

City of DeBary
SPECIAL CITY COUNCIL MEETING

Thursday

June 24, 2010

4:00 PM

City Council Chambers

16 Colomba Road

DeBary, Florida 32713

MINUTES

I. Call to Order

Mayor Garcia called the meeting to order at 4:00 p.m.

II. Roll Call

Members Present: Mayor Bob Garcia, Vice Mayor Norman Erickson, Council Member Lita Handy-Peters, Council Member Jack Lenzen, and Council Member Leonard Marks

Others Present: City Manager Dan Parrott, Assistant City Manager Kassandra Blissett, Finance Administrator Jimmie Seelbinder, and Planning Administrator Rebecca Hammock

III. Public Participation For Any Issues Not On the Agenda - Citizen comments are limited to three minutes per speaker.

None.

IV. New Business

1. Discussion of Mix of Land Uses (Minimums & Maximums) for the TOD.

Ginger Corless, of HHI Design, provided a power point presentation titled "EAR-Based Comprehensive Plan Amendments & TOD", which is attached and made a part of the official minutes. She discussed the concept of Transit Oriented Development (TOD), including putting people closer to transit, surrounding transit corridors and stations with compact mixed-use development within a quarter mile to a half mile of the station, and providing for the highest density within the first quarter mile, then stepping down in density, intensity and height.

Ms. Corless discussed density and provided examples of Charlotte, NC at a minimum 20 du/acre (dwelling units per acre) and a minimum FAR(Floor Area Ratio) of .75 within a quarter mile and a minimum of 15 du/acre and minimum FAR of .50 within a half mile. She also spoke about Portland, OR at a minimum of 30 du/acre within an eighth of a mile and a minimum of 24 du/acre within a quarter mile.

Ms. Corless provided examples of what development and buildings would look like at different dwelling units per acre.

Ms. Corless discussed the East Central Florida Regional Planning Council's recommendation of a minimum density of 16 du/acre for commuter rail and the Florida Department of

Transportation's Transit Oriented Development Design Guidelines that recommend a density of 20 to 30 du/acre and minimum FAR of 2.0 to 3.0.

Council and staff discussed the various density levels. The consensus of the Council was to adopt TOD Residential density levels of a minimum of 16 to a maximum of 32 du/acre and a FAR of 2.0 within a quarter mile of the station. Within a half mile of the commuter rail station, there was consensus for a minimum of 14 to a maximum of 20 du/acre and a FAR of 2.0.

2. TCEA (Transportation Concurrency Exception Area) Discussion.

Val Hubbard, of Akerman Senterfitt, discussed the pros and cons of establishing a TCEA (Transportation Concurrency Exemption Area). Two options were discussed which were a city-wide TCEA and a TCEA district that would overlay the TOD district. The Council discussed both options and reached a consensus to examine the formation of a TCEA District that would overlay the TOD district.

3. Outline of Recommended Changes to the Comprehensive Plan.
- Glen Abbey (FKA Swallow) FLUM "Clean Up" Amendment.

Ms. Hammock discussed that there was conflict between the land use plan and the Future Land Use Map (FLUM). She said her intent was to amend the FLUM to be consistent with uses, densities, and intensities approved by Volusia County for the Swallows PUD property prior to DeBary's incorporation.

The Council discussed the reason for the conflict and reached consensus to proceed with the clean up amendment.

4. Discussion of Fiscal Year 2010-2011 Budget.

There was a brief discussion of the upcoming budget.

5. Discussion of Stormwater Projects and Council Direction.

There was consensus to agenda the stormwater discussion for the next regular meeting.

V. Adjournment

The meeting adjourned at 6:40 p.m.

**APPROVED
CITY OF DeBARY
CITY COUNCIL**

Bob Garcia, Mayor

ATTEST:

Stacy Tebo, City Clerk