



**City of DeBary
Development Review Committee Meeting
January 21, 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 9:32 a.m.

DRC MEMBERS PRESENT:

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

OTHERS PRESENT:

Eric Sturm, *City of DeBary*
Juan Serrano, *City of DeBary*
Phyllis Butlien, *City of DeBary*
Roger VanAuker, *City of DeBary*
Kevin Hare, *City of DeBary*
Carmen Rosamonda, *City of DeBary*
Darren Walshaw, *CPH*
Larry Wray, *CPH*
Maxwell Spann, *CPH*
Steve Costa

APPROVAL OF MINUTES:

David Hamstra motioned and Mike Parker seconded to approve the DRC minutes from January 7, 2020.

ADDITIONS, DELETIONS, OR AMENDMENTS TO THE AGENDA:

None

OLD BUSINESS:

None

NEW BUSINESS:

The Junction Preliminary Plat Review

19-03-PPR-TheJunction

19-03-PPR-TheJunction

The DRC members reviewed their comments with the Applicants Steve Costa, Larry Wray, and Darren Walshaw and answered questions from the Applicants. Discussion ensued regarding the application and submittal.

Planning Comments:

1. The street names will be added prior to the Final Plat Review (FPR).
2. The applicant will provide a general statement on the plans showing the locations of:
 - a. General amenities for the site.
 - b. Bench specifications and general locations.
 - c. Front signage for the site.
3. The applicant will look into providing a sidewalk directly fronting lots 52-55, creating a sidewalk loop around the open space area.

4. The applicant will provide a typical plot plan showing how the sidewalk will connect to the units.
5. The following Planning Comments have been stricken from the comments:
 - a. 15) *Exhibit C-3 of the Development Agreement states that a six-foot landscape island will be provided, however, sheet C1.1, detail C local street section indicates only a 5.5-foot landscape island. Please revise to meet six-foot requirement.*
 - b. 22) *Please provide an overall lighting plan consistent with the TOD Regulating Plan section (11). Plan shall include core street, local residential streets, open space, and trails/pathways.*
6. David Hamstra and Matt Boerger will coordinate with the applicant to address the green infrastructure criteria for the site.

Engineering Comments:

Construction Plan Comments

1. The applicant states there will be a diversion of off-site water for the site.
2. The applicant will need to provide verification that water will flow to the culverts to be directed to Lake Mullet. The applicant will also provide rip-rap to the primary structure, not the emergency structure.
3. The applicant will provide the maximum slope for the tie-in slopes on sheet C3.1.
4. The applicant will revise the elevation for the emergency overflow weir for the 25-year/24-hour storm event.

Stormwater Report Comments

5. The applicant will add a note to Figure 2 (LiDAR Based Contour Map) and the FEMA FIRM to indicate the vertical datum for the elevations that are provided. The Volusia County LiDAR is referenced to the NAVD88 vertical datum.
6. The applicant states they have used the most conservative numbers for Appendix F (Stormwater System Layout, Sizing and Computations), David Hamstra will review the calculations and numbers and decide if they will suffice.
7. The applicant may remove the summary table, but will need to provide a map depicting the drainage sub-basin areas contributing to each inlet.

Arborist Comments:

1. The applicant and DRC staff will need to come up with an alternative approach for the tree preservation or something in lieu of.
2. The applicant is requesting to provide the two trees to be preserved on site.
3. The applicant will need to apply for a Historical Tree permit and obtain City Council approval prior to issuance of the Preliminary Plat Review Development Order.
4. The applicant, City Staff, and Cathleen Kabat will have a follow up meeting to address the outstanding arborist comments.

Revisions will need to be addressed at future DRC meetings prior to approval.

ADJOURNMENT:

The meeting was adjourned at 10:32 a.m.