



CITY OF DELAND
LAR MEETING OF THE CITIZENS ADVISORY TASK FORCE (CATF)
JULY 17, 2025 AT 12:00 AM
CITY HALL, COMMISSION CHAMBERS
120 SOUTH FLORIDA AVENUE

AGENDA

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES Approval of the June 12, 2025 minutes

1. Apprvoal of the June 12, 2025 minutes

OLD BUSINESS

NEW BUSINESS

1. Review draft report to City Commission
2. Committee membership update
3. Community Outreach and Education
4. Committee Member Comments

NEXT MEETING

1. Select next meeting date

ADJOURNMENT



MINUTES OF THE
BERESFORD RESERVE BROWNFIELD COMMITTEE
Thursday, June 12, 2025

City Hall
120 S. Florida Ave
DeLand, FL 32720

A. CALL TO ORDER:

The meeting was called to order at 5:31p.m. Present from staff: Rick Werbiskis, Community Development Director; Debi Glick, Development Services Manager; Belinda Williams-Collins, Senior Planner; Chris Carson, Senior Planner; Kristian Logan, Development Services Coordinator; Darren Elkind, City Attorney.

Members of the public present: Michael Sznajstajler, Cobb Cole; David Giddens, Tetra Tech; Rachel Klinger, Geosyntec Consultants (telephonically); Paul Croce, citizen; Suze Peace, citizen; Wendy Anderson, citizen; Martha Sylvester, citizen; Sharon Kotira, citizen.

B. ROLL CALL:

Joseph DeGaetano	Present
Denise DeGarmo	Present
Brian Diaz	Present
Catherine Samuels	Absent

C. MUNUTES

Brian Diaz motioned to approve the minutes from February 20, 2025 and April 10, 2025, Joseph DeGaetano seconded the motion. The committee voted unanimously in favor of motion.

D. OLD BUSINESS

None.

E. NEW BUSINESS

1. DISCUSSION OF FEBRUARY PRESENTATION OF DR HORTON REPORT

Dr. Denise DeGarmo opened the meeting. She discussed concerns from the previously provided Site Assessment Report. She voiced concerns for both current potential health concerns from the contamination findings, as well as potential future health concerns stemming from the contaminated site.

2. REVIEW AND DISCUSSION OF SITE ASSESSMENT REPORT ADDENDUM AND FDEP MEMO DATED MAY 13, 2025

Dr. Denise DeGarmo continued expressing concern based on the site assessment report. Her primary concerns were the possibility of contaminated ground water, the possibility of the aquifer being contaminated, as well as the possibility for the findings to be

carcinogenic. Michael Sznajstajler from Cobb Cole stated that DEP has approved the methods for assessments done during the site assessment report. He also gave a brief description/timeline of the remedial action plan process. Darren Elkind, City Attorney, adds a brief explanation of the platting process to convey that the development cannot continue without the site receiving DEP's approval.

3. COMMUNITY OUTREACH AND EDUCATION

Dr. Denise DeGarmo expressed a need to have a community workshop to inform the public. Darren Elkind, City Attorney, and Rick Werbiskis, Community Development Director, stated they were working with the DEP to potentially have a representative come and speak at the workshop. The representative would be able to provide information about brownfield sites in general, not this site specifically.

4. UPDATE REPORT TO CITY COMMISSION

Dr. Denise DeGarmo expressed wanting to provide City Commission an update. Dr. DeGarmo was advised by staff to draft the report and send to staff for review for City Commission.

SCHEDULE NEXT MEETING DATE

The next meeting was set for Thursday, July 10, 2025.

F. ADJOURNMENT: The meeting adjourned at 7:00 p.m.

PUBLIC COMMENT

- Wendy Anderson – She expressed support of having a community workshop. She expressed concerns that soil was not tested deep enough. Voiced concerns about Brownfield sites vs Superfund sites. Wendy offers some “old timer” knowledge of this site being used as a medical dump site to support her concerns.
- Paul Croce – He questioned whether the findings can be traced back to a specific producer, and if so, is there any benefit to it.
- Rachel Klinger, Geosyntec Consultants – Explains, in broad terms, the different tests and testing methods.

Denise DeGarmo, PhD
Professor Emerita, Southern Illinois University Edwardsville
Independent Researcher, Atomic Weapons Facilities and Their Workers
Authorized Representative to the Department of Labor EEOICPA



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Date June 22, 2025

To: Members of the City Commission, City of DeLand

Re: Update on Beresford Reserve Brownfield Committee

Dear Mr. Mayor and Commissioners,

On behalf of the Beresford Reserve Brownfield Committee, I wanted to take this opportunity to update you on the activities of the Committee.

The Committee initially met for nearly two hours with representatives from Dr. Horton. Overall, what was already known about the brownfield was reconfirmed by their reports. However, more locations of toxic chemical contamination and higher levels of contamination were identified. The presence of the following hazardous materials was confirmed: Arsenic, Barium, Chromium, Tetrachloroethane, Trichloroethylene, Dieldrin, Lead, Mercury, Chlordane, Toxaphene beta-BHC, Tetrachloroethene, Benzo(a) anthracene Benzo(a)pyrene Equivalent Nitrate. Some of these toxic chemicals are above default soil and groundwater cleanup target levels. A preliminary count reveals over 29 such locations not including the dump. Additionally, the Committee believes that although soil contamination is presented as being an average of one to six feet deep, there is reason to believe that some areas of contamination extend beyond this average especially in the vicinity of the dump. There is also concern that residents whose property abuts the brownfield have not had their property tested to evaluate toxic chemical contamination spread.

The Committee has serious concerns regarding groundwater contamination because of the presence of arsenic, dieldrin, nitrate, chromium, lead, Bromodichloromethane, and Dibromochloromethane found in groundwater monitoring. Additionally, drinking water wells are within 1+ miles of the site. There are 17 known private domestic wells within 1/2 mile of the site.

The Committee also discussed health concerns linked to the presence of toxic chemicals and remediation undertakings on brownfield sites. These concerns are heightened by the presence of known public health threats associated with the remediation of former Sherwood Medical Industries and former DeLand Country Club. Additionally, we discussed research conducted by the EPA, CDC, NIOSH, NIH that links exposure to contaminants commonly found at brownfields with health problems including cancer, heart disease, lung diseases, and poor maternal health. Studies have also shown higher mortality rates from cancer and respiratory diseases in communities with a higher density of brownfield sites. While additional investigation is required, the health issues attributed to former brownfield sites in DeLand, are well-documented. As reported by the Florida Hospital Deland Cancer Institute the top five cancers in DeLand, Florida are Breast Cancer; Lung Cancer; Colon Cancer; Melanoma; and, Head & Neck Cancer.

We continue to work to ensure that the highest levels of cleanup is achieved for this proposed residential community to ensure long term health protection and environmental safety for our community.

Sincerely,

Denise DeLaRosa