



**City of DeBary
Development Review Committee Meeting
December 7, 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
Michael Parker, Orange City Fire Department
Richard Villasenor, City of DeBary
Steve Wood, City of DeBary

OTHERS PRESENT:

Christopher Allen, Allen & Company
Joseph Barker, City of DeBary
Phyllis Butlien, City of DeBary
Amy Long, City of DeBary
Carmen Rosamonda, City of DeBary

APPROVAL OF MINUTES:

Michael Parker motioned and Steve Wood seconded to approve the DRC minutes from November 16th, 2021. The minutes were approved by a 5-0 vote.

ADDITIONS, DELETIONS, OR AMENDMENTS TO THE AGENDA:

None

OLD BUSINESS:

None

NEW BUSINESS:

**Commerce Park Preliminary Plat
& Construction Plans**

Project # 21-01-PPR-Commerce Park

Christopher Allen of Dewberry Engineers, Inc., came forward to speak on behalf of the applicant. He asked if draft covenants and restrictions would suffice. Growth Management Director Matt Boerger stated they would. Mr. Allen requested clarification on the staff comment regarding street names. Mr. Boerger agreed to strike the staff comment for this item.

Christopher Allen stated there would be no underdrain. Engineer Richard Villasenor stated that satisfies his concerns.

Christopher Allen stated a survey would be provided for the environmental comments. Growth Management Director Matt Boerger asked Mr. Allen to have his environmental engineer contact eSciences, the City's environmental review consultant. Mr. Allen stated there are no specimen trees on the site and asked what documentation needs to be provided. Mr. Boerger stated a document from the arborist would suffice.

Christopher Allen requested clarification on the staff comment regarding trees being preserved in areas that will be impacted, specifically where a sidewalk would be installed along Shell Road. Mr. Allen stated there would be no sidewalk along Shell Road because it would not connect to

any existing sidewalks. Growth Management Director Matt Boerger stated either a sidewalk would be required along that Shell Road frontage or the applicant contribute money to the City's sidewalk fund. Mr. Allen stated they would be contributing to the sidewalk fund.

Christopher Allen stated the Florida Department of Transportation has accepted the right-turn lane.

Engineer Richard Villasenor told Christopher Allen to make corrections on the center levels. Regarding the paving and drainage details, Mr. Villasenor stated the original comment was about control about the concrete pad.

Building Official Steve Wood requested clarification on accessibility to the public right-of-way. Christopher Allen stated they would make this clearer on the plans.

Growth Management Director Matt Boerger briefly summarized the comments that had been discussed. Mr. Boerger asked for Richard for clarification on where he is requesting the erosion control expanded. Mr. Villasenor stated in the perimeter of the rear of the property.

Richard Villasenor motioned to approve the preliminary plat, and Michael Parker seconded. The item was approved by a 5-0 vote.

DeBary Fire Station Final Site Plan

Project # 21-05-FSP-DeBary Fire Station

The City is the applicant for this item.

Matt Boerger made a correction to the Agenda, stating this is not the second review, but the first one.

Building Official Steve Wood asked if there would need to be any legal review of this site plan. Growth Management Director Matt Boerger stated there is no reason it would.

Fire safety inspector Michael Parker stated they are considering backflow.

Engineer Richard Villasenor briefly discussed several of the staff comments.

Growth Management Director asked Engineer Richard Villasenor if a cost differential between septic and connecting down the road to sewer. Mr. Villasenor stated the lift station will not be as expensive as previously estimated.

Richard Villasenor motioned to approve the final site plan, and Michael Parker seconded. The item was approved by a 5-0.

ADJOURNMENT:

The meeting was adjourned at 10:02 AM.