



**City of DeBary  
Development Review Committee Meeting  
February 6, 2024 - 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  
Amy Long, City of DeBary  
Robert Scott, Orange City Fire Department  
Richard Villasenor, City of DeBary  
Steve Wood, City of DeBary

**OTHERS PRESENT:**

Joseph Barker, City of DeBary  
Scott Bussen, Landsea Homes  
Mark Thompson, Shutts & Bowen LLP

**APPROVAL OF MINUTES:**

Steve Wood made a motion to approve the January 2, 2024 Meeting Minutes, seconded by Robert Scott. The motion was approved by a 5-0 vote.

**NEW BUSINESS:**

**Springwalk at The Junction, Phase 2 Final Plat  
Project # 23-01 -FPR-Springwalk at The Junction, Phase 2**

Mark Thomson, a representative for the applicant, came forward to speak. Mr. Thomson made a note about a comment produced by Fishback in regard to access for drainage and utilities. Mr. Thomson stated they have now submitted the correction.

Richard Villasenor, City Engineer, stated the engineer's cost estimate for the performance bond differed from the contractor's estimate, specifically landscape irrigation. Mr. Villasenor asked for clarification. Scott Bussen of Landsea Homes came forward to speak to provide clarification. He stated this is a result of a contract that has since been approved and a new cost estimate was produced. He stated he would provide the information.

Building Official Steve Wood stated that when building permits are submitted if there will be lot grading depicted on the permit plans. Mr. Bussen agreed.

Richard Villasenor made a motion to recommend approval of the final plat contingent outstanding staff comments being addressed, seconded by Steve Wood. The motion was approved by a 5-0 vote.

**ADJOURNMENT:**

The meeting was adjourned at 9:42 AM.