

DEBARY DIGEST



IN THIS ISSUE:

Summer Camp



Future DeBary
Main Street



Parks & Recreation
Projects



Hometown Heroes



Council in the
Community

HISTORIC PRESERVATION BOARD

The Historic Preservation Board is embarking on a project to capture the oral history of our city, which will be preserved in our archives for future generations. Currently, in its initial phase, the Board aims to interview both residents and business owners. For Phase One of this endeavor, *The Board is seeking individuals with a personal or family history residing in DeBary during 1993 or earlier* and are eager to contribute to the DeBary Oral History Project.

If you'd like to be part of this initiative, or know someone who would qualify, please email their name and contact information to history@debary.org.

For further details about the Board, please visit <https://debary.org/bc-hpb>.



Dive into this issue of the DeBary Digest for an in-depth look at the Main Street project. From retail shops to eco-friendly initiatives, uncover our City's goal for intentional sustainable growth. Scan the QR code to explore our webpage for insights and updates.



More information on page 6 & 7

UNDERSTANDING GROWTH:

Government & Private Property Owner Rights

CITY MANAGER'S CORNER



DEBARY CITY MANAGER
CARMEN ROSAMONDA

Growth is inevitable. In a market-driven society, corporations and individuals buy property for investment. Whether it is to build an individual home, a business location or a residential/commercial development, property owners have certain property rights. The government has the authority through zoning and land development codes to regulate how and where property owners can build. The growth you see today is a result of future land use and zoning regulations established a long time ago. Let me explain.

There are three (3) components to development of residential, commercial, and industrial property, 1) Future Land Use/Zoning, 2) Cities Land Development Code, and 3) Florida Building Codes. For residential developments, there is a 4th element, Volusia County School Board.

FUTURE LAND USE/ZONING

The Florida Statutes require governments to plan and establish future land use and zoning in their community. Much of the future land use and zoning in DeBary was established over a decade ago. Any future land use change is initiated by the property owner and brought to Council for approval. Over the last 5 years, this City Council has denied the only two future land use change requests, one on Ft. Florida Road and the other on Palm Drive. During this same time, the City Council has only approved one rezoning of a 10-acre parcel on Barwick Road from commercial to residential. Otherwise, all the growth you see today is as a result of future land use and rezoning done prior to 2019. Much of our current efforts are geared toward managing growth and negotiating down density wherever we can. For example, the new downtown project has an approximately 40% less density than originally zoned in 2010 thanks to our current Council and staff.

LAND DEVELOPMENT CODE

Each government establishes its own Land Development Code to regulate how land is to be developed. The Code regulates such things as setbacks, parking, building height, etc. Each and every residential, commercial, and industrial property must meet our Land Development Code. Our Land Development Codes require the property owners who are developing property to conduct environmental, tree and animal studies, and to obtain permits from other organizations, such as St. Johns Water Management District (stormwater), Florida Department of Transportation (traffic), Department of Health (wastewater), Fire Marshall (public safety), and more.

FLORIDA BUILDING CODE

The State of Florida has one unified building code for above-ground structures. Our Building Official, who is licensed by the State, is responsible to review the plans on every building permit and inspect construction to ensure compliance. Once the structure meets all of the criteria, the Building Official issues a Certificate of Occupancy.

VOLUSIA COUNTY SCHOOL BOARD

The Florida Statutes requires the local school board to approve every residential development to ensure the school system has the capacity to handle the additional families. Once reviewed and confirmed they have space for the children, the School Board issues a Certificate of Capacity to the developer. No residential development can be approved by the City unless it is approved by the Volusia County School Board.

Very important to note, once the developer or builder meet all of these regulations, there is not one government or private entity that can legally prevent a property owner from building on their property. This is part of the property rights we speak of. Certainly, any government or private entity can challenge projects in court, but case law has upheld these property rights over and over again.

I, personally, built my home in DeBary in 1986. I purchased a vacant lot zoned single-family residential. I contracted with a builder who developed the site plan to ensure my house met the land development code and the building plans to ensure it met the Florida Building Codes. Once in compliance, no one could stop me from building on my property. This same right applies to all property owners, residential, commercial, and industrial.

UPCOMING PROGRAMS IN DeBary, FL

SUMMER CAMP!



Get ready for an unforgettable summer with DeBary Parks and Recreation's summer camp!

Registration opened on Tuesday, April 2nd at 9:00 am, exclusively for DeBary residents. Check remaining availability or join the waitlist by visiting DeBaryRecreation.org

Summer Camp Dates: Monday, June 10th to Friday, August 2nd.

Time: Monday through Friday, 7:30 am to 5:30 pm

DISCOVERY CAMP:

(Entering grades K-2):

Cost: \$85 per week, which includes one exciting field trip.

Location: River City Church

ADVENTURE CAMP:

(Entering grades 3-6):

Cost: \$100 per week, including up to two field trips.

Location: Florence K. Little Town Hall

Questions? Call 386-601-0206

Youth Tennis

Instructor: Fred Schwan

Wednesdays at Bill Keller Park

April 24th-May 22nd

Ages 8-12: 5-6pm | \$99/child

Ages 4-7: 4:30-5pm | \$75/child

Contact: 386-837-9123



Pickleball (50 & up)

Tuesdays from 8:30-10am

Bill Keller Park

Free, drop-in program with no registration required

Jazzercise (adults)

Instructor: Adrienne Austin

Contact: 386-451-8753

Tues & Thurs @ 11am

Florence K. Little Town Hall

Program runs until May 30th



Summer Sport Camps

Sport camps will be back again this summer for weekly half-day clinics.

More information will be posted on DeBaryRecreation.org.



Splash Pad Opening

The Splash Pad at Community Park will be opening for the season on March 22 from

Tues.-Sun., 10am-6pm

For more information, scan the QR code or visit Linktr.ee/debaryrec



PARKS & RECREATION PROJECT UPDATES

SPRING 2024



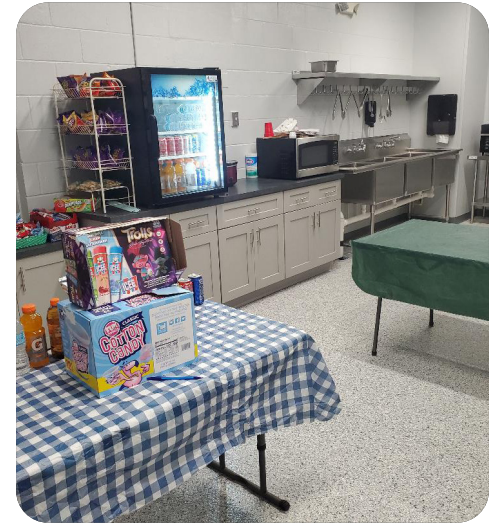
Bill Keller Dog Park

Construction on the new Dog Park at Bill Keller Park is underway! Located next to the ball fields in place of the old shuffleboard courts, the dog park will include separate areas for large and small dogs adjacent to Lake Charles. The park will be open later this Spring and we plan to hold a grand opening ribbon cutting event soon. This project was 50% funded by the Volusia County ECHO Grant.



Town Hall Restroom Remodel

The restrooms at the Florence K. Little Town hall facility have been fully renovated to better serve our program participants, event holders, and private rentals. The remodel also included adding additional storage and upgrading our tables and chairs. Since 2020, the City has made a substantial investment in updating the facility and plans to continue to do so until the facility is fully updated.



Bill Keller Park Concession Stand Remodel

The concession serving area of the Bill Keller Park concession stand building has been fully renovated to include new cabinets, countertops, floors, appliances, and fixtures. We have also revamped our concession operations in partnership with the DeBary Babe Ruth Baseball League to better serve our patrons that are out at our games. We hope to continue to renovate the entire concessions facility in the near future.

ROB SULLIVAN OPERATIONS CENTER

The Rob Sullivan Operations Center is complete and now in use, starting with our upcoming Spring sports programs. Located behind field 2, next to the basketball court and pavilions, the facility is centrally located in the park to provide easy access no matter which field you are playing on. The facility includes a multi-purpose room along with restrooms and will be used to serve concessions, summer programming, and staff or league meetings.



HOMETOWN HEROES PROGRAM

The City of DeBary is now accepting applications to nominate our 2024 Hometown Heroes!

The DeBary Hometown Heroes Program is designed to honor and remember DeBary military heroes (currently serving, retired, deceased, or honorably discharged) for their sacrifice and service to our nation. Selected Hometown Heroes will have a commemorative street-pole banner displayed with their likeness at City Hall.

Applications must be received at City Hall 16 Colomba Road, DeBary, Florida 32713 by 5PM on Wednesday, May 15, 2024.

SPONSORSHIP OPPORTUNITIES

Any person, business, or organization can help support the Hometown Heroes Banner Program as a sponsor. Your sponsorship of \$100 dollars supports the purchase of a full-color banner which is displayed in front of City Hall with the option to add a business logo.



Visit debary.org/hometownheroes for more information on application requirements, the selection process, and sponsorships.

COUNCIL IN THE COMMUNITY



City Council with School Board Chair and DeLand Area Chamber President breaking ground for the future DeBary Main Street



Mayor Chasez, Vice-Mayor Butlien, and Councilmembers Stevenson & Pappalardo with City Manager at the 2023 Christmas Parade



Mayor Chasez, Vice-Mayor Butlien, and Councilmembers Stevenson & Pappalardo celebrating new facilities at Rob Sullivan Park

THE FUTURE DEBARY MAIN STREET



Main Street Transformation Story

DeBary Main Street is a timely addition to our evolving cityscape, designed to complement inevitable growth by providing residents with amenities such as restaurants, shops, and community gathering spaces. The Transit Oriented Development (TOD) District, home to DeBary Main Street, was established in 2010 and was primed for inconsistent apartment growth. While cities cannot reduce entitled densities without costly legal challenges, current Council and staff were able to

negotiate with developers and create a new vision for the area, reducing overall density by 40% and increasing public green spaces. The 2019 City Council addressed stagnant Future Land Use around the SunRail Station, creating an inclusive vision to benefit all DeBary residents, leading to the current plan for Main Street. With the high population densities already in place surrounding the SunRail, the city's Council and Staff worked to create a new vision within their municipal legal rights. City Council and Staff are dedicated to maintaining the area's appeal.



What is DeBary Main Street?

DeBary Main Street will be built across from the DeBary SunRail station along Shell Road. Recognizing the potential for inconsistent apartment growth in the area, City Council and Staff worked with landowners and developers to create a solution: DeBary Main Street. This project mandates the inclusion of retail spaces on the ground floor with residential units above. The project aims to create a walkable, vibrant area that fosters community engagement and serves as a focal point for gatherings and festivities, aligning with DeBary's values of maintaining a close-knit, small-town atmosphere. Visit <https://debarry.org/ed/page/tod-main-street> for more information.



Intentional, Sustainable Growth

The development of Main Street is balanced by our commitment to preserving green spaces. Recognizing the importance of nature conservation, the city took a significant step by purchasing 170 acres of preservation land just one mile away, along Ft. Florida Road. Our vision for this land is to create a sanctuary for wildlife and a passive park for our residents to enjoy Florida's natural beauty. While we cannot purchase every plot of land slated for development, we have successfully saved this space from future construction,

ensuring it remains a haven for generations to come. Additionally, our city takes pride in its pedestrian and cyclist-friendly plan for Main Street. Within a mile radius, residents and visitors can explore kayak launches, campsites, fishing piers, an extensive trail network, and two disc golf courses. This integration of natural spaces not only attracts nature enthusiasts and adventurers but also underlines our city's commitment to integrating urban progress with the preservation of our precious environment.



A Haven for Commuters and Explorers: Nestled next to the SunRail Station and the Central Florida Trail System, DeBary Main Street ensures convenience for both commuters and outdoor enthusiasts. DeBary is the Trail-hub to three Central Florida Trails all connecting to our future DeBary Main Street! Restaurants and retail spaces are set to be a welcoming oasis for cyclists traversing the Central Florida Trails.



Enhanced Accessibility: DeBary Main Street will be a multi-modal development; meaning, it will not only be a pedestrian-friendly, walkable community but also accessible via a multitude of transportation options! Cyclists, golf carts, cars, and SunRail riders will all be able to access the future DeBary Main Street.



16 Colomba Road
DeBary, Florida 32713-3264

CITY OF DEBARY CONTACT INFORMATION

CITY HALL MAIN PHONE (386) 668-2040	WEBSITE www.DeBary.org	FACEBOOK @CityofDeBary	CITY RESOURCES linktr.ee/cityofdebarry
BUILDING DEPARTMENT (386) 601-0212	BUSINESS TAX RECEIPTS (386) 601-0210	CITY CLERK (386) 601-0219	CITY MANAGER'S OFFICE (386) 601-0238
CODE ENFORCEMENT (386) 601-0209	FINANCE (386) 601-0226	GROWTH MANAGEMENT (386) 601-0204	PARKS & RECREATION (386) 601-0206
COMMUNICATIONS (386) 601-0221	PUBLIC RECORDS REQUESTS (386) 601-0225		PUBLIC WORKS (386) 601-0208

MAYOR & CITY COUNCIL



**Mayor
Karen Chasez**
Seat #5
kchasez@debary.org



**Vice Mayor
Phyllis Butlien**
Seat #4
pbutlien@debary.org



**Council Member
Patricia Stevenson**
Seat #3
pstevenson@debary.org



**Council Member
Jim Pappalardo**
Seat #2
jpappalardo@debary.org



**Council Member
William Sell**
Seat #1
wsell@debary.org