

City of DeBary
Development Review Committee Meeting – December 5, 2017
MINUTES

DRC MEMBERS PRESENT

Matt Boerger, City of DeBary
David Hamstra, Pegasus Engineering
Steve Wood, City of DeBary
Robert Scott, Orange City Fire Department
Andy Ames, Lassiter Transportation Group
Alan Williamson, City of DeBary

OTHERS PRESENT

Laura Dodd, City of DeBary
Lita Handy-Peters, City of DeBary
Roger VanAuker, City of DeBary
Juan Serrano, City of DeBary
Kevin Hare, City of DeBary
Mike Kahlin, Henin Group
Joanne Keller, Duke Energy
Lewis Brown, Duke Energy
James Taylor, Kimley Horne
David McDaniel, Integra Land Company
Christopher Wrenn, DR Horton
Mike Hale, DR Horton
Randy Kirkwood, DR Horton
Danny Allen
Steve Costa
Jason Davids
Larry Wray, CPH
Phyllis Butelin,

CALL TO ORDER

The meeting of the City of DeBary Development Review Committee was called to order by Matt Boerger, Growth Management Director at 9:00 a.m.

ADDITIONS, DELETIONS, OR AMENDMENTS TO THE AGENDA: None

APPROVAL OF MINUTES: The DRC minutes from November 7, 2017 are not available at this time.

OLD BUSINESS: None

NEW BUSINESS:	Traderscove Corp	17-02-FPR-Riviera7
	Duke Energy	17-02-MajPUD-Duke
	Kimley Horne	17-01-FSP-Dirksen
	Integra	17-02-PPR-Integra

The DRC members reviewed their comments with the **Applicant Henin Group** and answered questions from the Applicant. All comments addressed.

1. The Final approved construction plans and plat needed.

David Hamstra put forth the motion to recommend approval with an approved Final Plat. Robert Scott seconded for approval.

The DRC members reviewed their comments with the **Applicant Duke Energy** and answered questions from the Applicant. All comments addressed.

2. The dry line to be preserved.

David Hamstra put forth the motion to recommend approval contingent on the outstanding items discussed. Steve Wood seconded for approval.

The DRC members reviewed their comments with the **Applicant Kimley Horne** and answered questions from the Applicant. All comments addressed.

1. The transportation issues need to be resolved.

A revised submittal needed for approval. Applicant will need to come back to a future DRC meeting.

The DRC members reviewed their comments with the **Applicant Integra Land Company** and answered questions from the Applicant. All comments addressed.

1. A signed and sealed survey of the subject property is needed.
2. The County is not responsible for the hydrants.
3. Confirm there are no utility conflicts for reclaimed water main at the storm and sanitary sewer crossings that were not detailed.
4. Provide buoyancy calculations used to size the concrete base for the lift station.
5. Provide the complete set of drawings. The Index Sheet was provided and not the complete set of drawings. The topographic information depicted on the Index Sheet is not legible.

Applicant will need to come back to address outstanding issues to a future DRC meeting.

The DRC members reviewed their comments with the **Applicant DR Horton/Costa 60** and answered questions from the Applicant. All comments addressed.

6. C. Section 4.3. Signage height shall meet all LDC standards, including Gateway Corridor Sign Standards. A waiver from the LDC regulations will be a requirement to provide for the proposed sign.
7. TIA (Traffic Impact Analysis) needed before going for approval.
8. Provide a copy of approved Driveway Connection Permit from the Florida Department of Transportation.
9. TIA study of density issues needed before going forward for approval.

Applicant will need to come back to address outstanding issues to a future DRC meeting.

The meeting was adjourned at 11:00 am