



**City of DeBary
Development Review Committee Meeting
May 21, 2024 - 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
Christopher Karl, Orange City Fire Department
Amy Long, City of DeBary
Steve Wood, City of DeBary

OTHERS PRESENT:

Kayla Burney, City of DeBary
Steve Costa, Charles Wayne Properties
Johnny Herbert, American Civil Engineering Co.
Carmen Rosamonda, City of DeBary

APPROVAL OF MINUTES:

The meeting minutes for the May 21, 2024 Meeting Minutes were approved.

NEW BUSINESS:

Riverview Estates PUD

Project # 22-01-PUD-Riverview Estates

Steve Costa, the applicant, came forward to speak. He noted the comments have been addressed.

Joseph Barker made a motion to recommend approval of the PUD, seconded by Steve Wood. The motion was approved by a 5-0 vote.

Meadows at Glen Abbey Sketch Plan

Project # CPS24-000001

Johnny Herbert, a representative for the applicant, came forward to speak.

Christopher Karl stated the fire access must be 20 feet wide minimum. He asked if the community will be gated. Mr. Herbert stated it would be a gated community. Mr. Karl stated access to the gate system will need to be provided. Mr. Karl made note on the requirements for fire lane markings, fire flow, drawings for fire apparatus, and access to the nearby fire hydrants. Mr. Karl stated the National Fire Prevention Code would treat the proposed structures as apartment buildings and made note of the applicable requirements for the structures.

Chairman Villasenor asked if the auto-turn would be consistent with the type of crane required to access the cell tower towards the rear of the property. Mr. Herbert stated he will follow up with that information at a later time. Chairman Villasenor asked if the cell tower has a turn-around. Mr. Herbert stated there is a three-point turn.

Chairman Villasenor noted the company that maintains the cell tower will need to be able to access the gated community. Mr. Herbert stated he will coordinate with the owner of the cell tower to ensure access is available.

Chairman Villasenor stated how points of conflict between golf cart users and other users will need to be further addressed.

Chairman Villasenor asked for the landscape details to be revised or added to accommodate low permeability soils where site fill conditions exceed installations or added within native soils.

Joseph Barker made note that Section 10 of the Development Agreement permits an architectural review board. Mr. Barker asked if that will be the case. Mr. Herbert stated he does not have that information and he will provide it at a later time.

Mr. Barker asked if there would be any solid waste containers on site. Mr. Herbert stated there would not be and that residents would have their own trash cans.

ADJOURNMENT:

The meeting was adjourned at 9:44 AM.