



**City of DeBary
Development Review Committee Meeting
June 1, 2021 - MINUTES**

CALL TO ORDER:

The meeting of the City of DeBary Development Review Committee was called to order by Matt Boerger, Growth Management Director at 9:31 am

DRC MEMBERS PRESENT:

Matt Boerger, City of DeBary
Richard Villasenor, City of DeBary
Steve Wood, City of DeBary
Alan Williamson, City of DeBary
Michael Parker, Orange City Fire Department

OTHERS PRESENT:

Joseph Barker, City of DeBary
Juan Serrano, City of DeBary
Karen Chases, City of DeBary
Carmen Rosamonda, City of DeBary
Phyllis Butlien, City of DeBary
Kristie Kajfasz, SurvTech Solutions
Dean Barberree, HR Rivington, LLC
Mark Watts, Cobb-Cole
A.J. Fasano*, Kimley-Horn & Associates, Inc.
Sara Battles*, Kimley-Horn & Associates, Inc.

*Called in through the Council Chambers phone

APPROVAL OF MINUTES:

Michael Parker motioned and Alan Williamson seconded to approve the DRC minutes from March 30th, 2021 and May 4th, 2021.

ADDITIONS, DELETIONS, OR AMENDMENTS TO THE AGENDA:

None

OLD BUSINESS:

None

NEW BUSINESS:

Rivington Amendment

Project # 21-01-MAJPUD-Rivington Amendment

Mark Watts, the applicant's engineer, came forward to speak. He stated the location and size of the proposed buildings is not known, but that he did know that it would contain townhomes. Joseph Barker clarified that since the location and size is not known at this time, the City require this information be shown on the Overall Development Plan.

Mr. Watts asked for clarification on amenities on the proposed addition to the Rivington PUD. Matt Boerger stated they should show the general location of an amenity. Mr. Boerger stated staff wants to make sure there will be open space to serve the proposed additional property.

Mr. Watts asked for clarification on the unified ownership comment. Mr. Boerger asked if Steve Costa sign the owner authorization form. Mr. Watts confirmed so. Mr. Boerger stated that will work for now.

It was generally agreed upon that the applicant would coordinate with staff on submitting density calculations and that they will need comply with the Comprehensive Plan.

Matt Boerger summarized the comments.

Alan put forth the motion for approval and Michael Parker seconded the motion conditional approval of the outstanding comments being addressed.

O'Reilly Auto Parts

Project # 21-02-CPS-O'Reilly

The applicant, A.J. Fasano of Kimley-Horn & Associates, Inc. called in from the Council Chambers phone to speak. Mr. Fasano requested that Sara Battles of Kimley-Horn & Associates, Inc. be allowed to join in on the call. The request was granted. Mr. Fasano asked if there is a process for variances that are in relation to final site plan applications. Matt Boerger stated there is a separate variance application and that he could coordinate with Joseph Barker on the procedures.

Mr. Boerger discussed screening and buffering from the residential properties that would be behind this project. He suggested the dumpster could be reoriented and moved further away from the water line. Sara Battles stated their intent is to screen the project away from the residential properties. She asked if there are standards for this screening outlined in the Land Development Code (LDC). Mr. Boerger stated that the LDC does not outline any such standards. Mr. Fasano asked for clarification regarding the staff comment on the orientation of the trash receptacle. Mr. Boerger asked if there is an opportunity to change the angle of the receptacle to give more space behind the water line. Mr. Fasano stated they would like to discuss this issue further in a separate meeting.

A.J. Fasano stated the parking lot material is currently going to be standard duty concrete. He asked if there is a standard for pervious pavement. Richard Villasenor stated there is not a specific standard outlined for pervious pavement but that the City encourages green infrastructure.

Sara Battles asked for the reason Planning & Zoning made comments three ("*From what material will the parking lot be made?*") and four ("*Will the concrete be bituminous?*"). Joseph Barker stated the questions were made from lack of detail. Ms. Battles stated this information will be included in the final site plan application.

A.J. Fasano asked for clarification on the staff comment regarding the parking space adjacent south of the trash receptacle gate and the parking space that is near the ingress. Joseph Barker stated he is concerned about being possibly being able to back into the receptacle gate. Mr. Fasano stated the gate will be closed the majority of the time and that cars backing into the gate will not be an issue, but that they can perform a car movement to illustrate this. Sara Battles stated she does not foresee this being a problem.

Regarding the parking space near the ingress, Mr. Fasano asked if this comment was informational. Joseph Barker confirmed this to be the case.

A.J. Fasano stated Sheet C-250 will be submitted with the final site plan application.

A.J. Fasano asked for clarification on the comment regarding off-street loading spaces needing to be a minimum of 12-feet by 40-feet. Matt Boerger stated it is not ideal, but given the constraints of the site, he does not see any other option for that off-street loading space.

A.J. Fasano asked if the comment regarding the Americans with Disabilities Act (ADA) requirement that the entrance to the building be connected to the sidewalk along U.S. Highway 17-92 (i.e., Charles R. Beall Boulevard) is a requirement from the City. Matt Boerger stated they do require

this. Steve Wood stated that the part of the parking lot for pedestrian crossing will need to be cross striped.

Sara Battles asked if the staff comment regarding landscaping within vehicular use areas would include the drive aisles or only landscape islands surrounded by three sides. Joseph Barker confirmed it to be the latter. Ms. Battles stated they may need to apply for a variance for the landscaping.

A.J. Fasano asked for clarification on what is considered a landscape island. Joseph Barker confirmed the code defines it as being surrounded by vehicular use areas on three sides. Ms. Battles asked if there is a particular area where they are not meeting the code. Matt Boerger asked them to show a cross hatch showing the 140 square feet requirement for landscape islands.

A.J. Fasano asked if the fifteenth comment regarding horizontal length of building façade was information. Matt Boerger stated it is.

Matt Boerger stated that the seventeenth comment regarding light pollution is informational.

A.J. stated that they can support two $\frac{3}{4}$ " meters. He asked if it would be permissible for the water to come from the lake. Sara Battles asked what the City require to approve of using the lake water. Richard Villasenor stated they will need to coordinate with the St. Johns River Water Management District (SJRWMD). Alan Williamson stated they have done emergency pumping from that lake during emergency situations. Ms. Battles requested clarification on the City's process for this. Mr. Villasenor stated the City would have to conduct more research into the matter.

Matt Boerger asked the other DRC members if they had any other questions. There were no other questions. Mr. Boerger summarized the comments that were discussed. He stated variance applications can be processed concurrently with the final site plan application but if the variance were denied, the final site plan would have to be revised.

Discussion on this item ended.

ADJOURNMENT:

The meeting was adjourned at 10:21 am.