

City of DeBary
Economic Development Advisory Committee Meeting
WEDNESDAY
September 24, 2008
7:00 PM

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

MINUTES

1. Call to Order

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

2. Roll Call

Present: Chairman Don Kitner, Vice Chairman Joe Alemany, Rich Gunter, Mark Meister, Chris Yacenda, Val Emerson, and Sid Vihlen, Jr.
Also Present: City Manager Maryann Courson

3. Approval of Minutes

- Meeting of July 23, 2008

Vice Chair Alemany moved to approve the minutes, and Ms. Emerson seconded. The motion passed unanimously.

4. Old Business

- City Brochure

This item was not discussed.

- Beautification Matching Grant Program

Ms. Courson informed the members that she included the current application form and the guidelines and procedures approved by the Council in the packets. She noted that the Committee had finished revising the guidelines, but they had not been used because the program had not been funded due to budgetary restraints.

5. New Business

- Request by Empire Cattle for Administrative Comprehensive Plan Rezoning for Economic Development

Mark Watts, representative for Empire Cattle, explained the area that was incorrectly classified as utility use to the Committee. Mr. Kitner noted that it was inappropriate for property not owned by a utility company to be classified as such.

Ms. Courson said the reason the discussion came to the Committee is because it is a proposed employment center. She clarified that Mr. Watts has a two-part request; one is to correctly classify the property, and the second is to take a corner, which is thirty acres of the mixed use area, and make it industrial general.

Ms. Emerson asked if the request means it does not have to go to Council for approval. Mr. Watts answered that it still has to go through the hearing process and briefly explained that process.

Ms. Courson stated that the comprehensive plan is heavily regulated by the State, and the local officials, who are the City Council, handle the zoning.

Mr. Vihlen asked if the staff is looking at strong buffering to protect the upscale residential area, especially the new Country Estates at River Bend development. Ms. Courson said that the mixed-use area requires a PUD. Mr. Watts stated that they plan to develop something very attractive and would ensure an adequate buffer.

Mr. Watts stated that he is asking the Committee to recommend that Council processes it as an administrative land use amendment for the parcel that is located to the east of Barwick Road and the parcel on the west side of the road that is intended to be an employment center.

Ms. Emerson asked the difference between administrative rezoning and the normal type. Mr. Watts responded that the applicant does not have to pay the fees because the City proposes the change in an administrative rezoning.

Mr. Yacenda made a motion to make the recommendation as requested by Mr. Watts to Council. Mr. Vihlen seconded and noted that he would like the Council to know his concern regarding buffering on Fort Florida Road. The motion passed unanimously.

- Discussion of Commuter Rail Transit-Oriented Development Planning

Ms. Courson said the City and County participated in the joint study that the Committee received in the packet, and she would like recommendations from the Committee over the course of several meetings.

The Committee discussed various options and possibilities for the commuter rail station. Ms. Emerson stated she does not want to see multi-family units built around the station.

6. Other Business by Board, Staff or the Public

Mr. Meister informed the Committee that he would be attending an economic development summit in Port Orange.

7. Adjournment

Chairman Kitner announced the meeting was adjourned at 8:00 p.m.

**APPROVED December 11, 2008
CITY OF DeBARY
Economic Development Advisory Committee**

Chairman Don Kitner