



# Welcome Aboard

## Ready for Business

The City's strong leadership has amended their Comprehensive Plan and Land Development Code to implement a Transit Oriented Development (TOD) Overlay District near the SunRail station to promote new construction, create jobs and economic prosperity for the community. The City's TOD overlay encompasses approximately **216 acres** within the City's Southeast Mixed Use Future Land Use Category. The overlay district allows for a functional integration of land use and transit; **promotes a mix of residential, commercial, office and public uses** within walking distance; and encourages compacted land use patterns that support energy efficiency and multi-modal transportation options. There are currently lands available in the TOD Overlay District and incentives for you to be part of the City's vision.

**DeBary is Ready for Business!**

- Elimination of Planned Unit Development requirement
- Higher densities
- Increased building heights
- Additional permitted uses
- Reduced parking and stormwater requirements 25% discount on Final Site Plan Application Base Fee
- Expedited permit reviews

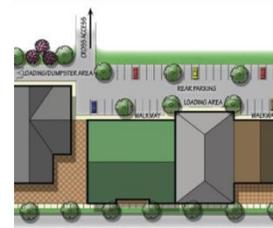
Design standards/development principles have been adopted that support the SunRail Station and assist in retaining **DeBary's** distinctive **character** and **southern charm**.



**TOD Core Streetscape**



**Mid-Block Crossing**



**Off-Street Parking**  
(TOD Core, Pedestrian, & Local Streets)



**Common Open Space**



**Residential**

**Neighborhood Commercial**

**Mixed-Use/Commercial**

## Gateway to Quality of Life

DeBary is a progressive town that emphasizes quality of life and quality of services with a small-town ambience, friendly citizens, sunny climate and an open-door City Council. The City is ready to welcome businesses and retailers to WORK in DeBary and to LIVE in DeBary. For more information about the TOD Overlay District, please contact:

**Roger Van Auker**  
**TOD Marketing Director**  
**(386) 668-2040 Extension 306**



# Moving Forward

DeBary is on the northern shore of the beautiful St. Johns River. It is the gateway to southwestern Volusia County with direct access to I-4 and US Highway 17-92, and serves as a corridor between Orlando, Sanford and Daytona Beach. The arrival of SunRail to Central Florida with a station located in DeBary on US Highway 17-92 provides new opportunities for DeBary to focus on growth, improve job opportunities, and provide reliable mobility service during peak travel times, as well as an alternative mode of travel.



**River City Nature Park (10 min walk)**  
**Gemini Springs (8 min walk)**  
**Spring to Spring Trail (5 min walk)**  
**Lake Monroe Park (5 min walk)**

- TRANSIT ORIENTED DEVELOPMENT OVERLAY DISTRICT
- PARKS
- SUNRAIL STATION
- GEMINI SPRINGS BLUEWAY (CANOE/KAYAK)
- GEMINI SPRINGS NATURE TRAIL
- GEMINI SPRINGS ADDITION
- SPRING TO SPRING TRAIL
- SPRING TO SPRING TR, RIVER TO SEA LOOP
- FUTURE SPRING TO SPRING TRAIL

