



**City of DeBary
Development Review Committee Meeting
April 16, 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
Amy Long, City of DeBary
Robert Scott, 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
Robert Doan, Cobb-Cole
Brent Lenzen, Kimley-Horn & Associates, Inc.
Carmen Rosamonda, City of DeBary
Chad Qualls, City of DeBary
Shari Simmans, City of DeBary

APPROVAL OF MINUTES:

Steve Wood made a motion to approve the February 6, 2024 and March 19, 2024 Meeting Minutes, seconded by Richard Villasenor. The motion was approved by a 5-0 vote.

NEW BUSINESS:

**Saxon Pointe PUD Amendment 2
Project # 23-01-MAJPUD-Saxon Pointe Amendment 2**

Robert Doan of Cobb-Cole, a representative of the applicant, came forward to speak. He agreed with most of Staff's comments. In regard to minimum parking requirements, Mr. Doan argued for a lower minimum parking requirement. Chairman Steven Bapp, Growth Management D stated the Development Review Committee would be willing to support that request.

Mr. Doan noted the requirement for providing a statement agreeing to provide appropriate maintenance guarantees.

Mr. Doan requested clarification on Staff's comment regarding information on the minimum building spacing and floor areas. Joseph Barker, Senior Planner, stated the proposed PUD's development agreement states proposed minimum building spacing and minimum floor areas would be based on the Land Development Code, but the Land Development Code does not contain such minimum requirements and that the applicant would need to promulgate those minimums in the development agreement.

In regard to Staff's comment requesting clarification on the 50-foot rear yard setback, Mr. Doan stated they will make the necessary correction to provide clarification.

In regard to Staff's comment on the construction of the four-way intersection of Saxon Boulevard and U.S. Highway 17/92, Mr. Doan stated the applicant cannot tell the County or the Florida

Department of Transportation what projects will take place at that location. He noted the required improvements will be based on the results of the traffic impact analysis. Mr. Bapp noted this outstanding issue may need to be addressed with the City Council upon hearing the proposed amendment. Mr. Bapp stated the County is supportive of redesigning the intersection. City Manager Carmen Rosamonda stated it is important to reduce the number of U-turns at that intersection.

Mr. Doan stated there will be a replat of the subject property. He stated there will be no phasing of the project. Mr. Bapp noted there are some details that will need to be further clarified during preliminary plat and final site plan reviews.

Mr. Doan stated the FAR data will reflect the project as a whole rather than individual lots.

Robert Scott, Fire Marshal, stated the fire hydrants should be examined for possible relocation.

Amy Long, Deputy Public Works Director asked if the nearby daycare has been contacted regarding the shared entrance. Mr. Doan stated there has been no contact with the daycare. Richard Villasenor, City Engineer, stated the concern is the prospect of traffic from the proposed development cutting through the daycare's parking lot. Mr. Doan stated that will have to be addressed.

Mr. Villasenor asked if the right turn-lane to be eliminated is reflected on the plans for this project. Brent Lenzen of Kimley-Horn & Associates, Inc., a representative for the applicant, stated the submitted plans were created prior to that project. He stated an access permit will be filed with the Florida Department of Transportation. Mr. Villasenor asked there will be storage trucks on the premises for the self-storage facility. Mr. Doan stated that will not be permitted. He suggested they could add explicit prohibitory language to the proposed development agreement.

Steve Wood, Building Official, stated the reference to the Florida Building Code needs to be updated to the 2023 version. Mr. Wood stated the accessible parking spaces need to be 20 feet. Mr. Wood noted the plans do not delineate a trash receptacle for the carwash or loading zones or fire lanes. Mr. Lenzen stated the carwash would use the same trash receptacle as the gas station/convenience store.

The item was continued to a future meeting.

ADJOURNMENT:

The meeting was adjourned at 10:00 AM.