



**City of DeBary  
Development Review Committee Meeting  
November 1, 2022 - 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  
Michael Parker, Orange City Fire Department  
Richard Villasenor, City of DeBary  
Steve Wood, City of DeBary

**OTHERS PRESENT:**

Dean Barberree, HR Rivington, LLC  
Joseph Barker, City of DeBary  
Phyllis Butlien, City of DeBary  
Brent Lenzen, Kimley-Horn & Associates, Inc.

**APPROVAL OF MINUTES:**

Michael Parker made a motion to approve the October 18<sup>th</sup>, 2022 DRC Meeting Minutes, seconded by Steve Wood. The minutes were approved by a 4-0 vote.

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

None

**OLD BUSINESS:**

None

**NEW BUSINESS:**

**7 Seminole Drive Future Land Use Map Amendment**

**Project # 22-02-CPA-7 Seminole**

No one came forward to speak.

Richard Villasenor asked if there will be any separation from adjacent commercial properties. Planner II Joseph Barker stated the buffering requirements are on the onus of commercial property developers. Chairman Bapp agreed with Mr. Barker's interpretation of the Land Development Code.

Richard Villasenor made a motion to recommend approval of the Comprehensive Plan Future Land Use Map amendment, seconded by Michael Parker. The motion passed by a 4-0 vote.

**7 Seminole Drive Rezone**

**Project # 22-01-REZ-7 Seminole**

No one came forward to speak.

Richard Villasenor made a motion to recommend approval of the rezone, seconded by Michael Parker. The motion passed by a 4-0 vote.

**Rivington, Phase 3 Preliminary Plat &  
Construction Plat**

**Project # 22-04-PPR-Rivington, Phase 3**

Brent Lenzen of Kimley-Horn & Associates, Inc. came forward to speak on behalf of the applicant, Dean Barberree. Mr. Lenzen responded to various comments from Planning & Zoning. He stated the environmental components of this project have been addressed.

Richard Villasenor stated there is a major storm pipe running between two lots north of Terrapin Drive. He asked if there is any possibility the new sanitary sewer manhole can be extended further out the paved area to connect the force main. Mr. Lenzen stated he would reach out to Volusia County Utilities

Richard Villasenor made a motion to approve the preliminary plat and construction plan, contingent on addressing outstanding comments, seconded by Michael Parker. The motion passed by a 4-0 vote.

**ADJOURNMENT:**

The meeting was adjourned at 9:46 AM.