

**City of DeBary**  
**City Council Special Meeting**  
**WEDNESDAY**  
**JANUARY 15, 2003**  
**6:00 PM**  
Florence K. Little Town Hall  
12 Colomba Road  
DeBary, Florida 32713

**MINUTES**

**I. Call To Order**

**II. Roll Call**

**Members Present:** Mayor Carmen Rosamonda, Vice Mayor George Coleman, Council Member Danny Allen, Council Member Christopher Carson, and Council Member Richard Gunter.

**Others Present:** City Manager Richard Diamond and Financial Administrator James Seelbinder.

**III. Business**

There was discussion of the incident at the Volusia Utilities Water Plant at Glen Abbey; that initial testing of the water was negative for contaminants; that results of toxicity tests were due the next day; that precautions were still in effect; and that Mayor Rosamonda was meeting with Volusia County representatives to review the situation and the improvement of processes.

**1. Consideration of Bid Submittal for Purchase of DBCC  
Four Townes Campus**

There was discussion of a proposed park use for the retention pond at Enterprise Road and Highbanks Road; that there would be a lack of parking area without the use of the existing Daytona Beach Community College (DBCC) parking lot; the possibility of grant funds if dedicated space were available for uses such as a museum and meeting space for teen and senior programs; that the market value was approximately \$1 million; that future development of Enterprise Road would add value to the property and would be an investment for the City; that approval by the St. Johns River Water Management District to connect the pond at DBCC to existing drainage was being pursued by City and County representatives; that remodeling costs would be determined by the use of the facility and grant funds might assist; and that the purchase price could be spread over several budget cycles or possibly financed for five years.

There was discussion that there were no specific uses determined; that the time frame imposed by DBCC was not sufficient; that if the price was appropriate it would be a good investment; that there were concerns with liability concerning the pond; and that renovation estimates for the building did not include potential flooding issues. There was further discussion of flooding concerns and costs; that there was not an Historic Committee in place to address a museum use; that leasing prospects had not been determined; that there were concerns with the cost of mechanical items; that the possibility of purchase as an investment was a consideration; that DBCC was not obligated to accept a low bid even if additional bids were not received; that it had not been determined that a connection to existing drainage

areas from the pond was feasible; and that a reasonable bid should take additional infrastructure improvement costs into consideration.

There was discussion of a possible bid amount; that renovation costs could be deducted from the market value price; that the estimates for renovations were maximum amounts; that the given market values reflected the need for renovations; that the School District was considering submitting a bid contingent upon approval by the School Board; that there might be additional opportunities for purchase if a bid was not submitted; and that the Vice President of DBCC had informed City Manager Diamond of several inquiries. Council Member Gunter made a motion for discussion to bid \$501,000 to be paid over two Budget cycles, authorizing City Manager Diamond and City Attorney Ardaman to present the bid on behalf of the City Council of the City of DeBary. Council Member Carson seconded. There was additional discussion of the investment value; that renovation costs would exceed market value; that a school purchaser would have an advantage as it would be more suitable for their needs; that the bid should be lower due to the cost of renovations for municipal use, roofing and mechanical concerns; and that possibilities for Chamber of Commerce or County office uses had been proposed. Council Member Gunter withdrew his motion. There was further discussion that appraisals ranged from \$1 million to \$1.5 million including renovation for the change of use. Vice Mayor Coleman made a motion to bid \$413,000. Council Member Gunter seconded. The motion carried 4-1 with Council Member Allen dissenting. City Manager Diamond was instructed to present the bid.

## **2. Discussion of Proposed Ft. Florida Road PUD**

Mayor Rosamonda disclosed ex-parte communication with interested parties. Frank Cawthon, with HFC Development, discussed the need for development due to the expansion of jobs in the Lake Mary/Heathrow area; that he had extensive experience with residential development of various sizes; that the proposal was for homes in the \$150,000 to \$300,000 range with lot sizes starting at 75' and some larger; that the Land Development Code for DeBary presented specific challenges; that traffic and road standards could be met; that bridge capacity was sufficient; that water and sewer was adequate; that utilities could be brought to Meadowlea on the River, possibly by a joint Developer Agreement; that security fencing for Florida Power & Light could be beautified; that Park area, jogging trails and recreation amenities were included; that there would not be substantial impact to wetlands; that appropriate studies for drainage were being done; that it did not appear that the allowable four units per acre density would be feasible; and that the area would be upscale and include estate-style areas.

It was discussed that the Developer would improve Fort Florida Road to collector road standards from Highway 17/92 to Barwick Road as well as paving the unimproved portion to the corner of the property; that wetland areas were scattered over the property; that those areas would be preserved; that the area was mostly above the 100-year flood plain and compensation would be made for flood areas; that discussion had been held with FPL regarding the bridge, rights-of-way and drainage issues; that consideration was needed from the Council regarding expansion of the bridge at Lake Konomac; that the Developer would consider future signalization at Highway 17/92; that costs for Meadowlea at the River residents to connect to new sewer systems might be prohibitive; that fees could be structured to provide payment options; that the County owned the existing waste water treatment plant at Meadowlea on the River; that the Developer had not met with Meadowlea on the River residents; that natural buffers, landscape and fencing would be provided for Meadowlea on the River; that the Developer could assure a 75' minimum lot size; that the Developer could restrict elevations and provide design standards; that a mix of 50' and 75' lot sizes was preferable for the builder; that DeBary had preference

for larger lot sizes; and that due to the wetlands and proposed community amenities, larger lots were not feasible for the Developer.

There was additional discussion that Fort Florida Road would be an 80' right-of-way, except for the bridge at Lake Konomac, and that new sewer provisions would eliminate the current effluent discharge. Scott Ashley, Volusia County Zoning Planning Manager, discussed that there were problems with the existing wastewater treatment plant at Meadowlea on the River. Steve Costa discussed the waste water treatment plant and effluent spray on adjacent property; that it had existed since the 1980's; that the waste water treatment plant needed to be replaced in the very near future; that the time line for the project, if approved, would be 9 to 12 months for permit and plan review; that the Developer wished to obtain a sense of the desire of the City Council on specific issues; and that the Developer would not proceed if there appeared to be strong opposition.

The difference in net and gross land area calculations was discussed; that created retention areas were included in net areas but not existing bodies of water; that the current definition of lakes might require amendment in respect to retention ponds; and that determining retention areas was dependent upon the density of the development. There was discussion that aiding Meadowlea on the River residents with improved water and sewer facilities, beautification of fencing and paving of roads was favorable; that there were issues to be determined regarding gating of the community, traffic studies and signalization; that State Statutes governed requirements for Highway 17/92; that restricting the right-of-way at the bridge needed further review due to existing FPL infrastructure; that pavement width and carrying capacity would not be affected; that area for sidewalks and utility easements would be reduced but alternatives could be considered for sidewalks; and that appropriate buffers, design standards and sidewalks would be included. Rezoning was discussed; that the Developer would have to apply through the PUD process; that appropriate land use was in place; and that deed restrictions for minimum home sizes would be included. There was further discussion of future traffic issues; that if traffic exceeded roadway capacities, building permits could not be issued; that models used in traffic studies considered all traffic flow; and that the prospect of additional PUDs would be limited due to the character of remaining property in the area.

Robert Crollinger, 102 Admiral Lane, stated that he wished more consideration of future development issues; and that schools and emergency services should be planned prior to additional development.

There was discussion that new laws would require interlocal agreements with school boards to provide yearly capacity studies and that any adoption of the Martinez Plan required that a funding mechanism be in place.

**IV. Adjournment:** The meeting adjourned at 7:47 PM.

**ATTEST:**

**Maryann Yaskanich, City Clerk**

**APPROVED March 5, 2003  
CITY COUNCIL  
CITY OF DeBARY**

**Carmen Rosamonda, Mayor**