



**City of DeBary
Development Review Committee Meeting
October 3, 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
Robert Scott, Orange City Fire Department
Richard Villasenor, City of DeBary
Steve Wood, City of DeBary

OTHERS PRESENT:

Dean Barberree, HR Rivington, LLC
Joseph Barker, City of DeBary
Phyllis Butlien, City of DeBary
Joey Posey, Storch Law Firm
Joel White, White Sign Co.

APPROVAL OF MINUTES:

Robert Scott made a motion to approve the September 19, 2023 DRC Meeting Minutes, seconded by Steve Wood. The motion was approved by a 4-0 vote.

NEW BUSINESS:

Rivington, Phase 4A FPR

Project # 23-02-FPR-Rivington, Phase 4A

Dean Barberree, the applicant, came forward to speak. Mr. Barberree asked if Staff only wants the wetland buffer near Tract P-14 shown on the plat. Joseph Barker, Senior Planner, confirmed so.

Mr. Barberree stated Tract RW-1 is the right-of-way tract for Fort Florida Road.

Mr. Barberree stated LS-1 is a lift station for Volusia County Utilities.

Mr. Barberree stated, in light of Engineering and Volusia County Utilities' comments, that he would be consolidating Phase 4A and 4B into one subdivision plat. Richard Villasenor stated this solution will make address assignment easier.

Mr. Barberree asked for clarification on Engineering's comment requesting a drainage easement for roadside and drainage maintenance. Mr. Villasenor stated the Fort Florida Road drainage ditches are outside of the public right-of-way, necessitating the dedication of a drainage easement.

Mr. Barberree stated a property information report has been ordered. He stated a supplemental declaration is being recorded. He stated they have a recorded encroachment agreement with the owner of the gas line easement.

The item was continued.

Riverside BPUD Amendment**Case # 23-02-MAJPUD-Riverside Amendment 2**

Joey Posey of Storch Law Firm, a representative for the applicant, came forward to speak.

Mr. Posey stated the car wash would be only an accessory use to the automobile body shop. He stated biodegradable soap will be used. Chairman Bapp stated this would need to be stated explicitly in the development agreement.

Mr. Posey stated the bar would be an accessory use. He noted there is an interior design store that would have alcohol consumption as an accessory to the principal use. He stated there is no intention to have a standalone bar. Chairman Bapp stated the beer and wine bar would need to be listed as an accessory use in the development agreement.

Chairman Bapp asked if the applicant would be able to answer the comments provided by Staff prior to the item going to the City Council for a public hearing. Mr. Posey stated they would be able to this.

Richard Villasenor asked if there are any open code enforcement cases on the subject property. The property owner, Joel White, stated there are not any code enforcement cases at this time.

Steve Wood asked for clarification on the nature of the vehicular manufacturer use permitted in the development agreement. Chairman Bapp stated that that use is not subject to the proposed amendment.

Robert Scott made a motion to recommend approval of the major PUD amendment on the condition that Staff's comments are resolved, seconded by Steve Wood. The motion was approved by a 4-0 vote.

ADJOURNMENT:

The meeting was adjourned at 9:53 AM.