



**City of DeBary
Development Review Committee Meeting
January 4, 2022 - 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 9:34 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
Phyllis Butlien, City of DeBary
Karen Chases, City of DeBary
Frank Chavez, Pepe's Cantina
Amye King, City of DeBary
Shari Simmans, City of DeBary

APPROVAL OF MINUTES:

Michael Parker motioned and Steve Wood seconded to approve the DRC minutes from December 7th, 2021, December 14th, 2021, and December 21st, 2021. The minutes were approved by a 5-0 vote.

ADDITIONS, DELETIONS, OR AMENDMENTS TO THE AGENDA:

None

OLD BUSINESS:

None

NEW BUSINESS:

Pepe's Cantina

Project # 21-03-SE-Pepe's Cantina

Frank, Chavez, the applicant, came forward to speak. Growth Management Director Matt Boerger explained that the City of DeBary Land Development Code requires a Special Exception for outside sales and consumption of alcoholic beverages in the B-4 (General Commercial) zoning classification. The reasoning for this requirement is due to potential compatibility issues with nearby residential uses. Mr. Boerger asked Mr. Chavez what hours of operation were planned. Mr. Chavez stated that Sunday through Thursday, the establishment would be opened from 11:30 AM to 9:00 PM; and for Friday and Saturday, 11:30 AM to 10:00 PM.

Growth Management Director Matt Boerger asked Joseph Barker, Planner II, what the distance is between the seating area in which alcohol will be served and the nearest residential structure. Mr. Barker stated the seating area is about 400 feet from the nearest residential property.

Engineer Richard Villasenor asked Frank Chavez if any other site improvements are proposed. Mr. Chavez stated there are no other site improvements proposed.

Engineer Richard Villasenor told Frank Chavez that the legal description appears to not include part of the existing structure, and suggested that Mr. Chavez investigate this further.

Building Official Steve Wood asked Frank Chavez for information on signage. Mr. Chavez stated that he has contracted White Sign Company to handle that process. Mr. Wood told Mr. Chavez that the sign will require a separate permit and explained the process for sign permits. He also requested that the attachment schedule be provided on the sign plan.

Amye King, the new Growth Management Director, was introduced. She asked Frank Chavez if there would be music and lighting during all hours of operation. Mr. Chavez stated they will play some music, but that it will not be so loud that people would not be able to hear each other talk at the restaurant. The only day there would potentially be loud music would be Cinco de Mayo. He stated lighting will not leak off of the property.

Richard Villasenor made a motion to approve the Special Exception for outdoor sales and consumption of alcoholic beverages, seconded by Michael Parker. The item was recommended for approval by a 5-0 vote.

ADJOURNMENT:

The meeting was adjourned at 9:48 AM.