



**City of DeBary
Development Review Committee Meeting
December 6, 2022 - 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
Brian Hagan, City of DeBary
Michael Parker, Orange City Fire Department
Richard Villasenor, City of DeBary
Steve Wood, City of DeBary

OTHERS PRESENT:

Joseph Barker, City of DeBary
Phyllis Butlien, City of DeBary
Eleana Eapen, City of DeBary
Carmen Rosamonda, City of DeBary
Jason Voelz, Coldwell Banker Coast Realty

APPROVAL OF MINUTES:

Michael Parker made a motion to approve the November 1, 2022 and November 17, 2022 DRC Meeting Minutes, seconded by Steve Wood. The motion was approved by a 5-0 vote.

ADDITIONS, DELETIONS, OR AMENDMENTS TO THE AGENDA:

None

OLD BUSINESS:

None

NEW BUSINESS:

208 Haverford Variance

Project # 22-01-VAR-208 Haverford

No one came forward to speak.

Chairman Steven Bapp stated he sees no hardship justifying the approval of the requested variance.

Steve Wood stated approving the requested variance would set a dangerous precedent for future variances in the neighborhood.

Steve Wood made a motion to recommend denial of the variance, seconded by Michael Parker. The motion to recommend denial of the variance passed 5-0.

393 West Highbanks Variance

Project # 22-02-VAR-393 West Highbanks

The applicant, Jason Voelz, came forward to speak. He stated the property is slightly under the required lot area for the R-1 classification.

Chairman Steven Bapp stated the property is a usual shape and is smaller than what the Land Development Code requires for an R-1 zoned lot. He stated he believes the variance meets the requirement of the Land Development Code, but there are elements to the project that would need to be addressed at time of construction, such as the flood zone on the property.

Richard Villasenor stated the location where the proposed residential structure would be erected is likely to be in a floodplain, based on LIDAR data. He stated it is possible construction would not be possible on this lot. Mr. Voelz stated the official FEMA flood maps show most of this property as not being in the flood plain. Mr. Villasenor stated that LIDAR data would indicate the property is below the flood plain, regardless of what the FEMA maps show.

Steve Wood asked for clarification that the proposed variance is strictly for lot size. Mr. Bapp stated that is the case.

Steve Wood made a motion to recommend approval of the variance, seconded by Michael Parker. The motion to recommend approval of the variance passed 5-0.

DISCUSSION:

Chairman Bapp, noting this will be Michael Parker's last Development Review Committee meeting, thanked Mr. Parker for his contributions to the Development Review Committee.

ADJOURNMENT:

The meeting was adjourned at 9:52 AM.