

# Strategic Plan Goal: Transit Oriented Development

## Advancement and Implementation of TOD Overlay District

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### Steps to implement Strategic Plan Goal: Development of Transit Oriented Development

1. Hire an Economic Development Practitioner to implement the recommendations of the ECFRPC Study and the Team Volusia Boyette Study and to market development of the TOD area. In progress- ✓
2. Implement Recommendations (outlined below) of the East Central Florida Regional Planning Council TOD Economic Development Strategic Plan to make certain amendments to the comprehensive plan and land development code.

### Recommendations from the (ECFRPC) TOD Economic Development Strategic Plan:

- a) Amend Future Land Use Policy 5.406(a)(5) of the comprehensive plan and Section 5-130(c) General Applicability of the LDC to make TOD development mandatory and not optional. DeBary TOD criteria is currently considered optional, which according to the strategic plan is a deterrent to reaching the desired densities and could create haphazard and leap frog development. Also, in order to effectively implement a TOD Master Plan, TOD development would need to be mandatory.
- b) Amend Future Land Use Policy 5.406(a)(5)(c)(iv) and Section 5-131(d) of the Land Development Code to reduce minimum density requirements due to the suburban nature of the area and to provide for more flexibility. The plan argues that the suburban nature of this area and the high number of vacant properties could act as deterrents to the realization of the higher densities. In most small-to-medium size communities, the market for high density housing and office buildings, which are inherently more expensive to build than lower density buildings, is often limited. Therefore, it is recommended to reduce the minimum density requirement in the Core district from 16 du/acre to 12 du/acre and in the outside core district and transitional areas from a minimum density of 14 du/acre to 8 or 9 du/acre minimum. These would still be minimums so developers could still choose to develop at higher densities.
- c) The plan recommends amending the Land Development Code, Section 5-133(b)(1) Lot Requirements to require minimum lot widths as a tool to promote the consolidation of parcels since the DeBary TOD area has a number of smaller lots. It also recommends revising the regulations to establish maximum lot sizes for single family residential to encourage the highest density possible.
- d) Amend the Land Development Code, Section 5-131(b)(2) to revise permitted uses to:
  - Allow light industrial and manufacturing uses in the outside core and transitional areas.
  - Allow warehouse and flex space uses as special exception uses with strict standards in the outside core and transitional areas in order to attract employers and create an employment center as a destination for commuters. Also recommended by the 2008 PB Placemaking Study. PB Placemaking suggests a low density employment center/office district.
  - Revise permitted uses to only allow catering businesses in the outside core and transitional areas since these businesses have a lot of deliveries and use box trucks, which do not foster a pedestrian environment.
  - Allow campus employment, customer service centers, call centers, back office operation centers as permitted uses in the outside core and transitional areas of the TOD.

- e) Amend Section 5-131(c) Land Use Distribution to add maximum land use percentages for additional permitted uses listed above i.e. light industrial uses and campus employment.
  - (f) Amend Section 5-133(b)(2) Setbacks and Building Heights to increase maximum allowable building heights in the TOD area. The plan states that higher building heights are needed to support desired density. The ECFRPC recommends increasing building heights to allow up to four (4) stories. The code currently limits the maximum building height to 3 stories for multi-family use but does allow a maximum height of 45 ft. for mixed use and hotel in the core and outside core areas.
3. Develop a TOD Master Plan inclusive of a market analysis, capital improvements program and land use plan. The FY 14/15 City Budget includes funding for development of a master plan. The master planning process will also evaluate existing studies and include identification of possible private/public partnership opportunities and funding sources for needed capital improvements.