



DIRECTOR OF GROWTH MANAGEMENT

DeBary, Florida



THE COMMUNITY

DeBary, Florida is located on the northern shore of the beautiful St. Johns River. It is the gateway to southwestern Volusia County and serves as a corridor between Orlando, Sanford and Daytona Beach. Serving a population of 21,900, DeBary occupies 25 square miles. DeBary offers small-town living that is on the cusp of something, well....*more than you imagined!*

DeBary was settled in 1871, when wine merchant Samuel Frederick deBary erected a winter home. DeBary Hall has been restored and is open to the public with artists, displays, multimedia programs and docent-led tours. The DeBary Hall Historic Site was placed on the National Register of Historic Places in 1972.

DeBary offers a diversity of lifestyles, which include upscale country clubs and championship golf courses, rural acreage with horses and riverside homes. Environmentally-sensitive areas and agricultural areas of the City are separated from low-to-medium density residential areas by a power plant, community park, and a subdivision of one-acre home sites with a rural/residential zoning classification.

Events held each year in the City include our 4th of July Celebration, Christmas Parade, Tree Lighting Ceremony with a Chili Cook Off, Halloween and Christmas Light decorating contest.

The Gateway Center for the Arts provides diverse programming including theatrical performances, art festivals, the Youth Celebration of the Arts and concerts by the Gateway Orchestra. Many other event organizers coordinate events with the City year round to include races, food trucks, farmers markets, sports tournaments, festivals and more!

Parks located in the City vary from neighborhood playgrounds and sports complexes to a large 108-acre nature park that boasts a world-class 36 hole disc golf course.

The Mayor and City Council are exceptionally business-friendly and actively encourage new business to locate in DeBary. DeBary enjoys one of the lowest ad valorem tax rates in Volusia County. An experiment in innovative government, DeBary is an ideal candidate to serve as a model to other communities.

A community that emphasizes quality of life and quality of services, DeBary stands out in terms of distinctive character, charm and resources. It is the ultimate small-town living with friendly citizens, sunny climate, and an open-door City Council; a town that is progressive, yet has retained its unique southern charm.

THE COMMUNITY CONTINUED

The City of DeBary is at a turning point. With exciting new leadership in place, City leaders are embarking on a two-pronged effort of correcting long-standing issues while simultaneously creating innovative concepts incorporating our unique assets: a historic river-front city with the only Sun Rail stop in Volusia County, a community that straddles Volusia and Seminole Counties, moderate tax climate and low crime rate contributes to our quality of life and makes DeBary a great place for business.

DeBary residents have expressed a desire for more mixed-use communities. Imagine a place that offers a unique and varied quality of life that includes more than 1000 acres of recreational parks and conservation lands within a 5-15 minute walk. Add in three (3) regional trail systems totaling more than 600 miles that intersect naturally at the new DeBary Main Street. Launch your boat on the St. Johns River and enjoy more than 350 miles of boating, fishing and water sports. ***Again, more...than you imagined.***



GOVERNANCE AND ORGANIZATION

The City of DeBary was established in 1993 and our City Council is comprised of five members, including the Mayor. All members are part-time officials, non-partisan, and are elected at-large to represent the entire City rather than any particular area. The five Council Members appoint a City Manager to direct the day-to-day administration of the City.

DeBary operates a full-service government with our 43 employees utilizing both public/public and public/private partnerships. The City has nine (9) Departments including the IT, City Clerk, Finance, Human Resources, Communications & Government Affairs, Engineering, Growth Management, Parks and Recreation and Public Works. DeBary contracts building, permitting, police and fire services to surrounding organizations. DeBary has a total annual budget of \$21,543,000.

CREATE SOMETHING *VERY SPECIAL!*

This is a very unique opportunity for the right person. DeBary does not currently have a “Main Street” or Town Center but City Leadership envisions a place that will become just that. There is an area of the City already identified and where our vision will come to fruition. The person fortunate enough to join our team will play an integral role in making the imagined a dream come true.

ABOUT THE POSITION

The development of the proposed Main Street project is a very rare opportunity for the right person to leave a permanent and lasting mark on the very fabric of our City. In addition to the traditional functions of growth management, this position will oversee the developmental standards of what will be come the very heart of DeBary. This position will be “hands-on” with the ideal candidate bringing a blend of abilities that would include site development and excellent communication skills in order to transform our vision into an attractive, functional, bustling multi-use City centerpiece.

The Growth Management Director will work extremely closely with our City Manager and our Communications and Government Affairs Director. Incorporating our vision into the Land Development Code and assisting in promoting that vision to the development community will be priorities; keeping the small-town feel while at the same time bringing a variety of housing, services and amenities to our Main Street. We are looking for an individual that can make *MORE THAN WE IMAGINED, well, perfect!*



DeBary Main Street

You could be the catalyst that makes DeBary Main Street
More Than We Imagined!!

DeBary's Missing Centerpiece

20 – 50 Acres High Density Downtown

Located Across from Sunrail

Modern Urban Living



DeBary
Main Street

Growth Management

Located on the edge of the Orlando Metropolitan area, DeBary is currently experiencing tremendous growth, with over 1,300 single-family units and 300 multifamily units approved over the last four years, keeping the Growth Management Department busy. Additionally, over 100,000 sq. ft. of commercial, office, and light industrial space has been permitted in this same time period. A candidate that has experience in fast-growing communities would be ideal, as our ultimate goal is to promote our business corridor, develop smartly, highlight our environmental assets, and retain our small-town charm.

IDEAL CANDIDATE

The City of DeBary seeks a servant leader of high integrity to serve as its next Growth Management Director. The selected individual must be passionate about public service and enthusiastic about being a part of a growing and dynamic community.

The successful candidate will have a demonstrated track record of community development success, able to adapt codes to our vision and communicate expectations to the building community clearly. DeBary is seeking a self-motivated individual, a visionary that can imagine the possibilities, and execute the steps necessary to bring ideas to fruition.

DeBary achieves much with our small, 43-employee staff. We require an independent self-starter to lead the department, willing to supervise and mentor a support staff eager to develop in the growth management field. An individual with a proven ability to establish and maintain positive, trusting, and highly productive relationships and work continuously with both internal and external groups to facilitate a strong, high performing team is required. A team builder with a collaborative and proactive management style will be successful in this position. The selected individual will advocate for development opportunities and be a champion for the community.

We are seeking an individual with a Bachelor's Degree or equivalent in Urban and Regional Planning, Architecture or Landscape Architecture and five (5) years related experience, Master's Degree and AICP certification is strongly preferred.



The salary range for the position is \$70,000 - \$107,141.71, depending upon qualifications and experience. We offer an excellent benefits program that includes medical, dental, vision, life insurance, and short- and long-term disability at no cost to our employees. Employees receive 20 (twenty) PTO days per year and the City contributes 10% to the employee's 401(a).

Challenges & Opportunities

DeBary has the northernmost SunRail station in Central Florida. We have developed a Transit-Oriented Development Overlay District to encourage high-density, mixed use growth associated with trending lifestyles.



In our City corridor, marketing in-fill commercial lots, as well as redevelopment opportunities, are key to revitalization and beautification.



Within the TOD, DeBary has designed an area to become a "Main Street." We do not currently have a downtown, but Leadership envisions a place that will become the heart of the City.



Our supportive City Council has made investments and commitments in staffing and technology, seeking a leader who can maximize our assets and develop strategic plans for the future.

You are cordially invited to join us as we welcome GoJuice to our community



Y OF DEBARY **CITY OF DEBARY**

When: March 13, 10 am – 11 am
Where: 33 S C.R. Beall Blvd

APPLICATION PROCESS

Please apply online: <https://debary.org/jobs>

DeBARY

— *Naturally* —



MORE THAN YOU IMAGINED

For More Information Contact:

Wendy Cullen

Human Resource Director

wcullen@debary.org

(386) 601-0217

The City of DeBary is an Equal Opportunity Employer and values diversity in its workforce. Applicants selected as finalists for this position will be subject to a comprehensive background check.