

Public Workshop Meeting Notes

Comprehensive Plan
Large Scale Cycle 09-1

March 3, 2009
6:00 pm

Staff present: Becky Mendez, Senior Planning Manager
Kelli McGee, Planning and Development Services Director
Susan Jackson, Planner III
John Thomson, Planner III
Tom Brooks, Planner II
Carol Mcfarlane, Planner II

Attendees: Ron Paradise, City of Deltona

Ms. Mendez began the presentation at 6:00 pm. She went through a power point presentation and described each amendment and the primary points of each amendment.

1. CPA 09-1-1 Florida Black Bear Scenic Highway.

This amendment is a text amendment to the Chapter 2, Transportation Element, to incorporate the Florida Black Bear Scenic Byway.

The Florida Black Bear Scenic Byway traverses 4 counties: Volusia, Marion, Putnam, and Lake. The main road of the scenic highway is State Road 40, with the eastern terminus starting at its intersection with Interstate 95, and its western terminus in the municipality of Silver Springs. Volusia County segment is S.R. 40 from Interstate 95, westward to county line.

On December 20, 2007, the County Council adopted a resolution endorsing the designation and agreed to support the implementation requirements. The Florida Black Bear Scenic Byway was approved as a state designated scenic highway by the Scenic Highway Advisory Council on April 9th, 2008. This is the final step in the designation process of getting the roadway designated as a scenic byway.

2. CPA 09-1-2 School Board Attendance Maps.

An amendment to Appendix 1, Maps and Figures, Chapter 3, Map 2 and Map 3 to incorporate revised school concurrency areas for elementary and middle schools.

By authority of an interlocal agreement between the school board and all local governments, the County is tasked with maintaining the Public Schools Facilities Element maps for all jurisdictions.

Elementary school boundary changes caused by the closures of Bonner Elementary, Burns-Oak Hill Elementary and Samsula Elementary schools.

Middle school boundary changes caused by the opening of New River Springs Middle school in Orange City.

The maps became effective by School Board on December 9, 2008.

3. CPA 09-1-3 Administration and Interpretation Element.

A text amendment to Chapter 21, Administration and Interpretation, to provide clarity and consistency throughout the chapter.

The revisions are mainly general housekeeping to improve the clarity, flow of information and purpose of the element.

The most significant revision is to subsection C.2. - revised to remove the specific notification requirements that were prescribed for small scale amendments only. For consistency this section has been amended to require notification for all comprehensive plan amendments, regardless of scale, to be as specifically required by Chapters 163 and 125 Florida Statutes.

4. CPA 09-1-4 Future Land Use Element.

A text amendment to Chapter 1, Future Land Use Element to reorganize sections, and provide clarity and consistency throughout the chapter. This amendment is primarily general housekeeping to improve the consistency, clarity and readability of the chapter.

Section A. Overview.

- Added text to assist in obtaining Green Local Government Certification.

On June 5, 2008, County Council set a goal of obtaining this certification from the Florida Green Building Coalition. This certification is a point based system that sets standards for environmental stewardship. The County can receive up to 5 certification points for modifying the County mission statement to include our commitment to the environment, and for including the mission statement into the Comprehensive Plan.

Section B. Future Land Use Overlays and Designations.

- Changed the title of the section to reflect Natural Resource Management Area (NRMA) and Environmental Core Overlay (ECO) overlays.
- The NRMA policies contained in the Conservation Element have been moved to this section so that all policies addressing NRMA lands can be found in one place. This is to better ensure that this overlay is administered as intended to provide increased natural resource protections.
- A description of the Environmental Core Overlay is included in this section.
- Overlays are moved to one subsection.
- Minimum and maximum density allowance has been standardized in each land use designation. Reference to minimum lot size to determine density has been eliminated so that any smart growth policies for clustering will not be in conflict with other sections of the Comprehensive Plan.

Section C. Interpretation of Future Land Use Designations.

- Clarified the paragraph regarding determining residential density and intensity. This section has always been difficult to interpret due in part to an internal conflict. The conflict has been eliminated and wetland density allowances have been included so that all density issues are contained in one section. The density allowance for wetlands remains unchanged.
- Updated the Future Land Use/Zoning Matrix.

Section D. Goals, Objections and Policies.

- Some policies have been moved to other sections for better information flow.
- Removed some policies that are Florida Statute requirements and are unnecessary to list as a policy.

5. CPA 09-1-5 Osteen JPA Plan.

An amendment adding the Osteen Local Plan to Chapter 1, Future Land Use Element.

A Joint Planning Agreement (JPA) between Deltona and the County was executed on December 5, 2008 to jointly create the Osteen Local Plan. The area includes 3,990 acres and 7 new land use designations unique to this local plan. The JPA calls for creation of specific land development regulations to be adopted within one year after the amendment is found in compliance by DCA/certified as consistent by VGMC. The LDRs are to be established through a zoning overlay.

This amendment is being jointly processed by the County and by the City of Deltona. There will be a joint transmittal hearing scheduled for April 21, 2009.

At the close of the presentation there were no questions from the audience. The meeting was held open until 6:30 at which time the meeting was concluded.