

DRC Minutes
January 13, 2010

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

Absent: Mike Britt and Amin Hanhan

New Business

2:30 p.m. – Michael Gaylor a representative of Gaylor Engineering, along with Mike Mahalak and representatives of Florida Traditions Bank attended to discuss the development of the parcels on the southeast corner of First Street and Post Avenue. The development would include a 5,000± square foot bank and a parking lot for the Chrysler Jeep dealership employee parking.

Mr. Gaylor indicated that most of the trees on the site would be save, which includes a 60" oak tree. The other trees range in size from 24" – 36". Staff indicated that as the trees were being saved that is credit toward the tree canopy coverage and instead of a 50% tree canopy; a 45% tree canopy coverage would be required.

Joey and Mr. Gaylor discuss the water and wastewater lines in the area. There is a 15" gravity sewer line on First Street and there is at least a 6" water line on the east side. Joey indicated that for water service, a callout indicating that a RPZ backflow preventer is required would be needed on the site plan. There would be a separate irrigation meter.

Judy indicated that Fire would require turn around capability on the parking lot site, which would need to be 20 feet clear. Mr. Gaylor indicated that he could provide for this in geofabric that would be 80,000 pounds. They would also provide for a fence with a knox box. Staff indicated as this would only be utilized for emergency vehicles and not on a daily basis, the City would accept the use of geofabric and/or geoweb.

Judy also indicated that a fire hydrant would be required on the right hand side of the entrance on First Street. The exact location can be worked out with Engineering and Fire, as there are a number of utilities at that location.

Jeanne indicated that a 10-foot Type "C" landscape buffer would be required along First, Post, and Second Street. The landscape buffer along First Street maybe able to be reduced due to the First Street Overlay District. Additional right-of-way would need to be dedicated along Post Avenue to allow for a 50-foot right-of-way. This would most likely mean 5-feet of right-of-way dedication. Staff indicated that we would work with the developer on the landscape buffer along Post Avenue, due to the additional right-of-way dedication required. A 5-foot sidewalk is required along Post Ave and First Street. There is an existing sidewalk on Second Street.

There was additional discussion regarding the tree islands in the employee parking lot. These should be able to be removed, as there will be landscape buffers on the east and west side of this area – the tree canopy should be able to be met.

Requirements:

1. A minimum of a 10-foot Type "C" landscape is required on First Street, Post Avenue, and Second Street.
2. 45% tree canopy coverage required.
3. Sidewalks required along Post Avenue and First Street (sidewalk existing on Second Street.)
4. Fire hydrant on the right hand side of First Street Entrance.