



**City of DeBary
Development Review Committee Meeting
October 17, 2023 - MINUTES**

CALL TO ORDER:

The meeting of the City of DeBary Development Review Committee was called to order by Richard Villasenor, City Engineer, at 9:33 am.

DRC MEMBERS PRESENT:

Richard Villasenor, City of DeBary
Joseph Barker, City of DeBary
Christopher Karl, Orange City Fire Department

OTHERS PRESENT:

Kayla Burney, City of DeBary
Phyllis Butlien, City of DeBary
Shari Simmans, City of DeBary
Mark Watts, Cobb-Cole

APPROVAL OF MINUTES:

Joseph Barker made a motion to approve the October 3, 2023 DRC Meeting Minutes, seconded by Christopher Karl. The motion was approved by a 3-0 vote.

NEW BUSINESS:

Tailwinds Residential PUD Amendment Project # 23-04-MAJPUD-Tailwinds Residential

Mark Watts of Cobb-Cole, a representative for the applicant, Kimaya, LLC, came forward to speak.

Mr. Watts asked for further information about what the City desires in regard to capital improvements in the project's vicinity. Chairman Villasenor stated this comment is in regard to the East Highbanks Road right-turn lane. Mr. Watts stated the right-of-way has been set aside. Mr. Villasenor stated the City can manage the improvements in the existing right-of-way, but that surveys of the area will need to be done for this to be confirmed. Mr. Watts stated these improvements can be part of the proportionate fair share agreement.

Mr. Villasenor also noted a project to extend an 8-foot sidewalk along East Highbanks Road.

Mr. Watts made note of the existing Future Land Use boundary, where part of the tract of land is designated Residential/Low-Density without falling any discernible boundaries. He stated he believes the discrepancy does not exceed the 600-foot buffer prescribed in the Comprehensive Plan's Future Land Use Element. Joseph Barker stated Staff's study of the boundary indicates the project is within that 600-foot buffer.

Mr. Watts asked if the City desires the applicant to coordinate with VOTRAN with regard to a bus stop in the area. Mr. Villasenor stated some coordination will be necessary to confirm what facilities, if any, are needed for this project.

Mr. Watts stated he believes they have submitted a preliminary concurrency review to the Volusia County School Board.

Mr. Watts stated they will create specific development standards for the project since it does not meet the development standards of the R-7 zoning classification.

Mr. Watts asked if the City would prefer a development agreement be drafted for this PUD amendment. Mr. Barker stated they will reach out to the City Attorney.

Christopher Karl had no comments.

Mr. Villasenor had no additional comments.

Mr. Barker made note of the City Attorney's comments.

The item was continued to a future DRC meeting.

ADJOURNMENT:

The meeting was adjourned at 9:49 AM.