



**City of DeBary
Development Review Committee Meeting
July 6, 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
Christopher Karl, Orange City Fire Department
Amy Long, City of DeBary
Richard Villasenor, City of DeBary

OTHERS PRESENT:

Joseph Barker, City of DeBary
Phyllis Butlien, City of DeBary
Robert Doan, Cobb Cole
Chad Moorhead, Madden Engineering
Carmen Rosamonda, City of DeBary
Shari Simmans, City of DeBary
Mark Watts, Cobb Cole

APPROVAL OF MINUTES:

Richard Villasenor made a motion to approve the June 20, 2023 DRC Meeting Minutes, seconded by Amy Long. The motion was approved by a 4-0 vote.

ADDITIONS, DELETIONS, OR AMENDMENTS TO THE AGENDA:

None

OLD BUSINESS:

None

NEW BUSINESS:

Riverview Estates PUD

Project # 22-01-PUD-Riverview Estates

Chairman Steven Bapp briefly summarized the project.

Mark Watts, a representative for the applicant, came forward to speak. Mr. Watts asked if comments from the Volusia County School Board had been sent to the City yet. Joseph Barker, Senior Planner, stated the School Board has not submitted their comments yet.

Mr. Watts asked if a biological report they have from 2019 is sufficient for staff review. Chairman Bapp stated staff will have to confirm whether the report is still valid for review. Richard Villasenor suggested the biological report could be updated upon submittal of construction plans.

Mr. Watts stated, in regard to the comment from Planning & Zoning suggesting a connection to the St. John's River Estates subdivision to the east, stated one of the entrances into the platted right-of-way is a wetland and the rights-of-way are not dedicated to the public. Chairman Bapp stated a concern staff has is the risk of eventually creating double-frontage lots, should the private right-of-way ever be improved. He also noted there are some proposed double-frontage lots

along Fort Florida Road. He stated there would need to be a dedication to prevent those lots from having double-frontage.

Chairman Bapp stated the recreation area is undefined. Mr. Watts stated there are no specific plans for the open space at the moment, aside from an area for resident RV and boat storage. Mr. Watts stated the master development plan can add these details.

Mr. Bapp stated a traffic impact analysis will be necessary due to the potential the development has for lowering the regulatory level of service for West Highbanks Road from a grade of D to E. Mr. Watts asked how the requirement for a traffic impact analysis will be affected by the subject property being within the City's Mobility Fee Area.

Carmen Rosamonda, City Manager, stated reducing West Highbanks Road's level of service to a grade of E would violate the provisions of the City's Land Development Code, regardless of the property's location within the Mobility Fee Area.

Chad Moorhead, a representative for the applicant, came forward to speak. Mr. Moorhead asked, in regard to Planning & Zoning's comment on correcting the net density calculations of the development, if the post-development flood plain should be removed from the net developable area for the density calculations. Richard Villasenor suggested an exhibit of the post-development flood plain would be helpful. Chairman Bapp agreed that a post-development flood plain being delineated on the master development plan would be helpful. Mr. Watts stated the pre-development flood plain is typically used to calculate net density. Chairman Bapp agreed.

Christopher Karl stated details on fire hydrants and fire flow requirements, fire lanes, and the address layout will need to be provided. Mr. Watts asked if specifying the code requirements in the development agreement will suffice. Mr. Karl stated it would suffice.

The item was continued.

Saxon Pointe Amendment 2 Project # 23-01-MAJPUD-Saxon Pointe Amendment 2

Chairman Steven Bapp briefly summarized the project.

Robert Doan, a representative for the applicant, came forward to speak. Mr. Doan clarified the reason for the inconsistencies between the current development agreement for Saxon Pointe and the submitted development was due to them not having access to the 2012 resolution amending Saxon Pointe. He also noted there is a 2013 Saxon Pointe amendment, which City staff did not have access to during their review.

Mr. Doan noted a traffic impact analysis will be required for this project.

Mr. Doan stated they can incorporate elevation renderings of the project into the development agreement.

Mr. Doan stated they intend to replat the existing subdivision.

Christopher Karl asked, in regard to the self-storage facility on the southern edge of the subject property, what the height of the structure will be. Mr. Doan stated it will be one story.

Carmen Rosamonda, City Manager, expressed a concern that the self-storage facility on the southern edge of the subject property is impermissible by the provisions of Ordinance # 04-2023, which provided for certain regulations for self-storage facilities fronting the Gateway Corridor. The

structure utilizes outdoor storage. Mr. Rosamonda also stated the City is working on the engineering of the Gateway Center, which may affect this project. Mr. Doan stated it is the hope of the developer for this project that the Gateway Center will attract business for this development. Mr. Doan stated the self-storage facility on the southern edge of the subject property the access to the storage units would be in the interior of the structure. Mr. Doan noted an alternative would be to merge the two self-storage buildings into one larger structure. Chairman Bapp agreed with Mr. Rosamonda's interpretation of the ordinance. Mr. Doan asked if the interior area of the self-storage facility on the southern edge of the subject property being gated instead would meet the requirements of the ordinance. Mr. Rosamonda stated the storage units have to be air-conditioned.

Mr. Karl stated a tower truck would be necessary in the event the interior area is gated. Mr. Doan asked if making the interior area is in the form of a horseshoe would resolve that issue. Chairman Bapp stated they would need to see details of this concept before making such a determination.

Mr. Doan stated they will work on providing an updated master development plan.

The item was continued.

ADJOURNMENT:

The meeting was adjourned at 10:12 AM.