



**City of DeBary
Development Review Committee Meeting
December 20, 2022 - MINUTES**

CALL TO ORDER:

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

DRC MEMBERS PRESENT:

Steven Bapp, City of DeBary
Robert Scott, Orange City Fire Department
Richard Villasenor, City of DeBary
Steve Wood, City of DeBary

OTHERS PRESENT:

Kayla Burney, City of DeBary
Phyllis Butlien, City of DeBary
Elaine Reyes

APPROVAL OF MINUTES:

Richard Villasenor made a motion to approve the December 6, 2022 DRC Meeting Minutes, seconded by Steve Wood. The motion was approved by a 4-0 vote.

ADDITIONS, DELETIONS, OR AMENDMENTS TO THE AGENDA:

None

OLD BUSINESS:

None

NEW BUSINESS:

1 Cunningham Lane Special Exception

Project # 22-02-SE-1 Cunningham

Elaine Reyes, the applicant, came forward to speak on behalf of the application.

Chairman Steven Bapp stated clarification will be needed on the building height and how much of the structure will be living area.

Steve Wood asked for clarification on the structure's total area being larger than 800 square feet, the maximum area for the livable area of a garage apartment permitted under the Land Development Code. Mr. Bapp stated this pertains to total living area rather than necessarily the entire structure, which would contain non-livable areas. Mrs. Reyes stated the garage apartment was already there when she bought the property. Mr. Bapp stated there must be a space for a vehicle. Mr. Bapp stated plans will need to be submitted reflecting all of the stated requirements.

Robert Scott made a motion to recommend approval of the special exception to City Council on the condition that staff's comments are resolved prior to the item being heard by the Council, seconded by Steve Wood. The motion was approved by a 4-0 vote.

ADDITIONAL BUSINESS:

2023 Development Review Committee Schedule

Robert Scott made a motion to approve the 2023 Development Review Committee schedule, seconded by Steve Wood. The motion passed by a 4-0 vote.

ADJOURNMENT:

The meeting was adjourned at 9:38 AM.