

**DRC Minutes**  
**August 19, 2009**

**Present:** Jeanne Sobierajski, Mike Britt, Judy Rivera, Terrence Nealy, Dale Smith, T. Michael Stavres, Joey Murphy, Amin Hanhan, Dave Dickey, Sean Byers, and Randy Aldridge

**New Business**

2:30 p.m. – David Carter and Fran McCrystal, representatives from David C. Carter Consulting Engineers, along with Reggie Whitehead, Ryan Whitehead, owners of the property, attended to discuss the expansion of the property located at 601 6<sup>th</sup> Street, SW. The expansion will include a 2-story, 6,000 square foot office building and a 5,595 square foot storage building, with open storage on the west side of the property.

Reggie Whitehead indicated that the storage building would also be utilized to store a motor home. There would be three (3) curb cuts on Avenue G, SW, one to be utilized for employee parking, one for access to the storage building, and one to access the open storage area. Mr. Whitehead indicated that the plan was to construct the new building and eventually lease out the old office and he indicated that the new tenant could use the current sign located on the northwest corner of the property and they would construct a new monument sign on the southwest corner of the property. Both Sean and Jeanne indicated that that would not be a problem for the site, two signs would be allowed.

A dumpster pad is shown on the plans on the west side of the drive isle. Staff indicated that the dumpster detail has been revised to include space for recycling. Terrence indicated that he would get the detail to Dave Carter. Terrence also indicated that the radius for the end entrance near the dumpster would need to 25°.

Reggie Whitehead let staff know that they were going utilize pervious concrete for most of the project and will be working with SWFWMD on that.

Dave Carter indicated that they were going to tie into the manhole that is located near the new office building. Joey Murphy indicated that they should tie into the main instead of the manhole.

Judy Rivera indicated that a fire hydrant would be required within 200 feet of the building(s). The location of the fire hydrants on-site were pointed out, and Judy indicated that as long as they meet the criteria that is fine.

Jeanne indicated that sidewalks would be required along Avenue G, SW and along 6<sup>th</sup> Street, SW. Also, a landscape buffer will be required along 6<sup>th</sup> Street, SW. Mr. Whitehead indicated that the landscaping would be extended along 6<sup>th</sup> Street, as it currently is in front of the current building and the open space on the northwest corner of the property would be mirrored on the southwest corner of the property.

**Requirements, etc.**

1. Parking: 3 spaces per 1,000 square feet for the office and warehouse 1.2 spaces per employee

2. Landscaping:
  - a. A minimum of a 10-foot Type "C" buffer along Sixth Street.
  - b. 50% tree canopy coverage required
3. 5-foot sidewalk shall be required along 6<sup>th</sup> Street and Avenue G.
4. A fire hydrant shall be required within 200 feet of all buildings.
5. City staff will furnish the revised dumpster detail for the addition of recycling.

**Staff Discussion:**

Terrence provided staff with draft prints for the public meeting on the sidewalk master plan. The meeting will be held on September 3 from 5:30 – 8:00 p.m. in the Library. T. Michael asked Terrence to provide 11 x 17 copies of the plans to everyone.

Jeanne gave an overview of ProjectDox and where we are will the installation and development. The soft launch will be September 8 and we go live on October 5<sup>th</sup>. Jeanne indicated that she would be sending out a project for review to test the site, hopefully by the end of the week.

Dave Dickey discussed the Amos Robinson property and the development of a private park on the site. The property will contain a restroom facility, which will require water and sewer to be run to the site. They are working with the Polk County Builders Association on developing the property. There will be five (5) parking spaces on site to consist of gravel and there will be a concrete apron leading to these spaces.