

**City of DeBary**  
**CITY COUNCIL WORKSHOP**  
**Wednesday**  
**August 6, 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 Ordinance #02-08 – Rezoning 328.9 Acres on the West Side of Fort Florida Road Approximately One Mile from the Intersection with Barwick Road from A-2 (Rural Agriculture) and RC (Resource Corridor) to RPUD (Residential Planned Unit Development) for Country Estates at River Bend.**

Joe Krzys, representative for St. Johns Partners, spoke about the possibility of using environmentally friendly land development methods for the River Bend project. He added that he is working with a firm based in Indiana to permit alternative ways of stormwater management and showed a brief ten-minute video to illustrate the ways in which stormwater can be alternatively managed.

Ted Blahnik, of Williams Creek Consulting, explained low impact development (LID) to the Council and stressed that the main point is to leave the land in its natural state and to reduce the development impacts. He noted that in LID, one would have multiple smaller stormwater management areas instead of one or two large retention ponds.

Christine Lathrop, of Dix-Lathrop Landscape Consultants, showed different slides to the Council to illustrate various examples of the alternative stormwater management methods. She stated that as a landscape architect, her intention is to utilize the natural landscape and preserve the existing character of the site and the trees. She also gave the Council examples of architecture that might be used on the lots.

Mr. Krzys thanked the Council for allowing him to make the presentation.

Council Member Marks said that he contacted Congressman Mica's office regarding the paving of Fort Florida Road, and said that they are willing to look into participating in the process.

**III. Adjournment.** The workshop adjourned at 6:56 p.m.

**APPROVED September 3, 2008**  
**CITY OF DeBARY**  
**CITY COUNCIL**

**George Coleman, Mayor**

**ATTEST:**

**Stacy Tebo, City Clerk**

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**City of DeBary**  
**REGULAR CITY COUNCIL MEETING**  
**Wednesday**  
**August 6, 2008**  
**7:00 PM**

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

**MINUTES**

**II. Call to Order**

Mayor Coleman called the meeting to order at 7:03 p.m.

1. Invocation
2. Flag Salute

**III. Roll Call**

**Members Present:** Mayor George Coleman, Council Member Norman Erickson, Council Member Jack Lenzen, and Council Member Leonard Marks

**Members Absent:** Vice Mayor Christopher Carson (excused)

**Others Present:** City Manager Maryann Courson, City Clerk Stacy Tebo, Neighborhood Improvement Officer Dave Hooker and City Attorney Kurt Ardaman

**III. Public Participation For Any Issues Not On the Agenda**

Van Conoley, 25 Rosedown Boulevard, spoke of the importance to use common sense when approving contracts. He stated that the contract the City had with Capital Philanthropy Group was one-sided and favored the grant writer.

Eugene Stump, 106 Birkwood Court, informed everyone that a candidate forum would be held the following evening at the DeBary Golf and Country Club beginning at 6:30 p.m.

Mark Meister, 146 Pine Tree Drive, spoke briefly about Van Conoley's recent comments to the Orlando Sentinel.

**IV. Approval of Minutes**

1. Regular City Council Meeting held June 4, 2008.
2. Regular City Council Meeting held June 18, 2008.
3. City Council Workshop held July 2, 2008.
4. Regular City Council Meeting held July 2, 2008.
5. Regular City Council Meeting held July 16, 2008.
6. Special City Council Meeting held July 30, 2008.

Mayor Coleman entertained a motion for approval of all the minutes. Motion made by Council Member Erickson and seconded by Council Member Marks. The motion passed unanimously.

## **V. Presentations**

1. Discussion of SW Transportation Study by Jon Cheney with Volusia County Traffic Engineering.

Mr. Cheney gave a power point presentation to the Council and audience regarding the need for a transportation study in the SW Volusia area. He noted that they already have financial commitments of \$50,000 each from the cities of Orange City, Deltona, and Deland. He added that Volusia County and the Metropolitan Planning Organization have also contributed to the funding of the study.

Council Member Lenzen stated that DeBary is almost built out, and some of the other partners have much more vacant land that would impact the future of traffic in the County.

Mr. Cheney suggested that the \$50,000 be split over a couple of years. The Council discussed that they would consider the study at their budget workshop on August 9<sup>th</sup>.

## **VI. Consent Agenda**

*Agenda items marked with \* are considered routine matters or have been previously discussed by the City Council. All items are considered by one motion unless removed from the Consent Agenda by a member of the City Council.*

None.

## **VII. Public Hearings**

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

1. Ordinance #02-08 – Second Reading – Rezoning 328.9 Acres on the West Side of Fort Florida Road Approximately One Mile from the Intersection with Barwick Road from A-2 (Rural Agriculture) and RC (Resource Corridor) to RPUD (Residential Planned Unit Development) for Country Estates at River Bend  
CONTINUED FROM JULY 2, 2008. TO BE CONTINUED TO SEPTEMBER 3, 2008.

Council Member Erickson moved to continue the second reading until September 3<sup>rd</sup> at 7:00 p.m. Mayor Coleman seconded. The motion passed unanimously.

2. Ordinance #09-08 – Second Reading - Amending Section 5-62(c), of the Land Development Code, Regarding Height of Fences in Residential Districts.

Mr. Ardaman read Ordinance #09-08 aloud by title.

Mayor Coleman entertained a motion for approval. Motion made by Council Member Erickson and seconded by Council Member Lenzen. The motion passed unanimously.

3. Resolution #08-14 – Amending Resolution #08-01 for Rules of Order.

Mr. Ardaman read Resolution #08-14 aloud by title.

Council Member Erickson moved to approve Resolution #08-14, and Council Member Marks seconded. The motion passed unanimously.

4. Resolution #08-15 – Expressing Commitment to Seeking Efficiencies in Fire, EMS and Related Services.

Mr. Ardaman read Resolution #08-15 aloud by title.

Ms. Courson noted that the resolution only commits DeBary to take a seat at the table and participate in the process.

Mayor Coleman entertained a motion for approval. Motion made by Council Member Lenzen and seconded by Council Member Marks. The motion passed unanimously.

### **VIII. Growth Management and Development Review**

1. Consideration of Request from Juan & Iris Perez to Abate CEB Lien on Property at 22 Naranja Road.

Neighborhood Improvement Officer Dave Hooker gave the Council background information on the case initiated by Volusia County Code Enforcement. He stated that the owner's daughter contacted him in response to the letter he sent regarding the outstanding lien. He added that the CEB recommended a reduction of the lien at their meeting in July.

Iris Perez, daughter of the deceased owner, said that her father had Alzheimer's disease, which led to the code enforcement situation on the property. She added that she was unaware of the lien until she received the letter in June from Mr. Hooker.

Council Member Erickson made a motion to reduce the lien to \$50, to be paid within thirty days. Council Member Lenzen seconded. The motion passed unanimously.

2. Consideration of Request from Michael & Elizabeth Beckman to Abate CEB Lien on Property at 119 Naranja Road.

Mr. Hooker summarized the code enforcement case for the Council. He stated that the CEB heard the reduction request in July and recommended a reduction of the lien to administrative costs.

Michael Beckman, property owner, addressed the Council and explained that he had a heart attack in 2006 and spent a lot of time in the hospital. He said that he was later placed on dialysis for a year and a half. He stated that he had documentation from the hospital of all the medical problems he endured over the last couple of years that prevented him from correcting the violation.

Council Member Marks made a motion to accept the CEB recommendation of the reduction to \$200, if paid in full within thirty days. Council Member Erickson seconded. The motion passed 3-1, with Mayor Coleman dissenting.

3. Consideration of Request from Jason Costello to Abate CEB Lien on Property at 223 Alta Vista Street.

Mr. Hooker outlined the code enforcement case involving a boat parked improperly.

Jason Costello, property owner, explained the events to the Council and said that he uses his boat multiple times per week and now keeps the boat in his side yard.

Council Member Erickson made a motion to reduce the lien to \$50 if paid in full within thirty days. Council Member Lenzen seconded. The motion passed unanimously.

## **IX. Old Business**

### 1. Citizen Satisfaction Survey.

Ms. Courson stated that the survey had been modified since the last meeting to include the suggestions made by Council Member Erickson. Council Member Erickson explained the changes he made.

Ms. Courson discussed the various options for postage. There was interest in option number two recommended by Ms. Courson, but the Council agreed to discuss it further at the budget workshop on August 9<sup>th</sup>.

### 2. Discussion of Dais Layout in the New City Hall Council Chambers.

Ms. Courson said she has been working with the architect and John Wanamaker on the layout, and she distributed the latest design to the Council. She asked Council for approval and if they had any further changes to the layout.

Council Member Lenzen asked Mr. Wanamaker if they would lose any space with the new layout, or if the change would require more money. Mr. Wanamaker responded that they would not lose any space, and there would not be a change order.

Mr. Wanamaker stated that the interior framing would be done within the week and told the Council to let him know if they wished to do a walk through in the new building.

Mayor Coleman entertained a motion to approve the latest design. Motion made by Council Member Erickson and seconded by Council Member Lenzen. The motion passed unanimously.

## **X. New Business**

None.

## **XI. Council Member/Committee/Staff Reports**

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

Mayor Coleman informed the Council that he and Ms. Courson met with Mr. Henin from Riviera Bella regarding Fort Florida Road. Ms. Courson said that Mr. Henin agreed that if staff did the legwork on pricing information, he would participate in the paving of the road. She added that staff has one proposal in so far; that they are waiting on the second proposal; and they hope to bring Council the package on August 20<sup>th</sup>.

Council Member Lenzen asked if Mr. Henin was aware that the pervious road would not be the final product required by the development agreement. Ms. Courson affirmed that the City did not commit to that, and that Mr. Henin understands that it would be a temporary road.

Council Member Marks said that he received a water update from Tom Carey of Volusia County Environmental Management, and that wells are up almost a foot and a half due to the large amount of rainfall. He added that he would be in City Hall on Friday to get something together to send to Congressman Mica's office regarding Fort Florida Road.

B. City Attorney

Mr. Ardaman had nothing to report.

C. City Manager

Ms. Courson had nothing to report.

**XII. Adjournment.** The meeting adjourned at 8:52 p.m.

**APPROVED September 3, 2008  
CITY OF DeBARY  
CITY COUNCIL**

**George Coleman, Mayor**

**ATTEST:**

**Stacy Tebo, City Clerk**