

**DRC Minutes**  
**February 10, 2010**

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

**Absent:**

**New Business**

2:30 p.m. – Steve Boyington, a representative of Wallis, Murphey, Boyington Architects, Inc., along with other representatives of the Lighthouse for the Blind (contractors, architect, Kriss Kaye from Envisors, et al) attended to discuss the development of a 8,150± square foot rehabilitation and training facility at 206 Avenue D, NW. The property is located in the C-1 zoning district; however, a landscape buffer and canopy coverage is required and a minimum of a 2 story building is required.

Steve Boyington indicated that the building would be constructed to LEED Silver certification and would contain classrooms, a kitchen to teach food prep.

The entire building is not 2 stories– only 600 – 800 square feet is and is for the mechanical room. Steve indicated that the code does not have a definition of 2 story and they do not want to building two stories for a building to be utilized for the blind. He did indicate that the stairwell would be utilized by the clients for the purposes of learning to walk up stairs. Jeanne indicated that a decision would not be made today on the height of the building. Staff would get back with Mr. Boyington next week after a meeting with staff.

Terrence indicated that the location of the dumpster may be fine; however, need to make sure that there is enough room for a truck to back out and not go into the parking space. He also indicated that the new dumpster detail is on the City's website, which includes an area for recycling.

Pocket gardens will be incorporated into the green space. Mike Britt indicated that they might want to check into the new SWFWMD regulations to see if they will apply which will require the capture of 100% of the runoff on site.

**Requirements:**

1. A minimum of a 10-foot Type "C" landscape is required on Avenue D and Second Street. (in a later (2/16/10) meeting with Dale and Dave it was determined that the buffer would not be required and that the code would be changed immediately to accommodate this.
2. 50% tree canopy coverage required.
3. 5-foot sidewalks required along Avenue D and Second Street.