

DRC Minutes
June 30, 2010

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

Absent:

New Business

2:30 p.m. – Dave Carter, Brian Moss, and Blaine Carter, representatives of David Carter Engineering, attended to discuss the redevelopment of the Vigoro Fertilizer Plant on US Highway 17. The future land use and zoning (PUD-09-27) are in place. The plan for the site is to create a site plan with individual parcels, plat the project, and each individual property owner will submit site plans for each out parcel.

There is a pre-application meeting scheduled next Tuesday with SWFWMD. Amin requested that the minutes of the meeting be forwarded to him. Dave Carter agreed.

Dave asked Joey where the 12" master reuse line is, as it appears that it goes through the property. Joey's map shows it on the edge of the property, but will confirm and get back with Dave.

Dave Carter indicated that a landscape architect is being brought on board. Dave requested that the landscaping be looked at, as the 45% tree canopy coverage requirement is difficult to achieve unless all live oak trees are utilized. The developers would like to make this look really nice. Jeanne indicated that it is really difficult to achieve unless oak trees with 1,964 square foot canopy coverage are placed in tree islands and that is not a good place to put oaks. Jeanne indicated that she has worked on the landscape ordinance, which included canopy coverage, as it is not doing what the city had anticipated.

Jeanne indicated that there are numerous rights-of-way on this site that need to be vacated. There are Polk County rights-of-way and will need to be vacated through the county.

Dave Carter indicated that they would look at some other hard surface, such as brick pavers or even pervious concrete for 10 to 15% of the site, as the parking for retail is typically based on Christmas numbers.

Joey will review the water and sewer plans and get any comments to Dave Carter. Judy will review the water plan which include fire hydrants and get back to Dave on those.

Requirements, etc.:

- ✓ Staff will review the water and sewer plans and submit any comments to Dave Carter.
- ✓ Staff will review the 45% tree canopy coverage requirement to see if it can be reduced.
- ✓ Applicant will submit minutes from SWFWMD meeting to the Technical Services Division.

3:00 p.m. – Kendall Phillips and Mary, representatives of LP Engineering, along with a representative of Greater Works Ministries, attended to discuss the development of a church at the southeast corner of Oakhurst Road and Buckeye Loop Road. Phase I of the development will contain a 20,000 square foot building for 500 seats. The retention will be designed for the entire development, which will ultimately contain a 20,000 square foot sanctuary and an athletic building in addition to the initial 20,000 square foot building.

Kendall asked if offsite improvements that were required could be done in stages, along with the stages of the development, such as the sidewalk. Jeanne indicated that a sidewalk is required along both Oakhurst and Buckeye Loop Road and would be required along the frontage of the parcel in phase I.

Jeanne indicated that the main entrance to the church would be required along Buckeye Loop Road based on the number of trips that would be generated by the church with 646 seats not on Oakhurst, a residential street. A single entrance/exit would be permitted on Oakhurst; the eastern most would be preferred furthest from the intersection.

T. Michael indicated that there was a new dumpster detail on the website that should be utilized, which includes an area for recycling. T. Michael also indicated that there was no preferred location of the dumpster.

Judy indicated that the building would need a sprinkler system. During phase I an additional fire hydrant could be placed at the eastern entrance on Oakhurst, and when the additional phases are developed, an additional hydrant would be required along Buckeye Loop Road. The system is required to be looped.

Mike Britt indicated that the city is encouraging developers to install rain gardens onsite to percolate water onsite.

Amin indicated that stormwater would need to be treated – 25 year 24 hour storm event and please submit drainage calculations with site plan.

Requirements, etc.:

- ✓ Landscape buffers would be required on the north, south, east, and west sides of the property.
- ✓ A 45% tree canopy coverage is required.
- ✓ A minimum of a 5-foot sidewalk is required on Buckeye Loop Road and Oakhurst Drive.
- ✓ A fire hydrant will be required on the right side of the eastern entrance on Oakhurst Drive for phase I and will need to be looped. When additional phases are developed, additional fire hydrant(s) will be required on Buckeye Loop Road.
- ✓ The building will require a sprinkler system.
- ✓ The main entrance to the property will need to be from Buckeye Loop Road. The eastern most entrance can remain on Oakhurst Drive, but the other drive shall be removed.

Staff discussion:

Joey and Jeanne have been working on the 4th Street, SW right-of-way issue. C & S Plastics (Chris Cooper) owns the property where 4th Street would be. At a previous DRC meeting staff discussed the likelihood of Mr. Cooper dedicating r-o-w to the city and the city would pave the street. Based on the information of Mr. Cooper wanting to expand to have a 160x300 building with the appropriate parking and based on the current I-2 zoning setbacks of 35 feet in the front, 30 feet on the street side, 15 foot side – there would be 13.5 feet of right-of-way. In order to get 40-feet of right-of-way, the street side setback would need to be reduced to 15 feet and the side setback (4th St) would need to be reduced to 10 feet, as well as the building be reduced to 153.5 feet. Jeanne asked that Dave Dickey talk with Dale to see if we want to go through this much to get the right-of-way.