



**City of DeBary
Development Review Committee Meeting
November 17, 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
Brian Hagan, City of DeBary
Michael Parker, Orange City Fire Department
Richard Villasenor, City of DeBary
Steve Wood, City of DeBary

OTHERS PRESENT:

Joseph Barker, City of DeBary
Ben Beckham, Madden, Moorhead, & Stokes
Phyllis Butlien, City of DeBary
Laurence Poliner, RCE Consultants, LLC
Carmen Rosamonda, City of DeBary
Bennet Sebastian, Invision Construction and Development
Merylene Thomas, City of DeBary

APPROVAL OF MINUTES:

Michael Parker made a motion to table the November 1, 2022 DRC Meeting Minutes, seconded by Steve Wood. The motion was approved by a 5-0 vote.

ADDITIONS, DELETIONS, OR AMENDMENTS TO THE AGENDA:

None

OLD BUSINESS:

None

NEW BUSINESS:

352 Englenook Drive Final Site Plan

Project # 22-02-FSP-352 Englenook

Laurence Poliner of RCE Consultants, LLC came forward to speak on behalf of the applicant, Bennet Sebastian of Invision Construction and Development. He asked if the item could be approved with conditions. Chairman Steven Bapp stated they can do that.

Richard Villasenor asked Mr. Poliner if he has had any correspondence with the St. John's River Water Management District (SJRWMD). Mr. Poliner stated they have submitted documents to the SJRWMD.

Richard Villasenor made a motion to approve the final site plan contingent on addressing all outstanding comments, seconded by Michael Parker. The motion was approved by a 5-0 vote.

**DeBary Town Park Preliminary Plat
& Construction Plan**

Project # 22-03-PPR-DeBary Town Park

Ben Beckham of Madden, Moorhead, & Stokes came forward to speak on behalf of the applicant, Falcone Group, LLC. He noted there were multiple comments that had not yet issued comments.

Michael Parker provided the Orange City Fire Department's comments. He discussed the turning radii in the interior roadways, water supply, and water flows.

Richard Villasenor stated he is still reviewing some of the details of the plans, but that he had some general comments. He asked if the applicant has already applied for a Florida Department of Transportation Drainage and if they have received comments on their application yet. Mr. Beckham stated there were only minor comments. Mr. Villasenor asked if there was a reason for a 36'' outfall pipe. Mr. Beckham stated they are matching the existing piping network at the outfall.

Steven Bapp stated design guidelines and architectural elevations are necessary. Mr. Bapp noted some of the local streets have streetscapes that are the reverse of what the Land Development Code requires.

Mr. Beckham asked for confirmation that the curb return radii comments are regarding commercial driveways and individual residential driveways only. Mr. Villasenor stated it has been in regard to the roadways.

Mr. Beckham asked if the pavers for Main Street fit the criteria for green facilities and water storage. Mr. Villasenor stated not unless there is storage provided underneath.

The item was continued to a future meeting.

ADJOURNMENT:

The meeting was adjourned at 9:52 AM.