

**City of DeBary  
CITY COUNCIL WORKSHOP**

**Thursday**

**January 14, 2010**

**3 PM**

City Council Chambers

16 Colomba Road

DeBary, Florida 32713

**MINUTES**

**I. Call To Order**

Mayor Garcia called the workshop to order at 3:04 p.m.

**II. Roll Call**

**Members Present:** Mayor Bob Garcia, Vice Mayor Norman Erickson, Council Member Jack Lenzen, and Council Member Leonard Marks

**Members Absent:** Council Member Van Conoley (excused)

**Others Present:** Interim City Manager Kassandra Blissett and City Clerk Stacy Tebo

**III. Business – Discussion of Comprehensive Plan**

Shalene Estes, Planner with GAI Consultants, stated that the amendments would be submitted to the Department of Community Affairs (DCA) as required by Florida Statutes; that initial drafts were done and now it is time to adopt; that the City now has all the maps required by the State; that they should schedule a hearing for adoption and transmittal; that she recommends the hearing date be set in February; that the next step would be public notification with an advertisement in the newspaper; that it required recommendation from the Local Planning Agency (LPA) to the Council; and that following Council's approval, it could then be transmitted to DCA.

Ms. Estes explained that if the amendments were not transmitted before March, the City would face penalties, including administrative sanctions that would prevent the City from applying for grants. She said after transmitting, the City would receive a letter of compliance, which meant that DCA had received and reviewed the transmittal.

Council Member Marks said that they needed an updated future land use map for the DeBary Golf and Country Club. Ms. Estes responded that it would be included. He requested that there be dates printed on all of the maps. He also noted that Sunrail should be addressed.

Council Member Lenzen said he agreed it should be addressed, but he did not think it needed to be included with the current transmittal. He said if the economy continued as it was, they would not fund Sunrail next year.

Mayor Garcia said funding should be available in March or April in the amount of sixty million dollars, but he did not believe all money had been appropriated.

Vice Mayor Erickson asked about transit oriented development (TOD). He said the State might cut the DeBary station; therefore, they should postpone talking about it.

Ms. Estes said the TOD just meant the functionality between the rail station and the area around it.

Council Member Lenzen asked what would happen if the River Bend project never was completed, and they had revised the comprehensive plan to include the project. Ms. Estes responded that it would not hurt anything if it remained in the plan. She added that the developer planned to move forward with the project.

There was Council discussion regarding the Volusia Growth Management Commission (VGMC).

Vice Mayor Erickson asked if Council could do anything with Volume One, and Ms. Estes answered that they could. Vice Mayor Erickson asked Ms. Estes to add in workshop dates under public participation and a reference to the Historic Preservation Advisory Board.

Vice Mayor Erickson discussed Volume Two with Ms. Estes. He passed out a document to Council and Ms. Estes. He asked about economic development, businesses that locate in DeBary, and the reason Subway relocated their business to DeBary. He asked what Council had to do with attracting business to DeBary.

Mayor Garcia said they needed to figure out how to bring business to DeBary and to sustain it. He said he thought working with the County's Economic Development Department would be a good idea.

Ms. Estes said DeBary was a good place for business because there was opportunity.

Council Member Lenzen said that Council needed to do more to give businesses an incentive to move to DeBary.

Council discussed the wording of discouraging gambling in the City. Council Member Lenzen said that Council could only regulate gambling, and they could not prohibit it.

Vice Mayor Erickson continued discussion throughout Volume Two of the comp plan.

Ms. Blissett asked if she should take the economic element to the Economic Development Advisory Committee. There was Council consensus that Ms. Blissett should proceed.

Vice Mayor Erickson read an excerpt from a book written about comprehensive plans to those in attendance.

Council Member Lenzen said he viewed the document as a less rigid document than Vice Mayor Erickson. He said he appreciated the effort Vice Mayor Erickson and Council Member Marks put into reviewing and editing the document.

Ms. Estes suggested they schedule the transmittal hearing for February 3<sup>rd</sup>. Ms. Blissett and the Council agreed.

**XIII. Adjournment**

The workshop adjourned at 4:32 p.m.

**APPROVED May 5, 2010  
CITY OF DeBARY  
CITY COUNCIL**

**Bob Garcia, Mayor**

**ATTEST:**

**Stacy Tebo, City Clerk**