

DRC Minutes
August 18, 2010

Present: Joey Murphy, Amin Hanhan, Judy Rivera, Robert Turner, Mike Britt, T. Michael Stavres, Terrence Nealy, Kim Hansell, Randy Aldridge, Sean Byers, Erin Tilghman, and Jeanne Sobierajski

New Business

2:30 p.m. – JD, a representative of Sycamore Engineering, Inc., attended to discuss the development of a Salem Gyro Restaurant at the northeast corner of Cypress Gardens Boulevard and US 17. The existing building would be demolished and would be developed with a 2,400± square foot drive thru restaurant.

The restaurant would contain 60 seats, which would require 24 parking spaces (0.4 parking spaces per seat). There are five (5) spaces on the site plan accessed from “Avenue Q SW”; these spaces would need to be removed. The plan is showing angled parking at 60° with a 12-foot drive isle and the City’s detail requires 16-feet. Joey and Amin will look into this and discuss further with the engineer.

Joey discussed that for water and sewer impact fees, the city would need consumption history for similar restaurants.

The sewer lines are located in SR540 to the south and on the opposite side of US 17. The engineer would need to find out where the plumbing is coming from. Re-use would not be required for this development.

Terrence requested that the dumpster be relocated to the west side of the entrance.

Jeanne indicated that the entrance on Cypress Gardens Boulevard could only be a right in. There have been discussions with FDOT and FDOT did not want to allow for any driveways on SR540 or US17. A brief discussion with staff and JD ensued and staff explained to him that FDOT contacted the City and that the City determined that a right in only off of SR540 would be permitted along with the entrance on “Avenue Q SW”. FDOT indicated that the driveway along SR540 was too close to the intersection.

JD was asked about stormwater retention and he indicated that he would follow SWFWMD. Amin and Joey indicated that he would also need to meet the City’s requirements of 25 year storm event. JD indicated that he would of course be getting a drainage exemption from FDOT, as he is reducing the impervious. From the site plan, it does not appear to be a reduction of impervious.

Staff indicated that the backflow preventer would need to be called out on the site plan. Kim also indicated that the location of the grease trap would also need to be called out on the building plans.

A minimum of a 10-foot Type "C" landscape buffer would be required on the south and west side of the property. No buffers are required on the north and east sides.

Requirements, etc.:

- ✓ Tree canopy coverage requirement of 50%.
- ✓ A minimum of a 10-foot Type "C" landscape buffer is required on the south (Cypress Gardens Boulevard) and west (US Highway 17) side of the property.
- ✓ Sidewalks, if applicable, along US Highway 17 and Cypress Gardens Boulevard.
- ✓ The driveway along Cypress Gardens Boulevard shall be a right in only.
- ✓ Parking requirement is 0.4 parking spaces per seat. Parking cannot be accessed from "Avenue Q SW".
- ✓ Please provide drainage calculations at the time of site plan submittal.