



**City of DeBary
Development Review Committee Meeting
September 21, 2021 - MINUTES**

CALL TO ORDER:

The meeting of the City of DeBary Development Review Committee was called to order by Matt Boerger, Growth Management Director at 9:30 am

DRC MEMBERS PRESENT:

Matt Boerger, City of DeBary
Richard Villasenor, City of DeBary
Steve Wood, City of DeBary
Alan Williamson, City of DeBary
Michael Parker, Orange City Fire Department

OTHERS PRESENT:

Joseph Barker, City of DeBary
Phyllis Butlien, City of DeBary
Karen Chases, City of DeBary
David Evans, Evans Engineering
Carmen Rosamonda, City of DeBary
Kyle Sanders, Evans Engineering
Juan Serrano, City of DeBary
Lara Swanson, Swanson Land Company*
Merylene Thomas, City of DeBary

*Participated via cellular phone

APPROVAL OF MINUTES:

Michael Parker motioned and Alan Williamson seconded to approve the DRC minutes from September 7th, 2021.

ADDITIONS, DELETIONS, OR AMENDMENTS TO THE AGENDA:

None

OLD BUSINESS:

None

NEW BUSINESS:

Beaulieu Overall Development Plan

Project # 21-01-ODP-Beaulieu

David Evans of Evans Engineering, an agent for the applicant, Swanson Land Company, came forward to speak.

Mr. Evans stated they have a new building footprint that will be presented upon the next submittal. He stated the only major change will be reducing the number of stories from four to three for the proposed apartment buildings, and there will therefore be a reduction in the total number of dwelling units.

Mr. Evans asked for clarification on Planning and Zoning's comments on landscaping. Growth Management Director Matt Boerger stated most of the landscaping comments are informational.

Mr. Evans asked for clarification on Planning and Zoning's fifth comment, which asked for assurance that a public access easement is dedicated across the rear commercial street. Matt

Boerger stated an easement for dedication is being requested. He stated the City wants cross access ability.

Mr. Evans asked for further explanation of Planning and Zoning's seventh comment regarding multi use trail detailing needing to be shown along the property frontage. Matt Boerger stated the sidewalk needs to be 12 feet wide.

Mr. Evans noted there is work to be done on tree preservation. Regarding the minimum width and depth of 20' for tree preservation areas, Mr. Evans stated some areas have less than that requirement but that there are areas that exceed this requirement and asked if that was permissible. Matt Boerger stated the tree preservation area in its current form does not meet the intent of the Land Development Code.

Mr. Evans asked if there are any issues in regard to the total area of the common area. Matt Boerger stated that the minimum is 10% but the plans state the percentage is 5%.

Mr. Evans stated the bike racks and bike parking will be addressed.

Mr. Evans stated there will not be any loading or service docks because all the commercial will be small retail. Matt Boerger stated this is in regard to the screening for the trash receptacle on the residential portion of the proposed development.

Mr. Evans asked if the traffic impact analysis will need to be addressed with the City's traffic consultant or if this is handled by the applicant. Matt Boerger stated it would be best to speak with the City's traffic consultant, TEDS. Mr. Boerger stated they are not requesting a full traffic impact analysis but only for access management.

Mr. Evans stated they are open to adjusting the location of the mail kiosk.

Matt Boerger stated it is important to the City for these apartment buildings to remain as being four-story buildings.

Matt Boerger suggested reviewing the design criteria for local streets. Merylene Thomas, Planner I for the City of DeBary, stated one section did not meet the minimum requirements for sidewalks. She stated the measurement for tree zone would be from the back of the curb.

The item was continued.

ADJOURNMENT:

The meeting was adjourned at 9:58 AM.