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

OTHERS PRESENT:
Joseph Barker, City of DeBary
Sara Battles, Kimley-Horn & Associates, Inc.
Phyllis Butlien, City of DeBary
Carmen Rosamonda, City of DeBary
Minnie Trinidad, Prestige Motor Group, LLC
Chris Valentin, Prestige Motor Group, LLC

APPROVAL OF MINUTES:
Michael Parker motioned and Steve Wood seconded to approve the DRC minutes from October 5th, 2021.

ADDITIONS, DELETIONS, OR AMENDMENTS TO THE AGENDA:
None

OLD BUSINESS:
None

NEW BUSINESS:
2 Palmetto Drive Variance  Project # 21-01-VAR-2 Palmetto

Chris Valentin, the applicant, came forward to speak. Mr. Valentin stated they were considering using dry ecofriendly products. He stated the landscaping on the west side of the property will consist of tall trees, natural vegetation, and bushes that will aid in creating a noise barrier from the nearby residences.

Growth Management Director Matt Boerger discussed Planning and Zoning’s comments. He stated staff believes the proposed use of a used car lot would be relatively intense for a property of this size and being adjacent to a dwelling unit. He stated that it is staff’s opinion that it is not feasible to place a used car lot on the property with the adequate buffering while not having a negative impact on the residential neighborhood adjacent to the west. He also stated staff does not believe an economically feasible number of cars for sale can be placed on the lot while still allowing for adequate traffic circulation, particularly from a fire safety standpoint.

Public Works Director Alan Williamson stated the letter submitted by the applicant before the meeting clarified their concerns on storm water impacts.
Minnie Trinidad, a representative for the applicant, came forward to speak. She stated the proposed use would be a small scale business, conforming to the scope of many of the businesses along the 17-92 corridor. She stated the best entrance would be off of Palmetto Drive, noting that the commercial strip center adjacent immediately south uses this road as an entrance as well. She stated traffic will be minimal. She stated there is a natural sound barrier with dense vegetation and palm trees. She stated there is sufficient leeway for the anticipated traffic flow. She stated the footprint of the building could be reduced. She noted that the plans for the building were originally going to propose a metal building, but that they can conform to how the rest of the Gateway Corridor looks.

Matt Boerger stated he does not believe the intensity of this use as being compatible with the adjacent neighborhood.

Alan Williamson asked for clarification that the reason for the incompatibility is the lot as being too small for this type of business. Matt Boerger stated this is the case. Mr. Boerger stated he does not believe the quantity of vehicles that could be placed on this lot without having the aforementioned negative impact would be economically viable. Minnie Trinidad stated this business has been successful in Orange City on a smaller parcel of land.

Growth Management Director Matt Boerger made a motion to recommend denial of the requested variance and Steve seconded the motion for recommendation of denial. The variance was recommended for denial by a vote of 5 to 0.

O’Reilly Auto Parts Final Site Plan Project # 21-02-FSP-O’Reilly

Sara Battles, an engineer for the applicant, came forward to speak. Ms. Battles asked Joseph Barker, Planner II, if there was anything he saw on the tree elevation rendering drawings that prompted him to ask for verification on the back elevation provided on the rendering. Mr. Barker asked if at maturity will the trees completely obscure the property aside from a small portion of the roof. Ms. Battles confirmed this to be the case. Mr. Barker asked if there is an estimate for how long it will take these trees to reach maturity. Ms. Battles stated she would follow up with Mr. Barker on that question.

Sara Battles asked if the comment regarding the flood plain elevation would need to be resolved prior to receiving approval by the Development Review Committee. Engineer Richard Villasenor stated they would need this to be resolved before granting approval.

Ms. Battles asked for clarification on Engineer Richard Villasenor’s twenty-eight comment regarding the crosswalk detail. Mr. Villasenor stated that the comment was to note that the crosswalk is high friction.

Sara Battles stated a biological report will be submitted.

Growth Management Director Matt Boerger noted that the most significant items needed are the flood plain analysis, the variances for the setback issues, and the architectural elevations. Sara Battles asked Joseph Barker, Planner II, about the status of their variance application. Mr. Barker stated a variance application was not submitted. Ms. Battles stated they will make sure to submit their application for a variance.

Sara Battles stated none of the comments on architectural comments are anything that cannot be addressed.
Growth Management Director Matt Boerger stated that until the variances are approved, the final site plan cannot be approved by the Development Review Committee. Mr. Boerger provided a timeline for the variance process.

The item was continued.

**ADJOURNMENT:**

The meeting was adjourned at 10:02 AM.