

DRC Minutes
January 20, 2010

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

Absent: Judy Rivera and Dale Smith

New Business

2:30 p.m. – Mehul Patel, a representative of Envisors attended to discuss the development of a 9,014± square foot Dollar General store on the Cypress Creek Village out parcel. The site will contain 45 parking spaces, over the 35 required by code.

Staff asked if the parcel was going to be divided and sold and Mehul Patel could not answer that question. Staff indicated that the City would like cross access between this parcel and the adjacent property to be developed in the future. Staff also suggested talking with FDOT regarding the dedication of additional right-of-way along Dundee Road due to the potential road widening.

Staff asked what the building exterior would be construction of and Mr. Patel did not know.

Amin indicated that we would need a copy of the SWFWMD permit to determine if what was proposed when the SWFWMD application was submitted, that this development will meet those requirements.

Sean indicated that the impervious surface calculation of 68.4% does not appear to be correct. Please check those figures. The calculation should be based on the 1.09 acres, not the entire 3+ acre parcel.

Judy requested that a fire hydrant be located at the south entrance on the island near the southwest corner of the structure. Joey asked if it could be at the south entrance island. Joey will get with Judy, as she was unable to attend the meeting.

Terrence indicated that the dumpster detail would need to be updated. Please utilize the detail on the City's website.

Landscaping requirements would be a 10-foot Type "E" on the north side, adjacent to any residential properties. A minimum of a 10-foot Type "C" would be required along Dundee Road and Monterey Cypress. Irrigation shall be installed with purple pipe, for the future connection to reuse.

Joey indicated that the handicap spaces need to be 12-feet in width with a 5 foot access isle, not the 9-foot wide with 10-foot isle shown on the plans.

Staff discussed the sidewalk on the southwest corner of the property and the need for it to be even with the pavement. At some point, staff felt that FDOT would provide for crosswalks.

Joey questioned the south entrance and asked if it could be moved to the north, as if a customer exits they would need to turn right and then make a u-turn, as there is a median directly across from the entrance on Monterey Cypress.

Joey questioned the sewer line going across west across Monterey Cypress then to the north, whereas there is a manhole to the north of the parcel on the east side of Monterey Cypress. Joey also questioned the location of the 8" water line. The water line needs to be located in the right-of-way and tap at either side of the south driveway in the green area – place meter and backflow preventer there. The 8" line is not needed and is an additional expense to the developer that is not needed nor wanted by the City.

A sidewalk is required along Dundee Road, as well as along Monterey Cypress.

Randy indicated that the engineer would need to show the engineering flood proofing.

Requirements:

1. A minimum of a 10-foot Type "C" landscape is required on Dundee Road and Monterey Cypress. A minimum of a 10-foot Type "E" buffer is required on the north side adjacent to any residential.
2. 50% tree canopy coverage required.
3. 5-foot sidewalks required along Dundee Road and Monterey Cypress. Confirm with FDOT that the sidewalk shall be located in the right-of-way on Dundee Road and check with property owner, if the sidewalk can be in the right-of-way on Monterey Cypress.
4. Discuss with FDOT the need for additional right-of-way along Dundee Road, due to the roadway widening.
5. The sidewalk at the southwest corner should go to the edge of pavement instead of being a 90°.
6. Is the south entrance a safety issue, requiring the customer exiting to turn right and then do a u-turn? Can it be moved to the north?
7. The water line shall be placed in the right-of-way and tap at either side of the south driveway. In the green area the meter and backflow preventer shall be placed.
8. The sewer line can be connected to the north of the parcel, instead of going under Monterey Cypress.
9. The handicap spaces shall be 12-feet wide of a 5-foot isle; not 9-feet wide with a 10-foot isle as indicated on the plan.
10. The dumpster detail needs to be updated with the most current detail which is on the City's website.
11. A fire hydrant shall be located at the south entrance. Confirm with Judy Rivera that it can be placed at the south entrance island instead of at the southwest corner of the building.