



## CITY COUNCIL MEETING

June 05, 2024 at 6:30 PM

**City Council Chambers, 16 Colomba Rd.  
DeBary, Florida 32713**

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### AGENDA

#### CALL TO ORDER

Invocation  
Flag Salute

#### ROLL CALL

**PUBLIC PARTICIPATION:** For any items **NOT ON THE AGENDA**, citizen comments are limited to three (3) minutes per speaker. For 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.

#### APPROVAL OF MINUTES

- [1.](#) Regular City Council Meeting May 1, 2024
- [2.](#) City Council Workshop May 15, 2024
- [3.](#) Special City Council Meeting May 15, 2024

#### ADDITIONS, DELETIONS OR AMENDMENTS TO THE AGENDA

#### PRESENTATIONS

2024 Citizen's Academy Graduates

#### NEW BUSINESS

- [4.](#) The Parks and Recreation Department is requesting City Council approve the attached grant application submitted by the DeBary Babe Ruth 6U Baseball All Star Team.
- [5.](#) Staff is requesting City Council feedback on expanding the City's Southeast Mixed Use Area (SEMUA)/Transit Oriented Development (TOD) Overlay District.

#### 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 Workshop June 19, 2024, 5:30 p.m.

Special City Council Meeting June 19, 2024, 6:30 p.m.

#### ADJOURN

If any person decides to appeal any decision made by the City Council with respect to any matter considered at this meeting or hearing he/she will need a record of the proceedings, and for such purpose he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (FS 286.0105).

Individuals with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk at least three (3) working days in advance of the meeting date and time at (386) 668-2040.



## CITY COUNCIL MEETING

May 01, 2024 at 6:30 PM

City Council Chambers, 16 Colomba Rd.

DeBary, Florida 32713

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### 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 Pappalardo, Sell and Stevenson are present.

Others present: Carmen Rosamonda, City Manager; Rick Geller, City Attorney; Elizabeth Bauer, Finance Director; Eric Frankton, Information Technology Director; Annette Hatch, City Clerk; and, Richard Villaseñor, City Engineer.

**PUBLIC PARTICIPATION:** For any items **NOT ON THE AGENDA**, citizen comments are limited to three (3) minutes per speaker. For 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.

No one addressed Council.

**APPROVAL OF MINUTES:** Motion by Vice-Mayor Butlien to approve the minutes from the Regular City Council Meeting April 3 2024, the City Council Workshop April 17, 2024, and the Special City Council Meeting April 17, 2024. Seconded by Council Member Stevenson. Motion passed unanimously.

**ADDITIONS, DELETIONS OR AMENDMENTS TO THE AGENDA:** None.

#### **NEW BUSINESS:**

The Applicant, KBC Development, Inc., would like to extend their Preliminary Plat and Construction Plan Development Order for the KBC mixed project.

Staff reviewed the location of the parcel, overall site plan and timeline of the project to date.

No one addressed Council.

Motion by Vice-Mayor Butlien to extend the preliminary plat and construction plan development order for the KBC mixed project. Seconded by Council Member Pappalardo. Motion passed unanimously.

The Applicant, Lennar, LLC, is seeking Final Plat approval for Rivington, Phase 3, which consists of 221 lots for single-family detached dwelling units.

Staff reviewed the location, timeline and review process for the project.

No one addressed Council.

Motion by Vice-Mayor Butlien to approve the Rivington Phase 3 project consisting of 221 single-family detached dwelling units. Seconded by Council Member Pappalardo. Motion passed unanimously.

City Manager is requesting City Council approve the Fort Florida Road Re-Construction and Funding Agreement between the City of DeBary and HR Rivington, LLC.

City Manager reviewed the reconstruction history, the funding agreement and road closure area and approval from the Florida Department of Transportation and the Volusia Sheriff's Office for closure of the roadway.

No one addressed Council.

Motion by Vice-Mayor Butlien to approve the Fort Florida Road Re-Construction and Funding Agreement. Seconded by Council Member Sell. Motion passed unanimously.

City Manager is requesting City Council approve and accept the Wharton-Smith, LLC's Guaranteed Maximum Price Proposal for the new Fire Station #39.

City Manager explained the guaranteed maximum price of the agreement. The increased population of the City, response time, additional staff required, and a timeline for construction were also reviewed, as were the additional annual fees required to maintain and staff two stations.

Chief Long, Orange City Fire Department, addressed Council.

Motion by Vice-Mayor Butlien to accept the guaranteed maximum price of \$6,062,340 to build a 3-bay building for Fire Station No. 39, and authorize the City Manager to execute the necessary construction contract documents to begin construction as soon as possible. Seconded by Council Member Sell. Motion passed unanimously.

Staff is requesting City Council approve the Neel-Schaffer Proposal to prepare a conformed plan set for construction in the amount of \$39,757.00.

Staff stated the purpose of the proposal was to provide a final construction plan set and to clarify construction documents. The bid process and re-bid was discussed. Funding is included in the fire station construction budget.

No one addressed Council.

Motion by Council Member Stevenson to approve the proposal from Neel-Schaffer to prepare a conformed set plan for construction and authorize the City Manager to execute the proposal. Seconded by Council Member Pappalardo. Motion passed unanimously.



**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 Workshop May 15, 2024, 5:30 p.m., and Special City Council Meeting May 15, 2024, 6:30 p.m.

**ADJOURN:** The meeting was adjourned at 7:59 p.m.

**APPROVED:**

**CITY COUNCIL  
CITY OF DEBARY, FLORIDA**

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**Karen Chasez, Mayor**

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**Annette Hatch, CMC, City Clerk**



## **CITY COUNCIL WORKSHOP**

May 15, 2024 at 5:30 PM

**City Council Chambers, 16 Colomba Rd.**

**DeBary, Florida 32713**

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### **MINUTES**

**CALL TO ORDER:** Mayor Chasez called the meeting to order at 5:30 p.m.

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

Others present: Carmen Rosamonda, City Manager; Steven Bapp, Growth Management Director; Joseph Barker, Senior Planner; Kayla Burney, Planning Technician; Annette Hatch, City Clerk; David Rodriguez, Information Technology Technician; Merylene Thomas, Senior Planner; and, Richard Villaseñor, City Engineer.

**PRESENTATIONS:** Staff reviewed Chapters 7 and 10 of the proposed Land Development Code, highlighting the proposed changes to newly platted streets, street lighting, curb and gutter regulations, crosswalks and sidewalks. In addition, stormwater review and design standards were also discussed.

**PUBLIC PARTICIPATION:** No one addressed Council.

**COUNCIL DISCUSSION:** City Council questioned staff and discussed the presentation.

**ADJOURN:** The meeting was adjourned at 6:10 p.m.

**APPROVED:**

**CITY COUNCIL  
CITY OF DEBARY, FLORIDA**

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**Karen Chasez, Mayor**

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**Annette Hatch, CMC, City Clerk**



## **SPECIAL CITY COUNCIL MEETING**

May 15, 2024 at 6:30 PM

**City Council Chambers, 16 Colomba Rd.**

**DeBary, Florida 32713**

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### **MINUTES**

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

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

Others present: Carmen Rosamonda, City Manager; Kurt Ardaman, City Attorney; Steven Bapp, Growth Management Director; Joseph Barker, Sr. Planner; Annette Hatch, City Clerk; David Rodriguez, Information Technology Technician; and, Jason Schaitz, Parks & Recreation Director.

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

#### **PUBLIC HEARINGS:**

Staff is requesting the City Council approve the first reading of Ordinance No. 08-2024, amending the text of the Comprehensive Plan (the Plan) Public Facilities Element, to add Objective 7B.4 and policies therein, addressing the feasibility of providing sanitary sewer services to certain existing residential developments within a 10-year planning horizon.

City Attorney read the Ordinance into the record.

Staff reviewed the Ordinance and noted this would amend the City's Comprehensive Plan. If this first reading is approved by Council, the Ordinance will be forwarded to the State for review, prior to the second reading.

No one addressed Council.

Motion by Vice-Mayor Butlien to approve the first reading of Ordinance No. 08-2024. Seconded by Council Member Sell. Motion passed unanimously.

#### **NEW BUSINESS:**

The Parks and Recreation Department is requesting City Council approve the attached grant application submitted by the DeBary Babe Ruth 9U Baseball All Star Team.

Staff briefly discussed the grant.

No one addressed Council.

Motion by Vice-Mayor Butlien to approve the \$500 grant. Seconded by Council Member Sell. Motion passed unanimously.

The Parks and Recreation Department is requesting Council approve Resolution No. 2024-04, to confirm support and an effective date for the FY 23/24 ECHO Project for the Alexander Park Phase 1 Development.

Staff reviewed the Resolution and noted it was for the next cycle of grants.

No one addressed Council.

Motion by Vice-Mayor Butlien to approve Resolution No. 2024-04. Seconded by Council Member Sell. Motion passed unanimously.

The Parks and Recreation Department is requesting the City Council award RFP 02-2024, Bill Keller Park Pavilion project, to Custom Construction Solutions, Inc. for the amount of \$58,000 plus a 6% contingency in the amount of \$3,480 for a total cost of \$61,480.

Staff reviewed the project and discussed the bid process.

No one addressed Council.

Motion by Vice-Mayor Butlien to award RFP 02-2024 to Custom Construction Solutions, Inc. Seconded by Council Member Pappalardo. Motion passed unanimously.

The Parks and Recreation Department is requesting City Council discuss and give direction on holiday event dates for the upcoming 2024 holiday season.

Staff reviewed the revised holiday schedule for the walk of lights, the tree lighting, parade and Santa Claus.

No one addressed Council.

City Council Members discussed the calendar of events with staff.

#### **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 June 5, 2024, 6:30 p.m.

**ADJOURN:** The meeting was adjourned at 7:08 p.m.

**APPROVED:**

**CITY COUNCIL  
CITY OF DEBARY, FLORIDA**

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**Karen Chasez, Mayor**

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**Annette Hatch, CMC, City Clerk**



## City Council Meeting City of DeBary AGENDA ITEM

<b>Subject:</b> Grant Application – DeBary Babe Ruth 6U Baseball All Star Team	<b>Attachments:</b> <input type="checkbox"/> Ordinance <input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Supporting Documents/ Contracts <input type="checkbox"/> Other
<b>From:</b> Jason Schaitz, Parks and Recreation Director	
<b>Meeting Hearing Date</b> 6/5/2024	

### **REQUEST**

The Parks and Recreation Department is requesting Council approve the attached grant application submitted by the DeBary Babe Ruth 6U Baseball All Star Team.

### **PURPOSE**

The DeBary Babe Ruth 6U Baseball All Star Team is raising money to be able to take the team to the All Star Tournament and help cover expenses such as lodging, food, and tournament fees. They are requesting \$500 in matching funds to go towards their tournament expenses.

### **CONSIDERATIONS**

The DeBary Babe Ruth 6U Baseball All Star Team has met all the criteria to be eligible for the matching grant program. They have also completed the grant request application as well as provided all the necessary attachments that are required with the application.

### **COST/FUNDING**

Funding for the matching grant program was approved in the FY 23/24 budget in line item 001-1100-511-8200. This request would cost \$500. This is the 4<sup>th</sup> grant application this FY.

### **RECOMMENDATION**

It is recommended that the City Council approve the attached grant application in the amount of \$500 to the DeBary Babe Ruth 6U Baseball All Star Team.

**IMPLEMENTATION**

Upon approval the Parks and Recreation Department will submit a check request to the finance department in the amount of \$500 for the 6U Baseball Team.

**ATTACHMENTS**

Attachment A: Grant Application DeBary Babe Ruth 6U



16 Colomba Road  
 DeBary, FL 32713  
 Phone: (386) 601-0206  
 Fax: (386) 668 – 3523

# GRANT REQUEST APPLICATION

## Applicant Information

Legal Entry Name West Volusia Athletic Club

D/B/A Subgroup: 6U Allstar team - Pirates

Physical Address (No PO Box): 200 W Highbanks Rd

City: Debary State FL Zip Code 32713

Contact Person: Corine Anderson Title: Team Parent

Primary Phone Number: 407-314-0536 Cell Phone Number: \_\_\_\_\_

E-Mail: CorineAnderson@hotmail.com

Tax Status: Tax Exempt (Attach Exempt Certificate)

**Grant Information:**

TYPE: Monetary Contribution  In Kind Services \_\_\_\_\_ Waiver of Fees \_\_\_\_\_

Total Value of the Request (cannot exceed \$500): \$500.00

Description of Event, Include Date and Location:

West Volusia Athletic Club - 6U All Star team state championship - State of FL baseball  
championship tournament for Babe Ruth League - June 18th-June 23rd, 2024 in  
Jacksonville, FL (Fort Caroline)

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Will Admission Fees be Charged at your Event: Yes  No \_\_\_\_\_

If Yes, Admission Charge: \$ 400 Per Team



Page Two

Are Other Donations Being Solicited or Been Received: Yes  No

If Yes, Please Provide Information \_\_\_\_\_

We will be attempting to do individual player fundraising to help with hotel costs, food, any

misc equipment need, uniforms, etc. \_\_\_\_\_

Have Legal Entity or Subgroup Applied for a Grant Request from the City of Debarry within the last twelve

months?: Yes  No

## Required Attachments

**All attachments are required in order to accept the application. Please check each to confirm they are included in your application.**

- Tax Exempt Certificate
- W-9 Request for Taxpayer Identification Number and Certification
- Insurance Certificate listing City of DeBary as an additional named insured
- A letter on organization letterhead outlining the details of your request. Please make sure to answer the following questions:
  - a. Describe your organization and the purpose/goals of your event.
  - b. How will any monetary contributions, in kind services, or waiver of fees be used?
  - c. How will the grant benefit the City?
- Event Budget. Budget must include the following:
  - d. All event expenses
  - e. Projected event revenue

**I/we have read and have been given a copy of the Special Event Policy and agree to abide by the regulations of the City of DeBary.**

I hereby state the above information is true and accurate to the best of my knowledge. I further understand and agree to any and all conditions of the required application.

I understand that the City of DeBary assumes no liability for this event. I hereby agree to defend, hold harmless, and indemnify the City, at the City's option, from any and all demands, claims, suits, actions and legal proceedings brought against the City of DeBary in connection with this event, whether threatened or otherwise, to the full extent as permitted by the law of the State of Florida.

This provision shall survive the term of the Agreement and shall remain in full force and effect until the expiration of the time for the institution of any action at law or equity or administrative action against the City of DeBary under either federal law or the laws of Florida.

Corine G Anderson  
Signature of Applicant

05/19/2024  
Date signed

Submission of this application **DOES NOT** guarantee a grant or event approval. All applications go to the City Council for approval.

### INTAKE ACCEPTANCE (Office Use Only)

Name of Event: \_\_\_\_\_ Organization/Person: \_\_\_\_\_

Application # \_\_\_\_\_ Application Complete: YES NO

Received By/Title: \_\_\_\_\_ Date Accepted: \_\_\_\_\_ Initial: \_\_\_\_\_

**SPONSORSHIP APPROVED or DENIED**      Date \_\_\_\_\_



## Consumer's Certificate of Exemption

DR-14  
R. 01/18

Issued Pursuant to Chapter 212, Florida Statutes

85-8017074809C-1	01/26/2022	01/31/2027	501(C)(3) ORGANIZATION
Certificate Number	Effective Date	Expiration Date	Exemption Category

This certifies that

WEST VOLUSIA ATHLETIC CLUB INC  
200 W HIGHBANKS RD  
DEBARY FL 32713

is exempt from the payment of Florida sales and use tax on real property rented, transient rental property rented, tangible personal property purchased or rented, or services purchased.



## Important Information for Exempt Organizations

DR-14  
R. 01/18

1. You must provide all vendors and suppliers with an exemption certificate before making tax-exempt purchases. See Rule 12A-1.038, Florida Administrative Code (F.A.C.).
2. Your *Consumer's Certificate of Exemption* is to be used solely by your organization for your organization's customary nonprofit activities.
3. Purchases made by an individual on behalf of the organization are taxable, even if the individual will be reimbursed by the organization.
4. This exemption applies only to purchases your organization makes. The sale or lease to others of tangible personal property, sleeping accommodations, or other real property is taxable. Your organization must register, and collect and remit sales and use tax on such taxable transactions. Note: Churches are exempt from this requirement except when they are the lessor of real property (Rule 12A-1.070, F.A.C.).
5. It is a criminal offense to fraudulently present this certificate to evade the payment of sales tax. Under no circumstances should this certificate be used for the personal benefit of any individual. Violators will be liable for payment of the sales tax plus a penalty of 200% of the tax, and may be subject to conviction of a third-degree felony. Any violation will require the revocation of this certificate.
6. If you have questions about your exemption certificate, please call Taxpayer Services at 850-488-6800. The mailing address is PO Box 6480, Tallahassee, FL 32314-6480.

# Request for Taxpayer Identification Number and Certification

**Give Form to the  
 requester. Do not  
 send to the IRS.**

▶ Go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9) for instructions and the latest information.

Print or type.  
 See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.  
**West Volusia Athletic Club**

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only **one** of the following seven boxes.

Individual/sole proprietor or single-member LLC

C Corporation

S Corporation

Partnership

Trust/estate

Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ \_\_\_\_\_

**Note:** Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is **not** disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

Other (see instructions) ▶

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) \_\_\_\_\_

Exemption from FATCA reporting code (if any) \_\_\_\_\_

*(Applies to accounts maintained outside the U.S.)*

5 Address (number, street, and apt. or suite no.) See instructions.  
**200 W Highbanks Rd.**

6 City, state, and ZIP code  
**DeBary, FL 32713**

7 List account number(s) here (optional)

Requester's name and address (optional)  
**WVAC-16U  
 PO Box 530035  
 DeBary, FL 32753**

## Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

**Note:** If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

**Social security number**

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**OR**

**Employer identification number**

6	1	-	1	5	7	9	6	8	6
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## Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

**Certification instructions.** You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

**Sign Here** Signature of U.S. person ▶ *Sarah M. Gockey* Date ▶ 06/01/18

## General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

**Future developments.** For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9).

## Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

*If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.*

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER K&K INSURANCE GROUP, INC. 1712 MAGNAVOX WAY PO BOX 2338 FORT WAYNE IN 46801		CONTACT NAME: Hollie Lamle PHONE (A/C, No. Ext): 800-736-7358 FAX (A/C, No): 847-953-2873 E-MAIL ADDRESS: hollie.lamle@kandkinsurance.com	
INSURED MEMBER NO: WEST VOLUSIA ATHLETIC CLUB BABE RUTH LEAGUE DBA: West Volusia Athletic Club, Inc. PO Box 530035 DeBary, FL, 32753		INSURER(S) AFFORDING COVERAGE INSURER A: New Hampshire Insurance Company 23841 INSURER B: National Union Fire Ins Co of Pittsburgh 19445 INSURER C: INSURER D: INSURER E: INSURER F:	

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:


THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	COMMERCIAL GENERAL LIABILITY <input checked="" type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER:			AIL0003450194702	02/01/2024 12:01 AM	02/01/2025 12:01 AM	EACH OCCURRENCE \$2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$2,000,000 GENERAL AGGREGATE \$5,000,000 PRODUCTS-COMP/OP AGG \$2,000,000 PARTICIPANT LEGAL LIABILITY \$2,000,000
A	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			AIL0003450194702	02/01/2024 12:01 AM	02/01/2025 12:01 AM	COMBINED SINGLE LIMIT (Ea Accident) \$1,000,000 BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)
	UMBRELLA LIAB # OCCUR EXCESS LIAB # CLAIMS-MADE DED RETENTION						EACH OCCURRENCE AGGREGATE
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below			N/A			PER STATUTE OTHER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT
B	PARTICIPANT ACCIDENT			AID0003450195202	02/01/2024 12:01 AM	02/01/2025 12:01 AM	Excess Medical \$250,000 AD&D \$ 15,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

ADDITIONAL INSURED: ANY PERSON, ORGANIZATION OR ENTITY WHO IS ENGAGED IN PROVIDING THE PREMISES, IS A SPONSOR OR CO-PROMOTER, BUT SOLELY WITH RESPECT TO THE OPERATIONS OF THE NAMED INSURED.

SEXUAL ABUSE/MOLESTATION: \$1,000,000 PER OCCURRENCE/\$2,000,000 AGGREGATE

CERTIFICATE HOLDER Evidence of Coverage	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE 



⚔️ 6U Allstar Team 2024 ⚔️ W Highbanks Rd, Debary Fl, 32713 ⚔️

Dear City of Debary,

Thank you for taking the time to consider sponsoring our 2024 WVAC 6U Allstar team. Our team consists of 13 players who play in the T-Ball division in the West Volusia Athletic Club of the Babe Ruth Cal Ripken Youth Baseball Program. We are seeking out donation funds to help with sending our team to the 2024 Babe Ruth State Championship Tournament. The tournament will be taking place in Jacksonville, Florida on June 19<sup>th</sup> – June 23<sup>rd</sup>, 2024.

Your donation/grant will be used to help provide uniforms, equipment, tournament fees, food for the team, travel/hotel costs, etc. Your generous donation would not only help our team with the monetary aspect of the tournament, but it would also help provide our local youth with the opportunity to travel and play together against other teams outside of our community while representing the City of Debary. By bringing kids with this common interest together, as a community we can promote positive sportsmanship and friendly competition.

By participating in these tournaments, we are encouraging development by practicing the fundamentals of baseball and familiarizing these kids with the rules of the game, in a safe environment. With your help by supporting these tournaments to take place, together, we can ultimately set our local youth up for overall success. Also, these kids are old enough to understand the balance between extracurricular sports and maintaining satisfactory grades in school. Your support will help encourage academic success in order to participate in sporting activities, and this will help maintain Debary's local exceptional education reputation.

We sincerely hope that you will consider sponsoring our teams trip to Jacksonville, FL for our State Championship Tournament! Help us provide strong stepping stones in our children's development, not only by encouraging healthy and scholarly athletes, but also encouraging and nurturing confident members of the Debary Community!

Thank you for your consideration,  
Corine Anderson – Team Parent/Representative  
[CorineAnderson@hotmail.com](mailto:CorineAnderson@hotmail.com) / 407-314-0536

# WVAC 6U T-Ball State Championship

June 19<sup>th</sup> 2024 – June 23<sup>rd</sup> 2024

Jacksonville, FL

Description	Amount	Total
Tournament Fee	\$400 per team	\$400
Hotel	\$150 per player / per night	\$7,800
Food	\$30 per player / per day	\$1,560
Uniforms (Jerseys only – Parents responsible for socks, pants, belt, cleats)	\$35 per player	\$455

GRAND TOTAL - \$10,215





# City Council Meeting City of DeBary AGENDA ITEM

<b>Subject:</b> SEMUA/TOD Expansion	<b>Attachments:</b> <input type="checkbox"/> Ordinance <input type="checkbox"/> Resolution <input type="checkbox"/> Supporting Documents/ Contracts <input checked="" type="checkbox"/> Other
<b>From:</b> Steven E. Bapp, AICP Growth Management Director	
<b>Meeting Hearing Date</b> June 5, 2024	

### REQUEST

Staff is requesting Council feedback on expanding the City’s Southeast Mixed Use Area (SEMUA)/Transit Oriented Development (TOD) Overlay District.

### PURPOSE

Staff is reviewing the feasibility to expand upon the developing TOD Overlay District, to decrease the presence of incompatible land uses nearby DeBary Main Street, and to enable planning for the development of the subject area.

### CONSIDERATIONS

#### Background:

#### *TOD Overlay District*

In 2010, the City established the Transit-Oriented Development (TOD) District. Densities were established as follows:

*TOD Residential (8 to 32 DU/acre) – The highest residential density shall be concentrated within ¼ mile of the DeBary Commuter Rail Station with a minimum 10 DU/acre to a maximum 32 DU/acre. In the remainder of the SEMUA/TOD, residential density shall be a minimum of 8 DU/acre to a maximum 20 DU/acre.*

The attached TOD Density Map shows TOD Core parcels permitting up to 32 units per acre, and outside TOD Core permitting up to 20 units per acre.

#### *Approved Development in the TOD Overlay District*

- The *Integra 289 Exchange* apartment complex (289 multifamily units) completed.
- *Springwalk at The Junction* (up to 159 single-family detached dwelling units), is expected to be built out in 2026.
- *DeBary Town Center* commercial sites (152,300 square feet), to be built out in 2027.
- *The Haven at Debary* (240 units with two commercial outparcels), to be build out in 2027.



- *DeBary Town Park* (296 units and 25,200 SF of commercial floor area), anticipated build out 2025.
- *DeBary Main Street / Mosaic* (497 multifamily units and 32,000 SF Commercial) anticipated build out is 2027.

*Remaining land in the TOD Overlay District*

- The SunRail Station.
- Wooded land owned by Florida Power & Light.
- Proposed 48-acre K-8 public school The east side of U.S. Highway 17/92 between Fort Florida Road and Buckley Drive.
- The Balance of land is roughly 12 acres of developable land, not enough to meet the demand for TOD development.

*Land adjacent to TOD Overlay District*

- Along Shell Road South, there are existing land uses incompatible with the TOD. Such uses include warehousing, manufacturing, and outdoor storage. This incompatibility poses a risk to the long-term vitality and economic competitiveness of the TOD Overlay District, in an unplanned pattern not necessarily consistent with the TOD Overlay District.

**Proposed Amendment:**

The proposed TOD would extend north to Benson Junction Road, and encompass the properties along Shell Road. Benson Junction will serve as a delineation between the TOD area, and the industrial areas established north of the road. This expansion will:

- Have a clear, distinct separation between our mixed-use new communities an existing industrial areas.
- Allows the City to direct the design and uses in the new expanded area that would be consistent with the intent and design of our Main Street vision.
- Directs/locates economic growth to areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.
- Promotes efficient and cost-effective provision/extension of public infrastructure and services.
- Expands the walkable and connected community and providing for compact development and a mix of uses at densities and intensities supporting a range of housing choices and a multimodal transportation system.
- Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of the area.

**Initial Staff Review of Infrastructure Impacts:**

- Transportation – The adopted automobile regulatory level of service (LOS) is D. Currently, nearby roadways meet the automobile LOS. Being a TOD, much of the transportation demands will come in the form of pedestrian, bicyclist, and public transit facilities.
- Potable Water – The area is expected to be served by Volusia County Utilities (VCU). It is not known at this time whether development stemming from the proposed ordinance will result in VCU facilities exceeding capacity; however, no development orders may be granted for any development that does not have adequate capacity in place.
- Sanitary Sewer – The area is expected to be served by VCU. No development orders may be granted for any development that does not have adequate capacity in place.
- Drainage – Development from the proposed ordinance will require infrastructure for drainage.
- Solid Waste – Development from the proposed ordinance will require investment in infrastructure for solid waste. The adopted regulatory LOS for solid waste is 5 pounds per person per day.
- Recreation – Development from the proposed ordinance will require open spaces. Open space shall be provided as required by the Plan and the Code.
- School Capacity – Development from the proposed ordinance will produce students. It is not known as this time what the demand or status of capacity will be upon development in the subject area.

**COST/FUNDING**

None.

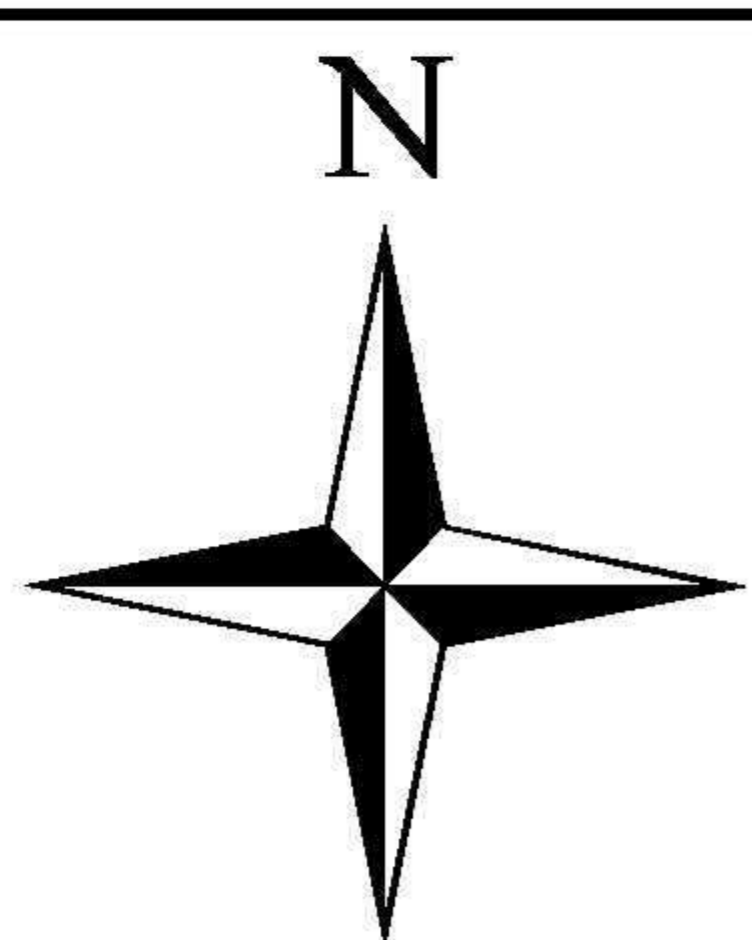
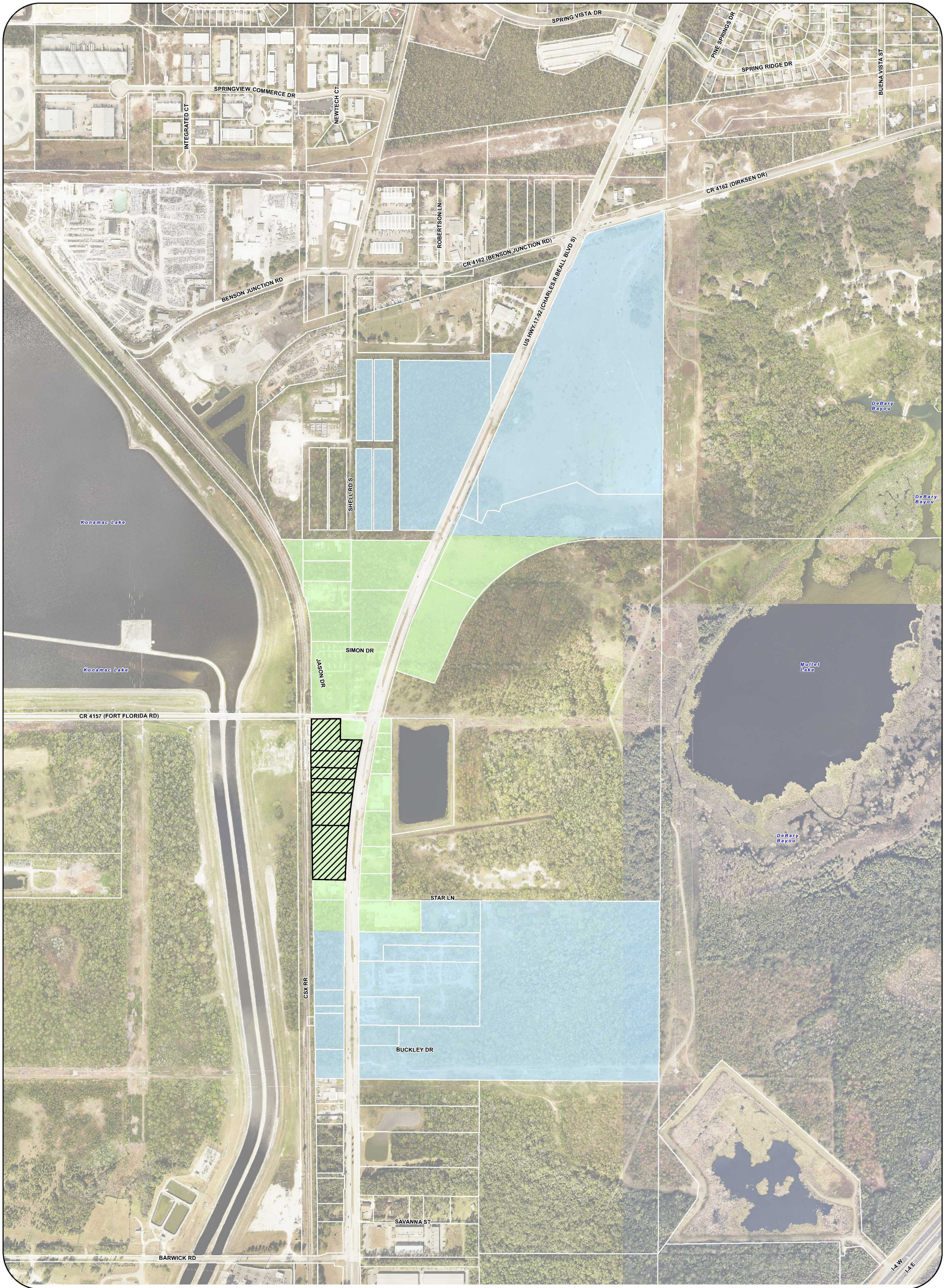
**RECOMMENDATION**

To receive Council input on the proposed expansion.

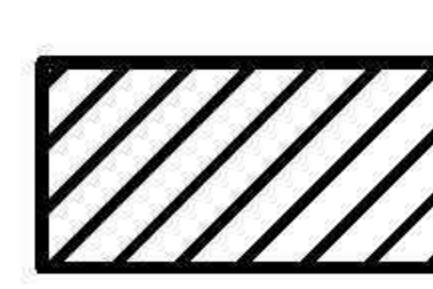
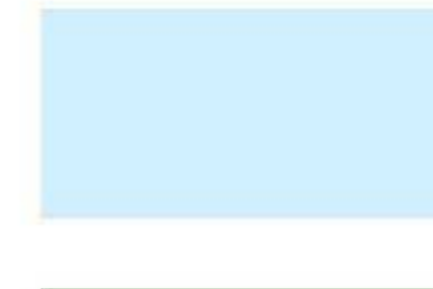

**ATTACHMENTS**

- TOD Density Map
- Future Land Use Map – Current
- Future Land Use Map – Proposed





0 150 300 600 Feet

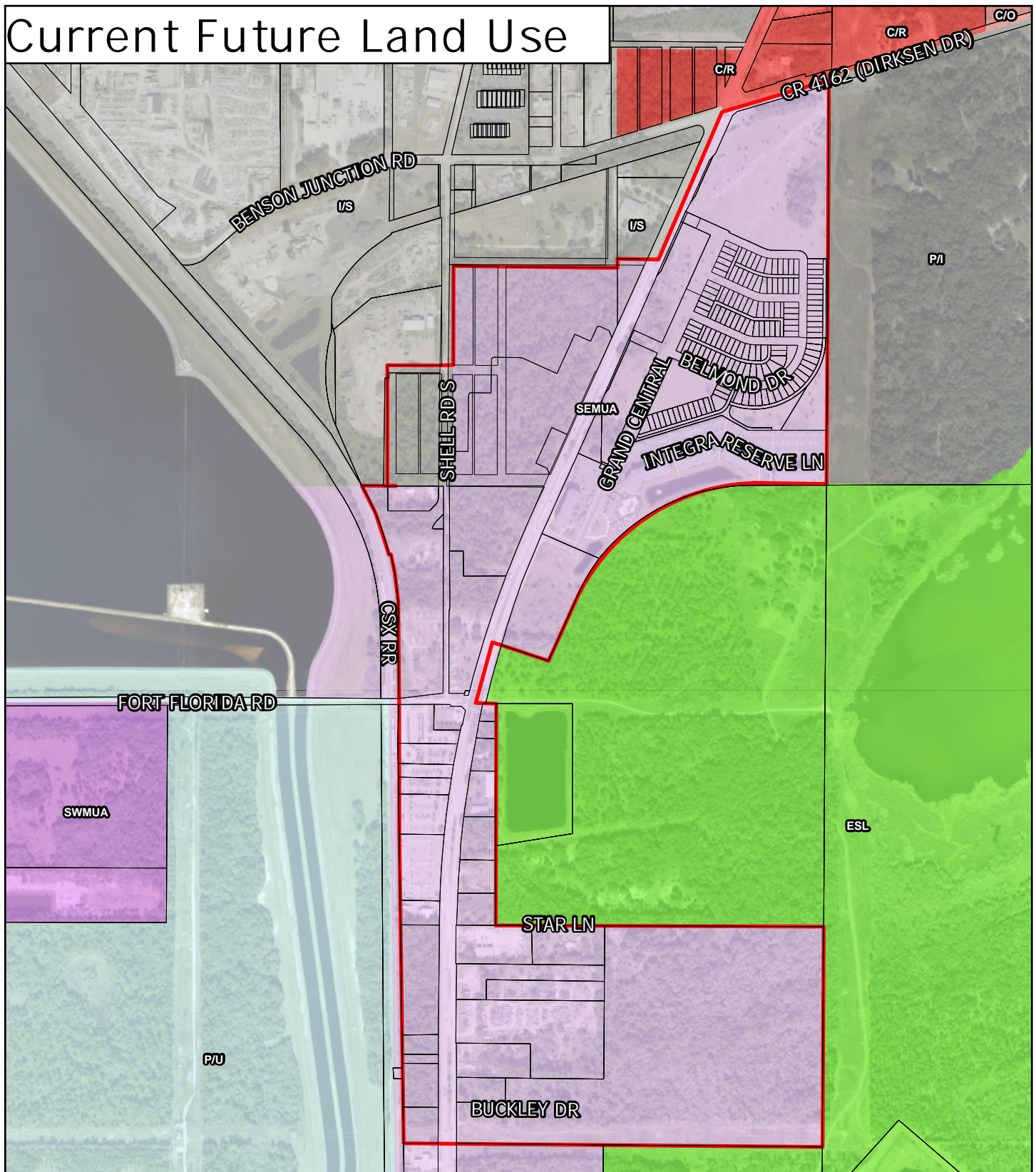
-  DeBARY STATION
-  OUTSIDE CORE
-  TOD CORE

# City of DeBary

## Transportation Overlay District (TOD) Exhibit A

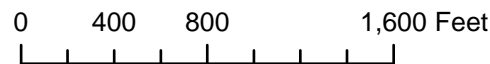


# Current Future Land Use



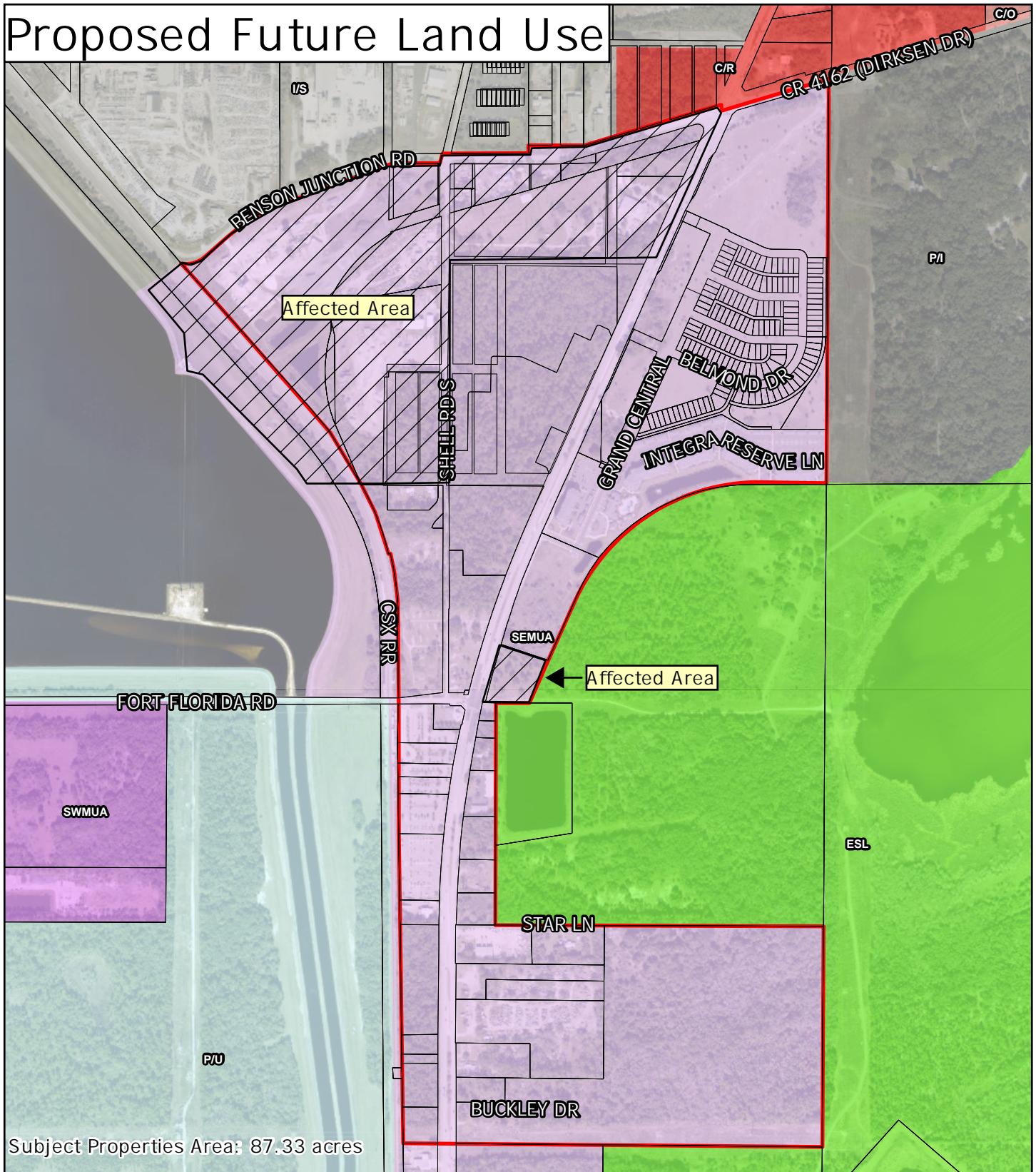
## Legend

- ESL, Environmentally Sensitive Lands
- P/U, Public/Utility
- C/O, Commercial/Office
- SEMUA, Southeast Mixed Use Area
- C/R, Commercial/Retail
- SWMUA, Southwest Mixed Use Area
- I/S, Industrial/Service
- TOD Overlay District
- P/I, Public/Institutional





# Proposed Future Land Use



Subject Properties Area: 87.33 acres

## Legend

- ESL, Environmentally Sensitive Lands
- RLD, Residential/Low Density
- C/O, Commercial/Office
- C/R, Commercial/Retail
- I/S, Industrial/Service
- PAI, Public/Institutional
- PAU, Public/Utility
- SEMUA, Southeast Mixed Use Area
- SWMUA, Southwest Mixed Use Area
- TOD Overlay District

