



## Planning & Development Services Division

**To:** County Chair and Members  
Volusia County Council

**From:** Kelli McGee  
Acting Director of Growth and Resource Management

**Date:** March 21, 2011 for Transmittal Hearing on April 21, 2011

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**Subject:** **Large Scale Comprehensive Plan Amendment Cycle 11-1**  
**Case # CPA 11-1-1 through CPA 11-1-6**

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### I. Introduction

The 11-1 large scale comprehensive plan amendment cycle consists of 11 amendments divided into two staff reports with corresponding ordinances. This is the first of the two staff reports, which details six future land use map amendments. These properties are all publicly owned, either by the county itself or jointly with St. Johns River Water Management District. The properties are all proposed to change to a Conservation land use designation. Each amendment is discussed in this consolidated staff report in the following order:

- A. CPA 11-1-1: Lake George In-holding** - 52.66 acres from Forestry Resource to Conservation.
- B. CPA 11-1-2: Green Springs Park** - 34.15 acres from Low Impact Urban and Environmental Systems Corridor to Conservation.
- C. CPA 11-1-3: Lake Beresford Addition** - 6.73 acres from Rural to Conservation.
- D. CPA 11-1-4: Kagels Property** - 2.60 acres from Environmental Systems Corridor to Conservation.
- E. CPA 11-1-5: Blanchette Property** - 7.12 acres from Low Impact Urban and Environmental Systems Corridor to Conservation.
- F. CPA 11-1-6: Deep Creek Preserve** – 4,806 acres from Forestry Resource, Rural, Agricultural Resource, and Environmental Systems Corridor to Conservation.

The total number of acres proposed for Conservation land use designation in this amendment cycle equals 4,909.26 acres. The maximum density reduction associated with these amendments equals 1,054 dwelling units.

Ordinance 2011-11 addresses these amendments.

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## **A. CPA 11-1-1 Lake George In-holding – 52.66 acres**

### **A. I. Project Summary**

- |                              |   |
|------------------------------|---|
| 1. Applicant/Owner:          | Volusia County and St. Johns River Water Management District  |
| 2. Property ID:              | 3831-00-00-0160<br>3831-00-00-0161<br>3831-00-00-0170   |
| 3. Acres:                    | 52.66 +/- acres total   |
| 4. General Location:         | Westward of Seville, located on Lake George Rd. (C.R. 305), approximately two miles west of U.S. Highway 17 |
| 5. County Council District:  | 1   |
| 6. Current Future Land Use:  | Forestry Resource   |
| 7. Overlay:                  | Natural Resource Management Area (NRMA)<br>Environmental Core Overlay (ECO)                                 |
| 8. Proposed Future Land Use: | Conservation  |

### **A. II. Overview**

The subject property consists of three parcels. Two of the parcels, 3831-00-00-0160 & 0161, were purchased by Volusia County in March 2008 using Volusia Forever Funds. The third parcel, 3831-00-00-017, was purchased jointly by Volusia County and St. Johns River Water Management District in March 1990. The properties were purchased to fulfill one of the overriding goals of the Volusia Forever program; to complete projects begun under previous land acquisition programs.

The three parcels contain 52.66 acres and are part of the adjacent area known as the Lake George Conservation & Wildlife Management Area, which contains 8,058 acres. The parcels are also considered part of a vast corridor that includes Lake George Conservation Area (3,425 acres), Lake George State Forest (21,006 acres), Lake Woodruff National Wildlife Refuge (21,621 acres), Heart Island Conservation Area (12,701 acres) and Ocala National Forest (383,000 acres), resulting in a 450,000 acre ecological corridor.



In addition to the proposed Conservation land use designation, the property will retain the Environmental Core Overlay (ECO) and Natural Resource Management Area (NRMA) overlay.

**A. III. Land Use Analysis**

**1. Site Characteristics**

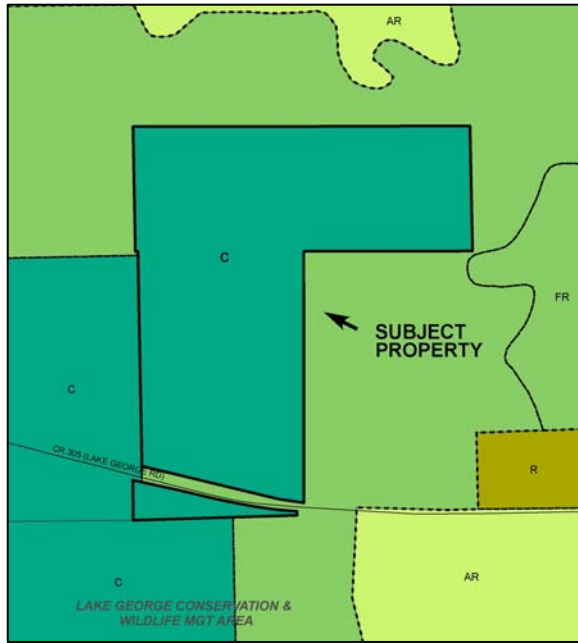
The site contains no buildings or other structures. It is naturally forested and consists of four dominant habitats: Scrubby Flatwoods, Xeric Hammock, Baygall and Depression Marsh. Because of fire suppression, much of the Scrubby Flatwoods are succeeding to Xeric Hammock. This habitat is dominated by the presence of large oaks. The site is classified as Palustrine Emergent Upland; however, there are small, shallow depression wetlands on site, and the northern portion is within the 100 year floodplain. Soils consist of Myakka Fine Sand, Daytona Sand, Myakka-St Johns Complex, and Samsula Muck.

**2. Land Use Compatibility**

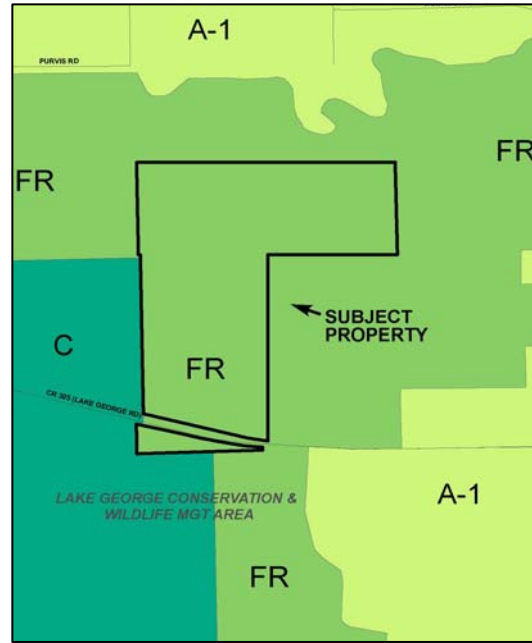
The subject parcel abuts other public lands owned by Volusia County and the St. Johns River Water Management District. These lands are part of a large conservation corridor assembled by county, state, and federal agencies. Some of the lands are managed for silviculture, others as conservation and wildlife management areas. These properties provide recreational opportunities, wildlife habitat, and watershed/groundwater protection. The Conservation land use is appropriate for the site and compatible with the adjacent existing and future land uses.

Surrounding land uses are more specifically presented as follows:

DIRECTION	FUTURE LAND USE	CURRENT USE
Subject Property	Conservation (proposed)	Vacant, wooded
North	Forestry Resource	Vacant, wooded
East	Forestry Resource	Vacant, wooded
South	Conservation Forestry Resource	Vacant, wooded Silviculture
West	Conservation Forestry Resource	Vacant, wooded Silviculture



**Proposed Future Land Use**



**Zoning**

### 3. Impacts of Development on State Monitored Public Facilities

No increase in development impacts on concurrency monitored public facilities will result from this land use change. The current land use allows for residential development at a density of one dwelling unit per 20 acres for approximately 2.6 units. The property is not intended to be developed, but rather held as open space/conservation lands; therefore, infrastructure impacts will be negligible.

## B. CPA 11-1-2 Green Springs Park – 34.15 acres

### B.I. Project Summary

- |                              |   |
|------------------------------|---|
| 1. Applicant/Owner:          | Volusia County  |
| 2. Property ID:              | 9106-01-00-0500   |
| 3. Acres:                    | 34.15 acres   |
| 4. General Location:         | On Enterprise-Osteen Rd., approximately 0.3 miles east of Providence Blvd., abutting Lake Monroe on the South and Braddock Rd. on the north |
| 5. County Council District:  | 5   |
| 6. Current Future Land Use:  | Low Impact Urban and Environmental Systems Corridor   |
| 7. Overlay:                  | Natural Resource Management Area (NRMA)   |
| 8. Proposed Future Land Use: | Conservation  |

## B. II. Overview

The property is known and managed as Green Springs Park. The main portion of the park, 33.02 acres, was purchased by Volusia County in July 1999 through the Preservation 2000 grant program, administered by Florida Communities Trust. An additional 1.13 acres was purchased in July 2004 using Volusia Forever funds.

The park contains hiking trails and picnic sites, but is predominantly maintained in a natural state. The park is also adjacent to the East Central Regional Rail Trail and acts as a trail head. The site contains a freshwater spring, and a spring run is located along the eastern side of the property, draining from the north into Lake Monroe. Further, the property contains significant archaeological and historical resources that have been identified, evaluated, registered, and protected.

Redesignating this property to Conservation provides added protection to a valuable environmental resource. In addition to the proposed Conservation land use, the property retains the Natural Resource Management Area (NRMA) overlay designation.



## B. III. Land Use Analysis

### 1. Site Characteristics

The site is maintained as a passive resource-based recreational facility, which includes trails, picnic areas, parking facilities, and a playground. The property contains a spring on the eastern side, and has significant archeological resources. A large midden was identified on the southern portion, near Lake Monroe.

The site is naturally forested and consists of Live Oak Hammock, Mperate Hammock and Bottom Land Swamp. Soils consist of Electra Fine Sand, Bluff Sandy Clay Loam and Farnton Fine Sand. The site is classified as Palustrine Emergent Upland, and only the southern portion adjacent to Lake Monroe is within the 100 year floodplain.

### 2. Land Use Compatibility

The park abuts Lake Monroe to the south, low intensity residential uses to the north, and an agricultural nursery operation to the east. Deltona's city limits are to the west. A city park is adjacent on the west side, which includes a boat ramp facility and community buildings, and the Lakeside Condominium complex. The Conservation land use designation is appropriate for the site and compatible with the adjacent existing and future land uses.

Surrounding land uses are more specifically presented as follows:

DIRECTION	FUTURE LAND USE	CURRENT USE
Subject Property	Conservation (proposed)	Passive resource based park
North	Urban Low Intensity	Low intensity residential
East	Low Impact Urban	Wooded, agriculture nursery
South	Lake Monroe	Water body
West	City of Deltona: High Density Residential Public/Semi-public Conservation	Lakeside Condominiums City park with boat ramp



**Proposed Future Land Use**



**Zoning**

### 3. Impacts of Development on State Monitored Public Facilities

No increase in development impacts on concurrency monitored public facilities will result from this land use change. The current land use allows for residential development at a density of one dwelling unit per acre for approximately 34 units. The property is not eligible for residential development under the Conservation land use designation. The property is already functioning as a passive park and is fully developed; therefore, infrastructure impacts will be negligible.

## **C. CPA 11-1-3 Lake Beresford Addition – 6.73 acres**

### **C. I. Project Summary**

- |                              |   |
|------------------------------|---|
| 1. Applicant/Owner:          | Volusia County  |
| 2. Property ID:              | 7030-00-00-0220   |
| 3. Acres:                    | 6.73 acres  |
| 4. General Location:         | Adjacent to Lake Beresford Park, near the intersection of Deerfoot Rd. and Deer Paw Tr. |
| 5. County Council District:  | 1   |
| 6. Current Future Land Use:  | Rural   |
| 7. Overlay:                  | None  |
| 8. Proposed Future Land Use: | Conservation  |

**Note: Correction/Update to CPA 11-1-3.** Subsequent to this report being printed for the PLDRC hearing on March 8, 2011, it was discovered that there was a mapping error that depicted the parent parcel of the two remnant pieces discussed in this report as already having a Conservation future land use designation. In actuality, the parent parcel is currently designated with Rural future land use. It has not yet been redesignated to Conservation as originally depicted. The mapping error has now been corrected, and the map series for this amendment has also been corrected. Rather than pull the amendment, staff is proposing to continue processing the amendment and follow up with an amendment for the remainder of the parent parcel in the 11-2 large scale cycle of amendments. The staff report below has been modified to reflect the correct land use for the parent parcel.

### **C. II. Overview**

The subject property is two remnant pieces of a larger parent parcel that is designated Rural. They are part of a property that was purchased by Volusia County in January 2010, using Volusia Forever funds. The entire parcel is known as the Lake Beresford Park Addition and is approximately 71.8 acres. It adjoins the original Lake Beresford Park located west of Fatio Road and south of McGregor Road, and Blue Springs State Park to the southwest.



### **C. III. Land Use Analysis**

#### **1. Site Characteristics**

The property contains no structures. It is naturally forested with scrub and sand pines being the dominant vegetation. Within the understory of the scrub, Chapman Oak, Myrtle Oak, Sand Live Oak, Saw Palmetto,

Rusty Lyonia and Blueberry are common. Ground cover is sparse due to the heavy canopy of mature Sand Pine trees.

The site is classified as Palustrine Emergent Upland and is not within the 100 year floodplain. Soils consist of Tavares Fine Sand, Paola Fine Sand, Astatula Fine Sand, Placid Fine Sand, and Apopka Fine Sand.

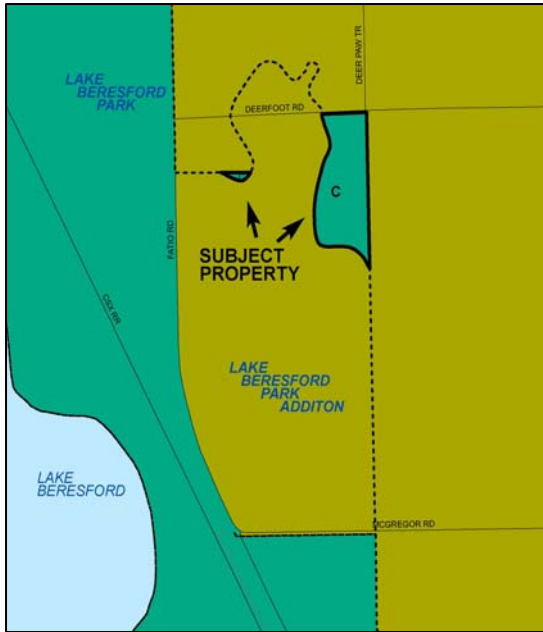
The area is documented scrub-jay habitat; however, fire suppression has reduced the potential of this site to attract inhabitants. Future management of the park would include prescribed burns to maintain habitat viability.

**2. Land Use Compatibility**

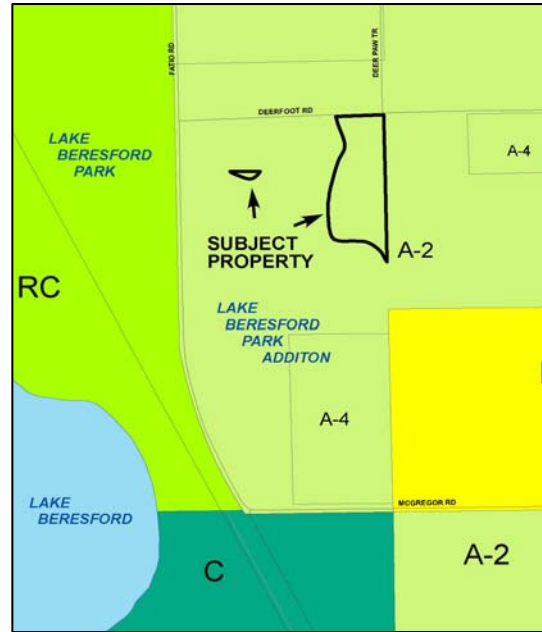
The subject parcels are part of Lake Beresford Park addition. The addition abuts Lake Beresford Park on the west and south, and Blue Springs State Park to the southwest. To the east and north are rural residential/agricultural lands. The park provides recreational opportunities, wildlife habitat, and watershed/groundwater protection. The Conservation land use is appropriate for the site and compatible with the adjacent existing and future land uses.

Surrounding land uses are more specifically presented as follows:

DIRECTION	FUTURE LAND USE	CURRENT USE
Subject Property	Conservation (proposed)	Vacant, wooded
North	Rural	Rural residential/agriculture
East	Rural	Rural residential/agriculture
South	Conservation	Lake Beresford Park addition
West	Conservation	Lake Beresford Park addition



**Proposed Future Land Use**



**Zoning**

### 3. Impacts of Development on State Monitored Public Facilities

No increase in development impacts on concurrency monitored public facilities will result from this land use change. The current future land use designation allows for residential development at a density of one dwelling unit per five acres for approximately one dwelling unit. Under the Conservation land use designation, the property is not eligible for residential development. The property already functions as a passive park and is fully developed; therefore, infrastructure impacts will be negligible.

## **D. CPA 11-1-4 Kagels Property**

### **D. I. Project Summary**

- |                              |  |
|------------------------------|--|
| 1. Applicant/Owner:          | Volusia County   |
| 2. Property ID:              | 6333-00-00-0010  |
| 3. Acres:                    | 2.60 acres   |
| 4. General Location:         | Southern shore of Spruce Creek, west of the FEC railroad and opposite the terminus of Spruce Creek Rd. |
| 5. County Council District:  | 3  |
| 6. Current Future Land Use:  | Environmental Systems Corridor   |
| 7. Overlay:                  | Natural Resource Management Area (NRMA)<br>Environmental Core Overlay (ECO)                            |
| 8. Proposed Future Land Use: | Conservation   |

**D. II. Overview**

The property was purchased in October 2009, by the Volusia Forever Program as a continued acquisition effort following the 1987 Endangered Lands Program. The 2.60 acre waterfront property is undevelopable tidal marsh and is only accessible from Spruce Creek, a “Special Water” under the FDEP designation as an Outstanding Florida Waters. The property abuts and is part of the 2,200 acre Doris Leeper Spruce Creek Preserve.

In addition to the proposed Conservation land use designation, the property will retain the Environmental Core Overlay (ECO) and the Natural Resource Management Area (NRMA) overlay.



**D. III. Land Use Analysis**

**1. Site Characteristics**

The property is a tidal marsh accessible only by water. It is located on Spruce Creek, which has been designated a “Special Water” under the Florida Department of Environmental Protection (FDEP) Outstanding Florida Waters program.

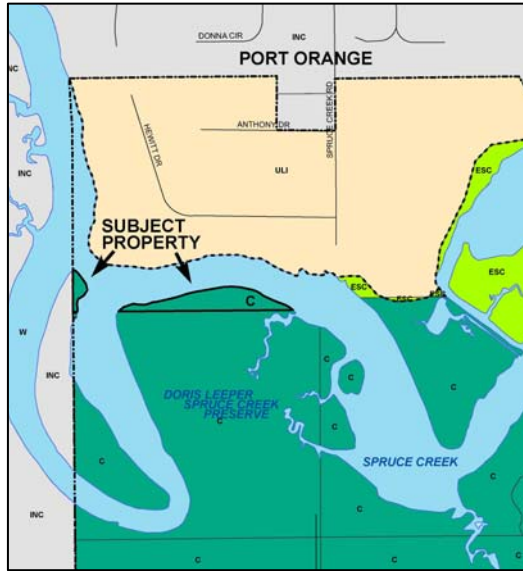
The site is classified as estuarine vegetation and is completely within the 100 year floodplain. Soils are Turnbull Muck.

**2. Land Use Compatibility**

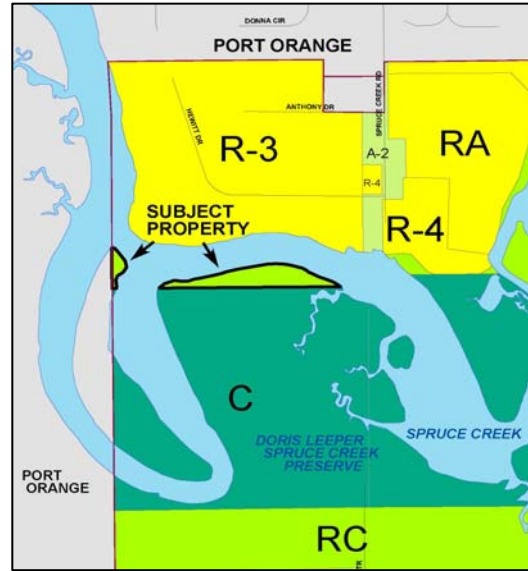
The property abuts and is a part of the 2,200 acre Doris Leeper Spruce Creek Preserve. The property is surrounded by other preserve lands and Spruce Creek. To the north, across Spruce Creek, is low intensity residential development. The conservation land use is appropriate for the site and compatible with the adjacent existing and future land uses.

Surrounding land uses are more specifically presented as follows:

DIRECTION	FUTURE LAND USE	CURRENT USE
Subject Property	Conservation (proposed)	Vacant, tidal marsh
North	Water Urban Low Intensity	Spruce Creek Low density residential subdivision
East	Water Conservation	Spruce Creek Doris Leeper Spruce Creek Preserve
South	Conservation	Doris Leeper Spruce Creek Preserve
West	Conservation	Doris Leeper Spruce Creek Preserve



**Proposed Future Land Use**



**Zoning**

### 3. Impacts of Development on State Monitored Public Facilities

No increase in development impacts on concurrency monitored public facilities will result from this land use change. The property is an undevelopable tidal marsh, and part of a large environmental preserve; therefore, infrastructure impacts will be negligible.

## **E. CPA 11-1-5 Blanchette Property**

### **E. I. Project Summary**

- |                              |   |
|------------------------------|---|
| 1. Applicant/Owner:          | Volusia County  |
| 2. Property ID:              | 6336-00-00-0030<br>6336-00-00-0040  |
| 3. Acres:                    | 7.12 acres  |
| 4. General Location:         | On both sides of U.S. Highway 1, north of the intersection of Art Center Ave., approximately 4 miles north of the intersection of S.R. 44 |
| 5. County Council District:  | 3   |
| 6. Current Future Land Use:  | Low Impact Urban and Environmental Systems Corridor   |
| 7. Overlay:                  | Natural Resource Management Area (NRMA)<br>Environmental Core Overlay (ECO)   |
| 8. Proposed Future Land Use: | Conservation  |

## E. II. Overview

The property is located on both sides of U.S. Highway 1 and has frontage on Murray Creek and on Spruce Creek. Spruce Creek has been designated a “Special Water” under the Florida Department of Environmental Protection (FDEP) Outstanding Florida Waters program. The property was purchased through the Volusia Forever Program in August 2007, and added to the 2,200 acre Doris Leeper Spruce Creek Preserve. Approximately 4.68 acres of the property is currently designated Low Impact Urban. The remaining 2.44 acres is currently designated Environmental Systems Corridor.

In addition to the proposed Conservation land use designation, the site will retain the Environmental Core Overlay (ECO) and the Natural Resource Management Area (NRMA) overlay.



## E. III. Land Use Analysis

### 1. Site Characteristics

The property contains coastal wetlands that have been maintained in their natural state. The northern portion of the western side was the site of an old citrus grove, now abandoned, with an abandoned house and outbuilding. The house is planned to be renovated into an environmental learning center. The southern portion of the western side has been left in its natural state.

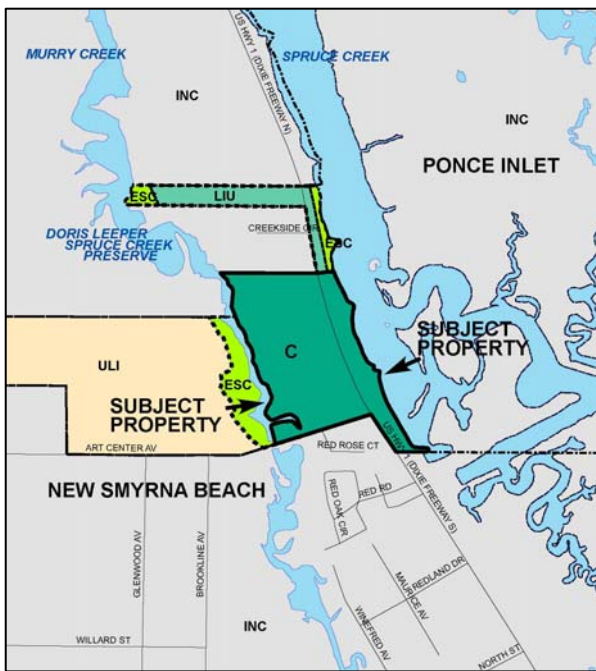
The western side is classified as estuarine vegetation, and the waterward portion is within the 100 year floodplain. The eastern portion is classified as Palustrine Emergent Upland and is also within the 100 year floodplain. Soils on the western site are Turnbull Muck and Cocoa Sand. Soils on the eastern site are Canaveral Sand.

### 2. Land Use Compatibility

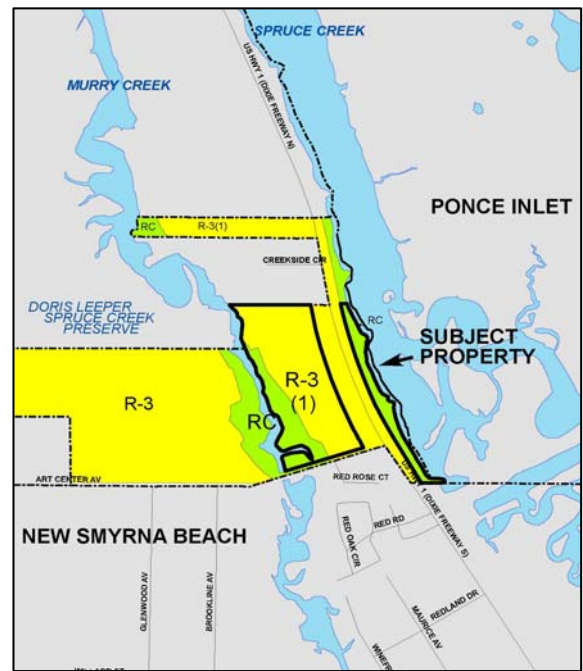
The property adjoins Doris Leeper Spruce Creek Preserve to the northwest. It abuts Murray Creek along the west side and Spruce Creek along the east side. An apartment complex within the City of New Smyrna Beach is located to the north. To the south is a residential trailer park, also within New Smyrna Beach. The Conservation land use is appropriate for the site and compatible with the adjacent existing and future land uses.

Surrounding land uses are more specifically presented as follows:

DIRECTION	FUTURE LAND USE	CURRENT USE
Subject Property	Conservation (proposed)	Abandoned single family residence and accessory structure, coastal wetlands
North	New Smyrna Beach High Density Residential	Apartment complex
East	Water Conservation	Spruce Creek
South	New Smyrna Beach High Density Residential	Residential trailer park
West	Water Environmental Systems Corridor	Vacant, coastal wetlands



**Proposed Future Land Use**



**Zoning**

### 3. Impacts of Development on State Monitored Public Facilities

No increase in development impacts on concurrency monitored public facilities will result from this land use change. The property is undevelopable coastal marsh and was an abandoned citrus grove, now part of a large environmental preserve; therefore, infrastructure impacts will be negligible.

## **F. CPA 11-1-6 Deep Creek Preserve**

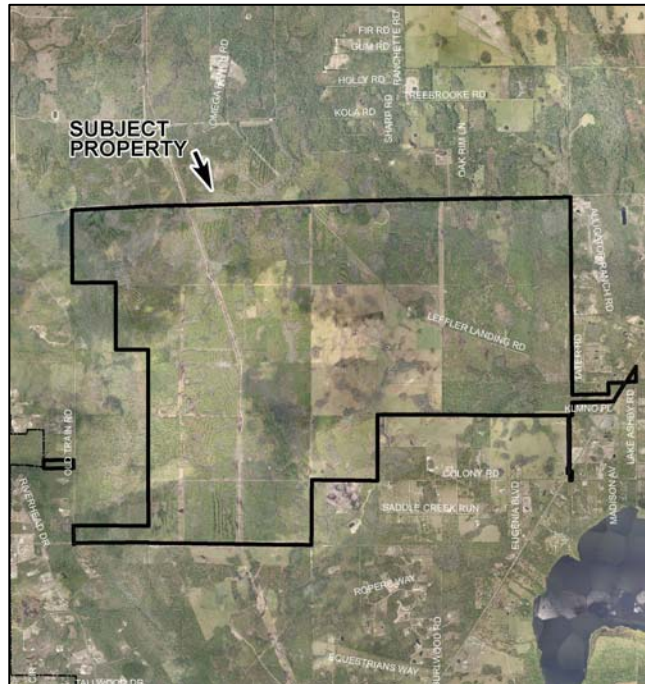
### **F. I. Project Summary**

1. Applicant/Owner: County of Volusia
2. Acres: 4,806 +/- acres total
3. General Location: Eastward of the City of Deltona, located on the west side of S.R. 415 and approximately 4.5 miles southwest of the intersection of S.R. 44 and S.R. 415.
4. County Council District: 1
5. Current Future Land Use: Forestry Resource, Rural, Agriculture Resource and Environmental Systems Corridor
6. Overlay: Natural Resource Management Area (NRMA)  
Environmental Core Overlay (ECO)
7. Proposed Future Land Use: Conservation

### **F. II. Overview**

The property was purchased on December 15, 2010, by means of various county funding sources. The site is located within the Volusia Conservation Corridor and within a five (5) mile radius of other public conservation lands (2 properties) and conservation easements (6 properties).

In addition to the proposed Conservation land use, the property will retain the Environmental Core Overlay (ECO) and the Natural Resource Management Area (NRMA) overlay.



### **F. III. Land Use Analysis**

#### **1. Site Characteristics**

The site has been generally utilized as agriculture land that included cattle ranching, timber farming, general recreation, and hunting. A residential dwelling, a storage shed, a covered parking area, a pump house, and a hunting camp are located on the southeast portion of the property. Additionally, a second hunting camp is located on the western portion of the property. An existing cattle lease is currently in effect. The property consists of 18 land-based natural communities and contains 24 soil types. A total of 16 soils are considered hydric. The approximate wetland acreage is 1,373.27 acres.

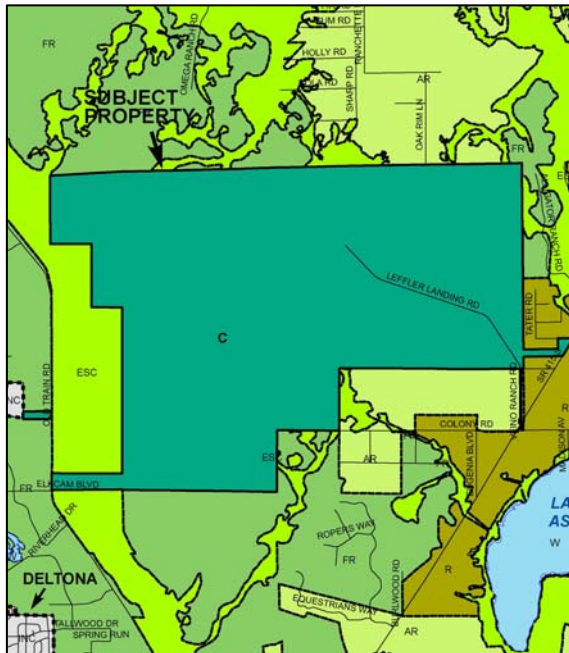
#### **2. Land Use Compatibility**

The property abuts a privately owned ranch, timber, and other agricultural operations. Other nearby uses include rural residential tracts. Redesignating the property to Conservation will

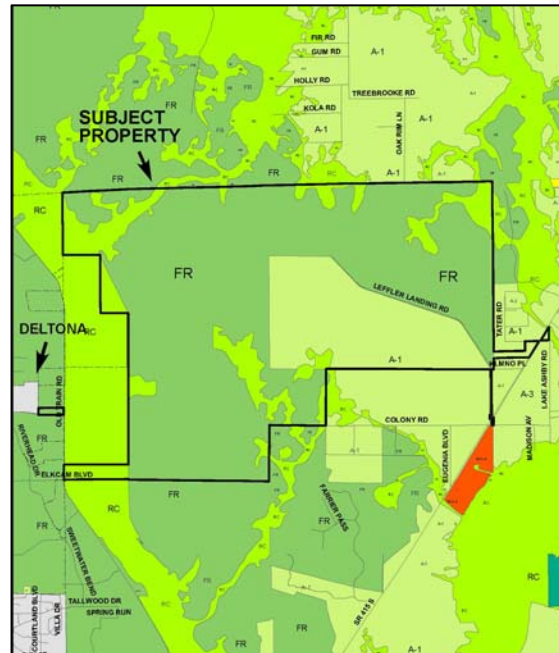
ensure that this property remains undeveloped and eliminate the potential for incompatible development occurring in this rural area at some point in the future. The 4,800 acre site will form a conservation corridor and serve as a wildlife refuge in the southern portion of the county. The conservation land use is appropriate for the site and compatible with the adjacent existing and future land uses.

Surrounding land uses are more specifically presented as follows:

DIRECTION	FUTURE LAND USE	CURRENT USE
Subject Property	Conservation (proposed)	Agriculture, vacant
North	Forestry Resource, Environmental Systems Corridor and Agriculture Resource	Agriculture and large lot residential
East	Forestry Resource, Environmental Systems Corridor, and Rural	Agriculture and large lot residential
South	Forestry Resource, Environmental Systems Corridor, Agriculture Resource, and Rural	Agriculture and large lot residential
West	Forestry Resource and Environmental Systems Corridor	Agriculture and large lot residential



**Propose Future Land Use**



**Zoning**

### 3. Impacts of Development on State Monitored Public Facilities

No increase in development impacts on concurrency monitored public facilities will result from this land use change. The current land uses allow residential development that could yield a dwelling unit range of 319 to 1,014 dwelling units, depending on clustering provisions and wetland allowances. Under the Conservation land use designation, the property is not intended

to be developed, but rather held as open space/conservation lands; therefore, infrastructure impacts will be negligible.

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## II. Applicable Comprehensive Plan Goals, Objectives & Policies

The following goals, objectives and policies support the amendment of these subject parcels to a Conservation designation.

**Goal 1.2** Future development shall be designed and located in a manner that protects the County's natural resources, particularly environmentally sensitive areas.

**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.

**Policy 1.2.2.10** Species of flora and fauna listed in the Conservation Element of the plan as endangered, threatened, or species of special concern shall be protected through inclusion of their habitats in the Conservation, Environmental Systems Corridor, and Natural Resource Management Area (NRMA) land use categories and shall be given priority in the land acquisition program.

**Goal 12.2** Protect, conserve, and enhance the ecological resources of the County, maintaining their quality and contribution to the quality of life and economic well-being of Volusia County.

**Objective 12.2.1** To provide for the protection of areas determined to be environmentally sensitive, and direct growth away from such areas.

## III. Finding of Fact/Conclusion

1. The Conservation land use designation is compatible with surrounding land uses.
2. This amendment shall ensure perpetual protection to lands considered to be valuable natural resource lands and in particular environmentally sensitive lands, maintaining their quality and contribution to the quality of life of Volusia County.
3. By designating these areas as Conservation, growth shall be directed away from environmentally sensitive areas.

## IV. Staff Recommendation

Staff recommends county council approve transmittal of the 11-1 cycle amendments to the Department of Community Affairs and the Volusia Growth Management Commission.

## VI. Support Documents

A map series is provided as support documentation for each of the amendments. The map series can be referenced on-line at the following link: <http://volusia.org/growth/amendment11-1.htm>.

- Map Series for CPA 11-1-1 Lake George In-holding
- Map Series for CPA 11-1-2 Green Springs Park
- Map Series for CPA 11-1-3 Lake Beresford Addition
- Map Series for CPA 11-1-4 Kagels Property
- Map Series for CPA 11-1-5 Blanchette Property
- Map Series for CPA 11-1-6 Deep Creek Preserve

\* Each map series includes:

- o Location Map
- o Aerial Location Map
- o Current Future Land Use Map
- o Proposed Future Land Use Map
- o Zoning Map
- o Existing Land Use Map
- o Flood Zone Map
- o Wetlands Map
- o ECO/NRMA Map
- o Vegetation Map
- o Soils Map