Review Date: **FEBRUARY 5, 2024**

Applicant Name: **COASTAL ACQUISITIONS OF FLORIDA, LLC**

Permit No.: **PZ23-0008**

Project Name: **SUBMITTAL NO. 4 REVIEW**
PROPOSED COMMERCIAL DEVELOPMENT
METAL ROLL FORMING COMMERCIAL FACILITY
25870-000-000: 909 WEST STREET, PARKER, FLORIDA 32404
25869-000-000: 4623 EAST 2ND STREET, PARKER, FLORIDA 32404
25838-000-000: 4610 EAST HIGHWAY 98 BUSINESS

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:

CITY COMMENT 8/15/23: Plans do not show stormwater or existing utilities. Please revise.

APPLICANT REPONSE 10/25/23: Please see Sheet 7 for the Utilities Plan. No dedicated stormwater system is required for this development.

CITY COMMENT 11/10/23: ***Comment has been addressed.***

POLICE DEPARTMENT REVIEW COMMENTS:

No comments.

FIRE DEPARTMENT REVIEW COMMENTS:

CITY COMMENT 8/15/23: An 8-inch waterline is required from U.S. Business 98 down to West Street to East 2nd Street to the hydrant to be placed at the entrance on 2nd Street.

APPLICANT REPONSE 10/25/23: A 6-inch water line and fire hydrant already exist at the corner of West St. and East 2nd St.

CITY COMMENT 11/10/23: ***Comment has been addressed.***

PLANNING REVIEW COMMENTS:

1. As a CONDITIONAL APPROVAL of Lot Coverage, please provide the City with the Lot Coverage percentage of 44.65% under the Site Data Table in the final signed and sealed plan set for the City's records prior to the council meeting.

It should be noted that all communication regarding this development should flow through the City for distribution to the review team. Communication with the review team directly is strictly prohibited as the City maintains the master files for this development. Should you have any questions, please do not hesitate to contact the City of Parker.

PLANNING REVIEW COMMENTS

PROJECT DESCRIPTION:

Applicant is requesting to construct a ***Metal Roll Forming Commercial Facility*** on two parcels located on the northwest end of East 2nd Street bordering West Street and the northern parcel bordering West Street and U.S. Business 98 in Parker, Florida. It should be noted that the two parcels on East 2nd Street parcels were approved for a Comprehensive Plan Amendment change from Mixed Use to General Commercial by the City Council on May 16, 2023.

PROPERTY DESCRIPTION:

1. Parcel ID:	25838-000-000: 4610 East Highway 98 Business 25870-000-000: 909 West Street, Parker, Florida 32404 25869-000-000: 4623 East 2nd Street, Parker, Florida 32404
2. S/T/R:	24-4S-14W
3. Purpose of Application:	Applicant is requesting permission to construct a Metal Roll Forming Commercial Facility on these parcels.
4. Area:	**APPROVED 8/15/23**: Application, Bay County GIS and Property Appraisers indicate that these parcels have a combined area of 2.642 acres (or 115,085.52 square feet): 25838-000-000 – Approximately 1.17 acres 25870-000-000 – Approximately 0.885 acres 25869-000-000 – Approximately 0.587 acres A Boundary Survey was received on June 16th showing the three parcels referenced above are a total of 2.87 ± acres (or 125,017.2 square feet). For this review the Boundary Survey was used to determine calculations. **Additionally, these three parcels will have to be combined into one Parcel ID through the Bay County Property Appraisers Office if the area in both parcels is to be considered.** *Accurate dimensions and/or areas of the impervious structures (buildings, driveway, etc.) are requested to ensure that the City has the most up-to-date records for all structures located on these parcels and to assist in the review of lot coverage and additional development orders submitted for the same development in the future.*
5. Current Use:	Vacant Commercial Lot
6. Proposed Use	Metal Roll Forming Commercial Facility
7. FLU:	General Commercial - GC
8. Maximum Density	N/A
9. Building Height	**APPROVED 11/02/23** **CITY COMMENT 8/15/23**: As referenced in Article 4-5.4.3.a – General Commercial –

PLANNING REVIEW COMMENTS

	Development Standards – Maximum Building Height is defined as 60 feet/6 stories). Application indicates a structure height of 24'. Rendering of the building were submitted on June 16th. However, the renderings do not have a structure height on them. Please modify renderings to dimension the proposed height of building from base to crest of roof. **APPLICANT RESPONSE 10/25/23:** Two images have been attached of the rendering model dimensioned from base to roof crest. **CITY COMMENT 11/10/23**: Renderings were submitted on 10/30/23 which indicate a building height of 24 feet. ***This comment has been addressed.***
10. Setback – Front Yard - 15 feet	**APPROVED 01/26/24:** **CITY COMMENT 8/15/23**: As referenced in Article 4-5.4.3.b.i – General Commercial – Development Standards – Front Yard Minimum Lot Setback is defined as 15 feet. Digital Plans were received on June 16th which indicated an MBL (minimal build line) with a dimension from the front boundary line to the building of 15 feet. Is the front of the building going to be on East 2nd Street or West Street? The MBL line should be dimensioned to show the distance in between the boundary line and the MBL which should correspond to the City's setbacks stated herein. Please add dimensions on resubmittal. **APPLICANT RESPONSE 10/25/23:** The MBL has been dimensioned on each side to reflect the setbacks required by the city. **CITY COMMENT 11/10/23:** A revised Site Plan was submitted on 10/30/23 which indicated a dimension of 10 feet from the front property line to the MBL (setback line). As indicated on the Applicant's plans, the front of the building and parking for the building are adjacent to West Street. Per the Parker LDR, the front setback must be 15 feet. Please revise your MBL (setback line) to 15 feet. **APPLICANT RESPONSE 01/23/24:** The setbacks and minimum building line have been revised to 15 feet. **CITY COMMENT 01/26/24:** A revised Site Plan was submitted on 01/23/24 which indicated a dimension of 15 feet from the front property line to the MBL (setback line). ***This comment has been addressed.***
11. Setback – Side Yard - 7 feet	**APPROVED 11/10/23:** **CITY COMMENT 8/15/23**: As referenced in Article 4-5.4.3.b.ii – General Commercial – Development Standards – Side Yard Minimum Lot Setback is defined as 7 feet. Digital Plans were received on June 16th indicating an MBL for the right-side yard setback. The MBL line should be moved and dimensioned to show the distance in between the boundary line and the MBL (7 feet) which should correspond to the City's setbacks stated herein. Please add dimensions on resubmittal. **APPLICANT RESPONSE 10/25/23:** The MBL has been dimensioned on each side to reflect the setbacks required by the city.

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	CITY COMMENT 11/10/23: A revised Site Plan was submitted on 10/30/23 which indicated a dimension of 10 feet from the side property line to the south to the MBL (setback line) and 15 feet from the side property line to the north to the setback line. Both side yards are within the LDR threshold. ***This comment has been addressed.***
12. Setback – Rear Yard - 15 feet	**APPROVED 11/10/23:** **CITY COMMENT 8/15/23**: As referenced in Article 4-5.4.3.b.iii – General Commercial – Development Standards – Rear Yard Minimum Lot Setback is defined as 15 feet. Digital Plans were received on June 16th indicating an MBL on the assumed rear yard setback. The MBL line should be dimensioned to show the distance in between the boundary line and the MBL which should correspond to the City's setbacks stated herein. Please add dimensions on resubmittal. **APPLICANT RESPONSE 10/25/23:** The MBL has been dimensioned on each side to reflect the setbacks required by the city. **CITY COMMENT 11/10/23**: A revised Site Plan was submitted on 10/30/23 which indicated a dimension of 15 feet from the rear property line to the MBL (setback line). ***This comment has been addressed.***
13. Setback – Corner Lot – 10 feet	**APPROVED 11/10/23:** **CITY COMMENT 8/15/23**: As referenced in Article 4-5.4.3.b.iv – General Commercial – Development Standards – Corner Yard Minimum Lot Setback is defined as 10 feet. Digital Plans were received on June 16th indicating an MBL for the corner lot of this parcel (the right-side yard setback). The MBL is covered by parking in one area. The MBL line should be moved to 10 feet on this corner and dimensioned to show the distance in between the boundary line and the MBL which should correspond to the City's setbacks stated herein. Please add dimensions on resubmittal. **APPLICANT RESPONSE 10/25/23:** The MBL has been dimensioned on each side to reflect the setbacks required by the city. **CITY COMMENT 11/10/23**: A revised Site Plan was submitted on 10/30/23 which indicated a dimension of 15 feet from the rear property line to the MBL (setback line). ***This comment has been addressed.***
14. Lot Coverage (≤90%)	**CONDITIONAL APPROVAL NOTED IN CITY COMMENT BELOW 01/26/24:** **CITY COMMENT 8/15/23**: As referenced in Article 4-5.4.3.c – General Commercial – Development Standards – Maximum Lot Coverage is defined as 90%. Lot coverage is calculated according to the lot size and structures on the parcel. Applicant is required to provide a Site Data Table which includes impervious structures and lot coverage to show how the applicant came to 64% lot coverage per the plans. This should include a breakdown of the square footage for the following: Building Footprint – 28,800 SF Pavement/Parking Areas – Area/Square Footage Sidewalks – Area/Square Footage Drive Heavy Duty Asphalt – Area/Square Footage Gravel Area – Area/Square Footage Any other impervious surface

PLANNING REVIEW COMMENTS

It should also be noted that the Site/Zoning Information data does not reflect the three parcels being constructed. According to the Survey, these three parcels are a combined 2.87 acres. The information provided under the Site/Zoning Information on SHEET 4 of 10 indicates a site area of 1.47 acres, which, it is assumed that this was used to calculate lot coverage and ISR. Please correct the Site Area and ensure all calculations pertaining to Lot Coverage and ISR are correct.

APPLICANT RESPONSE 10/25/23: A site data table has been added to the Layout (Sheet 4) with the square footage totals of the impervious surfaces and the lot coverage calculations.

CITY COMMENT 11/10/23: A revised Site Plan was submitted on 10/30/23 which included the development of the upper parcel (corner West Street and Business U.S. Highway 98) and lower parcel (north corner of West Street and East 2nd Street) and an updated Site Data table. With the information provided, the following lot coverage has been calculated:

Impervious Surface	Size in SF
Building	28,000
Pavement/Parking	12,787
Sidewalks	1,128
Heavy-Duty Asphalt	7,297
Gravel	1,484
Stormwater Ponds	**???**
Total	**50,696**

The number calculated from the Data Table provided on the Site Data table differs from what Applicant has provided as the total. Applicant indicated that total impervious structures is 44,000 SF. Whereas, the total impervious when calculated from the Site Data Table is 50,696 SF. Please recalculate and revise Site Data table accordingly. In addition, lot coverage includes all impervious surfaces, which includes stormwater ponds. As indicated in the drainage report and Site Plan, there appears to be two ponds on site. Please add areas for all ponds to Site Data Table and recalculate the Lot Coverage using the correct, total impervious structures area. Once resubmitted, Lot Coverage will be confirmed if calculations are correct.

APPLICANT RESPONSE 01/23/24: The site data table has been revised to accurately reflect conditions of the site.

CITY COMMENT 01/26/24: A revised Site Plan was submitted on 01/23/24 which included an updated Site Data table. With the information provided, the following lot coverage has been calculated:

Impervious Surface	Size in SF
Building	28,000
Pavement/Parking	12,787
Sidewalks	1,128
Heavy-Duty Asphalt	7,297
Gravel	1,484
Stormwater Ponds	5,136
Total	**55,832**

Lot Coverage = Impervious Surfaces (SF)/Lot Area (SF)
Lot Coverage = 55,832 SF/125,017 SF = 44.65%

PLANNING REVIEW COMMENTS

	It should be noted that Lot Coverage is not denoted on the plan set. As a conditional approval, please add the Lot Coverage of 44.65% under the Site Data Table in the final signed and sealed plan set. *As stated above, accurate dimensions and/or areas of the impervious structures (buildings, driveway, etc.) are requested to ensure that the City has the most up-to-date records for all structures located on these parcels and to assist in the review of lot coverage and additional development orders submitted for the same development in the future.*
15. Minimum Lot Size (≥7,500)	**APPROVED 8/15/2023:** As referenced in Article 4-5.4.3.d – General Commercial – Minimum Lot Size is indicated as 5,000 square feet. The lot size is indicated as over 5,000 square feet in Comment No. 4 above which meets the requirement of greater than 5,000 square feet detailed in the LDR.
16. Floor Area Ratio (FAR)	**APPROVED 11/10/23:** **CITY COMMENT 8/15/23**: As referenced in Article 4-5.4.3.e – General Commercial – Floor Area Ratio (FAR) is indicated as 1.5 **CITY COMMENT 11/10/23**: A revised Site Plan was submitted on 10/30/23 indicating new lot area that was used to recalculate the FAR as follows. **FAR Calculation:** Building Area/Lot Area = 28,000/125,017 = 0.22 FAR
17. Impervious Surface Ratio (ISR)	**APPROVED 01/26/24:** **CITY COMMENT 8/15/23**: As referenced in Article 4-5.4.3.f – General Commercial – Impervious Surface Ratio is indicated as 0.7 ISR is calculated according to the lot area and impervious surfaces on the parcel. Applicant is required to provide a Site Data Table which includes impervious structures and will have enough information to show how the applicant came to 0.7 ISR per the plans. This should include a breakdown of the square footage of the impervious surfaces. It should also be noted that the Site/Zoning Information data does not reflect the three parcels being constructed on. According to the Survey, these three parcels are a combined 2.87 acres. The information provided under the Site/Zoning Information on SHEET 4 of 10 indicates a site area of 1.47 acres, which, it is assumed that this was used to calculate lot coverage and ISR. Please correct the Site Area and ensure all calculations pertaining to Lot Coverage and ISR are correct. **APPLICANT RESPONSE 10/25/23:** The ISR has been included on the site data table on Sheet 4. **CITY COMMENT 11/10/23**: A revised Site Plan was submitted on 10/30/23 which included the development of the upper parcel (corner West Street and Business U.S. Highway 98) and lower parcel (north corner of West Street and East 2nd Street) and an updated Site Data table. With the information provided, the following lot coverage has been calculated:

Impervious Surface	Size in SF
Building	28,000
Pavement/Parking	12,787
Sidewalks	1,128
Heavy-Duty Asphalt	7,297
Gravel	1,484
Total	**50,696**

The number calculated from the Data provided on the Site Data table differs from what

PLANNING REVIEW COMMENTS

<table>
<tr><td></td><td>Applicant has provided as the total. Applicant indicated that total impervious structures is 44,000 SF. Whereas, the total impervious when calculated from the Site Data Table is 50,696 SF. Please recalculate and revise Site Data table accordingly.
ISR does <u>not</u> include stormwater ponds.

ISR = Total Impervious (minus SW Ponds)/Total Lot Area

ISR = 50,696 SF/125,017 SF = 0.41

Applicant indicated an ISR of 0.35 which is assumed to be because of the total impervious area discrepancy stated above. Please recalculate and revise the ISR using 50,696 SF of impervious structures.

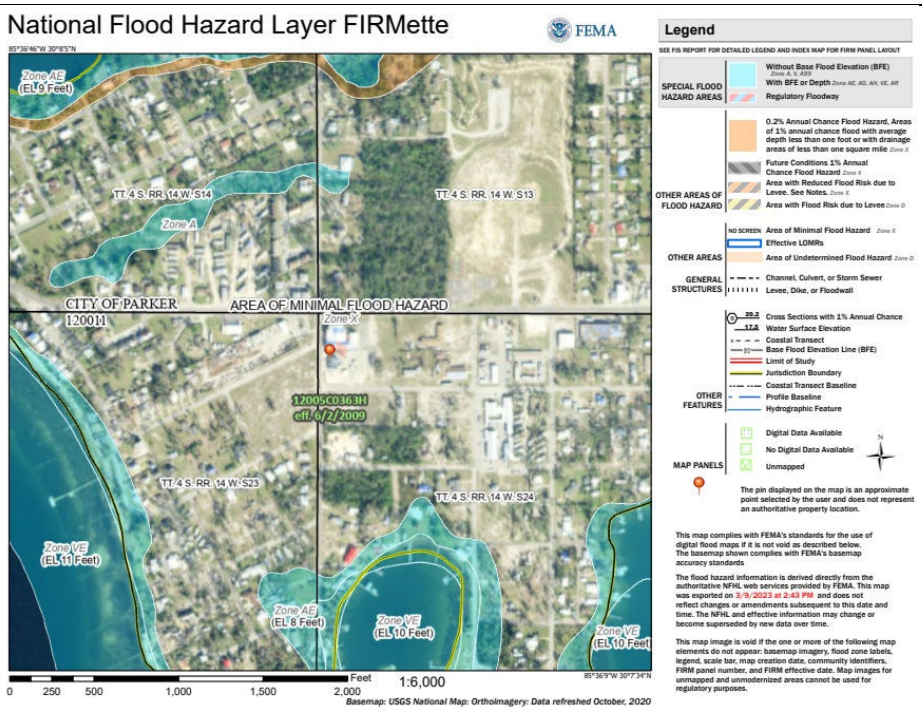
CITY COMMENT 01/26/24: A revised Site Plan was submitted on 01/23/24 which included an updated Site/Rezoning Information section. With the information provided, the following ISR was recalculated by the Applicant:
<table>
<tr><th>Impervious Surface</th><th>Size in SF</th></tr>
<tr><td>Building</td><td>28,000</td></tr>
<tr><td>Pavement/Parking</td><td>12,787</td></tr>
<tr><td>Sidewalks</td><td>1,128</td></tr>
<tr><td>Heavy-Duty Asphalt</td><td>7,297</td></tr>
<tr><td>Gravel</td><td>1,484</td></tr>
<tr><td>Total</td><td>50,696</td></tr>
</table>
ISR = Total Impervious (minus SW Ponds)/Total Lot Area

ISR = 50,696 SF/125,017 SF = 0.41

This comment has been addressed.</td></tr>
<tr><td>18. Distance between Buildings</td><td>N/A: As referenced in Article 4-5.9 – Distance Between Buildings, Applicant shall provide:
1. The minimum distance between adjacent stand-alone buildings shall be a total of 10 feet.
2. Distance shall be measured at the narrowest space between structures, whether a main living unit, principal structure, allowable attachment, or an accessory use, and shall not include roof overhang (eave).

There appears to be only 1 building on site.</td></tr>
<tr><td>19. FIRM Panel No, Flood Zone and BFE (if applicable)</td><td>APPROVED 8/15/23:
Parcel is located within Flood Zone X in FIRM Panel No. 12005C0363H,</td></tr>
</table>

PLANNING REVIEW COMMENTS

	
20. Wetlands:	**APPROVED 8/15/23:** This parcel is not located adjacent or near a wetland or other body of water.
21. Storm Surge Risk:	**APPROVED 8/15/23:** This parcel is not located in an area where storm surge is anticipated.
22. Coastal High Hazard Area:	**APPROVED 8/15/23:** Parcel is NOT located more inland and is not adjacent to a Coastal High Hazard Area.
23. Soils:	This area contains Lakeland Sand (0 to 5 Percent Slopes). The Lakeland series consists of very deep, excessively drained, rapid to very rapidly permeable soils on uplands. They formed in thick beds of eolian or marine and/or fluvio-marine sands in the Southern Coastal Plain MLRA (133A), the Carolina and Georgia Sandhills (MLRA 137), the Eastern Gulf Coast Flatwoods (MLRA 152A) and the Atlantic Coast Flatwoods (MLRA 153A).Near the type location, the mean annual temperature is about 67 degrees F., and the mean annual precipitation is about 52 inches. Slopes are dominantly from 0 to 12 percent but can range to 85 percent in dissected areas. TAXONOMIC CLASS: Thermic, coated Typic Quartzipsamments
24. Contour Elevations:	25871-000-000 – Contours are relatively flat on this parcel at around 20 feet, the north and west borders to slope to 16 to 17 feet as you reach the roadways, East 2nd Street and West Street. 25872-000-000 – Contours gently slope from 21 feet from the front boundary southeastward to 18 feet.
25. Easements:	There is a 50-foot-wide roadway right-of-way easement along East 2nd Street. There is a 50-foot-wide roadway right-of-way easement along West Street. There is a 20-foot-wide stormwater easement which is currently running along the east boundary line of 4610 East Business Highway 98 that extends 20 feet south into Parcel ID No. 25869-000-000: 4623 East 2nd Street, Parker, Florida 32404

PLANNING REVIEW COMMENTS

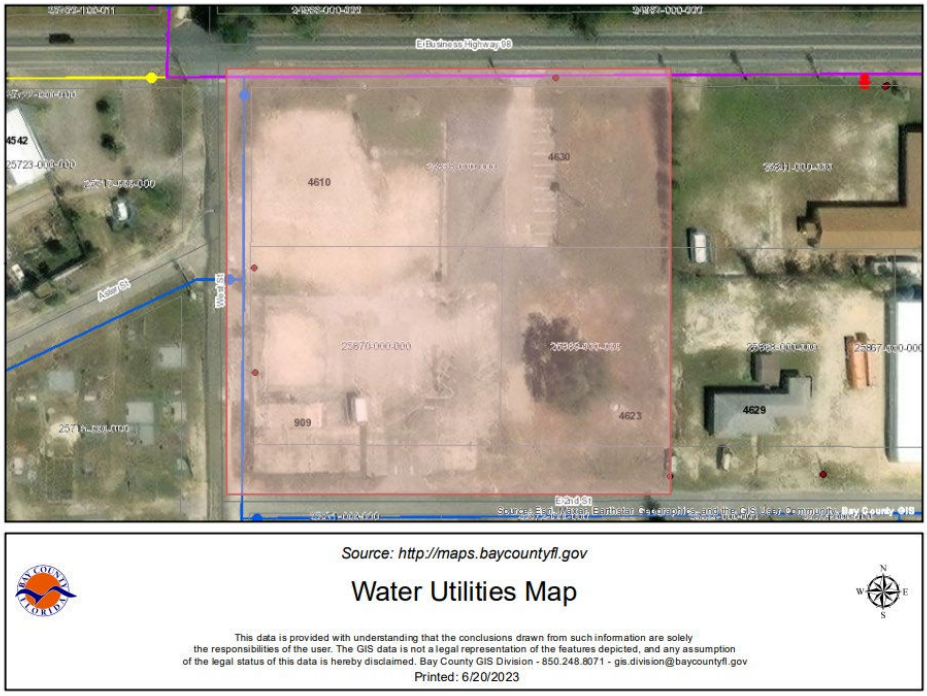
26. Utilities:

APPROVED 11/10/23:

Water Utilities:

- Parcel No. 25870-000-000 (909 West Street, Parker) has two commercial water meters.
- Parcel No. 25869-000-000 (4623 East 2nd Street) has one domestic water meter.
- Parcel No. 25838-000-000 (4610 East Highway 98 Business) has one commercial water meter.

These meters are connected to the City's 6-inch Potable Water Line that runs along U.S. Business 98, West Street and East 2nd Street. There is one Fire Hydrant located on the west side of Parcel No. 25871-000-000: (1008 West Street).

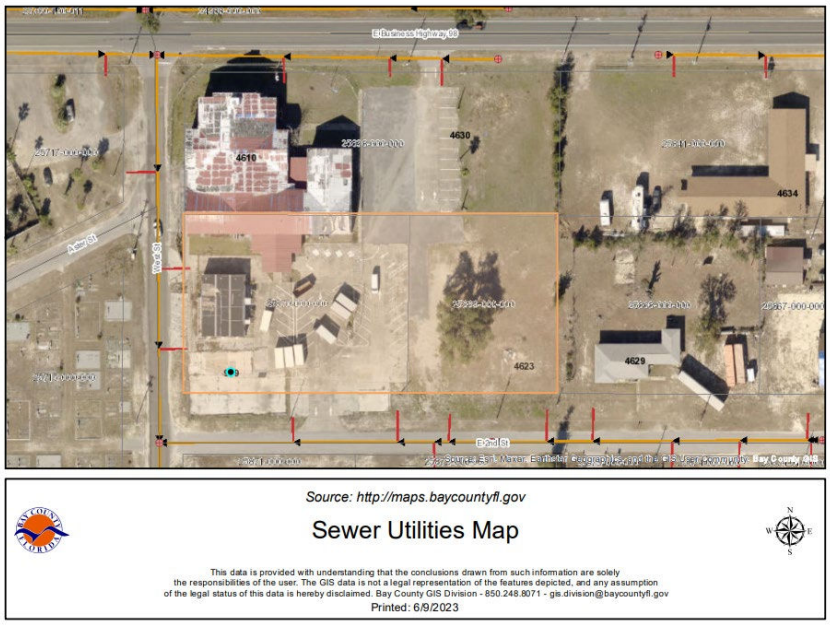


Digital Plans were received on June 16th which indicated that the Applicant would use the water service connection located on the west side of 909 West Street. City records indicate this water meter is for Commercial Use. Applicant has indicated that they will use the existing ¾-inch Water Meter for Domestic Service to the building. Plans were modified to include an 8-inch waterline that will run down West Street from Business Highway 98 to East 2nd Street at the proposed hydrant.

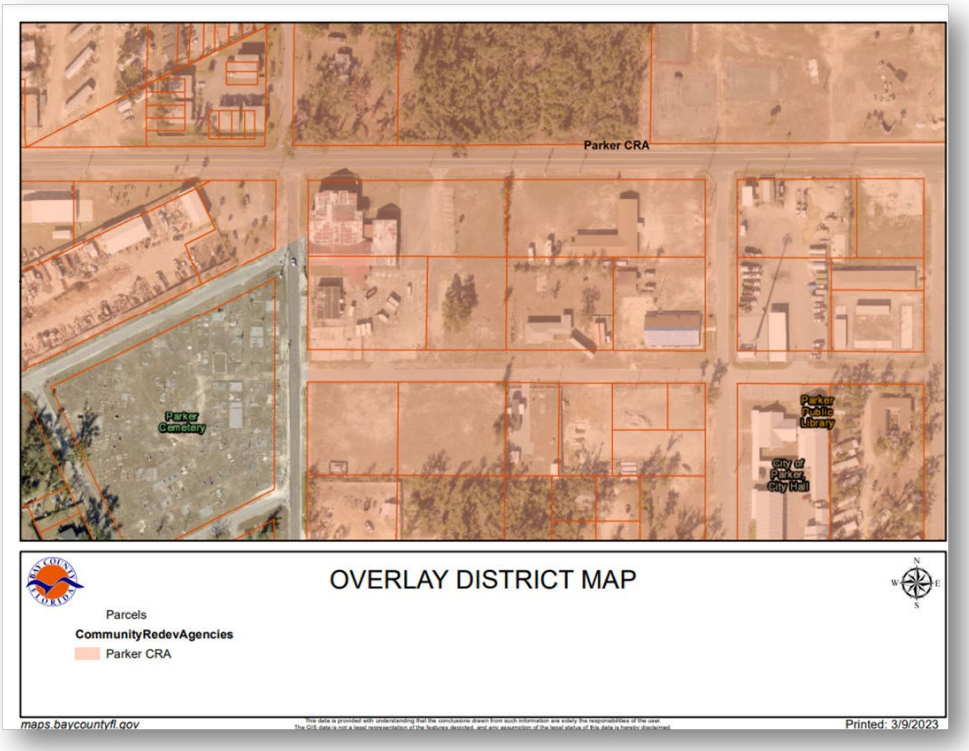
Sewer Utilities:

- Parcel No. 25870-000-000 (909 West Street, Parker) has two 4-inch PVC sewer laterals and two 6-inch PVC sewer lateral lines.
- Parcel No. 25869-000-000 (4623 East 2nd Street) has two 6-inch PVC sewer lateral lines.

PLANNING REVIEW COMMENTS

	▪ Parcel No. 25838-000-000 (4610 East Highway 98 Business) has three 4-inch PVC sewer laterals.  Digital Plans were received on June 16th which indicated that the Applicant would use one of the sewer laterals (most southern one) on the west side of 909 West Street. This is a 4-inch sewer lateral that is 91 feet from the nearest manhole.
27. Subarea 1 – Main Street (Business Highway 98)	**APPROVED 8/15/2023:** As referenced in Article 4-7.2 – Subarea 1 – Main Street (Business Highway 98), Applicant shall show compliance with the overlay design standards and the City's vision for this area of Highway 98: 1. Building Architectural Style – The use of a common set of colors and building materials should be maintained for building facades to create a consistent and traditional architectural identity. Traditional architecture shall include, for example, the use of brick, pitched roofs, low-profile signage, and subdued colors. Building Use Mix – A mix of low to high rise mixed use, buildings containing retail, restaurant, personal service, office, and residential uses are desired fronting Highway 98. 2. Building Use Mix – Mixed-use buildings are desired fronting the Business Highway 98 right-of-way comprising of retail, restaurant, office, and/or residential uses. 3. Pedestrian Mobility – All properties within the subarea are encouraged to provide sidewalks parallel to public rights-of-way across the entirety of the property frontage and connecting with and to existing sidewalks located on abutting properties. Internal sidewalks are also encouraged to provide linkages to building entrances. 4. Parking – Parking standards will meet the requirements of Section 5-9 Traffic Circulation and Parking. Parking at the rear of buildings will be encouraged as well as on-street parallel parking in front of the building.

PLANNING REVIEW COMMENTS

	5. Streetscape and Landscape – The streetscape is encouraged to be enhanced with brick pavers accenting the sidewalks and crosswalks, decorative street furniture, and street trees to improve pedestrian safety. 6. Stormwater – All stormwater management basins shall be designed to meet the City's and Water Management District's design requirements. Co-location shall be encouraged for larger regional systems and use as a site amenity.  Building renderings were received on June 16th.
28. AICUZ Overlay	**APPROVED 8/15/23:** The subject site is located outside of the City of Parker Airport Air Installation Compatible Use Zone (AICUZ) Overlay. The purpose of the AICUZ Overlay is to provide both airspace protection and land use compatibility with Tyndall Air Force Base Operations that affect the City of Parker. The AICUZ Overlay Boundary encompasses the area located within any noise contour line equal to or above 65 decibels (db) day-night average sound level. Refer to Article 4-8 – Airport AICUZ Overlay of the City of Parker Land Development Regulations for more information.
29. Accessory Structures:	**N/A**
30. Trees	**APPROVED AS NOTED 8/15/23:** Applicant indicated that 4 palm trees and 1 oak tree will be removed from the site. Applicant is encouraged to move the palm trees to another location on site or donate to the City; however, it is not a requirement of the City's LDR. **As referenced in Article 5-7.11 – Trees:** 1. Generally

PLANNING REVIEW COMMENTS

	Unless exempt under paragraph 18 of this subsection 5-7.11 or if the property owner obtains documentation from an arborist certified by the International Society of Arboriculture or a Florida licensed landscape architect that a tree presents a danger to persons or property, **no person shall cut down, destroy, remove or move, or effectively damage any protected tree located on any public or private real property within the City, unless otherwise exempted, without first obtaining authorization from the City**. 2. Protected Trees Unless otherwise authorized by this subsection or exempt from a City permit, no person shall cause, suffer, permit the removal of a protected tree without first obtaining approval or authorization from the City to conduct the removal. 3. Conditions for Protected Tree Removal Authorization It is the intent of this subsection to **minimize the number of protected trees subject to damage or removal**. No authorization shall be granted to remove a protected tree if the person has failed to take reasonable measures to design and locate proposed development so that the number of protected trees to be removed is minimized. 4. Tree Permit Application Requirements Required tree survey. Each permit application shall be accompanied by a **tree survey, prepared by a professional surveyor, registered with and licensed by the State**. **The survey shall consist of field flagging, location and identification of all protected trees, and property boundaries and corners.**
31. Visual Buffers	**APPROVED 8/15/23:** As referenced in Article 5-6.3.1 – Performance Standards - Visual Buffers, Applicant is required to provide: **A visual screen or barrier must be used to block from view all parking areas from adjacent residential property or developments**. Along the front of parking areas and from the front lot line to the twenty (20) foot front setback line, this barrier shall consist of at least fifty percent (50%) solid material with minimum height of three (3) feet. From the twenty (20) foot front setback line to the rear lot line, the barrier shall consist of at least seventy-five (75) percent solid material with a minimum height of six (6) feet. **Shrubs, trees, fences, or any combination of landscape material may be used in the construction of the barrier**. There shall also be a five (5) foot buffer strip between residential use and non-residential use which may be comprised of native vegetation or landscaped vegetation. All visual buffers shall be properly maintained and kept in good repair and appearance by the property owner. **Because these parcels will not directly affect a residential development; buffers are not required but are recommended due to the nature of business and surrounding parcels.**
32. Noise	**APPROVED 8/15/23:** As referenced in Article 5-6.3.2 – Performance Standards – Noise, Applicant is required to provide: No non-residential development shall be allowed adjacent to residential properties which causes extended sound levels on such residential properties to exceed 60 dBA from 7:00 A.M. to 10:00 P.M., and 55 dBA from 10:00 P.M. to 7:00 A.M. Extended sound levels are those of a continuous or consistently repetitive nature. *These parcels do not border residential developments.*

PLANNING REVIEW COMMENTS

33. Lighting and Glare	**APPROVED 8/15/23:** As referenced in Article 5-6.3.3 – Performance Standards – Lighting and Glare, Applicant is required to provide: No multi-family residential or non-residential development shall be allowed adjacent to any residential properties which causes excessive illumination or glare upon the residential properties. All lighting or illumination proposed as part of any multi-family or non-residential development shall be located and installed so that no direct or indirect light falls upon adjacent residential properties. All driveways, parking lots or other vehicular access associated with multi-family or non-residential development shall be designed and constructed so that no direct light from vehicle headlights is shown upon or into any adjacent residential dwelling. *These parcels do not border residential developments.*
34. Erosion Control	**APPROVED 01/26/204: CITY COMMENT 8/15/2023**: As referenced in Article 5-7.7.2 – Soil – Protection Standards, Applicant is required to provide: As part of the development review process required pursuant to subsection 6-1.4 of these Land Development Regulations the developer shall include an "Erosion and Sediment Control Plan." Such plan shall include: a. Calculations of maximum runoff based on the 100-year 1-percent critical duration storm event. b. A description of, and specifications for, sediment retention devices. c. A description of, and specifications for, surface runoff and erosion control devices. d. A description of vegetative measures. e. A map showing the location of all items listed in (a) through (d) in this paragraph. A developer may propose the use of any erosion and sediment control techniques provided such techniques represent best management practices and are certified by a Florida registered professional engineer. Once development activity begins the developer shall maintain in good repair all erosion and sediment control measures specified in the Erosion and Sediment Control Plan regardless of whether the development project is completed or not. Please provide a Drainage Report, Geotechnical Report and Stormwater Calculations as listed above signed and sealed by a State of Florida-Registered Professional Engineer/Geotechnical Engineer. **APPLICANT RESPONSE 10/25/23:** Erosion control notes can be found on Sheet 2, a map showing the location of the items can be seen on Sheet 6, and Landscaping measures can be seen on Sheet 9. Details for erosion control items can be found on Sheets 10 and 11. Stormwater calculations have been attached with this submission including calculations for a range of 100 year storm events. A geotechnical report has also been attached with this submission. **CITY COMMENT 11/10/23**: The geotechnical report, stormwater calculations, and drainage report were submitted on 10/30/23. Following review of all material received, we request that Applicant provide pond cross-sections as a verification of the proposed elevations and discharge structure. In addition, please provide location of required discharge structure on the drawings. Include location of downspouts on proposed building. **APPLICANT RESPONSE 01/23/24:** Cross sections for the two detention ponds have been added to the stormwater management sheet (Sheet 7). The outlet structures have been called out on the grading and stormwater management plans (Sheets 5&7). Downspout locations have been added to the stormwater management plan (Sheet 7).

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	CITY COMMENT 01/26/24: Applicant provided pond cross-sections as a verification of the proposed elevations and discharge structure, discharge structures called out, and down spots have been denoted on the drawings. ***This comment has been addressed.***
35. Wildlife Habitat Protection	**APPROVED AS NOTED 8/15/23:** As referenced in Article 5-7.8.2 – Wildlife Habitat, Applicant is required to provide: 2. Protection Standards **The developer of any areas identified as containing habitat for endangered or threatened species shall be responsible for the conduct of an analysis to determine the value and extent of such habitat**. This habitat analysis shall form the basis of habitat conservation and preservation measures to be **established either as a condition of development approval or in an enforceable development agreement**. The USFWS preliminary review indicated no critical habitats directly exist at this site location; however, precaution should always be taken to ensure no adverse effects to any discovered endangered species that are known in this area (e.g., Eastern Black Rail Bird, Alligator Snapping Turtles, and Eastern Indigo Snake, as well as a variety of flowering plants including Godfrey's Butterwort and White Birds-in-a-Nest). In addition, precaution should be taken for migratory birds, including the Magnificent Frigatebird, which may be nesting on or near the site. **As this parcel is mainly concrete and building, it does not appear to need an analysis. However, USFWS should be consulted if any protected species of animal, bird, or fauna are encountered.**
36. Access Control	**APPROVED 8/15/23:** Applicant will construct two access points to the parcel from West Street and East 2nd Street.
37. Parking and Loading	**APPROVED BY PLANNING COMMISSION 8/7/23:** As referenced in Article 5-9.8.1 - Table, Applicant is required to provide parking spaces for this development. . Because it is classified as General Commercial – Licensed Business, the LDR states that it would require 4 spaces per 1,000 SF, which would equate to 112 parking spaces. Applicant currently has 25 parking spaces. **City Comment 8/15/23:** Per Mark Rega (Planning Commission Chairman) the parking lot for All Metal is APPROVED as originally drawn per Applicant's site plans.
38. Parking Lot Requirements	**APPROVED 8/7/23: As referenced in Article 5-9.8.4 – Off-Street Parking Lot Requirements, Applicant is required to provide:** 4. Off-street parking lot requirements. All parking areas shall be **surfaced with a hard, dustless material** approved by the City; properly drained; designed for pedestrian safety and shall provide direct access to a public roadway or alley. **Each off-street parking space shall have a minimum width of 9 feet and a minimum length of 20 feet**. Vehicular off-street turning and maneuvering space shall be provided for each lot containing five or more spaces so that no vehicle will be required to back into or from any public roadway or alley.

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	Digital Plans were received on June 16th which indicated parking stall will be 20 feet in length and 9 feet wide. In addition, ADA parking was indicated.
39. Off-Street Loading and Unloading	**APPROVED 8/15/23: As referenced in Article 5-9.8.5 – Off-Street Parking Lot Requirements, Applicant is required to provide:** There shall be provided on the same lot as that of the principal structures (*other than a one- or two-family dwelling*) adequate **space for vehicular off-street loading, unloading, and the maneuvering of commercial vehicles**. Vehicular off-street maneuvering spaces shall be provided so that no vehicular backing onto or from a public roadway is required. **All vehicular loading and maneuvering areas shall be surfaced with a hard, dustless material, and shall have direct access to a public roadway or alley**. A minimum of one such loading space shall be provided for all nonresidential buildings where six or more parking spaces are required, plus one additional space for each ten thousand (10,000) square feet (or fraction thereof).Digital Renderings were received on June 16th which indicated what the building would look like upon construction, including a drive through bay.
40. Major Development Requirements:	**APPROVED 01/26/24: As referenced in Article 6-1.3 – Development Review Process, Applicant is required to provide:** 1. **APPROVED AS NOTED 8/15/2023:** Adequacy of public facilities and services available to serve the proposed development and bonding of all infrastructure by phase. See Comment 43 below. 2. **APPROVED AS NOTED: CITY COMMENT 8/15/23:** Suitability of site conditions including topography and soils, and the extent to which site modifications will be necessary to accommodate the proposed development. Please provide Geotechnical Report. **APPLICANT RESPONSE 10/25/23:** A geotechnical report has been attached with this submittal. **CITY COMMENT 11/10/23:** Geotechnical Report provided. ***Comment has been addressed.*** 3. **APPROVED 8/15/2023:** Ingress and egress to roadways. See Comment 36 above. 4. **APPROVED 01/26/2024: CITY COMMENT 8/15/23:** Drainage or stormwater management. See Comment 34 above. **APPLICANT RESPONSE 10/25/23:** A drainage and stormwater management sheet has been included in the plan set. (Sheet 7) **CITY COMMENT 11/10/23**: The geotechnical report, stormwater calculations, and drainage report were submitted on 10/30/23. Following review of all material received, we request that Applicant provide pond cross-sections as a verification of the proposed elevations and discharge structure. In addition, please provide location of required discharge structure on the drawings. Include location of downspouts on proposed building.

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APPLICANT RESPONSE 01/23/24: Cross sections for the two detention ponds have been added to the stormwater management sheet (Sheet 7). The outlet structures have been called out on the grading and stormwater management plans (Sheets 5&7). Downspout locations have been added to the stormwater management plan (Sheet 7).

CITY COMMENT 01/26/24: Applicant provided pond cross-sections as a verification of the proposed elevations and discharge structure, discharge structures called out, and down spots have been denoted on the drawings. ***This comment has been addressed.***

5. Water infiltration.

6. **APPROVED AS NOTED 8/15/2023** - Vehicular traffic, including on-site parking. See Comments 36 to 38 above.

7. **APPROVED 01/26/2024:CITY COMMENT 8/15/23:** Required permits from other governmental agencies. Provide draft permit applications to the City for review. Upon APPROVAL of this Development Order, all applicable permits that need to be executed by the City will need to be submitted to the City under separate cover. It is the responsibility of the APPLICANT to submit permits to any state or federal agency and respond to any requests for information. It should be noted that construction cannot commence until the Applicant has provided all approved state and federal permits to the City for the development files.

   APPLICANT RESPONSE 10/25/23: No additional state or federal permits are required for this development.

   CITY COMMENT 11/10/23: Applicant indicated that no additional permitting would be required for the project; however, with the addition of the stormwater ponds, the Applicant will potentially need a 10/2 (Self Certification ERP Permit) or a Permit Exemption. Please provide proof of permitting/permitting exemption.

   APPLICANT RESPONSE 01/23/24: A stamped 10/2 certification has been submitted to the Department of Environmental Protection and has also been attached with this submission.

   CITY COMMENT 01/26/24: Applicant provided copy of the submitted FDEP Self-Certification form which has been signed and sealed by a Professional Engineer in the State of Florida. ***This comment has been addressed***

8. **APPROVED 8/15/2023:** Lighting. See Comment 33 above.

9. **APPROVED AS NOTED 11/10/23: CITY COMMENT 8/15/23:** Public safety and/or potential to create a public nuisance. Provide statement that the development will be maintained and not impose a public safety concern or create a public nuisance for this area of Parker.

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	APPLICANT RESPONSE 10/25/23: This location will be maintained to the standards of Bay County and the City of Parker, upholding the safety standards of all local codes and regulations. No fabrication is planned to be conducted at this location at the time of submittal, so the ability to become a public nuisance is minimized. It would, however, provide a benefit to the city as a source of taxable income and its people by having the knowledge, skills, and materials to help the area recover in the event of a hurricane or other disaster. **CITY COMMENT 11/10/23**: Applicant has provided reassurance of safety standards. ***Comment has been addressed.*** 10. **APPROVED AS NOTED 8/15/23** - Impacts on natural resources. See Comment 35 above.
41. Major Development Site Plan Requirements	**CONDITIONAL APPROVAL NOTED BELOW 01/26/24 (See Item 5 Below):** As referenced in Article 6-1.4.b – Development Review Process, Applicant is required to provide: Detailed drawings which show the following. 1. **APPROVED AS NOTED 11/10/23: CITY COMMENT 08/15/23:** A vicinity sketch showing the relationship of the site in relation to surrounding roadways, land use districts, and flood zones, with base. Please provide a vicinity map that shows the streets and land use designations of nearby parcels clearly. The Vicinity Map included only shows streets, please designate the Land Uses that border this parcel. **APPLICANT RESPONSE 10/25/23:** A Land Use map from the City of Parker has been added to the cover sheet of the plans with a callout to the site's location. **CITY COMMENT 11/10/23**: Applicant has provided vicinity map and land use map on Cover Sheet. ***Comment has been addressed.*** 2. **APPROVED AS NOTED 11/10/23: CITY COMMENT 08/15/23:** A description of the land; the name, address, and telephone number of the owner, developer, designer or architect, and the date of site plan preparation. Please provide telephone number of OWNER on Cover. Please submit Architectural Drawings with the name and contact information of the Architect. **APPLICANT RESPONSE 10/25/23:** The telephone number of the owner has been added to the cover sheet. **CITY COMMENT 11/10/23**: Applicant has provided OWNER contact information. ***Comment has been addressed.*** 3. **APPROVED 8/15/23:** The boundary lines and dimensions of the area or lots included in the site plan, including angles, dimensions and references; a North directional arrow and map scale; and the proposed use of the land by areas.

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4. **APPROVED 01/26/24:** **CITY COMMENT 08/15/23:** The existing and proposed grades, the drainage plan, erosion control plan, and the proposed structures with appropriate topographic contour intervals or spot elevations. Please provide drainage plan. On 6/21/23, Applicant provided a pre- and post-development drainage map. The total acreage is more than the survey acreage. These numbers should match. Please revise these drainage maps to reflect correct acreage of total site area.

   APPLICANT RESPONSE 10/25/23: The Pre-development and Post-development drainage plans have been updated to reflect the correct site acreage and impervious areas. A Stormwater drainage sheet has been added to the plan set.

   CITY COMMENT 11/10/23: Applicant should provide pond cross-sections as a verification of the proposed elevations and discharge structure. In addition, please provide location of required discharge structure on the drawings. Include location of downspouts on proposed building.

   APPLICANT RESPONSE 01/23/24: Cross sections for the two detention ponds have been added to the stormwater management sheet (Sheet 7). The outlet structures have been called out on the grading and stormwater management plans (Sheets 5&7). Downspout locations have been added to the stormwater management plan (Sheet 7).

   CITY COMMENT 01/26/24: Applicant provided pond cross-sections as a verification of the proposed elevations and discharge structure, discharge structures called out, and down spots have been denoted on the drawings. ***This comment has been addressed.***

5. **CONDITIONAL APPROVAL NOTED BELOW 01/26/24:** **CITY COMMENT 08/15/23:** The shape, size, and location of all structures, including the floor area and elevations thereof, the floor area and ground coverage ratios and the relative finished ground and basement floor grades. Please provide areas of all impervious structures as denoted in Comment 14 above.

   APPLICANT RESPONSE 10/25/23: See comment 14.0.

   CITY COMMENT 11/10/23: See Response to No. 14 above.

   APPLICANT RESPONSE 01/23/24: The site data table has been revised to accurately reflect conditions of the site.

   CITY COMMENT 01/26/24: A revised Site Plan was submitted on 01/23/24 which included an updated Site Data table. With the information provided, the following lot coverage has been calculated:

   SEE NEXT PAGE FOR LOT COVERAGE TABLE

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Impervious Surface	Size in SF
Building	28,000
Pavement/Parking	12,787
Sidewalks	1,128
Heavy-Duty Asphalt	7,297
Gravel	1,484
Stormwater Ponds	5,136
Total	**55,832**

Lot Coverage = Impervious Surfaces (SF)/Lot Area (SF)
Lot Coverage = 55,832 SF/125,017 SF = 44.65%

It should be noted that Lot Coverage is not denoted on the plan set. As a conditional approval, please add the Lot Coverage of 44.65% under needs the Site Data Table in the final signed and sealed plan set.

6. **APPROVED 8/15/23:** Natural features such as wetlands, shoreline, lakes or ponds, and protected trees, and man-made features such as existing roads, sidewalks, bicycle paths, walls, fences or other structures, indicating which are to be retained, removed or altered and the adjacent properties, their existing uses and land use designations.

7. **APPROVED AS NOTED 11/10/23: CITY COMMENT 08/15/23:** Proposed street, driveways, sidewalks, bicycle paths, and parking facilities; vehicular turnarounds, curb cutouts, and loading areas; the location of solid waste receptacles; the inside radii of all curves; the width of streets, driveways and sidewalks and the total number of available parking spaces specifying the type of construction and critical dimensions, and the ownership of the various facilities. See Comment 37 to 39 above. Provide location of dumpster.

   APPLICANT RESPONSE 10/25/23: The Location of the dumpster pad has been called out on Sheet 4.

   CITY COMMENT 11/10/23: Applicant has provided dumpster location on Site Plan. ***Comment has been addressed.***

8. **APPROVED 8/15/23:**- The size and location of all existing and proposed public and private utilities or easements; water and sewer tap locations; sewer cleanouts and turns; and water meter types, sizes, and locations. See Comments 25 and 26 above.

9. **APPROVED AS NOTED 11/10/23: CITY COMMENT 08/15/23:** All proposed landscaping and the dimensions and location of all proposed signs. Please provide location of proposed signage on plan. Sign Permits are separate. However, the location should be provided for general acceptance.

   APPLICANT RESPONSE 10/25/23: Dimensions to the location of the proposed sign has been added. Permits for any proposed signs will be submitted independently from the Major Development Review.

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	CITY COMMENT 11/10/23: Applicant has indicated proposed signs and provided a general landscape plan. It is understood that Applicant will submit a sign permit application when ready for sign installation. ***Comment has been addressed.***
42. Stormwater/ Drainage	**APPROVED 01/26/2024: CITY COMMENT 08/15/23: As referenced in Article 9-3.4 – Levels of Service, Drainage Systems or Facilities, Applicant is required to provide:** The City shall use the regulatory requirements of Chapter 62-25, Florida Administrative Code as the level of service to reduce stormwater pollution and the 100 year 1%, 24-hour storm event as the design standard to reduce the potential for flooding. Please inquire if an environmental resource permit or an exemption is required for this project. Please provide a signed and sealed Florida-Registered Professional Engineer/Geotechnical Engineer Drainage Report including Geotechnical Report and Stormwater Calculations for the pre- and post-development scenarios for the design standard required. Provide flow arrows on Site Plan indicating where drainage will flow and if needed provide drainage structures on site to reduce flooding. **APPLICANT RESPONSE 10/25/23:** Dry detention ponds have been added along the front and side of the property to reduce flooding as required and flow arrows have been added to the grading plan over impervious surfaces for convenience. A stormwater sheet has been added to the plan set. A geotechnical report has been attached with this submission. **CITY COMMENT 11/10/23**: Applicant should provide pond cross-sections as a verification of the proposed elevations and discharge structure. In addition, please provide location of required discharge structure on the drawings. Include location of downspouts on proposed building. Applicant indicated that no additional permitting would be required for the project; Please provide proof of permitting/permitting exemption. **APPLICANT RESPONSE 01/23/24:** See above items. **CITY COMMENT 01/26/24**: These have been addressed in Comments above. ***This comment has been addressed.***
43. Concurrency Review	**APPROVED AS NOTED 8/15/23:** As referenced in Article 9-3.2 – Concurrency Management Review – Levels of Service as well as detailed in the Parker 2025 Comprehensive Plan, Applicant is required to meet the capacity thresholds of all utilities within Parker. This review assumes that there is adequate infrastructure as it relates to traffic, recreation, and schools until further notified.
44. Trash Ordinance:	**NOTIFICATION ONLY 08/15/23:** All efforts should be made to protect the environment. The area should also be kept clean from all trash and debris from the construction zone that could otherwise pollute the ecosystem and environment. Per Parker Ordinance No. 2016-376, §3, 8-16-16, any construction or building site shall be kept clean at all times. All debris or solid waste must be confined in a specific area of the construction or building site. It shall be the responsibility of the individual obtaining the building permit and the general contractor to properly dispose of construction debris and solid waste on at least a weekly basis. No construction debris shall be burned or buried.

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