



The Department of Planning and Development Services

City Hall | 16 Colomba Road | DeBary, FL 32713

Development Review Committee (DRC) Meeting

Tuesday, March 19th, 2024 – 9:30 AM

DRC AGENDA

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF MINUTES
 - DRC meeting on February 6th, 2024
4. NEW BUSINESS
 - **Case # 22-01-PUD-Riverview Estates; Third Review**, Applicant is requesting approval of a Zoning Map amendment from Rural Agriculture (A-2) to Residential Planned Unit Development (RPUD) at the property addressed as 181 Fort Florida Road for the development of a single-family detached neighborhood of up to 91 units.
 - **Case # 23-03-FPR-Rivington, Phase 3; Second Review**, Applicant is requesting approval of a Final Plat for Rivington, Phase 3, located off of Fort Florida Road, a development of approximately 63.03 acres for 221 single-family and townhome lots.
 - **Case # FSP24-00001-354 Englenook Drive; First Review**, Applicant is requesting approval of a Final Site Plan at 354 Englenook Drive for an office building.
 - **Case # 23-02-CPA-Palm Road; First Review**, Applicant is requesting review of a Comprehensive Plan Future Land Use Map amendment to 157 Palm Road and two adjoining parcels with the Volusia County parcel IDs 900200000041 and 900200000042 from Commercial/Retail (C/R) to Environmentally Sensitive Lands (ESL).
 - **Case # 23-02-REZ-Palm Road; First Review**, Applicant is requesting review of a Zoning Map amendment to 157 Palm Road and two adjoining parcels with the Volusia County parcel IDs 900200000041 and 900200000042 from General Office (B-9) to Conservation (C)
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, CNU-A, *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)
- Stanley Group, *Transportation Consultant* (KingTanya@stanleygroup.com)
- SurvTech Solutions, *Surveying Consultant* (rfowler@survtechsolutions.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.