



**City of DeBary
Development Review Committee Meeting
June 23, 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
Michael Parker, Orange City Fire Department
Alan Williamson, City of DeBary
Steve Wood, City of DeBary

OTHERS PRESENT:

Joseph Barker, City of DeBary
Phyllis Butlien, City of DeBary
Tom Faber, Evans Engineering
Carmen Rosamonda, City of DeBary
Shari Simmans, City of DeBary
Michael Wojtuniak, EPI Engineering, Inc.

APPROVAL OF MINUTES:

Alan Williamson made a motion to approve the April 5th, 2022 DRC Meeting Minutes, seconded by Michael Parker. The minutes were approved by a 4-0 vote. The May 3rd, 2022 and June 7th, 2022 DRC Meeting Minutes were continued to the next DRC meeting.

ADDITIONS, DELETIONS, OR AMENDMENTS TO THE AGENDA:

None

OLD BUSINESS:

None

NEW BUSINESS:

Hydra Services Expansion

Project # 22-01-FSP-Hydra Services

Tom Faber came forward to speak as a representative for Evans Engineering, the applicant's engineering consultant. He noted that most of staff's comments have been resolved.

Alan Williamson made a motion to approve the Final Site Plan, seconded by Michael Parker. The Final Site Plan was approved by a 4-0 vote.

FPU Training Facility

Project # 22-01-CPS-FPU-Training Facility

Michael Wojtuniak of EPI Engineering, Inc., the applicant, came forward to speak. Mr. Wojtuniak described the project as a simulation of houses called Safety Town. There will be a pit for operating on a simulated gas main.

Interim Growth Management Director Villasenor requested letter of intent for the project. Mr. Villasenor asked Mr. Wojtuniak about the northern parcel abutting Benson Junction Drive. He stated the City as an interest in the parcel due to flooding issues on Benson Junction Drive. Mr. Wojtuniak stated they do not have plans for improvements on that parcel.

Building Official Steve Wood stated the hours of operation for Safety Town should be submitted.

Discussion on the project ended.

Bealieu Preliminary Plat & Construction Plan

Project # 22-02-PPR-Beaulieu

Tom Faber came forward to speak as a representative for Evans Engineering, the applicant's engineering consultant. Mr. Faber stated the reason the west side of the public right-of-way does not have a sidewalk is because it is intended to be a landscape buffer separating the apartments from the commercial outparcels. Mr. Villasenor stated the intent of the Code is to have sidewalks on both sides with landscape buffering as well. Mr. Faber asked if the City would consider a 6' sidewalk. Mr. Villasenor stated a waiver would be required, taking the project back to Overall Development Plan.

Mr. Faber asked for clarification on bike lane requirements. Mr. Villasenor suggested sharrows could be provided in lieu of bike lanes.

Regarding green infrastructure design standards, Mr. Faber asked if paying a fee in lieu of the green infrastructure would be possible. Mr. Villasenor stated they can explore multiple options but that as much green infrastructure as possible should be provided.

The item was continued.

ADJOURNMENT:

The meeting was adjourned at 10:04 AM.