



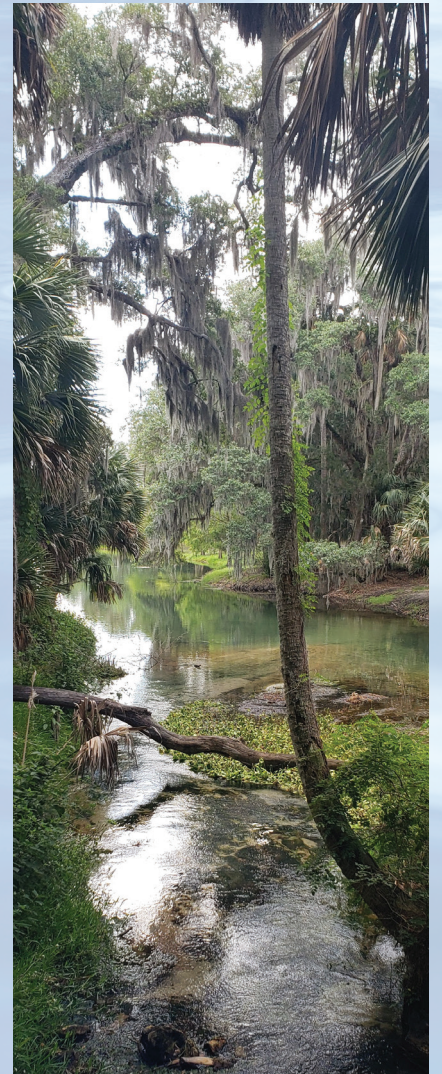
# CITY of DeBARY

[www.debary.org](http://www.debary.org)

THE RIVER CITY

Spring 2020 Newsletter [www.debary.org](http://www.debary.org)

# Spring Into DeBary





# CITY MANAGER'S CORNER



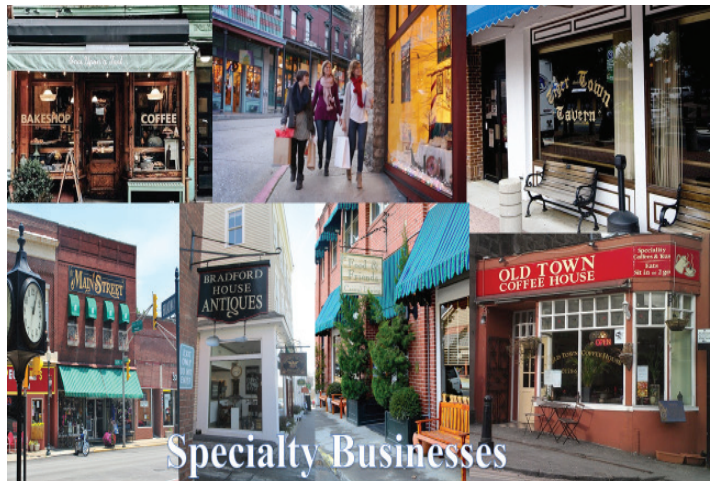
One of the Council's strategic initiatives is to develop more gathering areas for our residents to congregate. These gathering places are the foundation of a close-knit, quality of life community where everyone lives, works, and plays together. Parks and recreational programs help promote community gathering whereby parents and children often become lifetime friends and teammates. Downtowns and main streets also provide an atmosphere that not only contributes to our close-knit community, but enhances our small business community as well. It is this centerpiece DeBarians and our business community have longed for many, many years.

**OPPORTUNITY.** Just north of the SunRail and west of Highway 17/92 lies approximately 52 undeveloped areas that is zoned commercial, mixed use. The parcels within this area, which have six different owners, have such a wide variety of size, that it makes managing consistent growth nearly impossible. Investors and developers have an equally difficult time building large projects assembling parcels from different owners, sharing infrastructure to lower costs, and complying with government development regulations.



To ensure success, we have taken a proactive approach to create what we want for our community while improving development opportunity. The City reached out to each of the six owners regarding our concept of creating a downtown/main street project. Four of the six owners have agreed to enter into a Joint Marketing Agreement, which allows for the property to be sold together, grants the City, not the developer, the ability to create the Overall Development Plan, and reduces infrastructure costs by designing a master stormwater system. We are confident the other two owners will join our marketing agreement or merge with us on a potential sale. On December 4, 2019, the City Council approved the Joint Marketing Agreement and provided funding to begin designing our downtown/main street project.

**VISION** With this agreement, the City will begin re-designing South Shell Road into a Main Street concept utilizing both sides of the road with a master stormwater system. Our focus is to create opportunities for living accommodations and small specialty businesses, such as restaurants, coffee shops, bakeries, salons, and other businesses that prosper in these settings. Uniquely, this location incorporates another one of our treasures, Eco-Tourism. Within minutes of our Main Street project, residents and visitors can enjoy fishing, boating, camping, kayaking, canoeing, biking and walking trails, and parks. We also envision a place to hold events and festivals for our community. Once the City designs the features of our Main Street project, we will be vigorously marketing it to investors and developers to build it in DeBary style and tradition. **Welcome to DeBary Main Street!**

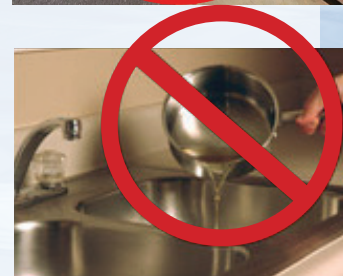




# PROTECTING OUR ENVIRONMENT ONE STEP AT A TIME

Household  
Hazardous Waste  
Collection  
Will Be Held On  
Saturday March 28th,  
9 a.m.-3 p.m.  
At DeBarry City Hall  
Parking Lot.

- 1 Never dump anything in a storm drain or into a drainage ditch.
- 2 Clean up after your pet. Pet waste is a significant source of pathogens.
- 3 Throw litter in its proper place. If you see garbage near a storm drain, pick it up.
- 4 Never pour household hazardous wastes into storm drains, down the sink, or on the ground. Volusia County offers convenient locations for the disposal of household hazardous waste during Hazardous Waste collection events, usually offered in November and April each year. Don't forget! Residents also may drop off household hazardous waste at the Tomoka Landfill and the West Volusia Transfer Station.
- 5 Do not put greasy food items down the drain or garbage disposal. Wipe dishes, pots and pans with a paper towel to remove excess grease before washing.
- 6 Maintain septic systems regularly.
- 7 Regularly check your vehicles for leaks (and repair them).
- 8 Compost yard wastes. Use Compost Grass, Leaves and Shrub Clippings as mulch to supplement fertilizers. Do not blow or rake these materials into roadways or swales.
- 9 Motor oil is banned from landfill disposal and cannot be placed with your garbage. Recycle used motor oil and other automotive fluids at the oil recycling "igloos" at most Volusia County fire stations
- 10 Use fertilizers and pesticides only when other methods fail, and always follow the label instructions. Do not apply them when rain is in the forecast.
- 11 Wash vehicles in the yard, not on pavement. Better yet, take your car to a carwash, where all wastewater flows into the sanitary sewer system for treatment.
- 12 Report illegal dumping immediately.



## PLEASE HELP KEEP OUR WATERWAYS CLEAN!

- ✔ Did you know that when someone pours, blows, or sweeps anything into the street, it will eventually end up in one of our City lakes? Many businesses and individuals discard wastewater, pollution and debris onto the ground and into the storm drains that may cause lake pollution.
- ✔ A storm drain is part of the stormwater system that collects rainwater from streets, parking lots and rooftops. In most cases, this polluted stormwater runoff drains directly into one of our lakes through the underground storm sewer system. Please help us keep our lakes free of pollutants!
- ✔ Don't wash debris or pollution down the storm drains. This can contribute to blockages that increase the chance of flooding as well as releasing damaging chemicals and organic material into our lakes.
- ✔ Don't alter the normal function of stormwater system elements. Stormwater is designed to flow a certain way, so changes to the flow of water in one place can adversely affect another area.
- ✔ Keep roadside ditches free of debris at all times. A simple blockage to a drainage system could also cause localized flooding!







# COMMUNITY PARK SPLASH PAD

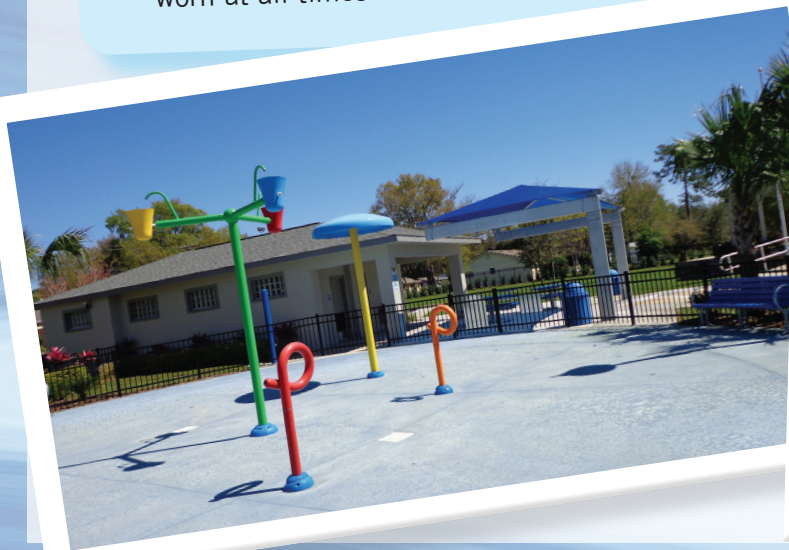
[ 137 S. Highway 17-92 ]



The Splash Pad will open for the season on Tuesday, March 17, 2020 and stay open until November 1<sup>st</sup>. The Splash Pad is open Tuesday – Sunday from 10:00 am – 6:00 pm. It is closed on Mondays for routine maintenance. The Splash Pad also has a Gazebo and picnic tables for families to enjoy on a first come first serve basis. There is plenty of grass space for kids and families to run, play or have a picnic.

Additional splash pad information is below:

- Hours of Operation: 10:00 am to 6:00 pm.
- Open starting on Volusia County Spring Break (March) through the end of October.
- The Splash Pad is closed on Mondays for maintenance.
- Groups of more than 30: Tuesday and Thursday only (1:00 pm-3:00 pm)
- The Splash Pad is unsupervised. Play at your own risk.
- Please shower before entering. Do not use splash pad if sick with diarrhea or runny nose.
- ALL children under the age of 10 must be accompanied by an adult and have adult supervision at all times.
- ALL participants must conduct themselves in a courteous, safe and family oriented manner.
- Swim suits and/or appropriate attire must be worn at all times. ~Water shoes only.
- Food and glass containers are not permitted on Splash Pad.
- Climbing on Splash Pad features and fences is strictly prohibited.
- No pets allowed on the Splash Pad.
- Swim diapers are required for all children under 4 years old.
- Roughhousing, violent play, alcohol and tobacco are prohibited.
- Be mindful of inclement weather. Pad shall be vacated at first sign of inclement weather.
- Athletic equipment, balls, bats, beach balls, noodles, skateboards, bikes, etc. are not allowed on the Splash Pad.
- Splash Pad may be closed at any time due to weather, maintenance or other operational concerns.
- Maximum capacity for the Splash Pad is 70.
- Admission is free.





The City of DeBary Summer Camp will use the Splash Pad on Friday's from 10am - Noon over the summer. The Splash Pad will be open during these hours but expect higher than normal traffic.

The City of DeBary reserves the right to remove a participant/spectator from the park for violating any

of the above rules or engaging in illegal, disruptive, destructive, or inappropriate behavior.

There are no rentals at this park. The Splash Pad, Gazebo and all tables are for use on a first come first serve basis.

*For more information call 386-668-2040 Option 4*





# DEBARY COUNTS. EVERYONE COUNTS.



## Everyone counts.

The census counts every person living in the United States regardless of citizenship or immigration status. Make sure you include everyone, including your children, in your household.

## It's about fair representation.



The results of the Census are used to reapportion the U.S. House of Representatives, determining how many seats each state gets.

Florida picked up two seats after the 2010 Census and is expected to gain two more seats this year.

## It's about \$675 billion.

Census data is used to determine the distribution of more than \$675 billion in federal funds every year for the next 10 years. That money is spent on schools, hospitals, clinics, roads, bridges, disaster assistance, affordable housing and many other vital programs.

## It's about redistricting.

After each Census, officials redraw the boundaries of congressional, state and local districts to account for population shifts.

## It's easy.

Look for your invitation in the mail in mid-March. You can complete your Census form online or by phone by April 1.

If you miss the deadline, the U.S. Census Bureau will send you a paper form. If you still don't complete your form, you'll be getting a knock on your door.

## Your privacy is protected.

It's against the law for the Census Bureau to publicly release your responses in any way that could identify you or your household.

By law, your responses cannot be used against you. They can be used only to produce statistics. Individual results will be released after 72 years for genealogy searches.

## Make sure your family counts!

Shape your family's future by completing your 2020 Census questionnaire.



For more information visit [2020Census.gov](https://2020Census.gov)

Or email [Census2020@DeBary.org](mailto:Census2020@DeBary.org)

# 2020 Census: Make sure you count!





## Why do we have a Census?

The U.S. Constitution requires a count every 10 years of everyone living in the United States. Citizens and noncitizens will be counted.

## When will I receive my form?

In mid-March, every household will receive an invitation to participate in the Census. There will be a unique code on the postcard, and you must use this code to complete your questionnaire.

## How can I respond?

This year, you can respond online or by phone. If you do not respond by April 1, the U.S. Census Bureau will send you a paper form. If you still don't respond, a census taker will knock on your door.



## Where should I be counted?

You should be counted where you live or sleep at least six months of the year.

## What if I am away on April 1?

People away from their usual residence on Census Day are counted at the residence where they live and sleep most of the time. This includes people who are on vacation or a business trip, traveling outside the United States, or working elsewhere without a usual residence there.

## What about college students?

College students living away from their parental home are counted at the on-campus or off-campus residence where they live or sleep most of the time.

If you live on campus, you will be counted with the help of campus housing officials through the U.S. Census Bureau's group quarters program.

If you live off campus, you must complete the form on your own. Each household will receive one invitation to participate in the Census. One person should take charge and complete the form for each person in the household by April 1.

## Are my answers secure?

Your information is confidential. The Census Bureau collects data for statistical purposes only. They combine your responses with information from other households or businesses to produce statistics, which never identify your household, any person in your household, or business.

## How can I identify scams?

The Census Bureau will never ask for a complete Social Security number, money or donations, anything on behalf of a political party, your bank's name or your credit card number.

When visiting a home, census workers must:

- Present an ID badge that contains a photo, expiration date and Department of Commerce watermark.
- Provide supervisor contact information for verification, if asked.
- Provide you with a letter from the Director of the U.S. Census Bureau on Census Bureau letterhead.

### Still have questions?

March 28th is National Census Day

City Hall will be available from 9 am to 12 pm with computers and staff available to assist you in completing your census reporting.



# FREE TREE GIVEAWAY DEBARY RESIDENTS

*Celebrate*  
**ARBOR  
DAY**

Enter a  
drawing for  
one large tree  
to be delivered and  
planted by  
DeBary Nursery

## DEBARY

### FARMERS MARKET

at the Gateway Center of the Arts

880 N Charles Richard Beall Blvd **DeBary**

**SATURDAY, APRIL 18 2020**

**8:00am**

**ARBOR CARE/PLANTING INSTRUCTION**  
**Duke Energy Arborists on site**

**TREE  
GIVEAWAY**  
(1 per person  
while  
supplies last)





# • Multifamily Moratorium • • Within The TOD •

The City is implementing a temporary moratorium on multifamily developments within the Transit Oriented Development (TOD) area near the SunRail Station. This will allow time to enhance the development standards and ensure that mixed use development occurs and does not result in a single-use apartment district which is inconsistent with the vision of this area.

The moratorium will end on or before September 25, 2020

The City of DeBary was one of the first communities along the SunRail line to begin preparing for the future of commuter rail which was to come in May of 2014. The City amended its Comprehensive Plan and Land Development Codes to accommodate transit oriented development around the future SunRail Station. In 2010, the Future Land Use designation around the station was amended to South East Mixed Use Area Transit Oriented Development. This land use designation allows for a density up to 32 dwelling units per acre and included a mix of uses such as single family residential, multifamily residential, heavy commercial, light commercial, office, and light industrial. Also in

2010, the City drafted and adopted the TOD Regulating Code and Overlay District within the zoning map that allowed for TOD style development but did not make it mandatory. The overlay district allowed for higher density and intensity development, but also allowed the underlying zoning designation entitlements such as agriculture, industrial, office and commercial at much lower densities and no specific design criteria. In 2014, the City performed a Visioning session which demonstrated that the community wished to see a village center style development with a mix of uses and a town square near the train station. In 2015, the TOD Regulating Plan Overlay District was made mandatory to ensure that lower quality development would not collocate next to higher quality TOD style development, thus, providing more certainty and security for investment in the area.

Today, the City is discovering that the current trend for development in our area is for single-use, multi-family apartment complexes. Most of the contact the City is having from potential developers is for apartments only. Single use developers are more prevalent, and

**The Fair Housing Act protects your right to rent an apartment, buy a home, obtain a mortgage, or purchase homeowners insurance free from discrimination based on:**

The infographic features a central illustration of a hand holding a house icon. Surrounding this central image are seven colored circles, each containing a protected characteristic: Color (green), National Origin (blue), Religion (orange), Sex (teal), Familial Status (light green), Disability (dark blue), and Race (teal). Lines connect these circles to the central house icon.

## What to do if you experience housing discrimination

Keep a written record of all attempted and actual contacts and conversations with the manager, landlord, owner, real estate agent, loan officer, mortgage officer, insurance agent, and others involved.

Keep all documents, including leases, receipts, applications, letters of denial, and other materials related to the discrimination.

### Contact:

#### Fair Housing Continuum

4760 N. Highway U.S. 1, Suite 203  
Melbourne, FL 32935

Phone (321) 757-3532

Toll-free (888) 264-5619

Fax (321) 757-3535

e-mail fairhousing32922@bellsouth.net

#### Florida Commission on Human Relations

Phone (850) 488-7082

e-mail fchrinfo@fchr.myflorida.com

Web site <http://fchr.state.fl.us>

#### HUD Fair Housing Hotline

Toll-free (800) 669-9777

Web site [www.hud.gov/offices/fheo](http://www.hud.gov/offices/fheo)



therefore more likely to approach DeBary staff. However, mixed-use developers, while less frequent, do exist and may be a more appropriate fit in this area. While higher densities around the train station is conducive to transit oriented development best practices, if left unchecked, the community could end up with a majority of apartment complexes and little else development types such as office and retail. This is counter to transit oriented development best practices, and does not achieve the village center style development that the community envisions.

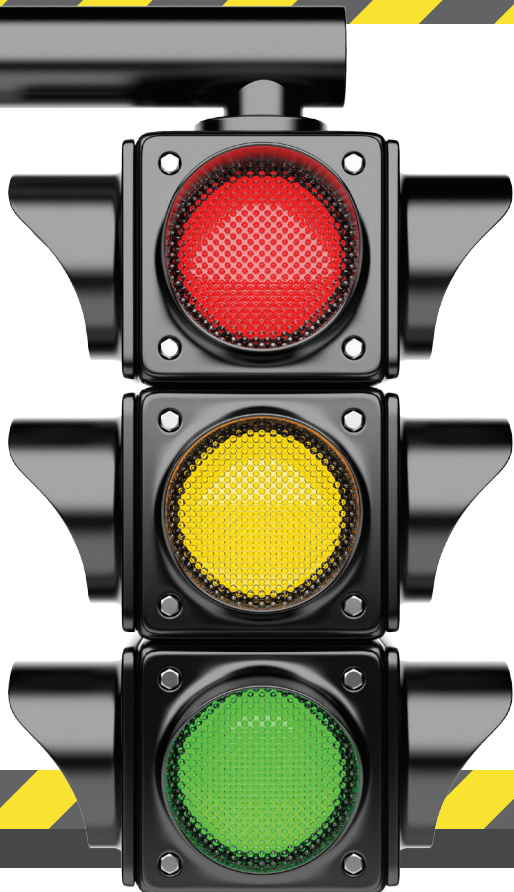
While the previous plans, development requirements and entitlements were meant to accommodate transit oriented development, and ensure a higher quality of development, it does not address today's economy resulting in rapid development expansion. The City needs to implement a moratorium on multifamily development within the TOD in order to allow time to make revisions to the TOD Regulating Plan. This will allow the City to be better prepared for this type of rapid growth to ensure that a higher quality and a desired mix of development is ensured.

The moratorium provides the City the necessary time for the creation of additional standards and requirements relating to commercial and multi-use components for multifamily development and redevelopment, and enhanced standards and requirements for multi-family

development. These will improve aesthetics, increase property values, decrease road trips required and reduce traffic congestion, make multifamily projects more desirable to commercial and non-commercial tenants, increase walkability and pedestrian traffic, protect against blight and decay, and otherwise fit the City's vision for multifamily development within the area.

Some proposed revisions may be to require that properties over a certain size will be required to provide a minimum mix of multiple development types. For example, if a 15-acre site proposes multi-family, they may be required to provide at least 20% of commercial retail on-site as well. Additionally, architectural and common area design criteria for certain uses such as multi-family will be reviewed for enhancement to ensure that future development meets an even higher standard than currently required. For example, multi-family developments may be required to provide certain upgraded window and facade treatments, public art, courtyards, amenities, or offer a palate of acceptable architecture components such as spires, stonework around the base of proposed structures, certain types of siding, and awnings.

The proposed timeframe for the moratorium is eight months. However, if the City is able to make the code revisions sooner, then it is possible for City Council to end the moratorium sooner.



## NEWS UPDATE FROM TOD MARKETING DIRECTOR

In May 2020 The Florida Department of Transportation will begin the traffic light signalization improvements planned for the intersection of US 17-92 and Fort Florida Road. The combined improvements will consist of traffic lights controlling the east bound traffic from Fort Florida Road and the north and south bound traffic on US 17-92, pedestrian cross walks will also be constructed enabling cyclist and pedestrians alike safe passage from the SunRail Station to Gemini Springs Park and the Trails. Over the next 6-8 months turn lanes will be added on Fort Florida Road as well.

This is a needed improvement and will make traveling this area of DeBary much safer.



• Council in  
the Community •



# EVENTS AND PROGRAM REGISTRATIONS

## SUMMER CAMP (Going into Grades 2-6)

Monday, June 8 – Friday, August 7, 2020  
 Registration begins on Monday, March 23rd  
 (Debary residents)  
 Open to all starting Monday, April 6th  
 Location: Florence K Little Town Hall  
 Cost: \$85.00/week per child

## APRIL SENIOR POTLUCK

Friday, April 17, 2020, 6:00 – 8:00 pm  
 Senior Potluck tickets available at City Hall  
 April 6 – 16. SPACE IS LIMITED!  
 Location: Florence K Little Town Hall  
 Cost: Free

## CHILDREN'S YOGA (Ages 3-11)

Starting Thursday, March 26 – Thursday,  
 May 14, 5:45 pm – 6:30 pm  
 Contact: Melanie Woodward at 321-288-4032  
 Location: Florence K Little Town Hall  
 Cost: \$60.00 for 8 weeks

## JAZZERCISE (Adults)

Monday, Tuesday and Thursday: 11:00 am –  
 12:00 pm, Wednesday: 5:30 pm – 6:30 pm  
 Contact: Adrienne Austin at 386-451-8753  
 Location: Florence K Little Town Hall  
 Cost: \$35.00/month  
 \$ 8.00 per class  
 \$50.00 for 10 classes  
 (3 month expiration)

## LINE DANCE WITH LYNN (Adults)

Tuesday: 6:30 pm – 7:30 pm thru May 19, 2020  
 Contact: Lynn Luccisano at 407-719-8744  
 Location: Florence K Little Town Hall  
 Cost: \$25.00 for 4 week pass  
 \$ 8.00 per class

## DEBARY SOCCER ACADEMY

(Elite Soccer Training)  
 Thursday: 5:30 – 6:30 pm Ages 6-10  
 6:30 - 7:30 pm Ages 11-14  
 Contact: Coach David "Skip" Gardner  
 at 321-277-7966  
 Cost: \$90.00 for 6 training days  
 (March 26 – April 30th)  
 Location: Rob Sullivan Park





16 Colomba Road  
DeBary, Florida 32713-3264

PRESORTED STANDARD  
U.S. POSTAGE  
**PAID**  
PERMIT NO. 13137  
MID-FL, FL

ECRWSS

POSTAL CUSTOMER

City of DeBary Contact Information			
<b>CITY HALL MAIN PHONE</b> (386) 668-2040	<b>RECEPTION</b> (386) 601-0238	<b>MAIN FAX</b> (386) 668-4122	<b>WEBSITE</b> www.DeBary.org
<b>BUILDING DEPARTMENT</b> (386) 601-0212	<b>BUSINESS TAX RECEIPTS</b> (386) 601-0204	<b>CITY CLERK</b> (386) 601-0220	<b>CITY MANAGER</b> (386) 601-0217
<b>CODE ENFORCEMENT</b> (386) 601-0209	<b>FINANCE</b> (386) 601-0222	<b>GROWTH MANAGEMENT</b> (386) 601-0210	<b>PARKS &amp; RECREATION</b> (386) 601-0206
<b>PLANNING &amp; ZONING</b> (386) 601-0204	<b>PUBLIC RECORDS REQUESTS</b> (386) 601-0225		<b>PUBLIC WORKS</b> (386) 601-0207

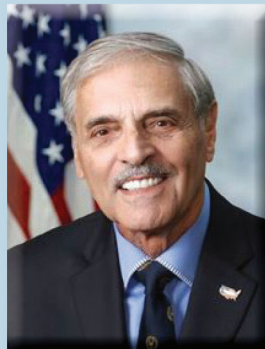
## Mayor & City Council



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



**Vice Mayor**  
**Erika Benfield**  
Seat #2  
ebenfield@debary.org



**Council Member**  
**Stephen Bacon**  
Seat #1  
sbacon@debary.org



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



**Council Member**  
**Phyllis Butlien**  
Seat #4  
pbutlien@debary.org