



**City of DeBary
Development Review Committee Meeting
October 18, 2022 - MINUTES**

CALL TO ORDER:

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

DRC MEMBERS PRESENT:

Steven Bapp, City of DeBary
Chris Karl, Orange City Fire Department
Richard Villasenor, City of DeBary
Steve Wood, City of DeBary

OTHERS PRESENT:

Joseph Barker, City of DeBary
Phyllis Butlien, City of DeBary
Kristen Cooper, Duke Energy
Carmen Rosamonda, City of DeBary
Richard Zwolak, WSP Golder

APPROVAL OF MINUTES:

Richard Villasenor made a motion to approve the October 18th, 2022 DRC Meeting Minutes, seconded by Steve Wood. The minutes were approved by a 4-0 vote.

ADDITIONS, DELETIONS, OR AMENDMENTS TO THE AGENDA:

None

OLD BUSINESS:

None

NEW BUSINESS:

Progress Industry Park Amendment

Project # 22-02-MAJPUD-Duke Energy Hydrogen

Richard Zwolak came forward to speak on behalf of the applicant, Duke Energy. Richard Villasenor asked if this project will affect the stormwater system in terms of needing to expand it. Mr. Zwolak stated the solar farm required an environmental resource permit and that the existing area for the hydrogen project is in the same stormwater management system. He stated the environmental resource permit will be modified to accommodate this project.

Building Official Steve Wood asked what the volume of storage will be on the site. Kristen Cooper of Duke Energy came forward to speak. Ms. Cooper stated the storage area will be four sets of cylindrical compressed tubes, and it will hold 25 kilograms of useable hydrogen.

Chairman Bapp clarified the project could expand in the future. Mr. Bapp asked for specifications on the process of production. Mr. Zwolak stated it would generate hydrogen and store it for natural gas. The solar panels would provide the electricity.

Mr. Zwolak stated there is no source of emission associated with this use.

Mr. Bapp asked what the source of water would be and the volume of use. Mr. Zwolak stated it would come from the existing mineralized water tank, makeup water supply, and wastewater. Ms.

Cooper stated the water usage would be about 1,400 gallons a day with a typical runtime of 12 hours. Mr. Bapp made note of Volusia County Utilities' statement they have the capacity to use reuse water. Mr. Bapp stated the City believes this is a better alternative, especially considering issues with water supply in the state. Ms. Cooper stated they will have to contact Duke Energy Corporate to resolve this issue.

Chris Karl asked if there is going to be a mitigation team on site. She stated it would be on site mitigation.

Planner II Joseph Barker asked if an easement would be dedicated to the area of hydrogen production. Mr. Zwolak stated there will be no easement or subdividing of land. Mr. Barker stated Section F of the development agreement should reference this project.

Mr. Bapp stated due to the issue of water source, the Development Review Committee cannot make a decision on this item yet.

The item was continued to a future meeting.

ADJOURNMENT:

The meeting was adjourned at 9:52 AM.