

**City of DeBary**  
**SPECIAL CITY COUNCIL MEETING**  
**Wednesday**  
**January 14, 2015**  
**6 PM**

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

**MINUTES**

**I. Call To Order**

Mayor Johnson called the meeting to order at 6:05 p.m.

**II. Roll Call**

**Members Present:** Mayor Clint Johnson, Vice Mayor Lita Handy-Peters, Council Member Mike Brady, Council Member Chris Carson, and Council Member Rick Dwyer

**Others Present:** City Manager Dan Parrott, Assistant City Manager Cassandra Blissett, City Clerk Stacy Tebo, Planning Administrator Rebecca Hammock, and City Attorney Kurt Ardaman

**III. Public Participation For Any Issues Not On the Agenda** - Citizen comments are limited to three minutes per speaker.

Morton Culligan and Kelli Hastings addressed the Council.

**IV. Public Hearings**

*Members of the Council should disclose for the record the substance of any ex-parte communication that has occurred before or during the public hearings for the following item:*

1. Ordinance #12-14 - First Reading - Major Planned Unit Development (PUD) Amendment #14-02-PUD-SHOPPES – Request to Amend the PUD for Approximately 17.77 Acres Known as Commercial Area #2 of the Swallows PUD to Approve a Master Plan and Development Agreement for a Shopping Center with Commercial Uses with a 44,000 Square Foot Anchor Tenant, 15,000 Square Feet of Retail Shops and Two Out Parcels.

Mr. Ardaman outlined the rules for quasi-judicial proceedings as adopted by Resolution #10-19. Ms. Tebo swore in all those who would be testifying. The Council members disclosed their ex-parte communications.

Mr. Ardaman read Ordinance #12-14 aloud by title.

Council Member Dwyer moved to approve Case #14-02-PUD-SHOPPES and adopt Ordinance #12-14 as presented, along with the conditions verbally agreed to by the applicant during the hearing; the conditions included the prohibition of construction and site development traffic on Pine Meadow Drive, the design and construction of a sidewalk on the south side of N. Pine Meadow Drive from 8 Spring Glen Drive to US Hwy 17-92, the incorporation of the proposed fueling station's landscape buffer and architectural standards into the Development Agreement, the incorporation of development standards for the common open space and pedestrian enhancements into the development agreement,

the deletion of language requiring the return of escrow money to the developer after a specified time period for landscaping and bus stop improvements, and the requirement that parking area lighting fixtures shall be recessed in compliance with Land Development Code Article V - Gateway Corridor Standards, in order to conceal the actual source of light, so as to reduce glare and direct the light to specific areas, while shielding other areas.

Council Member Brady seconded Council Member Dwyer's motion. The motion passed 3-2, with Vice Mayor Handy-Peters and Council Member Carson dissenting.

**V. Council Member/Staff Reports**

1. Member Reports/Communications
  - A. Mayor and Council Members
  - B. City Manager
  - C. City Attorney

**VI. Adjournment**

The meeting adjourned at 11:46 p.m.

**APPROVED  
CITY OF DeBARY  
CITY COUNCIL**

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**Clint Johnson, Mayor**

**ATTEST:**

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**Stacy Tebo, City Clerk**