



The Department of Planning and Development Services

City Hall | 16 Colomba Road | DeBary, FL 32713

Development Review Committee (DRC) Meeting

Tuesday, February 15th, 2022 – 9:30AM

DRC AGENDA

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF MINUTES
 - DRC meeting on February 1st, 2022
4. NEW BUSINESS
 - **Case # 22-01-SE-70 Catalina-**; *First Review*, Applicant is requesting approval of a Special Exception to convert an existing shed into a garage apartment, located at 70 Catalina Drive.
 - **Case # 21-01-ODP-Beaulieu**; *Third Review*, Applicant is requesting approval of an overall development plan for a mixed use development, which includes 1.83 acres of commercial development and 12.61 acres of multi-family residential development (240 units), located at 741 U.S. South Highway 17-92.
 - **Case # 21-03-CPS-DeBary Town Park**; *Second Review*, Applicant is requesting review of a Conceptual Site Plan and LDC waivers for DeBary Town Park, a mixed use development located in the Outside Core of the DeBary Transit Oriented Development (TOD) overlay district.
5. OLD BUSINESS:
6. ADDITIONAL BUSINESS:
7. DISCUSSION:
8. ADJOURNMENT:

DISTRIBUTION:

Technical Review Staff:

- Joseph Barker, *Planning and Zoning* (JBarker@DeBary.org)
- Kayla Burney, *Planning and Zoning* (KBurney@DeBary.org)
- Scott Evanson, *Environmental Management* (sevanson@esciencesinc.com)
- Ryan Fowler, *Surveyor* (rfowler@survtechsolutions.com)
- Kevin Hare, *Construction* (KHare@DeBary.org)
- Amye King, *Planning and Zoning* (AKing@DeBary.org)
- Dan Langlely, *Fishback Dominick Legal* (DLanglely@fishbacklaw.com)
- Sergio Narea, *Transportation* (snarea@teds-fl.com)
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- Erin Reed, *Utilities* (ErinReed@volusia.org)
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- Juan Serrano, *Public Works* (JSerrano@DeBary.org)
- Roger Smith, *Utilities* (RogerSmith@volusia.org)
- Merylene Thomas, *Planning and Zoning* (MThomas@DeBary.org)
- Richard Villasenor, *City Engineer* (RVillasenor@DeBary.org)
- Chris Walsh, *Transportation* (CWalsh@teds-fl.com)
- Alan Williamson, *Public Works* (AWilliamson@DeBary.org)
- Steve Wood, *Building Inspector* (Buildingofficial@DeBary.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.