



**City of DeBary
Development Review Committee Meeting
May 26, 2020 - 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 2:04 p.m.

DRC MEMBERS PRESENT:

Matt Boerger, City of DeBary
David Hamstra, Pegasus Engineering
DJ Silverberg, Lotspeich & Associates
Alan Williamson, City of DeBary
Steve Wood, City of DeBary
Michael Parker, Orange City Fire Department

OTHERS PRESENT:

Eric Sturm, City of DeBary
Richard Villasenor, City of DeBary
Kevin Hare, City of DeBary
Roger VanAuker, City of DeBary
Darren Walsh, CPH
Dean Barberree, Reader Communities
Nichole Smith, Allen Company
Steve Anderson, Florida Metal Buildings
David Schroeder, Evolving Landscapes
Chad Linn, Chad Linn Engineers
Mark Carley, Resident

APPROVAL OF MINUTES:

Michael Parker motioned and DJ Silverberg seconded to approve the DRC minutes from May 14, 2020.

ADDITIONS, DELETIONS, OR AMENDMENTS TO THE AGENDA:

None

OLD BUSINESS:

None

NEW BUSINESS:

The Junction	19-03-PPR & Construction Plans Junction
Rivington Phase 1A	20-01-PPR-Rivington
RAD Gymnastics	19-04-FSP-RAD Gymnastics
565 Summerhaven	20-01-SE-Summerhaven

19-03-PPR-Junction

The DRC members reviewed their comments with the Applicant and answered questions from the Applicant. Discussion ensued regarding the application and submittal.

David Hamstra put forth the motion for approval Michael Parker seconded this motion contingent on addressing engineer's comments.

20-01-PPR-Rivington The DRC members reviewed their comments with the Applicant Dean Barberree and answered questions from the Applicant. Discussion ensued regarding the application and submittal.

Surveyor's Comments:

1. Fire Hydrants (prior to combustibles on site³) and paved roads must be in place and operational prior to the model homes being built.
2. Model home requirements:
 - a. Berm, clearing and land work.
 - b. Inspections / ride through and coordinate with Volusia County water.
 - c. Infrastructure in place.

Building Comments:

1. No mechanism to issue a permit without parcel numbers or address.

Legal Comments:

1. Staff to review Barwick Rd dedication.

David Hamstra put forth the motion for approval Michael Parker seconded this motion contingent on addressing Surveyor's, City Attorney and Building's comments.

19-04-FSP-RAD Gymnastics

The DRC members reviewed their comments with the Applicant Steve Anderson and answered questions from the Applicant. Discussion ensued regarding the application and submittal.

Engineering Comments:

1. Please revise the note on Sheet C5 that states that the dry retention pond is not designed to accommodate future expansion of the building and/or parking lot.
2. Please revise the PONDS analysis based on the recommended design parameters contained within the supplemental letter report prepared by Bechtol Engineering and Testing (dated 05/18/20).

Volusia County Utility Comments:

Volusia County Utility Comments:

Volusia County Utilities staff have reviewed the subject submittal and provide the following comments:

1. The water meter and double detector check assembly are currently located approximately 25 feet from the Cunningham Road right of way. To provide access, the water meter and double detector check assembly need to be located adjacent to the Cunningham Road right of way line.

2. The plans shall dimension the location of all mains from the edge of pavement.
3. Per Utility Standards, a 10-foot minimum separation distance between the proposed water main and proposed sanitary sewer force main is required. For access purposes, the water main will need to be located at a minimum of 4 feet off the edge of pavement.
4. Please provide plan and profile views of sewer and water mains. Plan and profile shall include, but not limited to, size, slope, and length of pipe, utility crossings with vertical separation, proposed mains and existing utility, and existing ground profile.
5. Include applicable Volusia County standard details available on our website: <https://www.volusia.org/services/public-works/water-resources-and-utilities/utility-engineering.stml>
6. Update Water System Notes on Sheet C2 to conform to Volusia County Utility Standards available on our website: <https://www.volusia.org/services/public-works/water-resources-and-utilities/utility-engineering.stml>
7. The county has water and sewer capacity available to serve the proposed development. The County will need to execute a Utility Service Agreement with the proposed development prior to the permit application process with the Florida Department of Environmental Protection. Additionally, payment of the county's utility development fees is required before utility service will be provided. The county's impact fee schedule and commercial water/sewer service application are available online at <https://www.volusia.org/services/public-works/water-resources-and-utilities/>.

Applicant states they will address all Volusia County comments.

Environmental Comments:

1. The letter from the U.S. Fish and Wildlife is acceptable, please provide copy of the letter to DJ Silverberg.

Arborist Comments:

1. City Arborist submitted email to staff stating verbal agreement on landscape plans that addressed her comments.
2. Arborist needs to review final landscape plans for approval.

David Hamstra put forth the motion for approval DJ Silverberg seconded this motion contingent on addressing issues from Arborist, Engineering, Volusia County and Environmental with all issues being resolved.

20-01-SE-565 Summerhaven

The DRC members reviewed their comments with the Applicant Mark Carley and answered questions from the Applicant. Discussion ensued regarding the application and submittal.

Planning Comments:

1. Consult with City Attorney to verify that the County has issued the permit for the septic.

Alan Williamson put forth the motion for Michael Parker seconded this motion for approval on this motion is contingent on addressing engineer's comments.

ADJOURNMENT:

The meeting was adjourned at 3:40 p.m.