



**City of DeBary  
Development Review Committee Meeting  
June 6, 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  
Christopher Karl, Orange City Fire Department  
Amy Long\*, City of DeBary  
Richard Villasenor, City of DeBary  
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  
Christopher Karl, Orange City Fire Department  
Chad Qualls, City of DeBary  
Carmen Rosamonda, City of DeBary  
Shari Simmans, City of DeBary  
Mark Watts, Cobb-Cole  
Michael Wojtuniak, EPI Engineering

**APPROVAL OF MINUTES:**

Steve Wood made a motion to approve the May 16, 2023 DRC Meeting Minutes, seconded by Richard Villasenor. The motion was approved by a 4-0 vote.

**ADDITIONS, DELETIONS, OR AMENDMENTS TO THE AGENDA:**

None

**OLD BUSINESS:**

None

**NEW BUSINESS:**

**Highbanks Townhomes Overall Development Plan  
Project # 23-01-ODP-Highbanks Townhomes**

Chairman Steven Bapp briefly summarized the project.

Mark Watts of Cobb-Cole, a representative for the applicant, came forward to speak. He noted coordination on off-site improvements will be necessary. He stated the development agreement for the property lacks development standards appropriate for townhomes. The alternative would be traditional apartments.

Chairman Bapp suggested the best course of action for this project would be a major PUD amendment.

\*Ms. Long arrived at the beginning of the discussion for Case # 23-01-ODP-Highbanks Townhomes.

Mr. Watts stated the data provided on the parking to be available did not include the off-street parking spaces for each lot. He stated they would be added to the site data.

Chairman Bapp made note of the necessary improvements to East Highbanks Road, including a center turn-lane. He also made note of the need to align one of the entrances into the development with Amigos Road. Mr. Watts stated they are already aware of this and have been working on amended plans to meet this requirement. There was also a discussion regarding a right-turn lane onto U.S. Highway 17/92 and a bike-pedestrian path on the north side of East Highbanks Road.

Chairman Bapp asked if the western side of the property near the pond would be developed in any way. Mr. Watts stated there would be no development in that area.

Christopher Karl stated the fire hydrants were not delineated on the plans and that they will need details on it. Mr. Karl stated the lengths of the dead-ends and turning radii will need to be provided. Mr. Karl stated no fire lanes have been shown on the plans. He stated the plans call for 18-foot roadways. Mr. Karl stated it needs to be at least 20 feet. Debbie of Kimley-Horn & Associates stated it should be 20 feet total. Mr. Karl stated the address layout will need to be provided.

Amy Long did not have any comments.

Richard Villasenor asked if there is going to be on-street parking control. Mr. Watts stated the designated parking areas will be the only areas for additional parking. Mr. Villasenor stated details for no-parking signs will need to be provided at the time of preliminary plat and construction plan submittal.

Mr. Villasenor noted there are some floodplain encroachments. Debbie stated there will be flood compensation. Mr. Villasenor stated there is a label indicating a proposed RV and boat parking area. Mr. Watts stated that is no longer proposed.

Steve Wood asked for clarification on a Planning & Zoning comment regarding the Land Development Code's supplementary regulations on environmental protection. Joseph Barker, Senior Planner, stated it was an information comment.

Mr. Watts stated they will discuss with the developer the direction they want to take this project.

The item was continued.

#### **450 South Charles Richard Beall Boulevard Future Land Use Amendment Project # 23-01-CPA-450 South Charles Richard Beall**

Chairman Steven Bapp briefly summarized the project.

Michael Wojtuniak of EPI Engineering, a representative for the applicant, came forward to speak.

Richard Villasenor made a motion to recommend approval of the Future Land Use Map Amendment, pending staff comments being addressed, seconded by Steve Wood. The motion was approved by a 5-0 vote.

#### **450 South Charles Richard Beall Boulevard Zoning Map Amendment Project # 23-01-REZ-450 South Charles Richard Beall Boulevard**

Chairman Steven Bapp briefly summarized the project.

Michael Wojtuniak of EPI Engineering, a representative for the applicant, came forward to speak.

Chairman Bapp noted the discrepancy on the Zoning Map was discovered during the course of the review for the Safety Town Final Site Plan, which is located on this property.

Richard Villasenor made a motion to recommend approval of the Zoning Map amendment, seconded by Steve Wood. The motion was approved by a 5-0 vote.

**ADJOURNMENT:**

The meeting was adjourned at 9:54 AM.