



**City of DeBary  
Development Review Committee Meeting  
November 7, 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 9:30 am.

**DRC MEMBERS PRESENT:**

Richard Villasenor, City of DeBary  
Joseph Barker, City of DeBary  
Amy Long, City of DeBary  
Robert Scott, Orange City Fire Department

**OTHERS PRESENT:**

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

**APPROVAL OF MINUTES:**

Joseph Barker made a motion to approve the October 17, 2023. The motion was approved by a 4-0 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 if the City is expecting an auto-turn. Joseph Barker, Senior Planner, stated this information would be reviewed during the site plan review phase.

Mr. Watts stated the building between the storage building and the restaurant is retail. Mr. Watts stated the Valvoline will be removed from the master development plan.

Mr. Watts asked for the City's preference for the location of the masonry wall buffering the development from the Glen Abbey neighborhood. Chairman Richard Villasenor stated the City will need to review the latest master development plan since an older version was mistakenly submitted.

Mr. Watts asked for clarification on Planning & Zoning's comments regarding Comprehensive Plan Policy 6.709. Mr. Barker stated the intent of the policy is street frontage that has more building frontage on it as opposed to parking lots. Mr. Watts asked if street frontage amenities would help meet the intent of the policy. Mr. Barker stated that would be a good mitigation measure to investigate.

Mr. Watts stated a development agreement will be drafted.

Mr. Watts asked if a tree survey is necessary at this stage of the project. Mr. Barker stated that will not be required at this stage of the project.

Chairman Villasenor stated the City will need an access to the pond property for maintenance purposes.

The item was continued to a future meeting.

**ADJOURNMENT:**

The meeting was adjourned at 9:47 AM.