



**City of DeBary
Development Review Committee Meeting
December 19, 2023 - 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 9:32 am.

DRC MEMBERS PRESENT:

Steven Bapp, 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
Phyllis Butlien, City of DeBary
Karen Chasez, City of DeBary
Carmen Rosamonda, City of DeBary
Shari Simmans, City of DeBary
Mark Watts, Cobb-Cole

APPROVAL OF MINUTES:

Joseph Barker, Senior Planner, noted the November 7, 2023 Meeting Minutes are prepared but the December 5th, 2023 Meeting Minutes are not yet ready for review.

Richard Villasenor made a motion to approve of the November 7, 2023 Meeting Minutes, seconded by Steve Wood. The motion was approved by a 4-0 vote.

NEW BUSINESS:

Tailwinds Commercial PUD Amendment

Project # 23-03-MAJPUD-Tailwinds Commercial

Mark Watts, a representative for the applicant, Kimaya, LLC, came forward to speak. Mr. Watts stated they could add to the master development plan more details on sidewalk connections as requested by Staff. He stated they will provide additional development standards in the development agreement.

Joseph Barker, Senior Planner, asked if there will be pedestrian access off of North Pine Meadow Drive. Mr. Watts stated there will be such access. He stated the pedestrian access will avoid the drive-through areas and located in a safe area.

Chairman Steven Bapp made note of additional comments issued by the City Attorney's office.

Richard Villasenor, City Engineer, asked for confirmation on the auto-turn. Mr. Watts stated that analysis has been performed, but that there may be refinement to it as the project gets closer to the final site plan review process. Mr. Villasenor stated there may be a conflict with the median in the highway.

Chairman Bapp made note of the comments provided by the City's transportation consultant. Mr. Bapp noted any proportional fair share process would be addressed during final site plan review.

Mr. Barker asked Mr. Watts if he has been able to review Staff's comments on the Gateway Corridor's building orientation regulations. Mr. Watts stated he will discuss it with their engineer.

Richard Villasenor made a motion to recommend approval of the major PUD amendment, seconded by Steve Wood. The motion was approved by a 4-0 vote.

Rivington, Phase 3 Final Plat

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

Genevieve Labuda, a representative for the applicant, AG EHC II (LEN) Multi State 4, LLC, came forward to speak. She stated they will be able to address all comments.

Richard Villasenor, City Engineer, stated the City still needs the Engineer's Opinion of Costs to be submitted. Mr. Villasenor asked if the space between Open Space Tract # 40 and the tree line to be a tree preservation area. Chairman Bapp stated that will need to be further investigated.

Mr. Bapp made note of the comments issued by the City Attorney's office.

Ms. Labuda stated they can submit the Opinion of Costs opinion with the next submittal.

The item was continued to a future meeting.

ADDITIONAL BUSINESS:

2024 Development Review Committee Schedule

Chairman Steven Bapp presented the proposed 2024 schedule. He stated there are no conflicts with City holidays on the proposed schedule.

Steve Wood made a motion to approve the 2024 Development Review Committee schedule, seconded by Richard Villasenor. The motion was approved by a 4-0 vote.

ADJOURNMENT:

The meeting was adjourned at 9:50 AM.