

1.5 A BRIEF ASSESSMENT OF SUCCESSES AND SHORTCOMINGS RELATED TO EACH ELEMENT [163.3191(2)(H)]

CHAPTER ONE - FUTURE LAND USE ELEMENT

INTRODUCTION

The Future Land Use Element allocates the location of land use entitlements within unincorporated Volusia County. There are numerous goals that address topics ranging from land use compatibility to the protection of agriculture. There are 19 land use categories, the Natural Resource Management Area overlay, 6 land use interpretation statements, 4 policy goals, and 11 objectives. The Future Land Use Element also has Land Use Location Guidelines for 7 general development types ranging from residential to public uses. Finally, there are 9 local plans appended to the Element. The purpose of this assessment is to analyze the successes and shortcomings of the Future Land Use Element provisions including the land use categories and interpretations, the goals, objectives and policies, the land use location criteria and the local plans.

SMART GROWTH

In 2003 the County started work on an Urban Growth Boundary (UGB) as a tool to help further manage growth and development. However, in the spring of 2004 as support for the UGB appeared to wane, the County endorsed a consensus-based initiative intended to apply a concept of "smart growth" for Volusia County. For more information about the history of the County's failed UGB, and the smart growth initiative, see the "Evaluation of Major Issues Section 2.2 of the EAR report.

In the summer of 2004 a "smart growth" committee was formed to provide recommendations on how "smart growth" type provisions could be applied to Volusia County. The "smart growth" committee consisted of appointees from the County, Cities, School Board and various stakeholder groups (developers, environmentalists, etc.). The committee worked for a year, and in August of 2005 issued a list of recommendations along with two maps referred to as Map A and Map B. Depicted on the maps were areas that were deemed appropriate for various levels of development and protection.

The "smart growth" recommendations were finalized as this EAR was being drafted; and the County has yet not decided a direction with regard to the "smart growth" recommendations. A workshop on "smart growth" is planned for November 2005 during which the County may chart a direction with regard to the "smart growth" recommendations. The "smart growth" recommendations and associated maps are somewhat general, but could have a major impact on the County's existing planning program especially the allocation of future land uses and how the County reflects that allocation on the Future Land Use Map (FLUM). Some of the recommendations such as the establishment of a Transfer of Development Rights program represent familiar planning tools that are mentioned in the existing Comprehensive Plan. Other recommendations, including the two new maps, will possibly require modifications to the County's Future Land Use Element and require an entirely new FLUM and a new land use nomenclature.

The “smart growth” committee did recognize that the implementation of many of the recommendations would require extensive study and analysis. In addition, as has been stated, the County has not officially determined how the recommendations will be implemented and incorporated into the County planning and land development ordinances. While the “smart growth” recommendations are known, the extent of how they will be implemented is unknown. Through this analysis of the Future Land Use Element the intent is to recognize that “smart growth” recommendations may effectuate major changes to the FLUM and Future Land Use Element, and facilitate any changes to the FLUM and Future Land Use Element during the EAR-based amendment process. However, the full extent of change is not known at this time. For more information on the “smart growth” recommendations see the attached smart growth implementation committee final report.

LAND USE CATEGORIES

There are 14 land use categories that are part of the Future Land Use Element. These categories are depicted on the County Future Land Use Map (FLUM). However, based on the level of acceptance of the “smart growth” recommendations the FLUM may change to reflect the Map A and Map B areas depicted on the maps that are part of the attached “smart growth” report. Each Land Use category will be analyzed as follows:

1) Conservation: The Conservation category is mostly reserved for land that is in public ownership for the purpose of natural resource preservation. Examples of properties that are designated as Conservation include the Merritt Island Wildlife Refuge and the Tiger Bay State Forest. There are no suggested changes for the Conservation category.

2) Natural Resource Management Area (NRMA): The NRMA overlay consists of ecologically significant lands, or managed areas (silviculture/agriculture), that function as an interconnected unit. For the most part, growth and development is intended to be directed away from the NRMA; however, if development does occur, a high level of environmental safeguard is used to manage development to protect ecological resources. The goal of directing growth and development away from the NRMA is accomplished by the assignment of low intensity land uses for areas within the NRMA. Environmental safeguards include enhanced wetland buffers, requirements of clustering, reduced lot coverage, etc. There are several categories within the County’s land use nomenclature that may be located within the NRMA overlay. Those categories will be described below. For more information on environmental safeguards, please see the analysis of the Conservation Element.

The majority of the Map A and Map B lands as part of the “smart growth” recommendations are located within the NRMA. Based on the recommendations of the “smart growth” committee there may need to be revisions to the NRMA concept to address how various lands will be managed to include the following: a transfer of development rights program; furthering clustering incentives by including a density bonus; heightened environmental safeguards for projects within Map A areas.

a) Environmental Systems Corridor (ESC): The ESC is intended to act as a corridor that interconnects natural systems throughout the County. The ESC includes environmentally sensitive lands that include major wetland systems, smaller wetlands, wildlife habitat, flood prone acreage, rare upland ecosystems, aquifer recharge areas and other areas.

The ESC boundary is based on field features and may be adjusted, consistent with existing Comprehensive Plan provisions predicated on specific locational data and other planning related information. The minimum lot size requirement of the ESC designation is 25 acres. The ESC continues to work very well as both an educational and regulatory tool. The ESC can be a de facto indicator that a parcel may contain development constraints. The County's ability to adjust the ESC boundaries based on field data has helped in the public acceptance of the concept, and in turn helped the County relate the location of the sinuous boundary as depicted on a map to an actual parcel. The County has continued to review the ESC on a site-by-site basis. Since 1997 the County has reviewed and adjusted the ESC boundary 78 times. 212 acres were adjusted out of the ESC and 9,543 acres were adjusted into the ESC.

Analyzing the County ESC adjustment activities reveals that there is a net increase of ESC acreage accounting for more than 9,331 acres. This indicates that the County has used the ESC as a protective tool to expand environmental safeguards to natural areas including wetlands, and also indicates that the County ESC adjustment ability has not just resulted in reductions of protection.

b) Forestry Resource (FR): The FR designation is intended to protect silvicultural areas, but does allow limited agricultural uses. The FR has been effective at directing growth away from areas of the County more suitable to support timber production than urban growth. The density allotment of the FR category is one unit per 20 acres. There is language in the plan that indicates that a 5-acre lot may be allowed in certain circumstances to facilitate more innovative subdivision techniques, or to possibly recognize existing parcel configurations. Smaller lots may be allowed in the FR but the overall gross density of one unit per 20 acres cannot be exceeded. Additional language pertaining to the provision of smaller lots within the FR may be needed.

c) Low Impact Urban (LIU): The LIU category is the only urban land use category that is allowed within the NRMA. The LIU allows various urban uses, but the LIU offers most guidance regarding residential uses. A density of one unit per acre is required including, clustering and the protection of open space, etc. The LIU definition is vague with regard to non-residential development, especially potential industrial uses. Furthermore, the LIU is intended to afford a high degree of environmental protection with regard to land use activities. Therefore, allowing industrial uses, which are almost always intense in a natural resource oriented land use category is suspect. The LIU needs some work with regard to what type of uses may be allowed and in what cases. The elimination of industrial uses would be appropriate and a clear indication that commercial uses will be ancillary to and sized appropriately (with an intensity level) with regard to a larger residential development. Finally, more clarification with regard to residential development, including open space percentages, clustering and lot sizes would be appropriate.

3) Agricultural Resource (AR): The AR category allows various agricultural uses and requires a 10-acre lot. No problems or changes are identified or suggested regarding the AR category. However, as part of the "smart growth" recommendations there may be changes to the AR category to allow some diversification of land uses within agricultural areas. However, any diversification should be ancillary to an agricultural use and be compatible with the agricultural character of the area.

4) Rural: The Rural designation is a complex category that has three subcategories. The preferred density in the Rural category is one unit per 5 acres, but smaller or larger lots may be allowed to reflect surrounding neighborhood characteristics. The criteria to ascertain requisite density thresholds is adequate with regard to the protection of natural resources and directing density away from land that is unsuitable for development. However, the criteria could be improved to further ensure neighborhood compatibility, and to protect agricultural areas from increases of density. As was mentioned, there are three sub-categories that are part of the Rural designation: Rural Community, Rural Recreation and Rural Village. These sub-categories reflect unique development patterns located within a rural context that have evolved over time. The preferred method of recognizing these nodes of activity within rural areas was to allow the original zoning to be maintained. However, if there were a proposed change of zoning, any change would need to be consistent with the underlying land use designation. Many urban-oriented zonings were maintained in these areas, but the underlying land use designations within these areas are non-urban and are not consistent with the zoning. The County's land use philosophy pertaining to these rural nodes has been to recognize the existing uses, but not allow additional density or intensity. This approach worked well for the first planning cycle and has had a good success rate during the second EAR process. However, there has been some interest in these rural nodes of development to increase density, or redevelop, especially waterfront areas. Waterfront areas within these rural nodes are currently under pressure to convert from the fish camp and marina uses to upscale condominium complexes. The County needs to address this matter before development pressure increases to resolve questions concerning density, intensity, infrastructure, compatibility and rural character. Finally, the County has taken some of the Rural Community/Village areas to a higher planning level by preparing local plans for certain geographic areas that are designated as a Rural Community/Village. With the local plans being adopted to address these rural areas perhaps the Rural Community/Village sub-category will become obsolete.

5) Recreation (Rec): No changes required. This category has been applied to larger parks and recreational facilities.

6) Urban Low Intensity (ULI): The ULI is an urban category that effectively recognizes and facilitates a suburban residential development pattern. The density range is 0.2 to 4 units per acre. While facilitating low-density suburban development patterns, the lower ranges of the ULI density allow larger, rural oriented lots. The fact that the ULI may allow lot sizes up to 5 acres in an urban category may seem inconsistent with the urban nature of the ULI. There is anticipation that these larger lots (one unit per 5 acres to one unit per acre) could be subdivided into smaller lots when the market shifts. Also, the 0.2 to 4 dwelling units per acre recognizes a rural subdivision pattern that has occurred on the periphery of areas that have developed at urban capacities and/or are incorporated into municipalities. However, even though there is recognition that such low densities may be appropriate for the ULI category, the low densities allowed within the ULI should be reviewed to see if there is merit to changing the minimum lot size requirement of the ULI to require smaller lots than the 5-acre lot minimum size now allowed. In addition, many ULI designated areas are located near municipalities where central water and sewer needed for development is available. Municipalities have low-density residential land use categories that recognize/facilitate a suburban development pattern. However, municipal low-density residential land use categories typically allow higher maximum density levels than the 4 units per acre allowed in the ULI. The maximum density of most municipal

low-density residential land use categories typically ranges between 5 to 6 dwelling units per acre. County ULI lands can and do get annexed, and a municipality quite often changes the land use from County ULI to the nearest municipal low density category that allows up to 6 units per acre. Therefore, to recognize this trend the County should study the feasibility of increasing the maximum density of the ULI designation to at least 5 units per acre. Finally, in some cases very limited commercial uses may be allowed within the ULI category. Intensity standards for retail venues are established under the shopping center definition of neighborhood convenience. The allowance of commercial uses within the ULI designation is based on the location criteria of guidelines of the Plan and other relevant policies.

7) Urban Medium Intensity (UMI): The UMI is an urban residential designation that allows 4.1 to 8 units per acre. The UMI can accommodate individual lot subdivisions to low rise, town-home multi-family projects, and a mixture of housing types can be planned for a single parcel. The UMI has facilitated new relatively intense residential development in areas that have central water and sewer services; infill development was encouraged. However, in some cases the 4.1 units per acre minimum density of the UMI has created compliance difficulty in situations where the site was environmentally sensitive (i.e., wetlands, flood plains, etc.), and/or was not located near central services. For obvious reasons, the County is not interested in the development of environmentally sensitive land in order to comply with the minimum density requirement. As part of the 03-1 cycle, the County did add language to the Future Land Use Element to address how residential density is allocated. The language gave the County the ability to relax the minimum density requirements to ensure that resources are protected. Finally, for UMI areas not currently served by central water and sewer, or appropriate road infrastructure, subdivision of such land has become very difficult because of the UMI minimum density requirement. The minimum lot size requirement exists to encourage compact urban development, and the requirement has prevented the premature subdivision of land that is not adequately served by appropriate infrastructure. Limited commercial uses may be allowed within the UMI designation, and there is an intensity standard set for such uses. The UMI may only allow retail commercial defined within the Comprehensive Plan as a neighborhood business district. The allowance of commercial uses is based on the guidelines of the Plan and other relevant policies.

8) Urban High Intensity (UHI): The UHI designation allows 8.1 to 20 units per acre. The UHI is not a widely applied land use category and is mostly designated within beachfront unincorporated areas that are developed with high-rise condominium complexes. The UHI category may allow commercial uses; however, the intensity is limited by only allowing retail commercial at levels defined in the Plan. The UHI may only allow neighborhood business areas or shopping centers. The allowance of commercial uses is based on the guidelines of the Plan and other relevant policies.

9) Commercial: The Commercial designation allows for a wide range of commercial uses and types. Examples of commercial uses include office, service and retail. Some commercial uses can be very intense, create traffic level of service problems and be incompatible with other land uses such as residential. According to the Comprehensive Plan, commercial areas should be concentrated within "nodes" located at the intersection of major roads. The intent is to locate shopping in central areas that are accessible by the use of major thoroughfares. The commercial node concept limits strip commercial options, lessens traffic impacts, and minimizes impacts to residential areas.

As has been mentioned, a fundamental theme of the Commercial category is the limitation of new strip highway commercial uses. There are also several policies and guidelines within the Future Land Use Element that discourage strip commercial. The definition of the Commercial category specifically addresses strip commercial areas and zonings. However, the language concerning the depth of commercial areas relating to zoning needs to be clarified. The depth should be limited to only that distance as depicted on the zoning map, and any further extension of the Commercial category should be addressed through the FLUM amendment process. There needs to be further clarification concerning existing commercial uses not depicted on the FLUM. (For more information see discussion under the "Uses and Zoning Not Specifically Depicted.") Finally, even though the Commercial category is an urban designation there is a provision for the County to contemplate business uses in non-urban areas. This section does not imply that business uses would be assigned a Commercial land use on the FLUM, but does allow compatible business uses in rural areas intended to serve the existing population and/or perhaps the traveling public. The Business Uses in Non-Urban Areas provision needs to be further expanded to define what constitutes a business use with regard to the Special Exception allowances of the County Zoning Ordinance. For example recreational uses may be allowed as a Special Exception in most zoning classifications. Can, or should, a recreational use be treated as a "business use"? Commercial uses are diverse and the Commercial designation is intended to allow a range of such uses. The most common commercial use is retail, and compared to other commercial uses, retail tends to have the most impacts. Measurable impacts associated with commercial uses are expressed in the terms of trip generation rates. The scope of commercial uses can be quantified in various ways such as floor area ratios (FAR), parcel acreage, and lot coverage thresholds. The Commercial category does not establish traditional intensity standards, but relies on an approach of defining the scope and parent parcel acreage for certain retail types within the Comprehensive Plan. In addition, to determine the appropriateness of a certain commercial type, the County's Plan does have detailed location guidelines. Commercial guidelines have been established for general commercial, shopping centers, highway (strip) commercial and office uses. The guidelines further establish locational and dimensional thresholds that are important to guiding appropriate commercial development. The specific allocation of commercial uses and types is implemented through zoning. The dimensional requirements, minimum lot sizes, building height and lot coverage limitations further work to manage land use intensity. Finally, County land development requirements such as parking, driveway and landscaping requirements further act to limit intensity and commercial type. Most commercial development, especially retail, is directly proportional to the amount of residential development. Trends in retail commercial development have been to establish uses near new population centers and/or locate at major interstate interchanges. Most of the time larger stores or stand-alone drive-through formats are developed in new locations. However, the result often times is not a new retail use entering into a new market, but simply a redistribution of existing retail providers moving from one site to a new site. The old sites sometimes are left as vacant or underutilized shopping centers and commercial space. The fact that vacant and underutilized commercial space exists within the County illustrates that there could be an abundance of land earmarked for commercial use. The Comprehensive Plan Commercial Location Guidelines state that a market study to support new commercial development, if completed, should be submitted to the County for review. However, to ensure that new commercial land is needed, the County should require that an analysis be performed to clearly state that new commercial areas are needed to support new/planned growth, and

to ensure that there will be no net increase of vacant commercial space within a certain radius as a result of the proposed change to commercial.

10) Industrial (I): The Industrial designation allows a wide range of manufacturing and industrial uses. The Industrial category seems to be adequate and is working well. As with the Commercial category, there are no expressed conventional intensity standards established. However, the Land Use Guidelines act to manage intensities. Finally, like the Commercial category, specific industrial types are assigned by appropriate zoning classifications, and the zoning dimensional requirements and land development regulations limit land use intensity.

11) Public/Semi Public (P): The Public/Semi Public designation is applied to lands that are used by governments and publicly regulated corporations such as power utilities. The Public/Semi Public designation on a tract of land implies that the property is, or will be, used for intensive operations such as a landfill or a power generation facility. This category is adequate and does not need revision.

12) Multiple Use Areas (MUA): The MUA is subdivided into three sub-categories and is intended to facilitate a mixed use format development pattern that features various development types integrated into a unified development pattern. The three sub-categories are Mixed Use Zone (MUZ), Activity Center (AC), and Planned Community (PC). The sub-categories are discussed as follows:

a) Mixed Use Zone (MXZ): The MXZ is a category that is intended to include a variety of land uses over a defined geographic area or within a single development. There are two types of MXZ. One is an existing MXZ, and the other is a planned MXZ. There has been little activity within the MXZ designation and most of the limited activity has occurred in existing MXZ areas. MXZ development has been limited to small parcels and individual projects. Projects have ranged from small residential subdivisions to limited manufacturing uses. These uses have occurred in areas that have historically represented a mixture of uses, and the development of these areas date well before the County had comprehensive land use regulation. Notwithstanding the innovative nature of the MXZ, there have not been any new planned MXZ areas developed or designated on the FLUM. A reason why the MXZ has not been more widely used is that a mixed-use project of the intensity envisioned by the Comprehensive Plan would need to be served by central utilities. Municipalities provide most utilities and annexation usually occurs before the land is processed under the County's land use regulations. The MXZ does use a floor area ratio (FAR) to establish intensity standards for non-residential development. An analysis as to what type of residential uses that can, or should, be allowed within the MXZ may be appropriate. For example multi-family is only allowed in conjunction with some single-family development. Therefore, would it be appropriate to allow only multi-family as the residential component of a MXZ development?

b) Activity Center (AC): The AC concept is intended to facilitate high intensity development at strategic areas of the County (i.e., interstate interchanges). Economic development that features wage-oriented employment opportunities is a prime goal of the AC concept. Three areas have been designated as Activity Centers: SR 472/I-4 Interchange (southwest) now permitted as an Areawide DRI, US 92/I-95/I-4/Daytona International Airport (Halifax), and SR 44/I-95 Interchange (southeast). All of these AC areas have local plans that set forth specific policies for how each AC should develop.

The local plans will be described in detail later on in the Goals, Objective and Policies analysis of Chapter 1-Future Land Use Element.

c) Planned Community (PC): The PC designation was created to recognize several vested Developments of Regional Impact (DRI) that were, and are, in various stages of development. Three DRIs were mentioned, and all are in the process of developing. There have been NOPC applications made to alter the DRI development orders; however, there have not been any substantial deviations pursuant to Chapter 380 F.S. When these DRI developments are built-out, perhaps the PC sub-category will no longer be needed, and the DRI developments would be designated in a manner that reflects actual development patterns.

INTENSITY STANDARDS

Recently, and in the past, there has been some discussion about how the County Plan addresses intensity standards for non-residential land use categories. As has been mentioned under the analysis of the Commercial category, there are numerous methods for establishing non-residential intensity standards. The most traditional method to calculate non-residential intensity is the floor area ratio (FAR). The FAR approach establishes an entitlement for that category. The down side to using a FAR approach is that a "one size fits all" method can reduce flexibility/creativity. For example, establishing a FAR will create a known entitlement and may make the limitation of land use intensity on a case-by-case basis to protect roadway LOS or adjacent land uses. However, notwithstanding this shortcoming of the FAR approach, the MXZ category does articulate a FAR for non-residential growth.

The management of intensity can be addressed in other ways besides a FAR. Lot coverage limitation is a method to limit land use intensity. The County does have lot coverage limitations in certain activity centers, and County zoning regulations require lot coverage thresholds for various zoning classifications. In addition, the County land development regulations require parking, landscape areas, retention, etc., that represent a limitation of land use intensity.

The County potentially allows a certain level of non-residential uses (retail, office, other) within non-urban and urban residential land use designations. The non-residential intensities possibly allowed within the subject Land Use designations are defined within the Plan and are expressed in terms of square feet or acreage ranges or limitations. The appropriateness of a certain non-residential use in either a residential urban or non-urban area is managed by land use location guidelines and/or other criteria embodied within the provisions of the Plan.

Finally, the County Charter created body, known as the Volusia Growth Management Commission (VGMC), is charged with ensuring that all comprehensive plans, including amendments within the County (municipal and county) are consistent. If the VGMC does not certify a plan or amendment then that plan or amendment cannot go into effect notwithstanding FDCA approval or non-approval. The VGMC can, and does, approve comp plan amendments with conditions that are incorporated into resolutions. Conditions typically result in a limitation of land use intensity by limiting the number of trips that can be generated from a parcel that is slated for a change of land use.

Limitation of vehicle trip ends that can be imposed by the VGMC effectively limits land use intensity.

As evidenced above, the County does address intensity standards for non-residential development through a variety of mechanisms. However, there is no standard method articulated within the Plan to limit the intensity of non-residential uses such as a FAR. In some cases, such as non-residential uses allowed within the County Public/Semi-Public designation, the FAR approach to the limitation of land use density is not well suited to addressing various needed public uses such as a landfill or a sewage treatment plant. As has been stated, another issue with regard to the usage of a FAR is the expectation that a FAR can create. The limitation of intensity below an approved FAR level may be more difficult to effectuate to address compatibility or LOS impacts.

Based on the above-referenced material the County does have intensity standards for some non-residential uses within certain land uses. However, the County could be more specific on the levels of intensity in various non-residential categories, such as Commercial and Industrial. While the County may not opt to incorporate a FAR into the Plan, the County will explore options to address intensity through a FAR approach, LOS thresholds, modification of land use location guidelines to incorporate stricter limitation of intensity based on location, further elaborate on lot coverage requirements, and incorporate these lot coverage elements into the Comp Plan or some combination thereof.

INTERPRETATION OF FUTURE LAND USE CATEGORIES

13) Section 13 establishes the County's ability to adjust a land use boundary up to 660 feet based on certain criteria. No changes are suggested for this section.

14) This section recognizes that there are vast areas of non-urban land located within municipal service areas. These municipal service areas are established pursuant to Chapter 180 F.S. The language of this section is appropriate, but based on jurisdictional land use making authority, and the shortcomings of Chapter 171 F.S. implementation of this section is difficult.

15) Determining residential density is essential to the effective implementation of the Comprehensive Plan. The County has been very effective at implementing the minimum lot size requirements of the respective land use designations. Some of the land use categories have minimum density requirements. The intent of a minimum density requirement is to help encourage compact urban growth. However, Volusia County has a long history of low-density oriented development. Low density development has been facilitated by land development code policies that allow the easy subdivision of land with lot sizes of 2.5 acres or greater, and the fact that central water and sewer services (especially sewer) may not be available in certain areas that may be suitable for urban development. The County is also not interested in increasing density in areas that are environmentally constrained. The Plan does address density for wetlands. However, the County is also interested in directing development and density away from flood plains, areas of severe topography, and tree protection areas. As part of the 03-1 Amendment Cycle, the County did propose language to help clarify when and if the minimum density should be relaxed. After a lengthy compliance process, that language intended to protect the flood plain, etc., will be included within this section. Nonetheless, this section still

needs some work to further explain how density is figured and how density can or should be transferred on parcels with multiple land use types.

16) The Uses and Zoning not Specifically Depicted section is intended to explain the mapping history of the County's Future Land Use Map and zoning maps. However, there are language changes in order to help further define where and when uses, especially commercial uses, can or should be allowed or expanded.

17) The PUD section meets current and anticipated needs and will not be updated.

18) The Future Land Use/Zoning Matrix is a useful tool for determining what zoning classification(s) may be consistent with a respective land use. The matrix, however, may need to be updated as changes to the definitions of Land Use categories may change what zoning types that may be allowed.

MILITARY INSTALLATIONS

Consistent with Chapter 163.3191 F.S., the County has been required to ensure that the County Future Land Use program is compatible with military installations. The intent is to protect military installations from incompatible land uses so that the military can maintain a high state of readiness by continuing to train in a real world context. Military installations are defined broadly, and do include bombing ranges and over-flight areas. As has been illustrated in Special Topics section 3.4 of the EAR, there is a US Navy bombing range located within the County referred to as the Lake George Range. The range consists of open water, but the over-flight area, known as a Military Operation Area (MOA), for the range and two other ranges in the area (Pinycastle and Rodman US Navy targets) is located over upland areas of Northwest Volusia County. Currently, as stated in section 3.4 of the EAR, most of the MOA area within the County is rural in nature but does feature nodes of development mostly situated along the St. Johns River. The MOA area is associated with aircraft noise and the detonation of live ordnance exploded at the Pinycastle range. Therefore, an increase of land use density and intensity could have a deleterious impact on military operations as more people associated with increases in density complain about the noise and disruption related to military training. In order to protect the US Navy training installation, the County will need to add provisions to the Future Land Use Element to further direct growth and development away from the MOA. For more information on military installations see section 3.4 of the EAR.

LAND USE LOCATION GUIDELINES

The County has established guidelines to appropriately locate uses and developments within the County. The guidelines are established for residential, commercial, shopping centers, highway commercial, office development, industrial, and public facilities and utilities (recreation, schools, towers and antennae). The guidelines are discussed as follows:

1) Residential: There are 9 guidelines established to guide the location of residential uses. However, guidelines that address environmental issues could mention a goal of directing development away from flood plain areas. In addition, the TDR that is part of the "smart growth" recommendations will require the establishment of residential

receiving zones. A guideline may be needed to direct residential densities away from the Northwest Volusia Military Operation Area.

2) Commercial: There are 11 commercial guidelines that are intended to address all commercial type developments. There should be a statement that all commercial uses need to be tested with regard to these 11 guidelines, as well as a guideline that requires or encourages the use of central water and sewer. There also should be a statement about directing commercial uses from flood plain acreage. Finally, the need for a new commercial square footage should be demonstrated to ensure that existing shopping centers within a certain radius are near full occupancy and that there will be no net increase of vacant commercial space as a result of a new commercial use. Finally, depending on what approach the County ends up utilizing concerning commercial intensity standards, the commercial guidelines may need to be modified to reflect or implement those standards.

3) Shopping Centers: There are 2 guidelines and the guidelines are suitable as worded.

4) Highway Commercial: The Comprehensive Plan discourages highway commercial for numerous reasons and the 4 guidelines further those policies. There is intended to be a drawing inserted into the guideline section illustrating the difference between highway commercial infill and extension. Illustration needs to be replaced.

5) Office: The 4 guidelines under this heading need no change.

6) Industrial: There are 9 guidelines for industrial uses. The guidelines may need to be modified to establish a way to facilitate the establishment of intensity standards for various levels of industrial uses.

7) Public Facilities and Utilities: There are guidelines established to review recreation uses, schools and towers and antennae. The guidelines for this section may need to be changed to establish appropriate intensity levels based on environmental resources and/or compatibility. Except under the tower and antennae section, there should be a guideline that addresses compatibility with adjacent uses.

GOALS, OBJECTIVES AND POLICIES

The Future Land Use Element has 10 goals:

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| Goal | 1.1 | Ensure that future growth is timed and located to maximize efficient use of public infrastructure. |
| Goal | 1.2 | Future development shall be designed and located in a manner that protects the County's natural resources, particularly environmentally sensitive areas. |
| Goal | 1.3 | Provide a variety of land uses sufficient to meet future needs while minimizing adverse impacts and disruption of existing neighborhoods. |

- Goal 1.4 Ensure that agricultural and silvicultural lands are protected from encroachment by incompatible land uses and remain a vital element of the County's economy.
- Goal HR 1.5 Preserve the overall low density character of the Highridge neighborhood, while providing a sufficient mixture of uses to encourage an economically viable community.
- Goal HAL 1.6 Achieve an integrated and well-planned mixture of urban land uses within the Halifax Activity Center.
- Goal SE 1.7 Achieve an integrated and well-planned mixture of urban land uses within the Southeast Activity Center.
- Goal SW 1.8 Achieve an integrated and well-planned mixture of urban land uses within the Southwest Activity Center that encourages the creation of an employment center.
- Goal ENT 1.9 Maintain the natural, historic, cultural and scenic values associated with the Enterprise Community within a framework which will allow for growth compatible with the established development pattern and current land use policies.
- Goal WIL 1.10 Maintain the existing residential, cultural and scenic values associated with the Wilbur Community within a framework which will allow for growth compatible with the established development pattern and current land use policies.

The EAR-based amendments will result in no changes to the goals.

OBJECTIVE ANALYSIS

Objective 1.1.1

Growth management criteria will be established to ensure that future land use patterns will maintain vital natural functions, and in conjunction with the availability of public facilities and services, to support that development at the appropriate level of service.

Objective Achievement Analysis

The Objective will remain as currently worded. However, the annexation of land into municipalities has made this Objective difficult to implement. In light of the annexation issue the population driven methodology utilized to allocate Future Land Use density has not been very effective. This Objective also establishes that schools will be a required public service (See Policy 1.1.1.13). Therefore, the County has a foundation to implement the school concurrency changes of SB 360. In addition, the County will need to modify policy to address water availability consistent with SB 444. Finally, this Objective and related policies may need to be changed to implement "smart growth" recommendations.

Policy Relevance

The Objective contains 15 policies. There needs to be nomenclature changes to Policies 1.1.1.2, 1.1.1.13 and 1.1.1.14, to reflect changes to the provision numbering system of the Comprehensive Plan. Policy 1.1.1.14 needs to be reviewed with regard to the allowance of septic tanks and wells in Chapters 6 and 7. Policy(ies) may need to be added and/or modified to take into account school concurrency and other directives associated with SB 360. Pursuant to SB 360 and 444, water supplies will need to be elevated to a concurrency-based status.

Objective 1.1.2

New development shall be coordinated with the Volusia County Comprehensive Emergency Plan to help ensure new development will not be endangered by hurricanes.

Objective Achievement Analysis

The Objective should be changed to also reference consistency with other emergency management plans such as the Local Mitigation Strategy and the proposed Post-Disaster Redevelopment Plan, as appropriate. Also, the County did adopt the Florida Building Code, which helped protect new structures in the County.

Policy Relevance

The Objective contains 2 policies that may be reworded to recognize a post-disaster redevelopment plan.

Objective 1.1.3

Volusia County shall limit urban sprawl by directing urban growth to those areas where public facilities and services are available inside designated service areas.

Objective Achievement Analysis

This Objective represents a basic growth management tenant and an essential philosophy behind the Future Land Use Map allocations. The County has done an effective job at limiting urban sprawl; however, municipal annexation, in some cases, has undermined this Objective. The term “designated urban service areas” is too broad and should be clarified to ensure that only suitable areas within an urban service area are converted to urban uses in a logical manner (i.e., orderly progression of growth from existing urban areas). The allowance of a five-mile service area extension from existing municipal limits pursuant to Chapter 180 F.S. includes rural and environmental areas that may not be suitable for urban growth. Depending on what occurs with the “smart growth” recommendations this Objective/policies will need to be significantly modified to account for, at minimum, the service area and Map A and Map B concepts.

Policy Relevance

The Objective is furthered by 12 Policies. The term “high intensity” as stated in Policy 1.1.3.5 needs to be better defined. The impact fee relief for certain projects illustrated in Policy 1.1.3.12 needs to be analyzed.

Objective 1.1.4

Volusia County shall provide approximately 270 acres for the existing and future needs for water and wastewater facilities and other public facilities and services, by locating needed facilities in areas suitable for such use.

Objective Achievement Analysis

The basic idea of the above Objective is sound, however, the 270-acre figure, while seeming to create a measurable goal, is vague. The origin of 270-acre threshold is unknown and may be outdated based on current circumstances surrounding the provision of services. This Objective, pending a greater analysis, may need to be revised. With that being stated, the County has been effective at providing public facilities. The “smart growth” recommendations, if implemented will effectuate change of this Objective to address future service providers and levels of service for all areas of the County.

Policy Relevance

The objective contains 8 policies that are mostly concurrency oriented. Some of these policies may need to be adjusted to reflect changes in County service provision. Policy changes, if deemed appropriate, will have the intent of creating or recognizing a more efficient provision of services.

Objective 1.2.1

Future Land Use designations will reflect the inherent capabilities and limitations of the existing natural features of the land.

Objective Achievement Analysis

The Objective will remain as currently worded. The County has been effective at directing growth and development away from environmentally sensitive areas/constrained land. However, municipal annexations and the resulting lack of land use contiguity, in some cases, has undermined County efforts at directing growth and development away from such areas. Based on the “smart growth” recommendations, a study will be conducted to analyze the condition of land within the County to determine the suitability of such lands to accommodate some level of growth and development.

Policy Relevance

The Objective contains 8 Policies. Based on flooding issues within the County, there may need to be changes to policy(ies) to further encourage the protection of flood plain

areas. Also, Policy 1.2.1.7 should be changed to encourage all development be designed to minimize the impacts of wildfire.

Objective 1.2.2

Volusia County shall protect natural, and historic resources from the adverse impact of development as outlined in the Conservation and Historic Preservation Elements.

Objective Achievement Analysis

Per analysis of the Conservation and Historic Preservation Elements, the Objective will remain as currently worded. The County has afforded a high degree of protection to both historic and environmental resources.

Policy Relevance

The Objective contains 21 Policies. Policies that address development within the 100-year flood plain may need to be updated based on recent flooding experience within the County.

Objective 1.2.3

Consistent with Section 163.3202(1) F.S., Volusia County shall continue to review its Land Development Regulations to ensure innovative design and the conservation of open space and natural resources.

Objective Achievement Analysis

The Objective will remain as currently worded. The County land development regulations (Zoning Ordinance and Land Development Code) have been adopted and are in the process of being implemented. There are numerous environmental requirements of both codes that implement natural resource provisions of the Comprehensive Plan. As a recommendation of the “smart growth” committee a TDR program may need to be established. Policy to establish a TDR program will need to be incorporated into this Objective.

Policy Relevance

The Objective contains 8 Policies. The performance standards mentioned in Policy 1.2.3.2 were not done. In lieu of the performance standards, the County opted to change the “Determining Residential Density” criteria to afford protection to other resources. The clustering policy, Policy 1.2.3.3, may need to be reworded to reflect how density can be calculated. In addition, the concept of allowing clustering as a right, instead of being processed through a PUD rezoning, needs to be analyzed. Finally, clustering criteria may need to be created and/or modified if clustering will be considered by right. Clustering, including a density bonus, may need to be explored consistent with “smart growth” recommendations. The language of Policy 1.2.3.4 needs to be changed to further manage “trespass lighting.”

Objective 1.3.1

Volusia County shall provide for adequate and appropriate lands for the location of all land use types (residential, commercial, industrial, agricultural, recreational, conservation and public facility) to support the anticipated population and maximize compatibility with existing uses.

Objective Achievement Analysis

The Objective will remain as currently worded. The Objective is implemented in part through the allocation of Future Land Uses on the FLUM. Compatibility is addressed through the assignment of Future Land Uses and subsequent zoning reviews. The County historically has been accountable with regard to increases of residential density using BEBR median population numbers. However, rural land within the County that has been annexed into a municipality has been allowed to convert to urban uses, including residential densities. The municipal justification for increases of residential densities are predicated on other demographic methodologies such as the Shimborg model that tend to result in an inflated population projection when analyzed in light of controlling BEBR County population figures. Many of the “smart growth” recommendations address the development of vast areas of the County. However, those recommendations are not based on population projections. Therefore, this Objective and related Policies may need to be modified to capture the purpose and intent of the “smart growth” recommendations concerning the location, and timing of future growth. Finally, compatibility with military installations will be addressed under this Objective.

Policy Relevance

The Objective contains 29 Policies. The non-residential development in rural communities and business uses within non-urban area Policies (1.3.1.2 and 1.3.1.3) need to be updated and expanded to include more use types (i.e., recreational) that could occur within non-urban areas. Policy 1.3.1.19 needs to be reviewed for a possible change to address the development of uses within “existing” Mixed-Use areas. Policy 1.3.1.27 may need some language changes to further establish a linkage between a proposed increase of density and population projections; the policy number referenced needs to be changed. Policies need to be added to protect the US Navy Military Operation Area in Northwest Volusia County. The intent of these Policies would be to discourage uses, including increases of density, in the Northwest Volusia Military Operation Area.

Objective 1.3.2

Consistent with Section 163.3202(1) F.S. Volusia County shall adopt a schedule to eliminate existing land uses and regulations which are inconsistent with the purpose and intent of the Comprehensive Plan, and to continue enforcement of the zoning ordinance and building code to bolster the efforts of the Community Development Block Grant Program.

Objective Achievement Analysis

The Objective has been implemented and will remain as currently worded. The County has eliminated existing land use regulations that are inconsistent with the Plan. Objective may need to be expanded/modified to include recommendations of the “smart growth” committee including cluster and TDR concepts.

Policy Relevance

The Objective contains 5 Policies that will remain as currently worded. The County has not yet completed the platted land study illustrated in policy 1.3.2.1. This is an important study that should be done. The study would need to recognize the fact that in some cases the County has initiated a long term land acquisition program for a few of the larger antiquated subdivisions that are environmentally sensitive.

Objective 1.3.3

The Future Land Use Element will be coordinated with the Housing Element to ensure that there will be a balance of needed housing types located in a convenient manner to key employment areas.

Objective Achievement Analysis

The County implements affordable housing programs, including the SHIP program through the Community Services Department. In addition, the County assigns employment-based land uses on the FLUM within urban areas that are near residential areas. However, there may be minor modifications to the wording of this policy to reflect how the jobs/housing balance issue is managed within the County.

Policy Relevance

The Objective contains 7 Policies. In order to encourage affordable housing development, the County will explore making the density bonus a right for bona fide affordable housing developments (See Policy 1.3.3.3) instead of requiring a PUD approval. In order to further encourage bona fide affordable housing in rural areas the County will analyze the language of Policy 1.3.3.7.

Objective 1.4.1

Consistent with Section 163.3202(1) F.S., the County will review its Land Development Regulations and determine if it is necessary to adopt standards that protect agricultural and silvicultural resource areas. As per “smart growth” recommendations, Objective and related Policies may need to be changed/created to facilitate diversification options for agricultural properties.

Objective Achievement Analysis

The Objective will remain as currently worded. Standards with regard to agricultural protection are articulated by the implementing policies associated with this Objective. In addition, the County does allocate significant acreage in a rural context that has, and can be, used for agricultural and silvicultural uses. However, some land development regulations (exempt subdivision provisions of the Land Development Code) may need to be analyzed to understand the impacts, if any, concerning agricultural investment within the County.

Policy Relevance

The Objective contains 9 Policies. In order to allow for some diversification, use on agricultural lands policy(ies) may need to be created and/or revised through the EAR-based amendment process. However, suitable uses (excavations or recreational uses) other than agricultural need to be ancillary to the primary agricultural use of the property. Such uses should be at a scale so that the agricultural viability of the property or area is not compromised.

HIGHRIDGE NEIGHBORHOOD PLAN

The County adopted the Highridge Neighborhood Plan in late 1993 as part of the 93-1 Amendment Cycle. The Highridge area is located west of Daytona Beach and consists of numerous uses including office, commercial, industrial and residential, flanking both sides of US 92. This development pattern has evolved over time and occurred in a period of little or no regulation. Therefore, instituting a vision of the area poses an interesting planning challenge. County staff was directed by the PLDRC to formulate a plan concerning the area. The intent of a plan was to manage land use in the area to discourage strip commercial, implement design standards, and enhance the area to facilitate a gateway for the greater Daytona Beach area.

The provenience of the Highridge Plan was somewhat unique. Typically, local or neighborhood plans are the result of active and organized citizen involvement. The Highridge Plan, while having a public scoping component, was more administrative driven versus a grassroots neighborhood desire for a plan. While administrative plans can work well, plans that have a long-term interest backed by active public participation tend to be implemented in a more consistent manner. Based on land use decisions after the adoption of the Plan to allow or expand retail commercial uses along US-92, the Highridge Plan through the EAR-based amendment process may need to be reformatted or not be treated as an area of special concern through a Local Plan.

Objective 1.5.1

Protect the residential environment of the neighborhood by reducing the adverse impacts of non-residential development.

Objective Achievement Analysis

The Objective will remain as currently worded. The Highridge Plan has been generally effective at protecting neighborhoods, but has been lacking in managing the proliferation of highway commercial along the US 92 corridor.

Policy Relevance

The Objective contains 4 Policies. If the neighborhood plan is maintained, the Policies should remain as worded.

Objective 1.5.2

All new development and redevelopment shall be sensitive to the County's natural resources due to the adjacency of Tiger Bay State Forest and Rima Ridge (a groundwater recharge area).

Objective Achievement Analysis

The Objective will remain as currently worded. Development has occurred mostly on areas that have been pre-developed and has generally not impacted natural resources.

Policy Relevance

The Objective contains 2 Policies. Policy 1.5.2.2 should be clarified to further protect flood plain resources.

Objective 1.5.3

The Plan should take advantage of the public facilities available to the neighborhood, thereby reducing the need to provide for development elsewhere that does not have the public facilities available.

Objective Achievement Analysis

This Objective needs to be reworded if the neighborhood plan is maintained. The only Policy under this Objective deals with mass transit. This Objective could be combined with Objective 1.5.4.

Policy Relevance

The Objective contains 1 Policy, and this Policy should be maintained.

Objective 1.5.4

The continued development of this neighborhood should be designed to concentrate growth and preserve open space, thereby promoting infill along the U.S. 92 corridor and discouraging urban sprawl.

Objective Achievement Analysis

This Objective expounds a sound planning concept; however, the Objective does not provide sufficient guidance with regard to what land uses should be located within the neighborhood especially along the frontage of US 92. Commercial uses need to be further managed to ensure the aesthetic goals of the neighborhood plan are accomplished and that traffic flow characteristics are maintained.

Policy Relevance

The Objective contains 3 Policies. Policy 1.5.4.2 requires the connection to central water and sewer, however, there has been resistance with regard to connection, especially sewer. The Policy needs to be modified to require connection for all development, change of use, expansions requiring zoning or land use changes and new development.

Objective 1.5.5

The neighborhood plan should be tied into the gateway concept of Daytona Beach by coordinating with the two major projects to the east - the LPGA development and the Halifax Area Activity Center.

Objective Achievement Analysis

The purpose and intent of the Objective is sound, but the Objective does not sufficiently address the allocation of land use types in a manner that would implement the Objective. For example, allowing retail commercial uses can be contrary to the idea of not displaying merchandise in view of the highway (See Policy 1.5.5.2).

Policy Relevance

The Objective contains 3 Policies that may need to be reworded to further provide guidance concerning aesthetics, land use types and access controls.

Objective 1.5.6

The planning and design of public investments in the area's infrastructure should promote a neighborhood identity.

Objective Achievement Analysis

Objective has not really been tested and should be maintained as currently worded.

Policy Relevance

The Objective contains 1 Policy. Maintain Policy as worded.

HALIFAX ACTIVITY CENTER

The Halifax Activity Center is located at the intersection of I-95, I-4 and US 92. There are both vacant and developed areas included within the Halifax Activity Center. The intent of the activity center is to encourage economic development in strategic areas that are served by appropriate transportation facilities. There have been unique land use categories formulated to implement the Halifax Activity Center concept. These land use designations are only applied to the geographic area of the activity center. The Halifax Activity Center involves other local governments (i.e., Daytona Beach). Also, there are VGMC conditions placed on the development of land within this area. The conditions call for a VGMC review of a traffic study associated with any development in the area; and the VGMC is to review any planned unit development rezoning application within the Activity Center. Most development that has occurred within the Halifax Activity Center has been processed within the City of Daytona Beach after individual parcels were annexed.

Objective 1.6.1

Provide adequate and appropriate areas resulting in a mixture of urban land uses.

Objective Achievement Analysis

The Activity Center is intended to be a fully functioning area where an interdependent mixture of uses will be located. Most development that has occurred in the Activity Center area has occurred after Activity Center land has been annexed. The County still is working towards this objective. However, land use decisions in either unincorporated or incorporated areas have furthered this objective.

Policy Relevance

The Objective contains 9 Policies. The study for the Tomoka Farms/Bellevue/US-92 intersection has not been completed, and there has not been any assignment of land uses in “phase II” of the Activity Center. Notwithstanding the lack of study, there needs to be land use assignment for phase II that comports with accepted traffic level of service and environmental characteristics of the area (See Policy HAL 1.6.1.2). There is a lot coverage limitation that does establish an intensity standard (See Policy HAL 1.6.1.4).

Objective 1.6.2

Individual developments within the Activity Center shall be designated to provide visual compatibility and functional continuity with other adjacent developments within the activity center.

Objective Achievement Analysis

The Objective will remain as currently worded. This Objective is intended to further the goal of creating a fully functioning development.

Policy Relevance

The Objective contains 2 Policies. The 1995 date referenced within Policy 1.6.2.1 states that there would be coordination with the County land development regulations that address aesthetic requirements. Need to ascertain if the current standards of the Zoning Ordinance will/can apply and if any changes will be necessary.

Objective 1.6.3

Promote development within the Activity Center, which protects and enhances the natural and built environment.

Objective Achievement Analysis

The Objective will remain as currently worded. Objective strives to create a functional mixture of development types within the Activity Center. There is recognition that there are environmentally sensitive areas, including the Tomoka River, that are associated with the Activity Center.

Policy Relevance

The Objective contains 5 Policies. All Policies are appropriate as currently worded.

Objective 1.6.4

Promote cooperation and coordination between governmental jurisdictions and agencies when reviewing development proposals.

Objective Achievement Analysis

The Objective will remain as currently worded. Intergovernmental coordination is a major theme with regard to the Activity Center, and the County and the City of Daytona Beach have worked well together concerning this area.

Policy Relevance

The Objective contains 4 Policies that are appropriate as worded.

Objective 1.6.5

Promote development which enhances the economic base of the County.

Objective Achievement Analysis

The Objective will remain as currently worded. This Objective articulates the basic premise of the activity center concept.

Policy Relevance

The Objective contains 3 Policies that will remain as currently worded. There may need to be a policy addition/modification to further encourage a jobs/housing balance within the Activity Center.

Objective 1.6.6

Provide for the correction/mitigation of existing roadway problems.

Objective Achievement Analysis

The Objective will remain as currently worded. County is currently working on roadway projects in the area that include the extension of LPGA to Tomoka Farms Road and other roadway projects in the area.

Policy Relevance

The Objective contains 2 Policies. There may need to be policy modification to reflect changes associated with SB 360 and the new State SIS program/policy.

Objective 1.6.7

Promote development and programs which are designed to alleviate traffic congestion.

Objective Achievement Analysis

The Objective should remain as currently worded. This Objective is implemented through the land development/rezoning process.

Policy Relevance

The Objective contains 5 Policies. Policy 1.6.7.3 needs to be researched to determine what the County has done, and can do, with regard to the establishment of a Traffic Concurrency Management Area.

SOUTHEAST ACTIVITY CENTER

The Southeast Activity Center is similar in concept to the Halifax Activity Center. There is a slightly different land use nomenclature for the Southeast Activity Center than the land use designations used for the rest of the County. There are unique designations for non-residential and residential uses. To ensure that intergovernmental coordination is facilitated, the VGMC has issued conditions for this Activity Center similar to the Halifax Activity Center.

Objective 1.7.1

Provide adequate and appropriate areas resulting in a mixture of urban land uses.

Objective Achievement Analysis

The Objective will remain as currently worded. This Objective illustrates a prime tenet of the Activity Center concept. However, very little development activity has taken place in the SE Activity Center.

Policy Relevance

The Objective contains 8 Policies. Policy SE 1.7.1.3 establishes a lot coverage intensity standard for non-residential uses. Policy SE 1.7.1.4 illustrates that affordable housing is encouraged and, therefore, the Southeast Activity Center does help facilitate a jobs-housing balance. The PUD acreage threshold may need to be changed to comport with PUD minimum project sizes of the Zoning Ordinance (See Policy SE 1.7.1.5). Other Policies should remain as currently worded.

Objective 1.7.2

Individual developments within the Activity Center shall be designed to provide visual compatibility and functional continuity with other adjacent developments within the Activity Center.

Objective Achievement Analysis

The Objective will remain as currently worded. Objective establishes aesthetic requirements for development within the Activity Center. However, this Objective has not been used because there has been very little development activity.

Policy Relevance

The Objective contains 3 Policies. Policy SE 1.7.2.1 may need to be modified to account for County efforts to require aesthetic standards within the Zoning Ordinance.

Objective 1.7.3

Promote development within the activity center which protects and enhances the natural environment.

Objective Achievement Analysis

The Objective will remain as currently worded. The SE Activity Center is associated with wetland resources and this Objective sets forth provisions for the protection and enhancement of natural resources.

Policy Relevance

The Objective contains 4 Policies that will remain as currently worded.

Objective 1.7.4

Promote cooperation and coordination between governmental jurisdictions and agencies when reviewing development proposals.

Objective Achievement Analysis

The Objective will remain as currently worded. This Objective calls for intergovernmental coordination and the Activity Center is associated with the City of New Smyrna Beach.

Policy Relevance

The Objective contains 2 Policies that will be maintained.

Objective 1.7.5

Promote development and programs which are designed to alleviate traffic congestion.

Objective Achievement Analysis

The promotion of mass transit options and mixed uses is sound. This Objective will remain as currently worded.

Policy Relevance

The Objective contains 2 Policies that will remain as currently worded.

Objective 1.7.6

Promote development which enhances the economic base of the County.

Objective Achievement Analysis

The Objective will remain as currently worded. This is a major Objective of the activity center concept.

Policy Relevance

The Objective contains 2 Policies. The ideas illustrated in Policy SE 1.7.6.2 need to be coordinated with the City of New Smyrna Beach. Also, the agency names need to be updated/changed to include the County Economic Development Department (See Policy SE 1.7.6.1).

SOUTHWEST ACTIVITY CENTER

The Southwest Activity Center (SWAC) is located in west Volusia, generally at the I-4/SR 472 interchange. The SWAC has been processed as an areawide DRI and the goals, objectives, and policies have been changed recently to incorporate the approval of the areawide DRI. Therefore, the following Objectives have been reviewed extensively and do not need to be changed. When the SWAC plan was created the VGMC issued a resolution on the project that in part required trip generation thresholds. As part of the DRI process the VGMC resolution was addressed and the DRI entitlements implement the VGMC resolution.

Objective 1.8.1

Provide adequate and appropriate areas resulting in a mixture of urban land uses to reduce adverse impacts on adjacent jurisdictions.

Objective Achievement Analysis

The Objective will remain as currently worded.

Policy Relevance

The Objective contains 13 Policies that will remain as currently worded.

Objective 1.8.2

Individual developments within the Activity Center shall be designed to provide visual compatibility and functional continuity with other adjacent developments within the Activity Center.

Objective Achievement Analysis

The Objective will remain as currently worded.

Policy Relevance

The Objective contains 5 Policies that will remain as currently worded.

Objective 1.8.3

Promote development within the Activity Center which protects and enhances the natural and built environment.

Objective Achievement Analysis

The Objective will remain as currently worded.

Policy Relevance

The Objective contains 8 Policies that will remain as currently worded.

Objective 1.8.4

Promote cooperation and coordination between governmental jurisdictions and agencies when reviewing development proposals.

Objective Achievement Analysis

The Objective will remain as currently worded.

Policy Relevance

The Objective contains 6 Policies that will remain as currently worded.

Objective 1.8.5

Promote development which enhances the economic base of the County.

Objective Achievement Analysis

The Objective will remain as currently worded.

Policy Relevance

The Objective contains 3 Policies that will remain as currently worded.

Objective 1.8.6

Provide for the correction/mitigation of existing roadway problems.

Objective Achievement Analysis

The Objective will remain as currently worded.

Policy Relevance

The Objective contains 3 Policies that will remain as currently worded.

Objective 1.8.7

Promote development and programs which are designed to alleviate traffic congestion.

Objective Achievement Analysis

The Objective will remain as currently worded.

Policy Relevance

The Objective contains 8 Policies that will remain as currently worded.

ENTERPRISE LOCAL PLAN

The Enterprise Local Plan was adopted and incorporated into the Comprehensive Plan in 2003. The Enterprise Plan represents a grassroots effort that was formulated with a significant amount of public scoping and input. A community group called the Enterprise Preservation Society was active in the planning process and this local plan represents a community driven planning product.

Objective 1.9.1

Preserve the low density pattern of residential development in keeping with the established rural character of the Enterprise Community.

Objective Achievement Analysis

The Objective will remain as currently worded. The purpose and intent of the Enterprise Plan is to protect community character, and this Objective essentially personifies the reason for the Local Plan. The County has been effective at maintaining the “low density” character of Enterprise.

Policy Relevance

The Objective contains 8 Policies. Applying the “Rural Village” designation as illustrated in Policy ENT 1.9.1.7 may not be needed and will be analyzed during the EAR-based amendment process. Maintain other Policies as currently worded.

Objective 1.9.2

Protect and enhance the environmental resources of Enterprise which define the area’s rural character and visual appeal.

Objective Achievement Analysis

The Objective will remain as currently worded. Environmental resources have been safeguarded.

Policy Relevance

The Objective contains 6 Policies. There is a typographic error in Policy ENT 1.9.2.5 that needs to be revised. In addition, the County did have a study prepared for the management of the Lakeshore Drive scenic road and some of those recommendations may need to be added to appropriate policies.

Objective 1.9.3

Preserve the historic resources and character of the Enterprise Community.

Objective Achievement Analysis

The Objective will remain as currently worded. Enterprise is a historically diverse community that features significant historic resources and the County has inventoried these historic resources.

Policy Relevance

The Objective contains 3 Policies. The County has inventoried historic resources and is proposing protection measures. Design standards for new construction may also be a result of this exercise. Policies may need to be changed and/or created to reflect the findings of the protection measure study.

Objective 1.9.4

Implementation of the Enterprise Area Plan shall be accomplished by the year 2004.

Objective Achievement Analysis

The County is still working on some of the implementation elements. The 2004 date referenced in this Objective will need to be deferred.

Policy Relevance

The Objective contains 3 Policies. The County is currently working on the directives illustrated in Policies ENT 1.9.4.1 and ENT 1.9.4.2. While intergovernmental coordination is a prime County objective, intergovernmental avenues, with regard to Enterprise, are currently lacking. Therefore, Policy ENT 1.9.4.3 may need to be modified to reflect current conditions.

WILBUR-BY-THE-SEA LOCAL PLAN

Wilbur-by-the-Sea is a small, unincorporated community, located on a coastal barrier island. Municipal areas bound the community to the north and south. The Wilbur community does have a unique history and the development pattern is mostly single-family residential, a different characteristic on a coastal barrier island demarcated by high-rise condominium developments. The impetus for the local plan was a proposal to plumb the community with central sewer. The community group entitled Wilbur Improvement Association (WIA) feared that the placement of the sewer lines would encourage a trend of redevelopment in the neighborhood that would feature more density manifested as multi-family dwellings. Therefore, the County formulated a plan intended to protect the single-family residential character of the Wilbur-by-the-Sea neighborhood. There has been very little development activity within the Wilbur community; the provisions of the Plan have not been tested.

Objective 1.10.1

Preserve the residential scale of urban development in keeping with the historic residential pattern of Wilbur-by-the-Sea.

Objective Achievement Analysis

The Objective will remain as currently worded.

Policy Relevance

The Objective contains 6 Policies that will remain as currently worded.

Objective 1.10.2

Protect and enhance the environmental and cultural resources of Wilbur-by-the-Sea which define the area's character and visual appeal.

Objective Achievement Analysis

Objective will remain as currently worded.

Policy Relevance

The Objective contains 2 Policies that will remain as currently worded.

Objective 1.10.3

Implementation of the Wilbur Plan shall be accomplished by the year 2005.

Objective Achievement Analysis

The date referenced should be eliminated and language should be changed to indicate ongoing implementation.

Policy Relevance

The Objective contains 3 Policies. Policies may need to be modified to reflect current implementation efforts.

**Hontoon Island, North Peninsula and Mosquito Lagoon: Water Management Study
Local Plans**

The above-referenced Local Plans were formulated and adopted by the County Council (1987) before the adoption of the Comprehensive Plan (1990). The provisions of those plans were incorporated within the 1990 Comprehensive Plan with the exception of a few unique directives. These unique directives have been implemented with the exception of a requirement to establish regulations to protect solar access and air flow on the North Peninsula. The County will analyze solar access and air flow issues as they relate to high-rise development on the North Peninsula and proposed applicable provision(s) to the Comprehensive Plan.