



OBSERVER CORPS REPORT

DeBary City Council

Reported by Val Bruneel

December 3, 2025

Public Participation (Items Not on the Agenda)

Golf Cart Safety Concerns

A resident reported an incident where his dog escaped and collided with a speeding, untagged golf cart on Shell Road. He asked the city to enforce existing laws requiring tags and safe operation.

City Response:

The city manager reported periodic enforcement efforts, including off-duty deputies, and committed to increasing enforcement again.

New Business

Resolution 2025-23: Facade Grant Program

Growth Management presented the finalized Facade Grant Program, aimed at revitalizing commercial corridors. Grants up to \$20,000 will support exterior improvements such as paint, windows, signage, accessibility upgrades, and landscaping.

Key Details:

- First-come, first-served.
- Match requirement: applicant funds improvements, city reimburses up to \$20,000.
- Eligible applicants must have a valid business tax receipt and no outstanding code violations.
- Ineligible: tax-exempt entities, government buildings, and businesses with non-conforming uses.

Council Discussion:

Council supported the program but raised concern about excluding long-standing non-conforming businesses, specifically DeBary Nursery. They agreed to add an exception process allowing case-by-case council review.

Outcome:

Resolution approved unanimously with amendment allowing council-approved exceptions for non-conforming properties.



Stormwater Pipe Lining: Glen Abbey & Summerhaven

Council reviewed a proposal for **\$300,540** to rehabilitate deteriorated stormwater pipes in the Glen Abbey and Summerhaven neighborhoods. The project is grant-funded and represents Phase 1 of a larger stormwater infrastructure initiative.

Outcome:

Approved unanimously, including a 5 percent contingency and a construction management work order.

Stormwater Pipe Lining: Fort Florida Road

Council considered a second proposal for **\$64,132** to line a failing six-foot stormwater pipe under Fort Florida Road. Work will be performed while the road is already closed for a separate bridge project, minimizing disruption.

Outcome:

Approved unanimously with an 8 percent contingency and a construction management work order.

City Manager Compensation Structure

Due to age-related limits and carrier restrictions, the city cannot secure the level of life insurance required under the city manager's contract. Staff presented three options; the city manager supported Option 2, which adjusts retirement contributions depending on how much city-sponsored life insurance can be obtained each year.

Council Discussion:

Council emphasized:

- This should not set a precedent for future city managers.
- The chosen option provides the most practical solution given insurance limitations.
- The difference in cost to the city versus benefit to the city manager was noted transparently.

Outcome:

Option 2 approved unanimously, with staff directed to return with updated contract language.

Proposed Land Bank Program

Growth Management presented a framework for a DeBary Land Bank to preserve open space, support conservation, and enable targeted redevelopment. The city has already acquired several significant parcels, and a structured program would formalize future efforts.

**Key Components Proposed:**

- A dedicated fund supported by ad-valorem or non-ad-valorem assessments.
- Eligible uses: preservation, conservation easements, strategic redevelopment.
- Timeline: Public workshop in early 2026, ordinance drafted mid-2026, voter referendum November 2026.

Council Discussion:

- General support for the concept.
- Preference for an 8-year cycle with a 7-year review, aligned with charter review timing.
- Agreement that the program should avoid confusion with “Forever” branded county and state programs.
- Interest in flexibility to use either millage or flat per-parcel fees depending on future state law changes.
- Emphasis that redevelopment authority must be used cautiously to avoid the city acting primarily as a speculative real-estate entity.

Outcome:

Council provided consensus direction. Staff will schedule a workshop and continue developing the program framework.