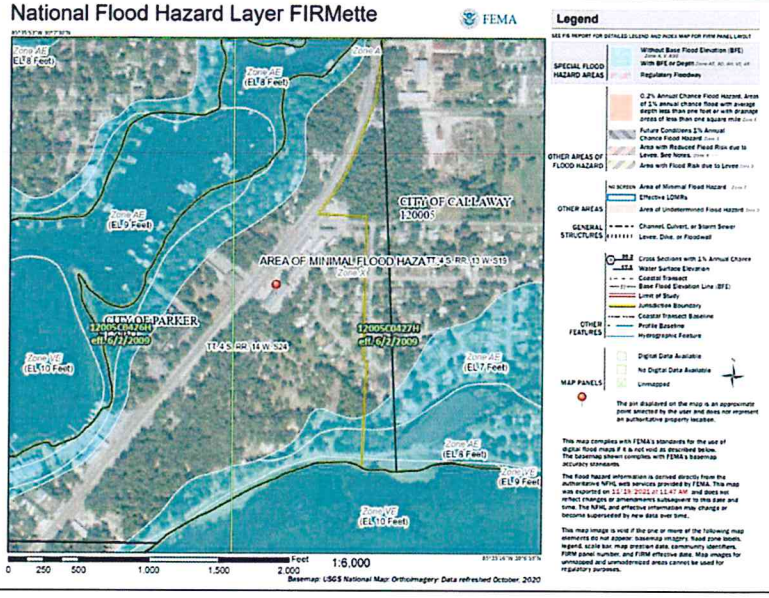
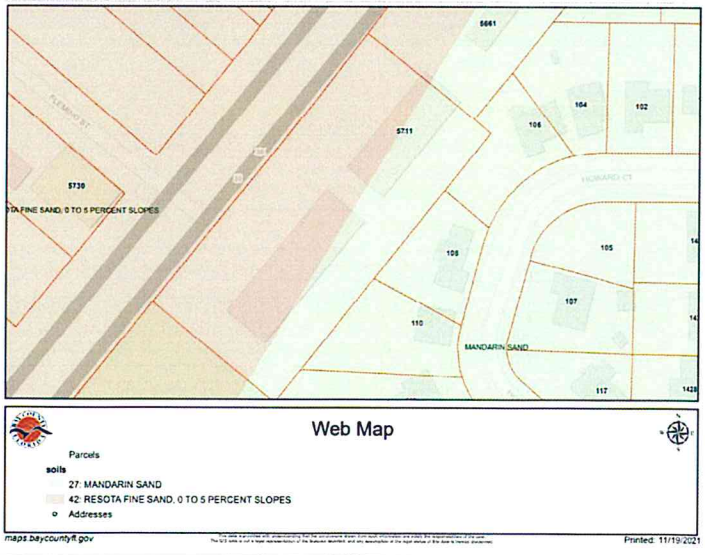
PARCEL INFORMATION

PROJECT DESCRIPTION:

Applicant is requesting approval to renovate the La Brisa Inn at **5711 East Highway 98**, Parker, Florida.

PROPERTY DESCRIPTION:

Parcel ID:	**25818-040-000**
Parcel Owner:	**Rudra P Inc. Etal**
Lot/Block/Subdivision (if applicable)	**N/A - Commercial**
Area:	**81,979.92 square feet or 1.882 acres**
Current Use:	**Vacant Commercial**
Zoning/FLU:	**General Commercial**
Building Height: (Maximum 60 feet)	Approved – **30'3-3/4"**
Front Yard Setback (7 feet)	Approved – **15-foot front setback depicted on Site Plan.**
Side Yard Setback (15 feet)	Approved – **7-foot side setbacks depicted on Site Plan.**
Rear Yard Setback (15 feet)	Approved – **15-foot rear setback depicted on Site Plan.**
Maximum Lot Coverage: (90%)	Approved – **Lot Coverage is 85% as calculated below.** **Impervious 69,972 SF Lot Area = 82,289 SF** **Lot Coverage = Impervious SF/Total Lot Area SF** **Lot Coverage = 69,972 SF/82,289 SF = 85%**
Minimum Lot Size: (5,000 square feet)	Approved – **Lot is ±81,979.92 square feet**
Open Space:	Approved – **Open Space is 15%.**
Flood Zone/BFE: (if Applicable)	Approved – **Flood Zone X – 0 EL**

	
FIRM Panel No.	**Most of property lies in 12005C0427H.**
Wetlands:	**No wetlands anticipated within the proposed parcel's immediate area.**
Storm Surge Risk:	**Minimal risk of storm surge anticipated within the proposed parcel's immediate area. Storm surge is only anticipated for storm events that reach CAT5 intensity.**
Soils:	**Parcel has approximately 1.2 acres of the front half portion of the parcel which is Resota Fine Sand (0 to 5 percent slopes) and approximately 0.65 acres of the rear half portion of the parcel which is Mandarin Sand.** 

Contour Elevations:	**Parcel land gently slopes from 11 feet to 13 feet towards from the southwest to the northeast.**
Easements:	**There is a 10-foot access easement that connects the rear of the parcel to Howard Court.**
Municipal Water and Sewer Availability:	**City Sewer and Water is available for this parcel.**


FRONT ELEVATION RENDERING
RUDRA P INC.
Quality
INN
BY CHOICE HOTELS
FORMER LA BRISA INN

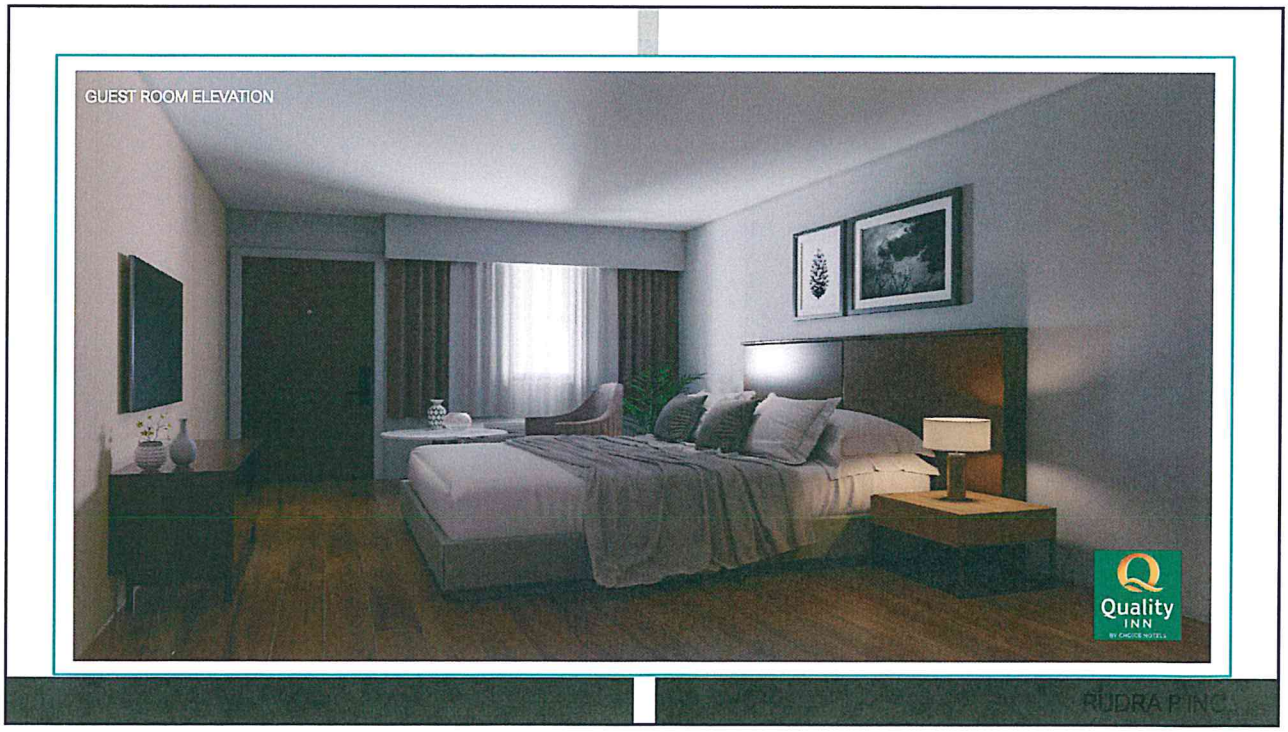
1


EAST ELEVATION
Quality
INN
RUDRA P INC.

2


SECOND FRONT ELEVATION
Quality
INN
RUDRA P INC

3


GUEST ROOM ELEVATION
Quality
INN
RUDRA P INC

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INITIAL PHASE: Completed

- DESIGN RENDERING & FLY THROUGH VIDEO'S – Completed for Lender
- STRUCTURAL REPORTS – Completed
- GEO TECHNICAL REPORT ASSESSMENT - Completed
- HIRED NASHBUILT CONTRACTORS - AIA - A103 Agreement
- DEMOLITION OF SITE – Completed by NashBuilt Construction as Per City Requirement

CHALLENGES:

- COVID-19
- TOURISM IMPACT FROM COVID-19
- LACK OF FUNDING SOURCES DURING COVID PERIOD
- HIGH INTEREST RATES ON COMMERCIAL LOANS

Quality INN

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DESIGN PHASE - Completed

- FINALIZATION OF FINANCING PHASE – Trustmark Bank - Prepared to close loan upon approval of Permits
- ARCHITECTURAL & MEP DESIGNS - ISP/Adelson Ramos Architect - Completed
- CIVIL & STORMWATER DESIGNS - Panhandle Engineering/Robert Carrol - Completed
- STRUCTURAL DESIGNS – MK Webber Structural Engineer - Completed
- ROOF SYSTEM/TRUSSES – Design Completed
- FIRE PROTECTIONS SYSTEM DESIGN – Design Completed
- FRANCHISE APPLICATION & APPROVED – Choice Hotels/Quality Inn Hotel
- PLAN REVIEW: Submission of plans and specifications to City Building Department – Completed

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CONSTRUCTION

- Installation of Trusses and Roof System
- ARCHITECTURAL & MEP DESIGNS - ISP/NB Contracted
- CIVIL DESIGNS - In progress w/Panhandle Engineering/Robert Carrol
- STRUCTURAL DESIGNS – Proposal in hand - MK Webber Structural Engineer

Includes: Storm waters, Mechanical, Electrical, Plumbing, HVAC, Framing System, Storefront, canopy, Doors, Windows & Hardware, Parking Lot, Pool & Signs

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HOTEL v. MOTEL

- The main difference between a motel and a franchise hotel is the level of service and amenities offered to guests.
  - Motels are typically smaller, budget-friendly accommodations that are designed for travelers who are looking for a place to sleep for the night. They often have basic amenities such as a bed, bathroom, and television, but may not offer additional services such as room service or a fitness center.
- On the other hand, franchise hotels are part of a larger hotel chain and offer a wider range of amenities and services to guests.
  - They are typically larger and more luxurious than motels, and may offer features such as a restaurant, bar, swimming pool, fitness center, and conference rooms.
- ***Franchise hotels also have a standardized level of service and quality, and regular inspections which is maintained across all locations.***
- Another key difference between motels and franchise hotels is their location. Motels are often located on the outskirts of towns or along major highways, while franchise hotels are typically located in city centers or popular tourist destinations.

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QUESTIONS?

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