



## CITY COUNCIL MEETING

January 03, 2024 at 6:30 PM

City Council Chambers, 16 Colomba Rd.

DeBary, Florida 32713

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### MINUTES

**CALL TO ORDER:** Mayor Chasez called the meeting to order at 6:30 p.m.

**ROLL CALL:** Mayor Chasez, Vice-Mayor Butlien, and Council Members Pappalardo, Sell and Stevenson are present.

Others present: Carmen Rosamonda, City Manager; Kurt Ardaman, City Attorney; Steven Bapp, Growth Management Director; Annette Hatch, City Clerk; David Rodriguez, Information Technology Specialist; and, Richard Villasenor, City Engineer.

**PUBLIC PARTICIPATION:** For any items **NOT ON THE AGENDA**, citizen comments are limited to three (3) minutes per speaker. For items **ON THE AGENDA**, citizen comments are limited to five (5) minutes per speaker. Speakers will be called when the item is introduced for discussion.

Bonny Beall addressed Council.

**APPROVAL OF MINUTES:** Motion by Vice-Mayor Butlien to approve the minutes of the Regular City Council Meeting December 6, 2023, and the Special City Council Meeting December 20, 2023. Seconded by Council Member Pappalardo. Motion passed unanimously.

**ADDITIONS, DELETIONS OR AMENDMENTS TO THE AGENDA:** City Manager stated Item Number 3 on the Consent Agenda was being removed as there was no agreement attached to the agenda item. The item will be heard at the January 17, 2024, Special City Council Meeting.

#### **CONSENT AGENDA:**

Staff is requesting City Council approve the Easement Agreement with Metronet Infrastructure Group, LLC., for the installation of fiber optic equipment on City property, as described in the easement language.

This item was removed from the Consent Agenda to be heard at the January 17, 2024, Special City Council Meeting.

#### **PUBLIC HEARINGS:**

Staff is requesting the City Council approve the second reading of Ordinance No. 12-2023, amending the text of the City's Comprehensive Plan (Plan) Future Land Use Element and Future Land Use Map (FLUM) to remove the Industrial/Utility (I/U) Future Land Use classification and replace it with a new Public/Utility (P/U) classification.

City Attorney read the Ordinance into the record.

Staff reviewed the Ordinance highlights and various agency reviews.

No one addressed Council.

Motion by Council Member Stevenson to approve the second reading of Ordinance No. 12-2023. Seconded by Council Member Sell. Motion passed unanimously.

Staff is requesting the City Council approve the second reading of Ordinance No. 13-2023, amending the Land Development Code (LDC) to update the Zoning/Future Land Use Compatibility Matrix in accordance with Ordinance No. 12-2023.

City Attorney read the Ordinance into the record.

Staff explained this Ordinance was to update the Land Development Code to be in agreement with the City's Comprehensive Plan Future Land Use Compatibility Matrix.

No one addressed Council.

Motion by Council Member Stevenson to approve the second reading of Ordinance No. 13-2023. Seconded by Council Member Sell. Motion passed unanimously.

City Manager is requesting City Council approve the second reading of Ordinance No.14-2023, Submitting to Referendum an Amendment to the City Charter to Allow Council Members to Run for the Position of Mayor without the need for a One Year Hiatus.

City Attorney read the Ordinance into the record.

City Manager discussed the Charter change and ballot question to amend the Charter.

No one addressed Council.

Motion by Council Member Butlien to approve the second reading of Ordinance No. 14-2023. Seconded by Council Member Pappalardo. Motion passed unanimously.

Staff is requesting the City Council approve the first reading of Ordinance No. 03-2024, amending the Riverside Business Planned Unit Development (BPUD) to add certain permitted uses to the development agreement (DA) and minimum parking requirements therein.

City Attorney read the Ordinance into the record.

Staff reviewed the proposals for additional uses and location of the property.

Joey Posey, attorney for the applicant, and Joel White, the applicant, addressed Council.

Motion by Vice-Mayor Butlien to approve the first reading of Ordinance No. 03-2024.  
Seconded by Council Member Stevenson. Motion passed unanimously.

**NEW BUSINESS:**

Staff is requesting the City Council approval of Danus Utilities Proposal for the inspecting, cleaning and/or repairing of the Air Relief Valves with the Western Emergency Pumping System.

City Manager discussed the issues with vibrations, the required cleaning and/or repair of the valves, and nearby residents' complaints. He added this was a sole-source vendor who has been highly recommended by several engineers.

No one addressed Council.

Motion by Vice-Mayor Butlien to approve the Danus Utilities Proposal. Seconded by Council Member Stevenson. Motion passed unanimously.

**COUNCIL MEMBER REPORTS / COMMUNICATIONS:**

Member Reports/ Communications

- A. Mayor and Council Members
- B. City Manager: Announced the first Council Workshop on the Form-Based Code would be held at 5:30 p.m. on January 17, 2024, prior to the Special City Council Meeting.
- C. City Attorney

**DATE OF UPCOMING MEETING / WORKSHOP:** Special City Council Meeting January 17, 2024, 6:30 p.m.

**ADJOURN:** The meeting was adjourned at 7:20 p.m.

**APPROVED:**

**CITY COUNCIL  
CITY OF DEBARY, FLORIDA**

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**Karen Chasez, Mayor**

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**Annette Hatch, CMC, City Clerk**