



The Department of Planning and Development Services

City Hall | 16 Colomba Road | DeBary, FL 32713

Development Review Committee (DRC) Meeting

Tuesday, September 19th, 2023 – 9:30 AM

DRC AGENDA

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF MINUTES
 - DRC meeting on September 5th, 2023
4. NEW BUSINESS
 - **Case # 23-06-FSP-Spincity Laundry**; *First Review*, Applicant is requesting approval of a Final Site Plan for the construction of improvements to 90 South Charles Richard Beall Boulevard.
 - **Case # 22-03-PPR-DeBary Town Park**; *Third Review*, Applicant is requesting approval of a Preliminary Plat and Construction Plan for DeBary Town Park, a mixed use development of approximately 32.17 acres.
 - **Case # 23-05-FSP-Duke Energy Hydrogen**; *First Review*, Applicant is requesting approval of a Final Site Plan for the construction of a green hydrogen production facility at 176 West Highbanks Road.
 - **Case # 23-03-CPA-Riverbend**; *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 properties addressed as 650 Fort Florida Road, 720 Fort Florida Road, and the property with the Volusia County parcel ID number 900700000010 from Residential/Low-Density and Environmentally Sensitive Lands to Agriculture/Rural and Environmentally Sensitive Lands.
 - **Case # 23-03-REZ-Riverbend**; *First Review*, Applicant is requesting review of a Zoning Map Amendment to change the zoning classification of the properties addressed as 650 Fort Florida Road, 720 Fort Florida Road, and the property with the Volusia County parcel ID number 900700000010 from RPUD (Residential Planned Unit Development) and RC (Resource Corridor) to A-2 (Rural Agriculture) and RC.
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, AICP, *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* (KingTanya@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.