



The Department of Planning and Development Services

City Hall | 16 Colomba Road | DeBary, FL 32713

Development Review Committee (DRC) Meeting

Tuesday, June 7th, 2022 – 9:30AM

DRC AGENDA

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF MINUTES
 - DRC meeting on April 5th, 2022
 - DRC meeting on May 3rd, 2022
4. NEW BUSINESS
 - **Case # 22-01-ODP-DeBary Town Park**; *Second Review*, Applicant is requesting review of an Overall Development Plan for DeBary Town Park, a mixed use development located in the Outside Core of the DeBary Transit Oriented Development (TOD) overlay district.
 - **Case # 22-01-CPA-Riverview Estates**; *First Review*, Applicant is requesting approval of a Comprehensive Plan Future Land Use Map amendment to approximately 59 acres of vacant land located off of West Highbanks Road and Fort Florida Road from Agriculture/Rural to Residential/Low Density (RLD).
 - **Case # 22-01-PUD-Riverview Estates**; *First Review*, Applicant is requesting review of a rezone from Rural Agriculture (A-2) to Residential Planned Unit Development (RPUD). If approved, the development would be entitled to a maximum of 92 single-family detached dwelling units.
 - **Case # 22-03-FPR-Riviera Bella, Unit 9C**; *First Review*, Applicant is requesting approval of a Final Plat for Riviera Bella, Unit 9C, which is approximately 12 acres; located on Lazio Circle.
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)
- Dan Langley, *Fishback Dominick Legal* (DLangley@fishbacklaw.com)
- David O'Brien, *Surveyor* (dobrien@survtechsolutions.com)
- Michael Parker, *Fire* (MParker@ourorangecity.com)
- Erin Reed, *Utilities* (ErinReed@volusia.org)
- Tom Roberts, *Environmental Management* (troberts@esciencesinc.com)
- Robert Scott, *Fire* (RScott@ourorangecity.com)
- Roger Smith, *Utilities* (RogerSmith@volusia.org)
- Merylene Thomas, *Planning and Zoning* (MThomas@DeBary.org)
- Mark Thompson, *Florida Public Utilities Company* (mthompson@fpuc.com)
- 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.