



**City of DeBary
Development Review Committee Meeting
December 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 9:33 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:

Stephen Allen, CivilCorp Engineering, Inc.
Dean Barberree, HR Rivington, LLC
Joseph Barker, City of DeBary
Phyllis Butlien, City of DeBary
Karen Chasez, City of DeBary
Christopher Henin, Traderscove Corporation
Jerome Henin, Traderscove Corporation
Chad Moorhead, Madden, Moorhead & Stokes, LLC
Jeff Reader, Reader Communities
Carmen Rosamonda, City of DeBary
Neel Shivcharran, Falcone & Associates, LLC
Juan Serrano, City of DeBary
Merylene Thomas, City of DeBary
Mark Watts, Cobb & Cole

APPROVAL OF MINUTES:

There were no minutes to approve.

ADDITIONS, DELETIONS, OR AMENDMENTS TO THE AGENDA:

None

OLD BUSINESS:

None

NEW BUSINESS:

Rivington Community Development District Expansion

Mark Watts of Cobb & Cole, the applicant, came forward to speak. He briefly addressed staff comments.

Alan Williamson made a motion to approve the final site plan, seconded by Michael Parker. The item was approved by a 5-0 vote.

DeBary Town Park Sketch Plan

Project # 21-03-CPS-DeBary Town Park

Chad Moorhead of Madden, Moorhead & Stokes, LLC, came forward as an agent for the applicant. Growth Management Director Matt Boerger summarized the process of acquiring waivers from the City of DeBary Land Development Code's Transit Oriented Development (TOD) regulations. Mr. Moorhead requested clarification on whether the subject property is in the TOD Core or the Outside Core. Mr. Boerger corrected the staff comment implying the subject property is in the Core.

Chad Moorhead asked if a pedestrian cut-through can utilize an easement. Growth Management Director Matt Boerger stated it will suffice.

Chad Moorhead stated that from a user standpoint, they would like to go above the Code on parking. Growth Management Director Matt Boerger stated a more concrete number for parking will need to be established for this waiver.

Chad Moorhead stated they intend to provide a 6' trail path around the pond.

Chad Moorhead stated he would need to discuss the landscape waivers with the project landscape architect. Growth Management Director Matt Boerger stated the landscape waiver requests did not seem to affect the viability of the project in terms of design and layout. Mr. Moorhead stated the requested waiver for landscape planting strips will be necessary in order to keep the plan in its current form. Mr. Boerger asked for clarification on what area this waiver from the planting strips width would affect. Mr. Moorhead stated it would affect the building perimeter. There would be five feet instead of six feet between the edge of the building and the back of the sidewalk. Mr. Boerger asked Joseph Barker, Planner II, if canopy trees are required to be planted along the perimeter of the building or along the street side. Mr. Barker stated he believed the answer to be along the street side. Mr. Moorhead stated there will be street trees between the sidewalk and the edge of the curb.

Growth Management Director Matt Boerger stated the City will need to know if the internal local streets will be public or private. Mr. Boerger suggested a maintenance agreement where the streets are maintained by the City and the landscaping is maintained by the homeowner's association. Mr. Boerger stated the Florida Department of Transportation will likely require a tri-party agreement along 17-92.

Chad Moorhead stated there could be an issue with having a faux bridge due to the existing reuse main. Growth Management Director Matt Boerger asked if a culvert would be connecting the two ponds. Mr. Moorhead stated he does not have information yet. Mr. Boerger reiterated the City's desire for an ornate entry feature such as a faux bridge. Mr. Moorhead asked if the City would not want the faux bridge down at the southern edge of Main Street near Fort Florida Road. Mr. Boerger stated that the bridge would make for a transition from the Outside Core to the Core of the TOD.

Growth Management Director Matt Boerger stated the City would like to see an entry feature at the storm pond at 17-92, near one of the streets that connect 17-92 to Main Street.

Discussion ensued regarding the recently submitted architectural elevation plans. The landscape architect and applicant, Neel Shivcharran, stated the architecture would be typical Florida vernacular style with a varied palette of colors. There will be a bump-out for the second story and the third floor would be bedrooms. There would be large windows and bracketing.

Building Official Steve Wood asked if this would all be under one ownership or fee-simple. Neel Shivcharran stated they would be fee-simple. Mr. Wood stated that would not happen because you cannot group meters on a fee-simple.

Carmen Rosamonda, City Manager, stated the faux bridge will be important for the main entrance to Main Street.

Building Official Steve Wood asked Growth Management Director Matt Boerger about staff's comment about walk-throughs between some of the lots. Mr. Boerger stated they could a crushed down path and that there would be an easement.

The item was continued.

Riviera Bella, Unit 9B

Project # 21-05-FPR-Riviera Bella, Unit 9B

Jerome Henin, the applicant, came forward to speak. Mr. Henin stated all of the legal review comments are being addressed. He stated the surveyor's comments are being addressed as well. Growth Management Director Matt Boerger asked Joseph Barker, Planner II, if Dan Langley of Fishback-Dominick has commented on the most recently submitted documents related to this project. Mr. Barker confirmed this to be the case.

Alan Williamson made a motion to approve the final plat conditional on addressing remaining staff comments, seconded by Michael Parker. The item was approved by a 5-0 vote.

ADJOURNMENT:

The meeting was adjourned at 10:19 AM.