



**City of DeBary  
Development Review Committee Meeting  
January 2, 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  
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  
Mark Watts, Cobb-Cole

**APPROVAL OF MINUTES:**

Steve Wood made a motion to approve the December 5, 2023 and December 19, 2023 DRC Meeting Minutes, seconded by Richard Villasenor. The motion was approved by a 4-0 vote.

**NEW BUSINESS:**

**Springwalk at The Junction, Phase 2 Final Plat  
Project # 23-01-FPR-Springwalk at The Junction, Phase 2**

No representative for the applicant came forward to speak.

Richard Villasenor stated the engineer's opinion of cost has not been provided.

The item was continued to a future meeting.

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

Mark Watts, a representative for the applicant, came forward to speak.

Mr. Watts stated they will get the biological report submitted. Mr. Watts stated they have not obtained an environmental resource permit, as the proposed use has not been permitted yet. Chairman Steven Bapp concurred.

Mr. Watts stated they will participate in the funding for the roadway improvements to add a turn-lane on East Highbanks Road. Mr. Watts asked if the project for these improvements has had design documents drafted. Richard Villasenor stated they do not yet have those plans. Mr. Watts stated he can have that capital improvement addressed in the development agreement, as well as the 8-foot sidewalk at East Highbanks Road and the traffic signal for the intersection of East Highbanks Road and Amigos Road.

Mr. Watts asked if there is any action the applicant needs to take in regard to Staff's comment on the Future Land Use Map boundaries. Joseph Barker stated no actions must be taken at this time. He clarified the comment is strictly informational.

Mr. Watts stated they will make the additional changes requested by Staff.

Mr. Villasenor asked for clarification on the total area of the boat/RV parking. Mr. Watts stated they will provide that data on the overall development plan.

Christopher Karl noted the need for fire hydrants. Mr. Karl asked if the area for boat and RV parking will be paved. Mr. Watts stated it would be, based on the City's land development regulations.

Richard Villasenor made a motion to recommend approval of the major PUD amendment conditioned on Staff's outstanding comments being addressed, seconded by Steve Wood. The motion was approved by a 4-0 vote.

**ADJOURNMENT:**

The meeting was adjourned at 9:43 AM.