CALL TO ORDER:
The meeting of the City of DeBary Development Review Committee was called to order by Joseph Barker, Planner II at 9:30 am

DRC MEMBERS PRESENT:
Joseph Barker, City of DeBary
Michael Parker, Orange City Fire Department
Richard Villasenor, City of DeBary
Alan Williamson, City of DeBary
Steve Wood, City of DeBary

OTHERS PRESENT:
Kayla Burney, City of DeBary
Brian Bussen, The Junction, LLC
Phyllis Butlien, City of DeBary
Timothy Durkin, Landsea Homes
Carmen Rosamonda, City of DeBary
Shari Simmans, City of DeBary

APPROVAL OF MINUTES:
Michael Parker motioned and Steve Wood seconded to approve the DRC minutes from January 4th, 2022. The minutes were approved by a 5-0 vote.

ADDITIONS, DELETIONS, OR AMENDMENTS TO THE AGENDA:
None

OLD BUSINESS:
None

NEW BUSINESS:

O’Reilly Variance

Project # 21-03-VAR-O’Reilly

A.J. Fasano of Kimley-Horn & Associates Inc. came forward to speak. Mr. Fasano asked for clarification on where staff currently stands on the three requested variances. Joseph Barker, Planner II, stated the waterfront and vehicular use area for landscaping would not be recommended be for approval in the plan’s current form. The loading space variance would be recommended for approval.

Mr. Fasano stated they made changes to the site plan to see what it would look like. He stated it would still require a variance. Mr. Barker stated that if the variance being requested on the new site plan is the minimum necessary, then the Development Review Committee could possibly recommend approval, but if the two parking spaces remain, then the Development Review Committee would have no choice other than to recommend denial due to the standards set out in the Land Development Code.
Mr. Fasano asked if the site plan with the removed spaces would be recommended for approval. Mr. Barker stated the DRC would need to see the plans, but that he thinks the chances of getting recommended for approval would be higher than with them.

Steve Wood made a motion to continue the requested variances pending the new site plan submittal, seconded by Michael Parker. The item was continued by a 5-0 vote.

Springwalk at The Junction, Phase 1  Project # 21-04-FPR-Springwalk at The Junction

Brian Bussen, the applicant, came forward to speak. Mr. Bussen stated they have no issues with the comments.

Building Official Steve Wood stated he is concerned that any changes due to comments from the surveyor may create additional comments from legal review. He was also concerned about the number of outstanding items from the standpoint of legal review. Joseph Barker, Planner II, discussed the comments submitted by Fishback-Dominick. Mr. Barker asked Mr. Wood which of those comments give him cause for concern. He asked when the discrepancies on the survey are completed, would that create more information that Fishback-Dominick needs. He stated that until they receive the survey, the DRC does not know the answer to this question. Mr. Barker stated Fishback-Dominick would have a chance to review the corrected survey. Public Works Director Alan Williamson ask that if the DRC were to approve of the item, the item would not go on the City Council agenda until it has meant all the criteria. Mr. Barker stated that is the case. Mr. Wood asked if more problems are created from the resubmitted survey, would staff be handling it. Mr. Barker stated staff would handle the issue. Mr. Bussen provided more clarification on how the discrepancy on the survey will be resolved.

Alan Williamson motioned for approval conditioned upon the resolution of the outstanding comments, seconded by Michael Parker. The item was approved by a 5-0 vote.

**ADJOURNMENT:**

The meeting was adjourned at 9:51 AM.