

DRC Minutes
July 22, 2010

Present: Joey Murphy, Amin Hanhan, Judy Rivera, T. Michael Stavres, Terrence Nealy, Randy Aldridge, Sean Byers, and Jeanne Sobierajski

New Business

2:30 p.m. – Sarah Case and Lyndsey Ladewig, representatives of JSK Consulting, attended to discuss the development of a parking lot for the Eye Express to be located on the northeast corner of 2nd Street, NW and Avenue C, NW. Part of the parking lot is paved; however, the eastern portion is not. There is currently a house on the northeastern portion of the site that will be demolished and will become part of the parking lot. There is currently a code violation for this property, for parking on an unimproved site. (On 7/22/10 Jeanne spoke with Michele in Code Enforcement and she indicated that the Special Magistrate gave a deadline of 9/17/10 to either stop parking on the unimproved lot or improve it.)

Sarah indicated that this would be employee parking for the Eye Express Clinic located at 215 First Street.

Staff indicated that a Special Use Approval would be required for this site, as it is an expansion of the existing parking lot. Staff was unable to find the special use approval allowing for the initial parking lot; however, the special use would be required in any case.

Sarah indicated that there would be one (1) curb cut on First Terrace and one (1) on Avenue C, with the others being closed.

Staff indicated that they would need to get with SWFWMD regarding retention.

T. Michael indicated to Sarah that in the downtown area, the City is working to incorporate swales and/or rain gardens and as it is not a requirement, he asked that if they could do one or the other on this site.

Sean asked that a pedestrian connection be added to the plan from the southern portion of the parking lot to the sidewalk along First Terrace. Sarah indicated that it would not be a problem.

The vacation of the alley was discussed; however, in the past there was opposition to such and there is also a gravity sewer line in the alley. Sarah indicated that they would not be requesting to vacate the alley.

Requirements, etc.:

- ✓ Tree canopy coverage requirement of 50%.
- ✓ Sidewalks, if applicable, along First Terrace, Avenue C, NW, and Second Street, NW.
- ✓ The overflow pipe to the south of the residence needs to be relocated.
- ✓ Please provide drainage calculations at the time of site plan submittal.