

**City of DeBary**  
**Economic Development Advisory Committee Meeting**  
**THURSDAY**  
**January 19, 2006**  
**7:00 PM**

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

**MINUTES**

**1. Call to Order**

Vice-Chairman Don Kitner called the meeting to order at 7:00 p.m.

**2. Roll Call**

Present: Leonard Marks, Gretchen Ganas, Vice-Chairman Don Kitner, Tim McLaughlin and Diane Schaefer

Also Present: City Planner Anita Gonzalez

**3. Approval of Minutes - Regular Meeting of December 15, 2005**

Mr. McLaughlin made a motion to approve the minutes. Ms. Ganas seconded the motion. The motion carried unanimously.

**4. Old Business**

A. 2006 Business Forum Draft Agenda

Ms. Ganas informed the Committee that the meeting would have to be moved to February 23<sup>rd</sup> due to the availability of the Civic Center. Ms. Gonzalez asked the members if they would like to have the regular meeting on February 16<sup>th</sup>. There was no objection from the Committee for either date. Vice-Chairman Kitner asked if they should invite someone from the Chamber of Commerce to discuss the Partnership Center with the business owners. The member discussed his idea and decided to add it to the agenda. Ms. Gonzalez said she would add it under item number two.

B. Beautification Matching Grant Program

- Budget Resolution
- Criteria for Eligibility

Vice-Chairman Kitner suggested that the grant program could be brought up at the Forum and discussed with the business owners.

**5. New Business**

## A. Questions for Business Survey

Ms. Gonzalez explained the information she included in the packet regarding the survey questions. Mr. McLaughlin suggested adding a question regarding the business owners' feelings about the Chamber of Commerce and what the Chamber could do to provide more assistance to the business community. Ms. Ganas recommended that the Committee look at different cities and towns that have been able to revitalize without the use of eminent domain.

Vice-Chairman Kitner reminded the members of the upcoming Sunshine Law training on January 24<sup>th</sup>.

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

### A. Re-Appointment Reminder to Members

Vice-Chairman Kitner reminded the members that reappointments would be done at the February 1<sup>st</sup> City Council meeting. He asked each member to contact his or her appointing Council member.

Vice-Chairman Kitner informed the Committee that he had a meeting with Steve Costa of Empire Cattle, Ltd. He distributed a copy of Mr. Costa's letter requesting the support of the EDAC to the members. He stated that he discussed the property at Dirksen and 17-92 and the proposed Alexander Woods PUD with Mr. Costa. Ms. Gonzalez said that Empire Cattle is currently going through the subdivision process for the property at Dirksen.

Vice-Chairman Kitner asked the Committee if they could support Alexander Woods. Mr. Marks said that he did not support the rezoning for the Alexander Woods PUD. Ms. Ganas voiced her concern regarding the effect of the development on the school system. The Committee discussed the overcrowding of the schools. Ms. Gonzalez said that Mr. Costa offered the School Board thirty acres north of the John Deere property, but it was not enough developable land due to various issues.

The Committee discussed the problem with land availability for school construction. Ms. Schaefer discussed the success of the Reading Edge Academy and said that a private school would be very beneficial to the city. She added that a small private school might be able to build on a smaller parcel of land than the School Board requires.

Ms. Ganas questioned if the Alexander Woods development would flood Meadowlea on the River. Ms. Gonzalez responded that the stormwater system would have to be designed to either retain water on-site or to provide access to get it to the river. She also discussed other requirements that the developer must comply with in order to build the development.

Mr. Marks made a motion not to support the Alexander Woods PUD. Ms. Schaefer seconded and said that she would like to hear more and discuss it at the February meeting. It was discussed that the item would be tabled, and Mr. Marks withdrew his motion.

John Likakis, 38 Seminole Drive, expressed his concern with the traffic problems that would be created by the development and said that trains often back up traffic on Fort Florida Road at all hours of the day.

Vice-Chairman Kitner said he would speak with Mr. Costa to get information regarding his proposed development's economic impact on the city.

Mr. Marks asked the status of the relocation of DeBary Truck Sales. Ms. Gonzalez answered that the move is on hold due to an impasse with the owner.

## **7. Adjournment**

Vice-Chairman Don Kitner announced the meeting was adjourned at 8:15 p.m.

**APPROVED February 16, 2006  
CITY OF DeBARY  
Economic Development Advisory Committee**

**Don Kitner, Vice-Chairman**