



**City of DeBary  
Development Review Committee Meeting  
September 19, 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  
Richard Villasenor, City of DeBary  
Steve Wood, City of DeBary

**OTHERS PRESENT:**

Joseph Barker, City of DeBary  
Benjamin Beckham, Madden Engineering, Inc.  
Phyllis Butlien, City of DeBary  
Karen Chasez, City of DeBary  
Leon Merian, 17-92 Laundry, LLC  
Carmen Rosamonda, City of DeBary  
Shari Simmans, City of DeBary  
Merylene Thomas, City of DeBary  
Richard Zwolak, WSP

**APPROVAL OF MINUTES:**

Robert Scott made a motion to approve the September 5, 2023 DRC Meeting Minutes, seconded by Richard Villasenor. The motion was approved by a 4-0 vote.

**NEW BUSINESS:**

**Spincity Laundry FSP**

**Project # 23-06-FSP-Spincity Laundry**

Chairman Bapp briefly summarized the project.

Leon Merian, the applicant, came forward to speak. Richard Villasenor requested information about permitting from the Florida Department of Environmental Protection (FDEP). Mr. Merian did not have that information. Mr. Villasenor noted this project may instead be regulated by the Florida Department of Health in Volusia County. He requested evidence of correspondence between these departments and the applicant.

Mr. Villasenor noted the 4-inch cleanout.

Mr. Merian presented an exhibit of a lighting fixture.

Robert Scott made a motion to approve the final site plan contingent on outstanding staff comments being addressed, seconded by Richard Villasenor. The motion was approved by a 4-0 vote.

**DeBary Town Park PPR**

**Project # 22-03-PPR-DeBary Town Park**

Benjamin Beckham of Madden Engineering, Inc., a representative for the applicant, came forward to speak. Mr. Beckham asked for an update on the status of the reviews from members

of staff that have not issued comments on the project. Chairman Bapp stated Public Works and Building Department do not have comments; Mr. Bapp stated the City would follow up with Survtech Solutions.

Mr. Beckham stated the proposed monument signage is located in the proposed right-of-way and not within a proposed dedicated easement. Mr. Villasenor asked if maintenance of the monument sign is discussed in the development agreement and also asked if there are any sight triangles issues with the placement of the monument sign. Mr. Beckham stated a sight triangle has been provided on the plans. Mr. Beckham did not have any information on maintenance responsibilities for the monument sign. Mr. Villasenor stated an easement may be necessary if the development agreement does not address this issue.

Mr. Beckham stated the bald eagle nest has been relocated.

Merylene Thomas, Senior Planner, stated signage in the right-of-way is prohibited.

Mr. Beckham stated the developer would prefer the internal walkways and trails not along the streets not be illuminated for privacy purposes. Chairman Bapp stated staff would follow up with him on that.

Chairman Bapp stated the architectural comments need to be resolved so that building permits in the future are not delayed.

Ms. Thomas stated raising the finished floor elevation of the porches would provide privacy to residents.

Mr. Beckham asked if the City has obtained a temporary construction easement for construction from a nearby property owner. Mr. Villasenor stated the City is still working on that issue and that the City will follow up with the applicant. Mr. Villasenor noted the plans reference two separate fire hydrants at a certain location and asked for clarification. Mr. Beckham did not have an answer to this question.

Richard Villasenor made a motion to approve the preliminary plat and construction plan contingent on outstanding staff comments being addressed, seconded by Robert Scott. The motion was approved by a 4-0 vote.

## **Duke Energy Hydrogen FSP**

## **Project # 23-05-FSP-Duke Energy Hydrogen**

Chairman Bapp briefly summarized the project. He noted a major amendment was made to this property's development agreement.

Richard Zwolak of WSP, a representative for the applicant, came forward to speak. Mr. Zwolak provided responses to staff comments.

Richard Villasenor asked if there has been an exemption process done with the St. John's River Water Management District (SJRWMD). Mr. Zwolak states the permit with SJRWMD is being processed currently.

Chairman Bapp made note of the comments made by the City's environmental consultant.

Steve Wood made a motion to approve the final site plan contingent on addressing outstanding staff comments, seconded by Richard Villasenor. The motion was approved by a 4-0 vote.

## **Riverbend Comprehensive Plan Amendment**

**Project # 23-03-CPA-Riverbend**

Chairman Bapp noted the City is the applicant on this project. He stated this project has been zoned RPUD for several years, but the RPUD has now expired. He stated the development agreement's language requires the City to officially rezone the property rather than automatically revert to its previous zoning (this necessarily requires a Future Land Use Map amendment).

Robert Scott made a motion to recommend approval of the Comprehensive Plan amendment to the City Council, seconded by Steve Wood. The motion was approved by a 4-0 vote.

## **Riverbend Rezoning**

**Project # 23-03-REZ-Riverbend**

Chairman Bapp stated there are two property owners: The City and a private property owner. He noted the private property owner has been notified of this rezoning process. Mr. Bapp stated this zoning map amendment rezones the subject property back to its original zoning designation prior to the approval of the RPUD.

Robert Scott made a motion to recommend approval of the Zoning Map amendment to the City Council, seconded by Steve Wood. The motion was approved by a 4-0 vote.

## **ADJOURNMENT:**

The meeting was adjourned at 9:39 AM.