



COMMUNITY VISIONING

CITY OF DEBARY, FLORIDA

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INTRODUCTION

The DeBary City Council initiated a strategic planning process in August, 2014 that began with two community visioning workshops. Ms. Marilyn Crotty, director of the Florida Institute of Government at the University of Central Florida, designed and facilitated the process.

On August 2, 2014 and August 23, 2014 DeBary residents, businesses, organizations, and other stakeholders were invited to workshops to share their hopes and dreams for the future of the city. Approximately 100 people attended the first workshop with another 80 attending the final session. While city council members and staff were present at the workshops, their role was to observe and listen to the ideas generated by the participants.

At both workshops, the attendees were assigned to small groups in which they responded to questions posed by the facilitator. This report is a summary of the ideas that were generated with special attention to the emerging consensus on issues that was apparent at the workshops.

This information will be shared with the City Council prior to their strategic planning session on September 13, 2014 and will provide community input to the goals, objectives, and priorities that the Council establishes for the city.

COMMUNITY TREASURES AND VALUES

The participants were asked to identify the treasures and values of the City of DeBary....the things that they love about the city and want to see continued, protected or improved. These might be physical places or intangibles like community character. For the August 2nd workshop, there were seven small discussion groups with about 10 people in each group. On August 23rd, eight small groups formed with again 10 people per group. The responses have been grouped into eight categories (environmental, structures, values, qualities, organizations, location, events, governmental services) with the number in front of the item indicating the number of groups (15 groups total) that included this issue on their lists. A complete list of each small group's comments is included in Appendix A of this report.

Environmental:

- (12) St. Johns River
- (11) Parks
- (7) Trails
- (7) Gemini Springs
- (6) Natural areas
- (5) Trees, flowers
- (5) Wildlife
- (1) Fishing
- (1) Open land
- (1) Eco Tour

Structures/Infrastructure:

- (12) SunRail
- (9) Library
- (9) Gateway Center for the Arts
- (8) Good schools
- (8) DeBary Hall, historical buildings
- (6) Farmers Market
- (6) Splash pad
- (4) Street lights
- (3) Town Center
- (3) Convenient shopping
- (2) Golf course
- (2) Ball fields
- (2) Post office
- (1) Churches

- (1) Single family homes
- (1) Medical facilities
- (1) Community Center
- (1) Police station
- (1) Fire station
- (1) New businesses, restaurants
- (1) Parkview Town Center
- (1) Well maintained roads
- (1) Sidewalks
- (1) Frisbee/disc golf park
- (1) Big planters

Values:

- (14) Small town/hometown feel
- (3) Pride
- (2) Sense of community
- (1) Ambiance
- (1) Community conscience
- (1) Stable
- (1) Tolerant
- (1) Reputation
- (1) History

Qualities:

- (14) Safe, low crime, neighborhood watch
- (10) Quiet
- (8) Low taxes
- (8) Friendly, caring people-look out for one another
- (7) Government – open, supportive,city/county relationship, responsive staff
- (6) Community involvement – participation in planning, representation, voices heard
- (6) Good place to raise family
- (5) Affordable
- (4) Neighborhoods – clean, distinct, well planned, spirit
- (4) Culturally diverse
- (4) Small business culture
- (3) Growth potential
- (2) Property values secure
- (2) Know elected official

- (2) Age diversity
- (2) Volunteerism
- (2) Cleanliness
- (1) Proactive code enforcement
- (1) Beautification
- (1) Diversity of lay out
- (1) Culture
- (1) Stormwater management
- (1) Stable
- (1) Commercialization
- (1) Mix of housing
- (1) No traffic
- (1) Pet friendly
- 1) Positive changes, not opposed to growth
- (1) Well-maintained homes
- (1) Best kept secret
- (1) Long-term residents
- (1) Peaceful
- (1) Cheap transportation
- (1) Diverse ideas from residents
- (1) Welcoming to new residents
- (1) Pride of ownership – no Homeowners Associations

Organizations:

- (1) Native Plant Society
- (1) Community groups
- (1) Florida Power & Light – tax base, donations, golf

Location:

- (8) Between Orlando and Daytona Beach
- (6) Easy access

Events:

- (4) 4th of July
- (3) Youth celebration
- Youth sports
- (2) Christmas parade
- (1) Antique car show

(1) Visioning meeting

Governmental Services:

(5) Parks and recreation

(4) Newsletter

(1) Website

(1) Program for neutering feral cats

(1) Quick police response

(1) EMS services

(1) Landscaping – trees in medians

(1) Structure of government

VISION 2024

The second task assigned to the small groups was to discuss the City of DeBary ten years from now. What will the city be like? What does it look like? What is it like to live here, work here, retire here? What kinds of economic activity take place here? The participants were invited to share their hopes and dreams for the future of the city. The responses have been organized into eight categories (environment, infrastructure, quality of life, government, development/redevelopment, economic development, events, and education) combining information from all the groups. The number in front of the item indicates the number of groups in both workshops that included this issue on their lists. A separate listing of the responses from each group is found in Appendix B.

VISION – DEBARY 2024

Environment:

(4) Limit development of green space

(4) Parks with safer areas, playgrounds

(3) Gemini Springs

(3) Expand trail to SunRail

(2) Nature still abounds

(2) Clear water/fishing

(2) Plant more trees and bamboo

(2) Access to St. Johns River

(1) River preservation

(1) Safe swimming area

(1) Preserve natural space

(1) Improved flow between the river and the DeBary Bayou

- (1) Surface and groundwater
- (1) Solar energy

Infrastructure:

- (6) Enlarge SunRail parking – add restrooms, shelters and amenities
- (5) Bridge (pedestrian) over 17-92 – SunRail to multi-use development
- (4) Expansion of utilities – water, sewer (no septic), stormwater
- (3) Medians – 17-92 downtown
- (3) Better drinking water – safe well water
- (2) Improved water removal
- (2) Sidewalks – in older areas
- (1) Main street not federal highway
- (1) Connect trails to Orange County (415)
- (1) Desalinization plant
- (1) Roundabouts with landscaping
- (1) Improve residential roads
- (1) Superior infrastructure
- (1) Public safety building for police and fire
- (1) Add infrastructure to Nature Park
- (1) Reconsider Saxon Ave. extension
- (1) Community Center for retirees
- (1) Outdoor entertainment venue (like Leu Gardens)
- (1) Safe and sound infrastructure

Quality of Life:

- (7) Maintain small town/hometown feel
- (4) Business friendly
- (3) Attract young families and singles
- (2) Pedestrian friendly
- (2) Safe community
- (1) Maintain inclusive community
- (1) Communities working together during crucial times
- (1) Preserve low-key living experience, but offer different opportunities for different lifestyles
- (1) Green and clean

Government Issues and Programs:

- (4) Code enforcement – proactive, expedited and enforced
- (3) Low taxes

- (3) Address safety issues
- (2) Traffic speeds reduced
- (2) Improved zoning – business placement; change to attract
- (2) Self-sufficient city – increased public works, police, fire
- (2) Community gardens
- (2) Increased opportunities and activities for all ages
- (2) More/strengthen community committees
- (1) Advanced equipment for police and fire with adequate taxes to cover cost
- (1) Sensible, affordable
- (1) Pro-active, not reactive
- (1) Learn from mistakes
- (1) Bury a time capsule
- (1) Accountability
- (1) Youth programs
- (1) Historic preservation
- (1) Allow chickens, no roosters
- (1) City market/bazaar
- (1) Neighborhood assistance program to help the elderly
- (1) Establish time lines for projects
- (1) Keep up with technology
- (1) Retain strong tax base – power plant
- (1) Parking
- (1) More internal services
- (1) Expand Council members to 7
- (1) City own DeBary Hall, Nature Park, Gemini Springs, Lake Monroe Park
- (1) Limited government, accountability
- (1) Emergency management in place
- (1) Manage traffic control
- (1) \$ - city has proper reserves for emergencies
- (1) Manage unused property

Development/redevelopment

- (14) Town square –near SunRail
- (6) Develop 17-92 – Dirksen area – city center, public events, emergency center
- (4) Visually appealing – 17-92
- (4) Managed growth
- (3) Transportation from SunRail station to downtown DeBary; to airport
- (3) Limit commercial development

- (2) Welcome signs that identify city at all entrances
- (2) Walkability – integration of shops
- (2) Change “junky” look – bulldoze if necessary
- (1) Single family
- (1) Have reason to stop in DeBary
- (1) Affordable housing
- (1) No low-income multi-family or condos
- (1) “Small communities” area
- (1) Keep riverfront free of commercial or high density development
- (1) Like Baldwin Park, Winter Park look
 - (1) Development timely funding will expire – come to agreement with land owners
- (1) Match future land use map to zoning
 - 5 acre minimum must change
 - Form based code
 - Review and reform future land use map
- (1) Riverwalk as destination
- (1) Limit signage
- (1) Keep horses in Orlandia – keep rural flavor
- (1) Use Sanford as a model
- (1) Community spaces – big park on lake
- (1) Don’t forget old DeBary over new development
- (1) Develop 64 acres around Gemini Springs

Economic Development:

- (6) Convention/civic center close to SunRail
 - (1) Purchase and revitalize existing one
- (5) Community pool. Aquatic center
- (4) More small shops and businesses
- (4) More restaurants
- (3) Bring in successful businesses –to provide additional tax revenue
- (3) Market the City – embrace River City
- (3) Provide incentives
- (3) Senior living options
- (3) No big box retailers
- (2) No vacant buildings – occupy or revitalize
- (2) Expanded Gateway Center
- (2) Office park
- (2) Horse race track

- (2) Good paying jobs
- (2) Eco-tourism
- (1) Improve quality of existing businesses
- (1) Sports complex
- (1) Artisan village/workshops
- (1) Bakery
- (1) Golf cart areas
- (1) Expanded downtown
- (1) Aesthetic of downtown
- (1) Riverfront development, like San Antonio Riverwalk
- (1) Developed real estate
- (1) Industrial center filled
- (1) DeBary is a destination
- (1) Encourage economic development – sustainable growth
- (1) Capitalize on resources (river, parks, art center, etc.)
- (1) No race track
- (1) Quaint “old Florida” downtown
- (1) Economic growth
- (1) Rebranding
- (1) No more dollar stores

Events:

- (3) More events
 - (2) Music on the green
 - (2) Movie night
- (1) Dog parade
- (1) City involvement in pot luck events

Education:

- (3) A high school
- (2) Top-rated schools
- (2) Support for schools
- (1) Top notch trade school

CONCLUSIONS

Both community visioning workshops were well attended with a mix of attendees. The diversity of the city was reflected in various dimensions: age, ethnicity, length of residency, etc. However, one common characteristic was evident and that was the love the residents of DeBary have for the city and their desire to see it continue as a wonderful place to live in the future.

There was no shortage of ideas generated and as the City Council plans for the future, it is important that the Council keeps in mind the identified treasures and values that the residents would like to see continued or improved upon. There was broad agreement upon the following:

- Small town/hometown feel
- Safe, low crime community
- The St. Johns River
- SunRail
- Parks
- Quiet community
- The Gateway Center for the Arts
- The library
- DeBary Hall
- Good schools
- Low taxes
- A friendly city with caring people
- Location – easy access to Orlando and Daytona Beach

While numerous suggestions were made for projects and programs to be initiated to create a desired future for the city, there was not a great deal of consensus on what that should consist of. It is clear however that the following issues were supported by many of the people in attendance at the workshops:

- A town square developed near the SunRail Station
- Maintaining the small town feel
- Development of the 17-92 Dirksen Rd. area
- Enhancements to the SunRail Station
- A convention/civic center near the SunRail Station

The City of DeBary is poised to embrace a future that maintains the qualities that have drawn people to the community in the past and that will ensure it is a city that provides new opportunities for the people who choose to call this home.

APPENDIX A

TREASURES AND VALUES

The treasures and values identified by small group discussions on **August 2, 2014**

Group #1

St. Johns River
Small town feel
Low crime
Diversity of layout – ambience
Feels like traditional Florida
Unique niche – River
Neighborhood watch – family
Caring people
Single family homes
Parks and natural areas – preservation of natural resources
Small business culture
SunRail
Trails walking & biking

Group #2

Home town atmosphere
Close to ocean (Daytona Beach) and Orlando
Small town/quiet
Protect land along river and the environment
All “virgin” land where some live = keep
Friendly people clean neighborhoods environment
Keep that which is natural
Have a “center” of town (unlike Orange City)
Top notch parks (in Debarry)
Location (commute) – train, travel
Planning of the city (well done) – creative/good job
Trees, flowers and trails
Low property tax
Local library – education resource for all
SunRail

Improved water management – “storm water management”
Native plant society
Low crime/ good police protection and fire services
Know our “family community” and look out for one another
The ability to participate in civil government planning
City person can go to the county and truly represent us – our voices being heard
Have a good city county relationship

Group #3

River
Geo-location (access)
Gemini Springs
Wildlife
Natural Beauty
Gateway Center
Splashpad
DeBary Hall
Golf courses
SunRail Station
Library
Hometown feel
Shopping
Center of town
Good Schools
Law Enforcement
Area beautification/pride
Farmers Market
Community consciousness
Safer option (crime)
Ball fields/parks
Supportive government
Medical facilities/doctors
Quiet
Country feel
Safe
Culturally diverse
Stable neighborhoods
Community groups/civic
Growth potential

Good place to raise family
Lower taxes

Group #4

St. Johns River
Gemini Springs Park
Parks – water parks, baseball, soccer
Low crime rate
Low taxes
Easy access – to other areas
SunRail
Gateway Center
Library
DeBary Hall
Stay small town
Small town feel
Very tolerant community
Friendly
Love DeBary
Street lights and trees
Diversity in religion
Farmers Market
Christmas parade
4th of July celebration
Quiet city/area
Convenient shopping
Antique car show
DeBary Hall

Group #5

Small town feel
Railroad station
Nature/trails/parks/rivers
Historical buildings/art center
Neighborhood spirit
Safe environment
Location/easy commute
Great school/library
Mixed community/diverse

Low tax
Improve Gemini Springs
Churches

Group #6

Quiet, safe, affordable
Small town feel and friendly
Community involvement/business (local)
River, parks, trails, SunRail
Economic development opportunity
Fishing, natural resources
Location (access to I-4, Orlando, beaches, etc.)
Pride in town
Accessibility and possibilities, SunRail
Reputation – highly rated schools, volunteerism, bird sanctuary, religious presence, neighborhoods, library, protecting water, community activities, downtown

Group #7

Quiet
Nature/trails/history
Improve the culture (arts/nature)
Natural buffers (landlock)
Preserve Park & Rec (community center)
Safe
Gateway Center for the Arts
Distinct communities
Proactive code enforcement – improvement
Home town feeling
Location/parks
Community
“Real” farmers market local farmers – zoning
Commercialization

Treasures and values identified by small group discussions on **August 23, 2014**

Group #1

Small town – family owned businesses and restaurants

Nature – Gemini/trees, parks
Kid friendly/splash pad
Quiet and safe
DeBary Elementary “A” school
Volunteers
River
Future potential
Cost of living +++
Gateway/youth celebration
Farmers Market
DeBary Hall
This meeting
SunRail
Newsletter
Website
July 4th
Trails
Cost of living/quality
Location, location, location – I4, Orlando, beaches
Families
Parks and Recs +
Open land
Weather
Friendliness
Sense of community
Culture

Group # 2

Small town feel
Access to river
Low homeowner taxes
Eclectic mix of houses – old, new, wide; age spread of residents
Nature trails – natural
Beauty – trees Gemini Springs
Full service library
Community events
Parks – splash pad
SunRail
Gateway Center of the Arts

Active little league (cheerleading, parks, things for girls as well)

Location

Sports and recreation programs

Can know elected officials

Safe community over-all

Local police station

Family oriented

People - warm, helpful, friendly, and nice

No traffic

Program to neuter feral cats

Wild life – bears, coyotes

Newsletter – open government

New businesses, restaurants

Property values secure

More bank for housing buck

Close to shopping

A+ schools

Rural feel with natural boundaries – can only grow so much

Eco tour

Group #3

Small town feel

Annual Christmas parade

Family atmosphere

July 4 celebration – good old days!

St. Johns River, pristine environment

Open access to city employees

Close access to amenities, beach

Parks!

“Golden Triangle” – Proximity to attractions

Come across the bridge to another world!

DeBary hall and what it offers historically and educationally

Gateway Center of the Arts

Great place to raise kids – little league

SunRail – Hooray!

Awesome library

Our fire department

Safe community

City newsletter!

Feels like Tom Sawyer when on the river
Quick police response, EMS services
Core value – community participation, River City

Group #4

Trees and parks/nature
Gateway Center/friendly people
Parkview Town Center/Pace of life
Quiet city/safety/access to river – Public
Sense of community/know neighbors
Not Winter Park/small city/town atmosphere
Variety of recreation opportunity afford by area (not necessarily by city government)
Small businesses vs. large chains
Quiet/family friendly/pet friendly
Diversity of people/backgrounds/migration
Schools and daycare/post office
SunRail
Events – city and put sponsored 4th of July sponsored parades
Splash pad
City newsletter – communications
Helpful/responsive city staff
Access to I-4 (beach/Disney/Orlando)
Value for the \$ housing, etc. (prices/taxes)

Group #5

Small community atmosphere (friendliness)
Convenience of being close to everything
Landscaping, lights, trees, in street median
Positive change – we are not opposed to growth
Active community
Low tax rate in DeBary
Accessibility to the City Council and Board Members

Group #6

Small town atmosphere
Close to I-4, location
Low crime, safe feeling
Quiet, quaint, neat lawns and homes cared for
Friendly and caring neighbors

The river, parks, and recreation
A school
Wildlife – birds
Safety
Family values and atmosphere
Reasonable property values
Appeals to many age groups
Community participation
Well maintained roads
City structure – government
(Low) taxes – affordable/economical
FPL – tax base – donations (golf)

Group #7

St. Johns River
Gemini Springs
DeBary Hall
Best kept secret
SunRail
Frisbee/disc, Golf, nature park by the river
Gateway Center for Arts
Ballparks/many
Long term residents
Safe place to live/low crime
Small town atmosphere
Peaceful
Easy access to highway/I-4
Monroe Park/access to boating
Splash Park
Dog Park
Community activities
Close to shopping and restaurants without the congestion/amenities
Decorative street lights
Lowest taxes in Volusia County (thanks to power plants)
Open to local government
High Potential/vacant land and SunRail and more
Cheap transportation by train/bus
Trail system/bike and pedestrian
Nature/lots of birds and bears and snakes

Friendliness
Library/active
Farmers market
Cleanliness of city
Golf courses/country club
Pocket parks/good for grandparents to take grandkids
Community theatre at Gateway
Community events/parade
Diverse ideas from new residents
Affordable housing (for now)
Big planters (some need attention!)
Adopt-a-road program thriving
Good post office
Youth sports programs
Welcoming to new residents

Group #8

Small town atmosphere
Clean and green
Pride of ownership even with no HOAs
Officials want to listen
Close to “big city” easy access
River and Gemini Springs
History
DeBary Manor as treasure
Feels safe
Small “mom & pop” businesses
SunRail station
Light posts
Youth athletic associations
Splash pad
Parks and recreation
Gateway center
Farmers market
DeBary Elementary great compared to surrounding schools
Quiet
Sidewalks
Library

APPENDIX B

VISION 2024

Vision for the City of DeBary in the year 2024 as described by the small discussion groups on **Aug. 2, 2014**. Items highlighted with an asterisk in front of them are the priorities each group designated for the future.

#1 Vision 2024

City will have a main street not a Federal highway

*Municipal utilities – water and sewer

Pedestrian safety and friendly

Business friendly

River preservation

Attract younger families

*Sensible affordable planning and development based on existing future codes and ordinances

Allow individual business advertising on light poles

Support local business in newsletter and website

More community events

More restaurants

Horse Racetrack

Single family development

Underground utilities

Put medians in downtown DeBary 17-92

Put restrooms at SunRail Station – enlarge parking lots

City needs to be pro-active not re-active

Purchase and Revitalize Civic Center – improve

*Pedestrian and bicycle focus in business district

#2 Vision 2024

Better drinking water

Clearer water for fishing

*People have a reason to stop in DeBary (i.e. SunRail, restaurants, etc.)

More advanced equipment for police and fire department

Taxes to cover, or some source to accomplish

Pedestrian overpass that connects parks, SunRail, 17-92, etc.
Extension of trail to parks/SunRail
Gradual elimination of septic tanks and expansion of city sewer system with county co-operation
Learn from our mistakes
Bring in successful businesses that we know will help build our community/city
“Improved” water removal system
Make sure our well water is safe
No low income apartments or condos
Have a DeBary High School
Community pool
Town Square near SunRail
Improve the quality of the successful businesses in DeBary
 Restaurants (Olive Garden, etc.)
 Publix
 Etc.
*Aquatic Center (children & older)
*Convention Center (cap 2000)
 Conventions
 Concerts
Have these close to SunRail or where people can be dropped off
Places in town for Elder/Senior Citizens
 Assisted Living
 Activities, etc.
Improve water run-off to aquifer (groundwater)
Plant more trees and Bamboo (converts CO₂ to O₂)
Parks with safer areas to take photos, walk with families, etc.
Continue with “small” communities (area)
Safe swimming area on St. Johns River
Time capsule
Cleaner streets

#3 Vision 2024

*Water/quality rivers, springs
*Managed growth – consistent with small town feel
 More small shops/town center
 Diverse town center near SunRail – no Big Box!
 Preservation of Natural Spaces

Youth programs
See walkability (integration of shops/homes P.U.D.)
Preserved history
Lots of community events
Top rated schools
Low taxes
Our young people want to live here
Safe community
Bridge over 17-92 from SunRail to multi-use development
Municipal sports complex
Transport from SunRail to downtown DeBary
Artisan's Village/workshops
Top notch trade school
Bakery/restaurants/small retail
Parks/playgrounds
Expanded gateway center
Community gardens
Golf cart areas
Traffic speed reduced – safer to walk
No vacant buildings
Expanded downtown
Civic/community oriented development
Small government
Aesthetic of "Downtown"
Access to the St. Johns
Riverfront is free of commercial/high density development
Riverfront development like San Antonio's Riverwalk
Improved flow from/between river & DeBary Bayou

#4 Vision 2024

Improvements needed
Zoning – business placement
 Wal-Mart grocery store – Glen Abbey
 More business friendly
 Draw business to DeBary
 Surface and groundwater
Develop 17-92 and SunRail area
 Businesses – tax revenue
 Water Management

- Connect bike trails to Orange County/415
- No middle/high schools
- Like Baldwin Park look – Winter Park
- 17-92 – Dirksen area develop the area
- Emergency center public event city center
- Senior living options
- Develop jobs good paying
- SunRail – meal ticket must develop
- More entertainment options – Music on the Green
- *Infrastructure – water storm, sidewalks, put in older areas also wells, sewers, De Sal Plant
- *Code enforcement need better:
 - Expedited process and enforcement
 - Foreclosures
 - Park your boat
 - City HOA idea
 - Educated people of code enforcement
- Junky look – must change
 - Bulldoze if necessary
 - Buildings on street
 - Start over South 17-92
 - Ex. Miami South Beach get rid of old and start over
- Abandoned Buildings
 - Occupy or revitalize
- Major attraction – Dirksen Plaza
 - DeBary a destination
 - Gemini Springs
 - Polk
 - Walkway over 17-92
 - Transportation from SunRail
- Development timely funding will expire. Come to agreement with land owners
- Market DeBary
- SunRail to airport transportation
- Zoning – how do we change to attract
 - Businesses
 - Tax revenue
 - Attract business
 - Incentives to come/stay
 - City standard – don't just change to latest new idea/ group

Match future land use map to zoning

Ex. 5 acre minimum must change

Form based code

Review and reform future land use map

More gardening

Community garden

Possible allow chicken not roosters in areas

Community bazaar /market

Operated by city

Generate revenue

Sell items

Help elderly that cannot keep yard, neighbor assistance program

Traffic control – roundabout with landscaping

More walkways

#5 Vision 2024

Define town center/Main St.

Maintain small town feel by design

***Encourage economic development (sustainable growth)**

Underground electrical lines (sewage)

Controlled visiting traffic

Affordable housing for young professionals

Visually appealing – 17/92

Clean up Gemini Springs

Capitalize on resources – rivers, parks, art center, hall

Self-sufficient city (Increased public works, police, fire, etc)

Mindful of businesses (clean up after parade)

***Developed R.E. for small business**

Maintain inclusive community

Government (council) establish timelines on projects

***Maintain low taxes**

Maintain safe environment

Keep abreast with technology

#6 Vision 2024

***Development around SunRail to Highbanks along 17-92 – “Park Avenue” feel**

Improve city signage – ARCH

include signage “Arch” welcome

As soon as cross Sanford Bridge new signs build out South end of 17-92

*Improve/expand mobility – accessibility within city and to outside sources (shuttles, golf carts, bike path, running paths)

Expand Golf cart trails/bike trails along Shell at Highbanks

Expand special needs accessibility – city wide Wi-Fi

“Theme” for city to attract tourism (both local and outsiders)

City like “Theme” foods/planning ecotourism

Zoning – careful

Highbanks Marine

Tax incentives small businesses also environmentally friendly

Work in town you live in

Expand Gemini Springs

More family activities

*Develop uptown and downtown business district while maintain small town feel.

#7 Vision 2024

Expanded parking lot at SunRail

*Commercial development due to SunRail – “Don’t be like others be like DeBary”

Cow pasture (Dirksen/ 17-92) – will be Costco, movie theatre (IMAX), hotel, mini-mall (shops, restaurants)

Town center with brick pavers 17-92, murals, beautify planters and planting

Communities working together during crucial times

Industrial center filled

*Community center (YMCA like) – family

Community recreation center

Develop community center (Barwick) build where land is already owned

Code enforcement

Proactive not reactive - to keep the city to our values, hometown

Accountability

Preserve our low key living experience but offer different opportunities for different lifestyles

Limit commercial development

Increase small business

Roadway improvements within city – (not just 17/92)

Better roadway residential

Better utilities need underground/newer transformer

Superior infrastructure citywide

Future of SunRail for DeBary access to bike trails – need for a reason

Tax base (Power plant)

Future to think small not too big keep hometown feel

Concerts/movie night within the parks (community centers)

Develop a fire station/Police department

Public safety building/complex

New community development with schooling involved – elementary, high schools

Vision for the City of DeBary in the year 2024 as described by the small discussion groups on **Aug. 23, 2014**. Items highlighted in yellow are the priorities each group designated for the future.

#1 Visioning 2024

*Walking town center around SunRail– cafes, bistros, shops (encourage local ownership)

*Eco tourism – SunRail (trails to DeBary)

*No Big Box retailers

More/strengthen community committees

Rebranding

DeBary to own – DeBary Hall, Gemini, Native Park, Lake Monroe Park

Still see green and clean

Expand council members to 7

Solar energy

Keep zoning (restrict commercial)

Don't forget old DeBary over new development

More internal services

Maintain small town feel

If all fails: Stadium, race track, soccer field

#2 Visioning 2024

More beautification on 17-92 (2)

Welcome signs that identify city at all entrances

Median down the 17-92 corridor

River walk as destination (hidden downtown) – businesses, pedestrians, cycling, friendly, golf cart community

Real downtown

Town center across from SunRail station

YMCA – multi-generational; anchor for across from SunRail; ties the 2 places together – river

SunRail and across street

No big box stores

Limit signage

Address safety issues connected with development

Impact studies first to keep small family friendly feel
Maintain expand recreational opportunities
Community center for retirees
Outdoor entertainment venue like Leu Gardens
Eco destination beautification
Emergency management in place
Support for schools
Keep horses in Orlandia Heights - keep rural flavor
Develop by SunRail to link riverfront and land across the street to create a “quaint” destination site with things to do that reflect our shared values
Careful, smart grow – eco-friendly and forward thinking
Sanford as a type of model
Community spaces like big park on the lake for families
*Preservation (small town feel, nature)
*Smart growth/forward thinking – Eco friendly
 Community based growth (Dirksen)
 Pedestrian and cycling (our idea of “public transportation”)
 River walk (hidden downtown) (river walk Sanford inspired)
 Eco friendly
*Beautification
 Welcoming sign/ walking bridge
 17-92 more medians

#3 Visioning 2024

Manage business/community development to anchor SunRail (i.e. a town center)
Beautification of center medians throughout DeBary, where appropriate
Manage traffic control into future growth plans

***Reconsider Saxon Ave. extension**

Aquatic center

Town Center

***Aquatics**

Convention/banquet center

Upscale restaurants

Encompasses all age groups

Some residential housing

Preserve environment (all existing parks, etc.)

***Enhance SunRail station and amenities**

#4 Visioning 2024

City needs to fight state for school \$ - should not need tax

Unfair distribution of \$ among counties

***SunRail related development**

Expand hours – nights and weekends

We are busiest now – what happens when it gets to Deland – will our draw → 0

Right now, Winter Park is drawing in \$\$\$

Nuevo – downtown

Destination, not origin

Shop/food/art – not gambling, boutiques, movies?

Keep taxes low – keep town affordable improved public transport network

Middle school in city

High school

City infrastructure safe and sound

Roads, buildings, parks, etc.

Flood etc. all areas covered as needed

Up to date/maintained/funded

Increased opportunity and activities for kids, adults retirees

Businesses and buildings on 17-92

Attractive, maintained, occupied/planters

Landscaping/beautify

Zoning controls over businesses in various areas

***Nature still abounds**

Healthy habitats

No pollution/garbage

City amenities

Parking

Pool

More parks

Ball fields

Stadiums

Add infrastructure (power, bathroom) to nature park – make it more useful

Gateway (more facility and programs, public support/funds

New community center w/ activities

City center/fountain

More citizen involvement/volunteerism

***\$\$ - city has proper reserves for emergencies**

Complete /enhanced trail system

#5 Visioning 2024

New businesses to develop more of a tax base for DeBary (small businesses, coffee shop, banking)

Shelter from the weather at new train station

***Develop area around train station with more stores and etc.**

Beautify 17-92 with trees and colors using native plants. Should be maintained weekly. Cut grass - weed control

Shopping village around train station, restaurants (apartments, office complexes)

***64 acres property adjacent to Gemini Springs (develop complex of stores, etc. to encourage visitors**

More inclusive/exclusive restaurants

Retirement complex for seniors which is active and open all week

No more dollar stores!

Office parks in DeBary where people can live and work in DeBary

A business and friendly community

A downtown area around train station

***Keep DeBary feeling as small town atmosphere**

#6 Visioning 2024

Small town atmosphere

Limited government, accountability, resp. conflict of interest etc.

Code of enforcement (proactive)

Limit development of green space

Athletic Center – Dirksen and 17-92

More Businesses along 17-92

Maintain buffer zones/green spaces

Safety

Elderly/assistance care facilities

¼ Community/city involvements at potluck events

Proper/effective/responsible city community development

Small home town feeling

Connected/community service

Responsible growth at businesses (competition/proper, development, management)

Family values

Economic growth (+) that effects and responsible to community/residents

***Small town atmosphere, etc. family values, parks, recreation, waterways**

***Limited government – government accountable**

code enforcement

Vote on referendums

***Responsible development**

Growth (proper/business/etc.)

Green spaces/ buffer zones

Activity center

Elderly care/assist center

#7 Visioning 2024

Dog parade

Clean and safe with green space and trees-protect

Village at Dirksen and 17-92 - No Gambling

Well-planned and well-designed/matched with SunRail/pedestrian overpass using bike trail extension (5)

DeBary Village Green

Pedestrian friendly/integrated into SunRail station

Better paying jobs through economic development/combine small business with corporate presence

Business park/white collar information technology jobs/green

Better, more inviting entries to city, signage – river

*17-92 redevelopment, more aesthetically pleasing. No more ugly buildings. Through planning and zoning; better codes, small business

Embrace River City – theme for future planning

Demolish deteriorating buildings on 17-92

Want to have “A” schools

City manages unused property

Business required to set aside for green and arts

“River City” should have more river access for the public. A river walk? West side

More extensive – water and sewer services

Underground utilities

#8 Visioning 2024

Small business corridor (no big box stores)

No trace track/dog track

*Still lowest tax city in country

*Still green and more green

Tax incentives for businesses to keep appearances nice

Quaint downtown/revitalized “Old Florida” style like River City Dentistry

Keep parks

Remove bacteria from Gemini (ok with small parking, entry fee)

Keep buffer zones b/t developments and waterways and nature

Community/teen center for events – movie in the Park. Outdoor amphitheater – available for rent to bring revenue i.e. high school graduations

Self-sustaining green areas or low cost maintenance

*Dirksen corner property

No high rise apartments

Art/creative district

Nice restaurants

Like Celebration area – walk through splash park, available for festivals

*Welcome chain and incentivize small businesses to stay as long as maintain quaint small town feel and look

Expand SunRail hours to run nights and weekends

Promote DeBary to surrounding areas (“Visit DeBary”) advertising downtown businesses, DeBary Manor, St. John’s, Gemini, etc.