



SPECIAL CITY COUNCIL MEETING

June 17, 2026 at 6:30 PM

City Council Chambers, 16 Colomba Rd.

DeBary, Florida 32713

MINUTES

CALL TO ORDER: Mayor Chasez called the meeting to order at 6:30 p.m.

ROLL CALL: Mayor Chasez, Vice-Mayor Butlien, Council Members Sell, Pappalardo and Stevenson are present.

Others present: Carmen Rosamonda, City Manager; Jacob Smith, Assistant City Manager; Richard Geller, City Attorney; Steven Bapp, Growth Management Director; Annette Hatch, City Clerk; David Rodriguez, Information Technology Technician; and, Jason Schaitz, Parks & Recreation Director.

PUBLIC PARTICIPATION: For any items **ON THE AGENDA**, citizen comments are limited to five (5) minutes per speaker. Speakers will be called when the item is introduced for discussion.

DELETIONS OR AMENDMENTS TO THE AGENDA (City Charter Sec. 4.11): None.

PUBLIC HEARINGS:

Growth Management is requesting City Council: Approve the second reading of Ordinance 07-2026, adjusting setback and frontage requirements in the Form-Based Code (FBC) Overlay Districts.

City Attorney read the Ordinance title into the record.

Staff reviewed the Ordinance stating it applied to properties fronting major roadways in DeBary, building setbacks and their consistency with the City's Comprehensive Plan.

No one addressed Council.

Motion by Vice-Mayor Butlien to approve the second reading of Ordinance No. 07-2026, adjusting setback and frontage requirements in the Form-Based Code Overlay Districts. Seconded by Council Member Stevenson. Motion passed unanimously.

NEW BUSINESS:

Parks and Recreation is requesting City Council approve Resolution 2026-14 to confirm support and an effective date for the FY 26/27 ECHO Project for the Splash Pad Improvements Project.

City Attorney read the Resolution title into the record.

Staff stated the resolution was a requirement for the ECHO grant application and that construction would occur during the off-season.

No one addressed Council.

Motion by Vice-Mayor Butlien to approve Resolution No. 2026-14 to confirm support and an effective date for the FY 26/27 ECHO Project for the Splash Pad Improvements Project. Seconded by Council Member Sell. Motion passed unanimously.

City Manager is requesting City Council: discuss and provide guidance regarding Volusia County Utilities' and City of DeBary's engineering, construction, and funding strategies for the Gemini Springs 2025 BMAP and the Septic-to-Sewer Program.

City Manager gave an update on the program and the State mandate for an update every five years.

Mike Ulrich, Volusia County Water Resources Director; Mark Nelson, Sr. Consultant, Jones Edmunds; Jamie Bell, Department Manager, Jones Edmunds; and, John Horvath, Project Manager, Jones Edmunds, reviewed legislative framework, nutrient levels, grant opportunities, data points, phase 1 design and timing.

No one addressed Council.

Council discussed the information presented and provided feedback.

COUNCIL MEMBER REPORTS / COMMUNICATIONS

Member Reports/ Communications

- A. Mayor and Council Members
- B. City Manager
- C. City Attorney

DATE OF UPCOMING MEETING / WORKSHOP: City Council Meeting, July 1, 2026, 6:30 p.m.

ADJOURN: The meeting was adjourned at 8:27 p.m.

APPROVED:

**CITY COUNCIL
CITY OF DEBARY, FLORIDA**

Karen Chasez, Mayor

Annette Hatch, CMC, City Clerk