

**City of DeBary**  
**CITY COUNCIL SPECIAL MEETING**

**Thursday**  
**May 20, 2010**  
**4:00 PM**

City Council Chambers  
16 Colomba Road  
DeBary, Florida 32713

**MINUTES**

**I. Call to Order**

Mayor Garcia called the meeting to order at 4:02 p.m.

**II. Roll Call**

**Members Present:** Mayor Bob Garcia, Vice Mayor Norman Erickson, Council Member Jack Lenzen (late), and Council Member Leonard Marks

**Others Present:** City Manager Dan Parrott, Assistant City Manager Kassandra Blissett, City Clerk Stacy Tebo, and Planning Administrator Rebecca Hammock

**III. Public Participation For Any Issues Not On the Agenda** - Citizen comments are limited to three minutes per speaker.

Frank A. Miller, 413 N. Pine Meadow Drive, said he wanted to form a special assessment district to maintain the entrance to Glen Abbey. He submitted a request to Mayor Garcia and asked the Council if they would allow Mr. Parrott to work with him on the formation of an assessment district.

**IV. Additions, Deletions, or Amendments to the Agenda**

None.

**V. New Business**

1. Brief Overview of the EAR-Based Amendment Process.
  - Process to respond to the ORC
  - Deadline for adoption
2. Summary of DCA's Objections, Recommendations, Comments Report (ORC) for the City's EAR-Based Amendments.
3. Explanation of How the City Intends to Respond to the ORC Objections to Include Discussion of the Transportation Concurrency Exception Areas (TCEA).
4. Discussion of Transit Oriented Design in Response to Objection #4 of the ORC to Obtain Policy Direction from the Council.

Planning Administrator Rebecca Hammock stated that she and the consultants prepared a power point presentation that addresses all four items listed on the agenda. The presentation titled "EAR-Based Comprehensive Plan Amendments & TOD" is attached and included as part of the official minutes. She introduced Ginger Corless of HHI Design, Jeremy Owens of CPH Engineers, and Valerie Hubbard of Akerman & Senterfitt, Attorneys at Law.

Ms. Hammock summarized the remainder of the EAR-Based Amendment process. She noted that DCA (Department of Community Affairs) sent the ORC report to the City on April 19<sup>th</sup>, and the City has 120 days from that date to adopt their EAR-Based Amendments. She reviewed DCA's objections that need to be addressed by the City.

Ms. Hubbard defined a TCEA (transportation concurrency exemption area) for the Council and spoke at length regarding the implications of adoption. Mr. Parrott discussed the advantages of a TCEA and asked the Council for direction. Council agreed that they would like further information on the topic before making a decision.

Ms. Corless discussed transit oriented development (TOD) with the Council. She noted that the East Central Florida Regional Planning Council recommends a minimum of sixteen dwelling units per acre within a quarter mile radius of the station to support commuter rail. She gave several examples of other cities that have a train station.

Ms. Corless explained how the City might integrate TOD into the current Southeast Mixed Use Area. She asked for Council direction regarding their desired number of dwelling units per acre.

There was Council consensus that they liked the graduated approach, with the highest density immediately surrounding the station and tapering off as you move away from the station.

Ms. Hubbard and Ms. Corless asked for Council to discuss their vision for development surrounding the train station. There was consensus that the minimum throughout the TOD should be 14 dwelling units per acre; that the most intense range would be 14 to 32 dwelling units per acre; and that the medium range would be 14 to 20 dwelling units per acre.

Ms. Corless said she would bring back recommendations regarding the percentage breakdown of commercial and residential.

## **VI. Adjournment**

The meeting adjourned at 6:42 p.m.

**APPROVED August 17, 2010  
CITY OF DeBARY  
CITY COUNCIL**

**Bob Garcia, Mayor**

**ATTEST:**

**Stacy Tebo, City Clerk**