

City of DeBary
CITY COUNCIL WORKSHOP

Thursday
July 29, 2010

6:30 PM

City Council Chambers
16 Colomba Road
DeBary, Florida 32713

MINUTES

I. Call to Order

Vice Mayor Erickson called the workshop to order at 6:30 p.m.

II. Roll Call

Members Present: Vice Mayor Norman Erickson, Council Member Lita Handy-Peters, Council Member Jack Lenzen (late), and Council Member Leonard Marks

Members Absent: Mayor Bob Garcia (excused)

Others Present: City Manager Dan Parrott, Assistant City Manager Cassandra Blissett, City Clerk Stacy Tebo, and Planning Administrator Rebecca Hammock

III. Discussion Regarding Proposed Transit Oriented Development (TOD) Overlay District

Planning Administrator Rebecca Hammock introduced consultants Jeremy Owens and Ginger Corless.

Ms. Corless gave a power point presentation titled “Proposed Transit Oriented Development (TOD) and Transportation Concurrency Exception Area (TCEA)”, which is attached and made a part of the official minutes. She explained the South East Mixed-Use Area (SEMUA) and the change to a TOD in the area. She clarified the meaning of TOD and the development guidelines that are used.

Mr. Owens explained the meaning of a TCEA, as well as the proposed TCEA overlay district.

Danny Allen, 140 Fort Florida Road, asked if the old SEMUA would remain in place. Ms. Corless said the existing boundary would remain, but they would apply a sub-district within the SEMUA. He also asked Ms. Corless to explain the process she used to determine the numbers.

Kathleen Kuehne, 138 Pine Tree Drive, asked about low-cost housing coming into the area. Ms. Corless responded that they are not suggesting one way or another if the high density would be affordable housing. Mr. Parrott added that they would be aiming towards high-quality design standards that would be incorporated into the Land Development Code, which would raise the cost per unit.

Mike Kolba, 441 Quail Meadow Court, asked if there would be an expansion of lighting and increased access to the station, including a signal light and turn lane at Fort Florida Road. Mr. Owens said that FDOT would perform a traffic study and address those issues.

Fred Goodman said they should put the station in the middle of the population instead of at the far end of town. He asked how the City intended to buy the existing businesses out. Ms. Corless answered that the City would not be purchasing any property in the area.

Michael Jedware said he owns property near the corner of S. Shell Road and Benson Junction, and he asked if his industrial zoning would change. Mr. Owens responded that his property is not included in the TOD overlay district, and his zoning would not be affected.

Van Conoley, 25 Rosedown Boulevard, asked for clarification concerning the purpose of the meeting.

Bruce Anderson, 1730 Perch Avenue in Sanford, stated that the City needs to put in some urban standards to make commuter rail work, and a master stormwater system is the most important thing to consider.

John McDonald, representative of the Adams Family Trust, asked for clarification on the maps presented. Ms. Hammock explained that the property owners just outside the proposed boundary of the TOD area could request being included within the TOD. She discussed the possible advantages and disadvantages of being included.

Frank Miller asked if it was fifty percent net or gross. Ms. Corless answered that it would be gross. Ms. Hammock added that the Land Development Code would have to be amended once the TOD standards were incorporated into the Comprehensive Plan.

There was a question regarding the widening of S. Shell Road. Mr. Owens said that there are not any current plans to expand the road, but once development begins to occur, that would be addressed if needed.

Ms. Corless thanked everyone for attending and providing feedback.

IV. Adjournment

The workshop adjourned at 8:00 p.m.

**APPROVED
CITY OF DeBARY
CITY COUNCIL**

Bob Garcia, Mayor

ATTEST:

Stacy Tebo, City Clerk