

**The Town of Selbyville  
Planning and Zoning Commission  
Minutes of Meeting March 10, 2026**

Chairman Jay Murray called the Planning & Zoning Commission meeting to order at 4 p.m. Councilman Chris Snader, Ken Madara, and Bill Kirsch were in attendance. Mike Doyle was absent. Also in attendance were Town Administrator Stacey Long and Building Inspector/Code Enforcement Official Tony Merollini.

The **first item on the agenda** was consideration of final site plan and record plan approval for Selbyville Landing, located at 31624 Lighthouse Road, TMP #533-17.00-154.00, for a 4-lot single family subdivision, owned by Balsamo Real Estate, LLC. The plan was presented by Alan Decktor with Pennoni & Associates. The property is 2.3 acres and will incorporate 4 lots with a minimum lot size of 12,400 square feet. The road is 28 feet wide and will have sidewalks on each side with streetlighting. There will be one wet pond onsite for stormwater management. The water will be connected to the main on Lighthouse Road. The sewer connection will have to be connected via an easement from Lighthouse Crossing HOA, due to the sewer main on Lighthouse Road is a forcemain in lieu of a gravity main. All agency approvals have been received, and the town engineer recommends final site plan and record plan approval. No buffering is being proposed along Lighthouse Road; however, swales and trees will buffer this development from the Lighthouse Crossing development. There being no further questions, Councilman Chris Snader made a motion to approve the final site plan and record plan for Selbyville Landing. The motion was seconded by Ken Madara and carried by all. **It was the recommendation of the Planning & Zoning Commission that the Mayor & Council approve the final site and record plan.**

The **second item on the agenda** was consideration of amenity engineering site plan approval for Kingfisher. The plan was presented by D.J. White with GMB Engineering. The Kingfisher project consists of 322 lots and is currently under construction. The clubhouse was left out of the initial approvals as they were waiting for the builder, Beazer Homes, to decide how they wanted to build it. The amenities include a 5,070 square-foot clubhouse with a community room, a multi-purpose room, kitchen and a gym. There will be a 4,500 square foot inground pool, a kitty pool, children's play area, a few pickleball courts and a mail kiosk. All agency approvals have been received, and the town engineer has recommended approval.

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There being no further questions, Bill Kirsch made a motion to approve the amenity engineering plan for Kingfisher. The motion was seconded by Councilman Chris Snader and carried by all. **It was the recommendation of the Planning & Zoning Commission that the Mayor & Council approve the amenity plan.**

The **third item on the agenda** was consideration of elevations for proposed new home construction in Cypress Shores, located on Cypress Road. The elevations for Cypress Shores were presented by Butch Booth with NVR Homes. NVR does not allow buyers to choose the same elevations as their neighbors and therefore they offer several types of elevations to choose from. They are hopeful to start launching this community early summer, and plan to apply for a building permit for a model in the upcoming weeks. The homes range from 1,800 square feet to 2,500 square feet, with some properties being able to offer basements, with starting price range being around the mid to low \$400,000 for the basic models. The commissioners commented positively on the aesthetic quality of the home elevations. There being no questions, Councilman Chris Snader made a motion to approve the proposed elevations for Cypress Shores. The motion was seconded by Bill Kirsch and carried by all. **It was the recommendation of the Planning & Zoning Commission that the Mayor & Council approve the proposed elevations.**

The **fourth item on the agenda** was consideration of a conditional use request for JD Cuban Bites Food Truck to be placed at 38475 DuPont Blvd., TMP #533-16.19-2.00. Jose Rivero Garcia, owner of JD Cuban Bites presented the request for a food truck at this location. Mr. Garcia stated that he is currently going through the process of applying for a new business in the structure that occupies this property. The proposed business will be a retail store that offers the sale of appliances, supplies, furniture, clothing, and much more. The food truck would be placed just past the entrance to the property on the side of the building. The parking lot currently has 12 parking spaces with one handicap accessible space, which is sufficient for both businesses. The food truck will stay in place most of the time, only moving if they have a catering request. The electricity will be supplied from the building, and they also have an on-board generator if needed for back-up. The water and sewer is self-contained on the trailer. Cuban and Columbia cuisines will be served from the food truck. Proposed hours of operations are Wednesday – Friday 9am-7pm, Saturday

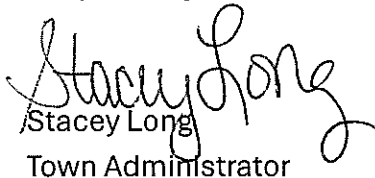
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10am-8pm, and Sunday 10am-5pm. They plan to take online orders and also do not charge for deliveries. They plan to have 1 picnic table for those that are waiting for their food to cook. There being no further questions, Councilman Chris Snader made a motion to approve the conditional use request for JD Cuban Bites food truck at the proposed location. The motion was seconded by Ken Madara and carried by all. **It was the recommendation of the Planning & Zoning Commission that the Mayor & Council approve this conditional use request.**

Matt Leimbach informed the commissioners that he has a contract on the J Conn Scott building and his plans are to turn it into a rolling skating rink with some arcade games.

There being no further business, Councilman Chris Snader made a motion to adjourn the meeting. The motion was seconded by Bill Kirsch and carried by all.

Respectfully submitted,

  
Stacey Long  
Town Administrator