

DEBARY DIGEST

SPRING INTO DeBARY



IN THIS ISSUE:

Parks & Recreation
Upcoming Events

WastePro Trash Pick-up
Guidelines

Our NEW Community
Email Newsletter

Storm Water & Road
Improvement Updates

Council in the
Community

ALL TRAILS LEAD TO DEBARY DEBARY TO BECOME FLORIDA'S 12TH TRAIL TOWN

Announced on Feb. 2nd, The City of DeBary will officially become Florida's 12th Trail Town this upcoming April!

The designation recognizes the network of trails in DeBary, known as the trail-hub for Central Florida, and the role the trails play for residents and businesses. A Trail Town is a vibrant destination where people come together, benefiting the town economically and socially.



CITY MANAGER'S CORNER

GROWTH MANAGEMENT

We are in an unprecedented real estate market. DeBary homes are selling in one day, with multiple offers over the asking price, often sight unseen. Development prospectors are coming into City Hall scouring over every commercial and residential vacant property on a daily basis. Residents are concerned about the traffic, environment, and animals. The demand to live in DeBary has never been higher. The purpose of my article in this newsletter is to provide the facts and fundamentals of growth management.

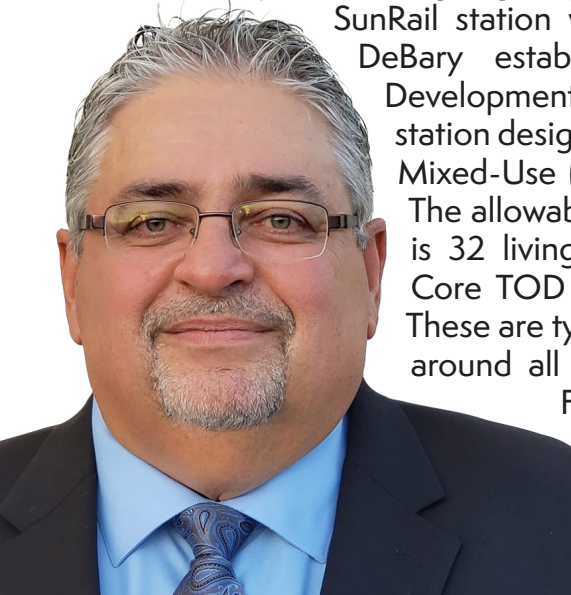
Entitlements. There are two types of entitlements that a governing body approves on property, Future Land Use and Zoning. Both entitlements establish the property rights on the property. Once these property rights are granted, they can never be taken away. Case law has proven this over and over again.

“Real estate is in high demand”

- **Zoning.** Each and every property in the City has a current zoning designation. In the City's Land Development Code, each land category (residential, commercial, and industrial) has a series of classifications that further specifies and details the type of use permitted.
- **Future Land Use.** In the 1980s, the State of Florida required cities to establish 20-year development plans for their communities, known as Comprehensive Plans. Cities planned their entire communities determining where residential, commercial, and industrial properties will be located. Once the comprehensive plans are approved by the City Council, it entitles and designates the highest future land use on each and every property in the City. Future Land Use can be a higher and a different use than the current zoning.

The State of Florida is a strong property rights state. When I built my home in DeBary, my property was zoned residential. As long as I met the City's Land Development Code and the State's Building Codes, no one can stop me from building my home on my property. This same right applies to all property, residential, commercial, or industrial. If a property owner wants to build on their property and meets the zoning, future land use, land development code, and the State's building codes, no one can prevent them. It is a fundamental right and any City that tries to change this will face significant and costly lawsuits.

Current Situation. The City of DeBary is mostly built out, except the southern area around the SunRail station and various commercial outparcels along Highway 17-92. In 2010, when the SunRail station was approved, the City of DeBary established a Transit-Oriented Development (TOD) District around the station designating the future land use to Mixed-Use (Commercial & Residential). The allowable density in the Core TOD is 32 living units per acre and Non-Core TOD is 20 living units per acre. These are typical density configurations around all SunRail stations in Central Florida. It is a lot of density, but unfortunately, the property is already zoned.



CITY MANAGER'S CORNER CONT.

Managing Growth. When this Council and I arrived in the beginning of 2019, we were faced with a hot real estate market, high-density zoning and future land use around the SunRail Station, and no master plan for the TOD district and development in the southern area. We took a proactive growth management approach to lower the density and prevent every parcel within the TOD from being developed into apartments.

- First, we established a master plan providing for balanced development, integrating high-density development with trails, parks, and ecotourism activities. In the southern area alone, we have incorporated 624 acres of parks and green space. We also have three separate State trails (660 miles) intersecting at DeBary's TOD district. This is one of the reasons on April 7, 2022, the City of DeBary will be designated the State's 12th Trail Town.

- In the TOD area just north of the SunRail, the parcels were poorly configured and would have led to fragmented and inconsistent development. In October 2019, we established a public-private partnership with property owners to establish the Main St./Downtown project. Our downtown will be a gathering place, featuring paver streets with restaurants, taverns, specialty shops, and more. Remember, this property is already zoned for high-density development and we turned a major problem into a DeBary asset.

- In February 2020, the City placed a moratorium on all apartment-only complexes and took 6 months to tighten our TOD and Main St. regulations and standards. We now require commercial use on the first floor of all properties along S. Shell Road and Highway 17-92 in the TOD district. This slowed the apartment development and allowed us to better manage development.

- In February 2020, the City passed a Mobility Plan established a district in the southern area of DeBary which assesses a fee for all new development to pay for critical infrastructure improvements. This took the burden off our current residents having to pay for growth. We are currently working on Ft. Florida, S. Shell, and Benson Junction road upgrades.

- To balance growth, the City applied for a Florida Forever grant in November 2020 to purchase 170 acres of a property along the St. Johns River, known as Alexander Island. We also have recently applied for a Volusia Forever grant as well. It is located on Ft. Florida Road, one mile west of the SunRail station. This property is currently zoned agricultural, but the future land use is residential housing up to 4 homes an acre. The City's plan is to turn this property from housing into a one-of-a-kind park for our residents. It has 17 acres of uplands and 153 acres of prairie/marshland with a two-mile riverfront berm on the perimeter of the property that will be used for a nature/bike trail with picnic and fishing areas.



My fellow DeBarians, given the circumstances in early 2019, the City Council and I have been focused on managing and balancing growth and turning these problem areas into assets for our community. Once properties are entitled, you can't stop growth, you can only manage it. Our efforts resulted in allowing us to lower the allowed density in this area by nearly 40% through careful planning and visioning, and by partnering with developers that are aligned with our vision. I am confident our leadership team will be able to execute this master plan while maintaining our small town, high-quality, close-knit community as the last parts of DeBary grow. We are so fortunate to live in such a great community!

CARMEN ROSAMONDA



SKIP THE FERTILIZER

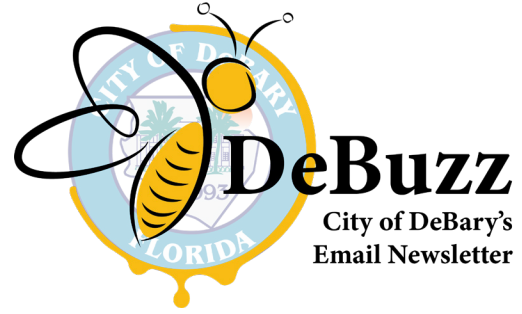
Did you know that Volusia County and the City of DeBary have a fertilizer ordinance? In Florida, summer rains don't water fertilizer in — they wash it off our lawns and into our rivers, springs, and ocean. The excess nitrogen and phosphorus in the water feed algae blooms that use up oxygen, kill fish, and turn the water the color of pea soup.

Be Floridian Now

SAVING OUR LAKES, RIVERS, & ESTUARIES ONE YARD AT A TIME

1. Skip the fertilizer in the summer, June through September
2. If you fertilize October through May, it must be at least 50% slow release (also called timed release or controlled release)
3. Do not apply phosphorus (P) to your lawn without a soil test
4. Keep fertilizer at least 15 feet away from any body of water

DEBARY INTRODUCES A NEW EMAIL NEWSLETTER



Get DeBuzz on DeBary and continue to stay up-to-date on all things in our City! With the popularity of the DeBary Digest, we decided to introduce another way for our residents and fans to get information on events and happenings within the City. If you would like to subscribe and receive the email newsletter, visit DeBary.org or scan the QR code! If you have any questions or need help subscribing, call 386-668-2040 or email info@debary.org



COUNCIL IN THE COMMUNITY



City Councilmember Stevenson joins community members in a kickball League organized by DeBary Parks & Recreation



Mayor and Councilmembers welcomed another new business to DeBary with a ribbon cutting at Pepe's Cantina.



Vice-Mayor Butlien, stopped by DeBary Elementary School to read some of her favorite books to the students.

CITY OF DEBARY

PROGRAMS & EVENTS



Father Daughter Dance 2022

Grades: 1st - 5th
DeBary Residents Only
Friday, April 29th, 6-9pm
Cost: \$10 each
Tickets go on sale March 21st
Theme: Daddy Daughter Luau
Join us for music, dancing, games, food, and fun!

Drive-thru Arbor Day Tree Giveaway

April 30th 8:30-11am
(or while supplies last)
16 Colomba Rd. DeBary, FL
Southern Indica Azaleas and Crepe Myrtles will be available
Sponsored by Duke Energy



Parents Night Out

Ages: 6-11

Friday, May 20th from 6-9pm
Florence K. Little Town Hall
Cost: \$15/per child

Pickleball

Ages 50+

Tuesdays from 8:30-10am
January 5 - May 31, 2022
Bill Keller Park
Free Drop-in Program, no registration required.

CONTRACTED PROGRAMS

The programs below are contracted programs. Please contact the instructors directly for more information or to register



DeBary Soccer Academy Clinics

Ages 6-14
Instructor: David "Skip" Gardener
Rob Sullivan Park
Contact: 321-277-7966

Jazzercise (Adults)

Instructor: Adrienne Austin
Contact: 386-451-8753
Tuesdays & Thursdays at 11am
Florence K. Little Town Hall
Classes ongoing until May 26, 2022

SUMMER CAMP 2022



School's out, summer's in! Join us on the bus and let the fun begin! Our program is designed to let kids have a summer to remember! They will enjoy games, sports, arts & crafts, movies, field trips and more!



CAMP MISSION STATEMENT

To Provide an exemplary recreation experience by facilitating unique, educational, and fun activities. We strive to enhance, strengthen, and grow the community by empowering children to participate in activities that promote teamwork, active play, health, and wellness in a safe, inclusive environment



SUMMER CAMP INFORMATION

Ages: Boys & Girls entering 2nd grade - entering 6th grade

Registration: Opens March 28th for DeBary Residents ONLY

Opens April 11th to the general public

*Registration will continue until there is no space remaining. SPACE IS VERY LIMITED!

Dates: June 13 - August 5, 2022. That's 8 weeks of fun!

*NO CAMP ON JULY 4TH

Time: 7:30am-5:30pm (Monday - Friday)

Cost: \$95 per week. Includes camp shirt and up to 2 field trips per week. Visit www.debaryrecreation.org to see updates on camp themes and trips. Lunch is NOT provided.

*Children may be required to bring additional money for lunch on field trips (estimated \$8-\$15/trip).

Location: Florence K. Little Town Hall
12 Colomba Rd. DeBary, FL 32713



NEW SUMMER SPORTS CAMPS

We are excited to bring weekly half-day sports camps to Rob Sullivan Park and Bill Keller Park this summer! Camps will be contracted through local instructors, coaches, and youth groups with a variety of sports offered starting in June. Visit our website at www.debaryrecreation.org after spring break (March 14th-21st) for more details.



SPLASH PAD OPENING



We Are excited to open the Splash Pad at Community Park for the season starting on Tuesday, March 15th! The pad is open Tuesday-Sunday from 10am-6pm and will remain open through Sunday, October 30th! The Splash Pad is closed on Mondays for maintenance.

DEBARY PARK IMPROVEMENT PROJECTS

Park improvements for Bill Keller Park at 338 Colomba Road, DeBary, FL 32713

Bill Keller Park Thor Guard:

We have added the Thor Guard Lightning prediction system to enhance the safety of our guests participating in programs or enjoying the park amenities. The system is the same as what we already have in place at Rob Sullivan Park. The system will produce a loud, long siren when lightning has been detected; signaling that guests need to seek immediate shelter. When it is safe to return, three short blasts will signal the all-clear. Signage is posted around the park to educate goers on the new system.



Bill Keller Park Shade:

In preparation for our Spring 2022 youth baseball season, we have replaced the shade canopies on the dugouts and bleachers. The color was changed from dark green to bright blue in an effort to brighten up the area and match the playground shade at the park.

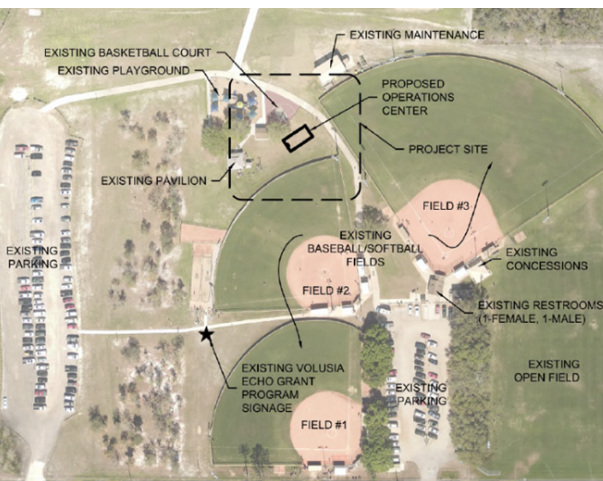
Bill Keller Lights Project:

Last year we completed our court reconstruction project at Bill Keller Park by reconstructing the tennis courts and basketball court, as well as resurfacing the pickleball court. Phase 2 of this project will come this year when we add lights to the tennis courts and basketball court. This will be an ECHO grant-funded project and we are about to start the grant process this month. If approved this

summer, we hope to have the project completed by the end of 2022.

Bill Keller Park Dog Park:

The ECHO grant court light project above will also come with a brand new dog park at Bill Keller Park. Once the grant is approved we plan to remove the old shuffleboard courts to turn that area of the into a small dog park.



2022/23 Rob Sullivan Park improvement Plan

Park improvements for Rob Sullivan Park at 200 W. Highbanks Road, DeBary, FL 32713

Rob Sullivan Operations Center: The Rob Sullivan Operations Center is an ECHO and CDBG grant-funded project through Volusia County. The building will include a small multi-purpose room that will be used for concessions, meeting space, and allow us to have an air-conditioned room at the park for summer activities when needed. The building will also have restrooms and will be located behind field #2 next to the playground, basketball court, and pavilions. The project is currently out to bid and we are hoping it will be completed in time for the spring 2023 sports season.

STORM WATER PROJECTS

The City is continuing to resolve long standing storm water and infrastructure issues around the City. As a reminder, we prioritize projects by severity of flooding or functional impact to other systems such as drain fields, road hazards, or actual home flooding. The many variables of each area of concern are weighed and a priority is assigned to each project. The normal process for completing a project follows state regulations, the Design-Bid-Build model, which, depending on the complexity, may take months or even a year or two for any given project. Each project requires funding, permitting with the State, public input at each stage (design, construction) which also impacts the timeline.

The City's 5-Year Stormwater List: Of the remaining 39 projects from last update 14 have been completed, Two new projects were added for a total of 27 projects remaining.

Below is a status update on major projects:

- Of the remaining projects, 22 will be presented for award to begin design and permitting at the next council meeting. Two are tied to a development project to be addressed with that project, two others will be awarded shortly after the main group, and one is still pending land acquisition but is not formally a stormwater problem area to fix.
- South Pine Meadow Drive Pipe Replacement – In final stages of construction. Project close-out will take place by end of March.
- West Highbanks Road (South Drainage System) – Currently in final permitting through the Water Management District. The construction bid process has been delayed by this permitting and is expected to begin this summer.
- Woodbound Lake plans Phase 2 & 3 – Permit has been issued from the St. Johns River Water Management District. Construction bidding has begun and all bids are due April 1, 2022, for review and selection.



DEBARY ELEMENTARY SCHOOL PARENT LOOP

- Design and Permitting has been completed. Construction is scheduled to start in early June, right after school is out for Summer. The goal will be to complete construction before school is back in session.

*Ft. Florida Road - design has been awarded and will commence in the next few weeks. Design and Permitting is expected to be completed by end of 2022/early 2023.

ROAD IMPROVEMENT PROJECTS

2022 Street Resurfacing Project List of Streets to be Resurfaced:

- **Donald E. Smith Boulevard:** From Hammock Oak Circle to Hightower Drive West Highbanks Road (South Drainage System).
- **Hammock Oak Circle:** Woodbound Lake plans From Hickory Stick Court to Hazeltine Drive
- **Hazeltine Drive:** From Hinsdale Drive to Hammock Oak Circle
- **Colomba Road:** From Matanzas Road to DeLeon Road
- **S Shell Road:** From Benson Junction Road to Spring Vista Drive
- **Cedarwood Court:** Plantation Club to Cul-De-Sac
- **Caddie Court:** Plantation Club to Cul-De-Sac
- **Toms Road:** Mansion Boulevard to Palm Road
- **City Hall:** Parking Lot Pavement Repair
- **DeBary Drive:** From Sepp Road to Palm Road
- **Plantation Club Drive:** From Caddie Court to Cedarwood Court
- **Ft. Florida Road*:** From Barwick Road to Sunrail



TRASH PICK-UP GUIDELINES

Garbage – Waste Pro will NOT pickup Garbage that is:

- Mixed with yard waste
- More than 5 feet from the curb
- Exceeds 60 lbs
- Exceeds four 32 gallon containers
- Not containerized
- Unacceptable/hazardous materials

Yard Waste – Waste Pro will NOT pickup Yard Waste that is:

- Mixed with garbage
- More than 5 feet from the curb
- Exceeds 60 lbs
- Exceeds four 32 gallon containers
- Exceeds 4 feet in length and/or 6 inches in diameter per branch
- Not containerized/bagged/bundled
- Unacceptable/hazardous materials (treated lumber or construction materials)

Recycling- Waste Pro will NOT pickup recycling that is:

- Mixed with garbage or yard waste
- More than 5 feet from the curb



Residents: Please be mindful of the trash guidelines. They are important for safety reasons. **Do NOT place hazardous materials in your garbage to be picked-up by WastePro.** Hazardous materials include: motor oil, lead acid batteries, gasoline, paints, thinners, solvents, pool chemicals, needles, diabetic-testing strips, compressed gas (such as fire extinguishers), etc.



To dispose of Hazardous materials safely, visit one of the following local hazardous waste drop-off sites:

W. VOLUSIA TRANSFER CENTER

3151 E. New York Ave. DeLand, FL
407-509-7601

TOMOKA LANDFILL

1990 Tomoka Farms Rd. Port Orange, FL
386-947-2952

For questions concerning trash and recycling, including missed pickups, schedules, etc., please contact Waste Pro at 386-788-8890.

Lock it to STOP it

Car thieves, along with home burglars, look for easy targets. Too many vehicle owners willingly leave doors unlocked, windows open, or their keys in the vehicle. Criminals usually do not want to be seen, heard, or take an excessive amount of time to break-in.

You might think it won't happen to you. Most victims of vehicle burglaries and thefts thought the same thing when they left their doors unlocked. Don't sacrifice security for a few seconds of convenience!

Don't give 'em the chance

Lock your vehicle, take your keys with you.

Park in a garage whenever possible.

Activate your alarm.

Never leave valuables in plain sight.

Remove your garage door remote.

For truck owners, lock your vent windows. When equipment or tools must be kept in vehicles, use a strong-walled, tamper-proof box that can be bolted and secured.

Leave only your ignition key when your vehicle is serviced.

Remove spare keys hidden in/on your vehicle (consider your wallet or another location).

At work, and in commercial areas, try to park in well-lit areas, close to entrances, and near pedestrian traffic.

Know your Vehicle Identification Number (VIN).

Carry a copy of your registration in your wallet or purse in case of theft.

Place additional identification marks on your vehicle - e.g. on the tailgate, spoiler, under the hood.

Take a photo of your vehicle with a license plate visible.

25% of vehicle theft had purses/wallets in plain sight



50% of stolen cars are unlocked at the time of the theft



1 in 8 have keys left inside



Volusia County Sheriff's Office

MICHAEL J. CHITWOOD, SHERIFF

CALL 911 IN AN EMERGENCY

Non-emergency contact:
DeBary: (386) 668-3830

www.volusiasheriff.org

CRIME STOPPERS:

Volusia & Flagler Counties

1-888-277-TIPS Toll Free

www.Volusiacrimestoppers.com





16 Colomba Road
DeBary, Florida 32713-3264

CITY OF DEBARY CONTACT INFORMATION

CITY HALL MAIN PHONE (386) 668-2040	MAIN FAX (386) 668-4122	WEBSITE www.DeBary.org	FACEBOOK @CityofDeBary
BUILDING DEPARTMENT (386) 601-0212	BUSINESS TAX RECEIPTS (386) 601-0204	CITY CLERK (386) 601-0219	CITY MANAGER'S OFFICE (386) 601-0238
CODE ENFORCEMENT (386) 601-0209	FINANCE (386) 601-0222	GROWTH MANAGEMENT (386) 601-0210	PARKS & RECREATION (386) 601-0206
GROWTH MANAGEMENT (386) 601-0204	PUBLIC RECORDS REQUESTS (386) 601-0225		PUBLIC WORKS (386) 601-0207

MAYOR & CITY COUNCIL



**Mayor
Karen Chasez**
Seat #5
kchasez@debary.org



**Vice Mayor
Phyllis Butlien**
Seat #4
pbutlien@debary.org



**Council Member
Patricia Stevenson**
Seat #3
pstevenson@debary.org



**Council Member
Jim Pappalardo**
Seat #2
jpappalardo@debary.org



**Council Member
William Sell**
Seat #1
wsell@debary.org