

PLANNING STUDY RECOMMENDATIONS

Study Name	Date	Prepared By	Location Description	Project Recommendations
Team Volusia West Volusia Site Assessment Study	Dec-13	Boyette Strategic Advisors	Transit Oriented Overlay District	Develop a mixed use plan. Encourage consolidation of ownership of parcels. Engage a TOD specialist to create a high-level conceptual TOD master plan. Site should be positioned as a corporate office location. The City should plan for some kind of bus circulator that would pick-up/drop-off at the station between planned buildings (could be an element of the master plan). TOD should work to attract regional headquarters and back office operations of companies. Work with State of Florida, SJRWMD, Volusia County and SunRail (FDOT) on constructing a station building with parking garage and retail service to the riders of SunRail. The County could issue an RFQ to generate interest from private real estate developers. Private developers could provide ideas, capital and leadership to create a station building with retail uses.
DeBary SunRail Economic Development Strategic Plan (Part 1)	Dec-13	East Central Florida Regional Planning Council	Transit Oriented Overlay District	Attract a major employer to the TOD overlay district. Promote the aggregation of parcels. Explore ways to use the CIP as a tool to facilitate development in the TOD Overlay District by addressing infrastructure deficiencies. Correct any infrastructure deficiencies that could impede the densification of the area. Adopt more stringent FLU & zoning standards; make TOD mandatory not optional. Allow light industrial/warehouse uses to create an employment center. Pedestrian bridge over US Hwy 17-92.
DeBary /Fort Florida Station Area	Aug-08	PB PlaceMaking	Transit Oriented Overlay District	Create pedestrian priority streets with wide sidewalks, amenities, and design treatments to calm traffic. Create a TOD Employment and Campus Employment Districts. Allow light industrial uses to include a range of flex, showroom and assembly activities. Create a civic focal point i.e. park/trail. Create a catalyst project i.e. streetscape projects, water/sewer and joint development through public-private partnerships.
Corridor Improvement Program (Assessment of US Hwy 17-92)	Jan-13	Volusia TPO/Lassiter Transportation Group	US Hwy 17-92 Corridor	US Hwy 17-92 is an emerging Strategic Intermodal System (SIS) designed to move freight. FDOT understands that there needs to be "context-sensitive" solutions when designing improvements to an existing highway. The Transportation Design for Livable Communities standards and criteria developed by FDOT provide opportunities to deviate from SIS design standards where it is desirable, appropriate and feasible. Compact intersections, roundabouts, mid-block crossings, wider sidewalks, bicycle lanes, may be appropriate techniques for SIS facilities. Engage a consultant to create a master plan US Hwy 17-92 within the Village Center Overlay and submit project for XU LAP funding through the TPO (feasibility study). In conjunction with other jurisdictions, Orange City & Volusia County may need to apply to remove SIS designation in order to implement desired improvements on US Hwy 17-92.
DeBary SunRail Station Area Bicycle & Pedestrian Connectivity Study	Jan-14	FDOT	SunRail Station Area (Ft. Florida Sidewalk Gaps)	Construct a sidewalk to connect the existing sidewalk at SunRail station to existing sidewalk at US Hwy 17-92 intersection on the south side of Ft. Florida Road (250 ft.). Extend sidewalk west from SunRail station to west of railroad tracks and install a pedestrian railroad arm on the SE corner.