

**City of DeBary**  
**Economic Development Advisory Committee Meeting**  
**THURSDAY**  
**August 25, 2005**  
**7:00 PM**

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

**MINUTES**

**1. Call to Order**

Chairman Tom Smith called the meeting to order at 7:00 p.m.

**2. Roll Call**

Present: Chairman Tom Smith, Leonard Marks, Neil Coppens, Gretchen Ganas, Tim McLaughlin, and Vice-Chairman Don Kitner

Absent: Donelda Christy and Diane Schaefer

Also Present: City Planner Anita Gonzalez

**3. Approval of Minutes - Regular Meeting of July 21, 2005**

Mr. McLaughlin made a motion to approve the minutes. Vice-Chairman Kitner seconded the motion. The motion carried unanimously.

**4. Old Business**

**A. City of DeBary Land Development Code**

Ms. Ganas questioned the applicability to the EDAC Committee. Mr. Coppens agreed with Ms. Ganas and said he would be more interested in following the process along with an applicant. Vice-Chair Kitner asked if the issue was the text of the document or the process of administering the Code. Chairman Smith answered that it is a combination of both. He questioned why DeBary is not being developed in the way that surrounding areas are being developed.

Gene Stump said that he did not believe any action would occur within the next four months because Mayor Rosamonda and Vice Mayor Gunter will be off the Council soon. He stated that he believes the City Council needs to work with the people to move the City forward.

Van Conoley asked Chairman Smith about the Saxon Boulevard extension. Chairman Smith gave a brief overview of the plans for the extension.

There was a general consensus from the Committee that they would rather address the process than address the whole document of the Land Development Code. Chairman Smith asked Ms. Gonzalez to prepare flow charts for the Committee to illustrate the process. He suggested taking a raw piece of property under ten acres and showing the process for rezoning, future land use amendment, site plan approval, and building permits.

### **B. Commercial and Industrial Survey of the City By Committee Members Neil Coppens and Leonard Marks**

Mr. Coppens explained the survey to the Committee. Chairman Smith recommended that a disclaimer statement regarding accuracy should be posted on the City's website when the survey is made available to the public. Chairman Smith thanked Mr. Coppens and Mr. Marks for their hard work and made a motion to approve the survey and ask the City Manager to place it on the City's website. Mr. Marks seconded the motion. The motion carried unanimously.

Ms. Ganas asked if the City could list the businesses by name and type, and provide the owners name and address. Ms. Gonzalez said she would check with the City Attorney on it, and also if the City could provide owner name and address for the properties listed on the survey completed by Mr. Coppens and Mr. Marks.

The Committee discussed the maintenance and what the intervals might be. Ms. Gonzalez said that she would update the spreadsheet as she learned of changes. Chairman Smith asked if it would be possible to do a query of the property appraiser's website monthly for the 339 parcels that were compiled into the survey.

### **5. New Business**

Mr. Coppens said that he would like to make a motion that EDAC recommend to the City Council that they start due diligence on both the DeBary Motel site and the current City Hall site with the objective that a final location for the new City Hall be finalized on or before December 7, 2005. Mr. Marks seconded the motion. Chairman Smith abstained from voting and discussing the issue. The motion failed 3-2.

George Coleman explained the history of the various locations for a new City Hall that has been discussed over the years by the City Council.

Mr. McLaughlin recommended that the sign grant program be reinitiated. There was discussion that the program is still available to the citizens. Chairman Smith suggested that the Committee could be given latitude to negotiate with grant applicants on a case-by-case basis with final approval to be made by the City Council. Chairman Smith asked Ms. Gonzalez to include it as a discussion item on the September agenda.

Chairman Smith asked that the Roundtable be included as a discussion item for the September agenda.

**6. Other Business by Board, Staff or the Public**

None.

**7. Adjournment**

Chairman Tom Smith announced the meeting was adjourned at 8:55 p.m.

**APPROVED September 15, 2005  
CITY OF DeBARY  
Economic Development Advisory Committee**

**Tom Smith, Chair**