

8. ENTERPRISE LOCAL PLAN

Background

On the evening of September 19, 2001, a meeting was held between Enterprise residents and County Representatives at the Methodist Children's Home. The purpose of the meeting was two-fold, first to provide area residents information regarding planning options for the area and secondly to give residents an opportunity to voice their concerns and ask questions. Following the County presentation a consensus was achieved that the County would prepare a plan. The plan would set out goals, objectives, policies and programs to encourage and promote the protection of Enterprise's historic, cultural, and scenic values.

A support document for the Enterprise study area was prepared which inventoried and evaluated the area's historic, cultural, and natural resources. A survey was conducted of the study area population and the results are summarized in the support document. The document is entitled "Support Document #1-12, Enterprise Study Area."

GOAL:

- ENT 1. 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.

OBJECTIVE:

- ENT 1.1 Preserve the low density pattern of residential development in keeping with the established rural character of the Enterprise Community.

POLICIES:

- ENT 1.1.1 Discourage increases in the land use intensities and densities above those currently designated on the Volusia County Land Use Map for areas within the Enterprise Area Plan.
- ENT 1.1.2 Encourage single family development at densities at the middle to lower end of the density range established for each residential land use designation.
- ENT 1.1.3 If needed for public health and safety, sanitary sewer and potable water systems shall be allowed. Design capacity for any such systems should be sized at a level appropriate to support a low intensity development pattern.
- ENT 1.1.4 Applications to convert a residential land use to nonresidential use within the Enterprise Community shall be discouraged.
- ENT 1.1.5 Commercial use should be limited to those areas currently designated for that purpose.
- ENT 1.1.6 Limited commercial use as allowed in the Comprehensive Plan's Urban Land Use designations shall be subject to Planned Unit Development (PUD) requirements. Any use developed as a PUD must demonstrate compatibility with the character and

development pattern of the Enterprise Community and mitigation for any adverse impacts.

- ENT 1.1.7 The pattern of land uses along the section of Main Street represent a mixture of institutional, commercial, and residential uses and are grouped into an Mixed-Use land use designation.

OBJECTIVE:

- ENT 1.2 Protect and enhance the environmental resources of Enterprise which define the area's rural character and visual appeal.

POLICIES:

- ENT 1.2.1 The Natural Resource Management Area (NRMA) incorporates a large portion of the Enterprise area including the Environmental Systems Corridor (ESC) designated along the banks of Lake Monroe. The NRMA shall be expanded to include all of the Enterprise Community that is designated as Rural or Agricultural Resource on the Future Land Use Map.
- ENT 1.2.2 The areas of Enterprise that are designated as Environmental Systems Corridor (ESC) shall retain this designation to ensure the protection of the environmental resources.
- ENT 1.2.3 Preserve and promote the natural landform, native vegetation and tree cover for public and private spaces.
- a) Discourage large scale reshaping of the natural land form.
 - b) Plant materials required under the Volusia County Tree Ordinance and landscaping requirements shall, where possible, be comprised of native plant and tree materials endemic to the Enterprise area.
 - c) Review existing open space, landscaping, and buffer requirements to conform to the intent of this objective.
 - d) Encourage residents to use native plant and tree materials for home landscaping projects.
 - e) Fifty-percent (50%) of required open space as provided in the County land development regulations shall be devoted to native vegetation.
- ENT 1.2.4 Prioritize those road segments identified within Enterprise as scenic for compliance with the Scenic Road provisions of the Transportation Element.
- ENT 1.2.5 Continue to support the designation of Lakeshore Drive (CR 5758) as a policy constrained facility.
- ENT 1.2.6 Study the feasibility of using Thoroughfare Overlay Zones to control setbacks, vegetative buffers, and driveway cuts along roadways. Overlay zones may be instituted to ensure safe ingress and egress, to maintain roadway capacity, and to create an attractive streetscape in harmony with the character, resources, and scenic qualities found within the Enterprise Community.

OBJECTIVE:

ENT 1.3 Preserve the historic resources and character of the Enterprise Community

POLICIES:

ENT 1.3.1 Promote design and development standards which are compatible with the built character of the Enterprise Community.

ENT 1.3.2 Locate, record, and map sites and structures of local, state and national significance within the Enterprise Community.

OBJECTIVE:

ENT 1.4 Implementation of the Enterprise Area Plan shall be accomplished by the year 2008.

POLICIES:

ENT 1.4.1 The plans and programs for the Enterprise study area shall be implemented through amendments as necessary to the Comprehensive Plan, Zoning Ordinance, Historic Preservation Ordinance and Land Development Code. Implementation shall not be limited to the above and may be accomplished by any other appropriate means.

ENT 1.4.2 Specific implementation tools that may be used include:

- a) Designation of a Historic District;
- b) Use of an Overlay Zone;
- c) Scenic Corridor provisions;
- d) Rural Protection Plan; and
- e) Joint Planning Agreements.

ENT 1.4.3 The County shall seek joint planning agreements with adjacent municipalities to ensure that annexation activity does not lead to development that is incompatible with the rural, natural, and historic character of Enterprise.