



**City of DeBary
Development Review Committee Meeting
March 19, 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
Christopher Karl, Orange City Fire Department
Richard Villasenor, City of DeBary
Steve Wood, City of DeBary

OTHERS PRESENT:

Joseph Barker, City of DeBary
Dean Barberree, Reader Communities, LLC
Gary Beverly, Civil Design Solutions
Dan Larose, Lennar Homes
Chad Moorhead, Madden, Moorhead, & Stokes

APPROVAL OF MINUTES:

Steve Wood made a motion to continue the February 6, 2024 Meeting Minutes, seconded by Richard Villasenor. The motion was approved by a 5-0 vote.

NEW BUSINESS:

Riverview Estates PUD

Project # 22-01-PUD-Riverview Estates

Chad Moorhead, a representative for the applicant, came forward to speak.

Mr. Moorhead asked for clarification Planning & Zoning's comments on Comprehensive Plan compatibility. Chairman Steven Bapp stated a major concern is in regard to the Comprehensive Plan's Transportation Element, and that the traffic analysis needs to be corrected. Mr. Moorhead asked for feedback on making the entrance onto West Highbanks an exit-only egress. City Engineer Richard Villasenor stated a Fort Florida Road would be preferable as an ingress and egress and West Highbanks Road egress only.

Mr. Moorhead stated the RV/boat parking would be only for the use of residents of the proposed development.

Mr. Bapp stated clarification on the ownership of the open space would be need to be provided.

Christopher Karl of the Orange City Fire Department asked for clarification on the location of fire hydrants. Mr. Moorhead stated the plan is preliminary and is not intended to provide those details.

Mr. Villasenor stated the preliminary stormwater calculations provided are consistent with the stormwater infrastructure for the St. Johns River Water Management District, accommodating flood plains and discharge. He noted this will be examined in further detail during Preliminary Plat review.

Building Official Steve Wood there will need to be accessibility for handicap parking for the sales office to be constructed.

Mr. Bapp asked if there has been any consideration of changing the requested Zoning Map amendment to be A-3, Transitional Agriculture instead. Mr. Moorhead stated that is not the applicant's intent.

Richard Villasenor made a motion to continue the item to a future meeting, seconded by Steve Wood. The motion was approved by a 5-0 vote.

Rivington, Phase 3 Final Plat

Project # 23-03-FPR-Rivington, Phase 3

Dan Larose of Lennar Homes, a representative of the applicant, came forward to speak. It was clarified that the proposed homes would be single-family detached. Dean Barberree came forward to speak. He discussed dedicating the wetlands within the Rivington development to the City.

City Engineer Richard Villasenor stated the maintenance bond must be provided.

Richard Villasenor made a motion to recommend approval of the final plat, seconded by Amy Long. The motion was approved by a 5-0 vote.

354 Englenook Drive Final Site Plan

Project # FSP24-000001

Gary Beverly of Civil Design Solutions, a representative for the applicant, came forward to speak. Mr. Beverly stated they have already resubmitted amended plans to Volusia County Utilities.

Chairman Steven Bapp noted the proposed building fails to meeting the minimum floor area size. He stated an administrative variance could be granted to alleviate this issue.

Steve Wood made a motion to approve the final site plan, seconded by Amy Long. The motion was approved by a 5-0 vote.

Palm Road Future Land Use Map Amendment

Project # 23-02-CPA-Palm Road

Chairman Steven Bapp stated the property is primarily wetland and that the City's intent is to make the designated future land use of the property consistent with this fact.

Richard Villasenor made a motion to recommend approval of the Future Land Use Map Amendment, seconded by Amy Long. The motion was approved by a 5-0 vote.

Palm Road Zoning Map Amendment

Project # 23-02-REZ-Palm Road

Chairman Steven Bapp noted this is proposed Zoning Map amendment corresponds with Project # 23-02-CPA-Palm Road's intent.

Richard Villasenor made a motion to recommend approval of the Zoning Map Amendment, seconded by Amy Long. The motion was approved by a 5-0 vote.

ADJOURNMENT:

The meeting was adjourned at 10:04 AM.