



**City of DeBary
Development Review Committee Meeting
June 7, 2022 - MINUTES**

CALL TO ORDER:

The meeting of the City of DeBary Development Review Committee was called to order by Richard Villasenor, Interim Growth Management Director at 9:30 am

DRC MEMBERS PRESENT:

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

OTHERS PRESENT:

Joseph Barker, City of DeBary
Gary Beverly, Civil Design Solutions, LLC
Phyllis Butlien, City of DeBary
Karen Chasez, City of DeBary
Timothy Durkin, Landsea Homes
Jerome Henin, Traderscove, Inc.
Chad Moorhead, Madden, Moorhead & Stokes, LLC
Carmen Rosamonda, City of DeBary
Neel Shivcharran, Encore Funds
Shari Simmans, 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:

DeBary Town Park

Project # 22-01-ODP-DeBary Town Park

Chad Moorhead of Madden of Moorhead & Stokes, LLC, the applicant's engineering consultant, came forward to speak. Mark Watts of Cobb-Cole, the applicant's legal consultant, came forward to speak. Chairman Villasenor stated that staff would like to have a table depicting the waivers that have been granted for the DeBary Town Park to be part of the development agreement for this project.

Mr. Moorhead noted that the waiver request for a 5' landscape zone was not written in a manner that was in line with their intent. Chairman Villasenor stated the wording of the waiver places the landscape zone at the back of the curb line. He asked if the street trees are being proposed on the building side of the streetscape. Mr. Watts stated they are proposed to be between the sidewalk and the street curb line. Mr. Moorhead stated the street trees could go behind the sidewalks and that that was the original intended design choice. Mr. Watts stated the waiver could be amended in the development agreement.

Chairman Villasenor stated that no more than 10 contiguous parking spaces between planting areas are permitted. He noted there were parts of the plan that surpassed this limit. In addition, local streets should have trees every 50' in the tree zone. He stated that having the tree zone between the curb and the sidewalk allows for those requirements to be met without conflict with the buildings. Mr. Moorhead stated there are not many areas where the trees are near buildings. Chairman Villasenor stated his opinion that placing the tree zone between the curb and sidewalk is more suitable for maintenance. He stated staff could take Mr. Moorhead's proposal into consideration with sufficient justification.

Chairman Villasenor stated that Tract P-1, a pond tract, appears to have the line work for a walkway loop. He asked for clarification on the intent for this tract. Mr. Moorhead stated that is not their intent. Mr. Villasenor stated the pond tract would need to be amenitized in order to qualify as open space. Mark Watts stated a concern the applicant has is being able to fit all the required elements into the site. Chairman Villasenor stated that the nearby sidewalk for the nearby residential units can be combined.

Mr. Watts asked Chairman Villasenor if the discussed comments are from Engineering. Chairman Villasenor stated the discussed comments come from Planning & Zoning's review of the project.

Mr. Watts stated in regard to the architectural renderings that they can provide that information; however, they will not be exactly the same across all buildings in the development.

Mr. Watts asked for clarification on the shared use parking easement and where it applies. Chairman Villasenor stated that comment was in reference to the commercial outparcels and the live-work units. He stated that parking restrictions should also be identified.

Fire Safety Inspector Michael Parker briefly summarized the Orange City Fire Department's comments.

Alan Williamson made a motion to approve the Overall Development Plan contingent on addressing staff comments, seconded by Michael Parker. The Overall Development Plan was approved by a 3-0 vote.

Riverview Estates

Project # 22-01-CPA-Riverview Estates

Public Works Director Alan Williamson asked if there was a significant difference between the Rural/Agriculture classification [the subject tract's current future land use] and Residential/Low Density [the proposed future land use]. Chairman Villasenor stated that the proposed future land use classification is consistent with many of the nearby residential developments in terms of density.

Alan Williamson made a motion to approve the Future Land Use Map Amendment, seconded by Michael Parker. The Future Land Use Map Amendment was approved by a 3-0 vote.

Riverview Estates

Project # 22-01-PUD-Riverview Estates

Chad Moorhead of Madden of Moorhead & Stokes, LLC, the applicant's engineering consultant, came forward to speak. Mark Watts of Cobb-Cole, the applicant's legal consultant, came forward to speak. Mr. Watts stated most of the comments from staff require updating the Master Development Plan. Mr. Moorhead stated they normally would not implement a storm pond with roads on all sides of it. It was done to create a park-like setting. He asked Chairman Villasenor if he would like to see more details on the storm pond. Chairman Villasenor stated the City would

need these details to be added in order to determine what parts of the property qualify as open space.

Mr. Watts asked for clarification on Planning & Zoning's comment on the landscape buffer. Chairman Villasenor stated the landscape buffer needs to extend into the outparcel's boundaries. Chairman Villasenor asked for the applicant to show on the Master Development Plan that the outparcel will be three single-family residential lots.

Chairman Villasenor asked if the outparcel lots would have their own access. Mr. Moorhead stated that has not been determined yet.

Mr. Watts asked for clarification on scheduling a community meeting. Joseph Barker, Planner II, stated he would coordinate with Cobb-Cole on scheduling the community meeting.

Chairman Villasenor stated the stormwater documents submitted adequately addresses the concerns about drainage in the area. He noted the outflow from the subject property is being reduced.

Chairman Villasenor asked if this will be a gated community. Mr. Watts stated it will be. Mr. Villasenor requested the applicant consider utilizing appropriate stacking at the gates.

Carmen Rosamonda, City Manager, asked Chairman Villasenor if it is required that a traffic impact analysis be done for Highbanks Road. Chairman Villasenor stated that the project does not exceed the threshold for that requirement. He stated a traffic impact analysis could be coordinated further in the future. Mr. Watts stated the issue with having a traffic impact analysis performed is they will not be able to do it until the next school year begins.

Chairman Villasenor summarized the information needed and that the corrections needed to be made.

The item was continued.

Riviera Bella, Unit 9C

Project # 22-03-FPR-Riviera Bella, Unit 9C

The applicant, Jerome Henin of Traderscove, Inc., came forward to speak. He briefly responded to each comment.

Gary Beverly of Civil Design Solutions, LLC, asked what is a certificate of approval from Land Development Manager. Chairman Villasenor stated it is a signature block on the plat's cover page.

Alan Williamson made a motion to approve the Final Plat, seconded by Michael Parker. The Final Plat was approved by a 3-0 vote.

ADJOURNMENT:

The meeting was adjourned at 10:10 AM.