



The Department of Planning and Development Services

City Hall | 16 Colomba Road | DeBary, FL 32713

Development Review Committee (DRC) Meeting

Tuesday, September 19th, 2023 – 9:30 AM

DRC AGENDA

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF MINUTES
 - DRC meeting on September 5th, 2023
4. NEW BUSINESS
 - **Case # 23-06-FSP-Spincity Laundry**; *First Review*, Applicant is requesting approval of a Final Site Plan for the construction of improvements to 90 South Charles Richard Beall Boulevard.
 - **Case # 22-03-PPR-DeBary Town Park**; *Third Review*, Applicant is requesting approval of a Preliminary Plat and Construction Plan for DeBary Town Park, a mixed use development of approximately 32.17 acres.
 - **Case # 23-05-FSP-Duke Energy Hydrogen**; *First Review*, Applicant is requesting approval of a Final Site Plan for the construction of a green hydrogen production facility at 176 West Highbanks Road.
 - **Case # 23-03-CPA-Riverbend**; *First Review*, Applicant is requesting review of a Comprehensive Plan Future Land Use Map (FLUM) Amendment to amend the City's FLUM to reclassify the properties addressed as 650 Fort Florida Road, 720 Fort Florida Road, and the property with the Volusia County parcel ID number 900700000010 from Residential/Low-Density and Environmentally Sensitive Lands to Agriculture/Rural and Environmentally Sensitive Lands.
 - **Case # 23-03-REZ-Riverbend**; *First Review*, Applicant is requesting review of a Zoning Map Amendment to change the zoning classification of the properties addressed as 650 Fort Florida Road, 720 Fort Florida Road, and the property with the Volusia County parcel ID number 900700000010 from RPUD (Residential Planned Unit Development) and RC (Resource Corridor) to A-2 (Rural Agriculture) and RC.
5. ADDITIONAL BUSINESS:
6. DISCUSSION:
7. ADJOURNMENT:

DISTRIBUTION:

Technical Review Staff:

- Steven Bapp, AICP, *Growth Management Director - Planning and Zoning* (SBapp@DeBary.org)
- Joseph Barker, AICP, *Senior Planner - Planning and Zoning* (JBarker@DeBary.org)
- Kayla Burney, *Planning Technician - Planning and Zoning* (KBurney@DeBary.org)
- Kevin Hare, *Construction Manager* (KHare@DeBary.org)
- Amy Long, *Deputy Public Works Director* (ALong@DeBary.org)
- Chad Qualls, *Public Works Superintendent* (CQualls@DeBary.org)
- Robert Scott, *Orange City Fire Department* (RScott@ourorangecity.com)
- Merylene Thomas, *Senior Planner - Planning and Zoning* (MThomas@DeBary.org)
- Richard Villasenor, *City Engineer* (RVillasenor@DeBary.org)
- Steve Wood, *Building Inspector* (Buildingofficial@DeBary.org)
- E-Sciences, *Environmental Management Consultant* (troberts@res.us)
- Fishback Dominick, *Legal Consultant* (DLangley@fishbacklaw.com)
- SurvTech Solutions, *Surveying Consultant* (rfowler@survtechsolutions.com)
- TEDS, *Transportation Consultant* (KingTanya@stanleygroup.com)
- Volusia County Utilities, *Utilities* (ErinReed@volusia.org)

PLEASE NOTE: Each DRC project on the agenda will take approximately 30 minutes unless otherwise noted.

APPLICANT(S): Please plan to attend the DRC meeting to discuss your project and review the comments with reviewers. Individuals with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk at least three (3) working days in advance of the meeting date and time at (386) 601-0219.



**City of DeBary
Development Review Committee Meeting
September 5, 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
Amy Long, City of DeBary
Robert Scott, Orange City Fire Department
Steve Wood, City of DeBary

OTHERS PRESENT:

Joseph Barker, City of DeBary
Phyllis Butlien, City of DeBary
Karen Chasez, City of DeBary
Johnny Hill, Florida Public Utilities
Shari Simmans, City of DeBary
Michael Wojtuniak, EPI Engineering, Inc.

APPROVAL OF MINUTES:

Robert Scott made a motion to approve the July 6, 2023 DRC Meeting Minutes, seconded by Amy Long. The motion was approved by a 4-0 vote.

NEW BUSINESS:

FPU Safety Town FSP

Project # 23-01-FSP-Safety Town

Chairman Bapp briefly summarized the project.

Michael Wojtuniak of EPI Engineering, Inc., a representative for the applicant, came forward to speak. Johnny Hill of Florida Public Utilities, a representative for the applicant, came forward to speak as well. Mr. Wojtuniak stated he would add pile aster to the proposed storage building's side elevations.

Mr. Wojtuniak asked for clarification on the request for elevations for the simulation training homes. Chairman Bapp agreed there will be architectural differences between the training homes and the storage building.

Mr. Wojtuniak stated the crape myrtles are clustered together and that there are more of them than what staff saw on the plans.

Mr. Wojtuniak asked if the existing chain link fence can be used as long as it is screened from the right-of-way. Chairman Bapp stated it could be used still.

Robert Scott made a motion to approve the final site plan conditioned on the remaining comments from staff being addressed, seconded by Steve Wood. The motion was approved by a 4-0 vote.

ADJOURNMENT:

The meeting was adjourned at 9:39 AM.



DRC 9/19/2023

Subject Case # 23-06-FSP-Spincity Laundry

Applicant: 17-92 Laundry, LLC

Application Summary:

The applicant is requesting approval of a Final Site Plan for improvements to the structure and site of 90 South Charles Richard Beall Boulevard. Improvements to the site include lighting, architectural elevations, and parking striping.

Planning & Zoning

Joseph Barker, Senior Planner

Comprehensive Plan Review:

In reviewing the application (proposed project), staff has reviewed it against the policies contained within the City's Comprehensive Plan (Plan) to determine whether or not the proposed project is consistent with the Plan, as required by Florida Statute 163.3194, and Chapter 1, Section 1-2(b)(1) of the City's Land Development Code.

There are no comments regarding Comprehensive Plan consistency.

Land Development Code Review:

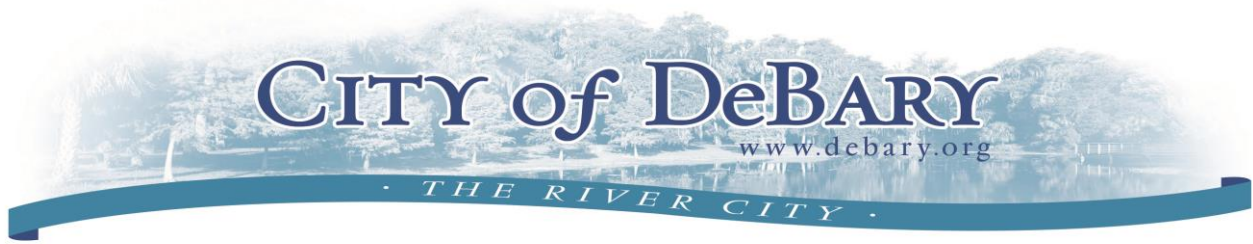
The proposed project has been reviewed against the provisions of the City's Land Development Code (LDC).

Gateway Corridor Standards

LDC Chapter 5, Article V provides for enhanced design standards to new development along the City's Gateway Corridors, including U.S. Highway 17-92.

What is the material and color of the façade that is not window?





Will the entryway be differentiated from the remainder of the façade in compliance with Section 5-123(b)(5)a?

More detail on lighting will be necessary to confirm compliance with Section 5-123(b)(11).

**Public Works Department
Amy Long, Deputy Public Works Director**

No comments have been received.

**Fire Services
Robert Scott, Fire Marshal**

Fire department has no comments for this project at this time of review.

**Engineering
Richard Villaseñor, P.E., City Engineer**

No comments have been received.

**Building Department
Steve Wood, Building Official**

No comments have been received.





Volusia County Utilities
Erin Reed, PhD, P.E., Water & Utilities Senior Engineer

No comments have been received.

END OF COMMENTS

A written response to each of the above comments will be required when revisions are re-submitted to the City. Please be advised that additional comments may be forthcoming after a review of the revised plan set has been completed.

If you should have any questions, please feel free to contact me at 386-601-0203.

Steven Bapp, AICP
Sbapp@debary.org
Director of Growth Management
City of DeBary



17-92 LAUNDRY LLC

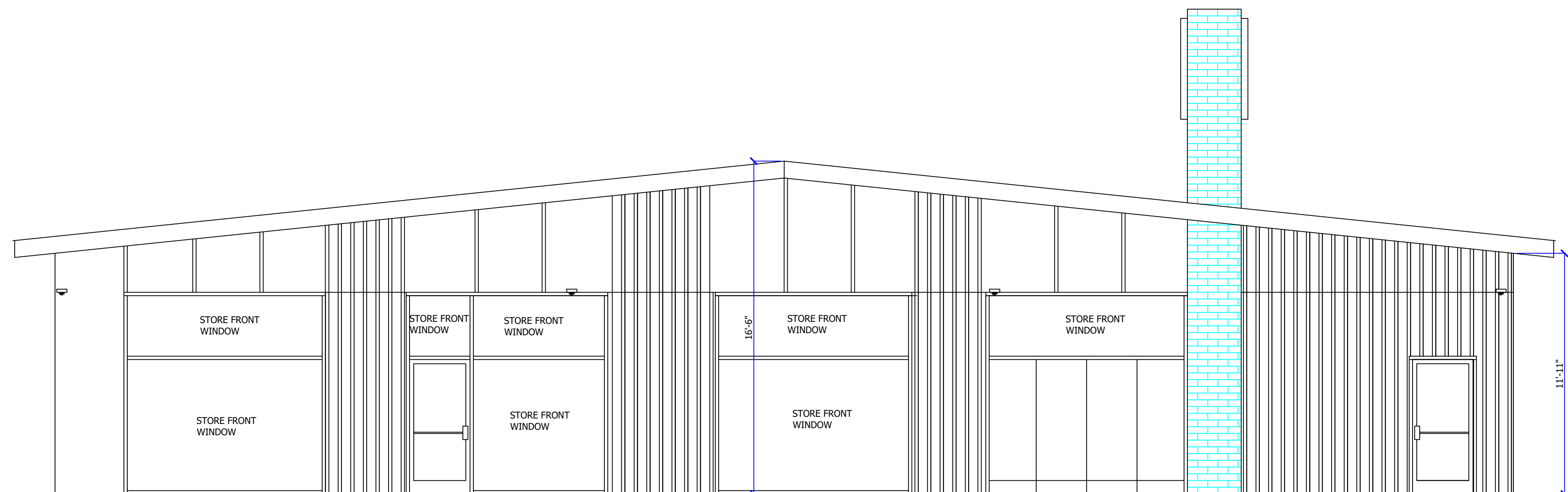
2315 NE 8TH RD OCALA FL, 34470

1(866)352-9274

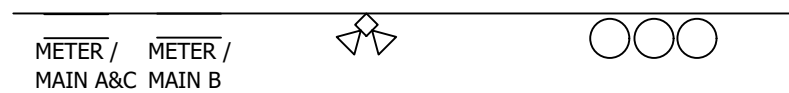
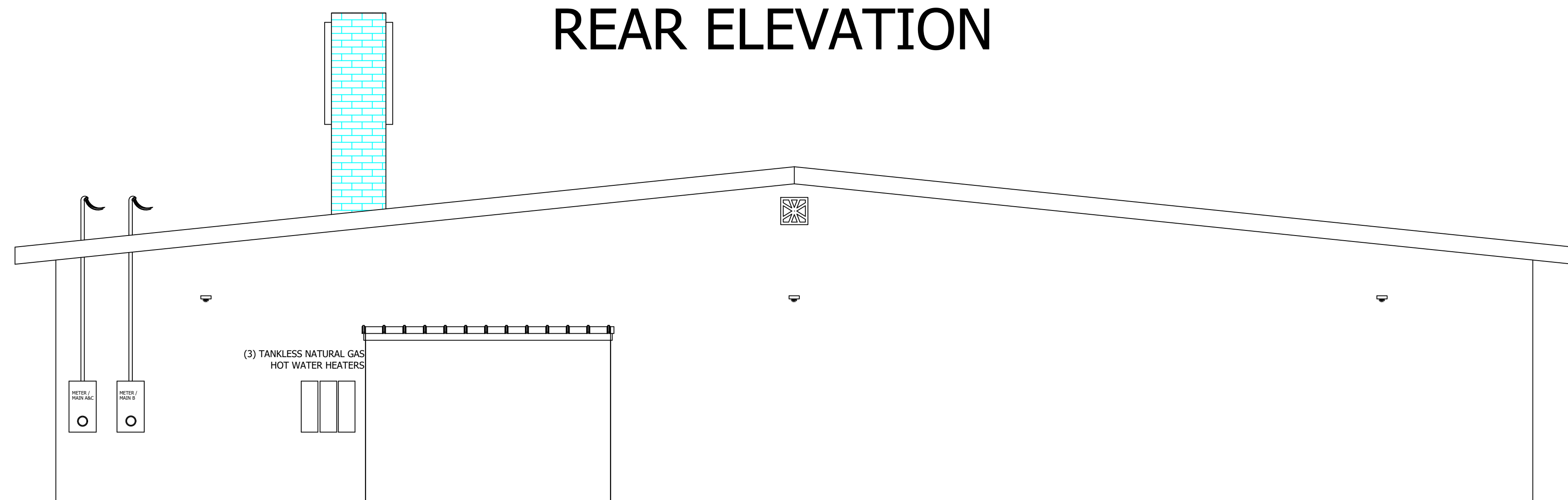
During the plan review our plans showed exterior lighting the plans examiner returned page E1 to Planning and Zoning to have an additional look at the exterior lighting. After a second look Planning and Zoning determined it necessary for us to go in front of the DRC for their approval on exterior lighting. Planning and Zoning additionally asked for ADA compliant striping and any additional parking. Our survey depicts the request asked of us. Our updated lighting plan which can be found on E1.2 depicts perimeter lighting as well as a cut sheet of Model ESXF1 LED FLOODLIGHT. Located on the backside of the cut sheet shows the adjustable lumens and kelvins for the ESXF1 LED FLOODLIGHT. The ESXF1 LED FLOODLIGHTS have an adjustable mounting knuckle and can be mounted at any desired angle. Please note that the lumens and kelvins are BOTH individually adjustable. These lights will more than accommodate the existing city ordinance.

ALL EXTERIOR LIGHTING TO BE LITHONIA ESXF2 SWITCHABLE WHITE | ADJUSTABLE LUMINS | DUSK TO DAWN PHOTOCELL

FRONT ELEVATION



REAR ELEVATION



A CUSTOM DESIGN FOR
SPIN CITY - DEBARY
 CARDINAL CONSTRUCTION
 LEON MERIAN CGC 062266
 3528433533

REVISIONS, NOTES

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY PAUL D. RIDDLE, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

PAUL D. RIDDLE, P.E.
 P.E. 36989

DRAWN: JASON R. RIDDLE

DATE 8.22.2023

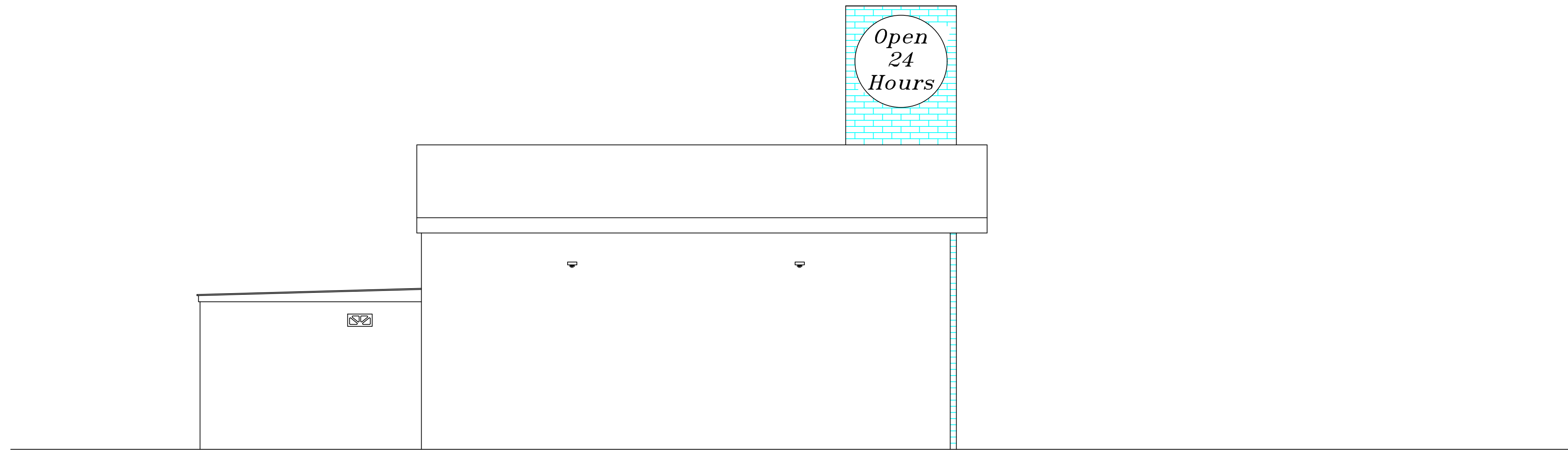
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SCALE 1/4" = 1'-0"

A2.1

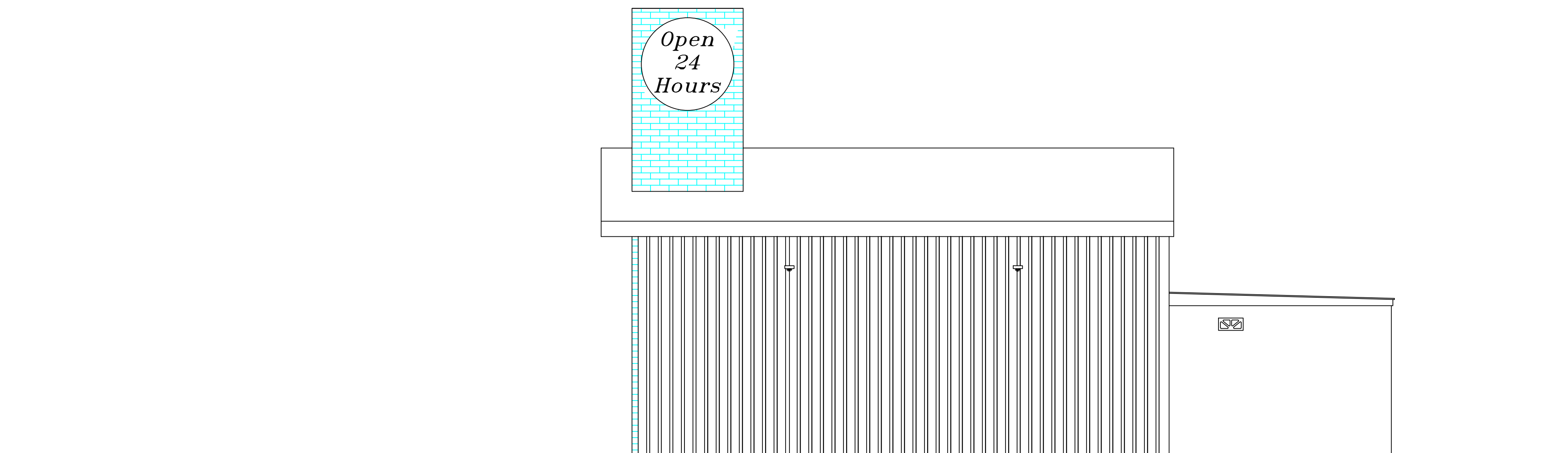
JOB NUMBER 2230000

LEFT SIDE ELEVATION



ALL EXTERIOR LIGHTING TO BE LITHONIA ESXF2 SWITCHABLE WHITE | ADJUSTABLE LUMINS | DUSK TO DAWN PHOTOCELL

RIGHT SIDE ELEVATION



A CUSTOM DESIGN FOR
**SPIN CITY -
DEBARY**

CARDINAL CONSTRUCTION
LEON MERIAN CGC 062266
3528433533

REVISIONS, NOTES

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY PAUL D. RIDDLE, PE ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

PAUL D. RIDDLE, P.E.
P.E. 36989

DRAWN: JASON R. RIDDLE

DATE 8.22.2023

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UNAUTHORIZED USES MAY
RESULT IN LEGAL ACTION.

SCALE 1/4" = 1'-0"

A2.2

JOB NUMBER 2230000



DRC 9/19/2023

Subject Case # 22-03-PPR-DeBary Town Park

Applicant: Falcone & Associates, LLC

Application Summary:

The applicant is requesting approval of a preliminary plat and construction plan for DeBary Town Park, a mixed use development located in the Outside Core of the DeBary Transit Oriented Development (TOD) overlay district. The proposed project is located on a 32.17-acre tract of land.

Planning & Zoning

Merylene Thomas, CNU-A, Senior Planner; Joseph Barker, AICP, Senior Planner

1. Revise waiver Number 3 on Sheet 1 of engineering plan to the newly council approved waiver.
2. C-100 notes mention that project will be built in one phase - project has 2 phases. Please verify.
3. Verify return radii labels correspond to the return radii shown on site plan.
4. Does tract C3 retail need access easement for the 24' future access-way?
5. Clarify R 15' marked on north west corner of tract C3- Sheet C 101.
6. What is the status of the Bald eagle nest relocation- USFWS Permit?
7. Is monument signage on Signage easement?
8. Sheet L2.03- Refer to Sec 5-127- regulations for monument signs on Gateway corridor.
9. Provide typical lot landscape details for mixed use units. Sec 5-134 (b)(4)
10. Trails and walkways shall be equipped with suitable illumination to ensure their functionality during nocturnal hours. Sec 5-133(b)(11)
11. Provide images of light fixtures selected for the project.
12. Confirm that 80% window glazing is provided on ground floor for the mixed use units. Sec 5-134(c)(2)



13. Sheet A5.4 Side elevation of Mixed use townhomes first floor to be revised to provide 80% Window glazing especially on corner lots. Sec 5-134(c)(2). These units are located at key intersections.
14. Sheet A5.4- First floor side elevation of Mixed use townhomes to be revised to include architectural variation. Sec 5-134(e) Building facades shall include a repeating pattern that shall include no less than three of the elements listed below. At least one of these elements shall repeat horizontally. All elements shall repeat at intervals of no more than 30 feet, either horizontally or vertically.
 - i. Color change;
 - ii. Texture change;
 - iii. Material module change;
 - iv. Expression of architectural or structural bay through a change in plane no less than 12 inches in width, such as an offset, reveal, or projecting rib.
15. The end units (e.g.: lots 4,5,25,26,36,68,90,91,102 for the live work units) Side facades to have more detailed facades and utilize architectural embellishments for all units on main streets, TOD Core street or local streets. Sec 5-134 (f)
16. Provide elevations, side elevations, rear elevations of Cottage homes. Cottages on corner lots to have equally emphasized front and side facades. Sec 5-134 (f)
17. Building design guidelines specific to DeBary Town Park shall be provided.
18. Bike racks on Sheets L1.14, L1.17 (adjacent to Nighthawk Terrace), and L1.20 do not meet the requirements of Section 5-133(b)(9)h.2.
19. Average spacing of street tree furniture zone not to be greater than 40' on main street. Sec 5-132(c)(1) e.7.
20. General landscape notes on L3.26 to be revised. The City of Jacksonville is referenced. Note 2 under General Landscape references Jacksonville.
21. Finished floor levels to be raised based on distance from sidewalk.

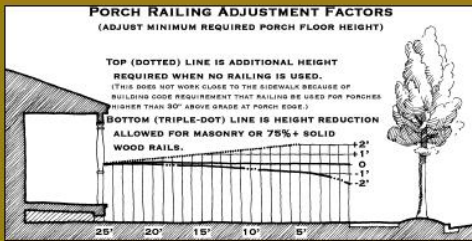
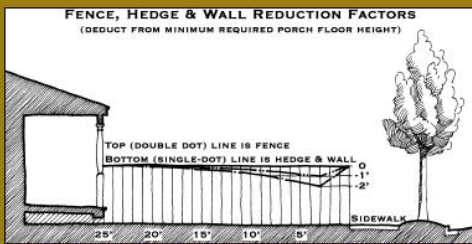
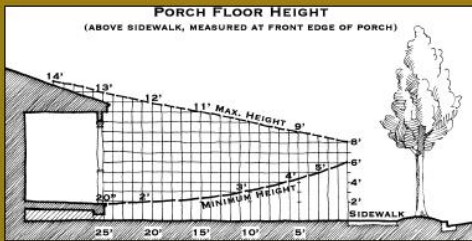


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TECHNIQUES



***PORCH & BALCONY DEPTH

Porches & galleries should be at least 8' deep unless limited by sidewalk width. Balconies should be no more than 4' deep maximum, 3' deep preferred. There are no intermediate acceptable settings between a porch width and a balcony width.

***PORCH FLOOR HEIGHT

This diagram illustrates the height that porch floors must be above the sidewalk at various distances to the sidewalk in order to provide proper psychological protection so people will choose to sit on the porch. But the porch can be too high, too. This chart shows the proper range & is based on no Frontage Fence between the porch and the sidewalk.

***FENCE/HEDGE/WALL

Adding a Frontage Fence, Frontage Hedge or Frontage Wall allows the minimum porch floor height to be reduced according to this diagram because each of the three provides varying levels of psychological protection to people sitting on the porch. The maximum height remains unchanged.

***RAILING

The porch railing also provides psychological protection to people sitting on the porch. Removing the railing requires the porch to be higher, but it cannot be raised higher than 30" with no railing because of building codes. Using heavier wood railings or masonry railings provides more protection and reduces the minimum height.

Porches & Balconies

PORCH PRINCIPLES

THIS IS ONE OF THE MOST IMPORTANT PATTERNS. GET THESE TECHNIQUES RIGHT, AND YOU CAN STILL CREATE A GREAT PLACE EVEN IF EVERY ARCHITECTURAL DETAIL ISN'T PERFECT. MESS THESE UP, AND THE PLACE WON'T BE WALKABLE NO MATTER HOW GOOD THE ARCHITECTURE IS.

H. A. Moulton
ARCHITECTS

NEW VERNACULAR BOOK OF ARCHITECTURE



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Public Works Department
Amy Long, Deputy Public Works Director

No comments have been received.

Building Department, Building Official
Steve Wood

No comments have been received.

Fire Services
Robert Scott, Fire Marshal

Fire department has no comments at this time of review. All previous comments have been answered or explained.

Engineering
Richard Villaseñor, P.E., City Engineer

1. For each property at 516 & 530 S Shell Road:
 - a. Please provide 15-ft permanent Fill and Landscape Easement along west side of Main Street ROW for earthwork transitions, landscape, and associated utilities.
 - b. Please provide an overlapping 20-ft Temporary Construction Easement along west side of Main Street ROW to accommodate driveway and project construction.
-

Volusia County Utilities
Erin Reed, PhD, P.E., Water & Utilities Senior Engineer

VCU has reviewed the submittal below and has approved conditioned upon the following comments:



1. Prior to submitting Construction Plans to the City, please submit to me via email revised drawings that satisfactorily incorporate my comments herein.
2. Specify manhole structure S-11 as an Armorock manhole, per VCU standards and specifications.
3. Specify S-LS as a lift station and not a manhole. The lift station site needs to be designed per VCU standards, and VCU lift station standards and details need to be added to the detail sheets.
4. Relocate fittings and valves to locations outside of pavement areas.
5. Modify the reclaimed water main diameter from 6" to 8" along Sunfish Drive.
6. Connect the proposed reclaimed water main on Sunfish Drive to the existing reclaimed water main on S. Shell Road.
7. For your consideration, please extend the reclaimed water main along Sunfish Drive to the eastern right-of-way of US 17-92 with a 10" diameter directional drill across US 17-92.

Environmental Management

Tom Roberts

RES Florida Consulting, LLC d/b/a E Sciences (E Sciences) has reviewed the digital files provided by Joseph Barker, Planner II, City of DeBary (City) on August 31, 2023, relating to the Preliminary Plat Review (3rd submittal) for the approximately 32.17-acre property located at South United States (US) Highway 17-92 in DeBary, Florida. This review is focused on wetland, tree ordinance, and protected species compliance. Listed below are questions/comments generated by this review:

1. The following tree ordinance / landscape plan questions were not addressed in the Madden letter dated August 18, 2023:
 - a. Please provide a tree survey which identifies the location, species and size of all existing trees over six (6) inches in diameter at breast height on the proposed project site. The requested surveyed trees are to be included on the landscape plan at a minimum. If any trees are to be preserved, include the preserved trees on the site, demo, grading, utility, and truck turn plans. Including the preserved trees on all the plan pages provides information regarding the necessity for tree protection measures such as hand work in the critical root zone, root pruning, etc., as well as evaluating if preserved trees will be negatively affected by proposed improvements; therefore, warranting removal.



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- b. The provided tree inventory was conducted using a one-twentieth acres circular sample plot statistical analysis methodology. DeBary Land Development Code Sec. 5-87. e (1) – Tree permit application requirements states that statistical tree survey information may be used only at the consideration of the City Manager. Please provide any correspondence approving the use of the statistical methodology for the provided tree inventory.
- c. The provided tree inventory states that the acreage of the property inventoried consisted of 28.8 acres. The application for the Preliminary Plat Review states that the site consists of 32.17 acres. Please address the acreage discrepancy in the tree inventory and update tree mitigation calculations as necessary.
- d. There is a discrepancy between the provided arborist mitigation calculations on page L2.50, Table 3 - Tree Calculations per Proposed Plant Schedule and Page L3.25 Plant Schedule. The quantity of proposed replacement trees in the arborist report states a total of 959 trees will be planted on-site as mitigation for impacts to the existing trees but the Plant Schedule within the landscape plan includes planting 663 trees. Please rectify this discrepancy and update mitigation totals if necessary.

Surveyor
David O'Brien

No comments have been received.

Transportation
Tanya King, PE

We have reviewed the DeBary Town Park Traffic Impact Analysis (Updated January 2023) as prepared by Kittelson & Associates, Inc. along with the associated files. We have no comments.

END OF COMMENTS



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A written response to each of the above comments will be required when revisions are re-submitted to the City. Please be advised that additional comments may be forthcoming after a review of the revised plan set has been completed.

If you should have any questions, please feel free to contact me at 386-668-2040 x 317.

Steven Bapp, AICP
Growth Management Director
SBapp@DeBary.org
City of DeBary



LEGAL DESCRIPTION

PARCEL 1 (A & B)

ALL OF BLOCKS 25, 29 AND 30, INCLUDING ALL ALLEYS WITHIN SAID BLOCKS, VOLUSIA PARK, BEING A SUBDIVISION OF THE SE 1/4 AND THE E 1/2 OF THE E 1/2 OF SECTION 4, TOWNSHIP 19 SOUTH, RANGE 30 EAST, ACCORDING TO MAP BOOK 4, PAGE 78 AND MAP BOOK 22, PAGE 34, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

AND, ALL OF ADAMS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 19, PAGE 9, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

AND, THAT PORTION OF AN UNNAMED 60.00 FOOT ROAD RIGHT-OF-WAY LYING BETWEEN BLOCKS 25 AND 30, VOLUSIA PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 4, PAGE 78 AND MAP BOOK 22, PAGE 34, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; BOUNDED ON THE WEST BY THE NORTHERLY EXTENSION OF THE WEST LINE OF BLOCK 30; AND BOUNDED ON THE EAST BY THE NORTHERLY EXTENSION OF THE EAST LINE OF BLOCK 30.

AND, THAT PORTION OF AN UNNAMED 60.00 FOOT ROAD RIGHT-OF-WAY LYING NORTHERLY OF BLOCKS 28 AND 29, VOLUSIA PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 4, PAGE 78 AND MAP BOOK 22, PAGE 34, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; BOUNDED ON THE WEST BY THE CENTERLINE OF A 50.00 FOOT WIDE UNNAMED ROAD LYING WEST OF BLOCKS 28 AND 29, OF SAID VOLUSIA PARK; BOUNDED ON THE EAST BY THE NORTHERLY EXTENSION OF THE EAST LINE OF BLOCK 29; BOUNDED ON THE SOUTH BY THE NORTH LINE OF BLOCK 29 AND THE WESTERLY EXTENSION THEREOF; AND BOUNDED ON THE NORTH BY THE SOUTH LINE OF BLOCK 28 AND THE WESTERLY EXTENSION THEREOF.

AND, THAT PORTION OF AN UNNAMED 30.00 FOOT ROAD RIGHT-OF-WAY LYING SOUTH OF BLOCKS 29, 30, AND VACATED BLOCK 31, VOLUSIA PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 4, PAGE 78 AND MAP BOOK 22, PAGE 34, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; AND LYING SOUTH OF THE SOUTH LINE OF ADAMS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 19, PAGE 9, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; BOUNDED ON THE WEST BY THE SOUTHERLY EXTENSION OF THE EAST LINE OF BLOCK 28, SAID VOLUSIA PARK; BOUNDED ON THE EAST BY THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 17 AND 92; AND BOUNDED ON THE SOUTH BY THE SOUTH LINE OF THE SOUTHWEST 1/4 AND THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 19 SOUTH, RANGE 30 EAST, VOLUSIA COUNTY, FLORIDA.

AND, THAT PORTION OF AN UNNAMED 50.00 FOOT ROAD RIGHT-OF-WAY LYING WEST OF BLOCK 29, AS SHOWN ON THE PLAT OF VOLUSIA PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 4, PAGE 78 AND MAP BOOK 22, PAGE 34, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; BOUNDED ON THE WEST BY THE EAST LINE OF BLOCK 29 AND THE SOUTHERLY AND NORTHERLY EXTENSIONS THEREOF; BOUNDED ON THE EAST BY THE WEST LINE OF BLOCK 29 AND THE SOUTHERLY EXTENSION THEREOF; BOUNDED ON THE SOUTH BY THE SOUTH LINE OF THE SOUTHWEST 1/4 AND THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 19 SOUTH, RANGE 30 EAST, VOLUSIA COUNTY, FLORIDA; AND BOUNDED ON THE NORTH BY THE CENTERLINE OF A 50.00 FOOT WIDE UNNAMED ROAD LYING NORTH OF BLOCKS 28 AND 29 OF AFORESAID VOLUSIA PARK.

AND, THAT PORTION OF A 50.00 FOOT ROAD RIGHT-OF-WAY LYING WEST OF THE WEST LINE OF ADAMS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 19, PAGE 9, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; AND SHOWN ON SAID PLAT AS ADAMS STREET, AND LYING EAST OF BLOCKS 25 AND 30, VOLUSIA PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 4, PAGE 78 AND MAP BOOK 22, PAGE 34, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; BOUNDED ON THE NORTH BY THE EASTERLY EXTENSION OF THE NORTH LINE OF BLOCK 25; AND BOUNDED ON THE SOUTH BY THE EASTERLY EXTENSION OF THE SOUTH LINE OF BLOCK 30, OF ABOVE SAID VOLUSIA PARK.

AND, THAT PORTION OF AN UNNAMED 60.00 FOOT ROAD RIGHT-OF-WAY LYING NORTH OF BLOCK 25, AS SHOWN ON THE PLAT OF VOLUSIA PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 4, PAGE 78 AND MAP BOOK 22, PAGE 34, AND LYING NORTH OF ADAMS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 19, PAGE 9, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; BOUNDED ON THE WEST BY THE NORTHERLY EXTENSION OF THE WEST LINE OF BLOCK 25; BOUNDED ON THE EAST BY THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD NUMBER 17 AND 92; BOUNDED ON THE NORTH BY THE SOUTH LINES OF BLOCKS 12 THROUGH 15; BOUNDED ON THE SOUTH BY THE NORTH LINE OF BLOCK 25 AND ITS EASTERLY EXTENSION THEREOF; AND ALSO BOUNDED ON THE SOUTH BY THE NORTH LINE OF AFORESAID ADAMS SUBDIVISION, SAID UNNAMED ROAD SHOWN AS GOING AVENUE ON SAID PLAT OF ADAMS SUBDIVISION.

FINAL ENGINEERING PLANS

FOR

DEBARY TOWN PARK

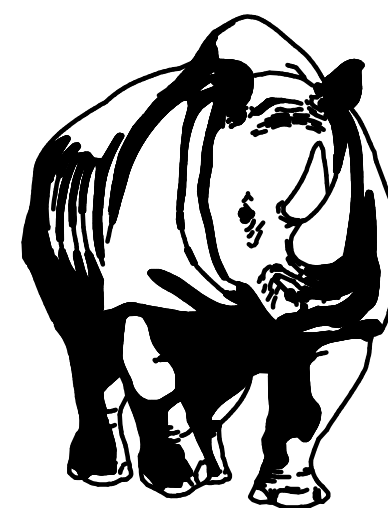
U.S. HIGHWAY 17-92
(SOUTH CHARLES BEALL BOULEVARD)
DEBARY, FLORIDA

TAX PARCEL IDENTIFICATION NUMBERS: 900401230010 & 900400000040

FOR

FALCONE & ASSOCIATES, LLC

ONE TOWN CENTER RD, SUITE 600
BOCA RATON, FLORIDA 33486



MADDEN

MOORHEAD & STOKES, LLC
CIVIL ENGINEERS

431 E. HORATIO AVENUE, SUITE 260
MAITLAND, FLORIDA 32751
PHONE (407) 629-8330
FAX (407) 629-8336

PROJECT TEAM MEMBERS:

PLANNER / ENGINEER:
MADDEN, MOORHEAD, & STOKES, LLC
431 E HORATIO AVE, SUITE 260
MAITLAND, FL 32751
PHONE: (407) 629-8330
CONTACT: BEN BECKHAM, PE

DEVELOPER:
FALCONE & ASSOCIATES, LLC
ONE TOWN CENTER RD, SUITE 600
BOCA RATON, FL 33486
PHONE: (407) 304-6651

TRAFFIC:
KITTELSON & ASSOCIATES, INC.
225 EAST ROBINSON ST., SUITE 355
ORLANDO, FL 32801
PHONE: (407) 540-0555

SURVEYOR:
ATWELL, LLC
1255 LAKES PKWY
BUILDING 100, SUITE 120
LAWRENCEVILLE, GA 30043
PHONE: (770) 423-0807

UTILITY PROVIDERS:

WATER:
VOLUSIA COUNTY PUBLIC WORKS
123 W. INDIANA AVE
DELAND, FL 32720
(386) 736-2700

ELECTRIC:
DUKE ENERGY
400 N. SPRING GARDEN AVE.
DELAND, FL 32720
(800) 700-6744

SEWER:
VOLUSIA COUNTY PUBLIC WORKS
123 W. INDIANA AVE
DELAND, FL 32720
(386) 736-2700

TELEPHONE:
AT&T SOUTHEAST-MANAGEMENT
450 N. GOLDENROD RD
ORLANDO, FL 32807
(772) 801-1066

CABLE:
SPECTRUM-CHARTER COMMUNICATIONS
1655 STATE ROAD 472
DELAND, FL 32724
(386) 267-7549

Waivers List:

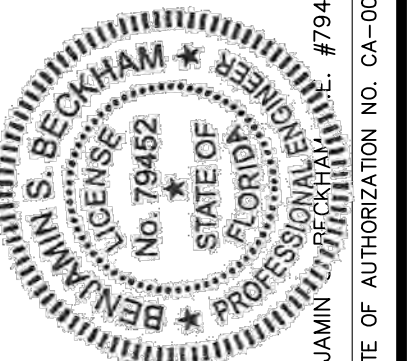
Code	Waiver
LDC Sec. 5-131(b)(2)(d)	Ground floor residential along 17-92
LDC Sec. 5-131(c)(3)	Reduce FAR to 0.30
LDC Sec. 5-132(c)(1)d (more specifically Sec. 5-132(c)(1)d.1.i.)	The street tree/furniture zone shall have a minimum width of 6 feet (from back of curb) and shall be continuous and located adjacent to the curb.
LDC Sec. 5-132(e)(3)a	Allow increase maximum block size to 4 acres and length to 700'
LDC Sec. 5-132(e)(10)	Allow waiver of the requirement for 5' bike lanes on all streets, in lieu of shared travel lanes with markings
LDC Sec. 5-133(b)(2)	Allow a minimum 5' side yard setback on single family homes in lieu of 8' minimum for any one side. Also allow 15' corner lot setbacks as opposed 20'
LDC Sec. 5-133(b)(4)d	Allow waiver to reduce from 6' to 5' wide for landscape planting strips and allow design flexibility between those minimums.
LDC Sec. 5-133(b)(4)h.2	Allow waiver to allow the 2.5% tree preservation to be provided within the landscape buffers, park/open spaces, green belt, and trail ways.
LDC Sec. 5-133(b)(4)(i)	Allow waiver to reduce the 30' landscape buffer to a 10' landscape buffer including a masonry wall adjacent to industrial zoned properties along the property perimeter.
LDC Sec. 5-133(b)(5)	Allow waiver to the requirements for stormwater facilities listed in a. through e.
LDC Sec. 5-133(b)(7)d	This code section specifically excludes storm ponds as open space unless approved by DRC; the Waiver is approved to allow a stormwater area with an accessible water related structure and the area leading to that structure and the greenbelt around the stormwater feature to be counted as common open space.
LDC Sec. 5-133(b)(9)a	Allow an increase to the maximum parking requirements.
LDC Sec. 5-132(e)(7)	Alleys shall have a 20-foot right-of-way with a minimum 12-foot paved surface. Waiver to deviate as provided on the plans, 30' R/W with 18' paved surface and include on-alley paved parking where design can accommodate.

VERTICAL DATUM IS NAVD88

INDEX OF SHEETS

C-001	COVER SHEET
C002	SYMBOLS AND ABBREVIATIONS
C003	GENERAL NOTES
C004	PHASING PLAN
C005	EXISTING CONDITIONS/DEMO PLAN
C100	OVERALL SITE PLAN
C101 - C102	SITE PLAN
C201 - C202	UTILITY PLAN
C301 - C302	DRAINAGE PLAN
C401 - C404	GRADING PLAN
C501	OFFSITE TURNLANE
C601 - C611	PLAN AND PROFILE
C701	EROSION CONTROL PLAN
C901 - C902	CONSTRUCTION DETAILS
C911 - C914	FDOT STANDARD PLANS
C915	FAUX-BRIDGE ROADWAY ELEVATIONS
C921 - C924	VOLUSIA COUNTY UTILITIES STANDARD DETAILS
C931	LIFT STATION DETAILS
PLANS BY OTHERS FOR REFERENCE:	
1 of 4 - 4 of 4	ALTA / NSPS LAND TITLE SURVEY
L100	LANDSCAPE PLANS

VICINITY MAP
1" = 600'



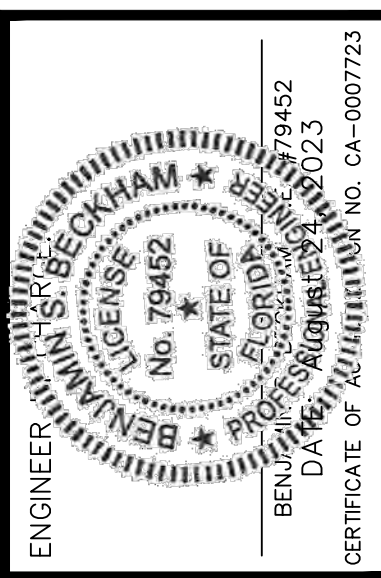
BENJAMIN S. BECKHAM No. 79462
STATE OF FLORIDA
PROFESSIONAL ENGINEER
CERTIFICATE OF AUTHORIZATION NO. CA-000723

DEBARY TOWN PARK (JOB NO. 21078)



OVERALL SITE PLAN
FOR
DEBARY TOWN PARK
VOLUSIA COUNTY, FLORIDA

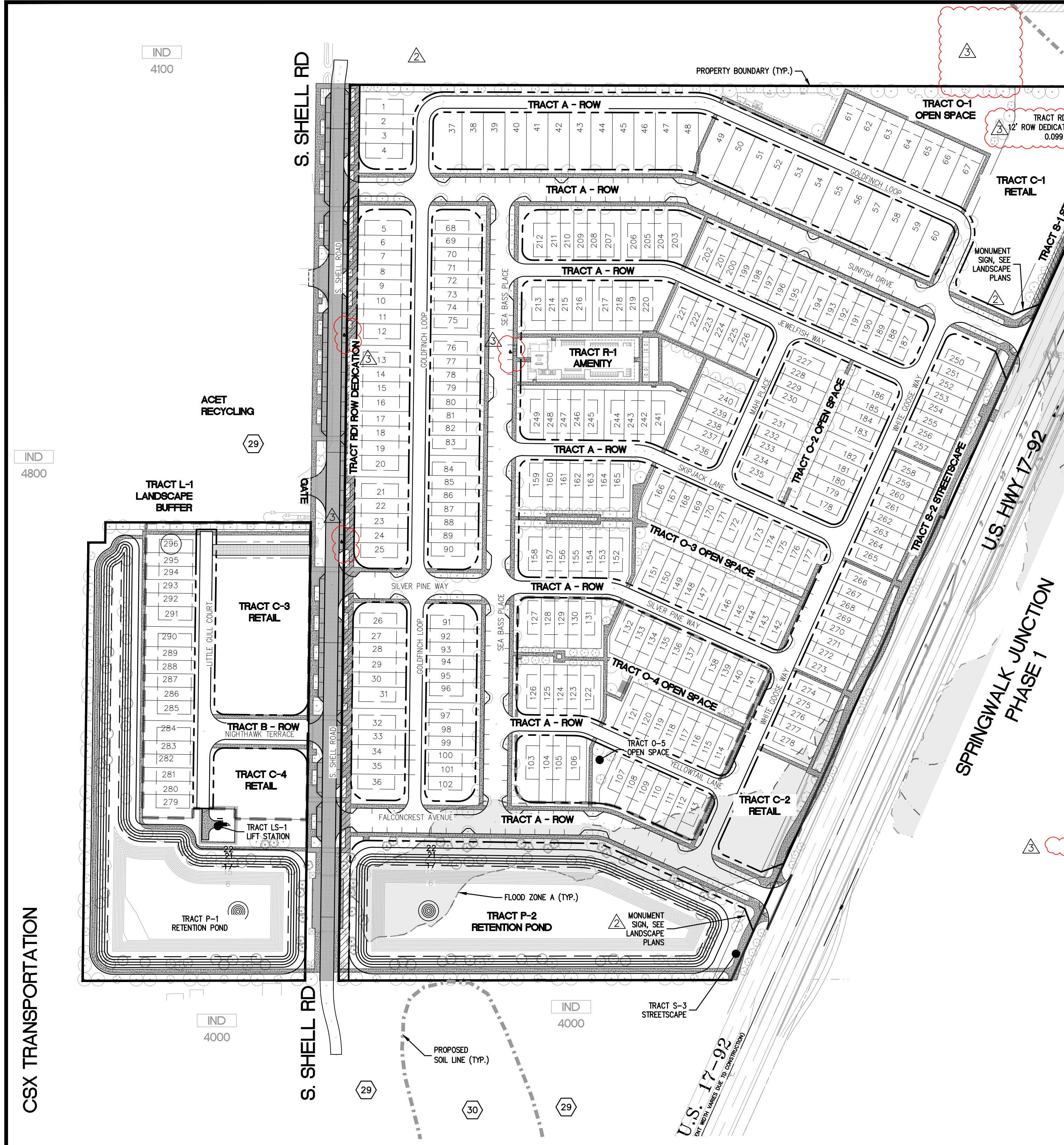
FALCONE & ASSOCIATES, LLC
ONE TOWN CENTER RD., STE. 600
BOCA RATON, FL 33486
(407) 304-6651



NO.	DATE	REVISIONS
1	11/18/22	REVISED PER CITY COMMENTS
2	02/06/23	REVISED PER CITY OF DEBARY COMMENTS
3	08/23/23	REVISED PER CITY OF DEBARY COMMENTS
4		
5		
6		
7		
8		
9		
10		
11		
12		

JOB # 21078
DATE: 02/06/23
SCALE: 1" = 100'
DESIGNED BY: BSB/RJS
DRAWN BY: RJS
APPROVED BY: BSB

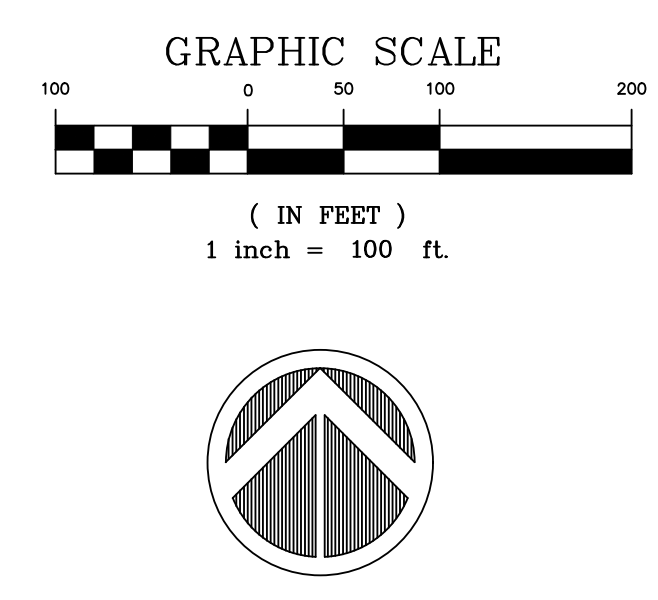
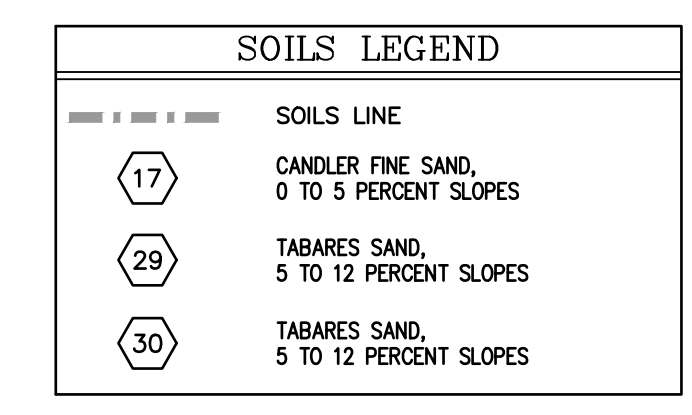
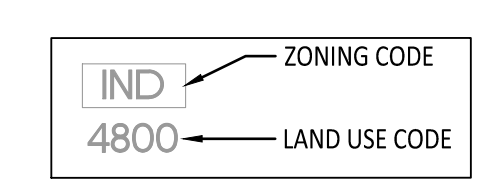
C100



CSX TRANSPORTATION

IND 4800

IND 4100



FIRE FLOW DEMAND CALCULATIONS:
PER VOLUSIA COUNTY LDC SEC. 72-622, THE MINIMUM NEEDED FIRE FLOW FOR CONTINUOUS BUILDINGS IS 2,500 GPM WITH A 2-HOUR DURATION AND 20 PSI RESIDUAL PRESSURE. THE MINIMUM HYDRANT SPACING IS 500 FEET.

DEVELOPMENT SUMMARY:

SITE JURISDICTION:
CITY OF DEBARY, FL

SITE ACREAGE:
TOTAL: 32.04 ACRES
0.96 ACRES (ROW DEDICATION)
NET BUILDABLE AREA: 31.48 ACRES

PARCEL ID'S:
900401230010
900400000040

Existing Zoning: B-3 & I-1
Existing Future Land Use: SEMUA

Proposed Zoning: MPUD

Site Location:
THIS DEVELOPMENT IS LOCATED IN THE SOUTH 17-92 OVERLAY DISTRICT AND THE TOD.

OPEN SPACE:
REQUIRED: 15% - 4.83 ACRES
PROVIDED: 25% - 8.17 ACRES

BUILDING SETBACKS (MAXIMUM):
SINGLE FAMILY (30'x85')

FRONT	20 FT.
REAR	5 FT.
SIDE	5 FT.
SIDE STREET	15 FT.

PARKING:
SINGLE FAMILY:
REQUIRED: 2 SPACES PER UNIT
31 UNITS x 2 = 62 SPACES

PROVIDED: GARAGE #62 SPACES
PARALLEL PARKING #29 SPACES
TOTAL #91 SPACES

UNITS 1-36 (700 S.F. FIRST FLOOR COMMERCIAL):
REQUIRED: 1 SPACE PER 350 S.F.
700 S.F. / 350 = 2 SPACES PER UNIT
36 UNITS x 2 = 72 SPACES

REQUIRED FOR 51 TO 75 PROPOSED PARKING SPACES (ACCESSIBLE): 72 PROPOSED PARALLEL SPACES
TOTAL #3 ADA SPACES

PROVIDED: PARALLEL PARKING #72 SPACES
ADA PARKING #3 ADA SPACES

MULTI-FAMILY:
10 FT. MIN. 3-STORY, 15 MIN. 2-STORY

FRONT	10 FT. MIN. 3-STORY, 15 MIN. 2-STORY
REAR	5 FT.
SIDE	10 FT.
SIDE STREET	15 FT.
MIN. BLDG. SEPARATION	20 FT.

MULTI-FAMILY:
1.5 SPACES PER UNIT + 1 GUEST SPACE PER 10 UNITS
(265 UNITS x 1.5 = 398) + (265 / 10 = 27) = 425 SPACES

GARAGE #50 SPACES
PARALLEL PARKING #113 SPACES
TOTAL #163 SPACES

PARKING TOTAL:
REQUIRED = 559 SPACES REQUIRED
PROVIDED = 806 SPACES PROVIDED

UTILITIES:
RECLAIMED WATER PROVIDER: VOLUSIA COUNTY
WASTE WATER PROVIDER: VOLUSIA COUNTY
WATER PROVIDER: VOLUSIA COUNTY

STORMWATER:
THE STORMWATER MANAGEMENT SYSTEM WILL BE DESIGNED TO MEET CITY OF DEBARY AND THE REQUIREMENTS OF THE LOCAL WATER MANAGEMENT DISTRICT

INTERNAL ROADWAYS:
TOTAL LENGTH OF ALL INTERNAL ROADS = 8,859 LF (DOES NOT INCLUDE EXISTING S. SHELL ROAD)
S. SHELL ROAD IMPROVEMENTS = 1,373 LF

FLOOD PLAIN:
A PORTION OF THE SITE SHOWN HEREON IS LOCATED IN A FLOOD HAZARD ZONE AND IS LOCATED WITHIN ZONE A (SPECIAL FLOOD HAZARD AREAS) ACCORDING TO MAP PANEL NUMBER 12127C0730H OF THE FLOOD INSURANCE RATE MAP, DATED FEB. 19, 2014.

COMMERCIAL F.A.R.:
REQUIRED F.A.R.:
RETAIL TRACTS C-1 THROUGH C-4 AND THE COMMERCIAL/OFFICE PORTION OF THE LIVE WORK PLAY UNITS = 0.3 F.A.R. MIN

PROPOSED S.F.
TRACT C-1 8,000 Sq.Ft. BLDG
TRACT C-2 2,000 Sq.Ft. BLDG
TRACT C-3 10,000 Sq.Ft. BLDG
TRACT C-4 3,000 Sq.Ft. BLDG
LIVE WORK PLAY 700 Sq.Ft./UNIT = 25,200 Sq.Ft. TOTAL

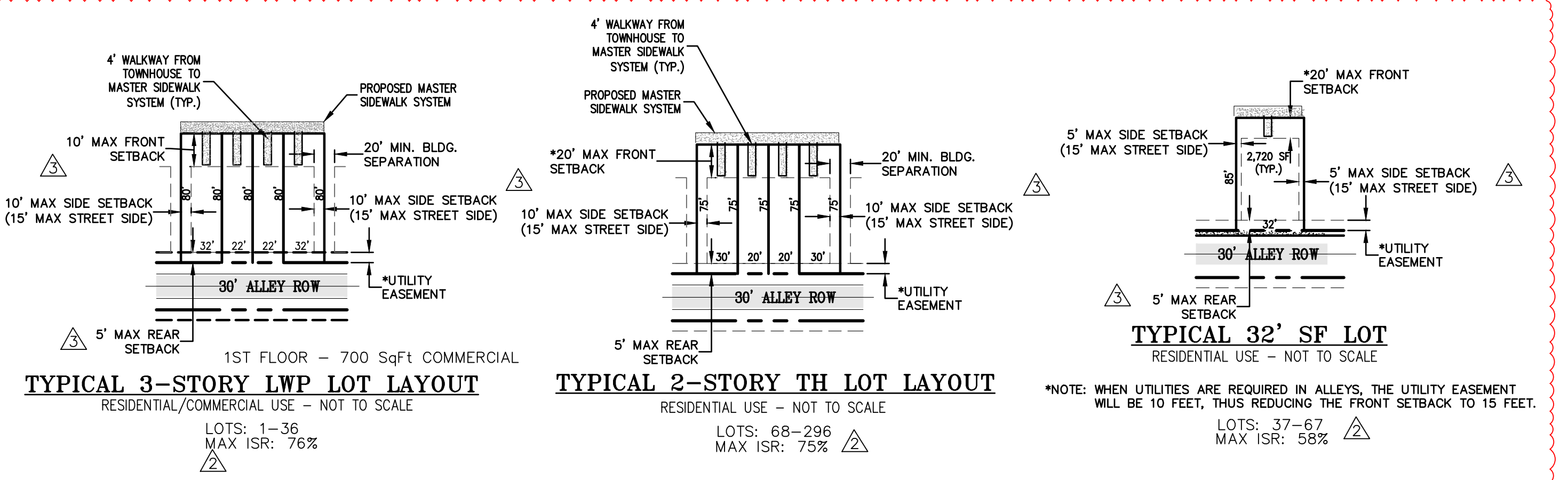
PARKING AREAS SHALL NOT BE COUNTED IN THE F.A.R. CALCULATION

GENERAL NOTES:

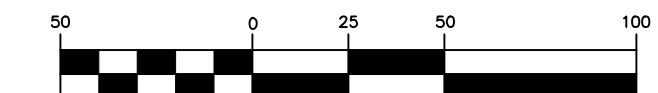
- THE PROJECT WILL BE BUILT IN ONE PHASE.

TRACT / LAND USE TABLE:

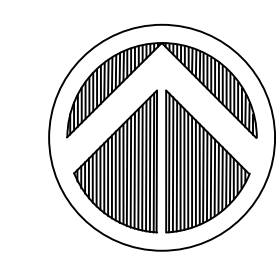
TRACT	USE	OWNERSHIP	MAINTENANCE	AREA (AC)	AREA (%)
RD-1	RIGHT OF WAY DEDICATION	CITY OF DEBARY	CITY OF DEBARY	0.46	1.43%
RD-2	RIGHT OF WAY DEDICATION	CITY OF DEBARY	CITY OF DEBARY	0.10	0.31%
A	RIGHT OF WAY	H.O.A.	H.O.A.	7.15	22.22%
B	RIGHT OF WAY	H.O.A.	H.O.A.	0.46	1.41%
C-1	FUTURE COMMERCIAL	PRIVATE	PRIVATE	0.89	2.77%
C-2	FUTURE COMMERCIAL	PRIVATE	PRIVATE	0.30	0.93%
C-3	FUTURE COMMERCIAL	PRIVATE	PRIVATE	0.88	2.75%
C-4	FUTURE COMMERCIAL	PRIVATE	PRIVATE	0.32	1.00%
O-1	OPEN SPACE	H.O.A.	H.O.A.	0.75	2.35%
O-2	OPEN SPACE	H.O.A.	H.O.A.	0.13	0.41%
O-3	OPEN SPACE	H.O.A.	H.O.A.	0.41	1.26%
O-4	OPEN SPACE	H.O.A.	H.O.A.	0.31	0.96%
O-5	OPEN SPACE	H.O.A.	H.O.A.	0.06	0.19%
P-1	STORMWATER MANAGEMENT	H.O.A.	H.O.A.	2.64	8.20%
P-2	STORMWATER MANAGEMENT	H.O.A.	H.O.A.	2.47	7.69%
R-1	AMENITY / RECREATION	H.O.A.	H.O.A.	0.61	1.89%
S-1	STREETScape	H.O.A.	H.O.A.	0.16	0.50%
S-2	STREETScape	H.O.A.	H.O.A.	0.51	1.58%
S-3	STREETScape	H.O.A.	H.O.A.	0.06	0.18%
L-1	LANDSCAPE BUFFER	H.O.A.	H.O.A.	0.07	0.22%
LS-1	LIFT STATION	VOLUSIA COUNTY	VOLUSIA COUNTY	0.06	0.18%
TOWNHOME LOTS		PRIVATE	PRIVATE	11.26	34.99%
SINGLE FAMILY DETACHED LOTS		PRIVATE	PRIVATE	1.99	6.20%
TOTAL				32.04	100.00%



GRAPHIC SCALE



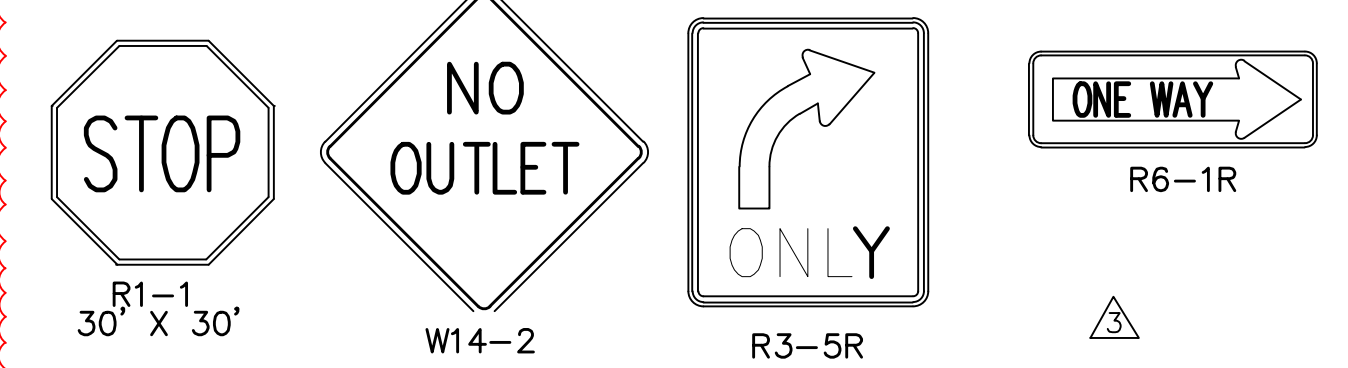
(IN FEET)
1 inch = 50 ft.



TRAFFIC FROM RIGHT DOES NOT STOP
TRAFFIC FROM LEFT DOES NOT STOP
ONCOMING TRAFFIC DOES NOT STOP

W4-4aP (R) W4-4aP (L) W4-4bP

SIGNAGE FOR USE AT 3-WAY STOPS



MADDEN
MOORHEAD & STOKES, LLC
CIVIL ENGINEERS
431 E. Horatio Avenue
Suite 260
Maitland, Florida 32751
(407) 629-8330

SITE PLAN FOR
DEBARY TOWN PARK
VOLUSIA COUNTY, FLORIDA

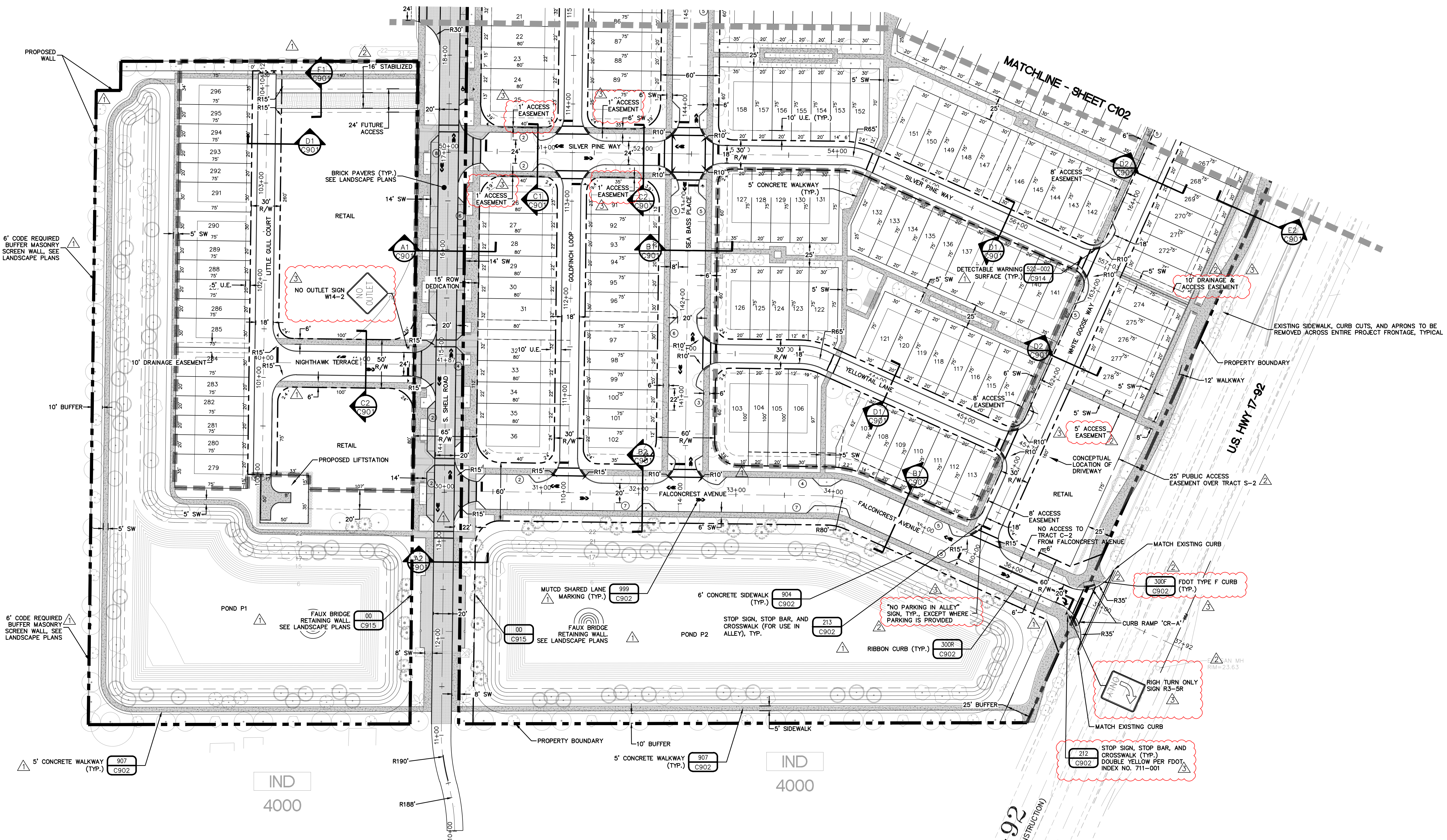
FALCONE & ASSOCIATES, LLC
ONE TOWN CENTER RD., STE. 600
BOCA RATON, FL 33486
(407) 304-6651

ENGINEER
BENJAMIN S. BECKHAM
FLORIDA LICENSE NO. 79462
DATE OF PROFESSIONAL SEAL: 02/23/23
DATE OF EXPIRATION: 02/23/25
CERTIFICATE OF AUTHORITY NO. CA-0007723

NO.	DATE	REVISIONS
1	02/06/23	REVISION PER CITY OF DEBARY COMMENTS
2	03/09/23	REVISION PER CITY OF DEBARY COMMENTS
3	05/25/23	REVISION PER CITY OF DEBARY COMMENTS
4	06/01/23	REVISION PER CITY OF DEBARY COMMENTS
5	06/01/23	REVISION PER CITY OF DEBARY COMMENTS
6	06/01/23	REVISION PER CITY OF DEBARY COMMENTS
7	06/01/23	REVISION PER CITY OF DEBARY COMMENTS
8	06/01/23	REVISION PER CITY OF DEBARY COMMENTS
9	06/01/23	REVISION PER CITY OF DEBARY COMMENTS
10	06/01/23	REVISION PER CITY OF DEBARY COMMENTS
11	06/01/23	REVISION PER CITY OF DEBARY COMMENTS

JOB # 21078
DATE: 02/06/23
SCALE: 1" = 50'
DESIGNED BY: BSB | RJS
DRAWN BY: RJS
APPROVED BY: BSB

C101



6' CODE REQUIRED BUFFER MASONRY SCREEN WALL, SEE LANDSCAPE PLANS

10' BUFFER

6' CODE REQUIRED BUFFER MASONRY SCREEN WALL, SEE LANDSCAPE PLANS

IND 4000

IND 4000

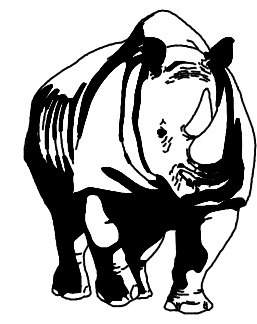
-92 INSTRUCTION

H:\Data\21078-Eng\Final\21078-C101-Site-Eng August 24, 2023 4:22 PM

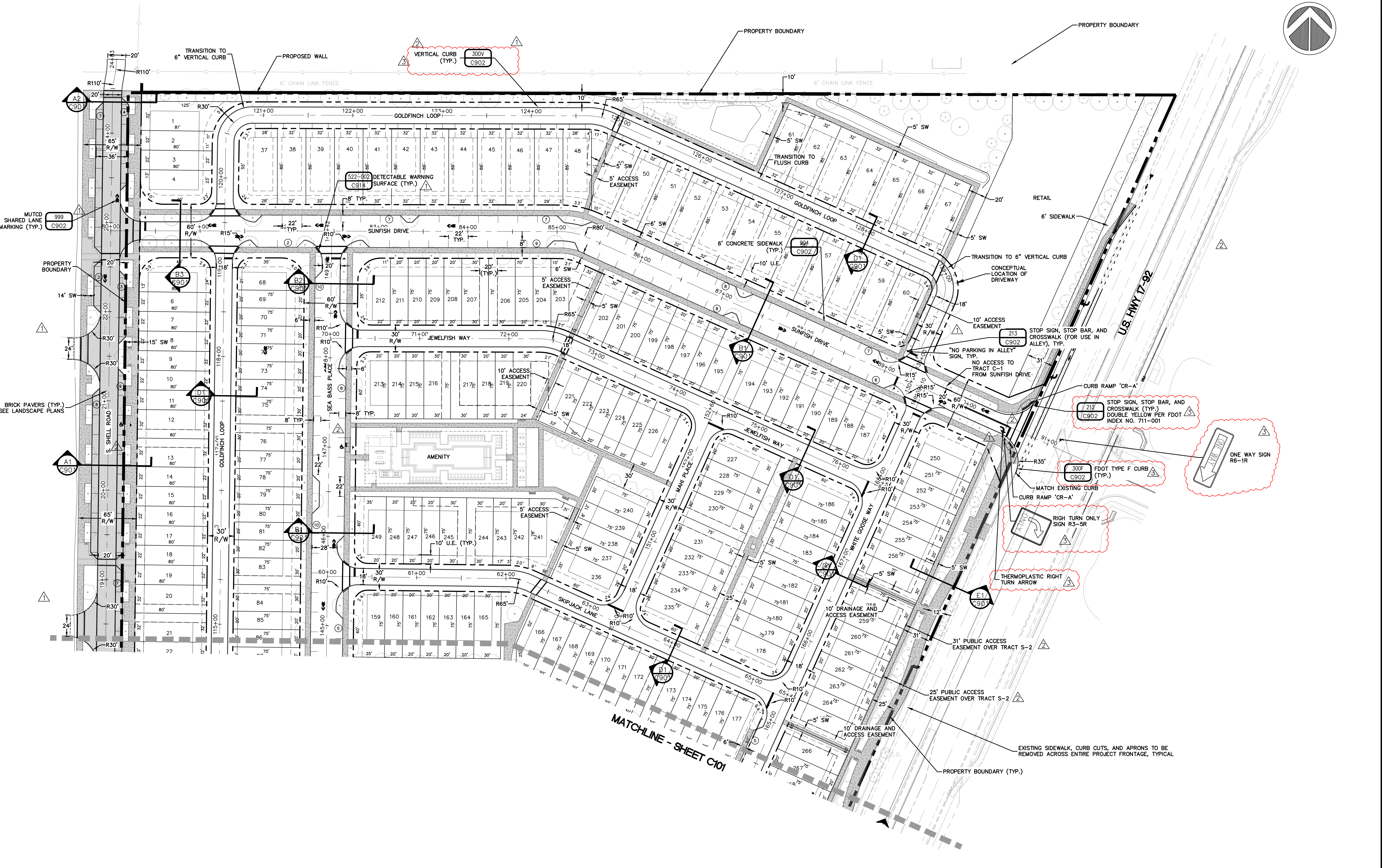
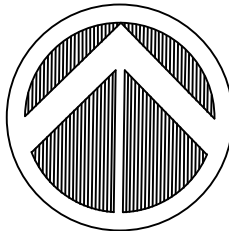
GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.



MADDEN
MOORHEAD & STOKES, LLC
CIVIL ENGINEERS
431 E. Horatio Avenue
Suite 260
Maitland, Florida 32751
(407) 629-8330



SITE PLAN FOR
DEBARY TOWN PARK
VOLUSIA COUNTY, FLORIDA

FALCONE & ASSOCIATES, LLC
ONE TOWN CENTER RD., STE. 600
BOCA RATON, FL 33486
(407) 304-6651

ENGINEER
BEYANKAM S. BEYANKAM
No. 79462
STATE OF FLORIDA
BEYANKAM S. BEYANKAM
PROFESSIONAL ENGINEER
DATE: 08/23/23
CERTIFICATE OF AUTHORITY No. 0A-0007723

NO.	DATE	REVISIONS
1	02/06/23	REVISOR PER CITY OF DEBARY COMMENTS
2	03/05/23	REVISOR PER CITY OF DEBARY COMMENTS
3	08/23/23	REVISOR PER CITY OF DEBARY COMMENTS
4		
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JOB # 21078
DATE: 02/06/23
SCALE: 1" = 50'
DESIGNED BY: BSB | RJS
DRAWN BY: RJS
APPROVED BY: BSB

C102



DRC 9/19/2023

Subject Case # 23-05-FSP-Duke Energy Hydrogen

Applicant: Duke Energy

Application Summary:

The applicant is requesting approval of a Final Site Plan for a green hydrogen production facility at 176 West Highbanks Road.

Planning & Zoning

Joseph Barker, Senior Planner

Comprehensive Plan Review:

In reviewing the application (proposed project), staff has reviewed it against the policies contained within the City's Comprehensive Plan (Plan) to determine whether or not the proposed project is consistent with the Plan, as required by Florida Statute 163.3194, and Section 1-2(b)(1) of the City's Land Development Code.

There are no comments regarding Comprehensive Plan consistency.

Land Development Code Review:

The proposed project has been reviewed against the provisions of the City's Land Development Code (LDC).

Zoning

The subject property is zoned IPUD (Progress Industry Park). Therefore, the proposed project has been reviewed against the development standards prescribed in Ordinance # 08-1999 as amended by Ordinance # 02-2019 and as amended by Ordinance # 05-2023.

Multiple discrepancies between the approved Exhibit F of the Development Agreement (DA) of the Progress Industry Park IPUD and the submitted final site plan were observed:





- The placement of the 34.5kV auxiliary transformers;
- The placement and size of the nitrogen bottle racks;
- The firewall has been removed;
- The placement of the effluent water sump and pumps;
- The natural gas/hydrogen gas blending skid has been removed;
- The air dryer has been removed;
- The air receiver has been removed; and
- The demineralized water pumps have been removed.

Section G of the DA provides for regulation of sewage disposal, reclaimed water and potable water. **Please provide details on how these requirements are being met.**

Final Site Plan Requirements

LDC Chapter 4, Article II, Division 3, Section 4-62(c)(2) provides for certain required exhibits and information to be included in a final site plan. **Please provide the following:**

- **Current zoning classification;**
- **A scale for the vicinity maps;**
- **Data on impervious surface coverage;**
- **Statement of the proposed number of off-street parking and loading spaces;**
- **Provider of water and sewerage facilities;**
- **Please notate known wildlife corridors. This project is adjacent to the Florida Fish and Wildlife Conservation Commission's Wildlife Corridor Area.**
- **Will there be any signage?**

Public Works Department
Amy Long, Deputy Public Works Director

No comments have been received.





Fire Services
Robert Scott, Fire Marshal

Fire department has no comments at this time of review.

Engineering
Richard Villaseñor, P.E., City Engineer

No comments have been received.

Building Department
Steve Wood, Building Official

No comments have been received.

Volusia County Utilities
Erin Reed, PhD, P.E., Water & Utilities Senior Engineer

No comments have been received.

Environmental Management
Tom Roberts, Regional Science Manager, RES

After reviewing the documents provided in the link below. There do not appear to be any changes to the project that would require new comments on our part. Please note that the findings of the Ecological Assessment report dated 02/23/2023 by WSP states “An updated tortoise burrow survey will need to be conducted prior to construction.” This survey should be conducted at the appropriate time prior to the proposed construction and if any gopher tortoises are found, the appropriate permit obtained from the Florida Fish and Wildlife Conservation Commission (FWC) to relocate the gopher tortoises. Let me know if you have any questions or need anything further.





END OF COMMENTS

A written response to each of the above comments will be required when revisions are re-submitted to the City. Please be advised that additional comments may be forthcoming after a review of the revised plan set has been completed.

If you should have any questions, please feel free to contact me at 386-601-0203.

Steven Bapp, AICP
Sbapp@debary.org
Director of Growth Management
City of DeBary





176 W Highbanks Road
DeBary, FL 32713
o 704.382.3821

August 23, 2023

Mr. Joe Barker
City of DeBary
16 Colomba Road
DeBary, FL 32713

Subject Final Site Plan Application- Hydrogen Production and Storage System

Dear Mr. Barker:

Duke Energy Florida LLC ("Duke") respectfully submits this application for Final Site Plan review and approval. The application and support documents should be sufficient to initiate review of the request in a manner consistent with the city's land development code. The Plan as presented herein is consistent with the Second Amendment to Amended and Restated Development Agreement and Ordinance 05-2023.

The planned project will include electrical and mechanical equipment and associated enclosures to produce the hydrogen and vessels to store the hydrogen on a previously disturbed site. The hydrogen will be used to co-fire an existing combustion turbine to reduce CO2 emissions. No increase in staff will be required to operate and maintain the system. The system will have a footprint of approximately 0.6 acres on a 1.77-acre site which has become Phase VI of the Progress Industry Park IPUD in accordance with the referenced Development Agreement.

Construction is expected to initiate in September 2023 and be completed by December 2024.

As previously discussed, and documented in the rezoning modification documents:

- No new access from public roadways is proposed for the planned project, nor is additional off-street parking or loading required.
- The existing stormwater management system will be modified to accommodate the hydrogen production and storage system footprint.
- No buffer or landscaping is being provided due to the location of the project and the type of structures to be constructed and the surrounding parcel boundaries, ownership and existing conditions.
- No open space areas or facilities are proposed due to site security requirements.
- No trees are to be impacted nor are there any new signage requirements.
- There will be no outside storage areas, nor any new solid waste storage or collection facilities.

Contents of this application are listed as follows and provided in sequence:

- 1 Final Site Plan Application Form (three-page city form signed)
- 2 Notarized Authorization of Owner Form (one page city form signed and notarized)
- 3 Development Reimbursement Form (six-page form signed)
- 4 Project Survey (two copies- Sketch and Description and topographic survey, both signed and sealed by Pickett)
- 5 Pre-Application Form

Mr. Joe Barker
City of DeBary
August 23, 2023

- 6 Legal Description (two copies- Microsoft Word)
- 7 Copy of Deeds
- 8 Written Description of Request
- 9 Concurrency Certificate Application (two-page city form and current Development Agreement and Ordinance 05-2023)
- 10 Final Site Plan Drawing set (five sets)
- 11 Stormwater Calculations (three copies)
- 12 Biological Report (two copies)
- 13 Traffic Impact Analysis letter
- 14 Geotechnical Report- BJ Rock signed and sealed by John Peak, P.E. dated 8/1/2023)

In addition to hard copies, a thumb drive with all materials including GIS and/or CAD files of the survey and General Arrangement sheet is being provided.

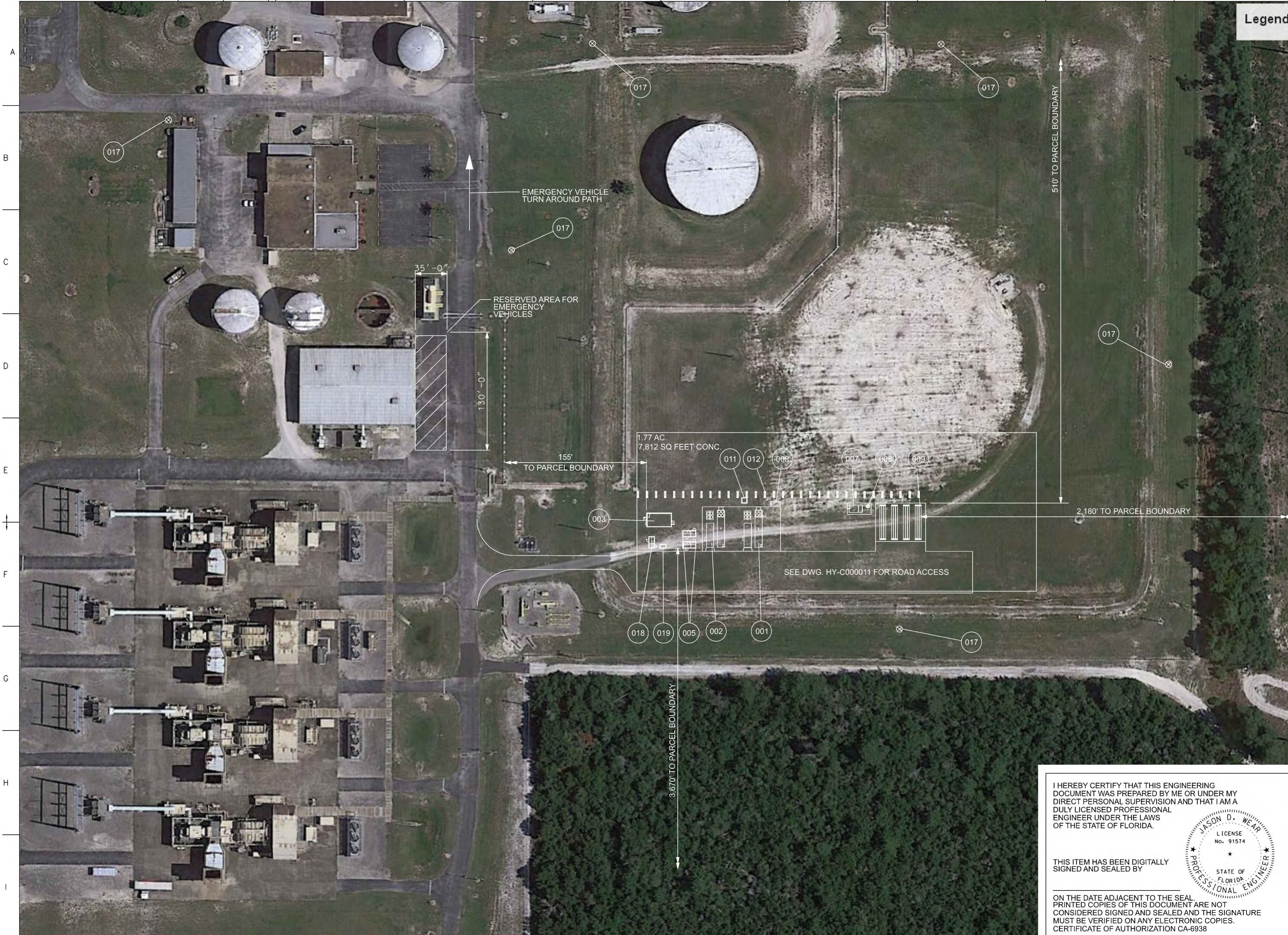
The \$1,500 application fee and a \$2,000 deposit for review fees have been paid by credit card.

Duke looks forward to the upcoming community meeting and working with the city staff and city council to address any comments or answer any questions.

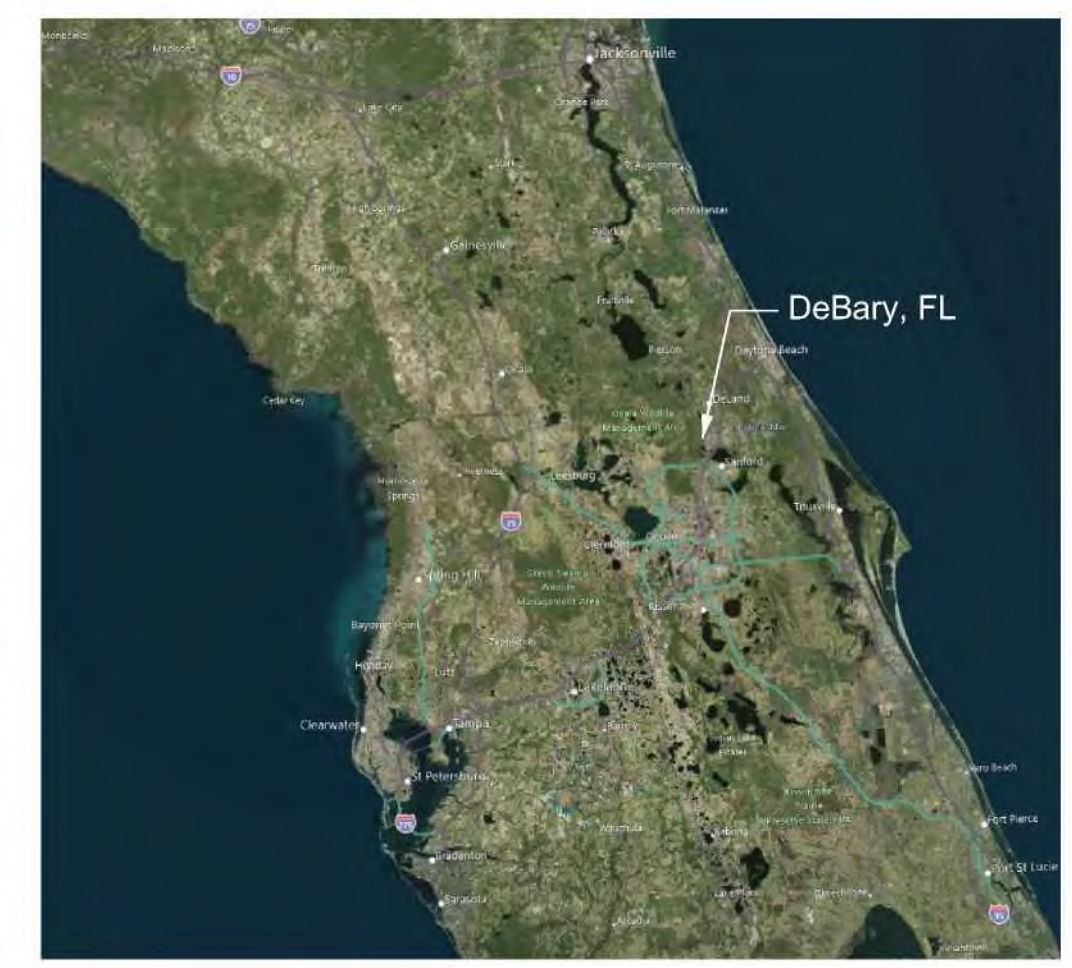
Respectfully submitted,



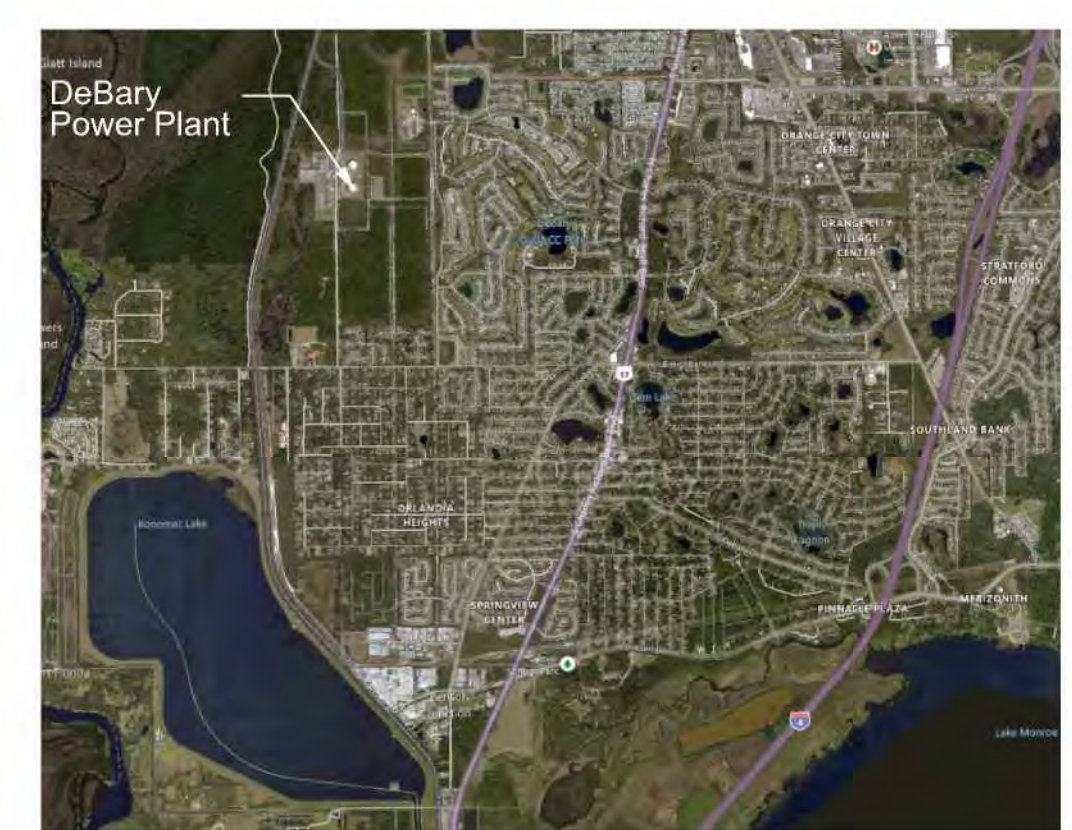
John Hackey
Project Manager
Duke Energy Florida, LLC



Legend	
001	ELECTROLYZER ELECTRICAL CONTAINERS (10' TALL)
002	ELECTROLYZER PROCESS CONTAINERS (14.5' TALL)
003	ELECTRICAL PDC (12' TALL)
004	-
005	34.5kV-480V AUXILIARY TRANSFORMERS (10' TALL)
006	LOWER PRESSURE BUFFER VESSEL (6' TALL)
007	HYDROGEN COMPRESSOR
008	NITROGEN BOTTLE RACKS
009	HIGH PRESSURE HYDROGEN GAS TUBE STORAGE (14' TALL)
010	-
011	EFFLUENT WATER SUMP AND PUMPS
012	UTILITY SUPPORTS
013	-
014	-
015	-
016	-
017	EXISTING FIRE HYDRANT
018	750 KVA TRNSFORMER (8' TALL)
019	4 WAY DEADBREAK JB (5' TALL)

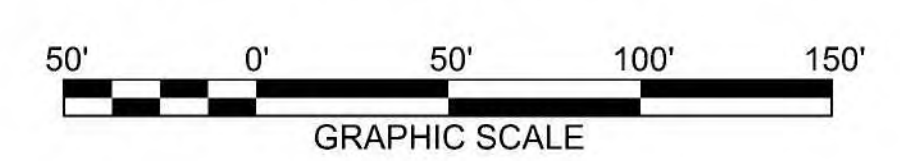


FLORIDA SITE LOCATION



DEBARY SITE LOCATION

- NOTE:
1. NO NEW BUILDINGS ARE BEING PROPOSED AS A PART OF THIS PROJECT.
 2. CONSTRUCTION EXPECTED TO INITIATE IN SEPTEMBER 2023 AND BE COMPLETED BY DECEMBER 2024.

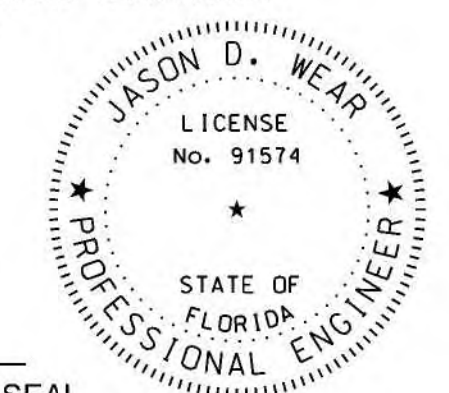


PLANT NORTH

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF FLORIDA.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY

ON THE DATE ADJACENT TO THE SEAL, PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES. CERTIFICATE OF AUTHORIZATION CA-6938



DRAWING REFERENCES		DRAWING REVISIONS								
DWG NO.	REV.	TITLE	REV.	DESCRIPTION	DRAWN	CHKD	APPRVD	DATE	WO/PROJ#	ACT#
HY-C000011	-	CIVIL LAYOUT PLAN	0	FOR CONSTRUCTION	LM	KDF	CJL	08/22/2023	-	-

 55 EAST MONROE STREET CHICAGO, ILLINOIS 60603-2760 CERTIFICATE OF AUTHORIZATION NO. 6938	SEAL THE ABOVE IS RESERVED FOR PROFESSIONAL ENGINEER SEAL USE ONLY - DO NOT EMBLEM	CONFIDENTIAL REGULATED & RENEWABLE ENERGY		 TITLE: VISION FLORIDA HYDROGEN PRODUCTION & STORAGE PROJECT FINAL SITE PLAN
		CONTRACTOR/VENDOR INFORMATION	DEBARY 0 PROJECT NO. CC NO. W.O. NO. APPD BY: CJL SCALE: 1"=50' PLOT: 1=1 SIZE: ARCH-D APPD DATE: 08/14/2023	



DRC 9/19/2023

Subject Case # 23-03-CPA-Riverbend

Applicant: City of DeBary

Application Summary:

The City is requesting approval of a Comprehensive Plan Future Land Use Map amendment to change the Future Land Use classification of 650 Fort Florida Road, 720 Fort Florida Road, and the property with the Volusia County parcel ID 900700000010 from Residential/Low-Density and Environmentally Sensitive Lands to Agriculture/Rural and Environmentally Sensitive Lands.

Planning & Zoning

Joseph Barker, Senior Planner

Comprehensive Plan Review:

In reviewing the application (proposed project), staff has reviewed it against the policies contained within the City's Comprehensive Plan (Plan) to determine whether the proposed project is consistent with the Plan, as required by Florida Statute 163.3194, and Section 1-2(b)(1) of the City's Land Development Code.

Future Land Use

The goal of the City's Future Land Use element is to facilitate the development and use of land, including permanent open space, in an organized arrangement which supports the appropriate development of the overall community, including an efficient multi-modal transportation system that enhances the well-being of the City's residents and businesses.

Objective 5.4 requires the City to base land use and development decisions on its adopted Future Land Use Map. Policy 5.401(b) provides for the policies of the Agriculture/Rural Residential (A/R). Areas within this classification are expected to remain largely open and undeveloped and/or in agricultural uses during the early part of the planning period, although the area will develop in conventional urban and suburban uses and entities once adequate infrastructure is provided. **A/R was the previous Future Land Use classification of the Residential/Low-Density (R/LD)**





portion of these properties. Due to the pattern of development in the area, the current state of the infrastructure, and the upcoming Alexander Island park, reverting the area back to A/R would be appropriate.

Public Works Department
Amy Long, Deputy Public Works Director

No comments have been received.

Fire Services
Robert Scott, Fire Marshal

No comments for fire.

Engineering
Richard Villaseñor, P.E., City Engineer

No comments have been received.

Building Department
Steve Wood, Building Official

No comments.

Volusia County Utilities
Erin Reed, PhD, P.E., Water & Utilities Senior Engineer

VCU has reviewed the submittal below and has the following comment:





1. The County has water and sewer available to serve the subject property. Please visit our website to access engineering standards as well as the county's impact fee schedule at: <https://www.volusia.org/services/public-works/water-resources-and-utilities/utility-engineering.stml>

END OF COMMENTS

A written response to each of the above comments will be required when revisions are re-submitted to the City. Please be advised that additional comments may be forthcoming after a review of the revised plan set has been completed.

If you should have any questions, please feel free to contact me at 386-601-0203.

Steven Bapp, AICP
Sbapp@debary.org
Director of Growth Management
City of DeBary





August 14th, 2023

Subject: **23-03-CPA-Riverbend**

To whom it may concern,

The City is submitting an application to amend the Comprehensive Plan's Future Land Use Map to change Future Land Use classification of the properties on Fort Florida Road (parcel IDs 900600000070, 900700000010, and 900700000020) from Residential/Low-Density (R/LD) and Environmentally Sensitive Lands (ESL) to Agriculture/Rural (A/R) and Environmentally Sensitive Lands. Due to the property's various environmental characteristics, such as wetlands, City staff believes A/R and ESL would be a more appropriate Future Land Use for the properties. This Amendment would ensure the property would continue to remain open space.

Sincerely,




Joseph Barker, AICP
Senior Planner
City of DeBary, Florida
Phone: 386-601-0201
Email: jbarker@debary.org

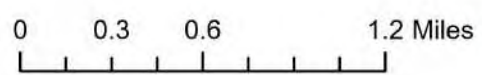


Vicinity Map

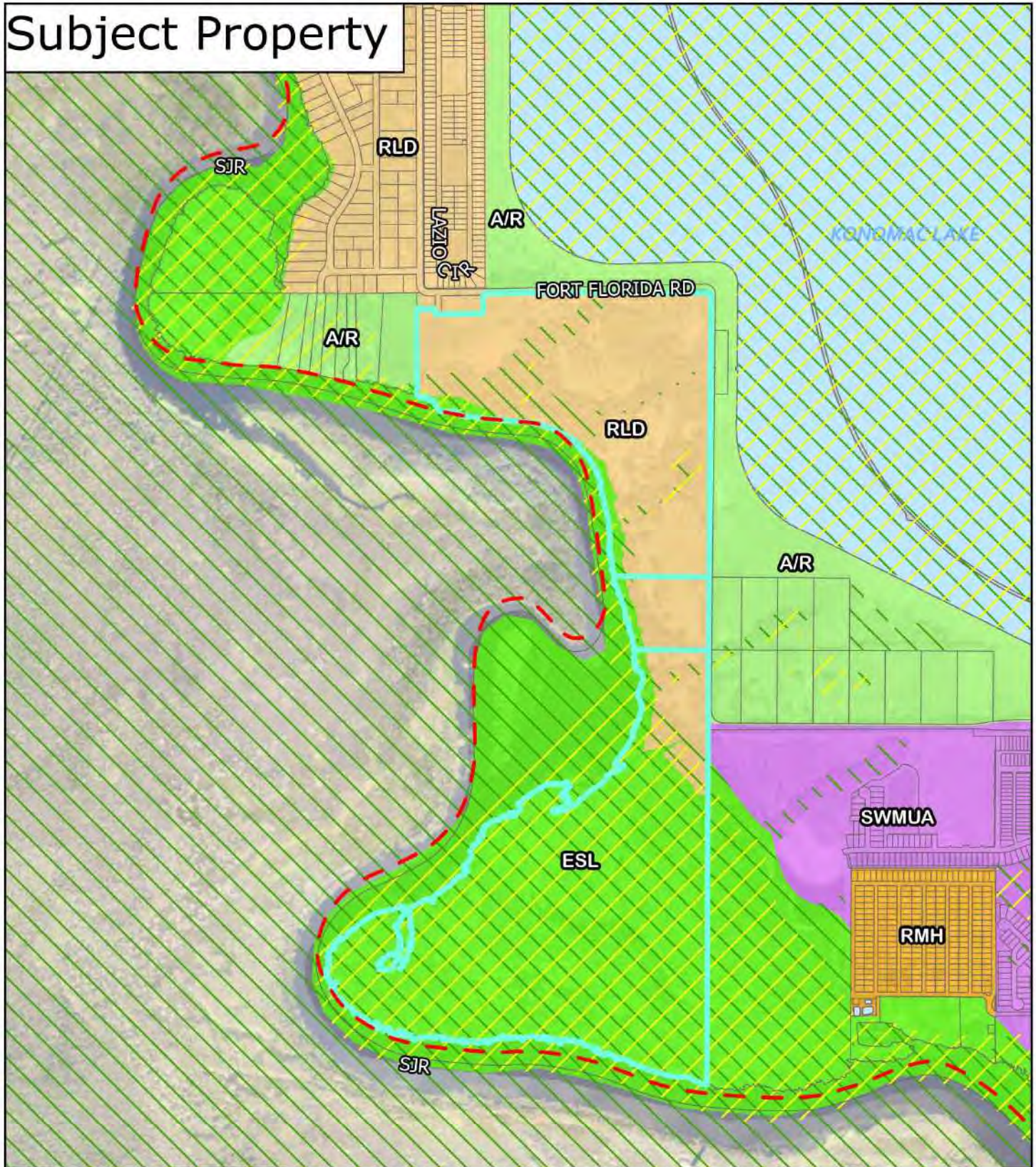


Legend

-  Subject Property
-  Parcels
-  City Limits



Subject Property



Legend

- | | | |
|------------------|-----------------|--------------|
| Subject Property | Future Land Use | Flood Zone |
| Parcels | ESL | Wetlands |
| | A/R | Water Bodies |
| | RLD | City Limits |
| | RMH | |
| | SWMUA | |
- 0 500 1,000 2,000 Feet





DRC 9/19/2023

Subject Case # 23-03-REZ-Riverbend

Applicant: City of DeBary

Application Summary:

The City is requesting approval of a Comprehensive Plan Future Land Use Map amendment to change the Future Land Use classification of 650 Fort Florida Road, 720 Fort Florida Road, and the property with the Volusia County parcel ID 900700000010 from Residential/Low-Density and Environmentally Sensitive Lands to Agriculture/Rural and Environmentally Sensitive Lands.

Planning & Zoning

Joseph Barker, Senior Planner

Land Development Code Review:

The proposed project has been reviewed against the provisions of the City's Land Development Code (LDC).

Rezoning Criteria:

LDC Chapter 1, Section 1-6(b) prescribes criteria applications for Zoning Map amendments must meet to be approved. The proposed project meets the criteria.

Zoning Classification:

LDC Chapter 3, Article III, Division 3, Section 3-86(d) prescribes the dimensional requirements of the Rural Agriculture (A-2) zoning classification. The subject properties meet these requirements.





Public Works Department
Amy Long, Deputy Public Works Director

No comments have been received.

Fire Services
Robert Scott, Fire Marshal

No comments have been received.

Engineering
Richard Villaseñor, P.E., City Engineer

No comments have been received.

Building Department
Steve Wood, Building Official

No comments have been received.

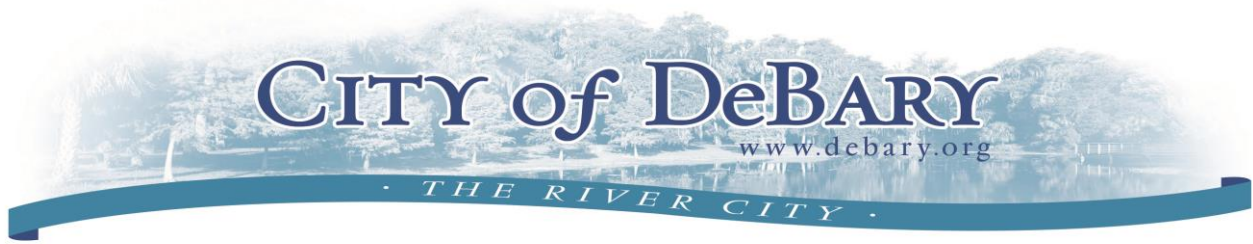
Volusia County Utilities
Erin Reed, PhD, P.E., Water & Utilities Senior Engineer

No comments have been received.

END OF COMMENTS

A written response to each of the above comments will be required when revisions are re-submitted to the City. Please be advised that additional comments may be forthcoming after a review of the revised plan set has been completed.





If you should have any questions, please feel free to contact me at 386-601-0203.

Steven Bapp, AICP
Sbapp@debary.org
Director of Growth Management
City of DeBary



16 Colomba Road, DeBary, Florida 32713 · Tel: 386.668.2040 · Fax: 386.668.4122 · *Like us on Facebook*



August 14th, 2023

Subject: **23-03-REZ-Riverbend**

To whom it may concern,

The City is submitting an application to amend the Zoning Map to rezone certain properties on Fort Florida Road (parcel IDs 900600000070, 900700000010, and 900700000020) from RPUD (Riverbend) and RC (Resource Corridor) to A-2 (Rural Agriculture) and RC. Due to the property's various environmental characteristics, such as wetlands, City staff believes A-2 and RC would be a more appropriate zoning classification for the properties. This Amendment would ensure the area would continue to remain open space.

Sincerely,

Joseph Barker, AICP

Senior Planner

City of DeBary, Florida

Phone: 386-601-0201

Email: jbarker@debary.org



LEGAL DESCRIPTION:

Parcel 1:

6-19-30 LOTS 7 & 8 EXC PART OF LOT 7 IN ST JOHNS RIVER ESTATES UNIT 3 MB 27
PG 221 PER OR 5089 PG 0953 PER OR 6773 PG 1219

Parcel 2:

7-19-30 N 1/2 OF LOT 1 PER OR 5089 PG 0953 PER OR 6773 PG 1219

Parcel 3:

7-19-30 S 1/2 OF LOT 1 & LOTS 2 3 & 4 PER OR 3479 PG 0688 PER OR 7163 PG 4334 PER
OR 8364 PGS 1024-1027