



**City of DeBary  
Development Review Committee Meeting  
February 15, 2022 - MINUTES**

**CALL TO ORDER:**

The meeting of the City of DeBary Development Review Committee was called to order by Amye King, Growth Management Director at 9:33 am

**DRC MEMBERS PRESENT:**

Amye King, 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 Chasesz, City of DeBary  
David Evans, Evans Engineering, Inc.  
Michael McCrary  
Chad Moorhead, Madden, Moorhead & Stokes, LLC  
Carmen Rosamonda, City of DeBary  
Neel Shivcharran, Falcone & Associates, LLC  
Merylene Thomas, City of DeBary

**APPROVAL OF MINUTES:**

Michael Parker motioned and Alan Williamson seconded to approve the DRC minutes from February 1<sup>st</sup>, 2022. The minutes were approved by a 5-0 vote.

**ADDITIONS, DELETIONS, OR AMENDMENTS TO THE AGENDA:**

None

**OLD BUSINESS:**

None

**NEW BUSINESS:**

**70 Catalina Drive Garage Apartment**

**Project # 22-01-SE-70 Catalina**

Michael McCrary, the applicant, came forward to speak. He stated their intent is to convert one of the sheds on their property to a garage apartment. He noted there is currently electricity connected to the structure. He stated there will not be a paved driveway to the garage apartment.

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

**Beaulieu Overall Development Plan**

**Project # 21-01-ODP-Beaulieu**

David Evans of Evans Engineering, Inc., a representative for the applicant, came forward to speak. Responding to Planning & Zoning's lone comment, he stated they have added frontage features, and that there is a main drive going into the project. He stated there will be a sidewalk path in the

front and backs of the building. He stated the buildings in the front and will look the same as the buildings in the back and that they will both be fronts. He stated there will be pedestrian friendly frontage access.

Mr. Evans addressed Fire Services' comments. Michael Parker stated he did not notice any additional fire hydrants.

Growth Management Director Amye King asked if there have been any considerations into making the pond curvilinear. Mr. Evans stated there have been considerations into doing that.

Alan Williamson made a motion to approve the Overall Development Plan, seconded by Michael Parker. The Overall Development Plan was recommended for approval 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 on behalf of the applicant. Mr. Moorhead agreed to Planning & Zoning's comment on providing a trail around the pond. He stated the pedestrian cut through will be shown on the Overall Development Plan. He stated they would like more parking than the maximum permitted in the TOD to accommodate visitors. He stated green space around the stormwater ponds will be shown on the Overall Development Plan. He stated they will not pursue the landscape waivers. He stated Fire Services' comments will be addressed at the Preliminary Plat & Construction Plan phase of the project. Richard Villasenor noted that staff needed responses to the comments from the last submittal.

Growth Management Director Amye King asked Mr. Moorhead about the required thirty-foot landscape buffer separating the project from the industrial properties. Ms. King stated they will need to request a waiver for this requirement.

Director King stated along 17-92, the porches either need to be raised up by two feet or porch railings to be installed.

Director King stated the store frontages need to be more prominent.

Director King stated the rendering of the faux bridge does not fit in with the town park image intended for the area.

Director King stated the sharrows on the bike lanes will need to be shown. Mr. Moorhead stated they will be depicted on the Overall Development Plan.

Director King stated the live-work street buildings need to have 80% window glazing, and that there needs to be benches and seating areas. Mr. Moorhead stated there is a furniture area.

Director King asked for clarification on the logo placement space. Neel Shivcharran, the applicant's representative, stated it would be the City's logo.

Mr. Shivcharran stated the two-story townhomes fronting 17-92 will have a front court yard that will be fenced with landscaping.

Mr. Shivcharran asked for clarification on staff comments regarding the faux bridge. Director King stated it does not seem to fit in aesthetically with the rest of the development. Ms. King stated that porch railing would have to provide more protection and have to be made of wood or masonry.

Mr. Moorhead asked if a waiver from this would be supported. Ms. King could neither confirm nor deny.

Alan Williamson asked if the item should be continued due to the number of outstanding issues. Michael Parker agreed Mr. Williamson. Mr. Villasenor stated the buffer adjacent to the industrial is the only element that could change the site plan, and that the other outstanding issues are aesthetic. Director King disagreed, stating there are multiple pending elements.

Mr. Moorhead stated they will seek a waiver for the thirty-foot landscape buffer.

Mr. Parker stated if a street is over five hundred feet, a turnaround is required.

City Manager Carmen Rosamonda asked if it is possible to approve the project with the list of waivers and items to be completed. Director King confirmed so.

Engineer Richard Villasenor made a motion to approve the Sketch Plan and waivers contingent on the outstanding comments being resolved, seconded by Alan Williamson. The item was approved by a 5-0 vote.

**ADJOURNMENT:**

The meeting was adjourned at 10:21 AM.