



**City of DeBary
Development Review Committee Meeting
May 3, 2022 - MINUTES**

CALL TO ORDER:

The meeting of the City of DeBary Development Review Committee was called to order by Richard Villasenor, Interim Growth Management Director at 9:30 am

DRC MEMBERS PRESENT:

Richard Villasenor, City of DeBary
Amy Long, City of DeBary
Michael Parker, Orange City Fire Department
Steve Wood, City of DeBary

OTHERS PRESENT:

Joseph Barker, City of DeBary
Dean Barberree, HR Readers, LLC
Karl Becker, Florida Power & Light
Phyllis Butlien, City of DeBary
Karen Chasez, City of DeBary
Brent Lenzen, Kimley-Horn & Associates, Inc.
Chad Moorhead
Carmen Rosamonda, City of DeBary
Neel Shivcharran, Falcone & Associates, LLC
Shari Simmans, City of DeBary
Matt Shelton, McKee Construction
Ashley Swift, CPH
Merylene Thomas, City of DeBary
Maverick VonHerbulis, McKee Construction
Mark Watts, Cobb-Cole

APPROVAL OF MINUTES:

There were no minutes to approve.

ADDITIONS, DELETIONS, OR AMENDMENTS TO THE AGENDA:

None

OLD BUSINESS:

None

NEW BUSINESS:

FPL Training Center

Project # 21-06-FSP-FPL Training Center

Karl Becker of FPL, the applicant, came forward to speak. He stated this is an existing site that FPL has owned for 50 years. Ashley Swift of CPH, the applicant's engineering firm, came forward to speak. Interim Growth Management Director Richard Villasenor stated that the major issue with the project is the subject parcel's nonconformity with the Land Development Code. Mr. Becker stated that the use of the site is not changing and that they are merely replacing a training building and questioned how lot width nonconformity is relevant to this project. Mr. Villasenor stated a new facility is being constructed. He stated that a variance would have to be approved by the City Council before this final site plan could be approved by the Development Review Committee.

Ms. Swift stated this building will strictly be a training building and there will be no manufacturing, storage, processing or distributing at the proposed building. Mr. Villasenor stated that some of the comments are requests for clarification based on lack of provided information.

Ms. Swift stated she would update the site data table on the final site plan to reflect how the minimum parking requirements were calculated. She asked if an off-street loading space is necessary. Mr. Villasenor stated the plans will need to identify any existing loading space, if there is one. In the case that it is determined by staff, based on confirmation of an existing loading space, a new loading space may not apply.

Ms. Swift stated she would look into the condition of the landscaping buffering. She stated they were not planning on adding to the landscape buffering aside from the eastern edge of the property. Mr. Villasenor stated while this area used to be rural, it will soon be DeBary's downtown. He stated the City will need adequate landscape buffering. Mr. Becker stated the southern landscaping on the property would not be disturbed. Mr. Becker also stated there is a gas utility line on that side of the property.

Mr. Becker stated there is no curbside trash or dumpster on site.

Ms. Swift states there is no signage being proposed for the site.

Ms. Swift states the barbed wire fence is necessary for security reasons. Mr. Becker stated FPL requires the fencing be barbed wire. Mr. Villasenor suggested off-set fencing as an option. Ms. Swift stated FPL will grant 15' of right-of-way to the City.

Mr. Villasenor stated the code requires the project connect to public utilities.

Building Official Steve Wood noted the building coverage will be higher, as the proposed building is replacing a building with a smaller footprint.

The item was continued.

Hydra Services

Project # 22-01-FSP-Hydra Services

David Evans of Evans Engineering, the applicant, came forward to speak. Mr. Evans stated gross floor area was used for the parking requirement calculations. He stated that they will be able to meet the minimum parking requirements.

Mr. Evans stated no areas that have trees will be affected.

Mr. Evans stated he believes that once the proposed northern parking spaces on the site are removed, they will meet the turning standards of the WB-60. Fire Safety Inspector Michael Parker stated in an emergency the ladder truck needs to be able to go into the site somewhere.

The item was continued

DeBary Town Park

Project # 22-01-ODP-DeBary Town Park

Chad Moorhead of Madden, Moorhead & Stokes, LLC, the applicant's engineering firm, came forward to speak. Mr. Moorhead asked for clarification on the tract table comments. Joseph

Barker, Planner II, stated he needed information on the acreage for single-family detached units versus townhouse units.

Mr. Moorhead stated that Tract LS-1 is a lift station tract and he is not sure that emergency fire vehicles need access to it. Mr. Villasenor stated that tract would not apply in this case.

Mr. Moorhead stated he believed the street tree/furniture zone was to be relegated to only Main Street. Mr. Villasenor stated the language of the waiver that was granted by the City Council for this project stated the landscape area be between the sidewalk and the street and did not exclude any specific streets. Neel Shivharron, the representative for the applicant, Falcone & Associates, LLC, stated that the forthcoming development agreement could clarify any issues.

Mr. Villasenor noted that not all of the reviewers' comments have been sent to the applicant.

Mr. Villasenor asked if Tract RD-1 was the additional 15 feet east of Shell Road (i.e., Main Street). Mr. Moorhead stated he would have to look further into it.

Mr. Moorhead stated they would make changes to some of the sections.

The item was continued.

Rivington, Phase 4

Project # 22-01-PPR-Rivington, Phase 4

Brent Lenzen of Kimley-Horn & Associates, Inc., a representative for the applicant's engineering firm, came forward to speak. Mr. Lenzen stated the area with new parking spaces is primarily a lane area.

Mr. Lenzen stated they are providing reclaimed service connections.

Mr. Lenzen stated that the townhomes in this development could be three-stories. Regarding emergency vehicle requirements, Mr. Lenzen asked if there was anything besides the height of the townhomes triggering different regulations? Mr. Parker stated as long as separations are maintained, the same regulations may apply.

Mr. Villasenor stated that his comments would be provided at a later date.

The item was continued.

ADJOURNMENT:

The meeting was adjourned at 10:35 AM.