



OBSERVER CORPS REPORT

DeBary City Council

Reported by Val Bruneel

February 4, 2026

Presentations

Halifax Health (Medical Center of Deltona)

- Presented facility and service expansion updates, including additional services added in the last year and planned expansions.
- Noted ED and inpatient bed expansion projects and broader goal of reducing the need for West Volusia residents to travel for care.

Volusia Sheriff's Office 2025 Year in Review (District 6)

- Reviewed community engagement efforts, significant incidents, traffic enforcement, and crime statistics.
- Discussed clearance rates and explained how the newer incident reporting approach can increase counted offenses.
- Domestic violence numbers reported as down year over year.
- Council Q & A on Flock cameras:
 - Captures plate and vehicle characteristics, not interior or driver identity.
 - Retention is 30 days with auto purge.
 - Access limited to authorized law enforcement users.
 - Not used for issuing traffic tickets.

Consent agenda

Approved: Items 4 and 5

- Item 4: Interlocal agreement amendment with Volusia County for animal control sheltering services and fees.
 - Item 5: Brokerage services agreement (piggyback) with Cushman and Wakefield.
- Vote: 5-0**

Public hearings

Item 6: Ordinance 09-2025, second reading (legislative)



Action: Future Land Use Map amendment for 465 W Highbanks Rd

- Change: Agriculture/Open Space to Agriculture/Rural Transitional
- Purpose: allow creation of a 1-acre lot (density shifts from 1 unit per 5 acres to 1 unit per 1 acre)

Public comment: none

Conflict: Mayor declared a conflict and did not vote, stated she intends to purchase the lot if created.

Vote: Approved 4-0 (Mayor abstained)

Item 7: Ordinance 10-2025, second reading (quasi-judicial)

Action: Zoning map amendment for 465 W Highbanks Rd

- Change: A-2 Rural Agriculture to RR Rural Residential
- Purpose: aligns zoning with FLUM change to enable 1-acre lot

Public comment: none

Applicant: spoke briefly, clarified school concurrency process for small number of lots

Conflict: Mayor declared conflict and did not vote, stated intent to purchase and not develop.

Vote: Approved 4-0 (Mayor abstained)

Item 8: Settlement and purchase, former Bank of America building

Action: Approve settlement offer and authorize City Manager to execute agreements

Case: City of DeBary vs. Eason Realty, LLC et al.

Property: 150 S US Hwy 17-92

Summary

- City to purchase property for \$700,000.
- City waives accrued code enforcement fines (reported around \$247,000 at filing stage).
- Each party pays its own attorneys' fees.
- Seller satisfies first mortgage so City receives clear title.
- City intent: secure site, clean up, then list for redevelopment with a time requirement so it does not sit again.

Public comment: none

Vote: Approved 5-0