

# DeBary TOD & The DeBary Bayou



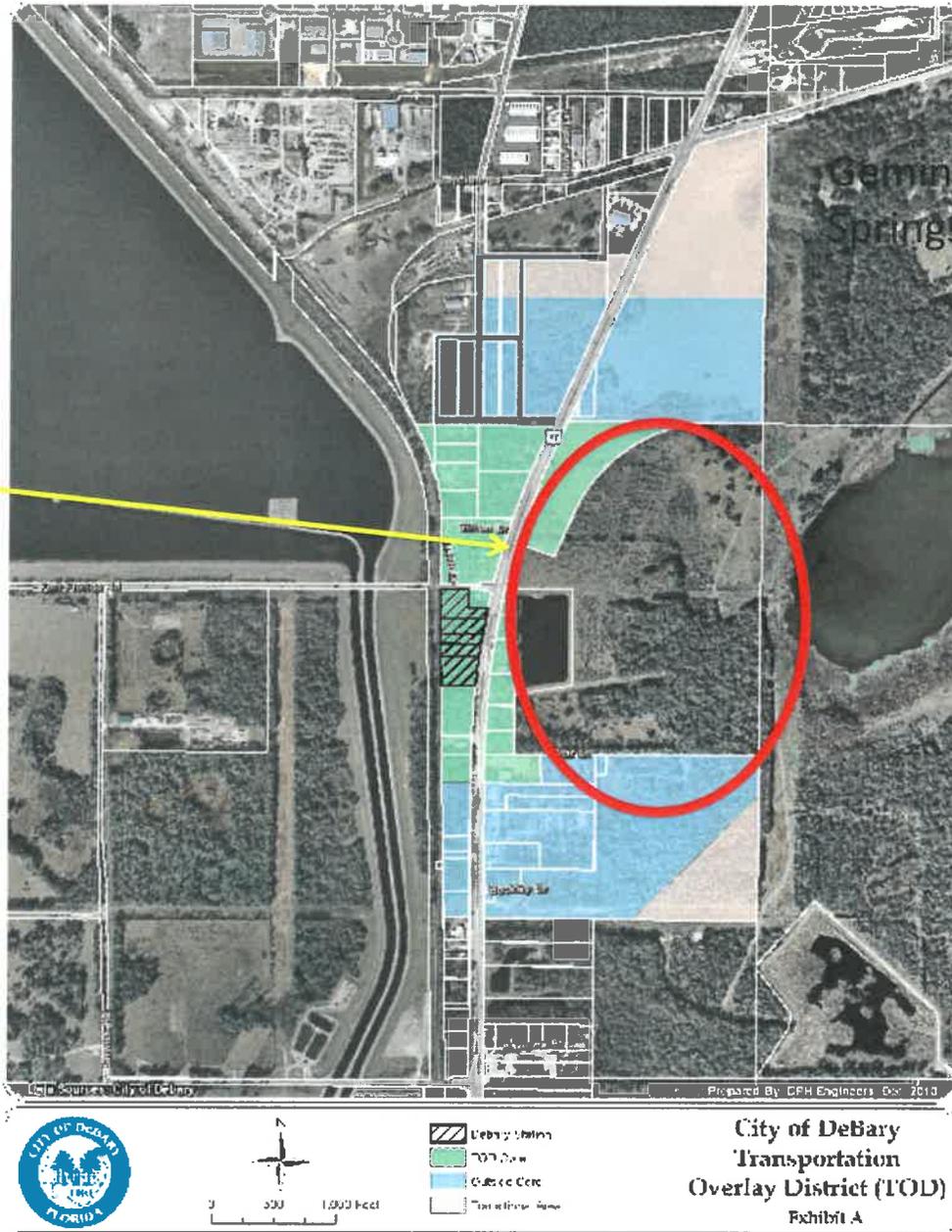
# Historic Background

- FOR OVER MANY YEARS THERE HAS BEEN SERIOUS CONCERN REGARDING THE DECLINE OF THE DEBARY BAYOU. EXTENSIVE STUDIES HAVE BEEN PROVIDED BY THE ARMY CORPS OF ENGINEERS FOR THE DEBARY BAYOU.
- FOR APPROXIMATELY 2 YEARS THE CITY HAS CONTEMPLATED A MASTER STORM WATER FACILITY TO SERVE THE TOD AREA.
- WITHIN THE DEBARY BAYOU STUDY, SEVERAL ACTION ITEMS HAVE BEEN OUTLINED THAT IF IMPLEMENTED WOULD ABATE THE DEGRADATION OF THIS ENDANGERED ECOSYSTEM AND IMPROVE ITS WATER QUALITY.
- TO DATE, NEITHER VOLUSIA COUNTY, THE STATE, NOR THE FEDERAL GOVERNMENT HAS BEEN ABLE TO PROVIDE A FUNDING MECHANISM THAT WOULD FACILITATE THE WORK NEEDED.

# Background Continued

- IN 2015, THE CITY COUNCIL DIRECTED THAT CITY STAFF TO ENGAGE CONSULTANTS TO ASSIST IN THE CREATION OF A MASTER STORM WATER FACILITY FOR THE TOD. IN DOING SO, STAFF HAS BEEN SUCCESSFUL IN CREATING A ROUTE BY WHICH THE FOLLOWING CAN BE ACCOMPLISHED:
  - ACQUISITION OF 100 ACRES THAT WILL BE USED FOR A MASTER STORM WATER SYSTEM, PUBLIC OPEN SPACE AND DEVELOPMENT. (ACQUISITION METHOD IS BEING DISCUSSED, NOT FINALIZED AT THIS TIME).
  - DEVELOP A BEST MANAGEMENT PLAN THAT WILL ABATE THE CONTINUED DECLINE OF THE DEBARY BAYOU.
  - ESTABLISH A FUNDING MECHANISM THAT WILL FUND THE RESTORATIVE CLEAN UP EFFORTS OF THE DEBARY BAYOU.
  - MAXIMIZE THE DEVELOPMENT POTENTIAL OF THE TOD OVERLAY AREA AND CREATE A SUSTAINABLE DEVELOPMENT PLAN /MASTER PLAN THAT WILL PROVIDE NEEDED TAX REVENUE TO SUPPORT THE SUNRAIL COMMUTER RAIL WHEN FDOT TURNS IT OVER TO THE CITY OF ORLANDO AND PARTICIPATING COUNTIES IN 2021.
  - ESTABLISH A FUNDING MECHANISM THAT WILL RELY SOLELY ON DEVELOPMENT OCCURING WITHIN THE TOD WILL PROVIDE CRITICAL INFRASTRUCTURE FUNDING, FUND THE ACQUISITION OF THE STORM WATER LANDS AND THE ONGOING DEBARY BAYOU CLEAN UP, AS WELL AS PROVIDE PUBLIC OPEN SPACE.

Proposed 100  
Acre  
Acquisition



# Wetland Delineation





# Preliminary TOD Infrastructure Budget

## ESTIMATED STORMWATER COSTS

### Phase 1

Stormwater System Component	Quantity	Units	Cost	Total Cost	Quantity	Phase 1	Phase 2	Phase 3	Notes
<b>Ponds</b>									
Excavation*	740,000	Cubic Yards	\$6.40	\$4,736,000.00	455734	\$2,916,697.60	\$909,651.50	\$909,651.50	
<b>Conveyance/Connection</b>									
Pipe-24" RCP	19,400	Each	\$66.41	\$1,288,354.00	1200	\$79,692.00			
Inlets-Type P Curb Inlet	100	Each	\$3,700.00	\$370,000.00	12	\$44,400.00			
Concrete Endwalls	6	Each	\$1,500.00	\$9,000.00	3	\$4,500.00			
<b>TOTAL</b>				<b>\$6,403,354.00</b>		<b>\$3,045,289.60</b>	<b>\$909,651.50</b>	<b>\$909,651.50</b>	
Commercial Main Street Roundabouts internal					1300	\$1,159,600.00			
					2	\$800,000.00			
						<b>\$1,959,600.00</b>			

## PUBLIC AMENITIES ESTIMATED COSTS

Public Amenity Component	Quantity	Units	Cost	Total Cost	Quantity	Phase 1	Phase 2	Phase 3	Notes
Community Park**	1	Each	\$3,000,000.00	\$3,000,000.00	0.15	\$450,000.00	1,550,000.00	1,000,000.00	
Green Space and Open Space***	1432060	Square ft	\$8.00	\$11,456,480.00	0.15	\$3,818,826.00	\$3,818,827.00	\$3,818,827.00	
Cat Tail removal DeBary Bayou						\$1,200,000.00	200,000.00	200,000.00	200,000.00 annually
<b>TOTAL</b>				<b>\$14,456,480.00</b>		<b>\$5,468,826.00</b>	<b>5,568,827.00</b>	<b>\$5,018,827.00</b>	

Utilities	Quantity	Units	Cost	Total Cost	Quantity	Phase 1	Phase 2	Phase 3
Water & Sewer incl 1 lift station						457,000.00		

Grand Totals	Total Cost	Phase 1	Phase 2	Phase 3	Notes
		<b>\$10,930,715.60</b>	<b>\$6,478,478.50</b>	<b>\$5,928,478.50</b>	<b>\$23,337,672.60</b>

Includes .40 for sod and irrigation pond bank \* 23.53 Acres, = \$182,293.6

Community Park \*\* Park furniture, benches, tables, waste receptacles, etc.

Green Space & Open Space \*\*\* trails, bridges, gazebos and outdoor furnishings