

**City of DeBary  
CITY COUNCIL WORKSHOP**

**Friday  
May 30, 2008  
6:00 PM**

Florence K. Little Town Hall  
12 Colomba Road  
DeBary, Florida 32713

**MINUTES**

**I. Call to Order**

Mayor Coleman called the workshop to order at 6:00 p.m.

**II. Discussion Regarding Fort Florida Road.**

Kathy Krasnoff, 414 River Drive and representative of R-CARD, said that for safety reasons, Fort Florida Road must be paved. She spoke about the proposed paving segments, the schedule for Riviera Bella to pave their portion, the orphan portion of Fort Florida, and the fact that the residents in the area wish to have the entire road paved. She asked the City to take charge and be responsible for the orphan portion of the road. Ms. Krasnoff suggested a CDD might be utilized to sell bonds to pay for the entire infrastructure, or the possibly the City could pay up front and then be reimbursed by the developer on a fair share agreement. She added that the City is already spending \$50,000 per year on the road maintenance.

Tony Merenda, 462 Fort Florida Road, said that Ms. Krasnoff adequately covered the position of the neighbors and asked the Council for input on her suggestions.

Council Member Lenzen stated that it is not financially possible for the City to pave the entire road and then have the developers pay the city back; that the River Bend project cannot cure all the woes of Fort Florida Road; and that the situation needs the participation of Steve Costa, Riviera Bella and the City to fix the problem.

Assistant City Attorney Dan Langley explained the purpose of a CDD and the way that it works. He added that a CDD is a quasi-governmental entity, but in the current market, it might not be possible to sell municipal bonds.

Council Member Marks said that commuter rail has a responsibility to help pave Fort Florida Road.

Council Member Erickson stated that the Council should take a look at the Riviera Bella development agreement to ascertain what was required. He stressed that it is very important to make sure the River Bend development agreement provides for proper infrastructure, an acceptable timeline, and that everything is adequately spelled out.

Ms. Courson noted that before the next plat is approved, Riviera Bella's portion of Fort Florida Road must be paved. She suggested that an interim solution to the orphan portion might be to

use open grade paving, which was used on S. Shell Road between Benson Junction and Fort Florida. She stated that there is an open contract with Volusia County that the City could piggyback; that it could be accomplished for \$155,000; and that the City currently has in excess of \$200,000 in the franchise fee account that can be used for road improvements. She offered another option of using the chip seal product that Orlandia Heights utilizes, which would cost \$60,000.

Marlee Grein, 34 Naranja Road, said that from Riviera Bella south should be the first portion paved. She agreed with Ms. Courson on the interim solution and asked the Council to urge Riviera Bella to finish their part.

Brant Kruger, 425 River Drive, stated that the chip seal product does not wear well and asked the Council not to use it. He advocated the open grade paving.

Ms. Courson stated that the whole purpose of the franchise fee is to take care of the roads.

Mr. Langley said that the terms of the development agreement lay out a phasing plan, and if the Council desires something different, then he needs to be instructed to work with the developer's attorney on revisions.

Tadd Kasbeer, engineer for the project, discussed various possibilities of road products and the timing involved for the phasing of the road completion.

Laura Lee Clark, 466 Fort Florida Road, thanked the Council and staff for their efforts to fix the situation and said she would like to have the temporary road.

There was consensus from the Council to pursue the idea of open grade paving.

**III. Adjournment.** The workshop adjourned at 7:15 p.m.

**APPROVED July 16, 2008  
CITY OF DeBARY  
CITY COUNCIL**

**George Coleman, Mayor**

**ATTEST:**

**Stacy Tebo, City Clerk**