CITY OF PARKER
AGENDA ITEM SUMMARY

1. *DEPARTMENT MAKING REQUEST/NAME OF PRESENTER:*	2. *MEETING DATE:*
Marriot	12.10.24

3. ***PURPOSE:***

Marriot Review

4. ***IS THIS ITEM BUDGETED (IF APPLICABLE)***

YES ☐ NO ☐ N/A X

Major Development review

AGENDA ITEM # 4

Review Date:	**NOVEMBER 27, 2024**
Applicant Name:	**NF V ES-M PARKER, LLC**
Contact Name:	**JOHN BIANCO**
Permit No.:	**NOT PROVIDED**
Project Name:	**PROPOSED COMMERCIAL DEVELOPMENT MARRIOTT STUDIORES HOTEL PARCEL ID NO. 26065-020-000 SOUTH TYNDALL PARKWAY, PARKER, FLORIDA SUBMITTAL NO. 3 REVIEW**

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:

1. Please contact Tony Summerlin at City of Parker Public Works to discuss alternate utility connections.

   Public Works Review Comment 10/22/2024
   Connection has been corrected. Applicant will need to coordinate with the City of Callaway for impact fees for sewer. ***This comment has been addressed.***

POLICE DEPARTMENT REVIEW COMMENTS:

1. Not at this time.

FIRE DEPARTMENT REVIEW COMMENTS:

1. Fire Protection.

   Applicant Response to Review Comment 10/15/2024
   Fire protection drawings are typically a deferred submittal that the subcontractor produces for approval following the issuance of the building permit. Since we are still in the site plan approval stage, we do not have protection plans available for this project yet but can plan to have them done ahead of the building permit submittal for the fire marshal's review.

   We would prefer not to provide the example sprinkler head layouts that we have from another prototypical StudioRes project because they for a different jurisdiction, however, sprinkler heads will be located within each guestroom, corridor and public space area in compliance with local code requirements. This building will have an NFPA-13 automatic fire sprinkler system, with flow and tamper switches on the backflow assembly in the fire riser room and floor zone controls on the standpipe assembly in the stairwell in compliance with local code requirements.

PLANNING REVIEW COMMENTS

Public Works Review Comment 10/22/2024
The City is okay with fire protection drawings being submitted at a later. The City is okay with the sprinkler head layouts being submitted at a later time. ***This comment has been addressed.***

PLANNING REVIEW COMMENTS:

Please refer to the checklist attached for a list of items that will need to be submitted with the next resubmittal package.

EPCI should be consulted to conduct a plan review of all architectural, structural, electrical, plumbing, HVAC, etc. of these buildings according to Florida Building Code requirements.

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 approval to construct a midscale extended stay Marriott StudioRes Hotel located along the west side of South Tyndall Parkway between Boat Race Road and the "Y" intersection of East Business Highway 98 and South Tyndall Parkway.

PROPERTY DESCRIPTION:

1. Parcel ID:	26065-020-000 – 5215 Highway 98 Business East
2. Current Owner	Move-It Storage **APPROVED AS NOTED 11/21/2024:** *Planning Review Comment 08/15/2024* Please provide proof of ownership for Parcel ID No. 26065-020-000. Currently, referenced parcel shows to be owned by Move-It Storage. In addition, provide agreement/easement between Applicant and owner of Parcel ID No. 26065-000-000 for use of a portion of the parcel for the stormwater pond. If Applicant is wanting to obtain approval of the parcel prior to closing, please indicate such. This comment has not been addressed. ***Applicant Response to Review Comment 09/17/2024*** Purchase and Sales Agreement provided with resubmittal package. Property has not closed yet, and applicant intending to obtain approval prior to closing. Parcel boundary was renegotiated with adjacent parcel owner to include stormwater within the site's parcel. Title commitment included with resubmittal package to demonstrate this boundary change. *Planning Review Comment 09/27/2024* The unexecuted Purchase Agreement and ALTA Survey notes that the purchase is for a portion of Parcel ID No. 26065-000-000. However, the parcel that is being purchased is Parcel ID No. 26065-020-000 according to the Bay County Property Appraisers. In addition, according to the Title Commitment and the executed Purchase Agreement, the total area is 2.67 acres (approximately 116,305.2 square feet) which does not match the total Site Area indicated on the Site Plan as ±2.87 acres. It is understood that the Applicant is renegotiating with the OWNER to include the purchase the land where the proposed stormwater pond will encroach onto the adjacent parcel. The ALTA/NPS survey does not appear to show this renegotiated property boundary. In order to confirm the validity of the proposed property boundary in relation to the Purchase Agreement and Title Commitment, Applicant should provide an updated ALTA survey with new proposed boundaries. In addition, Applicant should confirm Parcel ID No. for the parcel being purchased.

PLANNING REVIEW COMMENTS

	Applicant Response to Review Comment 11/21/2024 New ALTA survey to be included with the submittal to reflect the proper acreage, 2.89 acres. *Planning Review Comment 11/21/2024* ALTA/NSPS Land Title Survey has been revised to incorporate area of stormwater management facility. Survey is signed and sealed. The question remains that the Purchase Agreement and Title Commitment do not include the new area in those documents. ***This comment has been addressed with the understanding that Applicant will provide proof of ownership of the redrawn parcel.***
3. S/T/R:	24-4S-14W
4. Purpose of Application:	Applicant is requesting approval to construct a midscale extended stay hotel on this parcel.
5. Area:	**APPROVED 11/21/2024:** *Planning Review Comment 08/15/2024* Bay County GIS and Property Appraisers indicates the area of the parcel is approximately 2.67 acres (approximately 116,305.2 square feet). Applicant's application indicates the area of the parcel is 2.64 acres (approximately 114,998.4 square feet). This is a difference of 1,306.80 square feet. Applicant has provided an ALTA/NSPS Survey. The survey does not include the acreage of the parcel. The following corrections are needed in order to approve the area for this development: 1. As noted on the ALTA survey, the address for the parcel surveyed is 5215 East Business Highway 98. However, 5215 East Business Highway 98 is another parcel to the northwest. It appears that the original parcel was split into two. Bay County does not have an address associated with this in property appraisers and lists the parcel as VACANT COMMERCIAL along South Tyndall Parkway. However, in Property Appraisers when the address is turned on, this parcel is associated with three addresses: 934 and 938 South Tyndall Parkway and 5225 East Business Highway 98. An address application will need to be submitted to Bay County for this parcel and provided to the City. From the Site Plan, it appears the address will be off South Tyndall Parkway. 2. Please have surveyor provide a total acreage and square footage of the subject parcel on the ALTA/NSPS Survey. This survey should be signed and sealed by a State of Florida Professional Land Surveyor. This is required to ensure accuracy of acreage per the land surveyor. ***Applicant Response to Review Comment 09/17/2024*** 1. Address provided by City now shown on Civil Plan set and survey. 2. Refer to note 4 under "Table "A" A.L.T.A. Survey Requirements" on updated survey provided with resubmittal package

PLANNING REVIEW COMMENTS

	Planning Review Comment 09/27/2024 1. Applicant provided Proof of Address from Bay County to indicate the official address to be 938 South Tyndall Parkway, Panama City, Florida 32404. 2. Per Note 4 under "Table "A" A.L.T.A. Survey Requirements," the parcel is approximately 2.66 acres (115,820.40 square feet). However, per Item 2 of this review, Applicant indicated that the Purchase Agreement and Title Committee were being renegotiated to include a small area of the adjacent parcel where the stormwater is encroaching. This updated property boundary is also shown on the proposed Site Plan. However, the ALTA/NPS Survey does not appear to be updated to show this proposed property boundary and thus, does not appear to reflect the updated acreage/square footage of the parcel. The proposed Site Plan indicates ±2.87 acres with the renegotiated property boundary. Please update the ALTA/NPS Survey to include the renegotiated property boundary. ***Applicant Response to Review Comment 11/21/2024*** Updated survey acreage to match proposed acreage in the site summary tables, 2.89 acres. *Planning Review Comment 11/21/2024* ALTA/NSPS Land Title Survey has been revised to incorporate area of stormwater management facility. Survey is signed and sealed. Site Plan Data Table indicates the parcel is 2.89 acres or approximately 126,039 square feet (per the impervious/pervious total on the Site Summary Table). ***This comment has been addressed.*** *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.*
6. Current Use:	Vacant Commercial Lot
7. Proposed Use	Hotel
8. FLU:	**APPROVED 08/15/2024:** *Planning Review Comment 08/15/2024* The parcel is designated as General Commercial (GC). Per Article 4-5.12.1.c, "hotels/motels shall be allowed throughout the Mixed Use One, Mixed Use Two, and Commercial land use districts." ***This comment has been addressed.***
9. Maximum Density	**N/A:** As referenced in Article 4-5.4 – General Commercial (GC) – Development Standards, Maximum Density does not apply to commercial developments.
10. Building Height (≤60 feet)	**APPROVED 08/15/2024:** *Planning Review Comment 08/15/2024* As referenced in Article 4-5.4.3.a – General Commercial (GC) – Development Standards – Maximum Building Height is defined as 60 feet (6 stories). Site Plan indicates that the hotel will be 4 stories and the application indicates a height of

PLANNING REVIEW COMMENTS

<table>
<tr><td></td><td>47 feet and 4 inches from foundation to top of parapet. This comment has been addressed.</td></tr>
<tr><td>11. Setback – Front Yard - 15 feet</td><td>APPROVED 08/15/2024:
Planning Review Comment 08/15/2024
As referenced in Article 4-5.4.3.b.i – General Commercial (GC) – Development Standards – Front Yard Minimum Lot Setback is defined as 15 feet. Applicant has indicated a 15-foot front building setback line (BSL), also known as a front yard setback line of 15 feet on the Site Plan. This comment has been addressed.</td></tr>
<tr><td>12. Setback – Rear Yard - 15 feet</td><td>APPROVED 08/15/2024:
Planning Review Comment 08/15/2024
As referenced in Article 4-5.4.3.b.ii – General Commercial (GC) – Development Standards – Rear Yard Minimum Lot Setback is defined as 15 feet.
Applicant has indicated a 15-foot rear building setback line (BSL), also known as a rear yard setback line of 15 feet on the Site Plan. This comment has been addressed.</td></tr>
<tr><td>13. Setback – Side Yard - 7 feet</td><td>APPROVED 08/15/2024:
Planning Review Comment 08/15/2024
As referenced in Article 4-5.4.3.b.iii – General Commercial (GC) – Development Standards – Side Yard Minimum Lot Setback is defined as 7 feet.
Applicant has indicated a 7-foot side building setback line (BSL), also known as a side yard setback line of 7 feet on the Site Plan. This comment has been addressed.</td></tr>
<tr><td>14. Setback – Corner Lot – 10 feet</td><td>N/A</td></tr>
<tr><td>15. Lot Coverage (≤90%)</td><td>APPROVED AS NOTED 11/21/2024:
Planning Review Comment 08/15/2024
As referenced in Article 4-5.4.3.c – General Commercial (GC) – Development Standards – Maximum Lot Coverage is defined as 90%. Lot coverage is calculated according to the lot size and structures on the parcel. Per the LDR, lot coverage is the land area of any lot or parcel which can be covered by impervious surfaces such as buildings, vehicle use areas or similar development. From the Impervious Area Summary provided in the Drainage Report and from the Site Summary Table of the Site Plan, the following is assumed:

<table>
<tr><th colspan="2">Lot Coverage Calculations</th></tr>
<tr><td>Proposed 4-Story Hotel</td><td>14,658.00 SF</td></tr>
<tr><td>Proposed Pavement</td><td>47,135.00 SF</td></tr>
<tr><td>Sidewalks</td><td>3.917.00 SF</td></tr>
<tr><td>Stormwater Pond</td><td>35,242.00 SF</td></tr>
<tr><td>Total Impervious Area</td><td>100,952 SF</td></tr>
</table>

The total impervious noted for the hotel, pavement, sidewalk and ponds in the drainage report does not match that of the Site Summary Table on the Site Plan. The Site Plan does not break down the individual impervious coverages in order for the City to verify those calculations.</td></tr>
</table>

PLANNING REVIEW COMMENTS

The applicant's Site Plan indicated the area is ±2.64 acres (approximately 114,998.4 square feet).
Because Bay County Property Appraiser had ±2.67 acres and the survey was slightly lower at ±2.64 acres, for this analysis, until the survey is resubmitted with actual acreage per Item No. 1, the applicant's acreage will be used for this calculation.

With the impervious calculation taken from the Drainage Report and the Applicant's Site Plan parcel acreage, the following lot coverage is assumed.

Lot Coverage (%) = Total Impervious Surfaces (including SW Pond)/ Total Lot Area (use surveyed area).

$$\text{Lot Coverage} = \frac{100{,}952.0 \text{ square feet}}{114{,}998.4 \text{ square feet}} = 87.8\%$$

However, this may change when the applicant resubmits documents that are requested for review and approval. Applicant's Site Summary Table indicates 70% lot coverage. Please breakdown how the applicant calculated that number and make corrections as needed to the Site Summary Table or the Drainage Report.

In addition, it appears that a portion of the stormwater pond will be encroaching on the adjacent parcel (Parcel ID No. 26065-000-000). Please confirm this was the intent, and if so, please include an agreement with the current Owner for use of their parcel. Please advise if this will change the area of the parcel? Comment has not been addressed and more information is required.

Applicant Response to Review Comment 09/17/2024
Updated impervious calculations have been included on site plan sheet C3.0 in the site summary table. Property line has been revised to include proposed storm water pond. Ownership documents and title commitment included in the resubmittal package.

Planning Review Comment 09/19/2024
Per the revised Site Plan, the following impervious surface data is known:

Lot Coverage Calculations	
Proposed 4-Story Hotel	14,477.00 SF
Proposed Pavement	44,915.00 SF
Sidewalks	4,930.00 SF
Stormwater Pond	23,427.00 SF
Total Impervious Area	**87,749 SF**

Under Site Ratios and Impervious Data on the Site Data Table, the Total Impervious Area should be 87,749 SF according to the above. Site Data Table indicates 88,325 SF. Please correct Total Impervious Area calculation on Site Data Table.

PLANNING REVIEW COMMENTS

In addition, under Site Area of the Site Summary Table, please indicate if the Impervious Area (On Site) and Pervious Area (On Site) are for existing surfaces or proposed surfaces as it is not clear, and update if necessary.

Under Site Ratios and Impervious Data on the Site Data Table, the Total Parcel Area indicates 125,717, which equates to 2.88 acres. Per the Site Plan acreage listed under Site Area, the acreage is 2.87 which equates to 125,017. Please confirm acreage and square footage and correct data.

A preliminary lot coverage calculation using the corrected Impervious Surfaces and corrected Lot Area is shown below:

Lot Coverage (%) = Total Impervious Surfaces (including SW Pond)/ Total Lot Area (use surveyed area).

Lot Coverage = 87,749 square feet / 125,017 square feet = 70.2%

Applicant Response to Review Comment 11/21/2024
Site Ratios revised to correctly reflect on site impervious areas.

Planning Review Comment 11/21/2024
Below is the current lot coverage calculation with the revision to the site area.

Lot Coverage Calculations	
Proposed 4-Story Hotel	13,949.00 SF
Proposed Pavement	48,835.00 SF
Sidewalks	4,753.00 SF
Stormwater Pond	21,213.00 SF
Total Impervious Area	**88,750 SF**

Lot Coverage (%) = Total Impervious Surfaces (including SW Pond)/ Total Lot Area (use surveyed area).

Lot Coverage = 88,750 square feet / 126,039 square feet = 70.4%

This comment has been addressed with the understanding that the Applicant will submit a revised signed and sealed Site Plan with a correction to the Site Summary Table - Total Impervious Area as indicated above. Applicant's calculation for all impervious surfaces was 87,749 square feet, which is 1,000 square feet off actual calculation. Please submit final to City for files.

As the development moves along in the review process, these numbers may change. On the final approved DO review, final calculations will be known and noted.

PLANNING REVIEW COMMENTS

<table>
<tr><td></td><td>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.</td></tr>
<tr><td>16. Impervious Surface Ratio (ISR) (0.7)</td><td>
APPROVED AS NOTED 11/21//2024:
Planning Review Comment 08/15/2024
The Impervious Surface Ratio is the ratio between the parcel area and impervious surfaces, excluding the stormwater pond. From the Impervious Area Summary provided in the Drainage Report and from the Site Summary Table of the Site Plan, the following is assumed:

<table>
<tr><th colspan="2">Lot Coverage Calculations</th></tr>
<tr><td>Proposed 4-Story Hotel</td><td>14,658.00 SF</td></tr>
<tr><td>Proposed Pavement</td><td>47,135.00 SF</td></tr>
<tr><td>Sidewalks</td><td>3.917.00 SF</td></tr>
<tr><td>Total Impervious Area</td><td>61,793.00 SF</td></tr>
</table>

ISR (decimal) = Total Impervious Area (excluding the SW Pond) / Total Parcel Area
ISR (decimal) = 61,793.00 square feet / 114,998.4 square feet = 0.54

ISR is 0.54, which is under the 0.70 ISR threshold required by the City.

However, this may change when the applicant resubmits documents that are requested for review and approval, specifically the survey, in Comment No. 4 above.

Applicant Response to Review Comment 09/17/2024
Updated ISR included in site summary table located on sheet C3.0.

Planning Review Comment 09/19/2024
Per the updated ISR on SHEET 3.0, the following impervious surface data is known:

<table>
<tr><th colspan="2">Lot Coverage Calculations</th></tr>
<tr><td>Proposed 4-Story Hotel</td><td>14,658.00 SF</td></tr>
<tr><td>Proposed Pavement</td><td>47,135.00 SF</td></tr>
<tr><td>Sidewalks</td><td>3.917.00 SF</td></tr>
<tr><td>Total Impervious Area</td><td>64,322.00 SF</td></tr>
</table>

ISR (decimal) = Total Impervious Area (excluding the SW Pond) / Total Parcel Area
ISR (decimal) = 64,322.00 square feet / 125,017 square feet = 0.51

ISR is 0.51, which is under the 0.70 ISR threshold required by the City.
</td></tr>
</table>

PLANNING REVIEW COMMENTS

<table>
<tr><td></td><td>

Planning Review Comment 11/21/2024
Below is the current ISR calculation with revisions to impervious surfaces and site area:

<table>
<tr><th colspan="2">Lot Coverage Calculations</th></tr>
<tr><td>Proposed 4-Story Hotel</td><td>13,949.00 SF</td></tr>
<tr><td>Proposed Pavement</td><td>48,835.00 SF</td></tr>
<tr><td>Sidewalks</td><td>4,753.00 SF</td></tr>
<tr><td>Total Impervious Area</td><td>67,537 SF</td></tr>
</table>

ISR (decimal) = Total Impervious Area (excluding the SW Pond) / Total Parcel Area

ISR (decimal) = 67,537 square feet / 126,039 square feet = 0.536

As the development moves along in the review process, these numbers may change. On the final approved DO review, final calculations will be known and noted.
</td></tr>
<tr><td>17. Minimum Lot Size (≥5,000)</td><td>

APPROVED 08/15/2024:
Planning Review Comment 08/15/2024
As referenced in Article 4-5.4.3.d – General Commercial (GC) – Minimum Lot Size is indicated as 5,000 square feet. The lot size is over 5,000 square feet which meets the requirement of greater than 5,000 square feet detailed in the LDR. ***Comment has been addressed.***
</td></tr>
<tr><td>18. FAR (1.0)</td><td>

APPROVED AS NOTED 09/19/2024:
Planning Review Comment 08/15/2024
As defined in the Parker LDR, Floor Area Ratio (FAR) is the relationship between the amount of useable floor area permitted in a building and the area of the lot on which the building stands. It is obtained by dividing the gross floor area of the building by the total area of the lot.

FAR (decimal) = Total Floor Area (includes all floors) / Total Parcel Area

As taken from the Application, the total floor area appears to be 56,421 square feet. Please confirm that this is correct.

FAR (decimal) = 56,421.00 square feet / 114,998.4 square feet = 0.49

However, this may change when the applicant resubmits documents that are requested for review and approval, specifically the confirmation on total floor area. Please add the FAR calculation including total floor area on the Site Summary Table of the Site Plan. This comment has not been addressed.
</td></tr>
</table>

PLANNING REVIEW COMMENTS

	Applicant Response to Review Comment 09/17/2024 FAR has been provided on Site Summary Table located on sheet C3.0. *Planning Review Comment 09/19/2024* Per the updated ISR on SHEET 3.0, the following impervious surface data is known: **FAR (decimal) = 55,074.0 square feet = 0.44** **125,017 square feet** *As the development moves along in the review process, these numbers may change. On the final approved DO review, final calculations will be known and noted.*
19. Distance Between Buildings	**APPROVED AS NOTED 08/15/2024:** *Planning Review Comment 08/15/2024* 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). Only one building on site. ***Comment has been addressed.***
20. FIRM Panel No, Flood Zone and BFE (if applicable)	**APPROVED 08/15/2024:** *Planning Review Comment 08/15/2024* Parcel is located within Flood Zone X in FIRM Panel No. 12005C0364H.
21. Wetlands:	**APPROVED 08/15/2024:** *Planning Review Comment 08/15/2024* Parcel is NOT located adjacent to a wetland.
22. Storm Surge Risk:	**APPROVED 08/15/2024:** *Planning Review Comment 08/15/2024* Due to its inland location, no storm surge is anticipated on these parcels.
23. Coastal High Hazard Area:	**APPROVED 08/15/2024:** *Planning Review Comment 08/15/2024* Due to its inland location, no coastal high hazard area is associated with these parcels.
24. Soils/ Contours:	**NOTIFICATION ONLY 08/15/2024:** Parcel is relatively flat between 11 to 15 feet. This parcel contain mostly Plummer Sand, with Hurricane Sand towards the northeast corner of the site and Mandarin Sand towards the southwest corner of the site. The USDA Custom Soil Resource Survey indicates that the site has approximately 86.6% Plummer sand, 9.7% Mandarin Sand, and 3.6% Hurricane Sand. This is

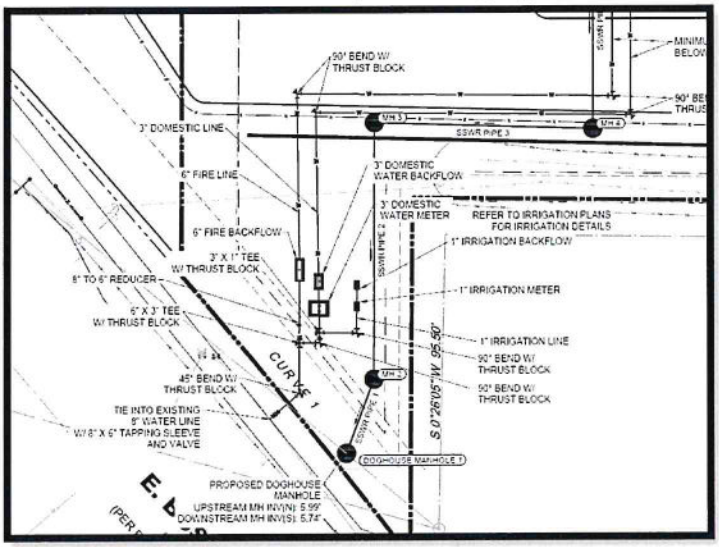
PLANNING REVIEW COMMENTS

	consistent with the Geotechnical Report provided in the Drainage Report. Details for those soil types are below: **PLUMMER SERIES** MLRA(s): 133A-Southern Coastal Plain, 133B-Western Coastal Plain, 153A-Atlantic Coast Flatwoods, and 153B-Tidewater Area Depth Class: Very deep Drainage Class (Agricultural): Poorly or very poorly drained Internal Free Water Occurrence: Very shallow, persistent Flooding Frequency and Duration: None Ponding Frequency and Duration: None to frequent; long or very long periods Index Surface Runoff: Negligible to low Saturated Hydraulic Conductivity: Moderately high Shrink-swell Potential: Low Landscape: Upper, middle, and lower coastal plains Landform: Flats, depressions Geomorphic Component: Talfs, dips Hillslope Profile Position: Not assigned Parent Material: Marine or fluviomarine deposits Slope: 0 to 5 percent, dominantly less than 1 percent Elevation (type location): Unknown Frost Free Period (type location): 240 days Mean Annual Air Temperature (type location): 19.2 degrees C (66.5 degrees F.) Mean Annual Precipitation (type location): 1240 millimeters (49 inches) **MANDARIN SAND SERIES** MLRA(s): 153A MLRA SOIL SURVEY REGIONAL OFFICE (MO) RESPONSIBLE: Raleigh, North Carolina Depth Class: Very deep Drainage Class (Agricultural): Somewhat poorly drained Internal Free Water Occurrence: Moderate deep, common Permeability: Moderate Landscape: Lower coastal plain Landform: Marine terrace Geomorphic Component: Talf Parent Material: Marine sediments Slope: 0 to 3 percent Elevation (type location): Mean Annual Air Temperature (type location): 67 degrees F. Mean Annual Precipitation (type location): 55 inches **HURRICANE SAND SERIES** The Hurricane series consists of very deep, somewhat poorly drained, moderately rapid permeable soils on broad areas that are slightly higher than the adjacent flats in the Southern Coastal Plain (MLRA 133A), the Gulf Coast Flatwoods (MLRA 152A) and the Atlantic Coast Flatwoods (MLRA 153A). They formed in sandy marine sediments. Near the type location, the mean annual temperature is about 67 degrees F., and the mean annual precipitation is about 55 inches. Slopes range from 0 to 5 percent.

PLANNING REVIEW COMMENTS

25. Easements:	**APPROVED AS NOTED 11/21//2024:** *Planning Review Comment 08/15/2024* This parcel borders a 50-foot right-of-way easement along South Tyndall Parkway, a 50-foot abandonment easement running along U.S. Business 98 to the southwest and a sewer easement that runs along the southern boundary of the property. Please indicate all easements on Site Plan. This item has not been addressed.  ***Applicant Response to Review Comment 09/17/2024*** 50-foot abandonment easement and 50-foot right-of-way easement shown on site plan, refer to updated survey included in submittal for other easement information. *Planning Review Comment 09/19/2024* Not all easements indicated on the ALTA/NPS Survey are shown on the Site Plan. All easements should be indicated on the Site Plan. Specifically, the southern Bay County easement that borders the parcel is not shown on the Site Plan. In addition, there appears to be three new easements to the western portion of the parcel including a 10-foot drainage easement, a 20-foot drainage easement, and an access and sign easement. ***Applicant Response to Review Comment 11/21/2024*** Updated Survey has been revised to include all easements per comment. *Planning Review Comment 11/21/2024* Survey and Site Plan have been updated to reflect easements accordingly. It does not appear that the stormwater pond will encroach into the 10-foot County Easement.

PLANNING REVIEW COMMENTS

26. Utilities:	**PENDING APPROVAL 08/15/2024:** *Planning Review Comment 08/15/2024* **Water Utilities:** Applicant will need to connect to the City's 8-inch PVC Potable Waterline that runs in the rear of the parcel along U.S. Business Highway 98.  From the Utility Plan, it appears that the Applicant will tie into the 8-inch waterline with a 6-inch waterline that will branch out for a 6-inch fire line and backflow, a 1-inch irrigation line, backflow and meter, and a 3-inch domestic waterline that will route into the building with backflow and water meter. **Please contact the City for fees related to water meter and tap for this project.**  **Wastewater Utilities:** Applicant will need to connect to the City's 8-inch PVC gravity sewer main either along South Tyndall Parkway or U.S. Business 98 or the portion that cuts just south of the parcel that connects the two gravity sewer lines together.

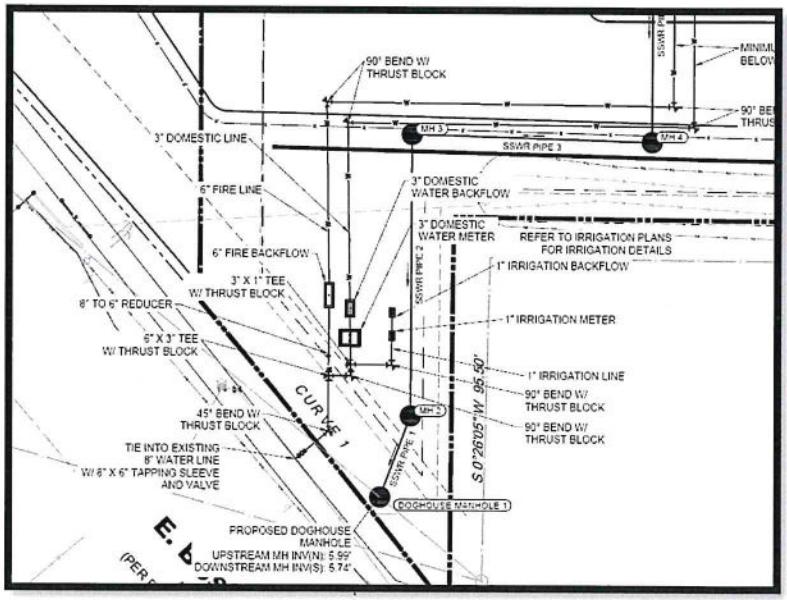
PLANNING REVIEW COMMENTS



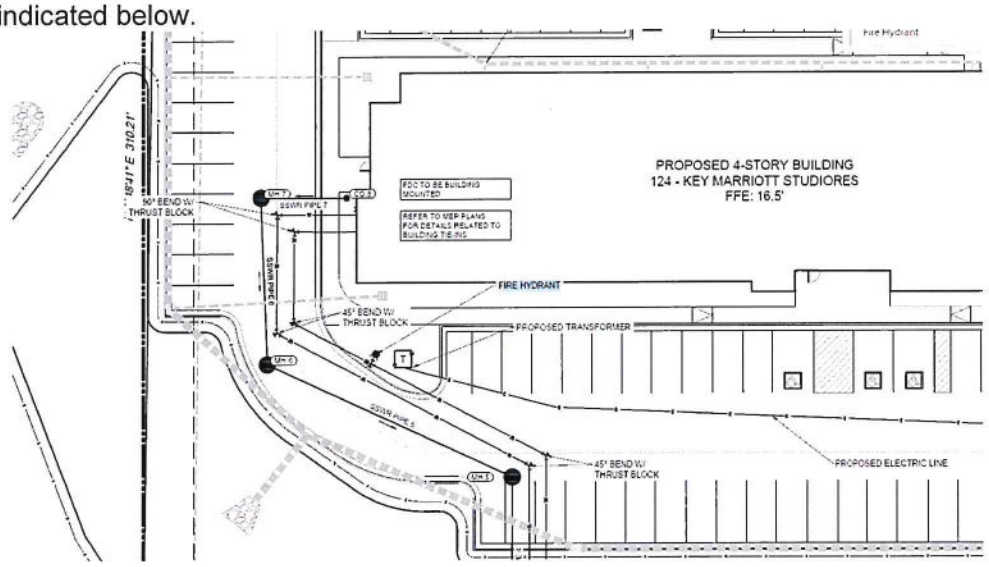
From the Utility Plan, it appears that the Applicant will tie into the City's 8-inch gravity sewer along U.S. Business 98 with the installation of a doghouse manhole. The applicant proposes 7 manholes throughout the site. It is proposed that 358 linear feet of 8-inch PVC sewer piping will route through the manholes and into a cleanout at the hotel. **Please contact the City for fees related to sewer lateral installation for this project.**

Applicant Response to Review Comment 11/21/2024
City has been contacted for water meter and sewer tap fees.

Planning Review Comment 11/21/2024
Noted.



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	Fire Hydrant: Applicant proposes one fire hydrant to the south of the proposed building as indicated below. 
27. SubArea 3 – Commercial Intensive Parkway Overlay	**APPROVED AS NOTED 11/25/2024:** *Planning Review Comment 08/15/2024* As referenced in Article 4-7.4 – Subarea 3 – Commercial Intensive (South Tyndall Parkway / 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. Variations in roofline, façade, and depth should be provided. 2. Building Use Mix – Non-residential mixed-use buildings are desired fronting Tyndall Parkway. 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. The parking in front of the buildings should be limited to create an urban form where buildings are closer to the street and parking is in the rear. 5. Streetscape and Landscape – The parking lots shall meet the landscape requirements as set forth in these Land Development Regulations. The streetscape will be encouraged to include wider sidewalks, street trees, median plantings, and landscaped buffers of parking lots.

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	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. *Planning Review Comment 08/15/2024* 1. Building Architectural Style in compliance. 2. Commercial building in compliance. 3. Existing sidewalk along South Tyndall Parkway. Striping for a crosswalk into the entrance road is proposed. In addition, new sidewalk coming off existing sidewalk into hotel development proposed with crosswalk striping for crossing traffic coming into the hotel. 4. Parking in compliance. 5. Streetscape and Landscape in compliance. **6. Stormwater will require additional information. Please refer to Comment No. 42 below.** Landscape plan was provided detailing a full-scale landscaped site including streetscaping, entrance landscaping, parking island landscaping, and a landscape buffer for the northern, western and southern property line. The landscape key for planting details was included in the Landscape Plan.
28. AICUZ Overlay	**APPROVED 08/15/2024:** *Planning Review Comment 08/15/2024* According to the Generalized Existing Land use and AICUZ Planning Contours, this parcel lies outside of the AICUZ overlay area of Parker.
29. Accessory Structures:	**N/A**
30. Trees	**APPROVED 08/15/2024:** **As referenced in Article 5-7.11 – Trees:** 1. Generally 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.

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	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. *Planning Review Comment 08/15/2024* From aerial photos taken from Google Earth® it appears that this parcel is mostly cleared. If removing trees, an application should be submitted to the City for prior approval to ensure no protected tree is removed without the City's prior consent. ***Comment has been addressed.***
31. Visual Buffers	**APPROVED 08/15/2024:** As referenced in Article 5-6.3.1 – Performance Standards - Visual Buffers, Applicant is required to provide: There shall 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. *Planning Review Comment 08/15/2024* Because this is a commercial intensive area of Parker with commercial developments to the north, south, east, and west, visual buffers are not required. ***Comment has been addressed.***
32. Noise	**APPROVED 08/15/2024:** 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. *Planning Review Comment 08/15/2024* Because this is a commercial intensive area of Parker with commercial developments to the north, south, east, and west, the noise requirement is not applicable. ***Comment has been addressed.***

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33. Lighting and Glare	**APPROVED 08/15/2024:** 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. Please provide lighting details for the outside of the building and parking area which is adjacent to the low density residential development along the western boundary. Show how the development will ensure no lighting from headlights will glare into the back of the residential housing. *Planning Review Comment 08/15/2024* Because this is a commercial intensive area of Parker with commercial developments to the north, south, east, and west, the lighting and glare requirement is not applicable. ***Comment has been addressed.***
34. Erosion Control	**RESUBMIT 11/25/2024:** 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.

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Planning Review Comment 08/15/2024

Applicant provided and Drainage Report with calculations and Geotechnical Report. Applicant also provided an Erosion Control and Grading Plan. Please see below for comments on those submitted documents.

It appears that the Applicant is encroaching onto the adjacent parcel to the west, which appears to be owned by the same owner on GIS. Is there an agreement for extending the pond onto that parcel?

The following comments need to be addressed:

1. Connection to FDOT's Stormwater system will require a FDOT drainage permit. (Applicant will also need a NWFWMD permit)
2. Include a retaining wall detail in the site details.
3. Provide reasonable assurance that the runoff from all developed areas is accounted for in the Stormwater system design. Although it is understood that some areas of the site may not be captured within the proposed system due to topographic or other constraints, treatment is required for all areas. As an alternative to including the bypassed areas in the wet pond treatment volume, assurance that the required treatment is met by the bypass system prior to discharge may be provided through a treatment analysis for the bypassed ditch(es).
4. Please update rainfall depth for each storm event of the 24-hour duration to match the FDOT Zone I IDF curves. The City requires flood attenuation for the 100-year, 24-hour storm event (rainfall depth of 13.44 inch) per Sec. 9-3.2(4) of the Land Development Regulations.
5. Provide Runoff Curve Number Calculations, including the curve number used for each Pre-Development and Post-Development land cover.
6. Provide details on how the proposed pond side slope of 1H:1V below the control elevation will be effectively stabilized. Typically, a side slope of no steeper than 2H:1V is expected in order to prevent excess erosion and sedimentation.
7. Please show boring locations on the plan sheet. It does not appear that a soil boring was performed within the proximity of the proposed stormwater pond to be able to establish accurate groundwater conditions for the purpose of design.
8. Please explain why the Unit Hydrograph with peaking factor 256 (UH256) was chosen to best represent the runoff pattern of both the Pre-development and Post-development watershed conditions.
9. In order to prevent oil/grease from leaving the drainage basin in concentration that may adversely impact water quality, please include a skimming device that extends a minimum of 4 inches below the weir invert. Additionally, include an elbow on the orifice pipe.
10. It appears that the width of Weir 3 and Weir 4 in the ICPR model do not match the outlet structure detail on the Plans. Please explain.

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	11. Provide a Mitered End Section detail. Additionally, please provide reasonable assurance that the point-discharge from the outlet structure will not cause erosion of the ditch bank ***Applicant Response to Review Comment 09/17/2024*** Property line has been revised to include proposed storm water pond. 1. Proof of all other submittals (including FDOT Drainage and NWFWMD) included in the resubmittal package. 2. Retaining Wall detail has been added to plan set on sheet C6.6. 3. Updated permanent pool and treatment volumes for the wet pond are based on the entire proposed site area and entire proposed impervious area. See Appendix B of stormwater report for calculations. 4. Section 5.0 of the FDOT Drainage Handbook specifies that rainfall depths for 24-hour duration storm events are to come from isopluvial maps. These storm events in the StormWise model have a "(FDOT)" suffix. Additional storm events using the FDOT IDF curves for 24-hour duration storm events are added to the StormWise model with a "(CoP)" suffix. See Appendix A for determination of rainfall depths and Appendix B for pre-post discharge comparison. 5. Curve Number calculations are including in Appendix B. 6. Proposed wet pond side slopes below the permanent pool elevation have been reduced to 2H:1V. Proposed wet pond side slopes above the permanent pool elevation are proposed to be 3H:1V. 7. Updated Geotechnical Report with additional soil testing is being coordinated now, with field work to be completed the week of 9/16. Updated report will be provided once received. 8. Unit Hydrograph has been revised to UH484. 9. Elbow for orifice and weir skimming device shown on Sheet C4.1. 10. OCS Detail on Sheet C4.1 revised to match StormWise model. See Input Report in Appendix B. 11. Mitered end section detail included on sheet C6.1. Discharge into the wet pond is below the permanent pool elevation as the entire storm pipe system is submerged. *Planning Review Comment 09/27/2024* 1. Applicant has addressed this comment. 2. Applicant has addressed this comment. 3. Applicant has addressed this comment. 4. Applicant has addressed this comment. 5. Applicant has addressed this comment. 6. Applicant has addressed this comment.

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7. Applicant did not include Geotechnical Report. Please submit.
8. Applicant has addressed this comment.
9. SHEET C4.1 does not include a skimmer or elbow on the orifice. Please submit.
10. Applicant has addressed this comment.
11. Applicant provided MES Detail on SHEET C6.1. It appears there is a new storm manhole proposed downstream of their outlet control structure. How with this proposed manhole affect existing flow and provide where the water will be conveyed out of that manhole.

Applicant Response to Review Comment 11/21/2024

1. Previously Addressed.
2. Previously Addressed.
3. Previously Addressed.
4. Previously Addressed.
5. Previously Addressed.
6. Previously Addressed.
7. ***Original geotechnical report and additional geotechnical included with the submittal. Explanation of groundwater conditions and basis for stormwater pond design are included in "Geotechnical Water Table Investigation" on page 4 of Stormwater Management Design Report.***
8. Previously Addressed.
9. ***Det. Pond OCS 3 Detail in upper right-hand corner of Sheet C4.1 revised to include skimmer and elbow.***
10. Previously Addressed.
11. ***Proposed storm manhole is to be inserted into existing FDOT drainage system. Existing FDOT drainage system drains to the south. Review and approval from FDOT is ongoing. This was communicated to and acknowledged via email coordination with Donna Perdue on 10/29.***

Planning Review Comment 11/25/2024

1. Previously Addressed.
2. Previously Addressed.
3. Previously Addressed.
4. Previously Addressed.
5. Previously Addressed.
6. Previously Addressed.
7. ***Comment has been addressed.***

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	8. Previously Addressed. 9. ***Comment has been addressed.*** 10. Previously Addressed. 11. ***It is still unclear where the drainage from the outfall manhole is being conveyed to downstream. Is the Applicant planning on tying into the DMH structure shown directly south (with rim elevation 11.42 feet). The Outfall manhole shows one pipe on the drawing and one invert in the storm structure table. This comment has not been addressed.***
35. Wetlands and Critical Habitats:	**APPROVED AS NOTED 08/15/2024:** *Planning Review Comment 08/15/2024* The parcel does not border a wetland and is in a commercially developed area of Parker. The USFWS has indicated no critical habitats directly exist at this site location; however, the following species are known to occur or may be affected by activities within this area and precaution should always be taken to ensure no adverse effects to any discovered protected species that may be present on or near this site: • Endangered species protected under the Endangered Species Act of 1973, including: ▪ Tricolored Bat (mammal) ▪ Eastern Black Rail and Bald Eagle (bird) ▪ Alligator Snapping Turtles and Eastern Indigo Snake (reptiles) ▪ Monarch Butterfly (insect) ▪ Godfrey's Butterwort and White Birds-in-a-Nest (flowering plants) • Migratory birds protected under the Migratory Bird Treaty Act and the Bald and Golden Eagle Protection Act, including: ▪ American Kestrel ▪ Bald Eagle ▪ Black Skimmer ▪ Brown-headed Nuthatch ▪ Chimney Swift ▪ Chuck-will's Widow ▪ Kentucky Warbler ▪ Least Term ▪ Lesser Yellowlegs ▪ Red-headed Woodpecker ▪ Ruddy Turnstone ▪ Swallow-Tailed Kite ▪ Willet ▪ Wood Thrush ***All efforts should be made to protect the environment. Please ensure protected species or fauna are not disturbed during construction activities. The area should also be kept clean from all trash and debris from the construction zone that could otherwise pollute the ecosystem and environment.*** USFWS should be consulted if any protected species of animal, bird, or fauna are encountered prior or during construction.

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36. Access Control	**APPROVED 08/15/2024:** Per Article 5-9.6 – Access Control, Emergency Access, "all residential subdivisions or multi-family developments including mobile/manufactured home parks shall have at least two roadway outlets which allow for emergency ingress and egress. *Planning Review Comment 08/15/2024* Applicant will have one main entrance off South Tyndall Parkway.
37. Parking and Loading	**APPROVED 08/15/2024:** Under Article 5-9.8 – Off-Street Parking and Loading Requirements Table, Shopping Centers require 1 space per unit + 1 per 5 employees. *Planning Review Comment 08/15/2024* Per the Site Plan, the hotel will be a 124-key hotel. Applicant has that 126 spaces are required and 126 spaces are provided. This would mean that there are at least 10 employees, which would calculate out to 2 extra spaces for a total of 126 parking spaces. ***Comment has been addressed.***
38. Parking Lot Requirements	**APPROVED 08/15/2024:** As referenced in Article 5-9.8.4 – Off-Street Parking Lot Requirements, Applicant is required to provide: 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. *Planning Review Comment 08/15/2024* Applicant has indicated that parking lot will be paved with 12-inch stabilization subbase, 4-inch aggregate base course, and 6.5-inch PCC heavy-duty concrete over. Applicant has indicated that parking stalls will be mainly 9 feet wide and 20 feet long with the exception of the ADA Compliant Parking which will be 12 feet wide and 20 feet long. ***Comment has been addressed.***
39. Off-Street Loading and Unloading	**APPROVED 09/19/2024:** *Planning Review Comment 08/15/2024* 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

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	each ten thousand (10,000) square feet (or fraction thereof). *Planning Review Comment 08/15/2024* Site Plan does not indicate a semi-trailer loading space. If unloading at one of the doors into the building along the access drive, striping should be drawn in to show location and to also assist delivery drivers. Provide designated loading/striping for commercial vehicles. ***Applicant Response to Review Comment 09/17/2024*** A 12-foot x 45-foot loading zone shown on the site plan, no semi deliveries on site. *Planning Review Comment 09/19/2024* Applicant provided loading zone on the updated Site Plan. This comment has been addressed.
40. Major Development Requirements:	**RESUBMIT 11/25/2024:** As referenced in Article 6-1.3 – Development Review Process, Applicant is required to provide: *Planning Review Comment 08/15/2024* 1. **APPROVED AS NOTED** - 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** - Suitability of site conditions including topography and soils, and the extent to which site modifications will be necessary to accommodate the proposed development. **See Comment 34 above.** 3. **APPROVED 08/15/2024** - Ingress and egress to roadways. **See Comment 36 above.** 4. **RESUBMIT 11/25/2024** - Drainage or stormwater management. **See Comments 34 above and 42 below.** 5. Water infiltration. 6. **APPROVED AS NOTED 08/15/2024** - Vehicular traffic, including on-site parking. **See Comment 37 to 39 above**. 7. **APPROVED AS NOTED 09/19/2024:** Required permits from other governmental agencies. Provide proof of submittal of all applicable permit applications (or exemptions) (FDEP/NWFWMD ERP, FDEP Water and Wastewater Permitting, if necessary). 8. **APPROVED 08/15/2024:** Lighting. **See Comment 33 above**. 9. **APPROVED AS NOTED 09/19/2024:** *Planning Review Comment 08/15/2024*

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	Public safety and/or potential to create a public nuisance. Applicant shall provide statement to the City that the proposed development will maintain public safety and not create a public nuisance in the City. *Applicant Response to Review Comment 09/17/2024* Nuisance Statement provided with submittal. *Planning Review Comment 09/19/2024* Applicant provided Nuisance Statement dated September 9, 2024. 10. **APPROVED 08/15/2024:** Impacts on natural resources. **See Comment 21 and 36 above.**
41. Major Development Site Plan Requirements	**APPROVED AS NOTED BELOW 11/21/24:** As referenced in Article 6-1.4.b – Development Review Process, Applicant is required to provide detailed drawings which show the following: 1. **APPROVED 08/15/2024:** A vicinity sketch showing the relationship of the site in relation to surrounding roadways, land use districts, and flood zones, with base. A Site Map was provided which shows roadways and Site Location, and Applicant provided the Land Use designations of adjacent parcels on the Site Plan. 2. **APPROVED 08/15/2024:** A description of the land; the name, address, and telephone number of the owner, developer, and designer or architect, and the date of site plan preparation. 3. **APPROVED 08/15/2024:** 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. 4. **APPROVED 08/15/2024:** The existing and proposed grades, the drainage plan, erosion control plan, and the proposed structures with appropriate topographic contour intervals or spot elevations. 5. **APPROVED 08/15/2024:** 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. **Refer to No. 14, 15, and 17 above. FFE is indicated as 16.5 on Site Plan.** 6. **APPROVED AS NOTED 08/15/2024:** 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 08/15/2024:** Proposed street, driveways, sidewalks, bicycle paths, and parking facilities; vehicular turnarounds, curb cutouts, and

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	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. 8. **APPROVED 11/21/24:** *Planning Review Comment 08/15/2024* 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 Comment 24 above. Please show all existing easements bordering parcel. Refer to Item 24 above for existing easements. Show that the stormwater pond to along southern border of parcel is not impeding on sewer easement that also borders the parcel. In addition, please verify the boundary of the stormwater pond on the western parcel (Parcel ID No. 26065-000-000). ***Applicant Response to Review Comment 09/17/2024*** Easement called out on Utility Plan sheet C5.0. *Planning Review Comment 09/27/2024* Not all easements indicated on the ALTA/NPS Survey are shown on the Site Plan. All easements should be indicated on the Site Plan. Specifically, the southern Bay County easement that borders the parcel is not shown on the Site Plan. In addition, there appears to be three new easements to the western portion of the parcel including a 10-foot drainage easement, a 20-foot drainage easement, and an access and sign easement. ***Applicant Response to Review Comment 11/21/2024*** Updated Survey has been revised to include all easements per comment. *Planning Review Comment 11/21/2024* Survey and Site Plan have been updated to reflect easements accordingly. It does not appear that the stormwater pond will encroach into the 10-foot County Easement. 9. **APPROVED 08/15/2024:** All proposed landscaping and the dimensions and location of all proposed signs.
42. Stormwater/ Drainage	**RESUBMIT 11/25/2024:** *Planning Review Comment 08/15/2024* 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.

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	It appears that the Applicant is encroaching onto the adjacent parcel to the west, which appears to be owned by the same owner on GIS. Is there an agreement for extending the pond onto that parcel? The following comments need to be addressed: 1. Connection to FDOT's Stormwater system will require a FDOT drainage permit. (Applicant will also need a NWFWMD permit) 2. Include a retaining wall detail in the site details. 3. Provide reasonable assurance that the runoff from all developed areas is accounted for in the Stormwater system design. Although it is understood that some areas of the site may not be captured within the proposed system due to topographic or other constraints, treatment is required for all areas. As an alternative to including the bypassed areas in the wet pond treatment volume, assurance that the required treatment is met by the bypass system prior to discharge may be provided through a treatment analysis for the bypassed ditch(es). 4. Please update rainfall depth for each storm event of the 24-hour duration to match the FDOT Zone I IDF curves. The City requires flood attenuation for the 100-year, 24-hour storm event (rainfall depth of 13.44 inch) per Sec. 9-3.2(4) of the Land Development Regulations. 5. Provide Runoff Curve Number Calculations, including the curve number used for each Pre-Development and Post-Development land cover. 6. Provide details on how the proposed pond side slope of 1H:1V below the control elevation will be effectively stabilized. Typically, a side slope of no steeper than 2H:1V is expected in order to prevent excess erosion and sedimentation. 7. Please show boring locations on the plan sheet. It does not appear that a soil boring was performed within the proximity of the proposed stormwater pond to be able to establish accurate groundwater conditions for the purpose of design. 8. Please explain why the Unit Hydrograph with peaking factor 256 (UH256) was chosen to best represent the runoff pattern of both the Pre-development and Post-development watershed conditions. 9. In order to prevent oil/grease from leaving the drainage basin in concentration that may adversely impact water quality, please include a skimming device that extends a minimum of 4 inches below the weir invert. Additionally, include an elbow on the orifice pipe. 10. It appears that the width of Weir 3 and Weir 4 in the ICPR model do not match the outlet structure detail on the Plans. Please explain. 11. Provide a Mitered End Section detail. Additionally, please provide reasonable assurance that the point-discharge from the outlet structure will not cause erosion of the ditch bank ***Applicant Response to Review Comment 09/17/2024*** Property line has been revised to include proposed storm water pond.

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	1. Proof of all other submittals (including FDOT Drainage and NWFWMD) included in the resubmittal package. 2. Retaining Wall detail has been added to plan set on sheet C6.6. 3. Updated permanent pool and treatment volumes for the wet pond are based on the entire proposed site area and entire proposed impervious area. See Appendix B of stormwater report for calculations. 4. Section 5.0 of the FDOT Drainage Handbook specifies that rainfall depths for 24-hour duration storm events are to come from isopluvial maps. These storm events in the StormWise model have a "(FDOT)" suffix. Additional storm events using the FDOT IDF curves for 24-hour duration storm events are added to the StormWise model with a "(CoP)" suffix. See Appendix A for determination of rainfall depths and Appendix B for pre-post discharge comparison. 5. Curve Number calculations are including in Appendix B. 6. Proposed wet pond side slopes below the permanent pool elevation have been reduced to 2H:1V. Proposed wet pond side slopes above the permanent pool elevation are proposed to be 3H:1V. 7. Updated Geotechnical Report with additional soil testing is being coordinated now, with field work to be completed the week of 9/16. Updated report will be provided once received. 8. Unit Hydrograph has been revised to UH484. 9. Elbow for orifice and weir skimming device shown on Sheet C4.1. 10. OCS Detail on Sheet C4.1 revised to match StormWise model. See Input Report in Appendix B. 11. Mitered end section detail included on sheet C6.1. Discharge into the wet pond is below the permanent pool elevation as the entire storm pipe system is submerged. *Planning Review Comment 09/27/2024* 1. Applicant has addressed this comment. 2. Applicant has addressed this comment. 3. Applicant has addressed this comment. 4. Applicant has addressed this comment. 5. Applicant has addressed this comment. 6. Applicant has addressed this comment. 7. Applicant did not include Geotechnical Report. Please submit. 8. Applicant has addressed this comment. 9. SHEET C4.1 does not include a skimmer or elbow on the orifice. Please submit. 10. Applicant has addressed this comment.

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	11. Applicant provided MES Detail on SHEET C6.1. It appears there is a new storm manhole proposed downstream of their outlet control structure. How with this proposed manhole affect existing flow and provide where the water will be conveyed out of that manhole. *Applicant Response to Review Comment 11/21/2024* 12. Previously Addressed. 13. Previously Addressed. 14. Previously Addressed. 15. Previously Addressed. 16. Previously Addressed. 17. Previously Addressed. 18. ***Original geotechnical report and additional geotechnical included with the submittal. Explanation of groundwater conditions and basis for stormwater pond design are included in "Geotechnical Water Table Investigation" on page 4 of Stormwater Management Design Report.*** 19. Previously Addressed. 20. ***Det. Pond OCS 3 Detail in upper right-hand corner of Sheet C4.1 revised to include skimmer and elbow.*** 21. Previously Addressed. 22. ***Proposed storm manhole is to be inserted into existing FDOT drainage system. Existing FDOT drainage system drains to the south. Review and approval from FDOT is ongoing. This was communicated to and acknowledged via email coordination with Donna Perdue on 10/29.*** *Planning Review Comment 11/25/2024* 12. Previously Addressed. 13. Previously Addressed. 14. Previously Addressed. 15. Previously Addressed. 16. Previously Addressed. 17. Previously Addressed. 18. ***Comment has been addressed.*** 19. Previously Addressed. 20. ***Comment has been addressed.*** 21. Previously Addressed. 22. ***It's still not clear where the drainage from the outfall manhole is being conveyed to downstream. Is the Applicant planning on tying into the DMH structure shown directly south (with rim elevation 11.42 feet). The***

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	Outfall manhole shows one pipe on the drawing and one invert in the storm structure table. This comment has not been addressed.
43. Concurrency Review	**APPROVED AS NOTED 11/25/2024:** *Planning Review Comment 08/15/2024* 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. Applicant is required to provide a water and wastewater capacity analysis, and Traffic Analysis (specifically, Trip Generation, latest edition). More information on Capacity Threshold Standards can be found in Article 9-4.3 of the Parker LDR. In addition, information on the Determination of Available Capacity can be found in Article 9-5.1 of the Parker LDR. ***Applicant Response to Review Comment 09/17/2024*** Water and wastewater capacity analysis provided on utility plan sheet C5.0, and TIA provided with submittal. Written confirmation of wastewater capacity has been received from the City of Callaway. *Planning Review Comment 09/27/2024* Applicant provided capacity information on SHEET C5.0. Also, as indicated in the previous comment, Applicant's water and wastewater capacity report isn't signed and sealed by a Professional Engineer in the State of Florida. This report is required to ensure that the Applicant has met the City's water and sewer system thresholds within this area. Applicant has provided a Traffic Impact Analysis indicating that the proposed development will operate at LOS D or better with 528 daily trips, 42 AM peak hour trips and 43 PM peak hour trips. ***Applicant Response to Review Comment 11/21/24*** Capacity letter from City of Calloway provided with submittal, Water Report has been included signed by project engineer of record. *Planning Review Comment 11/22/2024* Provide a short narrative detailing how you arrived at 1,500 gpm, including the square footage of the building, etc. Confirm if the building is sprinkled. Confirm if you are using B105.1(2) and how it was calculated. ***Applicant Response to Review Comment 11/22/24*** The Footprint Area that is showing on the plans is 13,955 square feet, due to there being 4 floors, we calculated the total floor area to be 55,820 sq ft. Because the building is a commercial development we used the building type classification of the table: **Type IV**. The associated Fire Flow that our total floor area falls into on the table is 4,250 gpm.

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	The table details that Required Fire flow is 25% of the 4,250 gpm which totals 1,062 gpm. Due this value being less than 1,500 gpm per the table below, 1,500 gpm was required to be used, because our building is fully sprinkled. TABLE B105.2 REQUIRED FIRE FLOW FOR BUILDINGS OTHER THAN ONE- AND TWO-FAMILY DWELLINGS, GROUP R-3 AND R-4 BUILDINGS AND TOWNHOUSES AUTOMATIC SPRINKLER SYSTEM (Design Standard) / MINIMUM FIRE FLOW (gallons per minute) / FLOW DURATION (hours) No automatic sprinkler system — Value in Table B105.1(2) — Duration in Table B105.1(2) Section 903.3.1.1 of the *International Fire Code* — 25% of the value in Table B105.1(2)[a] — Duration in Table B105.1(2) at the reduced flow rate Section 903.3.1.2 of the *International Fire Code* — 25% of the value in Table B105.1(2)[b] — Duration in Table B105.1(2) at the reduced flow rate For SI: 1 gallon per minute = 3.785 L/m. a. The reduced fire flow shall be not less than 1,000 gallons per minute. b. The reduced fire flow shall be not less than 1,500 gallons per minute. *Planning Review Comment 11/25/2024* Anchor has reviewed the inputs to the water model and while Anchor did not confirm the model results by running a seperate model, the inputs appear correct and the report has been signed and sealed by a professional engineer. Anchor's review and approval of the water report does not relieve the applicant of providing adequate fire flow to the building by whatever means necessary. ***Comment has been addressed as noted.***
44. Trash Ordinance:	NOTIFICATION ONLY: 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.