



**City of DeBary  
Development Review Committee Meeting  
May 16, 2023 - 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  
Robert Scott, Orange City Fire Department  
Amy Long, City of DeBary  
Richard Villasenor, City of DeBary  
Steve Wood, City of DeBary

**OTHERS PRESENT:**

Joseph Barker, City of DeBary  
Phyllis Butlien, City of DeBary  
Christopher Karl, Orange City Fire Department  
Stephen Maxwell  
Chad Qualls, City of DeBary  
Carmen Rosamonda, City of DeBary  
Shari Simmans, City of DeBary  
Richard Zwolak, WSP

**APPROVAL OF MINUTES:**

Amy Long made a motion to approve the May 2, 2023 DRC Meeting Minutes, seconded by Richard Villasenor. The motion was approved by a 5-0 vote.

**ADDITIONS, DELETIONS, OR AMENDMENTS TO THE AGENDA:**

None

**OLD BUSINESS:**

None

**NEW BUSINESS:**

**Duke Energy IPUD Amendment**

**Project # 22-02-MAJPUD-Duke Energy Hydrogen**

Richard Zwolak of WSP, a representative for the applicant, came forward to speak.

Robert Scott made a motion to recommend approval of the major PUD amendment, seconded by Richard Villasenor. The motion passed by a 5-0 vote.

**30 Sanctuary Avenue Garage Apartment**

**Project # 23-01-SE-30 Sanctuary**

Stephen Maxwell, the applicant, came forward to speak.

Richard Villasenor asked if a permit from the Health Department for expanding the drain field has been obtained. Mr. Maxwell stated he has contacted the Health Department, but a permit has not been issued yet. Mr. Villasenor stated confirmation from the Health Department of the permit will be necessary.

Mr. Villasenor asked Mr. Maxwell if he has discussed the issue of the driveway apron with the St. John's River Estates Homeowners Association. Mr. Maxwell stated the Homeowners Association is not requiring an additional driveway apron.

Chairman Bapp stated that elements such as window size will be addressed during the building permit process.

Christopher Karl asked if the culvert would be able to sustain the weight of a fire truck. Mr. Maxwell stated it can.

Richard Villasenor made a motion to recommend approval of the special exception, seconded by Amy Long. The motion passed by a 5-0 vote.

**ADJOURNMENT:**

The meeting was adjourned at 9:41 AM.