

### 3. SOUTHEAST ACTIVITY CENTER

#### A. FUTURE LAND USE MAP AND DESCRIPTIONS OF FUTURE LAND USE DESIGNATIONS

Each of the future land use designations specified by the Southeast Activity Center Plan, and the relationship of these designations to the Comprehensive Plan's Future Land Use Element, is presented below.

Two of these designations - Office and Tourist Commercial - are entirely unique to the Activity Center Plan. The remaining designations are either synonymous to, or are modifications of, existing designations with the Plan's Future Land Use Element.

Regardless, all of these designations are considered to be urban and require the provision of facilities and services consistent with the levels of service standards of the Comprehensive Plan.

##### 1. Nonresidential

- a. Activity Center Industrial - Except as provided for herein, the purpose and intent (including permissible uses) is identical to that described by the Future Land Use Element. Within an Activity Center, an Industrial Planned Unit Development (IPUD) may contain ancillary commercial uses provided that said uses do not represent over ten percent (10%) of the land area encompassed by the IPUD. Ancillary commercial uses, if proposed by an IPUD, shall be located and designed primarily to serve the needs of the IPUD. In furtherance of this requirement, ancillary commercial uses which are proposed to be established outside of structures housing primarily industrial functions, shall:
  - (1) Be sited primarily adjacent to non-thoroughfare roads so as not to attract off-premises users/customers;
  - (2) Be linked by an internal circulation system (i.e., walkways, streets, etc.) to other structures within the IPUD;
  - (3) Be of a type and intensity (i.e., amount of square footage) of use which is clearly correlated to the larger industrial function(s) of the IPUD; and,
  - (4) Be accessible to vehicular traffic only from streets within the IPUD.
- b. Commercial - Purpose and intent, including permissible uses, identical to that described by Future Land Use Element and those uses accommodated by the Tourist Commercial designation described below are not permitted by this designation within the Activity Center.
- c. Public/Semi-public - Purpose and intent, including permissible uses, identical to that described by Future Land Use Element.
- d. Tourist Commercial - The purpose and intent of this specialized designation is to provide areas adjacent to interstate interchanges strictly for tourist accommodations and related uses which service and promote tourism (i.e.,

amusement facilities, automobile service stations, restaurants, and similar uses). Up to a thirty-five percent Floor Area Ratio (0.35 FAR) will be allowed in this designation.

- e. Office - The intent of this designation is to provide areas solely for general/professional office use and supporting ancillary uses. Up to a fifty-five percent Floor Area Ratio (0.55 FAR) will be allowed in this designation.

## 2. Residential

Three residential designations of differing densities are contained in the Activity Center. The permitted principal uses allowed by these designations would be exclusively residential in nature and, unlike the associated Low Impact Urban, Urban Low Intensity, Urban Medium Intensity, and Urban High Intensity designations contained in the Future Land Use Element will not permit commercial or industrial land uses. The density of residential development to be permitted by each of the residential designations is outlined as follows:

- a. low-medium (2.01 to 5.00 units/acre)
- b. medium (5.01 to 12 units/acre)
- c. high (12.01 to 20.00 units/acre)

## B. VOLUSIA GROWTH MANAGEMENT COMMISSION CONDITIONS

The Volusia Growth Management Commission (VGMC) requires a comprehensive traffic study for any development proposed for the Southeast Activity Center where the proposed development program would generate trips in excess of 10% Level of Service "C" peak hour traffic volumes (significance) for any roadway segment in the County's Transportation Element. The traffic study shall be submitted to the VGMC for a determination of consistency. The VGMC shall review the traffic study based on the criteria expressly established in Volusia County Ordinance 87-24, as amended, and issue a determination of no adverse impact to adjacent local governments. Unless and until the VGMC finally determines that the study demonstrates that no adverse impacts will occur on adjacent jurisdictions, no development with the traffic impacts described above shall be permitted on any of the property covered by said map amendment.

The VGMC also requires any proposed development, except residential in excess of 10 acres, within the area which comprises the Southeast Activity Center to be approved as a planned development. The proposed planned development shall be forwarded to the VGMC for review and approval before issuing any development orders permitting such development.

The VGMC shall review the planned development based on the criteria expressly established in Volusia County Ordinance 87-24, as amended, and issue a determination of whether the proposal shall be submitted as a comprehensive plan amendment or allow Volusia County to proceed with permitting. No development as described above shall take place on the property covered by said map amendment.

C. GOAL, OBJECTIVES, AND POLICIES

Development within the Southeast Activity Center shall be consistent with the Goal, Objective, and Policy statements enumerated below. These statements shall not be interpreted, either individually or collectively, as relieving compliance with other Elements of the Comprehensive Plan and/or other County land development regulations. Rather, it is the purpose of these statements to complement, not substitute or supersede the Comprehensive Plan and other land development regulations.

GOAL:

- SE 1. Achieve an integrated and well-planned mixture of urban land uses within the Southeast Activity Center.

OBJECTIVE:

- SE 1.1 Provide adequate and appropriate areas resulting in a mixture of urban land uses.

POLICIES:

- SE 1.1.1 The Future Land Use Map for the Southeast Activity Center is incorporated as part of the Volusia County Comprehensive Plan (Ordinance 90-10, as amended). Said Map serves as a graphic guide for the future development of property within the Activity Center. Buildout of the Activity Center properties may extend beyond 2010. The Activity Center is partitioned into phases as depicted by the Future Land Use Map.
- SE 1.1.2 All development within the Activity Center shall be consistent with the future land use designations depicted by the Activity Center Future Land Use Map, the description of the land use designation(s), and all other appropriate sections of the Comprehensive Plan and Land Development Regulations.
- SE 1.1.3 The maximum building coverage for nonresidential development within the Southeast Activity Center shall not exceed thirty-five (35%) percent of an individual lot.
- SE 1.1.4 The provision of affordable housing within residential areas shall be encouraged.
- SE 1.1.5 Future development of lands within the Activity Center shall require rezoning to a Planned Unit Development (PUD) or amendment to an existing PUD (if said development is not permitted by the previously approved PUD). Provided, however, that any development of an existing parcel that is one acre or less in size and which is permissible by the existing zoning classification assigned the parcel shall not require rezoning to PUD if the existing zoning classification is consistent with the Future Land Use designation assigned the parcel by the Activity Center Plan.

Where a single ownership of land or unified project may encompass two or more future land use designations, the physical arrangement of land uses on the property may be modified during the required Planned Unit Development (PUD). However, the intensity and acreage (exclusive of wetland areas) accorded the resultant land use mix shall be consistent with, and does not introduce land uses which differ from, that accorded the property by the adopted Future Land Use Map. The land use pattern

shall also comply with the appropriate locational criteria and policies specified by the Comprehensive Plan.

- SE 1.1.6 Commercial development which demonstrates appropriate pedestrian linkages, internal trip capture, and reduced impact on thoroughfare roads shall be encouraged.
- SE 1.1.7 Primary office development should be encouraged to locate at premium and high visibility sites within the Activity Center.
- SE 1.1.8 Research and development uses should be encouraged to locate at premium and high visibility sites within the Activity Center.

OBJECTIVE:

- SE 1.2 Individual developments within the Activity Center shall be designed to provide visual compatibility and functional continuity with other adjacent developments within the Activity Center.

POLICIES:

- SE 1.2.1 New development (includes redevelopment) shall, at a minimum, be required to:
  - Provide visual harmony by, but not limited to, such mechanisms as sign control (i.e., number, height and copy area), establishing landscape screening/buffering requirements (i.e., width and composition), requiring the use of underground utilities, and establishing building setbacks and height requirements;
  - Encourage building orientation which promotes interaction between different projects and discourages creating unnecessary separation or the isolation of projects;
  - Use shared parking, access and loading facilities, as practical in an effort to reduce impervious surfaces;
  - Promote vehicular, pedestrian, and non-vehicular movement throughout the Activity Center;
  - Provide a network of unifying open spaces (said open spaces shall be in, or predominantly in, a natural state) which promote linkage with other adjoining developments;
  - Use common frontage/service roads; and,
  - Use shared or joint facilities, such as stormwater, bus stops, and utility easements.

It is not intended that each development within an Activity Center be aesthetically identical. Development shall be consistent with the design requirements of the Zoning Ordinance.

- SE 1.2.2 Development of those portions of the Activity Center fronting upon State Road 44 shall be consistent with the requirements of the Thoroughfare Overlay Zone Regulations.
- SE 1.2.3 All uses within the Activity Center shall be designed to minimize the disruptive effects of lighting, noise, and signage on residential areas.

OBJECTIVE:

- SE 1.3 Promote development within the Activity Center which protects and enhances the natural environment.

POLICIES:

- SE 1.3.1 The clustering of activities and structures shall be encouraged so as to promote open space areas.
- SE 1.3.2 To the fullest extent possible, developments shall be designed to integrate wetlands and other environmentally sensitive lands into an open space network. This network, which may include upland areas, should be linked to similar systems on the same property or adjacent properties, including parcels outside the Activity Center.
- SE 1.3.3 Wetlands are generally depicted by the supporting document for the Activity Center Plan and are not intended to strictly represent jurisdictional areas. Specific boundaries of the wetland areas will be determined by field evaluations agreed upon by the County, land owner, and other agencies.
- SE 1.3.4 Development within that portion of the Activity Center located west of Interstate 95 shall comply with the requirements of the Natural Resources Management Area.

OBJECTIVE:

- SE 1.4 Promote cooperation and coordination between governmental jurisdictions and agencies when reviewing development proposals.

POLICIES:

- SE 1.4.1 Volusia County shall, in cooperation with the Florida Department of Transportation, evaluate the impacts of specific land development proposals upon any future improvements to the Interstate 95 - State Road 44 interchange. Where possible, development approvals shall be designed to protect land critical for future interchange improvements.
- SE 1.4.2 Volusia County shall solicit comments from the appropriate adjacent municipalities when reviewing PUD applications within Activity Centers.

OBJECTIVE:

- SE 1.5 Promote development and programs which are designed to alleviate traffic congestion.

POLICIES:

- SE 1.5.1 Volusia County shall, in cooperation with the appropriate agencies, seek to promote mass transit service to the Activity Center.
- SE 1.5.2 Mixed use buildings shall be required, where feasible.

OBJECTIVE:

- SE 1.6 Promote development which enhances the economic base of the County.

POLICIES:

- SE 1.6.1 Volusia County shall cooperate with Enterprise Volusia and the Southeast Volusia Advertising Authority to attract and promote appropriate development within the Activity Center.
- SE 1.6.2 Volusia County shall explore various funding alternatives for the construction of required infrastructure. Examples of these financial mechanisms may include, but may not be limited to, special assessment districts, economic development administration grants, and tax increment financing programs.
- SE 1.6.3 Development shall be coordinated with the City of New Smyrna Beach.