



**City of DeBary  
Development Review Committee Meeting  
August 17, 2021 - MINUTES**

**CALL TO ORDER:**

The meeting of the City of DeBary Development Review Committee was called to order by Matt Boerger, Growth Management Director at 9:31 am

**DRC MEMBERS PRESENT:**

Matt Boerger, City of DeBary  
Richard Villasenor, City of DeBary  
Steve Wood, City of DeBary  
Juan Serano, City of DeBary  
Michael Parker\*, Orange City Fire Department

\*Arrived after roll call

**OTHERS PRESENT:**

Joseph Barker, City of DeBary  
Phyllis Butlien, City of DeBary  
Kevin Hare, City of DeBary  
Chris Blurton, Interplan, LLC

**APPROVAL OF MINUTES:**

Steve Wood motioned and Juan Serrano seconded to approve the DRC minutes from June 15<sup>th</sup>, 2021.

**ADDITIONS, DELETIONS, OR AMENDMENTS TO THE AGENDA:**

None

**OLD BUSINESS:**

None

**NEW BUSINESS:**

**Eagle's Club Final Site Plan**

**Project # 21-01-FSP-Eagle's Club**

The applicant for this item has requested their application be continued so that they may review the comments that had been sent out on August 13<sup>th</sup>, 2021.

**O'Reilly Auto Parts Final Site Plan**

**Project # 21-02-FSP-O'Reilly**

The applicant for this item has requested their application be continued so that they may review the comments that had been sent out on August 13<sup>th</sup>, 2021.

**Arya Assisted Living Facility Final Site Plan**

**Project # 21-03-FSP-Arya**

Chris Blurton of Interplan, LLC, the firm that has applied for this Final Site Plan on behalf of the owner, came forward to speak.

Mr. Blurton asked for clarification on the Planning & Zoning comments regarding the parking and dumpster enclosure. After brief discussion, this comment was struck.

Mr. Blurton stated the parking spaces facing the assisted living facility building are all 19' deep, including the handicap spaces. He asked if there was a waiver that could be granted from the requirement that handicap parking spaces be 20' deep. Building Official Steve Wood stated the Land Development Code states that handicap parking spaces shall be 20' deep. Growth Management Director Matt Boerger stated the DRC could approve an administrative waiver of up to 10% of the required depth. Engineer Richard Villasenor stated that because there are no wheel stops proposed with the 5' sidewalk, there is an issue with ADA compliance on minimum passage. He stated they could elect to not place wheel stops, but that the sidewalk's width would have to be increased to 6'. Mr. Blurton stated they will increase the sidewalk width to 6'.

Mr. Blurton asked for clarification on the concrete pad's required depth. Joseph Barker, Planner II, stated the concrete pad in front of the dumpster enclosure would need to be 16' deep.

Richard Villasenor put forth the motion for approval and Juan Serrano seconded the motion for conditional approval contingent on the outstanding comments being addressed.

### **ADJOURNMENT:**

The meeting was adjourned at 9:40 am.