

**CITY OF DEBARY
SPECIAL CITY COUNCIL MEETING**

Wednesday

JUNE 12, 2002

7:00 PM

Florence K. Little Town Hall

12 Colomba Road

DeBary, Florida 32713

MINUTES

I. Call To Order

1. Invocation
2. Flag Salute

II. Roll Call

III. Public Participation for Any Issues Not On the Agenda

IV. Approval of Minutes

V. Strategic Planning Reports

VI. Presentations

VII. Public Hearings

Members of the Council should disclose for the record the substance of any ex-parte communications that has occurred before or during the public hearings for the following items.

1. Consideration of Ordinance No. 09-02 by the City Council sitting as the Local Planning Agency.

City Manager Diamond read Ordinance 09-02. Mayor Rosamonda opened the Public Hearing. City Manager Diamond stated that this is Phase I of the Zoning Comprehensive Plan Program. This Hearing is to change the zoning on about 300 parcels of land where current zoning classifications conflict with future land use maps, with the Comprehensive Plan and/or inconsistent with existing development.

2. First Reading – Ordinance No. 09-02 – Changing the Zoning of Real Property as depicted by Exhibit “A” as follows:

CASE D-02-003 Rezoning from P, Public Use and RC, Resource Corridor to C, Conservation for property located within Gemini Springs Park.

CASE D-02-004 Rezoning from R-4, Urban Single Family Residential to RR, Rural Residential for property located South of E. Highbanks Road along Cunningham Road, DeLeon Road, Luis Lane, and May Place.

Council Member Coleman stated that he lives in this area; that he wanted to make sure that his neighbors and the people in DeBary know this and that he will be voting on this issue. City Manager Diamond noted that there was a correction on the map.

CASE D-02-005 Rezoning from R-4, Urban Single Family Residential to P, Public Use for Keller Park.

CASE D-02-006 Rezoning from RR, Rural Residential to R-1, Urban Single Family Residential for property on the South Side of W. Highbanks Road, East of CSX Railroad.

CASE D-02-007 Rezoning from A-2, Rural Agriculture to B-7, Commercial Marina for property at Highbanks Marina.

CASE D-02-009 Rezoning from A-1, Prime Agriculture to A-2, Rural Agriculture for property South of Ft. Florida Road.

CASE D-02-010 Rezoning from R-4, Urban Single Family Residential to B-2, Neighborhood Commercial for property along South U.S. Highway 17-92 from Dirksen Drive to Plantation Road.

City Manager Diamond noted that the attachment on this Case D-02-010 states "rezoning from R-Urban Single Family Residential to B-2," whereas, it should read "to B-9, Office Commercial." It was stated that all of the advertising was completed and all people concerned were notified.

CASE D-02-011 Rezoning from R-6, Urban Two Family Residential to R-4, Urban Single Family Residential for property within the DeBary Woods development.

CASE D-02-012 Rezoning from RC, Resource Corridor and South 17/92 Overlay Classification to C, Conservation for Property West of Interstate 4 and North of Lake Monroe.

CASE D-02-013 Rezoning from B-9, General Office to R-4, Urban Single Family Residential for Property West of Enterprise Road and North of the Glen Abbey Development.

CASE D-02-014 Rezoning from A-1, Prime Agriculture to A-2, Rural Agriculture for Property South and West of Ft. Florida Road.

CASE D-02-015 Rezoning from P, Public Use, South 17/92 Overlay Classification to P, Public Use for Property at Lake Monroe Park.

CASE D-02-016 Rezoning from MH-2, Mobile Home and Recreational Vehicle Park to P, Public Use for Property within Gateway Park.

CASE D-02-041 Rezoning from I-1, Light Industrial to B-3, Shopping Center for Property South of Benson Junction Road, West of U.S. Highway 17/92 and East of Shell Road.

Mayor Rosamonda entertained a motion to recommend the approval of Ordinance 09-02 on First Reading to the City Council of the City of DeBary. The motion was made and seconded.

There was no further discussion. The vote carried unanimously. Mayor Rosamonda closed the Local Planning Agency Meeting and re-opened the Special City Council Meeting. Mayor Rosamonda stated that Council has now received a recommendation from the Local Planning Agency. City Manager Diamond read Ordinance No. 09-02 by title. Mayor Rosamonda entertained a motion to recommend the adoption of Ordinance 09-02 on First Reading. The motion was made and seconded. The vote carried unanimously.

VIII. Old Business

1. None.

IX. New Business

1. None.

X. For the Good of the Order (Routine Recurring Business)

1. Board/Committee Reports

Council Member Allen stated that he had a phone call from Mr. Don Bauerle from Highbanks Marina. Mr. Bauerle stated that he has been trying for 4 ½ years to get his final plans approved for the expansion of his restaurant. He stated that City Manager Diamond will look into this matter. Council Member Long stated that he was also contacted by Mr. Don Bauerle. He suggested a meeting with a County Representative, Mr. Bauerle, and the City Council to get this issued resolved. Assistant City Manager Yaskanich stated that there was some major confusion between their engineer and the Volusia County Building Department regarding what was required. Water fees and parking requirements were an issue at one time.

2. Board/Committee Appointments

3. Member Reports/Communications
 - A. Mayor and Council Members

Mayor Rosamonda stated that he attended the Southwest Volusia Summit at which a possible Convention Center/Arena was discussed; that \$10,000 was appropriated from the budget last year to do a study to determine the feasibility of a Convention Center somewhere in Southwest Volusia County; and that this could be done in conjunction with Orange City and Deltona. An Interlocal Agreement between the cities will be on the July 3rd Council agenda to authorize \$10,000 for this project.

There was a presentation made by the Tourist Development Advertising Authority at the Southwest Volusia Summit. Of the 5% Resort Tax that is collected on the west side of Volusia County, 3% stays here and is used for advertising, and the other 2% goes to the Ocean Center. Mayor Rosamonda stated that it would be a good opportunity to see if those funds could be redirected and possibly used to build a Convention Center. This will be presented to the County Council. A study needs to be done to see if a convention center is feasible and to determine the competition.

- B. City Attorney
- C. City Manager

XI. Public Participation

XII. Adjournment. The meeting adjourned at 7:15 PM.

**Approved September 4, 2002
CITY COUNCIL
City of DeBary**

Carmen Rosamonda, Mayor

ATTEST:

Maryann Yaskanich, City Clerk