CALL TO ORDER:
The meeting of the City of DeBary Development Review Committee was called to order by Amye King, Growth Management Director at 9:31 am

DRC MEMBERS PRESENT:
Amye King, City of DeBary
Michael Parker, Orange City Fire Department
Juan Serrano, City of DeBary
Richard Villasenor, City of DeBary
Steve Wood, City of DeBary

OTHERS PRESENT:
Jeff Reader, Reader Communities, LLC
Carmen Rosamonda, City of DeBary
Shari Simmans, City of DeBary
Julie Yarbrough
Mark Yarbrough

APPROVAL OF MINUTES:
Michael Parker motioned and Juan Serrano seconded to approve the DRC minutes from January 18th, 2022. The minutes were approved by a 5-0 vote.

ADDITIONS, DELETIONS, OR AMENDMENTS TO THE AGENDA:
None

OLD BUSINESS:
None

NEW BUSINESS:

O’Reilly Variance Project # 21-03-VAR-O’Reilly

Item was deferred until later in the meeting.

208 Colomba Road Garage Apartment Project # 21-04-SE-208 Colomba

Mark Yarbrough, the applicant, came forward to speak. He expressed his desire to live in DeBary.

Engineer Richard Villasenor asked Mr. Yarbrough if approval of the Special Exception would constitute a variance approval on the 5’ driveway setback. Mr. Yarbrough stated he can work within that restriction.

Richard Villasenor made a motion to recommend approval of the Special Exception for a garage apartment, seconded by Michael Parker. The item was recommended for approval by a 5-0 vote.

Rivington, Phase 2A Final Plat Project # 22-01-FPR-Rivington, Phase 2A

Jeff Reader of Reader Communities, LLC came forward as a representative for the applicant.
Engineer Richard Villasenor made a motion to approve the Final Plat contingent on the outstanding comments being resolved, seconded by Michael Parker. The item was approved by a 5-0 vote.

There was a recess of approximately five minutes

The meeting was called back to order at 9:43 AM

O’Reilly Variance

A.J. Fasano of Kimley-Horn & Associates, Inc., came forward to speak. Growth Management Director Amye King stated that she received a new site plan for the subject project late afternoon of yesterday and that DRC members received the plans the morning of the February 1 DRC meeting. She stated she is going to ask for a vote to accept the new site plan for review.

Richard Villasenor made a motion to accept the plan, seconded by Michael Parker. The plans were accepted by a 4-1 vote, with Steve Wood voting nay.

Mr. Fasano stated that the dumpster variance has been eliminated from the new site plan due to the two parking spaces that staff requested removal of being removed. The vehicular use area landscaping and loading zone variances are what is now being requested.

Growth Management Director Amye King asked for clarification on the sidewalk extension. Mr. Fasano stated there is a sidewalk connection proposed. Part of it will be demolished and repaved.

Mr. Fasano stated the need for the loading zone variance comes from a lack of other suitable areas for the loading zone.

Mr. Fasano stated they cannot meet the 10% vehicular use area landscaping on this site, so a variance is being requested.

Mr. Villasenor asked if the pervious parking spaces are included in the impervious surface calculations. Mr. Fasano stated they are not included in there. Mr. Villasenor asked if there is a breakdown of the impervious surface areas. Mr. Fasano stated the majority of the impervious surface area is the parking lot and sidewalk. Mr. Villasenor asked if the landscaping along the lake edge is proposed as the elevation renderings show. Mr. Fasano stated it would.

Growth Management Director Amye King stated one of the most important aspects of this project is to keep the wetland boundary and the buffer as wide as possible to protect the residents west of the project site.

Steve Wood made a motion to recommend approval of both the Variances, seconded by Michael Parker. The item was recommended for approval by a 5-0 vote.

ADJOURNMENT:

The meeting was adjourned at 10:03 AM.