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ORDINANCE 2018-03

AN ORDINANCE OF THE COUNTY COUNCIL OF VOLUSIA COUNTY, FLORIDA, AMENDING THE VOLUSIA COUNTY COMPREHENSIVE PLAN, BY AMENDING CHAPTER 1, FUTURE LAND USE ELEMENT, MATRIX FOR CONSISTENT ZONING CLASSIFICATION FOR SOUTHWEST ACTIVITY CENTER ZONING CLASSIFICATIONS, AND AMENDING THE GOALS, OBJECTIVES, AND POLICIES OF THE SOUTHWEST ACTIVITY CENTER; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE COUNTY COUNCIL OF VOLUSIA COUNTY, FLORIDA, AS FOLLOWS:

(Words in ~~strike through~~ are deletions; words in underscore type are additions)

SECTION I. Chapter 1, Future Land Use Element, Article C. Interpretation of Future Land Use Designations, Section 8, Future Land Use/Zoning Matrix, Volusia County Comprehensive Plan is amended to read as follows:

8. Future Land Use/Zoning Matrix.

The following matrix shows each Future Land Use designation with the corresponding zoning classifications. The zoning for a specific parcel will be determined through consistency review with the Comprehensive Plan. Any rezoning requests must be consistent with the Future Land Use Map designation, as shown in the following matrix (including all PUD's).

Note that Natural Resource Management Area and Environmental Core Overlay criteria apply in addition to any requirements of the underlying future land use and zoning classification. Please refer to the official Future Land Use Map and the ECO Map provided in Appendix 1, Maps and Figures.

**MATRIX FOR CONSISTENT ZONING CLASSIFICATION
WITH FUTURE LAND USE DESIGNATIONS**

FUTURE LAND USE DESIGNATION	A	B
	Assumed Compatible	Conditionally Compatible
	This column indicates which zoning classifications are assumed compatible. They provide the closest approximation to the Future Land Use Designation. The existing character of the area is one determinant of the appropriate classification to be accorded on an individual premise.	This column indicates which zoning classifications may be considered compatible under certain circumstances. Stricter consistency requirements may be applied or special criteria may have to be complied with prior to receiving a rezoning. Site conditions in conjunction with the existing character of the surrounding area are the determining factors for rezoning requests.

FUTURE LAND USE DESIGNATION	<p style="text-align: center;">A</p> <p style="text-align: center;">Assumed Compatible</p> <p>This column indicates which zoning classifications are assumed compatible. They provide the closest approximation to the Future Land Use Designation. The existing character of the area is one determinant of the appropriate classification to be accorded on an individual premise.</p>	<p style="text-align: center;">B</p> <p style="text-align: center;">Conditionally Compatible</p> <p>This column indicates which zoning classifications may be considered compatible under certain circumstances. Stricter consistency requirements may be applied or special criteria may have to be complied with prior to receiving a rezoning. Site conditions in conjunction with the existing character of the surrounding area are the determining factors for rezoning requests.</p>
Multiple Use Areas (MUA)	MUA is considered a primary future land use designation, A secondary land use designation will also be associated with MUA. The compatible zoning classifications shall correspond to secondary land use.	
a. Mixed Use Zone (MXZ)	All PUDs	P, C, Existing zoning, provided however, that any new development is consistent with applicable provisions of the Comprehensive Plan.
b. Activity Center (AC)		
Southwest AC Halifax AC Southeast AC	All PUD's,	P, C, Existing zoning, provided however, that any new development is consistent with applicable provisions of the Comprehensive Plan.
Southwest AC	<u>SWAC Commerce District:</u> <u>SWC and all PUDs.</u> <u>SWAC Community District:</u> <u>SWR, and all PUDs.</u>	<u>P, C</u>
SunRail AC	TOD Core District: P, C, and all PUDs; A-3 and RPUD zoning existing as of August 22, 2013. TOD Trans District: P, C, and all PUDs; A-3, R-3, and I-1 zoning existing as of August 22, 2013.	TOD Core District: R-6, R-7, R-8, B-1, B-2, B-3, B-4 TOD Trans District: R-3, R-4, R-5, R-6, R-7, R-8, B-1, B-2, B-3, B-4, B-5, B-6, B-8

1
2 **SECTION II.** Chapter 1, Future Land Use Element, Article F. Local Plans, Section 4, Southwest
3 Activity Center, of the Volusia County Comprehensive Plan, is amended to read as follows:
4

5 **4. SOUTHWEST ACTIVITY CENTER**
6

7 A. ~~THE VISION FOR THE SOUTHWEST ACTIVITY CENTER BACKGROUND~~
8

9 ~~For many years, Volusia County has lagged behind the Orlando metropolitan area in terms of economic~~
10 ~~development. There is a severe imbalance in the East Central Florida region's economic activity. Orange~~
11 ~~County clearly is the dominant employment and income attractor and generator in the region while the~~
12 ~~surrounding counties have a negative outflow of employment and income. In recent years, Seminole~~
13 ~~County has emerged as the focal point for new economic activity north of Orlando. Due in part to the~~
14 ~~availability of affordable housing, the southwestern portion of Volusia County has historically been viewed~~
15 ~~as a "bedroom community" serving the Orange/Seminole County market. In order to reverse this trend, the~~
16 ~~southwestern part of Volusia County needs to become an active partner in the north Orlando suburban~~
17 ~~market. Strong business and civic leadership must be demonstrated soon or the modest opportunities for~~
18 ~~the future may be lost. The development of the Southwest Activity Center is envisioned to be one of the~~
19 ~~most significant steps necessary for Volusia County to compete and link up with Orange and Seminole~~
20 ~~Counties by becoming an economic focal point of West Volusia.~~
21

22 ~~The vision is that the Activity Center will become one of the major centers or places of synergy in the urban~~
23 ~~network of Central Florida. The Southwest Activity Center will become one of the principal employment~~
24 ~~centers in Volusia County, generating well paying jobs in the office and industrial oriented sectors of the~~
25 ~~economy for residents of Volusia County, especially West Volusia. The Southwest Activity Center can~~
26 ~~provide the residents and consumers of West Volusia with a greater array of comparison and shopping~~
27 ~~goods choices by having these additional retail opportunities in the County. The Activity Center's~~
28 ~~development will be controlled by the adopted Areawide Development of Regional Impact (DRI)~~
29 ~~development order and specific Southwest Activity Center land development regulations to avoid the~~
30 ~~negative impacts of unplanned piecemeal development. The time has come for Volusia County to~~
31 ~~implement its plan for its share of the north Orlando suburban market and to develop the I-4/SR-472~~
32 ~~intersection as a focal point for the urbanizing area of southwest Volusia. Our vision is that the~~
33 ~~Southwestern Activity Center can provide a more identifiable place for community life for West and~~
34 ~~Southwest Volusia than currently exists today.~~
35 The Southwest Activity Center has long been envisioned as
36 a major employment and commerce center in west Volusia County. The area is favorably located at the
37 crossroads of S.R. 472 and Martin Luther King Jr. Beltway/County Road 4101, and in close proximity to
38 the S.R. 472/Interstate-4 interchange. The Southwest Activity Center remains well positioned to absorb
39 the expansion of the Orlando/Central Florida urban market and to become an employment focal point in
40 west Volusia County.

41 B. ~~DESCRIPTIONS OF FUTURE LAND USE GUIDELINES-DESIGNATIONS, DENSITY, AND~~
42 ~~INTENSITY~~
43

44 ~~In the County's efforts to promote the Southwest Activity Center, guidance is needed in pursuing~~
45 ~~appropriate economic growth and to maintain a focus on the ultimate goal of developing a key employment~~
46 ~~area for Volusia County.~~
47 Each of the The following future land use guidelines designations will be utilized
48 throughout the planning and implementation process of bringing the Southwest Activity Center to fruition
49 specified by the Southwest Activity Center Plan, and the relationship of these designations to the
50 Comprehensive Plan's Future Land Use Element, is presented below.

1 The two designations – SWAC Commerce and SWAC Community – are entirely unique to the Southwest
2 Activity Center plan and are applicable only to the area indicated in Figure 1-12D. The designations are
3 considered urban.

4
5 1. Office Space Guideline **Southwest Activity Center Commerce (SWAC Commerce)**
6

7 Develop part of the Southwest Activity Center in a manner so that it will be considered a major competitor
8 along the I-4 Corridor, north of the City of Orlando, with existing and other proposed office centers along
9 this corridor such as: the Maitland Center, Heathrow Business Park, Seminole Town Center area, and other
10 similar significant office centers. This district is considered the core of the Southwest Activity Center and
11 is located on the north and south sides of State Road 472, and west of County Road 4101 (Martin Luther
12 King Jr. Beltway). This district facilitates moderate to higher intensity development, generally with a mix
13 of office, light industrial, retail and hotel uses as follows:

- 14
15 a. Office/Office Park – The intent of this use is to provide for corporate headquarters, general
16 business/professional use, and supporting ancillary uses.
17
18 b. Light Industrial/Business Park – The intent of this use is to provide for light industrial
19 development and complementary uses. These parks may contain a variety of uses
20 including, but not limited to, warehouse/distribution, light manufacturing and assembly,
21 research and development, flex space, industrial and business headquarters/offices,
22 general/professional office, wholesale/retail showrooms, and incubator spaces for
23 emerging companies.
24
25 c. Commercial: Power Center – The intent of this use is to accommodate power shopping
26 centers with a typical range of 250,000 to 700,000 square feet. Such centers generally have
27 from two (2) to five (5) primary anchor stores, usually discount and specialty super stores.
28
29 d. Commercial: Neighborhood Retail Shopping Center – The intent of this use is to provide
30 for neighborhood and convenience shopping centers including, but not limited to,
31 supermarkets, neighborhood drugstores, and convenience stores. Neighborhood shopping
32 centers typically range in size from 50,000 to 200,000 square feet.
33
34 e. Commercial: Support/Ancillary Uses – The intent of this use is to provide for ancillary
35 commercial retail development including restaurants, financial services/banking,
36 recreational facilities, health clubs, day care centers, and hotel/hotel conference centers.
37 Singular uses that are disconnected from a cohesive development plan are not permitted.
38 These uses shall develop on out-parcels that are included in a larger development plan.
39
40 f. Public/Semi-public – Small scale uses such as fire stations and lift stations will be
41 permitted in each designation.
42
43 g. Residential Uses: Residential and non-residential uses may be mixed vertically, which
44 means that commercial/office uses shall occupy the ground floor space and residential uses
45 may occupy the upper floors in the same building. The density shall not be less than eight
46 (8) dwelling units per acre, nor more than twenty-two (22) dwelling units per acre, and
47 shall be subject to the Equivalency Matrix land use exchange rate set forth in Policy
48 SW 1.0.3, below.

49
50 Minimum density: 8 dwelling units per acre.

51 Maximum density: 22 dwelling units per acre.

1 Minimum FAR: 0.25.

2 Maximum FAR: 0.60.

3
4 2. ~~Light Industrial/"Flex Space" Guideline~~ Southwest Activity Center Community (SWAC
5 Community)
6

7 Develop the Southwest Activity Center in a manner that contributes to the creation of quality light industrial
8 space market for Southwest Volusia which can compete with the Lake Mary/Heathrow area and other areas
9 in north Orange County and Seminole County for this land use product. This designation provides a
10 transition from the SWAC Commerce designation described above to the low density uses surrounding the
11 Southwest Activity Center. Located on the periphery of the SWAC Commerce designation, this designation
12 facilitates a mix of residential uses and limited support commercial uses, the purpose of which is to provide
13 an immediate locational opportunity for housing related to employment, pedestrian access and connectivity,
14 and trip capture with uses as follows:
15

16 a. Single-family – The intent of this use is to provide for transitional development between
17 the Activity Center and surrounding uses, and shall be located at the edges of the Activity
18 Center.
19

20 Minimum density: 4 dwelling units per acre.

21 Maximum density: 8 dwelling units per acre.

22 Maximum FAR: 0.25.
23

24 b. Multifamily – The intent of this use is to provide housing opportunities in proximity to
25 employment areas within the Activity Center. Townhomes, condominiums, and low-rise
26 apartment complexes are anticipated. If located at the periphery of the Activity Center,
27 these uses shall be designated to be sensitive to compatibility issues with adjacent
28 properties outside the Activity Center.
29

30 Minimum density: 8 dwelling units per acre.

31 Maximum density: 18 dwelling units per acre.

32 Maximum Gross Floor Area Ratio: 0.25.
33

34 c. Neighborhood Business Area – The intent of this use is to provide convenience goods and
35 services for nearby residents. It should be located on an arterial or collector road.
36

37 Maximum Gross Leasable Area per shopping center: 50,000 sq. ft.

38 Maximum Gross Leasable Area per individual use: 15,000 sq. ft.

39 Maximum Gross Floor Area Ratio: 0.25.
40

41 3. ~~Warehousing/Distribution Guideline~~ Development Density and Intensity
42

43 ~~To use the Southwest Activity Center's proximity to both Interstate 4 (I-4) and Interstate 95 (I-95) as a~~
44 ~~major asset to become one of the County's (especially for West Volusia) principal centers for~~
45 ~~warehousing/distribution activities. The total development density and intensity for the Southwest Activity~~
46 Center consists of the following:
47

48 Office Land Uses 1,022,516 square feet.

49 Commercial/Retail Land Uses 661,544 square feet.

50 Light Industrial 659,321 square feet.

51 Multi-family Residential Land Uses 1,939 dwelling units.

<u>Single-family Residential Land Uses</u>	<u>220 dwelling units.</u>
<u>Hotel</u>	<u>197 rooms.</u>

~~4. Retail Commercial Use Guidelines~~

~~a To facilitate the development of a major regional scale facility(s) which can offer the residents a wide variety of "comparison" or "shoppers goods" which can reduce the need for West Volusia consumers to travel outside Volusia County to obtain such goods, and enjoy such shopping experiences.~~

~~b To facilitate the development of neighborhood scale retail facilities which will supply the residential areas within the activity center, and generally residents/households within an approximate three mile radius from the activity center with convenience goods and services which are typically required to support households/families on a weekly or frequent basis.~~

~~5. Hotels/Motels/Lodging Services Guideline~~

~~To develop an adequate range of lodging facilities and services to support the business travel functions related to the office and industrial segments of the Southwest Activity Center.~~

~~6. Ancillary and Support Uses Guideline~~

~~Encourage the necessary retail, service, institutional, and other uses necessary to support large scale office and industrial markets envisioned for this activity center.~~

C. GOAL, OBJECTIVES, AND POLICIES

Development within the Southwest Activity Center shall be consistent with the goals, objectives, and policies enumerated below. These goals, objectives, and policies 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 goals, objectives, and policies to supplement, not substitute or supersede, the Comprehensive Plan and other land development regulations.

GOAL:

SW 1. Achieve an integrated and well-planned mixture of urban land uses within the Southwest Activity Center that encourages the creation of an employment center.

OBJECTIVE:

SW 1.0 Establish flexibility within the Southwest Activity Center in order to facilitate the transfer and exchange of residential densities and non-residential development yields between SWAC land use designations allowing the county and the private sector to respond to changing conditions.

POLICIES:

SW 1.0.1 Residential densities and non-residential development yields may be transferred and exchanged within the Southwest Activity Center between land use designations by utilizing land use exchanges.

SW 1.0.2 Land use exchanges may be approved based on equivalent net external PM peak-hour outbound project traffic trip rates. The land use exchange rate is measured per residential unit and per 1,000 square feet gross floor area of non-residential development.

SW 1.0.3 The "Interstate 4/State Road 472 Activity Center Areawide Development of Regional Impact (DRI) Development Order" assigned a distribution of 18,500 external daily vehicle trips to the Volusia County portion of the DRI. The Southwest Activity Center shall retain a pro-rata share of this distribution of 16,160 net external daily trips (18,500 trips minus the pro-rata share for the 72 acre annexation by the City of Orange City). These trips shall be equitably distributed between districts on a percentage bases as follows:

Southwest Commerce District: 8,565 net external daily trips

Southwest Community District: 7,595 net external daily trips

Any proposed development or aggregate of developments which exceeds this threshold shall require concurrency evaluation in accordance with the Volusia County Land Development Code. The actual number of trips generated by a development will be determined through an approved site plan or an approved preliminary plat. The number of trips designated per site plan or plat will be valid for the life of that site plan or plat.

SW 1.0.4 An increase or decrease of a particular land use within the Southwest Activity Center may be approved by the use of a development equivalency matrix. Use of the matrix may increase or decrease the total amount of each land use by no more than the overall amount allowed. The land use exchange rates are identified in the matrix below, measured per residential unit and per 1,000 square feet (KSF) gross floor area of non-residential development.

<u>Change From</u>	<u>Change To</u>					
	<u>Light Industrial (KSF)</u>	<u>Office (KSF)</u>	<u>Retail (KSF)</u>	<u>Multi-family (Dwelling Unit)</u>	<u>Single-family (Dwelling Unit)</u>	<u>Hotel (Rooms)</u>
<u>Light Industrial (KSF)</u>	-	<u>0.855</u>	<u>0.717</u>	<u>0.158</u>	<u>0.306</u>	<u>0.247</u>
<u>Office (KSF)</u>	<u>1.170</u>	-	<u>0.839</u>	<u>0.184</u>	<u>0.358</u>	<u>0.292</u>
<u>Retail (KSF)</u>	<u>1.394</u>	<u>1.191</u>	-	<u>0.220</u>	<u>0.427</u>	<u>0.348</u>
<u>Multi-family (Dwelling Unit)</u>	<u>6.341</u>	<u>5.420</u>	<u>4.549</u>	-	<u>1.943</u>	<u>1.581</u>
<u>Single-family (Dwelling Unit)</u>	<u>3.264</u>	<u>2.790</u>	<u>2.342</u>	<u>0.515</u>	-	<u>0.814</u>
<u>Hotel (room)</u>	<u>4.010</u>	<u>3.428</u>	<u>2.877</u>	<u>0.632</u>	<u>1.229</u>	-

[Note]: PM Peak Hour external outbound trip rate per unit of Land Use are calculated as follows:

Light Industrial = 1.005 per KSF

Office = 0.859 per KSF

Retail = 0.721 per KSF

Multi-family = 0.159 per dwelling unit

Single-family = 0.308 per dwelling unit

Hotel = 0.251 per room

[Note]: Example land use exchanges:

To add 10 KSF retail by reducing office space:

(10 KSF retail) x (rate: 0.839 KSF office) = (8.39; reduce office by 8.39 KSF)

To add 25 KSF office by reducing hotel rooms:

(25 KSF office) x (rate: 3.428) = (85.7 rooms; reduce hotel rooms by 86 rooms)

OBJECTIVE:

SW 1.1 Provide adequate and appropriate areas resulting in a mixture of urban land uses to reduce adverse impacts on adjacent jurisdictions.

POLICIES:

SW 1.1.1 The Future Land Use Map Figure 1-12D for the Southwest 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 Southwest Activity Center ~~consistent with the adopted Areawide DRI development order. Build out of the Activity Center properties may extend beyond the planning horizon of this Comprehensive Plan.~~

SW 1.1.2 All development within the Southwest Activity Center shall be consistent with the ~~adopted Areawide DRI development order~~, future land use designations depicted by the corresponding Future Land Use Map Figure ~~1-15-1-12D~~, the description of the land use the descriptions provided in section B, above, designation(s), and all other appropriate sections of the Comprehensive Plan and land development regulations.

SW 1.1.3 ~~The maximum development yield for nonresidential development within the Southwest Activity Center shall not exceed the development program as specified in the Areawide DRI development order.~~

~~SW 1.1.4~~ The conceptual alignments of the proposed internal roads, and connections to State Road 472 and County Road 4101 (Martin Luther King Jr. Beltway), for the SWAC are depicted within the Future Land Use Map exhibit for the Activity Center. Modifications ~~However, modifications~~ to these conceptual alignments shall ~~be subject to provisions for such modifications in the Areawide DRI development order and shall~~ not require an amendment to the Activity Center's future land use map.

~~SW 1.1.5~~ SW 1.1.4 Future development of lands within the Activity Center shall require rezoning to a Planned Unit Development (PUD), Southwest Commerce (SWC) or Southwest Community (SWR) zoning designations, ~~until such time as development standards are~~

1 ~~adopted that specifically address site design and architectural standards for this activity~~
2 ~~center.~~

3
4 ~~The proposed land use pattern, development densities and intensities, project design, and~~
5 ~~specific uses shall comply with the appropriate locational criteria and policies specified by~~
6 ~~the Comprehensive Plan, adopted Areawide DRI development order, and Southwest~~
7 ~~Activity Center land development regulations.~~

8
9 ~~SW 1.1.6~~ SW 1.1.5 Mixed-use development shall be encouraged for appropriate locations within in
10 ~~the SWAC through development of incentives in the Southwest Activity Center land~~
11 ~~development regulations and other appropriate mechanisms.~~

12
13 ~~SW 1.1.7~~ SW 1.1.6 Existing uses within the boundary of the SWAC-Southwest Activity Center may
14 continue, but any new development or expansion of existing uses shall be consistent with
15 the Future Land Uses Use descriptions set forth in section B, above, for the SWAC, ~~adopted~~
16 ~~Areawide DRI development order, and specific Southwest Activity Center land~~
17 ~~development regulations.~~

18
19 ~~SW 1.1.8~~ SW 1.1.7 Office park and research and development uses should be encouraged to locate at
20 premium and high visibility sites within the Activity Center.

21
22 ~~SW 1.1.9~~ SW 1.1.8 Retail type commercial shall be located at appropriate locations consistent with the
23 ~~adopted Areawide DRI development order and specific Southwest Activity Center land~~
24 ~~development regulations~~ Future Land Use descriptions set forth in section B, above.

25
26 ~~SW 1.1.10~~ SW 1.1.9 Hotel accommodations should be in close proximity and have easy access to the
27 office and industrial segments of the ~~SW~~-Activity Center.

28
29 ~~SW 1.1.11~~ ~~Encourage innovation in the design of power centers by including support uses such as~~
30 ~~food courts, amusement arcades, limited exhibit vendor areas and related uses.~~

31
32 ~~SW 1.1.12~~ SW 1.1.10 In order to facilitate both the regional commercial/retail and other retail activity,
33 as well as the safe and efficient movement of auto traffic from one center/store to another,
34 ~~require~~ the use of common access arrangements shall be required within during the
35 ~~development review process for the activity~~ Activity center Center.

36
37 ~~SW 1.1.13~~ ~~Any change that is determined to be a substantial deviation, pursuant to Chapter 380.06,~~
38 ~~Florida Statutes, to the Areawide DRI for Interstate 4/State Road 472 Activity Center shall~~
39 ~~constitute a comprehensive plan amendment and is subject to VGMC consistency review~~
40 ~~and certification requirements.~~

41
42 OBJECTIVE:

43
44 SW 1.2 Individual developments within the Activity Center shall be designed to provide visual
45 compatibility and functional continuity with other adjacent developments within the
46 Activity Center.

47
48 POLICIES:

49
50 SW 1.2.1 New development (~~includes and~~ redevelopment) may, at a minimum, be required to:
51

- Provide for a compatible and consistent appearance by utilizing such mechanisms as sign ~~control~~ standards (i.e., number, height, and copy area), landscape screening/buffering requirements (i.e., width and composition), underground utilities, and building setbacks and height requirements;
- ~~Require Incorporate~~ shared access, ~~and use~~ shared parking, and loading facilities, as practical ~~in an effort~~ to reduce impervious surfaces and multiple access points on the thoroughfare and internal road ~~system systems shown within the SWAC in Exhibit 1-15;~~
- ~~Require Provide~~ for interconnected vehicular, transit, and non-vehicular movement throughout the Activity Center;
- Provide a network of ~~unifying connected~~ open spaces (said open spaces shall be in, or predominately in, a natural state) ~~which that~~ promote linkage with other adjoining developments;
- Cluster ~~in order to~~ preserve critical habitat for protect protected listed species ~~and their habitat;~~
- 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 the Activity Center be aesthetically identical. However, the County's land development regulations shall be amended to include certain minimal standards addressing the items listed above ~~which that~~ will be applicable to development within Southwest Activity Center. Until those regulations are adopted, development of properties within the Southwest Activity Center shall require rezoning to a Planned Unit Development (PUD), SW Commerce (SWC), or SW Community (SWR) and shall ~~will~~ be subject to ~~the adopted Areawide DRI development order and~~ these policies.

SW 1.2.2 All uses within the Activity Center abutting residential areas shall be designed to minimize the disruptive effects of lighting, noise, and signage.

SW 1.2.3 ~~The design of Nonresidential-nonresidential~~ projects sharing a common boundary with an area planned for residential use shall be sensitive ~~with to~~ the scale and context of ~~a the~~ residential neighborhood. The design of nonresidential uses should ~~take into account~~ emulate or be compatible with adjacent residential building styles (if existing), development patterns, location of building masses, overall height, setbacks, and areas in need of buffering.

SW 1.2.4 Encourage ~~mixed use development such as a~~ complementary mix of uses during the development review process, whenever practical, to encourage complementary uses as part of office and “flex space” buildings as a business and worker amenity.

SW 1.2.5 Encourage the creation of high value or prestige sites in the interior of large projects with ~~commonly used development techniques to create~~ public focal points that the development can be centered around. Such features include plazas, parks, gardens, courtyards, recreation facilities or other open space areas.

SW 1.2.6 Automobile service stations, and any commercial uses with drive-through facilities, shall not be permitted in the Southwest Community (SWR) Districts.

OBJECTIVE:

SW 1.3 Promote development within the Southwest Activity Center ~~which~~that protects and enhances the natural and built environment.

POLICIES:

SW 1.3.1 The clustering of activities and structures shall be encouraged so as to promote open space areas.

SW 1.3.2 Developments shall be designed to integrate wetlands and other environmentally sensitive lands into an open space network. This network should be linked to similar systems on the same property or adjacent properties, including parcels outside of the Activity Center.

~~SW 1.3.3 Wetlands and wildlife habitat are generally depicted by the Application for Development Approval for the Areawide DRI and are not intended to strictly represent jurisdictional areas. Specific boundaries will be determined by field evaluations agreed upon by the County, landowner, and other agencies.~~

~~SW 1.3.4~~ Where feasible, listed species and their habitat will remain undisturbed. If listed species and their habitat are unavoidably impacted by development, mitigation shall be required. Mitigation activities may include preservation, creation, or management of like habitat. A combination of the above mentioned mitigation approaches shall also be considered. All mitigation proposals shall be in compliance as with applicable ~~with~~ Federal, State, and local agencies. ~~Mitigation plans shall be consistent with the requirements of these agencies and the Areawide DRI development Order to afford long term sustainability for listed species populations.~~

~~SW 1.3.5~~ SW 1.3.4 ~~Open space areas will be identified prior to the issuance of a development order/permit for individual projects to promote the overall intent of the activity center concept. The open space designation will~~may also be utilized in identifying areas for habitat preservation or mitigation. The open space areas may allow the following ~~or similar~~ uses: public places, retention, landscaping or tree protection, passive recreation, or habitat protection. If the open space is utilized for habitat purposes, site plans or development agreements will identify these areas for such purposes and restrict future usage in these areas.

~~SW 1.3.6~~ SW 1.3.5 All mitigation activities for listed species shall include a management plan intended to ensure the long term vitality of listed species populations.

~~SW 1.3.7~~ ~~If deemed appropriate, the County will explore the feasibility of creating a mitigation area for SWAC development on existing County land located in the vicinity of the SWAC.~~

~~SW 1.3.8~~ SW 1.3.6 All landscaping plans shall be required to utilize water-efficient landscaping techniques. Water-efficient landscaping techniques include the ~~utilization of plants indigenous to the subject physiographic area of the County~~ use of native vegetation,

1 strategic locations of plants, water-efficient irrigation systems, water reuse systems, and
2 maintenance of native vegetation stands.

3
4 SW 1.3.7 Building design, construction, and operation should incorporate green building practices
5 to promote energy conservation.

6
7 SW 1.3.8 All development shall connect to central utilities for potable water uses. All irrigation
8 wells are prohibited. Non-potable water is to be provided by the following sources, in
9 order of priority, for surface irrigation of common and private areas, to include parks,
10 commercial, industrial and residential areas, unless prohibited by the Florida Department
11 of Environmental Protection, the St. Johns River Water Management District, or other
12 regulatory agency: (a) Treated wastewater made available to the property; (b) Surface
13 water stored on-site in surface water storage ponds; or (c) Potable water may be used only
14 on single-family residential lots if no lesser quality source is available, but shall be
15 converted to a lesser quality source when it becomes available.

16
17 SW 1.3.9 Solar panels are allowed and encouraged on all buildings, in adherence to design guidelines
18 that may adapt to changing technologies.

19
20 OBJECTIVE:

21
22 SW 1.4 Promote cooperation and coordination between governmental jurisdictions and agencies
23 when reviewing development proposals.

24
25 POLICIES:

26
27 SW 1.4.1 Volusia County shall, in cooperation with the Florida Department of Transportation,
28 evaluate the impacts of specific land development proposals upon the existing and future
29 plans for the roadway network. Development shall be designed to protect land critical for
30 future interchange, roadway, and intersection capacity improvements.

31
32 SW 1.4.2 The Future Land Use Map Figure 1-12D for the Southwest Activity Center serves as a
33 guide in locating land uses. Public facilities and support uses are not shown on the map,
34 but they may be allowed under ~~the various land use designations~~ either the SWAC
35 Commerce (SWC) or SWAC Community (SWR) Districts. ~~A public use is not necessarily~~
36 ~~required to meet the minimum acreage required by the Future Land Use designation~~
37 ~~provided that said use contains sufficient land area to serve the intended purpose.~~

38
39 SW 1.4.3 The Florida Fish and Wildlife Conservation Commission, the U.S. Fish and Wildlife
40 Service, or other appropriate agencies shall be notified of any land development proposal
41 within the Southwest Activity Center that may impact listed species or associated habitat.
42 If deemed appropriate, the County shall coordinate with State and Federal agencies to
43 ensure the proper management of listed species occurring on the Southwest Activity
44 Center.

45
46 ~~SW 1.4.4 Volusia County will continue to work with the cities of DeLand and Deltona to coordinate~~
47 ~~activities necessary to implement the shared requirements of each respective local~~
48 ~~government's adopted Areawide DRI development order.~~

49
50 ~~SW 1.4.5 Volusia County will continue to work with the cities of DeLand and Deltona to create and~~
51 ~~implement consistent development design standards for the Southwest Activity Center.~~

1
2 ~~SW 1.4.6~~ Volusia County will continue to coordinate activities related to the requirements of the
3 ~~Areawide DRI development order and other planning and implementation activities of the~~
4 ~~SWAC with affected local governments.~~

5
6 OBJECTIVE:

7
8 SW 1.5 Promote development ~~which~~ that enhances the economic base of the County.

9
10 POLICIES:

11
12 SW 1.5.1 Volusia County shall attract and promote development within the Activity Center in a
13 manner that is consistent with the County's Overall Economic Development Plan (OEDP)
14 and the vision for the Southwest Activity Center vision statement as an employment center.

15
16 SW 1.5.2 Volusia County shall explore various funding alternatives for the construction of required
17 infrastructure. Examples of these financial mechanisms may include, but may not be
18 limited to, Special Assessment Districts, Economic Development Administration Grants,
19 and Tax Increment Financing Programs.

20
21 SW 1.5.3 When evaluating proposed Planned Unit Developments, preference shall be given to those
22 uses ~~which~~ that are considered to provide high value-added industries. Preference may be
23 in the form of administrative rezoning, reduction in fees, administrative processing of
24 permits, installation of utilities, or financial incentives.

25
26 OBJECTIVE:

27
28 SW 1.6 Provide for the correction/mitigation of existing roadway problems.

29
30 POLICIES:

31
32 SW 1.6.1 ~~Volusia County, in conjunction with affected landowners, local governments, and Florida~~
33 ~~Department of Transportation, shall assure that necessary transportation improvements for~~
34 ~~the thoroughfares/roadways identified in the Areawide DRI development order are~~
35 ~~completed or appropriately mitigated as pursuant to the requirements of State Statute and~~
36 ~~Rule 9J-2, Florida Administrative Code.~~

37
38 ~~SW 1.6.2~~ ~~The needed roadway~~ Roadway improvements identified by the Areawide DRI and future
39 ~~monitoring and modeling that may be necessary~~ to mitigate projected LOS level of service
40 impacts shall be consistent with the Thoroughfare Plan of the Transportation Element.

41
42 ~~SW 1.6.3~~ SW 1.6.2 Development shall be monitored and transportation impacts assessed as required
43 by the ~~transportation conditions of the adopted Areawide DRI development order~~ county's
44 transportation concurrency management program.

45
46 OBJECTIVE:

47
48 SW 1.7 Promote development patterns and mobility programs ~~which~~ that are designed to ~~alleviate~~
49 minimize future traffic congestion.

50
51 POLICIES:

- 1
2 SW 1.7.1 Volusia County shall, in cooperation with the appropriate agencies, seek to promote mass
3 transit service to the Activity Center.
4
5 SW 1.7.2 Mixed use buildings and projects shall be encouraged within a development in order to
6 provide internal trip capture.
7
8 SW 1.7.3 Volusia County shall study other methods of promoting traffic reduction, which may
9 include, but may not be limited to, the feasibility of adopting a traffic reduction ordinance,
10 requiring a transportation management agreement as a condition of project approval, the
11 formation of traffic management associations, and the establishment of a transportation
12 concurrency management area.
13
14 SW 1.7.4 Site planning/design for proposed projects shall, as a condition of approval by the County,
15 facilitate and encourage the internal movement of mass transit vehicles (only where the
16 size/intensity of the proposed development warrants such considerations), and provide
17 preferential off-street parking locations for carpool and vanpool usage.
18
19 SW 1.7.5 Commercial development ~~which~~ that demonstrates appropriate pedestrian linkages,
20 internal trip captures, and reduced impact on thoroughfare roads shall be encouraged.
21
22 SW 1.7.6 ~~Volusia County shall work with FDOT to identify appropriate sites and establish an area~~
23 ~~inside the Activity Center for a multi model transportation facility such as a high~~
24 ~~occupancy vehicle facility that may be developed along I 4 and/or to serve other regional~~
25 ~~mass transit uses pursuant to the adopted DRI development order.~~
26
27 ~~SW 1.7.7~~ Encourage beneficial development patterns during the development review process,
28 whenever practical, so that complementary uses can be located in close proximity to
29 facilitate walking, bicycling or the use of local but not thoroughfare roads for auto trips
30 ~~from home to work to dining.~~
31
32 ~~SW 1.7.8~~ SW 1.7.7 Encourage convenient pedestrian and local road access from lodging facilities to
33 restaurants.
34
35 SW 1.7.8 Require safe, attractive streets that provide connectivity throughout the Activity Center
36 area.
37

38 ~~D.~~ DESCRIPTIONS OF FUTURE LAND USE DESIGNATIONS

39
40 ~~Each of the Areawide DRI development program districts shown on the Southwest Activity Center Plan~~
41 ~~map (Figure 1-12D) and their relationship to the Comprehensive Plan's Future Land Use Element are~~
42 ~~presented below.~~
43

44 ~~The Areawide DRI is comprised of five development program districts of which three (Commerce,~~
45 ~~Community, and West Center) are located within the unincorporated portion of the Southwest Activity~~
46 ~~Center. The three development program districts located in the unincorporated area of the Southwest~~
47 ~~Activity Center are also shared by the City of DeLand that is a partnering local government in the Areawide~~
48 ~~DRI along with the City of Deltona. The other two development districts (Workplace and East Center) are~~
49 ~~located within the municipal limits of the City of Deltona. Each development program district is defined~~
50 ~~by a mix of land uses and corresponding development yield in nonresidential building area and residential~~
51 ~~units that are specified in the Areawide DRI development order. The development program districts were~~

1 formulated as part as the key component of a master plan initiated as the first step in the Areawide DRI
2 process. The master plan was incorporated into the Application for Development Approval by the three
3 partnering local governments and subsequent adoption of individual development orders.

4
5 The following is a description of nonresidential and residential future land use designations that are intended
6 for the unincorporated portion of the Southwest Activity Center. This is followed by a description of each
7 of the development program districts shown in Figure 1-15 and a list of the future land use designations
8 and associated land use distribution and development yield targets that are allowed in each District.

9
10 All of the following land uses are considered to be urban and require the provision of urban facilities and
11 services as set forth in the Comprehensive Plan.

12
13 1. ~~Nonresidential~~

14
15 a. ~~Light Industrial/Business Park~~ The purpose and intent of this specialized use is to provide
16 areas for multi uses dependent upon industrial development. These parks may contain a
17 variety of uses including, but not limited to, warehouse/distribution, light manufacturing
18 and assembly, research and development, flex space, industrial and business headquarter
19 offices, general/professional office, back offices, supporting ancillary uses,
20 wholesale/retail showrooms, and incubator spaces for emerging companies.

21
22 b. ~~Office/Office Park~~ The intent of this use is to provide areas for corporate headquarters,
23 general/professional use, and supporting ancillary uses. Mixed office/retail uses are
24 encouraged for areas where either use is permitted by the Areawide DRI development order
25 and specific development regulations.

26
27 c. ~~Commercial: Power Center~~ It is intended that this use accommodate an emerging trend
28 in retailing, the super community shopping center. The power center is generally larger
29 than the traditional community shopping center with a typical range of 250,000 to 700,000
30 square feet. The center generally has from 2 to 5 primary anchor stores, usually discount
31 and specialty super stores. Retail space is dominated by the large anchors with little or no
32 space for small local stores.

33
34 d. ~~Commercial: Neighborhood Retail~~ The intent of this use is to provide areas for
35 neighborhood and convenience shopping including, but not limited to, supermarkets,
36 neighborhood drugstores, video rental stores and convenience stores. The modern
37 neighborhood shopping centers typically range in size from 50,000 to 200,000 square feet.
38 This designation also includes the convenience center, either a stand alone or in
39 combination with a small strip center up to 10,000 square feet.

40
41 e. ~~Commercial: Activity Center Support/Ancillary Uses~~ The intent of this use is to provide
42 ancillary commercial retail uses including restaurant and related support center uses
43 including financial/banking, recreational facilities, health clubs, day care centers, and
44 hotel/hotel conference centers, primarily for the office and industrial uses.

45
46 f. ~~Public/Semi public~~ Purpose and intent, including permissible uses, identical to that
47 described by Future Land Use Element and the adopted Areawide DRI development order.
48 Specific locations have not been identified on the Future Land Use Map. Small scale uses
49 such as fire stations and lift stations will be permitted in each designation.

50
51 2. ~~Residential~~

Purpose of this use is to provide an immediate locational opportunity for housing related to employment, pedestrian linkage, and trip capture within the SWAC. The two types of residential land uses are single-family and multi-family. A mix of residential uses and office/retail uses may be permitted in a PUD where such conversion of nonresidential uses is allowed by the Areawide DRI development order.

3. Development Program Districts

- a. West Center District The intent of this district is to provide a mix of commercial uses, primarily office and retail, with ancillary support commercial. Specific uses allowed:

Office/Office Park
Commercial: Power Center
Commercial: Activity Center Support/Ancillary Uses
Nonresidential/Residential Mix
Public/Semi-public

Areawide DRI Target Land Use Distribution:

Commercial/Retail	52%
Office	45%
Hotel	3%

Areawide DRI Target Building Program Entitlement Yield (Cumulative Per Acre):

Commercial/Retail	5,440 square feet
Office	3,925 square feet
Hotel	1 unit

- b. Commerce District The intent of this district is to provide a mix of office and light industrial, with ancillary support uses. Specific uses allowed:

Industrial/Business Park
Office/Office Park
Commercial: Activity Center Support/Ancillary Uses
Public/Semi-public

Areawide DRI Target Land Use Distribution:

Commercial/Retail	7%
Office	56%
Light Industrial	34%
Hotel	3%

Areawide DRI Target Building Program Entitlement Yield (Cumulative Per Acre):

Commercial/Retail	706 square feet
Office	6,800 square feet
Light Industrial	6,900 square feet
Hotel	1 Unit

- c. Community District The intent of this district is to provide for a mix of housing opportunities, primarily multi-family, with neighborhood retail commercial uses allowed

to support the residential. Specific uses allowed:

Residential—Single family and Multi family
Commercial: Neighborhood Retail
Public/Semi public

Areawide DRI Target Land Use Distribution (Entire District):

Multi family	66%
Single family	30%
Retail	4%

Areawide DRI Target Building Program Entitlement Yield
(Cumulative Per Acre):

Multi family	10 dwelling units
Single family	1.2 dwelling units
Retail	400 square feet

d. ~~Changes to Areawide DRI Target Land Use Distribution and Building Program Entitlement Yield:~~

~~Changes to the Areawide DRI Target Land Use Distribution may vary as long as the cumulative Building Program Entitlement Yield for each District within the Areawide DRI is maintained or if changed using the Development Equivalency Matrix. Changes to the Areawide DRI Target Land Use Distribution and Building Program Entitlement Yield are subject to use of the Development Equivalency Matrix condition of the Areawide DRI development order. Use of the matrix may increase or decrease the total amount of each Target Land Use and Building Program Entitlement Yield by no more than the amount allowed for in the substantial deviation criteria identified in Chapter 380.06, Florida Statutes. Any changes greater than the those allowed by the substantial deviation criteria shall be subject to the development order amendment process specified in Chapter 380.06, Florida Statutes. Any time the matrix is used, the appropriate agencies including the Florida Department of Economic Opportunity, East Central Regional Planning Council, and the Florida Department of Transportation shall be notified as provided for in the Areawide DRI development order. Use of the matrix will be reported on an individual and cumulative basis and project impacts documented in the biennial report required by the Areawide DRI development order.~~

SECTION III. Appendix 1, Table of Contents, of the Volusia County Comprehensive Plan, is amended to read as follows:

Reference – Chapter 1 Future Land Use Element

Future Land Use Map Series: The Future Land Use Map is actually made up of a series of maps. The individual maps that make up the map series are as follows:

Figure 1-1 Public Potable Waterwells

* * * * *

Figure 1-12 Local Plans

Figure 1-12A Highridge Neighborhood Future Land Use

Figure 1-12B Halifax Activity Center Future Land Use

Figure 1-12C Southeast Activity Center Future Land Use
Figure 1-12D Southwest Activity Center ~~Area-Wide DRI~~ Future Land Use
Figure 1-12E Hontoon Island

* * * * *

SECTION IV: Appendix 1, Figure 1-12D is repealed in its entirety and replaced with Exhibit "A", attached hereto and incorporated herein.

SECTION V: SEVERABILITY - Should any word, phrase, sentence, subsection or section be held by a court of competent jurisdiction to be illegal, void, unenforceable, or unconstitutional, then that word, phrase, sentence, subsection or section so held shall be severed from this ordinance and all other words, phrases, sentences, subsections, or sections shall remain in full force and effect.

SECTION VI: CONFLICTING ORDINANCES - All ordinances, or part thereof, in conflict herewith are, to the extent of such conflict, repealed.

SECTION VII: EFFECTIVE DATE – A certified copy of this Ordinance shall be transmitted to the state land planning agency by the County Manager within ten (10) days after enactment by the County Council and this Ordinance shall take effect thirty-one (31) days after the state land planning agency notifies Volusia County that the plan amendment package is complete.

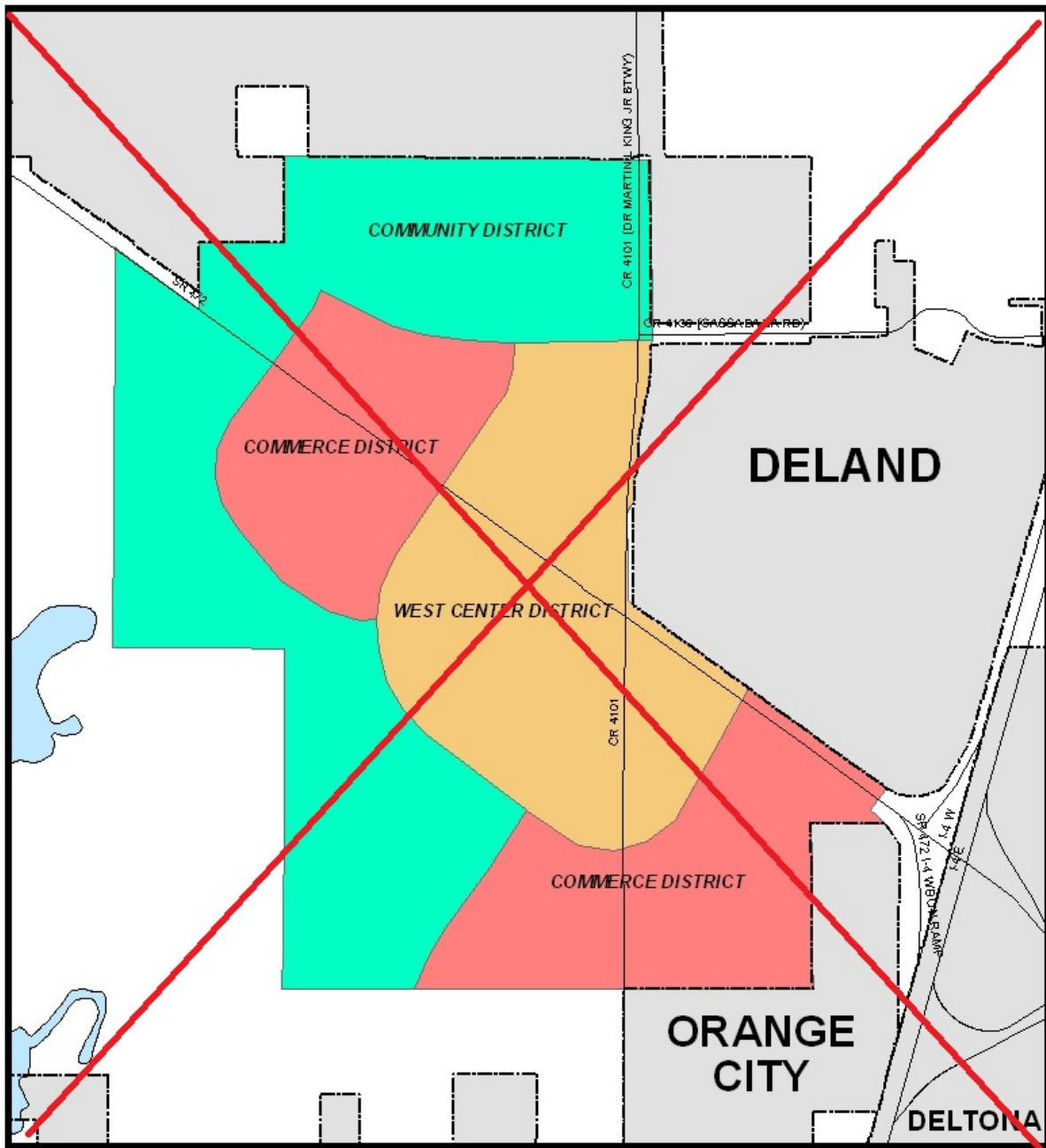
ADOPTED BY THE COUNTY COUNCIL OF VOLUSIA COUNTY, FLORIDA, IN OPEN MEETING DULY ASSEMBLED IN THE COUNTY COUNCIL CHAMBERS AT THE THOMAS C. KELLY ADMINISTRATION CENTER, 123 WEST INDIANA AVENUE, DELAND, FLORIDA, THIS ____ DAY OF ____, 2018.

ATTEST:

COUNTY COUNCIL
COUNTY OF VOLUSIA, FLORIDA

James T. Dinneen, County Manager

Ed Kelley, County Chair

EXHIBIT A**~~FIGURE 1-12D~~****~~SOUTHWEST ACTIVITY CENTER AREA WIDE DRI~~**

PREPARED BY: VOLUSIA COUNTY GROWTH & RESOURCE MANAGEMENT DEPARTMENT

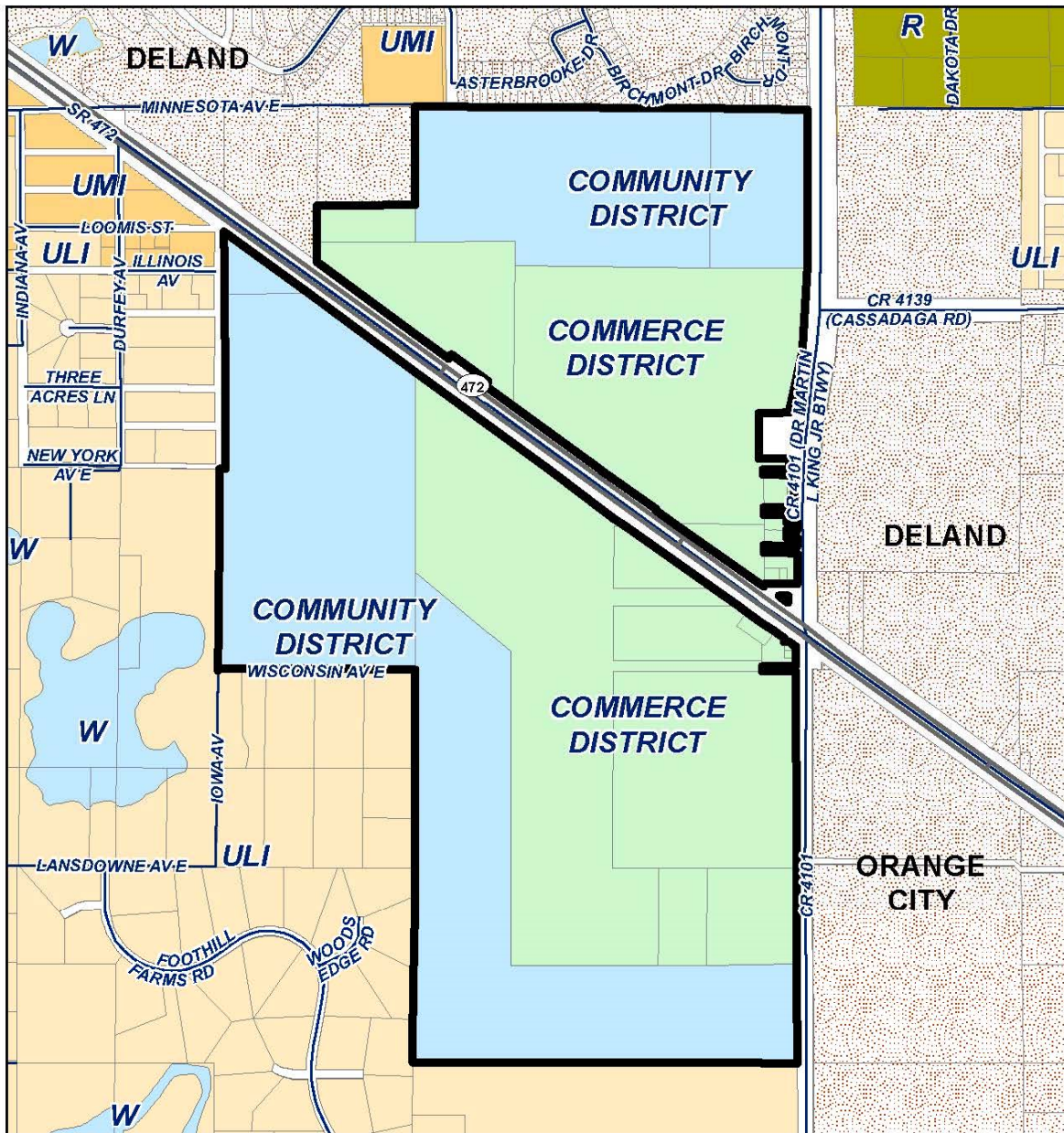


FIGURE 1-12D
SOUTHWEST ACTIVITY CENTER



PREPARED BY: VOLUSIA COUNTY GROWTH & RESOURCE MANAGEMENT DEPARTMENT

