



SPECIAL CITY COUNCIL MEETING

April 17, 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, Council Members Pappalardo, Sell and Stevenson are present.

Others present: Carmen Rosamonda, City Manager; Rick Geller, City Attorney; Steven Bapp, Growth Management Director; Joseph Barker, Senior Planner; Annette Hatch, City Clerk; David Rodriguez, Information Technology Technician; and, Richard Villaseñor, 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): None.

PRESENTATIONS: Proclamation: National Child Abuse Prevention Month, Lisa Burke, Residing Hope. Mayor Chasez read and presented the proclamation to Ms. Burke who expressed her appreciation for the proclamation and for the community's support of the Children's Home.

PUBLIC HEARINGS:

Staff is requesting the City Council approve the second reading of Ordinance No. 07-2024, amending the Swallows Planned Unit Development (PUD) to change the permitted use provided in the existing development agreement (DA) and adopt development standards therein (Quasi-Judicial).

City Attorney read the Ordinance into the record.

Mayor Chasez reviewed the order of business for quasi-judicial hearings.

City Clerk swore in all those who wished to speak.

City Clerk performed a roll-call for disclosure of ex-parte communications:

Council Member Sell: None.

Council Member Pappalardo attended the March 11 Community Meeting, exchanged pleasantries with Mr. Watts, and spoke briefly to Growth Management staff.

Council Member Stevenson: None.

Vice-Mayor Butlien: Received a few calls from residents today; encouraged them to attend this evening.

Mayor Chazez: None.

Staff briefly reviewed the history of the planned unit development and the requested changes since the first reading.

Mark Watts, Cobb Cole, attorney for the applicant, addressed Council. He discussed the increased open space, buffers, fencing, and additional reviews required should the Ordinance pass this evening.

Diane Gordon, Jim Taufer, Melissa Cox, Teri Beverly, and Christopher Roney addressed Council.

Mr. Watts re-addressed Council to respond to citizens' concerns regarding traffic, flooding, interior road setbacks and landscape buffers.

Motion by Vice-Mayor Butlien to approve the second reading of Ordinance No. 07-2024, amending the Swallows Planned Unit Development (PUD) and existing development agreement. Seconded by Council Member Pappalardo. Motion passed unanimously.

NEW BUSINESS:

City Manager is requesting City Council hear presentations, discuss and provide guidance on Current Development Growth, Transportation and Other Capital Improvement Initiatives, Stormwater Projects and Council Strategic Initiatives.

City Manager reviewed and discussed the estimated timelines and estimated costs for transportation, capital and stormwater projects, along with other capital initiatives. In addition, updates to Council's strategic initiatives were also discussed.

Staff reviewed the agricultural areas in the City, which included agricultural and rural zoning lot sizes.

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 May 1, 2024, 6:30 p.m.

ADJOURN: The meeting was adjourned at 8:32 p.m.

APPROVED:

**CITY COUNCIL
CITY OF DEBARY, FLORIDA**

Karen Chasez, Mayor

Annette Hatch, CMC, City Clerk