



SPECIAL CITY COUNCIL MEETING

November 16, 2022 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, Council Members Pappalardo, Sell and Stevenson are present.

Others present: Carmen Rosamonda, City Manager; Giffin Chumley, City Attorney; Steven Bapp, Growth Management Director; Elizabeth Bauer, Finance Director; Eric Frankton, Information Technology Director; Richard Villasenor, City Engineer; and Annette Hatch, City Clerk.

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): None.

PUBLIC HEARINGS:

Staff is requesting City Council to hear on first reading, Ordinance # 13-2022, amending the Comprehensive Plan's Future Land Use Map (FLUM) to change the future land use classification of a vacant parcel of land on Palm Road and Gardenia Avenue from Commercial/Retail (C/R) to Residential/Low-Medium Density (R/LMD).

City Attorney read the Ordinance into the record.

Staff reviewed the project location and land use designations.

Mark Watts, attorney for the applicant, Bill Cary, Peggy Wilson, and Faye Brandani addressed Council.

Motion by Vice-Mayor Butlien to deny Ordinance No. 13-2022. Seconded by Council Member Stevenson. Motion passed unanimously.

A request from Steven Welborn, applicant, consistent with Land Development Code Section 18-252 – appeal from action of City.

Mayor Chasez briefly reviewed the quasi-judicial process.

City Clerk swore in all those who wished to speak.

Mayor and Council Members disclosed all ex-parte communications.

Staff gave a history of the appeal to date.

Mr. Wellborn, the applicant, presented his evidence.

Mrs. Wellborn addressed Council.

City Attorney acknowledged the expert opinion received and reiterated the survey findings.

Richard Villasenor, City Engineer, discussed the City's permitting process.

City Manager addressed Council.

Motion by Council Member Stevenson to deny the request to appeal. Seconded by Vice-Mayor Butlien. Motion passed unanimously.

NEW BUSINESS:

Staff is requesting City Council approve Resolution No. 2022-22 to amend fiscal year 2021-2022 budget.

City Attorney read the Resolution into the record.

Staff reviewed the amendment amounts.

No one addressed Council.

Motion by Council Member Stevenson to approve Resolution No. 2022-22. Seconded by Council Member Pappalardo. Motion passed unanimously.

City staff requests City Council approve a waiver of purchasing procedure and purchase of wetland mitigation credits from Farmton Mitigation Bank as recommended by our consultants in the amount of \$52,800.

Staff reviewed the purchasing waiver and the wetland mitigation request.

No one addressed Council.

Motion by Council Member Stevenson to approve the waiver of purchasing procedures and to purchase the wetland mitigation credits from Farmton Mitigation Bank. Seconded by Vice-Mayor Butlien. Motion passed unanimously.

City Manager is requesting City Council authorize the expenditure with Stevens and Stevens in the amount not to exceed \$65,000 for the purpose of performing digitizing services and storage of records for FY2022-2023.

Staff reviewed the request and stated it was a budgeted item.

No one addressed Council.

Motion by Vice-Mayor Butlien to authorize the expenditure. Seconded by Council Member Pappalardo. Motion passed unanimously.

Request City Council affirm Resolution No. 2022-21 Declaration of State of General Emergency due to Subtropical Storm Nicole.

City Attorney read the Resolution into the record.

City Manager reviewed the emergency declaration.

No one addressed Council.

Motion by Council Member Pappalardo to affirm Resolution No. 2022-21. Seconded by Council Member Stevenson. Motion passed unanimously.

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 December 7, 2022, 6:30 p.m.

ADJOURN: The meeting was adjourned at 8:52 p.m.

**APPROVED:
CITY COUNCIL
CITY OF DEBARY, FLORIDA**

Karen Chasez, Mayor

Annette Hatch, CMC, City Clerk