



SPECIAL CITY COUNCIL MEETING

March 20, 2024 at 6:30 PM

City Council Chambers, 16 Colomba Rd.

DeBary, Florida 32713

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; Giffin Chumley, City Attorney; Steven Bapp, Growth Management Director; Joseph Barker, Sr. Planner; Kayla Burney, Planning Technician; Eric Frankton, Information Technology Director; Annette Hatch, City Clerk; Shari Simmans, Communications, Economic Development & Government Affairs Director; Merylene Thomas, Sr. Planner; and, Richard Villasenor, City Engineer.

PUBLIC PARTICIPATION: For any 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.

DELETIONS OR AMENDMENTS TO THE AGENDA (City Charter Sec. 4.11): The Mayor requested and received Council consensus to hear the Rivington Final Plat agenda item prior to the Swallows PUD Ordinance.

PRESENTATIONS: Legislative Update: Shari Simmans, Communications, Economic Development & Government Affairs Director, briefed Council on the bills that passed or failed and the effect on the City.

NEW BUSINESS:

This item was previously the second item on the agenda.

The Applicant, HR Rivington, LLC, is seeking Final Plat approval for Rivington, Phase 4, which consists of 202 lots for townhomes.

Staff reviewed the property location and timeline of the project, including its review process.

No one addressed Council.

Motion by Vice-Mayor Butlien to approve the final plat for Rivington, Phase 4. Seconded by Council Member Pappalardo. Motion passed unanimously.

PUBLIC HEARINGS:

This item was previously the first item on the agenda.

Staff is requesting the City Council approve the first reading of Ordinance No. 07-2024, amending the Swallows Planned Unit Development (PUD) to add certain permitted uses to the development agreement (DA) and development standards therein. (Quasi-Judicial)

City Attorney read the Ordinance into the record.

Mayor outlined the order of business for quasi-judicial items.

City Clerk swore in all those who wished to speak.

Council Members had no ex-parte communications to disclose.

Staff reviewed the history of the planned unit development which included the platting, the original plan, the changes made, and review process for the current project.

Mark Watts, Cobb Cole, attorney for the applicant, addressed Council. He discussed the overall footprint of the property and changes made to address the citizen comments received during the community meeting.

William Taylor, Karen Ritter, Jill Taufer, and John Beverly addressed Council.

Mr. Watts re-addressed Council to answer additional questions.

Motion by Council Member Stevenson to approve the first reading of Ordinance No. 07-2024, amending the Swallows Planned Unit Development to add certain permitted uses to the development agreement, removing the multi-family aspect, as well as removing the RV and boat storage. Seconded by Council Member Sell. Motion passed 4-0 (Council Member Sell; nay).

COUNCIL MEMBER REPORTS / COMMUNICATIONS:

Member Reports/ Communications

- A. Mayor and Council Members
- B. City Manager
- C. City Attorney

DATE OF UPCOMING MEETING / WORKSHOP: Regular City Council Meeting April 3, 2024.

ADJOURN: The meeting was adjourned at 8:26 p.m.

APPROVED:

**CITY COUNCIL
CITY OF DEBARY, FLORIDA**

Karen Chasez, Mayor

Annette Hatch, CMC, City Clerk