

DeBary Main Street / Transit-Oriented Development (TOD) Plan Summary

The DeBary Main Street / Transit-Oriented Development (TOD) is a transformative redevelopment project designed to create a vibrant, walkable downtown centered around the SunRail station and U.S. Highway 17-92. Spanning more than 50 acres, the project will deliver a mix of residential, retail, dining, office, and public spaces to establish a true urban core in DeBary.

Project Highlights

- 52-acre master-planned mixed-use district adjacent to the SunRail station - Phase 1: ~290 townhomes and 36 live-work units with ground-floor commercial - Phase 2: ~407 apartments above ground-floor retail and dining spaces - Over 9,000 sq. ft. of community plaza and a central 5-acre public park - Walkable streets, bike/pedestrian connections, and multi-modal access - Public gathering areas for markets, festivals, and concerts - Focus on local restaurants, breweries, and small businesses rather than chains

Connectivity & Green Space

The project is designed for maximum connectivity with the SunRail commuter rail station, U.S. 17-92, and regional trail systems. Within one mile of the TOD are more than 624 acres of parkland, including Alexander Island Park (170 acres). The plan emphasizes sustainable design, walkability, and public accessibility to green space and recreational amenities.

Timeline & Development Status

Groundbreaking took place in January 2024. Phase 1 infrastructure and vertical development are underway, with delivery of first residential and commercial units anticipated by late 2025. Full build-out of the Main Street district will occur in multiple phases over several years, establishing DeBary's first true downtown hub.

Community & Economic Impact

The DeBary Main Street / TOD project is expected to significantly increase local property values, attract new businesses, and enhance the city's tax base. It will provide much-needed housing, dining, entertainment, and retail opportunities, while offering residents a walkable, connected lifestyle. With strong regional growth and direct SunRail access, the TOD positions DeBary as one of Central Florida's most promising up-and-coming communities.