

**DRC Minutes**  
**September 29, 2010**

**Present:** Joey Murphy, Amin Hanhan, Robert Turner, Mike Britt, Terrence Nealy, Whitey Walling, Sean Byers, and Jeanne Sobierajski

**New Business**

2:30 p.m. – Thomas Bentley, a representative of Murphy Oil USA and Scott Stannard, a representative of Commercial Site Solutions, Inc., attended to discuss the development of a gas station on a portion of a parcel located on the northwest corner of Avenue K, SW and US Highway 17 (Third Street). It would consist of a 208 square foot kiosk with 8 pumps (16 fueling stations).

The access point was taken from the approved plans for Winter Haven Venture 2.

The dumpster would be required to be enclosed and staff would prefer that it be located on the south side of the parcel to gain direct access.

Scott indicated that there would be a master plan with all utilities, retention, drive isles, etc. that the owner would be responsible for. Murphy Oil would then come in and construct the building and do a service connection to water, sewer, etc. Staff indicated that the maximum impervious surface ratio is 80%. Setbacks for the C-3 zoning district are: Front: 25 feet, Rear: 10 feet, and Side: 5 feet. Maximum building height is 65 feet and the maximum lot coverage of 80%.

Scott asked about fees that would be required. Joey indicated that there would be impact fees, inspection fees, sewer inspection fee, meter set fee. The estimate on the impact fee would be \$900 for water and \$2,500 on sewer, which is 1 ERC.

The property is located in the Core Improvement Area and is therefore exempt from all impact fees except water and sewer.

For fire, a drive isle would be required around the building. Scott indicated that a minimum of a 30-foot drive isle would be provided.

A minimum of a 10-foot Type “C” landscape buffer will be required along US 17. Canopy coverage of 50% shall be required.

**Requirements, etc.:**

- ✓ Tree canopy coverage requirement of 50%.
- ✓ A minimum of a 10-foot Type “C” landscape buffer is required along US 17 (Third Street).
- ✓ Sidewalks, if applicable, along US Highway 17.

- ✓ Setbacks for the C-3 zoning district are: Front: 25 feet, Rear: 10 feet, and Side: 5 feet.
- ✓ The maximum impervious surface ratio is 80%.