



The Department of Planning and Development Services

City Hall | 16 Colomba Road | DeBary, FL 32713

Development Review Committee (DRC) Meeting

Tuesday, June 6th, 2023 – 9:30 AM

DRC AGENDA

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF MINUTES
 - DRC meeting on May 16th, 2023
4. NEW BUSINESS
 - **Case # 23-01-ODP-Highbanks Townhomes**; *First Review*, Applicant is requesting approval of an Overall Development Plan for a new residential development in the Glen Abbey PUD, consisting of 126 townhomes.
 - **Case # 23-01-CPA-450 South Charles Richard Beall**; *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 property addressed as 450 South Charles Richard Beall Boulevard from Commercial/Retail to Industrial/Service.
 - **Case # 23-01-REZ-450 South Charles Richard Beall**; *First Review*, Applicant is requesting review of a Zoning Map Amendment to change the zoning classification of the property addressed as 450 South Charles Richard Beall Boulevard from B-3 (Shopping Center) and I-1 (Light Industrial) to exclusively I-1.
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, *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 (FerrellFred@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.