

## HOW TO GET INVOLVED

Would you like to be an active part of the planning effort? There are several ways you can get involved in the Enhance Central Florida project:

- Attend public meetings – Check the project website regularly (address below) for the schedule of events.
- Join a working group – If you have the time to volunteer on a working group, there are several to choose from. See the project website for details.
- Learn about the project online – You can review documents, the work plan and more.
- Spread the word – Share information with others and encourage your neighbors to learn more about this important project.

## HOW TO CONTACT US

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## DeBARY STATION



**enhance**  
**CENTRAL FLORIDA**  
TRANSIT • HOUSING • OPPORTUNITY

Enhance Central Florida is a community planning effort made up of 26 organizations, including local governments, non-profits, higher education institutions, health groups, private businesses and transportation groups. The goal of the project is to enhance opportunities for residents along the SunRail corridor by creating plans that connect transit and housing.

## PROJECT OVERVIEW

The Enhance Central Florida project is being led by the East Central Florida Regional Planning Council to help the region make the most of the SunRail investment, particularly in minority and/or low-income neighborhoods adjacent to several stations. The project will produce several key outcomes:

- Detailed station area planning for six of the 12 SunRail stations in Phase One (noted on the map).
- Affordable housing assessments for all 12 stations
- Regional Fair Housing and Equity Assessment
- Regional collaboration to share best practices and guide future planning

This project is funded by a \$2.4 million Sustainable Communities Regional Planning Grant bestowed by a federal partnership of the U.S. Department of Housing and Urban Development (HUD), U.S. Department of Transportation (DOT) and Environmental Protection Agency (EPA).



## STATION INFO

The City established a TOD Overlay District in its Comprehensive Plan and adopted goals, objectives, and policies that relate to the future commuter rail station and the property within the Overlay. The City's TOD overlay encompasses approximately 261 acres within the City's Southeast Mixed Use Future Land Use Category. The City's TOD overlay supports compact land use patterns that provide energy efficiency and multi-modal transportation options with minimum residential densities of 14 dwelling units per acre and maximum densities of 32 dwelling units per acre and a floor area ratio of 2.0.

The City, located in southern Volusia County, recognizes that there is a link between pedestrian, bicycle, and traffic calming improvements and economic development. Improving the pedestrian environment can improve the competitiveness of retail and business districts and increase property values. The City of DeBary's objective with the HUD grant funding is to complete two infrastructure and feasibility studies for the City's Transit Oriented Development (TOD) overlay area. One of the studies will identify what types of infrastructure improvements and/or regulations are needed and provide an implementation plan including a preliminary pedestrian and bicycle master plan that will improve the range of transportation choices supporting the SunRail station.

