

CHAPTER 1

FUTURE LAND USE ELEMENT

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A. OVERVIEW:

The Future Land Use Element establishes the pattern of land uses and location of urban growth for Volusia County through 2025. This Element represents the growth policy from which Volusia County ensures that physical expansion of the urban areas are managed (1) at a rate to support projected population and economic growth; (2) in a contiguous pattern centered around existing urban areas; and (3) in locations which optimize efficiency in public service delivery and conservation of valuable natural resources.

The Future Land Use Element identifies locations in Volusia County where various land uses and intensities of use will be permitted to occur in the future. It establishes and articulates broad policy in keeping with the traditional role of the comprehensive plan as a framework for future development.

Although the Future Land Use Element reflects previously adopted plans, current development trends, established land uses and zoning patterns, upon its adoption it sets the County's policy regarding future zoning and land use patterns. Similarly, while it reflects existing urban service capacities and constraints, it also establishes locations where future service improvements will follow. It also reflects and promotes, activity in the private land market.

The overall direction of the Future Land Use Element evolves around what has been referred to as the "Urban Service Concept." The future land use pattern can be influenced by the availability of existing and planned urban services. New urban growth, predicated on appropriate population projections, environmental suitability, and fiscal feasibility, will be encouraged adjacent to the major cities that have a full range of urban services or inside County service areas. County service areas may include undeveloped land inside or near existing unincorporated urban areas where the developer agrees to provide necessary urban services through private means. In this instance the necessary facilities and services are guaranteed in an enforceable development agreement. An enforceable development agreement may include, but is not limited to, development agreements pursuant to Section 163.3220, Florida Statutes, or an agreement or development order issued pursuant to Chapter 380, Florida Statutes.

Regarding public systems, the major assumption is that the areas adjacent to existing public infrastructure will be the primary areas for future infrastructure extension. Expansion of existing facilities in a fiscally and environmentally appropriate manner will be the primary option. The intent of this concept is to maximize efficiency of urban services through compact development and utilization of existing development and facilities for planned developments otherwise consistent with the Volusia County Comprehensive Plan. Planned developments include large scale, mixed-use, integrated, compact and distinct urban developments under Chapter 380, Florida Statutes.

In addition to encouraging development near existing or planned public facilities, areas that are outside the proposed development areas or contain environmentally sensitive features will receive special attention to ensure proper management of the County's natural resources. In order to further protect the County's natural resources and promote sustainability, the following will be included in the County mission statement:

To balance development and the environment through innovative practices that lessen the impact of the development while preserving natural resources and improving the quality of life for present and future generations.

The Future Land Use Element contains all of the material required by Section 163.3177(6)(a), Florida Statutes and Section 9J-5.006, Florida Administrative Code which establish the minimum requirements for the contents of the Future Land Use Element. This Element also addresses specific policies from the East Central Florida Comprehensive Regional Policy Plan.

The adopted components of the Future Land Use Element include the Goals, Objectives and Policies (which includes a description of the land use designations and performance standards/location criteria), Local Plans (small area plans) and the Future Land Use Map series presented in Appendix 1, attached hereto and made a part herewith.

The Future Land Use Support Documents contain background data and information analysis of land uses trends and synopses of urban service and environmental opportunities and constraints. The environmental and service analyses included in the future land use support documentation are brief synopses of extensive inventory and analyses contained in the Conservation and Utility Elements of the Plan.

B. FUTURE LAND USE OVERLAYS AND DESIGNATIONS:

The Future Land Use overlays and designations are declared to be a part of the adopted Future Land Use Policies.

The Future Land Use Map is intended to be a guide in locating land uses.

General overlays and designations have been developed to help in the determination of where development should occur in the next twenty (20) years. These overlays and land use designations are described below:

1. Overlays

- a. Natural Resource Management Areas (NRMA) - In circumstances where a property is located in both NRMA and ECO overlays the most restrictive environmental protection standards shall apply. Volusia County contains expanses of relatively uninterrupted environmentally sensitive areas which need to be managed as part of a system. Among the functions these areas support are a wide range of wildlife species; continually help recharge the County's groundwater supply; ensure high quality surface waters; and provide recreation, aesthetic and open space areas that have become an integral part of the quality of life for Volusia County residents. It is the intent of the Natural Resource Management Area Overlay to ensure that the development that occurs within its boundaries does not adversely impact the quality and quantity of existing resources. Development standards established for land use activities within the NRMA are more restrictive than for the same uses falling outside the NRMA. The environmental standards and safeguards are set forth in the Conservation Element and County Code of Ordinances. In effect, the NRMA provides a mechanism to protect environmental site features without depriving a landowner the use of their property. NRMA lands are identified on the Future Land Use Map.
 - (1) The County has established criteria and standards for an Environmental Impact Assessment (EIA), to ensure protection of the Natural Resources Management Areas (NRMA). The EIA shall provide for a multi-level application process, depending on the scope and location of proposed land development projects. At minimum, the EIA shall incorporate into a single package the permitting requirements for: wetlands protection; tree protection; surface and stormwater management; land clearance; air quality; protection of environmentally sensitive lands and critical habitats; and protection of endangered species.
 - (2) Proposed activities within the NRMA shall avoid adverse impacts to wetlands and their associated natural physical and biological functions, except in cases where it can be demonstrated to be in the overriding public interest. In such cases, appropriate mitigation shall be required. Wetlands which are shown to be functionally degraded shall be targeted for restoration.
 - (3) Increased natural buffer zones shall be required landward of all protected wetlands occurring within the NRMA as provided for in the County's Code of Ordinances.

- (4) Inside the Natural Resource Management Area (NRMA) there are areas that have been used for agriculture. Because of the environmentally sensitive characteristics, intensive agriculture is not encouraged extensively throughout the NRMA; however, expansion of these areas may be allowed through the Comprehensive Plan Amendment procedures.
- b. Environmental Core Overlay (ECO) - ECO was adopted as an overlay to implement Smart Growth policies to move development to compact areas, conserving the remainder of the land. This map depicts an area of interconnected natural systems of environmentally sensitive lands, including public and private conservation areas and lands linking these areas (including but not limited to agricultural/rural lands, scenic vistas, habitat buffers, and other open space connections) where possible to achieve wildlife and habitat connectivity. These lands include the Conservation Corridor, Florida Forever Priority "A" lands, portions of the Environmental Systems Corridor, additional lands needed to ensure connectivity between large natural areas, and lands already in public ownership or under conservation easement. This map represents land areas that should receive the greatest degree of protection, and suffer the least impacts from development.

Current land use designations in ECO are primarily Environmental Systems Corridor, Forestry Resource, Low Impact Urban, Agricultural Resource, Rural, and may include the NRMA overlay. The densities allowed in these land uses range from one (1) dwelling unit per one (1) acre to one (1) dwelling unit per twenty-five (25) acres. To encourage compact development and to preserve the ecological units on the property, lands within ECO may be granted density incentives as set forth in Smart Growth Initiative goals, objectives and policies.

In circumstances where a property is located in both NRMA and ECO overlays the most restrictive environmental protection standards shall apply.

2. Future Land Use Designations.

- a. Conservation (C) - Includes public and private land areas that have been acquired or reserved by mutual agreement with the owner for the preservation and protection of Volusia County's natural resources. Said areas are identified on the Future Land Use Map and include portions of stream and river banks, drainageways, beaches, shorelines, wetlands, uplands, groundwater recharge areas, and flood plains. This land use may also apply to land designated Conservation or Conservation easement that was set aside for park or open space use as a part of, or as a basis for approving the density of a residential development.

If privately owned land is designated unintentionally as Conservation, the landowner may request a Comprehensive Plan amendment which would be processed administratively. The appropriate land use designation shall be consistent with the underlying zoning district.

- (1) Conservation uses shall not exceed a maximum Floor Area Ratio of ten percent (0.10 FAR).

- (2) Improvements should be limited to functions that are related to protection, management, public access, security and conservation of the land.

- b. Environmental System Corridor (ESC) - This designation consists of important ecological corridors comprised of environmentally sensitive and ecologically significant lands. Land use activities occurring within these corridors shall not degrade these natural functions and connections. The intention is to provide protected, natural pathways which connect to other protected areas such as parks, conservation lands and water bodies. This inter-connection helps maintain the ecological integrity and ecodiversity of the County's vast natural resources.

ESC's shall include significant interconnected natural systems of environmentally sensitive lands, connecting to and including conservation areas where possible. The ESC's are not intended to include pre-existing improved, cultivated, or developed lands unless such lands contain unique or exceptional ecological value. Conservation and silviculture, utilizing Best Management Practices (BMP's), will be the preferred use, however, other compatible passive agricultural activities may also be permitted such as unimproved pasture. The primary consideration of compatible agriculture should be potential adverse impacts to the short and long term ecological stability of the system, as well as adjacent lands and waterways.

The Environmental System Corridor configuration displayed on the Future Land Use Map is intended to show a generalized location for the corridor. The actual boundaries will be established based upon site specific information and features.

- (1) The maximum residential density shall not exceed one (1) dwelling unit per twenty-five (25) acres.
- (2) The maximum Floor Area Ratio shall not exceed ten percent (0.10 FAR).

- c. Forestry Resource (FR) – This designation is primarily suited for silviculture activities (the cultivation and harvesting of timber for commercial purposes), however, other limited agricultural activities may also be appropriate. Forest lands are a multiple-use resource which yields valuable agricultural products while providing wildlife habitat and recreational opportunities. In addition to being a multiple-use resource, the forests in Volusia may provide important environmental functions that may also be components of the land's value for silviculture, limited agriculture, wildlife habitat, protection of watershed lands, the prevention of soil erosion, reduction of stormwater runoff, and provision of high quality groundwater recharge. The Forestry Resource designation was developed to help provide protection to the silviculture business in Volusia County, in recognition of the need for adequate timber resources and to protect the value of the land for forest purposes and significant environmental purposes as well.

Over the years, the conversion of timber lands to other agricultural uses has occurred. Due to the various soil types occupied by forested lands, many areas can be incorporated into agricultural management activities other than silviculture. Expansion of the fern industry and pasture land has been the major cause for the timberland conversion, but many other agricultural uses have been established as well. In addition to protecting the timber industry, the Forestry Resource designation is also intended to permit limited agricultural activities. This designation is intended to

preserve and protect farms for personal and limited agricultural production or to provide a transition to valuable natural resources. To ensure protection of natural resources, agricultural uses occurring within the Forestry Resource designation should be consistent with the Natural Resource Conservation Service and other agricultural best management programs.

- (1) The residential density after the effective date of the Comprehensive Plan shall not exceed one (1) dwelling unit per twenty (20) acres. In order to protect residential development from normal silviculture activities, clustering of residential dwelling units may be appropriate (refer to Policy 1.2.3.2). The clustering of units will provide opportunities to:

- retain open space;
- provide buffers to the ESC or as a secondary corridor connection;
- preserve the rural character; and
- maintain significant areas for silviculture and agriculture production.

The manner in which a site is developed shall be consistent with the policies contained in the Conservation and Future Land Use Elements and with the County's land development regulations. Increased densities in the range of one (1) dwelling unit per twenty (20) acres to one (1) dwelling unit per five (5) acres may be allowed if part of an existing development developed as a cluster subdivision under Policy 1.2.3.2.

- (2) The maximum Floor Area Ratio shall not exceed ten percent (0.10 FAR).

- d. Low Impact Urban (LIU) – This designation consists of lands which are determined to be suitable for urban type development, and are adjacent to existing urban development. Lands designated LIU serve as a transition between highly protected natural resource areas and existing urban development. The LIU is primarily a residential designation but may allow limited commercial development. Sites within this designation may be determined to be suitable for urban type development only if they meet the following criteria:

- (1) The Planned Unit Development zoning process will be used to implement the LIU provisions.
- (2) The site is serviced by central utilities at the time of application for development approval.
- (3) The gross residential density does not exceed one (1) dwelling unit per acre.
- (4) At least twenty percent (20%) of the total development site is set aside for the preservation of upland habitat sited in an ecologically strategic manner (e.g., adjacent to wetlands).
- (5) Encroachment into wetlands and wetland buffers shall be avoided to the maximum extent practicable.

- (6) Residential developments are clustered and individual residential lots in subdivisions cannot exceed one (1) acre in size.
- (7) Low intensity, commercial development may be allowed in the LIU designation only if it meets the following additional criteria:
 - (a) The development does not exceed a Floor Area Ratio of thirty-five percent (0.35 FAR).
 - (b) The proposed use is ancillary to residential development in the immediate area. Nonresidential developments intended to serve the community or regional market area (see Shopping Center definition in Chapter 20) are not allowed in the LIU.
 - (c) The buildings within the development are clustered.
- (8) In order to protect environmental resources and ensure neighborhood compatibility, commercial development proposals may also be required to:
 - (a) Use stricter lot coverage or impervious surface ratios.
 - (b) Provide increased landscaped buffers and/or open space requirements.
 - (c) Reduce the amount of parking on-site either through adjusted parking ratios or reduced parking space size.
 - (d) Limit the type of commercial uses allowed.
- e. Agricultural Resource (AR) – This designation consists of lands suited for intensive cultivation, ranching, aquaculture, and timber farming. The criteria used to identify these areas includes the soil quality, existing or potential value of production, existing agricultural uses, parcel size, ownership patterns, and investment in farming. In order to protect the agricultural industry, it is important that uses incompatible with agriculture, and uses and facilities that support or encourage urban development are not allowed. In addition, to facilitate a diversification of land uses within AR areas, non-agricultural uses, such as agri-tourism, recreation, disposal and extractive uses may be allowed. However, to protect the viability of agriculture, such uses should be ancillary to the primary agricultural use of the property.
 - (1) The maximum residential density shall not exceed one (1) dwelling unit per ten (10) acres.
 - (2) The maximum Floor Area Ratio shall not exceed ten percent (0.10 FAR).
- f. Rural (R) - This designation consists of areas which are a mixture of agriculture and low density residential development. Rural areas provide two functions, the first being a transitional use between the agricultural and urban uses and the second would be a rural community which serves as the economic focal point of a small region. Rural areas should be developed in a manner consistent with the retention of agriculture and

the protection of environmentally sensitive areas. Strict limitation of development in rural areas contributes to the efficient growth and operation of public services and facilities, thus ensuring the most effective use of public resources. The natural features and constraints will be the primary determinants in deciding whether or not an area is suitable for rural type development.

- (1) Lands designated as rural shall be developed at a density of one (1) dwelling unit per five (5) acres.

This density allowance may be increased under specific conditions as follows:

- (a) The subject parcel is within six-hundred-and-sixty feet (660') of an existing subdivision with a density less than one (1) dwelling unit per five (5) acres. In this case the Rural land may be developed at a similar density not to exceed one (1) dwelling unit per one (1) acre and with lot sizes similar and compatible with said qualifying subdivision.
- (b) The subject parcel is adjacent to an urban land use. In this case the Rural land may develop at a similar density not to exceed one (1) dwelling unit per one (1) acre, or intensity not to exceed a maximum Floor Area Ratio of twenty-five percent (0.25 FAR).
- (c) In addition to the above conditions, the appropriateness of allowing densities less than one (1) dwelling unit per five (5) acres will also be subject to the following:
 - i. Compatibility of the proposed development in the context of existing uses, including the proximity of agricultural uses;
 - ii. Public facility capacity in the area, including the availability of paved public roads;
 - iii. Suitability for wells and septic tank usage (i.e. existence of hydric soils);
 - iv. The natural features of the subject parcel such as soils, vegetation, wildlife habitat and flood plain; and,
 - v. If applicable, consistency with Local Plans associated with this Element.

- (2) There are two subcategories of the rural designation that address past development decisions. These subcategories are Rural Community and Rural Recreation. They are identified on the Special Rural Areas Map Series, presented in Appendix 1. These areas of intense or potentially intense development provide the mixed use concept to the rural areas. They help limit urban sprawl by providing services not necessarily found in remote rural areas thus reducing the number of trips out of these rural areas. Also allowing some limited urban type of development may help promote economic growth in the rural areas as well.

In designated Rural Communities and Rural Recreation areas where densities are greater than one (1) unit per acre, existing platted lots, undeveloped subdivisions, or other pre-existing developments shall be permitted subject to zoning requirements. However, any new development or subdivision of land shall have to comply with current County regulations.

- (a) Rural Community (RLC)- A rural community is characterized by a concentration of a permanent population, sometimes reaching over one-thousand (1,000) persons. These communities serve as the focal point for a specific neighborhood and generally contain existing lots less than one (1) acre in size. There may be commercial uses at a level to serve the immediate population. Commercial, retail and personal services may be allowed within the lower end of the range of what is can commonly be referred to as a neighborhood business (30,000 to 50,000 sq. ft. of gross leasable area) and shall not exceed a thirty-five percent Floor Area Ratio (0.35 FAR). The community commonly extends between one-half (½) to one (1) mile from the focal point which is usually the intersection of two rural roads.

A rural community may retain the zoning classifications that exist at the time of adoption of the Comprehensive Plan. A change in zoning must be consistent with the overlying land use designation, however, if existing zoning is more intense than the land use designation, a change to a similar intensity zoning classification may be permitted (e.g., small lot single family residential to small lot mobile home). Existing agricultural operations shall be allowed even if currently zoned for nonagricultural uses.

The following areas are considered Rural Communities:

- i Seville
- ii Barberville
- iii Volusia
- iv Cassadaga
- v DeLeon Springs
- vi Emporia

- (b) Rural Recreation (RLR)- Limited areas of intense use located in remote rural areas along the St. Johns River. These areas are used for launching and/or storing boats with areas available for camping (RV sites are included). These areas may also contain single and multi-family dwelling units, hotels, bait shops, restaurants, and gas stations. Many of them are commonly referred to as fish camps.

This designation is intended to be treated in a similar manner as the Rural Community in that the existing zoning (at the time of the effective date of the Comprehensive Plan) may remain and be developed consistent with current land development regulations. New requests for zoning changes must be consistent with the Comprehensive Plan, as stated under Rural Community. The following areas are considered Rural Recreation areas:

i	Pine Island
ii	Shell Harbor Estates
iii	Volusia Bar
iv	South Moon
v	Paramore
vi	Highland Park
vii	Daisy Lake
viii	Crows Bluff
ix	Lemon Bluff
x	Baxter Point
xi	Lakeview
xii	St. Johns Gardens

- g. Recreation (REC) This land use consists of public or private recreation facilities, park lands and open space preservation areas. Recreation areas are designated to ensure their protection, proper development and future public use.

The Future Land Use Map specifically illustrates parks and recreation areas of regional significance. It does not include National or State parks or passive recreation areas as these are depicted as Conservation on the Future Land Use Map. Parks less than 30 acres in size are normally not shown. However, this omission should not be interpreted as meaning that these parks will be taken out of public use.

Compatible parks are encouraged in all of the residential categories and may be allowed in all other designations of the Future Land Use Map. The siting and use of future parks and recreation areas shall be guided by the Conservation, Recreation and Open Space, and Capital Improvements Elements, and by the Goals, Objectives and Policies of this Plan.

- h. Urban Low Intensity (ULI) – Areas for low density residential dwelling units with a range of two-tenths (0.2) to four (4) dwelling units per acre. In reviewing rezoning requests, the specific density will depend on locational factors, particularly compatibility with adjacent uses and availability of public facilities. This residential designation is generally characterized by single family type housing, e.g., single family detached and attached, cluster and zero lot line. This designation will allow existing agricultural zoning and uses to continue.

The ULI designation is primarily a residential designation but may also allow neighborhood convenience uses (see Shopping Center definition in Chapter 20) and individual office buildings as transitional uses that meet the Comprehensive Plan's location criteria. The commercial intensity shall be limited to no more than a fifty percent Floor Area Ratio (0.50 FAR) and in a manner to be compatible with the allowable residential density. In order to be considered compatible, the commercial development should be oriented to serve adjacent neighborhoods, reflect comparable traffic generation, similar traffic patterns, building scale, landscaping and open space and buffers. Due to the nature of some of the commercial uses, additional landscaping and visual screening shall be provided through the BPUD process when adjacent to low density residential in order to preserve the character of the neighborhood. More intensive neighborhood commercial use shall be reserved to areas designated for Commercial.

All requests for nonresidential uses within one-quarter ($\frac{1}{4}$) mile of another jurisdiction shall require notification to that jurisdiction.

- i. Urban Medium Intensity (UMI) - Areas that contain residential development at a range of greater than four (4) to eight (8) dwelling units per acre. The types of housing typically found in areas designated urban medium intensity include single family homes, townhouses and low-rise apartments.

The UMI designation is primarily a residential designation but may allow neighborhood business areas (see Shopping Center definition in Chapter 20) and office development that meet the Comprehensive Plan's location criteria. The commercial intensity shall be no more than a fifty percent Floor Area Ratio (0.50 FAR) and shall be limited in a manner to be compatible with the allowable residential density. In order to be considered compatible, the commercial development should reflect similar traffic patterns, traffic generation, building scale, landscaping and open space, and buffers. More intensive commercial use, other than neighborhood business areas, shall be reserved to areas designated for Commercial.

All requests for nonresidential uses within one-quarter ($\frac{1}{4}$) mile of another jurisdiction shall require notification to that jurisdiction.

- j. Urban High Intensity (UHI) - Areas that contain residential development at a range of greater than eight (8) to twenty (20) dwelling units per acre. The types of housing allowed under this designation include recreational vehicle, townhouse, low-rise apartments, and high-rise residential. The area should contain excellent transportation access, primarily via the arterial road network and be served by public transportation (where available).

This designation may allow neighborhood business areas or neighborhood shopping centers (see Shopping Center definition in Chapter 20) and office development or similar related commercial uses that meet the Comprehensive Plan's location criteria. The commercial intensity shall be limited to no more than a fifty-five percent Floor Area Ratio (0.55 FAR) and be limited in a manner to be compatible with the allowable residential density. In order to be considered compatible, the commercial development should reflect similar traffic patterns, traffic generation, building scale, landscaping and open space, and buffers. More intensive commercial uses, other than referenced above, shall be reserved to areas designated for Commercial.

All requests for nonresidential uses within one-quarter ($\frac{1}{4}$) mile of another jurisdiction shall require notification to that jurisdiction.

- k. Commercial (COM) - This designation accommodates the full range of sales and service activities. These uses may occur in self-contained centers, multi-story structures, campus parks, municipal central business districts, or along arterial highways. In reviewing zoning requests or site plans, the specific intensity and range of uses, and design will depend on locational factors, particularly compatibility with adjacent uses, availability of highway capacity, ease of access and availability of other public services and facilities. Uses should be located to protect adjacent residential use from such impacts as noise or traffic. In wellfield protection areas uses are prohibited that involve the use, handling, storage, generation or disposal of hazardous

or toxic material or waste or petroleum products. Intensity shall be no more than a fifty-five percent Floor Area Ratio (0.55 FAR) consistent with the applicable underlying zoning classification standards and land development regulations.

Commercial development in newly developing areas is designated in nodes at major thoroughfare intersections. Primarily new development should be designed to utilize the shopping center concept and not designed to encourage strip style commercial development. The various types of shopping centers are described in Chapter 20, Definitions under Shopping Centers.

However, the Plan recognizes existing strip commercial development along many arterial roadways may remain. These areas are identified on the Future Land Use Map and if the designation is shown on only one side of a roadway, this specifically provides that particular side is intended for commercial use and is not to suggest that the opposite side is also included. Future extension of the strip commercial beyond that shown on the Plan Map shall require a Plan amendment.

Existing commercial uses not indicated on the Future Land Use Map may be consistent with the Plan if they comply with Number 16 of the Interpretation Section.

- I. Industrial (I) - This designation accommodates the full range of industrial activities. Quarrying activities and ancillary uses may also be approved in areas designated Industrial where compatible with the surrounding area and the environment.

The specific range and intensity of uses appropriate for a particular Industrial area varies as a function of location, availability of public services, adequate access, and compatibility with surrounding uses. The maximum Floor Area Ratio for the Industrial land use designation is sixty percent (0.60 FAR), however through the zoning review process, use of particular sites or areas may be limited to something less than the maximum when consistent with the underlying zoning classification standards and land development regulations.

Existing Industrial uses not indicated on the Future Land Use Map may be consistent with the Plan if it complies with Number 16 of the Interpretation Section.

- m. Public/Semi Public (PSP) - Lands that are owned, leased, or operated by a government entity or publicly regulated corporations, except for federal, state, and local passive recreation areas which are included under the Conservation designation. This designation includes educational institutions, both public and private and private nonprofit organizations. Ancillary commercial, industrial and office shall be allowed subject to land being maintained in public ownership. Such public/private ventures such as office, industrial and commercial shall be limited to a fifty-five percent Floor Area Ratio (0.55 FAR).

Because of the impracticality of locating all public support uses or facilities, some uses will not be shown on the Future Land Use Map, but are allowed under the various urban and non-urban designations, unless specifically excluded. These uses include: local streets, schools, neighborhood and community public parks, fire stations, police stations, and public or semi-public utilities. In some instances, these particular uses cover large areas and will be indicated on the Future Land Use Map. Public uses that

do not need the minimum acreage required by the particular Future Land Use designation it is located in, will contain sufficient land area to house the intended use.

- n. Multiple Use Areas (MUA) - In some areas development trends in unincorporated Volusia County have created a scattered and sometimes conflicting mixture of commercial, residential and industrial development. In some instances roadways have been stripped with alternating commercial and industrial uses; other areas have congregated either commercial or industrial development; and still others have been of a sufficient size as to be planned to function as an integrated unit.

One designation could not satisfy these three different, but related, forms of land use. Three subcategories of the Multiple Use Area have been designated to include future projects and help encourage economic activities that require varying degrees of location flexibility. The three subcategories are, mixed use zone, activity center, and planned community which are described in more detail below:

- (1) Mixed Use Zone (MXZ) - an area that contains a variety of land uses that are normally located within one development or a small geographical area. This designation allows for two distinct types of mixed use zones; Existing and Planned.

- (a) Existing - An area that provides for a mixture of primarily commercial and industrial development with many different property owners. The uses are usually so intermixed and interrelated it becomes hard to distinguish between what is industrial and what is "heavy" commercial. The intermixture of these uses also presents a mapping problem. If an attempt was made to place individual designations on the Future Land Use Map, the scale of the map would make those areas indistinguishable.

The mixture of industrial and commercial uses has commonly been developed along "Truck Routes" or arterials in a strip fashion. In some instances, small clusters will exist that again have an indistinguishable mixture of commercial, residential and industrial. These zones have developed over time because of the faint distinction between what is considered industrial, warehousing and "heavy" commercial uses.

Retail commercial, office use, and even some residential normally make up a minor part in each zone. The associated impacts, such as noise, dust, and odors, can make these areas somewhat undesirable for the less than "heavy" uses.

This designation was initially applied on the Future Land Use Map to areas that currently contain the above characteristics and typically contain areas less than fifteen (15) acres in size.

An Existing Mixed Use Zone may retain the zoning classifications that exist at the time of adoption of the Comprehensive Plan. A change in zoning must be consistent with the future land use designation, however, if existing zoning is more intense than the future land use

designation, a change to a similar intensity zoning classification may be permitted.

- (b) Planned - Planned mixed use developments shall require a mix of both residential and nonresidential uses. This type of project should functionally and physically integrate a mix of commercial (office and retail), industrial, if desirable, residential (including affordable housing), and recreational uses. Large projects should provide land for public/semipublic uses. Mixed use projects should contain high levels of internal capture of trips and encourage pedestrian and bicycle traffic. A Comprehensive Plan amendment will be required to designate such areas as a Mixed Use Zone.

The actual mix of land uses should produce approximately twenty percent (20%) internal capture for daily trips. The amount of internal capture of trips shall be determined through a traffic impact analysis. In order to provide the appropriate mix of uses the land uses should fall within the following ranges:

Residential: up to 90% of acreage of entire project

Multi-Family: 10% to 50% of residential
(Density up to 16 du/ac)

Single-Family: up to 90% (Density: up to 5 du/ac)

Nonresidential: 10% to 90% of acreage of entire project

Retail: up to 75% of nonresidential (0.50 FAR)

Other: up to 60% of nonresidential (0.80 FAR)

- (2) Activity Center (AC) - An area planned to accommodate a range of activities including employment-based office, mixed use, and industrial activities and ancillary uses such as commercial services, recreational facilities, and housing. Design, aesthetics and environmental protection and enhancement are emphasized as part of the development proposed within these areas. These Activity Centers are intended to be high-intensity design unified areas that will contain a concentration of different urban functions.

The concentration of these economic uses provides the chance for the efficient provision of public facilities and by concentrating these uses, the need to provide buffers for incompatible uses is minimized.

Activity Centers do not necessarily develop on their own, but require a cooperative effort between both the public and private sector to ensure that local services and infrastructure meet the anticipated demand. The location of Activity Centers has been targeted near major transportation nodes, such as airports, railroads, or interstate interchanges. Public transportation also should be a key ingredient in a successful Activity Center.

Activity Centers are designated to serve many different property owners, but should function in a manner to share facilities and services. Coordination among the various projects provides better efficiency of governmental

services. One of the more important aspects of the Activity Center is the manner in which traffic patterns are designed. Service or frontage roads, shared or limited access, street patterns, safe pedestrian routes, transit design, shared parking and interconnecting parking areas should all be used in the general planning of these Centers and then followed through during the actual site plan stage. These Centers can provide a high development quality which emphasizes pleasant, convenient, and satisfying work conditions along with amenities, such as recreational areas, conference facilities, business oriented lodging facilities, restaurants, retail services, day care, health care and convenient location relative to residential areas, if designed properly. Activity Centers may also provide the County with opportunities to provide for unique land uses, such as the fairgrounds.

Activity Centers are encouraged in areas having the following qualities: excellent county-wide accessibility; compatibility with future surrounding development; and programmed provision of public services. This designation indicates that Volusia County should encourage and support such development. The County should give emphasis to providing public mass transit service to all Activity Centers.

Four areas have been identified in the unincorporated portions of Volusia County as Activity Centers.

- (a) Howland Boulevard/I-4 interchange (Southwest)
- (b) US 92/I-95/I-4/airport (Halifax)
- (c) SR 44/I-95 interchange (Southeast)
- (d) SunRail DeLand Area (SunRail)

The above Activity Centers have their own individual Plans that describe how the Centers will be developed. The Plans are located in the Local Plans section of this Element.

- (3) Planned Community (PC) - A very large area under unified ownership that contains several different land uses with a large percentage being devoted to residential uses. These areas are characterized by unified planning for the project as a whole, clustering of structures to preserve useable open space and other natural features, a mixture of housing types, and may include a variety of nonresidential uses.

The Planned Community is at the high end of the scale of the multiple-use concept. It has the potential to provide for all land uses in one project. This balanced mix of land uses allows for increased efficiency and economy by providing home, work, and service places in close proximity to each other.

Because of the large scale of a Planned Community, the time period between start and completion can take more than twenty (20) years. For this reason these projects are usually phased over time. During that time many changes can occur in the development market. This could present problems to both the local government and developer if the project becomes outdated or obsolete if flexibility is not incorporated. This subcategory makes provisions for this fact

by identifying appropriate areas for urban development while at the same time not stating the actual land use configuration until the developer has had the opportunity to prepare a more detailed plan responsive to market conditions.

The areas identified on the Future Land Use Map as Planned Communities shall meet the requirements of a Development of Regional Impact (DRI) review as stated in Chapter 380, Florida Statutes. In addition, those Planned Communities that have not yet complied with the requirements of Chapter 380.06, Florida Statutes, must go through the Comprehensive Plan amendment and approval process. The following Planned Communities are indicated on the Future Land Use Map.

(a) Halifax Plantation:

Has an approved DRI development order and approved zoning.
Project Area: 1,625 acres (approximately)

Development components;
Residential (includes Parks and Recreation)
Number of approved dwelling units: 1,616
Overall gross density: 0.99 DU's/Acres

Nonresidential
Percent range of project: 5% to 6%

(b) Plantation Bay

Has an approved DRI development order and approved zoning.
Project Area: 1,099 acres

Development components;
Residential (includes Parks and Recreation)
Number of approved dwelling units: 1,065
Overall gross density: 1.11 DU's/Acres

Nonresidential
Percent range of project: 0

(c) National Gardens

Has an approved DRI development order and approved zoning. The City of Ormond Beach has annexed portions of the DRI. The following project area and development program is for the unincorporated area of the DRI.
Project Area: 1,098 acres

Development components;
Residential (includes Parks and Recreation)
Number of approved dwelling units: 2,115
Overall gross density: 1.92 DU's/Acres

Nonresidential
Percent range of project: .12 (1.3 acres)

C. INTERPRETATION OF FUTURE LAND USE DESIGNATIONS

1. Areas Between Future Land Use Designations.

The boundaries of the Future Land Use designations are graphic representations of where land uses should occur and may not be the finite boundary showing where one land use stops and another starts. For interpretation purposes those boundaries may be flexible to allow for any discrepancies that may occur when applying these land use designations to specific parcels of land. Land uses may extend up to six-hundred-and-sixty feet (660') beyond the limits established on the Future Land Use Map to protect the environment, to accommodate property lines, rights-of-way, or easements, and to allow extension to major physical or man made boundaries. The county shall consider an extension or reduction to the Future Land Use boundary interpretation in order to prevent the creation of nonconforming lots. Boundaries shall not be expanded in such a manner that they encroach into established residential areas.

2. Urban Designations.

The following Future Land Use designations are considered to be urban and include the following:

- Urban Low Intensity;
- Urban Medium Intensity;
- Urban High Intensity;
- Commercial;
- Industrial;
- Multiple Use Areas
- Low Impact Urban, if all applicable LIU criteria are met.
- Osteen Commercial Village
- Osteen Mixed Use Village
- Osteen Tech Center
- Osteen Urban Residential

Both a minimum and maximum density allowance is provided for urban residential designations. The intent of establishing minimum density thresholds for urban land use designations is to encourage compact urban growth patterns where existing infrastructure investments are maximized and growth is directed away from environmentally sensitive areas. The density ranges are expressed in terms of gross residential density as defined in this chapter. Actual net density may be permitted to be less than the minimum depending on zoning and land development regulations that require certain lot dimensions, land set asides for infrastructure, and to account for unsuitable environmental characteristics of a particular property.

3. NonUrban Areas Inside Water and Sewer Service Area Boundaries Pursuant to Chapter 180, Florida Statutes.

Water and Sewer Service Areas have been designated and approved by various municipalities and Volusia County. Inside these Service Areas are areas that have designated uses that normally would not be in an urban area, such as agriculture, environmentally sensitive land and rural development. Because of the great expanse some of these Service Areas cover, they have included more land than is needed to accommodate the

2025 projected population. It should not be assumed that these areas will automatically be converted to an urban designation sometime in the future. Although these areas are targeted for the provision of urban services and they may be near municipal boundaries or eventual boundaries, some areas are not suitable for urban development. Priority shall be given to expanding existing urban areas inside the Water and Sewer Service Areas provided that the request does not represent sprawl development pursuant to Section 163.3177, Florida Statutes, is not in an environmentally sensitive area, or conflict with local plans. The conversion will take place when the area is consistent with the policies of the Comprehensive Plan. At the time of determination of consistency the appropriate future land use designation will also be determined.

4. Determining Density/Intensity.

a. Residential Density - The basic unit of measurement of residential density is "dwelling unit per gross residential acre."

(1) Certain nonresidential uses may be included in the gross residential acreage if: 1) all the acreage is under the same ownership; or 2) the acreage is under multiple ownerships but is developing within a legally unified development plan such as a Development of Regional Impact or Planned Unit Development. Under these specific conditions, among the land uses that may be included in the "gross residential acreage" are the following:

- housing sites;
- internal streets;
- parking;
- landscape buffers;
- public schools sites donated at the time of development;
- local public parks donated at the time of development;
- retention areas;
- fire stations and police stations;
- private recreational open spaces that are protected in perpetuity by covenant;
- public or semi-public utility sites and facilities;
- easements or right-of-way donated at the time of development approval;
- conservation easements donated at the time of development approval; and,
- nature preserves and water bodies created as open-space amenities during project development.

(2) Among the uses not considered to be part of the "gross residential" area when computing the number of units permitted are the following:

- existing natural and artificial water bodies;
- industrial, commercial and office sites;
- communication facility sites;
- private utility sites;
- existing rights-of-way that extend through the border of the project boundary, i.e., county roads, etc.;

- non-local parks and nature preserves;
 - universities and colleges and other institutional uses;
 - any land that has been credited for other development;
 - previously dedicated road rights-of-way; and,
 - any already-developed parcels whether underdeveloped or not.
- (3) Wetlands density allowance. Generally the allowable gross density for wetlands is one (1) dwelling unit per ten (10) acres. If the property is designated as Environmental Systems Corridor, then the density is calculated at one (1) dwelling unit per twenty-five (25) acres, as provided in Chapter 12, Conservation Element. If the property is designated as Forestry Resource, then the density is calculated at one (1) dwelling unit per twenty (20) acres.
- (4) Exception to minimum density requirement. Residential development may be exempt from meeting minimum density requirements of a particular future land use designation subject to meeting each of the following criteria:
- The property is considered an infill parcel within an urban future land use designation;
 - The proposed development is compatible with the existing surrounding development pattern;
 - The property is no greater than 5 acres in area;
 - The property complies with or is exempt from the county's subdivision regulations;
 - The size, shape and/or presence of natural or man-made features limits the ability to develop the property at the minimum density of the future land use designation;
 - Amending the future land use designation of the property to a designation that permits a lesser density would be incompatible with surrounding land uses and with surrounding development patterns;
 - Subdivision of the property shall meet or exceed the minimum standards of the applicable zoning classification and land development regulations.

The implementation of this policy does not mandate maximum development of the subject property.

- b. Nonresidential Intensity – Nonresidential intensity is intended to be expressed using a Floor Area Ratio (FAR) based on gross acreage. Areas not counted as gross acreage include the following:

- natural and artificial water bodies;
- communication facilities sites;
- utility sites;

- existing rights-of-way that extend through the border of the project boundary, i.e., county roads, etc.;
- non-local parks and nature preserves;
- schools, colleges, universities or other institutional uses;
- land credited for other uses such as residential; and,
- previously dedicated road rights-of-way.

5. Land Uses Not Specifically Depicted.

Due to the scale of the printed version of the official Future Land Use Map at one inch equals one mile (1" = 1 mile), some land uses are not specifically depicted. When the original map was created, generally 10 acres was the smallest site depicted. With the integration of GIS technology, the future land use map is maintained at a parcel level where the data exists. There still remain areas that are depicted with generalized borders, however they are formalized as each property applies for development.

6. Commercial Uses in Non-Urban Areas.

Rural Communities provide for a concentration of commercial uses, but there still is a need for business uses that provide for the needs of the non-urban areas or may allow for diversification of uses in agricultural areas compatible with existing agricultural uses. Uses may be needed to support agricultural uses such as feed stores, plant nurseries, vegetable stands, or veterinary offices, and the like.

Commercial uses shall be compatible with the characteristics of the rural area it will be located in. The use should primarily serve the existing rural area utilizing the current traffic pattern. Building setbacks shall be compatible with adjacent zoning requirements and landscaping efforts should maximize the rural atmosphere that attracts people to the rural areas in the first place.

To guide work for each project on an individual basis, the Planned Unit Development zoning classification shall be utilized to establish a business venture.

7. Planned Unit Developments.

All Planned Unit Developments that predate the Comprehensive Plan are consistent with the Comprehensive Plan. Development that takes place inside a pre-existing PUD must comply with the approved development agreement. Only revision(s) intended to decrease the intensity of use of non-residential PUDs which pre-date the Comprehensive Plan and which are presently approved for an intensity of use greater than allowed by the future land use designation assigned to the property, will be approved. A change to the development agreement consistent with the current future land use designation which covers the PUD is required.

New PUD's, from the time of the effective date of the Comprehensive Plan, must be consistent with the Future Land Use designation(s) regarding maximum density and intensity allowed within the PUD.

The overall density of a PUD is determined by totaling the acreage under each land use designation. This overall density may not be exceeded. Residential units may be transferred

from one land use designation to another only under the following circumstances: between urban designations and from non-urban designations to urban designations. Non-urban destinations may not receive more units than permitted under the land use designation.

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.
Conservation (C)	C	All Zoning Classifications
Environmental Systems Corridor (ESC)	C, RC, RPUD	MPUD, P
Forestry Resource (FR)	FR, RPUD	MPUD, BPUD, P, C, RC
Low Impact Urban (LIU)	All PUDs	P, C, existing zoning, provided however, that any new development is consistent with applicable provisions of the Comprehensive Plan.
Agricultural Resource (AR)	A-1, RPUD	MPUD, BPUD, P, C, RC
Rural (R)	A-1, A-2, MH-3, RPUD, MPUD	A-3, A-4, MH-4, MH-8, RA, RE, RR, BPUD, P, C, RC
a. Rural Community (RLC)	Refer to the Rural Future Land Use designation for zoning classifications assumed to be compatible.	Refer to Rural Future Land Use designation for zoning classifications that may be compatible under certain circumstances. The following zoning classifications only apply if they were existing at the time of approval (April 3, 1990) B-2, R-1, R-3, R-4, R-6, R-7, MH-1, MH-5, B-4, B-5, B-7, B-8, I-1, P
b. Rural Recreation (RLR)	Refer to the Rural Future Land Use designation for zoning classifications assumed to be compatible.	Refer to the Rural Land Use designation for zoning classifications that may be compatible under certain circumstances. The following zoning classifications only

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.
		apply if they were existing at the time of approval (April 3, 1990): B-2 B-7, R-3 R-4, R-7, MH-1, MH-5, B-4, RPUD, BPUD, MPUD, P
Recreation (REC)	P or existing zoning classifications in place at the time of designation.	Existing zoning classifications in place at the time of designation.
Urban Low Intensity (ULI)	R-1, R-2, R-3, RPUD, MH-6, MH-7, BPUD, MPUD	B-2, B-9, RR, RA, RE, R-4, R-9, RE, MH-3, MH-4, MH-8, A-2, A-3, A-4, P, C, RC
Urban Medium Intensity (UMI)	R-4, R-5, R-6, R-9, MH-1, MH-5, RPUD, BPUD, MPUD	MH-2, B-2, B-8, B-9, P, C, RC
Urban High Intensity (UHI)	R-6, R-7, R-8, RPUD, BPUD, MPUD	B-1, B-2, B-8, B-9, P, C, RC
Commercial (COM)	B-1, B-2, B-3, B-4, B-9, BPUD	B-5, B-6, B-7, B-8, MPUD, P, C
Industrial (I)	I-1, I-3, I-4, IPUD	I-2, MPUD, P, C
Public/Semi-Public (PSP)	P, C, AP	All other Zoning Classifications.
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.

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>
b. Activity Center (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	SWAC Commerce District: SWC and all PUDs. SWAC Community District: SWR, and all PUDs.	P, C
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
c. Planned Community (PC)	All PUD's	P, C, existing zoning, provided however that any new development is consistent with applicable provisions of the comprehensive plan.

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.
Osteen Commercial Village (OCV)	OCV	P, C, provided however, that any new development is consistent with applicable provisions of the Comprehensive Plan.
Mixed Use Village (MUV)	OMV	P, C, provided however, that any new development is consistent with applicable provisions of the Comprehensive Plan.
Tech Center (TC)	OTC	P, C, provided however, that any new development is consistent with applicable provisions of the Comprehensive Plan.
Urban Residential(UR)	OUR	P, C, existing I-1 as indicated in the Osteen JPA executed on December 5, 2008, provided however, that any new development is consistent with applicable provisions of the Comprehensive Plan.
Transitional Residential (TR)	OTR-1, OTR-2	P, C, existing I-1 as indicated in the Osteen JPA executed on December 5, 2008, provided however, that any new development is consistent with applicable provisions of the Comprehensive Plan.

FUTURE LAND USE DESIGNATION	A Assumed 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.	B Conditionally Compatible 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.
Rural Estates (RE)	ORE	P, C, provided however, that any new development is consistent with applicable provisions of the Comprehensive Plan.
Cluster Residential (1 through 5) (CR1 through CR5)	OCR * The sub-zoning category shall correspond with the equivalent future land use designation of Cluster Residential 1 through 5.	P, C, provided however, that any new development is consistent with applicable provisions of the Comprehensive Plan.

D. GOALS, OBJECTIVES & POLICIES:

GOAL:

- 1.1 Ensure that future growth is timed and located to maximize efficient use of public infrastructure.

OBJECTIVE:

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

POLICIES:

- 1.1.1.1 Development consistent with the Future Land Use Map shall not occur until concurrency services and facilities have been determined to be available concurrent with the impacts of the proposed development.

- 1.1.1.2 The area population projections formulated by the Transportation Planning Organization (based on BEBR medium projections) for Volusia County shall be used to guide public and private entities in planning for urban development and redevelopment and to guide the location, timing, and capacity of all urban services and facilities.
- 1.1.1.3 Volusia County has adopted land development regulations that contain specific and detailed provisions required to implement the Comprehensive Plan and which at a minimum:
- a. Regulate the subdivision of land;
 - b. Regulate the use of land and water bodies consistent with this Element and ensure the compatibility of adjacent land uses;
 - c. Provide for open space;
 - d. Ensure the protection of native vegetation and trees;
 - e. Protect the Natural Resource Management Areas designated on the Future Land Use Map;
 - f. Regulate areas subject to seasonal and periodic flooding and provide for drainage and stormwater management;
 - g. Protect potable water wellfields and aquifer recharge areas;
 - h. Regulate signage;
 - i. Ensure safe and convenient traffic flow on and off site and vehicle parking needs;
 - j. Provide that development orders and permits issued shall not result in a reduction below the level of services standards adopted in this Comprehensive Plan;
 - k. Provide for the transfer of development rights;
 - l. Contain performance standards for protecting historically significant properties or areas; and
 - m. Protect against adverse impacts to wildlife and their habitats.
- 1.1.1.4 Central water and sewer are neither intended nor required for areas designated with non-urban land use designations. Extension of central sewer into non-urban areas must be consistent with the provisions of the Sanitary Sewer Sub-element. Extension of central water into non-urban areas must be consistent with the provisions of the Potable Water Sub-element.

- 1.1.1.5 Densities of new urban residential development shall not exceed the capacity of the existing Thoroughfare System or the capacity of improvements as programmed in the Transportation and Capital Improvements elements.
- 1.1.1.6 All neighborhood, community and regional shopping centers shall include bicycle parking areas, and where appropriate, bus bays or shelters to encourage alternative transportation modes.
- 1.1.1.7 Regional shopping centers should be served by mass transportation routes and designed to accommodate mass transit riders, vehicles and amenities.
- 1.1.1.8 Sites for industrial development shall be accessible to the following essential public facilities and services at the levels of service adopted in this Comprehensive Plan: fire services, transportation, potable water, an appropriate wastewater treatment facility, solid waste and stormwater management.
- 1.1.1.9 Volusia County shall coordinate with the cities and consider joint agreements to create future water and sewer service areas.
- 1.1.1.10 Residential areas shall be designed to provide for an efficient internal street system and a collector street system that connects the residential area to adjacent residential areas and the major thoroughfare system.
- 1.1.1.11 Urban areas are required to have central potable water and sanitary sewer service, except for the following: Lot sizes ranging from one (1) acre up to 2.49 acres shall require central potable water, but may utilize an individual waste water disposal system. Lot sizes 2.5 acres or larger in size may utilize individual water and wastewater disposal systems.
- 1.1.1.12 The provision of water and sewer to existing lots (as authorized by Volusia County Land Development Regulations) is provided for in the Potable Water and Sanitary Sewer Sub-elements.
- 1.1.1.13 Within unincorporated areas, the County shall not issue development orders or development permits without first consulting the appropriate provider to determine whether adequate water supplies and facilities to serve the new development will be available no later than the anticipated date of issuance by the County of a certificate of occupancy or its functional equivalent consistent with the policies outlined in the Potable Water Sub-Element.

OBJECTIVE:

- 1.1.2 New development shall be coordinated with the Volusia County Comprehensive Emergency Management Plan, and the Local Hazard Mitigation Plan to help ensure new development will not be endangered by hurricanes or other hazards.

POLICIES:

- 1.1.2.1 New development in the coastal area shall be managed so that public facility and service needs required to maintain existing hurricane evacuation times do not exceed the ability of Volusia County to provide them.
- 1.1.2.2 The following is Volusia County's post-disaster reconstruction policy, to be applied after a natural disaster:
- a. Structures damaged less than 50% of their replacement cost at the time of damage may be rebuilt to their original condition, subject only to current building and life-safety codes.
 - b. Structures damaged more than 50% of their replacement cost at the time of damage can be rebuilt to their original square footage and density, provided that they comply with:
 - (1) Federal requirements for elevation above the 100-year flood level;
 - (2) Building code requirements for flood proofing;
 - (3) Current building and life-safety codes (at the time of building permit application);
 - (4) State Coastal Construction Control Lines; and
 - (5) Any required zoning or other development regulations (other than density or intensity), unless compliance with such regulations would preclude reconstruction otherwise intended by the post-disaster reconstruction policy.
 - c. The land development regulations may establish procedures to document actual uses, densities, and intensities, and compliance with regulations in effect at the time of construction, through such means as photographs, diagrams, plans, affidavits, permits, appraisals, and tax rewards.
- 1.1.2.3 The County shall coordinate with appropriate governmental and non-governmental entities to locate sites for debris storage and disposal; sites for temporary housing; and sites for the staging of personnel and equipment.
- 1.1.2.4 New or expanded manufactured or mobile home housing developments or recreational vehicle developments shall be required to include a hardened central clubhouse or similar structure to serve as a shelter for residents. The clubhouse or similar structure shall be hardened to withstand 150 mph winds.
- 1.1.2.5 The placement of mobile homes or manufactured dwellings shall meet the requirements of the Florida Building Code.

OBJECTIVE:

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

POLICIES:

- 1.1.3.1 Future urban development requiring access or connection to public facilities shall be located within designated urban areas.
- 1.1.3.2 County service areas may include undeveloped land inside or near existing unincorporated urban areas where the developer agrees to provide necessary urban services through private means. In this instance the necessary facilities and services are guaranteed in an enforceable development agreement. An enforceable development agreement may include, but is not limited to, development agreements pursuant to Section 163.3220, Florida Statutes or an agreement or development order issued pursuant to Chapter 380, Florida Statutes.
- 1.1.3.3 Inside designated urban areas development orders cannot be issued unless the services are provided at the adopted level of service consistent with the concurrency provisions of the Capital Improvements Element.
- 1.1.3.4 New urban development shall be located inside an urban designated area where a full range of urban services exist or are planned and with direct access to arterials and mass transit routes sufficient to handle existing and future development.
- 1.1.3.5 Requests for land use map amendments shall discourage the proliferation of urban sprawl, and provide an evaluation of indicators as described in 163.3177, F.S. and in Chapter 21. Requests that exhibit a presence of a majority of the indicators shall be concluded as to encourage urban sprawl.
- 1.1.3.6 New "strip" commercial uses shall be discouraged by permitting "infill" of existing developed commercial strips rather than creating new "strip" commercial, or designating new concentrated or nodal commercial centers on the Future Land Use Map. Infill of "strip" commercial development may be permitted as provided in the Highway Commercial Section under the Land Use Location Guidelines. In addition, commercial development along arterials must meet the requirements of the Land Development Code Section on Access to Thoroughfare Corridors.
- 1.1.3.7 In order to help prevent new strip commercial development from occurring, new site plans or subdivisions shall not be designed with outparcels or subsequent phases that lead to the creation of narrow strips of land adjacent to roadways.
- 1.1.3.8 In areas of existing "strip" commercial, the conversion of retail sales to office use shall be required when the opportunity lends itself to such a conversion. Office use lessens the adverse impacts of the standard strip commercial development, by reducing traffic, noise, lighting and signage. In addition, increased setbacks and landscaping should be used to help mitigate the visual impacts of strip commercial development.
- 1.1.3.9 New commercial development outside of commercially designated areas on the Future Land Use Map should be limited in scale and intensity in order to be compatible with the surrounding area. In predominantly residential areas, compatibility will be judged in relation to the type of use, landscaping, building size, setbacks, and traffic patterns.

- 1.1.3.10 In order to protect Volusia County's valuable natural resources, new development shall be encouraged toward infilling existing urbanized areas.
- 1.1.3.11 New developments inside designated urban areas on the Future Land Use Map will be considered urban infill under the following circumstances: within existing platted subdivisions, amongst existing development, and utilities are currently available. Projects that meet the above criteria may be eligible for a 20% reduction in road and recreation impact fees. Nonresidential projects may be eligible for a 25% reduction in required parking.
- 1.1.3.12 Exemptions to minimum densities may be granted to in-fill residential developments in order to facilitate the development of vacant lands within urban future land use designations. The exemption shall be based on criteria that ensures compatibility with the surrounding area, accessibility to existing public right of ways, provision of utilities and site-specific conditions that limit the ability to develop the property at the minimum density.

OBJECTIVE:

- 1.1.4 Volusia County shall provide adequate land for the existing and future needs for water and wastewater facilities and other public facilities and services, by locating needed facilities in areas suitable for such use.

POLICIES:

- 1.1.4.1 Volusia County shall require sufficient setbacks and buffers for residential and nonresidential development adjacent to future collector and arterial roadways to minimize the impacts resulting from future Thoroughfare System improvements.
- 1.1.4.2 Volusia County shall acquire or require sufficient Right-of-Way (R.O.W.) in all new roadway construction or improvements to provide for utility lines to locate these lines within the R.O.W.
- 1.1.4.3 Volusia County shall continue to review and permit agriculture lands for the purpose of disposing of wastewater residuals, consistent with County and State regulations. Approval of sites are dependent upon meeting all of the following:
- a. site is not designated for urban uses,
 - b. site is 500 feet from any existing residence,
 - c. site is at least 500 feet from private potable wells,
 - d. site contains legitimate agricultural operation,
 - e. effluent is from a permitted facility, and
 - f. site is not designated as ESC.; however, disposing of wastewater residuals may be allowed in the ESC if disposal is conducted on soil types that are

identified by the Volusia County Soil Survey as being associated with a water table depth greater than six feet (>6.0').

- 1.1.4.4 Volusia County shall acquire or have dedicated adequate lands for community facilities, such as schools, fire and emergency medical services, police protection, and libraries as established in this Comprehensive Plan.
- 1.1.4.5 Volusia County shall continue to coordinate with the Volusia County School Board in locating future school sites and in the commitment of sites during the development approval process through interlocal agreements and through other means deemed appropriate.
- 1.1.4.6 Developers shall assess their needs for essential services (electricity, gas, etc.) and seek confirmation of future availability and location of infrastructure from appropriate utility suppliers. Confirmation of availability and location should be provided by the utility during the planning stages of development, but no later than the issuance of a development order.
- 1.1.4.7 The future location of some neighborhood parks should be coordinated with the Volusia County School Board and municipal governments to minimize total land costs, share maintenance and capital costs, and to enhance the sense of community with a combined site.
- 1.1.4.8 Before the designation of new thoroughfare(s) in non-urban areas or communities of special interests (with local plans), a study will be conducted that demonstrates a need for the new thoroughfare(s) related to traffic demands (existing or projected); assesses impacts to environmental resources; and analyzes land use trends. Non-Urban areas are defined by the latest approved Volusia Transportation Planning Organization's and Florida Department of Transportation's Urban and Transitioning Area Boundaries map(s).
- 1.1.4.9 Access to thoroughfares shall be managed utilizing appropriate access management techniques in order to protect roadway capacity and enhance safety.

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:

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

POLICIES:

- 1.2.1.1 The location of development and significance of topography, vegetation, wildlife habitat, flood hazard, the 100 year flood plain, and soils for a particular site will be determined during the development review process.

- 1.2.1.2 Coordinate future land use decisions with existing site conditions utilizing the Undeveloped Lands Suitability Analysis Map & Methodology. After site specific analysis, lands shown to be located in the "very low" and "low" designations shall be targeted for low intensity uses.
- 1.2.1.3 Where applicable, new developments shall be encouraged to adhere to the fire safety standards outlined in the Florida Division of Forestry publication, "*Wildfire Mitigation in Florida*". These standards can significantly reduce the disastrous loss of life, property and resources resulting from wildfire in wildland/urban interface fire hazard 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.

POLICIES:

- 1.2.2.1 Development within areas prone to 100 year flooding shall not increase expected flood levels for adjacent properties or reduce receiving surface water body quality below established levels.
- 1.2.2.2 Volusia County shall protect the County's natural resources through the provisions contained in the Coastal Management, Conservation, Natural Groundwater and Aquifer Recharge Elements of this Comprehensive Plan.
- 1.2.2.3 Land reclamation measures and sound conservation practices shall be required on lands used for the excavation of natural resources and used as disposal sites. A reclamation plan shall be submitted as part of the required application for an excavation or disposal permit. The plan shall also indicate how the site will be used after completion of the excavation/disposal, including a time line for such reuse.
- 1.2.2.4 Extraction of natural resources and disposal activities shall be permitted only where compatible with existing and proposed land uses, as determined in the Land Development Regulations.
- 1.2.2.5 The environmental functions performed by wetland and Floridan aquifer recharge areas shall be protected in all phases of land development occurring in or around areas so designated, consistent with the Groundwater and Aquifer Recharge Element and the Conservation Element.
- 1.2.2.6 Septic tanks and drainfields shall be sited to protect environmentally sensitive areas from the discharge of improperly treated effluent, consistent with the Conservation and Coastal Management Elements.
- 1.2.2.7 Structures shall be discouraged within the 100-year flood plain; however, if located therein, they shall be constructed to minimize the amount of additional fill, thereby reducing the potential for flood damage to the structure, supporting facilities, and adjacent property, consistent with the Flood Hazard Management section of the Land Development Code.

- 1.2.2.8 Increases of density and intensity shall be discouraged within the 100-year floodplain.
- 1.2.2.9 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 and Environmental Systems Corridor land use designations, and the ECO and Natural Resource Management Area (NRMA) overlays, and shall be given priority in the land acquisition program.
- 1.2.2.10 Potable water supply wells shall be protected from the potential for adverse impacts resulting from the storage of hazardous materials within wellfield protection zones.
- 1.2.2.11 Proposals for development within designated riverine floodways shall be approved by the County only if it can be demonstrated to the satisfaction of Volusia County that any encroachment into the floodway will not result in any increase in flood levels during the occurrence of discharge. If approved, the development must be consistent with the environmental performance standards from the Conservation Element.
- 1.2.2.12 Agriculture and silviculture operations shall adhere to accepted Best Management Practices (BMP's) for surface water management and erosion control.
- 1.2.2.13 The County shall encourage the propagation, planting and maintenance of trees on public lands, whenever practical, thereby adding to the County's aesthetic appeal and providing habitat for urban wildlife. A good diversity of tree species shall be established in order to avoid insect and disease problems often associated with monocultures. Trees planted and managed by the County on public lands shall be well suited to local conditions (climate, soil, etc.) so as to promote a healthier urban forest and reduce overall maintenance costs.
- 1.2.2.14 Preserving and enhancing wildlife populations is recognized to be an important aspect of forestry management and should be a consideration in managing forest resources.
- 1.2.2.15 Industrial operations shall minimize or, where possible eliminate, the following impacts on the environment:
- a. Odor, fumes, vapors and gases.
 - b. Erosion and stormwater runoff.
 - c. Noise.
 - d. Fire and explosion hazards.
 - e. Radioactive elements.
 - f. Electromagnetic interference.
 - g. Smoke, dust and dirt.
 - h. Vibrations.

- i. Glare.
- j. Hazardous wastes.
- k. Toxic waste.
- l. Petroleum contaminants.

- 1.2.2.16 In implementing the Future Land Use Element, the County shall maintain regulations to ensure to the maximum extent feasible, compatibility of use between properties, including but not limited to such factors as traffic circulation, air quality and odor control, noise control, lighting and aesthetics.
- 1.2.2.17 Volusia County shall preserve and protect significant historic and archaeological resources through the policies contained in the Historic Preservation Element and Chapter 62, Code of Ordinances, Volusia County.

OBJECTIVE:

- 1.2.3 Volusia County shall continue to review its Land Development Regulations to ensure innovative design and the conservation of open space and natural resources.

POLICIES:

- 1.2.3.1 An environmental buffer shall be utilized to protect the functional abilities of the shores of lakes, rivers, streams, and upland extent of wetlands. The landward extent of the buffer will be determined by the location of the shoreline or wetland as described in the Conservation Element.
- 1.2.3.2 This policy allows for development options for large tracts of Environmental Systems Corridor, Forestry Resource and Agricultural Resource areas utilizing cluster techniques as opposed to the traditional large lot subdivision (over 10 acres per lot) where the agricultural or natural resource values of a property can be lost. Landowners may utilize the Planned Development Rural Cluster concept to allow the agricultural operation to continue while still allowing development. The intent of this policy is to permit development that is permissible under the present land use designations, but at the same time to retain lands for agricultural purposes, open space activities, such as hunting or recreational, or natural resource protection.

Planned Development Rural Cluster Guidelines

- a. The planned development involves at least 150 acres;
- b. The planned development has no more than 600 residential units;
- c. The planned development has a gross density which does not exceed the density applicable to the parcel's assigned land use designation(s) (or any greater density allowed within lands of that land use designation under any existing applicable density exception, such as the one unit per five acre exception that may be provided for Forestry Resource areas);

- d. The planned development provides for the protection of all wetlands as defined or required under the Conservation Element of the Volusia County Comprehensive Plan, and siting of the development's residential units will be consistent with the provisions of the Volusia County Comprehensive Plan relating to Environmental Systems Corridors;
- e. Lots shall be created so that driveways and buildings are located out of the 100 year flood plain and wetlands;
- f. Open Space Standards;
 - (1) Seventy-five percent (75%) of the parent parcel or tract shall be open space.

 Rural Cluster Developments provide for the clustering of residential units so as to retain seventy-five percent (75%) or more of the parcel as open space or in a land use compatible or permissible with the preexisting Land Use designation(s) as follows:
 - (a) The residential dwelling unit development rights assigned to the open space area shall be permanently severed;
 - (b) A residential dwelling unit development rights shall be transferred to the cluster area of the parcel.
 - (c) The creation/platting of residential units shall be prohibited outside the clustered area.
 - (2) Land retained as open space shall be adjacent to other existing public conservation land or environmentally sensitive land in order to support the creation/maintenance of an interconnected, environmentally significant corridor.
 - (3) Land retained as open space shall be suited for resource management, which allows for the continuation of habitat protection, limited agricultural activities and silviculture that utilize best management practices, and resource based recreation. A management plan will be submitted to the County that illustrates how the open space land will be used and managed in the future.
- g. The planned development provides for protection of identified endangered species; and,
- h. The planned development shall be processed through the Planned Unit Development (PUD) process.

1.2.3.3 Volusia County shall require a landscaped buffer between all commercial areas and highway frontage in conjunction with sign controls to enhance community aesthetics, maintain neighborhood viability, reduce glare and shade parking areas.

- 1.2.3.4 Recreational development and open space areas should be encouraged to coincide with the protection of aquifer recharge areas, protection of environmentally sensitive areas, and to provide separation between incompatible uses.
- 1.2.3.5 Volusia County shall encourage crime prevention through environmental design.
- 1.2.3.6 Mixed use developments that contain a variety of complementary land uses that are planned and constructed in a coordinated fashion will be encouraged to locate near major interstate interchanges.

GOAL:

- 1.3 Provide a variety of land uses sufficient to meet future needs while minimizing adverse impacts and disruption of existing neighborhoods.

OBJECTIVE:

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

POLICIES:

- 1.3.1.1 Nonresidential development may be permitted within rural areas provided it meets the appropriate location criteria and the following standards:
 - a. Commercial uses should contain retail and personal services intended to primarily serve the immediate population, but may allow uses that cater to visitors to Volusia County;
 - b. The amount of commercial development appropriate for any rural area should be relative to the population being served and the character of the community but should not exceed a thirty-five percent Floor Area Ratio (0.35 FAR);
 - c. Commercial uses should be concentrated at the center of activity in a cluster and preferably at the intersection of major roadways; and,
 - d. Industrial uses should not disrupt the rural lifestyle in the community by not generating excessive noise, fumes, traffic, wastes/pollution or consuming inordinate amounts of ground water. In addition, industrial uses shall not be located within Rural Recreation areas.
- 1.3.1.2 Business uses as outlined under the Commercial designation and appropriate rural oriented recreational uses, excavations, and disposal operations that need a Special Exception may be permitted in non-urban areas within the following guidelines:

- a. Size of parcel should not exceed 5 acres, unless the use can be specifically related to agricultural support such as sawmills or processing, packaging, storage, and shipping of agricultural products, rural oriented recreational use, or is a disposal or extraction oriented use. A Floor Area Ratio of up to thirty-five percent (0.35 FAR) will apply unless the use is specifically related to agricultural support or is a disposal or extraction oriented use;
 - b. Uses must be located on major roadways or intersections with major roadways and not be allowed to locate on local or unpaved roads;
 - c. Signage shall comply with Section 821.09, Thoroughfare Overlay Zone regulations from the Zoning Ordinance 80-8, as amended; and
 - d. Business uses shall not disrupt the rural lifestyle by being compatible with the area's rural character (does not generate increased traffic, generally serves the local population and agricultural uses, be of single use, low profile, limited square footage format, etc.)
- 1.3.1.3 As residential areas develop, sites for future public uses such as parks, schools, libraries, and open space areas should be obtained through dedication or purchase.
- 1.3.1.4 Subdivisions shall be designed so all individual lots have access to the internal street system with peripheral lots buffered from major roads and incompatible land uses.
- 1.3.1.5 All new development, including change of use, shall provide the appropriate on-site parking for the proposed use in conjunction with providing safe and efficient traffic flow, consistent with County Land Development Regulations. On-site parking may include shared parking or shared access with adjacent uses. Safe and efficient traffic flow includes maintaining the efficient usage of the County's or adjacent jurisdictions thoroughfare system and providing interconnections between projects.
- 1.3.1.6 Day care facilities (adult and child) may be included in employment areas (i.e., area designated for commercial and industrial use on the Future Land Use Map) and may be located in residential areas in a manner that does not impact the character of the surrounding residential area. The criteria relating to protecting the character of residential areas is established in the zoning ordinance and evaluated through the special exception process. The site plan submitted with the Special Exception shall indicate the location and design of vehicle access; the design, number, and location of parking spaces; and the measurements and design details of visual screens, landscape buffers, and yard (setback) areas. This information shall be evaluated in conjunction with information relating to hours of operation, proposed number of clients, staffing patterns, other proposed uses of the property and traffic generation projections to determine potential impacts.
- 1.3.1.7 Residential neighborhoods and other residential areas shall be protected from encroachment by incompatible land uses such as commercial and industrial development. The type of protection may range from landscape buffers to land use buffers to preventing the location of a particular land use near a residential area. Selecting the appropriate type of protection shall depend upon the intensity of the

commercial or industrial use adjacent to the residential use. Compatibility protection may also be needed between varying residential intensities.

- 1.3.1.8 The development density and intensity guidelines for each Future Land Use designation represent an acceptable range and the allowable density and intensity shall be based upon the following minimum criteria:
- a. Environmental constraints as established in the Conservation Element;
 - b. Land use compatibility;
 - c. Availability of public facilities and services at acceptable levels of service;
 - d. Character of an area;
 - e. Surrounding zoning;
 - f. Hurricane evacuation capabilities; and
 - g. Other policies of this Comprehensive Plan, including local plans, which may establish more stringent development requirements.
- 1.3.1.9 Neighborhood shopping centers may locate within urban high, or medium intensity areas according to the location criteria established in this Comprehensive Plan.
- 1.3.1.10 The size, location and function of shopping centers and other commercial uses should be related and central to the population and market area they serve.
- 1.3.1.11 Commercial development shall use vegetative buffers and visual screens to minimize the negative impacts on surrounding residential uses. Existing commercial operations where adverse impacts have been documented shall be required to address the need for buffers or other visual screening if a change or enlargement of use is requested.
- 1.3.1.12 Granting of commercial or other nonresidential zoning or amending the Future Land Use designation by the County is not necessarily warranted on a given property by virtue of nearby or adjacent roadway construction or expansion, or by its location at the intersection of two roadways or alongside an arterial.
- 1.3.1.13 Volusia County shall encourage the continued development and improvement of appropriate existing industrial areas, while also providing new sites for industrial development. However, the County should encourage the clustering of industrial uses into "employment areas" and industrial parks.
- 1.3.1.14 Review of industrial development proposals shall include consideration of compatibility between industrial and surrounding land uses.
- 1.3.1.15 Industrial uses should not be located adjacent to residential areas. If this cannot be avoided, then extensive buffering and visual screening shall be used to protect existing residential areas from possible adverse impacts. New residential

developments adjacent to industrial zoning shall be required to provide their appropriate share of buffering.

- 1.3.1.16 Mobile homes shall be located in areas specifically and currently dominated by mobile home use, or located in undeveloped areas that will be developed primarily for mobile homes.
- 1.3.1.17 Volusia County shall evaluate compatibility, transitional uses, and buffers for public and institutional uses locating adjacent to existing and future residential neighborhoods.
- 1.3.1.18 Campgrounds have become a combination of residential and commercial uses. The character and intensity of the site should be compatible with the Future Land Use designation. In determining compatibility the County shall consider: traffic generated which may be above what is expected for the area, and its impact on the level of service; any buffers or landscaping to separate incompatible uses; provision of central water and sewer; avoidance of adverse impacts on the environment; and, any other special considerations that may be warranted.
- 1.3.1.19 New development near public airports shall consider compatibility with the airports existing and future operations. Volusia County shall develop appropriate Land Development Regulations to help facilitate compatibility between public airports and their associated properties and the affected areas surrounding the airport.
- 1.3.1.20 Recreational and open space areas should be utilized to separate incompatible land uses.
- 1.3.1.21 Public utilities and uses which provide essential service to existing and future land uses authorized by this plan shall be permitted in all of the future land use designations and shall conform to appropriate location criteria.
- 1.3.1.22 The maintenance of internal consistency among all Elements of the Comprehensive Plan shall be a prime consideration in evaluating all requests for amendment to any Element of the Plan.
- 1.3.1.23 Dredge spoil sites are a public use required for the safe and efficient operation of the Intracoastal Waterway. It is the legislative mandate of the Florida Inland Navigation District (FIND) to provide all lands necessary for the construction, operation and maintenance of the Atlantic Intracoastal Waterway in Florida. Site selection for spoil sites are performed by the Florida Inland Navigation District (FIND) in conformance with their legislative mandate. Sites are inventories as part of FIND's annual Public Facilities Report (PFR) and shall be submitted to the County annually.

OBJECTIVE:

- 1.3.2 In order to implement the Comprehensive Plan, the County will continue enforcement of the Zoning Ordinance and Building Code and continue to bolster the efforts of the Community Development Block Grant Program.

POLICIES:

- 1.3.2.1 Volusia County shall prepare and adopt a platted lands study to address the problems of lands which are platted, but possess limitations to development based upon inadequate public facilities and services, substandard lot configurations, or environmental constraints. Priority status for the study will be given to platted lands in environmentally sensitive areas such as Natural Resource Management Areas and areas with adequate infrastructure. The recommendations of the study shall be used to initiate a program to resolve any conflicts between platted lands and the Comprehensive Plan.
- 1.3.2.3 Zoning shall be examined to determine consistency with the Comprehensive Plan. Consistency of zoning on specific parcels of land shall be controlled by the Future Land Use Map. If more than one lot which is inconsistent with the Future Land Use designation exists in a single ownership at the time of adoption of the Comprehensive Plan, the land involved must be combined to meet the density requirements of that designation.
- 1.3.2.4 Any development or platted subdivision that has been determined to be vested shall not set a precedent for future development or zoning. All new requests for zoning or plan amendments shall be consistent with the Comprehensive Plan upon its effective date.
- 1.3.2.5 Volusia County shall encourage economic development in rural areas by promoting the following:
- a. Diversification of agricultural products.
 - b. Promoting tourism and recreational opportunities.
 - c. Allow for current business expansion.

OBJECTIVE:

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

POLICIES:

- 1.3.3.1 The Future Land Use Map shall contain adequate residential land to accommodate the projected population, plus additional land to prevent artificial increases in land prices.
- 1.3.3.2 The Future Land Use Element shall allow for various types, sizes and costs of dwelling units in any designation that allows residential uses.
- 1.3.3.3 To foster the creation of housing for very low, low and moderate income groups, a density bonus will be permitted for projects that are certified by Community Services and are processed through the Planned Unit Development process. Below are the

increased densities for the following designations when such housing is to be constructed:

Low Impact Urban (increase up to 5 du's/ac)
Urban Low Intensity (increase up to 8 du's/ac)
Urban Medium Intensity (increase up to 14 du's/ac)
Urban High Intensity (cannot exceed 20 du's/ac)

Density bonuses may be transferred among the above four designations when located in a unified development.

- 1.3.3.4 Review the inventory of County-owned land that is appropriate for affordable housing. These sites should be made available for such purpose.
- 1.3.3.5 Affordable housing is considered compatible with all residential zoning classifications, including farmworker living facilities in rural and agricultural areas. It should be considered as one of the preferred uses for urban infill development.
- 1.3.3.6 Group homes, community residential homes, nursing homes and boarding houses should be compatible with the character of the surrounding residential area.
- 1.3.3.7 Housing for farm workers shall be permitted only in conjunction with bona fide agricultural pursuits and/or certification by Volusia County and shall be buffered from adjoining properties. The density of these facilities may be greater than the densities allowed under the Future Land Use designation in order to achieve the affordability objective.

GOAL:

- 1.4 Ensure that agricultural and silvicultural lands are protected from encroachment by incompatible land uses and remain a vital element of the County's economy.

OBJECTIVE:

- 1.4.1 Consistent with Section 163.3202(1), Florida Statutes, the County will review its Land Development Regulations and determine if it is necessary to adopt standards that protect agricultural and silvicultural resource areas.

POLICIES:

- 1.4.1.1 Urban growth shall be directed away from designated agricultural areas.
- 1.4.1.2 Volusia County shall protect Agricultural and Forestry Resource areas from encroachment of non-agricultural activities.
- 1.4.1.3 In agricultural areas, Volusia County shall prevent the intrusion of incompatible land uses such as urban density residential and non-agricultural oriented commercial and preclude the provision of urban services while encouraging and supporting programs which enhance the agricultural environment.

- 1.4.1.4 Volusia County shall continue implementing the recommendations of the report from the Agriculture Protection Task Force entitled "Protecting Volusia County's Agricultural Industry."
- 1.4.1.5 The sale of agricultural products produced on site shall be permissible on that site.
- 1.4.1.6 The County shall provide incentives for the continuation of productive agricultural and silvicultural uses, such as allowing support uses inside the Agricultural and Forestry Resource designations.
- 1.4.1.7 The County Council may request the Agriculture Interrelations Advisory Committee to provide input on land development regulations or other ordinances that affect the agriculture industry.
- 1.4.1.8 Volusia County shall promote and expand aquaculture practices and related industries by encouraging such aquaculture activities within agricultural areas that have the supportive resources and infrastructure.
- 1.4.1.9 To facilitate the diversification of uses in agricultural areas Volusia County shall consider limited recreation and agri-tourism uses within Agriculture and Forestry Resource areas. However, limited recreation and agri-tourism uses shall remain ancillary to the primary agricultural use of the property, shall not result in negative environmental impacts and shall not disrupt the rural character of an area.

GOAL:

- 1.5 To assure the timely provision of adequate school capacity upon comprehensive plan or zoning amendments allowing increased residential density.

OBJECTIVE:

- 1.5.1 Implement Section 206 of the Volusia County Home Rule Charter titled "School Planning."

POLICY:

- 1.5.1.1 No county or municipal comprehensive plan amendment or rezoning adopted on or after September 30, 2007 allowing increased residential density may be effective unless adequate public schools can be timely planned and constructed to serve the projected increase in student population as provided by ordinance of the Council.

E. LAND USE LOCATION CRITERIA:

These criteria are to serve to direct the placement of future land uses and to ensure compatibility between land uses. The Land Use Location Criteria are declared to be a part of the adopted Future Land Use Policies.

1. Residential:

- a. New residential development shall be compatible with the existing residential development, primarily through appropriate zoning and density placement;
- b. Be located on parcels of land of sufficient size to support the intended level of development and to provide adequate light, air, and open space;
- c. Be conveniently accessible to the County's thoroughfare routes;
- d. Be protected from through traffic and incompatible uses;
- e. Contain appropriate access points for existing or proposed subdivisions to provide more efficient and practical public service as well as encourage local interactions without having to utilize the main thoroughfares;
- f. Be conveniently located in relation to;
 - Shopping, employment, and entertainment centers;
 - Community activities and services such as parks, libraries, community centers, churches, and social clubs; and,
 - Basic services of police, fire, rescue, and schools.
- g. Be encouraged as infill in areas with adequate existing infrastructure or as an expansion into areas capable of meeting the concurrency program with regard to these types of facilities;
- h. Be allowed to locate in association with environmentally sensitive or unique natural sites, where it can be demonstrated that the built environment can be designed to minimize the impact on the natural qualities of the site through significant buffering, preservation, and restoration;
- i. Multi-family and duplex residential development may be suitable to serve as a transitional use between higher density development, such as commercial, and lower density development, such as single family residential; and
- j. Increases in residential density shall be discouraged within the Palatka One Military Operation Area.

2. Commercial (Generally-applicable to all commercial):

- a. Be located in planned centers to avoid strip commercial development;
- b. Not be located solely on local streets (major frontage on thoroughfare roadways);

- c. Be located in areas which are adequately served by the arterial and collector road system so as not to unduly burden the local road network serving adjacent neighborhoods;
- d. Have adequate area and road frontage to allow for controlled access points and proper spacing between driveways to minimize the impact on the operating capacity and safety of the adjacent road network;
- e. Have sufficient area to provide adequate parking, landscaping, stormwater management, and building setbacks;
- f. Where appropriate, utilize service roads, shared access, or local roads at intersections with major roads;
- g. Be located in areas to best serve population concentrations; (where market studies are done for a proposed commercial development, they should be submitted for County consideration);
- h. If located adjacent to existing residential neighborhoods, be developed to provide adequate buffers, maintain adequate tree cover, prevent unwanted glare from outside lighting, and maximize visual compatibility with the surrounding neighborhoods; these commercial developments are encouraged to apply the Business Planned Unit Development requirements;
- i. If developed inside a Residential Planned Unit Development (RPUD), be located and designed to service primarily that development's population;
- j. If located at the intersection of two major roads, there shall be a mix of commercial uses (i.e., office, retail, and service) to provide a wide range of goods and services;
- k. Commercial development as part of an Activity Center may be appropriate if access is provided with appropriate pedestrian linkages, internal trip capture is encouraged, and reduced impact on thoroughfare roads can be documented; and,
- l. Be located such that all structures area outside the 100 year flood plain.

3. Shopping Centers:

- a. Urban areas should be served by shopping facilities which are designed and planned around discrete market and service areas. These areas are generally categorized under one of the following shopping center types: (Descriptions of each type of shopping center are contained under the Commercial land use designation definition.)

(1) Regional Shopping Centers

- Located at intersections of arterials or along an arterial at an appropriate distance from the interchange of an arterial with an interstate highway.

- Regional shopping centers and any planned expansion should be accommodated on one unified site without being separated by public streets or highways.
- The concentration of regional shopping facilities on more than two quadrants of an intersection should be discouraged.

(2) Community Shopping Centers

- Located at the intersection of two arterials or at the intersection of an arterial and collector, or along an arterial at an appropriate distance from such an intersection.

(3) Neighborhood Shopping Centers

- Located at intersections of collectors, or at the intersection of a collector with an arterial, except in rural communities with arterial roads being the only major streets, so that this type of center may be located at the intersection of arterials in such communities.
- Neighborhood shopping centers shall not use local streets as their principal traffic access.

(4) Neighborhood Convenience Center

- Located along collectors, with preference given to locations at the intersections of collectors with arterials. In rural communities with arterial roads being the only major streets, so that this type of center may be located along or at the intersection of arterials in such communities.
- New convenience centers shall not be located internally within existing single family developments unless part of a Planned Unit Development (PUD).
- Uses do not encourage urban sprawl.
- Designed to serve the needs of the immediate neighborhood.
- Building size, sufficient setbacks, landscaping and buffers to maximize visual compatibility.

4. Highway Commercial:

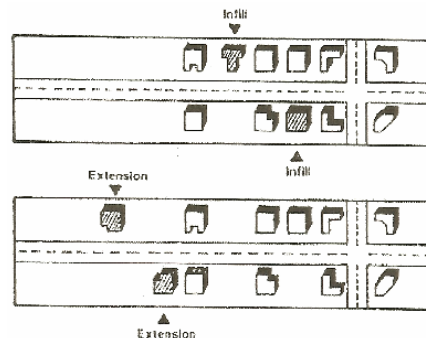
a. There are three distinct highway commercial areas:

- (1) Highway service areas oriented toward the traveling public (service stations, motels, restaurants & truck stops).

- (2) Highway oriented special sales areas that normally require large floor areas (discount stores, furniture and appliance stores, and automobile sales and service areas).
 - (3) Strip development that contains intense, predominantly commercial uses, usually one-store deep along a length of arterial roadway, creates high traffic volume and turning maneuvers and usually associated with poor aesthetics due to the plethora of signs and parking lots.
- b. No new highway commercial areas shall be created outside of such commercial areas shown on the Future Land Use Map.
 - c. Infill of an existing highway commercial area shall be allowed if adjacent to and in between existing commercial uses, so that strips of highway commercial use are not increased in length, but merely filled in. Infill may be considered between two existing commercial uses, according to Land Development Regulations.

In accomplishing highway commercial infill, assure that the subject parcel of land is of sufficient size to provide for:

- (1) Adequate setbacks of buildings;
- (2) Sufficient off-street parking;
- (3) Loading and unloading spaces;
- (4) Landscaping and buffering;
- (5) proper highway access;
- (6) service roads, where appropriate;
- (7) stormwater facilities; and,
- (8) adequate space to provide for the installation of water and sewer and other essential utilities.



- d. Highway commercial development shall not be located on roadways classified below an arterial, as identified in the Transportation Element.

5. Office Development:

- a. Office development, whether on individual lots or as a planned office or business park, may be suitable to serve as a transitional use between higher density development, retail, commercial, or industrial and lower density development, such as single family residential. Office development may also be used to provide a transition between single family development and public facilities.
- b. Office development should conform with the general guidelines established herein for commercial uses.
- c. Office development should be encouraged to locate at the intersections of major roads developed with commercial uses, to provide for a mixture of uses.
- d. Primary office development should be encouraged to locate at premium and high visibility sites within activity centers.

6. Industrial:

- a. Be located such that all structures/improvements are outside of the 100 year flood plain;
- b. Have sufficient area to provide adequate parking, landscaping, stormwater management, and building setbacks;
- c. Have vehicular access to one or more major transportation systems such as railroad, major thoroughfare trucking routes, airport, or Intracoastal waterway;
- d. Be accessible only to arterial roadways, either by direct access or via an internal street system within a planned industrial area;
- e. Be located in a manner that will not cause through traffic in nearby residential neighborhoods;
- f. Be within commuting time of the labor force and accessible to the labor force via the major thoroughfare system;
- g. Be served by central utilities and services;
- h. Be located on parcels of land large enough to adequately support the type of industrial development proposed and minimize any adverse effects upon surrounding properties (Industrial parks should be a minimum of 10 acres in area); and,
- i. Research and development uses should be encouraged to locate at premium and high visibility sites within activity centers.

7. Public Facilities and Utilities:

a. General Criteria:

- (1) Maximize the efficiency of services provided;
- (2) Minimize their cost;
- (3) Minimize their impacts on the natural environment;
- (4) Provide the designated level of service; and,
- (5) Be compatible with surrounding land uses.

b. Recreation:

- (1) Active recreation-oriented open space should be located to serve concentrations of residents, particularly the user-oriented recreation areas.
- (2) Individual park-site size and service area recommendations are provided in the Recreation & Open Space Element.
- (3) Resource-based recreation areas should be located on the highest quality land/water resources available within the County. Allocation of these areas should be done at the beginning of the land use design process.

c. Schools:

- (1) Encouraged to locate in residential areas, especially elementary and middle level schools.
- (2) Site can be served with adequate public facilities, such as access (both vehicle and pedestrian) and water and sewer within a reasonable period of time consistent with the Water & Sewer Sub-elements.
- (3) Site does not contain an extraordinary amount of environmentally sensitive areas.
- (4) Site is not located in Conservation or ESC designations.
- (5) Discouraged in industrial areas or intense commercial areas (does not apply to vocational or technical schools).
- (6) Above criteria does not preclude the use of existing sites already reserved for school use.

d. Towers and Antennae:

- (1) Towers and antennae shall be located in accordance with Part 77, Subchapter E, Airspace, of Title 14 of the Code of Federal Regulations and County Land Development Regulations.
- (2) The Airport Height Restrictions shall be used as a guide in determining the height of towers and antennae surrounding a public airport.

F. LOCAL PLANS:

This section contains localized or detailed plans that address issues or areas that either require additional analysis due to changing circumstances from the original Comprehensive Plan or were required as part of implementing the Comprehensive Plan. The following Local Plans are contained in this section:

1. Highridge Neighborhood
2. Halifax Activity Center
3. Southeast Activity Center
4. Southwest Activity Center
5. Hontoon Island
6. North Peninsula
7. Mosquito Lagoon: Water Management Study
8. Enterprise
9. Wilbur-by-the-Sea
10. Samsula
11. Tomoka Farms Village
12. Jacksonville Bombing Range Complex Military Zone
13. Osteen Local Plan
14. Farmton Local Plan
15. SunRail DeLand Area Activity Center

1. HIGHRIDGE NEIGHBORHOOD PLAN

A. FUTURE LAND USE DESIGNATIONS

1. Low Impact Urban - Purpose and intent, including permissible uses, identical to that described by the Future Land Use Element.
2. Urban Low Intensity - Purpose and intent, including permissible uses, identical to that described by the Future Land Use Element.
3. Urban Medium Intensity - Purpose and intent, including permissible uses, identical to that described by the Future Land Use Element.
4. Urban High Intensity - Purpose and intent, including permissible uses, identical to that described by the Future Land Use Element.
5. Commercial - Purpose and intent, including permissible uses, identical to that described by the Future Land Use Element.
6. Industrial - Purpose and intent, including permissible uses, identical to that described by the Future Land Use Element.
7. Mixed Use - Purpose and intent, including permissible uses, identical to that described by the Future Land Use Element.

B. GOAL, OBJECTIVES, AND POLICIES

GOAL:

- HR 1 Preserve the overall low density character of the Highridge Neighborhood, while providing a sufficient mixture of uses to encourage an economically viable community.

OBJECTIVE:

- HR 1. 1 Protect the residential environment of the neighborhood by reducing the adverse impacts of nonresidential development.

POLICIES:

- HR 1.1.1 The predominate housing type outside of the arterial corridor area will be single family dwellings.
- HR 1.1.2 New nonresidential development shall be designed and constructed to mitigate adverse impacts on existing residential uses.
- HR 1.1.3 Outside the commercially designated areas on the Highridge Neighborhood Future Land Use Map, where permissible, new retail commercial uses will be processed as BPUD's in order to reduce the creation of new strip commercial development by allowing coordination between different projects at the rezoning stage.

HR 1. 1.4 New Industrial uses will only be allowed inside the industrial designated areas on the Highridge Neighborhood Future Land Use Map.

OBJECTIVE:

HR 1. 2 All new development and redevelopment shall be sensitive to the County's natural resources due to the adjacency of Tiger Bay State Forest and Rima Ridge (a groundwater recharge area).

POLICIES:

HR 1. 2.1 The environmental functions performed by wetland and Floridan aquifer recharge areas shall be protected in all phases of development occurring in or around such areas. For properties containing non-jurisdictional wetlands inside the Highridge Estates or Tower Garden Subdivisions, off-site wetland mitigation shall be encouraged due to the isolated nature of these wetlands.

HR 1. 2.2 Development and structures should be directed away from the 100-year flood plain, however, if located therein they shall not disrupt natural flood plain, stream channel, and natural protective barriers which are involved in the accommodation of flood waters nor shall they result in increased erosion, flood heights, or velocity and flood damage.

OBJECTIVE:

HR 1. 3 The continued development of this neighborhood should be designed to concentrate growth and preserve open space; thereby promoting infill along the U.S. Highway 92 corridor that discourages urban sprawl and new highway commercial development outside of planned commercial nodes.

POLICIES:

HR 1. 3.1 All development must also be consistent with the Volusia County Comprehensive Plan of which the Highridge Neighborhood Plan is a part thereof. If not specifically stated in this Plan, then the full Volusia County Comprehensive Plan shall be the ruling document.

HR 1. 3.2 All new development shall be designed in a manner that is consistent with applicable Low Impact Urban designation development criteria; i.e., central water and sewer are required. Additional open space shall be provided through the clustering concept, and nonresidential projects shall be reviewed by using the following criteria:

- a. Reduced lot coverage for buildings or impervious surfaces if needed to protect any environmental resources;
- b. Increased landscaped buffers that would be added to the protection of any environmental resources on site (i.e., 10% of required buffer);
- c. Reduced parking areas (if documented through the development review analysis);

- d. Limitations on the type of industrial uses to insure neighborhood compatibility; and,
- e. Commercial would primarily be office or neighborhood convenience or as an ancillary use.

The manner in which these criteria are complied with will be determined through land development review process.

HR 1. 3.3 New development exceeding one (1) acre in lot size excluding construction of a single family dwelling unit, shall be processed through the PUD procedures to ensure consistency with the Neighborhood Plan. Lots containing less than the minimum lot size for the appropriate PUD may be processed as a non-conforming lot as long as the subdivision occurred prior to the effective date of the Comprehensive Plan, April 3, 1990. This policy does not supersede policy HR 1.1.3.

HR 1. 3.4 Mass transit connections between the neighborhood and the Halifax area should be maintained and enhanced as population increases in the area.

OBJECTIVE:

HR 1.5.4 The neighborhood plan should be tied into the gateway concept of Daytona Beach by coordinating with the two major projects to the east; the LPGA development and the Halifax Area Activity Center.

POLICIES:

HR 1. 4.1 The existing arterial corridor regulations shall apply to both new development and existing developments where a change of use occurs in order to continue the coordination effort between Volusia County and the City of Daytona Beach in maintaining U.S. Highway 92 as an attractive entrance way into the city.

HR 1. 4.2 Off-street parking areas and the parking, storage, or display of industrial equipment shall be shielded from view from U.S. Highway 92. In addition, commercial merchandise or products should not be displayed along the U.S. Highway 92 frontage and shall also be shielded from view. The use of opaque screening or landscaping along the frontage of U.S. Highway 92 shall be used to shield the view. The required landscape buffer/screening shall not be used for parking, storing, or displaying merchandise.

HR 1. 4.3 Due to the existing platted lots that front along U.S. Highway 92, access control measures will be used to reduce the potential number of driveways. This policy will also apply to residential uses.

OBJECTIVE:

- HR 1. 5 The planning and design of public investments of the area's infrastructure should promote a neighborhood identity.

POLICIES:

- HR 1. 5.1 The incorporation of safe traffic patterns, limited vehicle access points, and pedestrian amenities such as sidewalks, benches, and lighting shall be required in the design of new development projects or development involving a change of use.

2. HALIFAX ACTIVITY CENTER

A. DESCRIPTIONS OF FUTURE LAND USE DESIGNATIONS

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

Three of these designations - Office, Commercial/Office, and Tourist Commercial - are entirely unique to the Halifax Activity Center Plan and are applicable only to the Activity Centers. 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. Activity Center Industrial - Except as provided for herein, the purpose and intent (including permissible uses) are 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:
 - Be sited primarily adjacent to non-thoroughfare roads so as not to attract off-premises users/customers;
 - Be linked by an internal circulation system (i.e., walkways, streets, etc.) to other structures within the IPUD;
 - 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,
 - Be accessible to vehicular traffic only from streets within the IPUD.
2. Tourist Commercial - The purpose and intent of this specialized designation are 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). The maximum Floor Area Ratio will be thirty-five percent (0.35 FAR).
3. 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.
4. Commercial/Office - It is intended that this designation accommodate a mixture of commercial and office development. Flexibility in the siting and intermixture of uses within areas accorded this designation is encouraged. However, the commercial or office segment of a development shall not exceed sixty percent (60%) of the property. A development which proposes to

exceed this threshold shall require that the Activity Center Plan be amended to the appropriate designation. Building intensity of up to a fifty-five percent Floor Area Ratio (0.55 FAR) will be allowed in this designation.

B. VOLUSIA GROWTH MANAGEMENT COMMISSION CONDITIONS

The Volusia Growth Management Commission (VGMC) requires a comprehensive traffic study for any development proposed for the Halifax 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 Halifax 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 Halifax Activity Center shall be consistent with the 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 supplement, not substitute or supersede, the Comprehensive Plan and other land development regulations.

GOAL:

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

OBJECTIVE:

HAL 1. 1 Provide adequate and appropriate areas resulting in a mixture of urban land uses.

POLICIES:

HAL 1. 1.1 The future land use map for the Halifax 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 with the Activity Center. Build-out of the Activity Center properties may extend beyond 2010. The

Activity Center has been partitioned into phases as depicted by the future land use map.

- HAL 1.1.2 Subsequent to the completion of a study designed to suggest necessary improvements for the Tomoka Farms Road, Bellevue Avenue, and U.S. Highway 92 intersections, a specific land use plan for Phase II of the Activity Center shall be prepared. Adoption of the plan for this phase of the Activity Center shall require an amendment to the Comprehensive Plan. However, development of properties situated within Phase II may proceed through the Planned Unit Development process consistent with applicable provisions of the Comprehensive Plan.
- HAL 1.1.3 All development within the Halifax Activity Center shall be consistent with the future land use designations depicted by the corresponding 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.
- HAL 1.1.4 The maximum building coverage for nonresidential development within the Halifax Activity Center shall not exceed thirty-five (35%) percent of an individual lot.
- HAL 1.1.5 New residential development within that portion of the Halifax Activity Center, east of Interstate 95, shall be discouraged. New residential development within said area may be permissible only after compatibility with the Daytona Beach International Airport has been determined. Existing residential development in said area may continue in a manner consistent with the County's land development regulations and other applicable State and Federal requirements.
- HAL 1.1.6 The conceptual alignments of the proposed roads as depicted by the Proposed Roads Map of the support document for the Activity Center plan should be maintained to the extent possible when reviewing development proposals for the Activity Center. However, modifications to these conceptual alignments shall not require an amendment to the Center's future land use map.
- HAL 1.1.7 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 and a half (1 -1/2) acres 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.

HAL 1.1.8 Primary office development should be encouraged to locate at premium and high visibility sites within the Activity Center.

HAL 1.1.9 Research and development uses should be encouraged to locate at premium and high visibility sites within the Activity Center.

OBJECTIVE:

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

POLICIES:

HAL 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;
- 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 predominately 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 the Activity Center be aesthetically identical. Development shall be consistent with Zoning Ordinance design requirements and the Thoroughfare Overlay Zone Regulations.

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

OBJECTIVE:

HAL 1.3 Promote development within the Activity Center which protects and enhances the natural and built environment.

POLICIES:

- HAL 1.3.1 The clustering of activities and structures shall be encouraged so as to promote open space areas.
- HAL 1.3.2 Development adjacent to the Environmental System Corridor (ESC) surrounding the Tomoka River shall be consistent with applicable State and County regulations.
- HAL 1.3.3 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 of the Activity Center.
- HAL 1.3.4 Wetlands are generally depicted by the supporting document for the Activity Center plan 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.
- HAL 1.3.5 Future design and construction of structures adjacent to Daytona Beach International Airport shall be required to achieve noise reduction levels, consistent with the standards found in the Code of Federal Regulations.

OBJECTIVE:

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

POLICIES:

- HAL 1.4.1 Volusia County shall, in cooperation with the Florida Department of Transportation, evaluate the impacts of specific land development proposals upon future improvements to Interstate interchanges. Where possible, development approvals shall be designed to protect land critical for future interchange improvements.
- HAL 1.4.2 Volusia County shall evaluate the impacts of specific land development proposals upon the continued operation of, and programmed future improvements to Daytona Beach International Airport.
- HAL 1.4.4 Volusia County shall solicit comments from the City of Daytona Beach when reviewing development proposals within the Halifax Activity Center.

OBJECTIVE:

- HAL 1.5 Promote development which enhances the economic base of the County.

POLICIES:

- HAL 1.5.1 Volusia County shall establish a program, consistent with the County Economic Development Plan, to attract and promote appropriate development within the Activity Center.

- HAL 1.5.2 If deemed appropriate, 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.
- HAL 1.5.3 When evaluating proposed Planned Unit Developments, preference shall be given to those uses which are dependent upon, or related to, the Daytona Beach International Airport and/or which supplement uses within the Foreign Trade Zone.

OBJECTIVE:

- HAL 1.6 Provide for the correction/mitigation of existing roadway problems.

POLICIES:

- HAL 1.6.1 Volusia County shall cooperate with the Florida Department of Transportation, the City of Daytona Beach, and affected landowners so as to ensure the safe and efficient function of the intersection of Tomoka Farms Road, Bellevue Avenue, and U.S. Highway 92.
- HAL 1.6.2 Volusia County, in conjunction with affected landowners, shall strive to construct, if warranted, thoroughfares/roadways transversing the Activity Center which parallel existing thoroughfares.

OBJECTIVE:

- HAL 1.7 Promote development and programs which are designed to alleviate traffic congestion.

POLICIES:

- HAL 1.7.1 Volusia County shall, in cooperation with the appropriate agencies, seek to promote mass transit service to the Activity Center.
- HAL 1.7.2 Mixed use buildings shall be encouraged within a development.
- HAL 1.7.3 Prior to 1995, Volusia County shall study other methods of promoting traffic reduction, which may include, but may not be limited to, the feasibility of adopting a Traffic Reduction Ordinance, requiring a transportation management agreement as a condition of project approval, the formation of Traffic Management Associations, and the establishment of a Transportation Concurrency Management Area.
- HAL 1.7.4 Site planning/design for proposed projects shall, as a condition of approval by the County, facilitate and encourage the internal movement of mass transit vehicles (only where the size/intensity of the proposed development warrants such considerations), and provide preferential off-street parking locations for carpool and vanpool usage.
- HAL 1.7.5 Commercial development which demonstrates appropriate pedestrian linkages, internal trip captures, and reduced impact on thoroughfare roads shall be encouraged.

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.

4. SOUTHWEST ACTIVITY CENTER

A. BACKGROUND

The Southwest Activity Center has long been envisioned as a major employment and commerce center in west Volusia County. The area is favorably located at the crossroads of S.R. 472 and Martin Luther King Jr. Beltway/County Road 4101, and in close proximity to the S.R. 472/Interstate-4 interchange. The Southwest Activity Center remains well positioned to absorb the expansion of the Orlando/Central Florida urban market and to become an employment focal point in west Volusia County.

B. DESCRIPTIONS OF FUTURE LAND USE DESIGNATIONS, DENSITY, AND INTENSITY

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

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

1. Southwest Activity Center Commerce (SWAC Commerce)

This district is considered the core of the Southwest Activity Center and is located on the north and south sides of State Road 472, and west of County Road 4101 (Martin Luther King Jr. Beltway). This district facilitates moderate to higher intensity development, generally with a mix of office, light industrial, retail and hotel uses as follows:

- a. Office/Office Park – The intent of this use is to provide for corporate headquarters, general business/professional use, and supporting ancillary uses.
- b. Light Industrial/Business Park – The intent of this use is to provide for light industrial development and complementary uses. These parks may contain a variety of uses including, but not limited to, warehouse/distribution, light manufacturing and assembly, research and development, flex space, industrial and business headquarters/offices, general/professional office, wholesale/retail showrooms, and incubator spaces for emerging companies.
- c. Commercial: Power Center – The intent of this use is to accommodate power shopping centers with a typical range of 250,000 to 700,000 square feet. Such centers generally have from two (2) to five (5) primary anchor stores, usually discount and specialty super stores.
- d. Commercial: Neighborhood Retail Shopping Center – The intent of this use is to provide for neighborhood and convenience shopping centers including, but not limited to, supermarkets, neighborhood drugstores, and convenience stores. Neighborhood shopping centers typically range in size from 50,000 to 200,000 square feet.
- e. Commercial: Support/Ancillary Uses – The intent of this use is to provide for ancillary commercial retail development including restaurants, financial services/banking,

recreational facilities, health clubs, day care centers, and hotel/hotel conference centers. Singular uses that are disconnected from a cohesive development plan are not permitted. These uses shall develop on out-parcels that are included in a larger development plan.

- f. Public/Semi-public – Small scale uses such as fire stations and lift stations will be permitted in each designation.
- g. Residential Uses: Residential and non-residential uses may be mixed vertically, which means that commercial/office uses shall occupy the ground floor space and residential uses may occupy the upper floors in the same building. The density shall not be less than eight (8) dwelling units per acre, nor more than twenty-two (22) dwelling units per acre, and shall be subject to the Equivalency Matrix land use exchange rate set forth in Policy SW 1.0.3, below.

Minimum density: 8 dwelling units per acre.

Maximum density: 22 dwelling units per acre.

Minimum FAR: 0.25.

Maximum FAR: 0.60.

2. Southwest Activity Center Community (SWAC Community)

This designation provides a transition from the SWAC Commerce designation described above to the low density uses surrounding the Southwest Activity Center. Located on the periphery of the SWAC Commerce designation, this designation facilitates a mix of residential uses and limited support commercial uses, the purpose of which is to provide an immediate locational opportunity for housing related to employment, pedestrian access and connectivity, and trip capture with uses as follows:

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

Minimum density: 4 dwelling units per acre.

Maximum density: 8 dwelling units per acre.

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

Minimum density: 8 dwelling units per acre.

Maximum density: 18 dwelling units per acre.

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

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

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

Maximum Gross Floor Area Ratio: 0.25.

3. Development Density and Intensity

The total development density and intensity for the Southwest Activity Center consists of the following:

Office Land Uses	1,022,516 square feet.
Commercial/Retail Land Uses	661,544 square feet.
Light Industrial	659,321 square feet.
Multi-family Residential Land Uses	1,939 dwelling units.
Single-family Residential Land Uses	220 dwelling units.
Hotel	197 rooms.

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 based on 45,500 daily external trips allocated to Phase 1A for the DRI, subject to completion of certain roadway improvements. A total of 32,230 daily external trips were permitted prior to completion of said roadway improvements. The Southwest Activity Center shall retain a pro-rata

share of this distribution of 11,444 net external vested daily trips. These trips shall be equitably distributed between districts on a percentage bases as follows:

Southwest Commerce District:	6,065 net external vested daily trips
Southwest Community District:	5,379 net external vested 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.

If undeveloped parcels within the Southwest Activity Center are annexed by a contiguous municipality, then the net external vested daily trips are assigned on a pro rata share based on acreage. If a developed parcel is annexed by a contiguous municipality, then the external daily trips assigned to the development shall be deducted and the remaining net external vested daily trips will be assigned on a pro-rata share to the remaining acreage.

Volusia County shall review the impacts to county roads and shall require applicants to address operational impacts, including but not limited to requiring operational improvements to county roadways to address impacts to the road network resulting from a development. 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.

Volusia County shall coordinate with the Florida Department of Transportation to identify appropriate mitigation strategies to address potential impacts to state facilities for any trips generated in excess of those determined to be vested.

- 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.

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

[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.
- SW 1.1.2 All development within the Southwest Activity Center shall be consistent with the future land use designations depicted by the corresponding Future Land Use Map Figure 1-12D, the descriptions provided in section B, above, and all other appropriate sections of the Comprehensive Plan and land development regulations.
- SW 1.1.3 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. However, modifications to these conceptual alignments shall not require an amendment to the Activity Center's future land use map.
- 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.
- SW 1.1.5 Mixed-use development shall be encouraged for appropriate locations within the Southwest Activity Center.
- SW 1.1.6 Existing uses within the boundary of the Southwest Activity Center may continue, but any new development or expansion of existing uses shall be consistent with the Future Land Use descriptions set forth in section B, above, for the Southwest Activity Center.
- SW 1.1.7 Office park and research and development uses should be encouraged to locate at premium and high visibility sites within the Activity Center.
- SW 1.1.8 Retail type commercial shall be located at appropriate locations consistent with the Future Land Use descriptions set forth in section B, above.
- SW 1.1.9 Hotel accommodations should be in close proximity and have easy access to the office and industrial segments of the Activity Center.
- SW 1.1.10 In order to facilitate both the regional commercial/retail and other retail activity, as well as the safe and efficient movement of auto traffic from one center/store to another, the use of common access arrangements shall be required within the Activity Center.

OBJECTIVE:

SW 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:

SW 1.2.1 New development and redevelopment may, at a minimum, be required to:

- Provide for a compatible and consistent appearance by utilizing such mechanisms as sign 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;
- Incorporate shared access, shared parking, and loading facilities, as practical to reduce impervious surfaces and multiple access points on the thoroughfare and internal road systems;
- Provide for interconnected vehicular, transit, and non-vehicular movement throughout the Activity Center;
- Provide a network of connected open spaces (said open spaces shall be in, or predominately in, a natural state) that promote linkage with other adjoining developments;
- Cluster to preserve critical habitat for protected listed species;
- 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 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 be subject to 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 projects sharing a common boundary with an area planned for residential use shall be sensitive to the scale and context of the residential neighborhood. The design of nonresidential uses should emulate or be compatible with adjacent residential building styles (if existing), development patterns, building masses, overall height, setbacks, and areas in need of buffering.

- SW 1.2.4 Encourage 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 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 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 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 with applicable ~~with~~ Federal, State, and local agencies.
- SW 1.3.4 The open space designation may also be utilized in identifying areas for habitat preservation or mitigation. The open space areas may allow the following 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 1.3.5 All mitigation activities for listed species shall include a management plan intended to ensure the long term vitality of listed species populations.
- SW 1.3.6 All landscaping plans shall be required to utilize water-efficient landscaping techniques. Water-efficient landscaping techniques include the use of native vegetation, strategic locations of plants, water-efficient irrigation systems, water reuse systems, and maintenance of native vegetation stands.

- SW 1.3.7 Building design, construction, and operation should incorporate green building practices to promote energy conservation.
- SW 1.3.8 All development shall connect to central utilities for potable water uses. All irrigation wells are prohibited. Non-potable water is to be provided by the following sources, in order of priority, for surface irrigation of common and private areas, to include parks, commercial, industrial and residential areas, unless prohibited by the Florida Department of Environmental Protection, the St. Johns River Water Management District, or other regulatory agency: (a) Treated wastewater made available to the property; (b) Surface water stored on-site in surface water storage ponds; or (c) Potable water may be used only on single-family residential lots if no lesser quality source is available, but shall be converted to a lesser quality source when it becomes available.
- SW 1.3.9 Solar panels are allowed and encouraged on all buildings, in adherence to design guidelines that may adapt to changing technologies.

OBJECTIVE:

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

POLICIES:

- SW 1.4.1 Volusia County shall, in cooperation with the Florida Department of Transportation, evaluate the impacts of specific land development proposals upon the existing and future plans for the roadway network. Development shall be designed to protect land critical for future interchange, roadway, and intersection capacity improvements.
- SW 1.4.2 The Future Land Use Map Figure 1-12D for the Southwest Activity Center serves as a guide in locating land uses. Public facilities and support uses are not shown on the map, but they may be allowed under either the SWAC Commerce (SWC) or SWAC Community (SWR) Districts.
- SW 1.4.3 The Florida Fish and Wildlife Conservation Commission, the U.S. Fish and Wildlife Service, or other appropriate agencies shall be notified of any land development proposal within the Southwest Activity Center that may impact listed species or associated habitat. If deemed appropriate, the County shall coordinate with State and Federal agencies to ensure the proper management of listed species occurring on the Southwest Activity Center.

OBJECTIVE:

- SW 1.5 Promote development that enhances the economic base of the County.

POLICIES:

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

SW 1.5.2 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.

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

OBJECTIVE:

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

POLICIES:

SW 1.6.1 Roadway improvements that may be necessary to mitigate level of service impacts shall be consistent with the Thoroughfare Plan of the Transportation Element.

SW 1.6.2 Development shall be monitored and transportation impacts assessed as required by the county's transportation concurrency management program.

OBJECTIVE:

SW 1.7 Promote development patterns and mobility programs that are designed to minimize future traffic congestion.

POLICIES:

SW 1.7.1 Volusia County shall, in cooperation with the appropriate agencies, seek to promote mass transit service to the Activity Center.

SW 1.7.2 Mixed use buildings and projects shall be encouraged within a development in order to provide internal trip capture.

SW 1.7.3 Volusia County shall study other methods of promoting traffic reduction, which may include, but may not be limited to, the feasibility of adopting a traffic reduction ordinance, requiring a transportation management agreement as a condition of project approval, the formation of traffic management associations, and the establishment of a transportation concurrency management area.

SW 1.7.4 Site planning/design for proposed projects shall, as a condition of approval by the County, facilitate and encourage the internal movement of mass transit vehicles (only where the size/intensity of the proposed development warrants such considerations), and provide preferential off-street parking locations for carpool and vanpool usage.

SW 1.7.5 Commercial development that demonstrates appropriate pedestrian linkages, internal trip captures, and reduced impact on thoroughfare roads shall be encouraged.

- SW 1.7.6 Encourage beneficial development patterns during the development review process, whenever practical, so that complementary uses can be located in close proximity to facilitate walking, bicycling or the use of local but not thoroughfare roads for auto trips.
- SW 1.7.7 Encourage convenient pedestrian and local road access from lodging facilities to restaurants.
- SW 1.7.8 Require safe, attractive streets that provide connectivity throughout the Activity Center area.

5. HONTOON ISLAND

The study area is located approximately four (4) miles west of DeLand and consists of approximately 5200 acres. It is bounded on the north by the Lake Woodruff Wildlife Refuge and Highlands Park Road, on the east by the Seaboard Coast Line Railroad tracks, on the south by Hontoon State Park and Lake Beresford, and on the west by the St. John's River. (See Figure 1-12E)

A portion of this study area is within the Wekiva River Aquatic Preserve. The boundaries of this preserve are described in Chapter 258.39(30), Florida Statutes. In addition to the policies of this Plan, the guidelines and policies of the Wekiva River Aquatic Preserve Management Plan shall be followed within the preserve boundaries.

In order to bring about consistency and to retain the intent of the Hontoon Island Plan, the Comprehensive Plan incorporates most of the Hontoon Island Plan. However, because of the intent of the Hontoon Island Plan not to overburden the existing road system, a policy has been retained.

"No development shall be approved which will cause traffic to operate at worse than a level of service "C" on County roads within the Hontoon Island Study Area."

6. NORTH PENINSULA

The study area is located on the northern portion of Volusia County's barrier island, referred to as the "peninsula," hence the name North Peninsula. The city limits of Ormond Beach form the southern boundary (Plaza Drive) and the Flagler County line is the northern limit. The study area is bounded on the east by the Atlantic Ocean and on the west by the Halifax River. (See Figure 1-12F)

The North Peninsula Plan was used as the foundation for the Future Land Use designation in the area. Modifications have been requested over the years to bring about consistency between the North Peninsula Plan and the Comprehensive Plan. The major differences are Urban Low Intensity designation along John Anderson Drive and Urban Medium Intensity designation along A1A, north of Sunnybeach Drive.

Through the North Peninsula Study Area Plan, a new policy should be developed to direct changes in the County's land development regulations that provide for the protection of solar access and air flow.

7. MOSQUITO LAGOON: WATER MANAGEMENT STUDY

The study area is bounded on the north by the southern city limits of Edgewater, on the south by northern city limits of Oak Hill, on the west by the east right-of-way line of U.S. Highway 1, and the east by U.S. Highway A1A. (See Figure 1-12G)

To retain the County's efforts at protecting the Mosquito Lagoon and the resulting regulations, the entire Mosquito Lagoon Water Management Study will be included with the support documents of the Comprehensive Plan.

8. ENTERPRISE LOCAL PLAN

Background

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

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

GOAL:

- ENT 1. Maintain the natural, historic, cultural and scenic values associated with the Enterprise Community within a framework which will allow for growth compatible with the established development pattern and current land use policies.

OBJECTIVE:

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

POLICIES:

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

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

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

OBJECTIVE:

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

POLICIES:

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

OBJECTIVE:

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

POLICIES:

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

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

OBJECTIVE:

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

POLICIES:

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

ENT 1.4.2 Specific implementation tools that may be used include:

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

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

9. WILBUR-BY-THE-SEA LOCAL PLAN

Background

A support document for the Wilbur study area was prepared which inventoried and evaluated the area's historic, cultural, and natural resources. A survey was conducted of the study area population and the results are summarized in the support document. The document is entitled "Support Document #1-13, Wilbur-by-the-Sea Study Area."

GOAL:

WIL 1 Maintain the existing residential, cultural and scenic values associated with the Wilbur Community within a framework which will allow for growth compatible with the established development pattern and current land use policies.

OBJECTIVE:

WIL 1.1 Preserve the residential scale of urban development in keeping with the historic residential pattern of Wilbur-by-the-Sea.

POLICIES:

WIL 1.1.1 Applications for increases in the land use intensities and densities above those currently designated on the Volusia County Land Use Map shall be presumed inconsistent with the Wilbur-by-the-Sea Local Plan.

WIL 1.1.2 Sanitary Sewer and potable water design capacity for any systems should be sized at a level appropriate to support a single family residential development pattern. It will not be used to justify increased density of a multi-family character typical of neighboring adjacent beach front communities.

WIL 1.1.3 Applications to convert a residential single family land use to nonresidential use or increase residential density within the Wilbur Community shall not be allowed, except for a valid public purpose pursuant to section 125.01, Florida Statutes on publicly owned property, which is also consistent with the Wilbur-by-the-Sea local area plan and zoning overlay.

WIL 1.1.4 Commercial use should be limited to areas currently designated for that purpose and in use.

WIL 1.1.5 Limited commercial use as allowed in the Comprehensive Plan's Urban Land Use designations shall be subject to Planned Unit Development (PUD) requirements. Any use developed as a PUD must demonstrate compatibility with the character and development pattern of the Wilbur Community.

WIL 1.1.6 The pattern of the predominant low density, low profile single-family residential land uses shall be maintained. The limitation of density facilitates evacuation along the barrier island coastal community and protects the scenic views and the other estuary attributes associated with the river and ocean front areas in the Wilbur-by-the-Sea community.

OBJECTIVE:

- WIL 1.2 Protect and enhance the environmental and cultural resources of Wilbur-by-the-Sea which define the area's character and visual appeal.

POLICIES:

- WIL 1.2.1 The areas of Wilbur-by-the-Sea that are designated as Environmental Systems Corridor (ESC) shall retain this designation to ensure the protection of the environmental resources.
- WIL 1.2.2 The County shall continue to support the protection, historical significance, and recreational use of the Wilbur Boathouse.

OBJECTIVE:

- WIL 1.3 The Wilbur Plan will continue to be implemented.

POLICIES:

- WIL 1.3.1 Any plans and programs for the Wilbur-by-the-Sea study area that are deemed to be appropriate shall be implemented through amendments as necessary to the Comprehensive Plan, Zoning Ordinance, and Land Development Code. Implementation shall not be limited to the above and may be accomplished by any other appropriate means.
- WIL 1.3.2 Specific implementation tools that may be used include, but are not limited to:
- a) Use of an Overlay Zone; and,
 - b) Joint Planning Agreements.
- WIL 1.3.3 The County shall seek joint planning agreements with adjacent municipalities to ensure that annexation activity does not lead to development that is incompatible with the character of the Wilbur-by-the-Sea Community and the intent of this plan.

10. SAMSULA LOCAL PLAN

Background

A support document for the Samsula study area was prepared which inventoried and evaluated the area's historic, cultural, and natural resources. A survey was conducted of the study area population and the results are summarized in the support document. The document is entitled "Support Document #1-14 Samsula Study Area ".

GOAL:

- SAM 1. Maintain the existing rural, agricultural, natural cultural and scenic values associated with the Samsula Community within a framework which will allow for growth compatible with the established development pattern and current land use policies.

OBJECTIVE:

- SAM 1.1 Preserve the low density residential scale in keeping with the historic, rural, residential and agricultural land use pattern of Samsula.

POLICIES:

- SAM 1.1.1 Discourage increases in the land use intensities and densities above those currently designated on the Volusia County Land Use Map for the area within the Samsula Local Plan.
- SAM 1.1.2 Sanitary Sewer and potable water shall be discouraged in the Samsula rural community. Sewer and water may be provided only if absolutely necessary to protect the health, safety and welfare of the community but not to increase land use densities and intensities level.
- SAM 1.1.3 Applications to convert beyond the existing rural land use level designations to nonresidential use or increase beyond the existing rural residential density within the Samsula Rural Community shall be discouraged. Clustering and design standards may be utilized to keep the community's rural appearance and agricultural character.
- SAM 1.1.4 Commercial use should be limited to designations currently existing for that land use.
- SAM 1.1.5 Currently designated commercial use as allowed in the Comprehensive Plan's Future Land Use designations shall be subject to Planned Unit Development (PUD) requirements. Any commercial use developed as a PUD must demonstrate compatibility with the character and rural development pattern of the Samsula Community.
- SAM 1.1.6 The pattern of the low density rural single family residential and agricultural land uses shall be maintained. Road improvements will be designed to move traffic through Samsula and not increase density/intensity to urban land uses.
- SAM 1.1.7 Preference for commercial development within the Samsula community shall be those uses that support the agricultural heritage of Samsula.

OBJECTIVE:

- SAM 1.2 Protect and enhance the rural residential and agricultural resources of Samsula which define the area's character and visual appeal.

POLICIES:

- SAM 1.2.1 The areas of Samsula that are designated as Environmental Systems Corridor (ESC) shall retain this designation to ensure the protection of the environmental resources.
- SAM 1.2.2 The County shall continue to maintain the rural and agricultural appearance of Samsula through the appropriate use of setbacks, visual appearance design standards and the PUD process.
- SAM 1.2.3 Land use in the vicinity of the Samsula Community should not have an adverse effect on the existing character of the community.

OBJECTIVE:

- SAM 1.3 Implementation of the Samsula Plan shall be accomplished by the year 2005.

POLICIES:

- SAM 1.3.1 The County shall implement the Samsula Rural Protection Plan through its Comprehensive Plan, Land Development Code and its Zoning Ordinance and other means as appropriate.
- SAM 1.3.2 Specific implementation tools that may be used include:
- a) Use of an Overlay Zone
 - b) Joint Planning Agreements
 - c) Rural Protection Plan
- SAM 1.3.3 The County shall seek joint planning agreements with adjacent municipalities to ensure that annexation activity does not lead to development that is incompatible with the character of the Samsula Rural Community and the intent of this plan.
- SAM 1.3.4 By 2012, Volusia County shall evaluate and report to the Volusia County Council land use trends for the following areas contained within the Samsula Local Area Plan:
- a) +- 255 acres north of located north and south of Pioneer Trail, west of Airport Road/boundary of T-17S, R-32E and T-17S,R-33E and east of the Environmental Systems Corridor designated on the Spruce Creek drainage feature.
 - b) +- 210 acres represented by the west 2650' of the north 3,450' of the South 5,350' of the Samsula Local Planning Area.

Based on this report and other local considerations, the County may determine whether the future land use map amendments that change the density and intensity within the two areas would be appropriate and/or timely.

11. TOMOKA FARMS VILLAGE LOCAL PLAN

Background

A study for the Tomoka Farms area was prepared to analyze the area's zoning, existing land uses and natural resources. In addition, a survey was conducted of the study area population and the results are summarized in the support document. The document is entitled "Support Document #1-15 Tomoka Farms Area."

GOAL:

- TOM 1. Maintain the existing rural, agricultural, natural cultural and scenic values associated with the Tomoka Farms area within a framework which will allow for growth compatible with the established development pattern and current land use policies.

OBJECTIVE:

- TOM 1.1 Preserve the low density residential scale in keeping with the rural residential and agricultural land use pattern of Tomoka Farms area.

POLICIES:

- TOM 1.1.1 Preserve the existing land use intensities and densities currently designated on the Volusia County Land Use Map for the area within the Tomoka Farms Village Local Plan.
- TOM 1.1.2 Central sanitary sewer and the use of potable water shall be discouraged in the Tomoka Farms Village Local Plan area. Sewer and water may be provided/used only if absolutely necessary to protect the health, safety and welfare of the community, but not to increase land use densities and intensities. Permission to use central water services must be approved by the County Council.
- TOM 1.1.3 Applications to convert beyond the existing rural land use densities and intensities within the Tomoka Farms area shall be discouraged. Clustering, larger setbacks, and other design standards may be utilized to keep the community's rural appearance.
- TOM 1.1.4 The pattern of the low density rural single family residential and agricultural land uses shall be maintained. Potential road improvements will be studied, planned and designed to move traffic through Tomoka Farms area and not increase density/intensity to urban land uses.

OBJECTIVE:

- TOM 1.2 Protect and enhance the rural residential and agricultural resources of the Tomoka Farms area which define the area's character and visual appeal.

POLICIES:

- TOM 1.2.1 The areas of the Tomoka Farms Village Local Plan that are designated as Environmental Systems Corridor (ESC) shall retain this designation to ensure the protection of the environmental resources.
- TOM 1.2.2 The County shall continue to maintain the rural and agricultural appearance of the Tomoka Farms area through the appropriate use of setbacks, visual appearance design standards and the PUD process.
- TOM 1.2.3 Land use proposals in the vicinity of the Tomoka Farms area should not have an adverse effect on the existing character of the community.

OBJECTIVE:

- TOM 1.3 Implementation of the Tomoka Farms Village Local Plan shall be accomplished by the year 2009.

POLICIES:

- TOM 1.3.1 The County shall implement the Tomoka Farms Village Local Plan through its Comprehensive Plan, Land Development Code, Zoning Ordinance and other means as appropriate.
- TOM 1.3.2 Specific implementation tools that may be used include:
a) Use of an Overlay Zone;
b) Joint Planning Agreements; and,
c) Rural Protection Plan.
- TOM 1.3.3 The County shall seek joint planning agreements with adjacent municipalities to respect the rural boundaries of the Tomoka Farms community and to ensure that annexation activity does not lead to development that is incompatible with the character of the Tomoka Farms community and the intent of this plan.

12. Jacksonville Bombing Range Complex Military Zone

GOAL:

JBCMZ 1 Protection of Jacksonville Bombing Range Complex to encourage the long-term viability of the military mission at the Pinecastle and Lake George Ranges, prevent encroachment that may degrade the training and readiness activities of the U.S. Navy, and facilitate the continued presence of the complex.

OBJECTIVE:

JBCMZ 1.1 Ensure that future development within the Jacksonville Bombing Complex Military Zone (JBCMZ) is compatible with current and foreseeable training operations and minimize land use conflicts within this zone in accordance with section 163.3177(6), Florida Statutes.

POLICIES:

JBCMZ 1.1.1 The County of Volusia hereby establishes the Jacksonville Bombing Complex Military Zone (JBCMZ) as an overlay of the Future Land Use Map. The JBCMZ consists of a series of four overlapping sub-areas of geographic concern: the Palatka 1 Military Operations Area (MOA); the Pinecastle Range and the associated Range Safety Zone (RSZ) "C" and Military Training Route (MTR) 1009; and the Lake George Range and the associated Restricted Airspace, R-2907A & R-2907B.

The JBCMZ is an area within the County affected by the training activities of the Pinecastle and Lake George Ranges. Certain land uses within this zone may expose the public to nuisance or safety risks associated with military operations and ordnance delivery or may pose a hazard to military personnel and aircraft engaged in training activities.

JBCMZ 1.1.2 To protect aircraft navigability within the JBCMZ, the County will notify the Navy of any proposal for a structure of 200 feet or higher within the Volusia County JBCMZ and grant the appropriate Navy representative an opportunity to comment on the proposed application.

Applications for cell tower approval shall include written evidence from the Navy representative that the location and height of the tower will not adversely affect aircraft navigability within the JBCMZ.

JBCMZ 1.1.3 The County will require that outdoor lighting fixtures within the areas of JBCMZ, including lights for building or structures, parking lot and roadway lighting, advertising signs, and lights for outdoor recreational facilities be fully shielded so that all light emitted by the fixture projects below the horizontal direction as determined by the photometric test or manufacturer certification. Any structural part of the light fixture providing this shielding must be permanently affixed.

Applications for a building permit shall include written evidence that the proposed lighting will comply with this standard, including the location of lighting fixtures on the site, a description of all lighting fixtures, and photometric data demonstrating the angle of cut off light emissions.

JBCMZ 1.1.4 To minimize the risk of radio frequency interference (RFI) that may impact military flight operations, the County will require new major civilian spectrum operators within the JBCMZ, including industry, public safety agencies, telecommunications, and broadcast media to provide technical parameters on their proposed spectrum use, such as maximum power authorized from the transmitter, the maximum antenna height, the amount of spectrum occupied by the transmitted signal and the geographic area to be served by the communication devices. If the Navy representative determines that the proposed spectrum use may interfere with the electronic systems and communications equipment of military aircraft passing through range airspace, the County will require the operator to adopt appropriate filtering, shielding or other mitigation techniques as a condition of the issuance of a building permit.

JBCMZ 1.1.5 The County shall require an Areas of Military Impact form disclosing a parcel's location within the Volusia County JBCMZ for planned unit developments and other re-zonings and comprehensive plan amendments that increase the residential density.

OBJECTIVE:

JBCMZ 1.2 Foster meaningful intergovernmental coordination and communication among the County, Navy, and other regional partners to ensure that growth management and land use policies work in concert to facilitate the continued safe operation of the JBCMZ and prevent incompatible land use activities in proximity to the ranges.

POLICIES:

JBCMZ 1.2.1 The County will notify the designated Navy representative of County Development Review Committee (DRC), the Planning and Development Review Committee (PLDRC), and County Council meetings and provide agenda packages for any land use changes located within JBCMZ, as well as any relevant studies related to tower heights, radio frequencies, and outdoor lighting to further compatibility of adjacent or closely proximate lands within the JBCMZ.

JBCMZ 1.2.2 The County Development Review Committee (DRC) and the Planning and Development Review Committee (PLDRC) will include, as ex-officio non-voting members, designated Navy representatives to advise on land use issues with the potential to affect military facilities or operations.

JBCMZ 1.2.3 Prior to final action by the County, all proposed comprehensive plan amendments, land development code changes, applications for planned unit developments, rezonings, waivers, exceptions, variances and similar applications dealing with tower heights, radio frequencies, and outdoor lighting

within the Volusia County JBCMZ boundaries, shall be referred to the designated Navy representative for review and comment.

JBCMZ 1.2.4 The designated Navy representative will review proposed comprehensive plan amendments, land development code changes, applications for planned unit developments, rezonings, waivers, exceptions, and variances, and applications dealing with tower heights, radio frequencies, and outdoor lighting within the JBCMZ and provide comments to the County on the impact that such actions may have on the Volusia County JBCMZ.

JBCMZ 1.2.5 The County will forward any review comments concerning the Volusia County JBCMZ received by the designated Navy representative to the Department of Economic Opportunity (DEO).

13. OSTEEN LOCAL PLAN

Background:

The Osteen Local Plan area is located in southwest Volusia County along the SR 415 corridor between Lemon Bluff Road and Acorn Lake Road and includes 3,990 acres. The Osteen Local Plan is the result of extensive intergovernmental coordination between the City of Deltona, County of Volusia, and community stakeholders. On December 5, 2008 the City and the County entered into a Joint Planning Agreement (JPA). The JPA requires the local plan to be adopted into the respective Comprehensive Plan of each local government.

From a planning perspective, the recognition of the SR 415 corridor as being suitable for urban uses dates back to the 1990 adoption of the County's Future Land Use Map. In addition, through the years, the County and the City have amended their Future Land Use Maps resulting in increases of urban intensity along the SR 415 corridor. The intent of the Osteen Local Plan is to recognize and enhance the urban opportunities for the area while protecting the rural and environmental characteristics that make up a significant portion of the Osteen area. Development will be aesthetically pleasing, functional and adequately supported by infrastructure.

Descriptions of Future Land Use Designations:

The Osteen Local Plan includes a Land Use Map featuring land use designations that are unique to the Osteen area and the map is to be included in the County/City map series. The Osteen Land Use designations are described as follows:

- 1) Osteen Commercial Village (OCV) – The purpose of the OCV category is to facilitate a mixed use, neo-traditional, development pattern featuring various commercial (office, retail, etc.) and residential uses. The development pattern within the OCV is intended to be a relatively dense mixture of multi-story, low and medium rise buildings that contain both residential and commercial uses. On small tracts of land, less than one acre in size, development may occur as standalone uses. However, standalone uses will still need to adhere to the mixed use purpose and intent of the OCV and be integrated into the larger development pattern by at minimum, establishing linkages with other development projects. Development shall provide vertical diversification of uses, where applicable, requiring retail/office on bottom floors and office/residential on the upper floors. While residential uses are required, commercial is intended to represent the dominant land use. Development within the OCV should be designed and oriented around a grid pattern of cross access easements, alleys and streets. Development linkages and pedestrian access as well as the incorporation of plazas and other common areas are intended to be an integral part of the OCV.

OCV Development Intensities/Densities

Dwelling Units – Max 12 dwelling units per acre/Min 8 dwelling units per acre

Intensity – Max FAR 0.5/Min FAR 0.25

Development Mix – 80% non residential/20% residential

- 2) Mixed Use Village (MUV) - The MUV is intended to facilitate a variety of housing choices along SR 415. Housing types in the MUV can include single-family dwellings on individual lots,

townhomes, or medium density, low rise multi-family formats. Strip commercial uses along major roads, including SR 415 are not allowed in the MUV. However, commercial uses such as a community shopping center may be allowed within compact nodes associated with the intersections of major roads. Where possible commercial and residential development should be combined into single buildings or otherwise mixed. Access to SR 415 shall be limited. Cross access easements, parallel facilities or other methods will be used to limit driveway cuts onto SR 415. Small parks, tot lots and open space areas are intended elements of the MUV.

MUV Development Intensities/Densities

Dwelling Units – Max 8 Dwelling units per acre/Min 4 dwelling units per acre

Wetlands: 1 du/10 acres

Intensity – Max FAR 0.35

Development Mix – 70% residential /30% non residential

- 3) Tech Center (TC) – The purpose and intent is to create a high value employment center featuring light industrial, office, research facilities, and flex office space uses. Appropriate development details, such as campus design themes, will be crucial in implementing the high-value vision for this category. In addition, access to SR 415 shall be limited with access being provided by cross access easements and eventually a roadway parallel to SR 415.

TC Development Intensity

Intensity – Max FAR 0.35

- 4) Urban Residential (UR) – The UR category is primarily a residential designation that allows single-family dwellings on individual lots. In some cases low rise multi-family or town home type developments may be allowed as a transition if located next to mixed or commercial urban land uses associated with the SR 415 corridor. Limited neighborhood convenience type commercial uses may be allowed along collectors, arterials or thoroughfares. However, neighborhood commercial uses shall be of size and scale to only serve the immediate neighborhood and be compatible with the general residential nature of the UR.

UR Development Intensities/Densities

Dwelling Units – Max 8 dwelling units per acre/Min 4 dwelling units per acre

Intensity – Max FAR 0.25

Development Mix – Max 5% non-residential

- 5) Transitional Residential (TR) – The TR designation is intended to provide a transition between more intense urban uses planned for the SR 415 corridor and the rural and environmental characteristics of the land located in east Osteen. Single family homes on individual lots will be the principal use. However, townhome and duplex dwelling formats may be allowed.

TR Development Densities

Dwelling Units – Max 4 du per acre

Wetlands: 1 du/10 acres

- 6) Rural Estate (RE) – The RE designation generally allows a large lot, rural type development pattern. The preferred use is single family acreage oriented lots. To protect agricultural or natural resources the RE does allow dwelling units to be clustered.

RE Development Densities

Dwelling Units - Max 1 du per 5 acres.

Wetlands: 1 du/10acres

- 7) Cluster Residential (CR) – The intent of the CR designation is to allow low density residential development while affording protection to environmental resources. Cluster subdivisions are to be used to direct development away from natural resources. In addition, to limit habitat fragmentation natural resource and open space areas shall be designed and located to maintain and enhance corridor connections. The preferred development type within the CR will be single family dwellings on individual lots. Lot sizes may vary depending on individual cluster subdivision designs that will result in smaller net lot sizes. If the property lies within ECO, the property owner may alternatively develop under the conservation subdivision policies, goals and objectives and corresponding conservation criteria and density set forth in the Smart Growth Initiative, of the Volusia County Comprehensive Plan.

CR Development Densities

Category #1 - 1 dwelling per 25 acres

Category #2 - 1 dwelling per 20 acres

Category #3 – 1 dwelling per 10 acres

Category #4 – 1 dwelling per 5 acres

Category #5 – 1 dwelling per 1 acre

Wetlands: 1du/10 acres

GOALS, OBJECTIVES, AND POLICIES

GOAL:

- OST 1 Achieve a sustainable, fully functioning, well designed and aesthetic urban, mixed use development pattern associated with the SR 415 corridor while appropriately protecting the rural and environmental characteristics of the Osteen Local Planning Area.

OBJECTIVE:

- OST 1.1 Provide an adequate interdependent mixture of land uses associated with the SR 415 corridor.

POLICIES:

- OST 1.1.1 Development within the Osteen Local Plan Area shall be consistent with the following:
- Osteen Land Use designations as depicted on the Osteen Future Land Use Map;
 - All other Elements of the County and City Comprehensive Plan;
 - Current land development and zoning codes irrespective of jurisdiction;
 - Environmental standards and other regulations that may be applicable;
 - Smart Growth policies of the County's Future Land Use Element regarding ECO Map, excluding the City's water treatment plant development proposal.
- OST 1.1.2 Existing individual single family dwelling uses and agricultural uses within the Osteen Local Plan area may continue.
- OST 1.1.3 Workforce housing shall be encouraged in the Osteen Commercial Village, Mixed Use Village and Urban Residential designations.
- OST 1.1.4 Incompatible land uses such as commercial and urban density shall be directed away from the Rural Estate area.
- OST 1.1.5 New strip commercial featuring a one store deep, single use retail development pattern oriented towards a road or highway shall not be allowed within the Osteen Local Planning area.
- OST 1.1.6 Cluster type subdivisions that may occur within the Cluster Residential designation shall provide a minimum of 70% open space with at least 30% of that total used as common open space.
- OST 1.1.7 The adoption of the Osteen Local Plan shall not change or limit the current or potential uses on land within the Osteen Plan that is classified with the Volusia County I-1 (Light Industrial) zoning.
- OST 1.1.8 Public and/or Private civic oriented uses and essential services such as schools, wells, water treatment plants, or medical facilities shall be allowed in any land use category within the Osteen Local Plan, and are exempt from the design standards and height standards of the Local Plan.
- OST 1.1.9 Both the City and the County shall maintain intensity and density calculations for each development and shall reconcile these numbers annually to ensure the overall development mix is achieved at build out. The County Planning Department shall

maintain the annual density and intensity calculation report as agreed upon by the City and County.

OBJECTIVE:

- OST 1.2 Urban development within the Osteen Local Plan will be adequately served by appropriate infrastructure.

POLICIES:

- OST 1.2.1 To protect rural areas, infrastructure will be directed away from land within the Osteen Planning Area not designated or suitable for urban type development.
- OST 1.2.2 The City and the County shall continue to coordinate with the Florida Department of Transportation, ECFRPC and Volusia County Transportation Planning Organization to support the widening/improvement of SR 415 as approved by the Florida Department of Transportation.
- OST 1.2.3 The City does not intend to establish central utilities within the Rural Estate or Cluster Subdivision areas for the purpose of serving those areas, unless such utilities are needed to correct threats to public health, safety and welfare or to serve clustered housing where utilities are deemed appropriate based on lot size, soil conditions, or other factors.
- OST 1.2.4 The location of infrastructure such as roads and utility lines should be directed away from wetlands and other natural resource areas. If the location of infrastructure does result in impacts to wetlands or critical habitat then suitable mitigation shall be required.

OBJECTIVE:

- OST 1.3 Development design techniques shall be used to foster a development pattern that is aesthetically pleasing, functional and enhances the economic base of the area.

POLICIES:

- OST 1.3.1 The County and City shall adopt land development regulations that will accomplish the following:
- Ensure safe and convenient pedestrian access;
 - Limit driveway cuts onto SR 415 and other major roads by requiring cross access easements and shared parking;
 - Require that internal streets and alleys be designed along a grid pattern to facilitate interconnectivity;
 - Manage the location and amount of parking;
 - Regulate signs;

Require appropriate landscaping (water wise/Florida native), buffering and screening;

Establish standards for architectural themes and building material type, mass, orientation, fenestration;

Ensure that land uses are mixed and well integrated both horizontally and vertically primarily in the OCV land use designations;

Protect natural resources;

Establish standards for open space and cluster subdivisions where applicable; and

Encourage and incentivize “green” building techniques, including LEED certification.

OST 1.3.2 The City and County recognize that the future land use designations provided in Exhibit “B” of the JPA of December 5, 2008 includes design criteria. The City and County shall implement the provisions of Exhibit “B” which are not expressly incorporated in the local plan through their respective land development regulations.

OST 1.3.3 The City and the County shall continue to notify and work together, through both formal and informal processes, to ensure that land use plan amendments, zoning requests, and other land development activities that may be proposed within each respective jurisdiction are consistent with the Osteen Local Plan.

OBJECTIVE:

OST 1.4 Protect natural resources by directing residential density, and other incompatible land uses away from such areas.

POLICIES:

OST 1.4.1 Notwithstanding the density allotments of the land use designations stated in this policy, the dwelling unit density standard for wetlands within the Mixed Use Village, Transitional Residential, Rural Estate, and Category 3, 4 and 5 of the Cluster Residential is one unit per 10 acres.

OST 1.4.2 To the greatest extent possible, wetlands within the Osteen Local Planning Area shall be preserved. In situations where wetland impacts are found to be unavoidable appropriate mitigation shall be provided.

OST 1.4.3 All wetlands situated within the Osteen Local Planning Area shall be afforded a wetland buffer. The wetland buffer widths shall be a minimum of 25 feet, unless otherwise permitted and mitigated in accordance with the natural resource protection of the land development code, except in the CR designation which requires an average 100 feet wetland buffer. The City’s proposed water treatment plant site located within the CR category shall maintain a minimum 25 feet wetland buffer. In

the event that the St. Johns River Water Management District requires a larger wetland buffer, the most restrictive wetland buffer width shall apply.

- OST 1.4.4 Land development standards and best management practices shall be employed to protect the water quality of lakes and wetlands. Such standards include setbacks, retention of native vegetation, appropriate management of stormwater, and the minimization of shoreline alterations.
- OST 1.4.5 The functions of flood plains and other flood prone areas shall be protected by directing development away from such areas. If activities do occur within floodplain or flood prone areas such impacts shall be minimized. In addition, if development does occur within floodplain/prone areas then techniques such as compensating storage and the elevation/design of improvements shall be required to ensure that floodplain functions are protected.
- OST 1.4.6 Conservation subdivision techniques shall be required for residential development projects planned within the Cluster Subdivision designation. Open space areas shall include wildlife and listed species habitat, wetlands and other environmental characteristics. In addition, natural connections shall be maintained to minimize habitat fragmentation.
- OST 1.4.7 Land development proposals shall be required to protect ecologically viable natural habitats. Management plans shall be required to ensure that habitat is protected or mitigated consistent with applicable local, State and Federal Agencies.

OBJECTIVE:

- OST 1.5 Provide for transportation solutions of the SR415 corridor.
 - OST 1.5.1 Beginning on August 20, 2009, no more than 5,440 dwelling units or 5.7 million square feet of non-residential development within said area shall be approved by development order of the City or County; but, in no event, shall more than 1,360 dwelling units or 1.4 million square feet of non-residential development be approved by development order of the City or County prior to January 1, 2015. The limitations imposed by this policy shall not include dwelling units and non-residential square footage existing prior to August 20, 2009.
 - OST 1.5.2 The City and County shall propose an access management plan that will include an alternative network and parallel facilities plan for the Osteen Local Plan area to be approved by the Florida Department of Transportation, District.
 - OST 1.5.3 Access to SR 415 will be limited by requiring the use of frontage/rear roads, cross access agreements, shared parking and other methods as deemed appropriate.
 - OST 1.5.4 The proper functioning of the urban land use designations associated within the Osteen Plan are contingent on the construction of a network of roads and parallel facilities. Such facilities are intended to direct traffic away from SR 415. These improvements shall be constructed by developers or funded through various approaches including fair share agreements, impact fees, grants or through other sources that become available.

14. FARMTON LOCAL PLAN

Background:

Farmton consists of approximately 47,000 acres in southeast Volusia and 12,000 acres in northern Brevard Counties. The tract has been under the single ownership of Miami Corporation for more than 80 years and has been under development pressure due to its access to SR 442 and SR S5A interchanges along I-95. The Farmton Local Plan sets forth a common 50 year vision for this portion of Volusia and Brevard Counties with a plan for conservation and sustainable development.

The Farmton Local Plan establishes two innovative land use designations called GreenKey (GK) and Sustainable Development Area (SDA). The Plan also establishes a planning framework to implement the County's smart growth initiatives and further the regional vision for conservation of corridors promoted by MyRegion.org. The central feature of the plan is the land use designation called "GreenKey" which identifies the conservation areas and other green infrastructure which shall be protected in perpetuity. The boundaries of the GreenKey designation were created based on sound science, ground truthing and a thorough analysis of the natural surroundings. Its purpose is to protect an interconnected network of green space including wildlife corridors, landscape linkages, conservation areas, and restoration sites.

The Farmton Local Plan emerged from two years of meetings with conservation stakeholders to gain input on the framework of the greenprint plan. Two facilitated public workshops among a broader group of stakeholders in late 2008 developed a consensus for key components of the plan. After the plan was filed, it was reviewed by a Peer Review Panel convened by Florida Atlantic University and the Collins Center for Public Policy which made a series of recommendations which are included in the plan. The central recommendation of the Peer Review Panel was the need to "ground the plan in a clear vision" supported by guiding principles and measurable performance standards. The Panel also called for refining the Greenprint and making the policies for the urban form as strong as the Greenprint. The revised policies incorporate these recommendations.



The GreenKey land use designation is the cornerstone of the plan. GreenKey designates at least two-thirds of the Farmton Local Plan for permanent conservation. GreenKey consists of approximately 11,000 acres of Environmental Core Overlay (ECO) lands, substantially all lands designated Environmental Systems Corridor, and other areas identified as regional wildlife corridors. These GreenKey lands are contiguous to other public lands and conservation areas so as to contribute to a vast interconnected system of conservation lands. Other open space requirements in the SDA designation will ultimately ensure protection of at least 75% of the entire 47,000 acres. Upon the adoption of the Farmton Local Plan, the ECO map will be amended to include all GreenKey lands.

The Farmton Local Plan is a long term vision with a 50 year planning horizon coupled with an intermediate plan tied to an internal transfer of development rights. On the adoption of the plan,

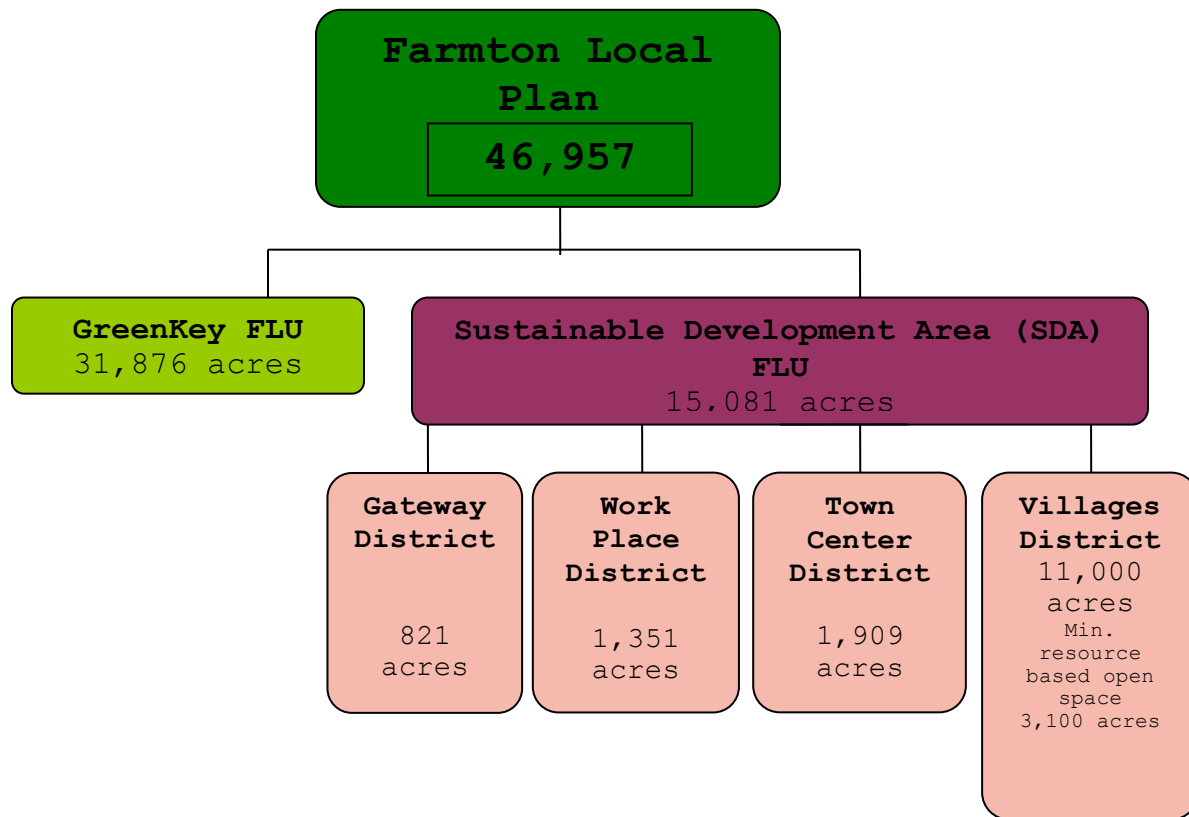
underlying densities from the GreenKey area will be transferred to the Gateway district at SR 442 and I-95. As a result, there will be no overall increase in residential densities based on the current underlying land use for the Farmton Local Plan through 2025. Development will proceed through a Master Development of Regional Impact (DRI) for the Sustainable Development Area districts through 2060. Development will be reviewed through the Master DRI process complying with financial feasibility and infrastructure requirements as they may be required in the future. Fiscal neutrality provisions of the Farmton Local Plan require future developers to pay for the costs of required infrastructure.

The Farmton Local Plan's 50 year vision provides for the permanent protection of regionally significant conservation lands coupled with the creation of sustainable new communities, subject to very high standards of sustainability including: environmental protection and energy and water conservation, economic development, diversity of homes, jobs creation, education and agriculture to create a place where people can live, work, learn, and play within the built environment that coexists with the natural environment.

The county finds that the vision of the Farmton Local Plan is consistent with the Natural Resource Management Area because the plan permanently conserves 75% of the site as regional wildlife corridor and that urban land use is compatible with the character of the area because the proposed Sustainable Development Area is sufficiently compact, and that a range of services can be planned for the area. Further, the county finds that allocation of future population growth to this planned area is better than continuing to encourage low density ranchette style development.



Descriptions of Future Land Use Designations and Districts:



1. GreenKey (GK) future land use designation:

GreenKey (GK) is a new land use designation for high quality environmental resource lands consisting of current ECO lands, ESC lands, wetlands, and associated uplands, which function as integrated habitat. On the adoption of the land use, the underlying density shall be zero and permitted uses shall include agriculture pursuant to best management practices, trails, boardwalks, passive recreation, utilities and elevated road crossings, and environmental learning centers. Ultimately, GreenKey lands will be subject to a conservation easement and management pursuant to a conservation management plan developed in collaboration with the owner, county, St. Johns River Water Management District (SJRWMD), and Florida Fish and Wildlife Conservation Commission (FFWCC). On the adoption of the land use, the Environmental Core Overlay (ECO) map shall be amended to include all GreenKey lands within the Farmton Local Plan.

2. Sustainable Development Area (SDA) future land use designation:

The SDA designation defines the areas within the Farmton Local Plan designated on the Future Land Use Map for future development. Within the SDA are four land use districts which define the uses, densities, and intensities planned for each district:

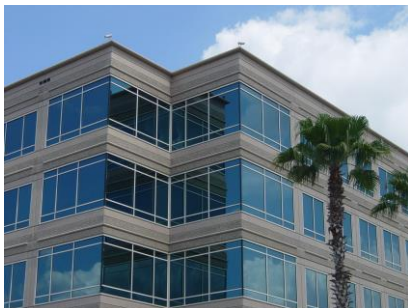
A. Gateway District

The Gateway district is a distinct geographic area of approximately 821 acres at the northern end of the Farmton Local Plan near SR 442 and I-95. It is separated from the other lands to the south by significant wildlife corridors and ECO lands and will be planned to connect to the other SDA districts via a 200 foot transportation corridor. The district is designed to be mixed use allowing residential, retail, office, hotel, employment and business parks, and institutional uses which would be appropriate near a major interstate interchange. A full range of residential uses including single family, townhouse, and multi-family are permitted in order to provide diversity of housing types and price points, promote walkability, and encourage more compact development. Examples of development models encouraged to be applied with Gateway district are as follows:



B. Work Place District

The Work Place district is intended to provide and promote employment centers as well as provide work force housing in close proximity. The Work Place district consists of approximately 1,351 acres in Volusia County. Permitted uses include office, warehousing, light manufacturing, research and development, retail, multi-family, hotel, recreational, and institutional uses and may include educational facilities. Examples of development models encouraged to be applied within Work Place district are as follows:



C. Town Center District

The Town Center district is intended to be the social, economic, and educational hub of the Farmton Local Plan. The Town Center district includes approximately 1,909 acres. The Town Center district shall abut the Work Place district. Permitted uses include office, retail, single family and multi-family residential, hotel, educational facilities, medical facilities, religious facilities, active and passive recreational facilities. Examples of development models encouraged to be applied within Town Center district are as follows:



D. Villages District

Approved uses within a village include single and multi-family residential, office, retail, institutional, open space, bed and breakfast. Non-residential uses are limited to the village center. Examples of development models encouraged to be applied within the Villages district are as follows:



GOAL, OBJECTIVES AND POLICIES

GOAL:

The Farmton Local Plan provides a framework for a 50 year planning horizon utilizing transfer of development rights during the first 15 years, establishing regional wildlife corridors to be preserved

immediately and reserving future development areas to be developed after 2025 upon certain conditions, subject to the following overarching guiding principles of sustainability:

- Protection of regionally significant conservation lands up front so as to preserve the majority of the site as integrated habitat.
- Planning, design, and construction shall meet the highest standards of sustainability as those standards shall evolve over time.
- Planning, design, and construction shall achieve high levels of energy and water conservation.
- The urban form shall be designed with principles of Smart Growth, Traditional Neighborhood Design ("TND"), or Transit Oriented Development ("TOD") promoting walkability and multi-modal transportation.
- The urban form shall promote diversity and choice through a mixture of housing types and price points using higher density, compact development patterns and variety to limit sprawl.
- Sustainable Development Area (SDA) shall provide opportunities throughout all phases of the development for residents to work in the community they live in, thereby reducing automobile dependence.
- Planning for future development shall include opportunities for a range of educational facilities so as to promote lifelong learning.

OBJECTIVE:

- FG 1 Final development plans, including Land Development Regulations, Planned Unit Development provisions, Master Plans, and Development of Regional Impact Development Orders, which implement this plan shall utilize innovative land use techniques, creative urban design, highest levels of environmental protection, and the judicious use of sustainable development principles as they may evolve over time.

POLICIES:

- FG 1.1 There shall be two planning horizons within the Farnton Local Plan. The initial planning horizon shall be 2025 and shall constitute phase one of the plan. The operation of two planning horizons over a 50 year period allows for greater opportunities to provide a long term plan for a more sustainable outcome as articulated in this objective. It is recognized that build out will necessarily extend beyond the county's current planning horizon as is consistent with other DRIs and Activity Centers provided for in this comprehensive plan. There shall be no increases in the density or intensity of development during phase one beyond what is allowed by the future land use plan in effect at the time of adoption of this amendment. The second planning horizon for the Farnton Local Plan shall be from 2026 to 2060. Any increases in density and intensity allowed by adoption of the Farnton Local Plan will be applicable to the second phase only. The initial density in phase one shall be 2,287 units and any increase to the currently allowable maximum density of 4,692 units will be effective only upon a finding of school adequacy from the Volusia County School District.

- FG 1.2 The Future Land Use Map shall identify two land uses within the Farmton Local Plan: GreenKey and Sustainable Development Area. GreenKey areas shall be wildlife corridors and subject to the Environmental Core Overlay (ECO). Sustainable Development Area shall be designated for future development. The Sustainable Development Area will have designated districts with distinct policies as set forth herein.
- FG 1.3 The Farmton Local Plan shall designate at least sixty-seven percent of the total area as GreenKey. These lands shall include substantially all ECO and ESC lands together with buffers and designated uplands so as to establish interconnected wildlife corridors.
- FG 1.4 The Farmton Local Plan shall utilize an internal system of transfer of development rights to establish densities and intensities through 2025. For the purposes of this plan, GreenKey shall be designated sending areas and the Gateway district within the Sustainable Development Area shall be designated as the receiving area. The transfer of densities from the sending areas to the Gateway district is sufficient to authorize the mix of residential and non-residential uses set forth for the Gateway district. The underlying densities and intensities for the planning area are based upon existing maximum development potential plus densities, intensities, and bonuses authorized for conservation development and rural cluster provisions set forth in the Future Land Use Element. Upon the adoption of the Farmton Local Plan, the density and intensity in GreenKey shall be zero and the residential density in the Gateway district will be no more than 2,287 units, and the non-residential intensity shall not exceed 820,217 square feet. The residential density for the Gateway district shall not exceed 4,692 units and any increase in density for Gateway district above 2,287 units and up to 4,692 units shall not be effective until such time as the school district has issued a finding of school adequacy. An equivalency matrix is established in Objective 8 to convert residential density units to non-residential intensities established for the Gateway district. There shall be no increases in net external trips based upon current land uses in effect at the time of the adoption of this amendment.
- FG 1.5 Any densities or intensities transferred to the Gateway district prior to 2025 that have not been constructed or approved as part of a development order may be transferred to other districts after 2025 upon application and approval as set forth in this plan. Any densities or intensities transferred to other districts shall still be subject to mix of use requirements and jobs to housing ratio required of the receiving districts and a finding of school adequacy.
- FG 1.6 The Sustainable Development Area districts within the Farmton Local Plan:
- a. are located within the areas deemed most suitable for urban development based on the characteristics and limitations of the land;
 - b. are designed in a compact form and utilize the keystone standards for smart growth including sustainable development planning and building techniques as more fully set forth herein; and
 - c. shall contain Resource Based Open Space to protect substantially all wetlands and associated buffers and other areas such that when combined with

GreenKey lands more than 36,000 acres or 75% of the area within the Farmton Local Plan shall be preserved.

- FG 1.7 Any vested exempt subdivision of the Farmton property shall expire on the effective date of the ordinance adopting this Local Plan.
- FG 1.8 Development shall not interfere with the continued use and operation of the existing regional electrical distribution lines running north to south through the Farmton property.
- FG 1.9 Implementation of appropriate "firewise" community planning practices as recommended by the Florida Forest Service shall be incorporated into any master development plan and established in the Master DRI or equivalent development order. As part of the development review process, a covenant shall be placed on properties within the SDA districts to notify those property owners and residents that the nearby conservation areas may be managed by prescribed fire as part of a conservation management plan. In addition, the master development plan shall coordinate with the Florida Forest Service, a Wildfire Prevention and Mitigation Plan based upon National Fire Protection Association Standards to reduce wildlife risk factors.

OBJECTIVE:

- FG 2 GreenKey, and designated Resource Based Open Space, shall be managed for natural resource protection and preservation of interconnected regional wildlife corridors, and conserved in perpetuity.

POLICIES:

- FG 2.1 The Farmton Local Plan is wholly within the Natural Resource Management Area (NRMA) Overlay. The policies contained within this Local Plan provide a greater level of natural resource protection than the existing NRMA policies of the comprehensive plan. These policies are supplemental to the NRMA and ECO overlay provisions. To the extent of any conflict between these policies and NRMA, the more specific or restrictive policies shall apply.
- FG 2.2 Land uses allowed within GreenKey include Mitigation and Conservation Banks, Agriculture and Silviculture pursuant to Best Management Practices, roads which may be elevated where practicable and utility crossings, trails, boardwalks, passive recreation, water resource development, solar energy facilities, and environmental learning centers. As more particularly set forth herein, GreenKey lands will ultimately be subject to a perpetual conservation easement and managed pursuant to a conservation management plan.
- FG 2.3 ECO lands have been identified by Volusia County as an area of interconnected natural systems of environmentally sensitive lands, including public and private conservation areas and lands linking these areas (including but not limited to agricultural/rural lands, scenic vistas, habitat buffers, and other open space connections) where possible to achieve wildlife and habitat connectivity. Upon the adoption of the GreenKey Land Use, the ECO overlay Map shall be amended to include all GreenKey lands.

FG 2.4 Resource Based Open Space. Resource Based Open Space shall be designed within Sustainable Development Area districts to protect and enhance environmental systems. Resource Based Open Space shall not include parcels identified for development (including, but not limited to individual yards), active open space, or civic open space. Resource Based Open Space lands may include areas set aside for ecological preservation, enhancement and restoration, nature trails, conservation education programs, observation decks and similar facilities including lakes used for detention and retention of surface water. Resource Based Open Space may include, flood plains, wetlands, mitigation areas, vegetative buffers, specialized habitat for flora or fauna, passive recreation areas, and water resource development areas, and shall be designated during the development review process. All such lands shall be subject to a conservation management plan, as set forth in FG 2.10 and FG 2.11, and protected in perpetuity by conservation easements. At least 25% of the SDA districts as a whole shall be Resource Based Open Space and the Mandatory Resource Based Open Space shall be included in the calculation of the 25% requirement. Resource Based Open Space shall have a public access plan for trails, boardwalks, and environmental education areas, for passive recreational use where appropriate and shall be consistent with the conservation management plan. Lands designated on Map Figure 1-12N as Mandatory Resource Based Open Space shall not be subject to the public access and shall be subject to the Black Bear Management Plan as set forth in FG 2.5b.

FG 2.5 Southwest Wildlife Corridor. The Southwest Wildlife Corridor is indicated on the Farmton Local Plan map in black cross hatch on the Farmton Local Plan – Future Land Use Map Figure 1-12N. This area includes portions of the GreenKey land and Mandatory Resource Based Open Space located within the SDA. These lands combined create an undulating corridor that is approximately one mile in width. Lands within the Southwest Wildlife Corridor shall be managed consistent with a forestry management plan designed to provide prescribed fire, promote dense understory vegetation such as palmetto, and encouragement of uneven-age management techniques and consistent with the black bear management plan. Within the Mandatory Resource Based Open Space portions of the Southwest Wildlife Corridor lands shall be managed to protect wildlife habitat through conservation, enhancement and restoration. These Mandatory Resource Based Open Space portions of the Southwest Wildlife Corridor may include wetlands, flood plains, mitigation areas, vegetative buffers, and specialized habitat for flora or fauna which shall qualify as the minimum 25% requirement set forth in FG 2.4. Within the Southwest Wildlife Corridor the following additional policies shall apply:

- a. Deep Creek Conservation Area. Within the Southwest Wildlife Corridor is a special management area called the Deep Creek Conservation Area as depicted on the Farmton Local Plan - Future Land Use Map Figure 1-12N. The Deep Creek Conservation Area shall be subject to a site specific conservation management plan with the highest level of natural resource protection within the Farmton Local Plan. The Deep Creek Conservation Area shall be managed subject to the Mitigation Bank Permit and Forestry Stewardship Plan. Within the Deep Creek Conservation Area harvesting within wetlands shall be prohibited except as part of an approved restoration plan and wetlands shall be protected with a 300 foot buffer. Controlled upland access by canoe or kayak to Deep Creek shall be an allowed passive

recreation use. Other passive recreational uses may be allowed by permit (as granted by Volusia County), consistent with the management plan, and designed to have limited impacts on the resource. Boardwalks and viewing platforms may be allowed within the Deep Creek Conservation area if permitted by SJRWMD. Protection of areas surrounding Bald Eagle nests shall be subject to National Bald Eagle Management Guidelines established by United States Fish and Wildlife Service (USFWS).

- b. **Black Bear Management.** The conservation management plan within the Southwest Wildlife Corridor shall specifically address habitat requirements of the Florida Black Bear. The black bear management plan shall be developed in consultation with the Florida Fish and Wildlife Conservation Commission consistent with their Black Bear Habitat Management Guidelines and best available science.
- c. The Deep Creek Conservation Area and the Deering Addition, as depicted on Future Land Use Map Figure 1-12N, shall be conveyed to Volusia County in fee simple no later than March 31, 2013.

- FG 2.6 As Sustainable Development Area districts are planned for future development, and shall employ Greenprinting decision support models to identify wetlands, flood plains, mitigation areas, vegetative buffers, specialized habitat for flora and fauna, and under-represented natural communities, water resource development areas and trails. When establishing Resource Based Open Space priority shall be given to lands on the perimeter of the SDA, which are contiguous to GreenKey lands.
- FG 2.7 Resource Based Open Space shall, to the greatest extent practicable, be designed to eliminate or minimize fragmentation and promote habitat connectivity and the formation of linked networks to adjacent properties managed for conservation purposes.
- FG 2.8 The identification of areas to be designated as Resource Based Open Space shall be approved in consultation with the Florida Fish and Wildlife Conservation Commission, Florida Department of Environmental Protection, St. Johns River Water Management District, and by all entities that are parties to the conservation easements required by FG 2.12. The County may seek consultation with The Nature Conservancy, Audubon of Florida or other established and knowledgeable conservation organization.
- FG 2.9 Landowners shall coordinate with appropriate county agencies to implement an ecological monitoring program to monitor the quality and quantity of habitat type as well as target species number and diversity within the Farnton Local Plan. This information shall be used in preparation of the conservation management plans and the landowner shall not undertake management practices which diminish the quality of habitat within the area.
- FG 2.10 **Conservation Management Plans.** GreenKey lands and Resource Based Open Space shall be designated, permanently protected, and maintained as undeveloped conservation or agriculture areas or for natural resource protection and passive recreational uses and shall be subject to a conservation management plan enforced through the conservation covenants or easements. The management plan shall

establish management objectives, outline procedures, and define the roles and responsibilities for managing GreenKey and Resource Based Open Space. The plan shall also provide for the protection of species listed by FFWCC and USFWS.

FG 2.11

A conservation management plan shall be adequately funded by the owner, or its successors in interest, to meet the requirements of the plan over time. The conservation management plan shall set resource protection standards and management protocols designed to ensure the long-term maintenance of the ecology and restoration of the GreenKey and Resource Based Open Space of the site. The owner shall develop the plan through a task force appointed by the county within one year of the recording of the initial conservation easement. The county shall establish the task force which will be made up of representatives of the owner and grantees under the conservation easement and others with expertise in the area of ecosystem conservation and wildlife ecology to review the management plan. The task force shall present their recommendation to the County Council for approval. The approved management plan shall be incorporated into the conservation covenants and easement and made enforceable.

Areas that have been formally opened as a mitigation bank shall be managed subject to the permit conditions, financial responsibility provisions, and terms of the conservation easement pertaining to the mitigation bank.

The conservation management plan shall establish conservation goals and objectives for diversified habitats within the Farmton Local Plan which are consistent with respective habitat requirements, ecological communities, and other natural resources and resource requirements, as well as conditions associated with public access and passive recreational use.

The conservation management plan shall address at a minimum, the following matters:

- a. A prioritized list of natural resource management objectives for the site and implementation methods that protect and enhance ecosystem integrity, function, and biodiversity.
- b. Identification of special areas, including but not limited to the Deep Creek Conservation Area, Southwest Wildlife Corridor, and USFWS consultation areas.
- c. Identification of natural and cultural resources in need of protection and discussion on how those resources will be protected.
- d. Description of natural communities and establish desired future conditions by specific habitat type.
- e. Identification of known threatened or endangered plants and animals occurring on site and strategies and habitat management plans as identified in the best available scientific literature.
- f. Identification of exotic species and a plan for control/removal.

- g. Forestry stewardship provisions consistent with Best Management Practices for silviculture, including location and logging road access management plan.
- h. Provisions for significant water resources (such as streams, creeks, natural drainage ways, floodplains, and wetlands) protection, enhancement, and restoration and planned hydrological restoration.
- i. Provisions for protection of habitat of listed or imperiled species and other indigenous species which may require special habitat protection.
- j. Provisions for water resource development, well fields, and protection of wellfields.
- k. Erosion control.
- l. Fencing, appropriate public access, and development of trails, boardwalks, and interpretive facilities.
- m. Provisions for elevated roadways or wildlife crossings.
- n. Prescribed fires specific to habitat types, Florida Forest Service criteria, and addressing flexibility associated with climatic conditions and catastrophic events.
- o. Coordination of management plans with adjacent conservation lands and mitigation banks.
- p. Identification of ownership and management responsibilities including financial responsibility.
- q. Coordination of the management plans with the City of Edgewater so as to be consistent with the natural resource protection measures within the Resource Based Open Space and Conservation Areas of the Restoration Sustainable Community Development District.
- r. Establishment of a timetable for implementation of the conservation management plan and development of a monitoring and reporting program to track the implementation.
- s. Provisions for passive recreational use, environmental education, and public access where appropriate.
- t. Provisions for security and maintenance.
- u. Coordination of conservation management plans with management plan of the East Central Florida Regional Trail.

FG 2.12 No development shall occur within Resource Based Open Space except for development directly associated with the following uses, provided that impacts to

environmental resources are minimized, required permits are obtained, and for the area permitted as a mitigation bank the uses are allowed by the permit and the conservation easements established for that area:

- a. Bicycle, pedestrian, and equestrian trails and rest areas for trails to include restrooms, water fountains, government initiated parking facilities for trail users, shelters to provide protection/ relief from the weather.
- b. Utility easements and lines.
- c. Solar energy facilities to provide all, or portions of, the power source for illumination of on-site signage or on-site security.
- d. Roads, which cross GreenKey lands.
- e. Fencing if specifically directed by Florida Fish & Wildlife Conservation Commission.
- f. Agricultural or silvicultural activities using BMPs.
- g. Replacement of existing structures.
- h. Environmental education or interpretation facilities.
- i. Wellfields, water resource development or approved alternative water supply projects.

FG 2.13 Within 60 days of the effective date of this local plan the applicant shall draft, (1) a conservation covenant and (2) a conservation easement in a format acceptable to the County and consistent with the provisions of Section 704.06, Florida Statutes. The covenant and easement shall be conveyed to at least two multiple grantees, which shall include the County, and at least one qualified conservation organization acceptable to the County and experienced in holding and maintaining conservation easements subject to their acceptance after review and approval of the easement as to form and content. Additional public agencies may be included as grantees. The covenant and easement shall provide that any grantee may act to enforce the terms of the covenant or easement.

FG 2.14 The Conservation covenant and easement shall incorporate provisions for a conservation management plan which shall include conservation objectives and outcomes and a financial plan for meeting the obligations of the program over time.

FG 2.15 Conservation easements for the permitted SJRWMD North Mitigation Bank and South Mitigation Bank within GreenKey shall be recorded with the Clerk of the Circuit Court within twelve months from the effective date of the Farnton Local Plan and shall provide for perpetual conservation of such lands.

For Mandatory Resource Based Open Space and the remaining GreenKey lands, including the Deep Creek Conservation Area and the Deering Addition, a conservation covenant in favor of Florida Audubon Society or another conservation organization

acceptable to the county shall be recorded within one year of the effective date of the Farmton Local Plan. Such conservation covenant shall be consistent with the conservation purposes set forth in Sec. 704.06(1) Florida Statutes, except that its term shall run with the land for an initial term of ten years, which shall automatically be renewed every ten years thereafter so long as the maximum densities and intensities established in the Farmton Local Plan Objective 3 shall remain in effect; provided that a voluntary reduction in such densities and intensities sought by the applicant, grantor or its successors shall not affect the continued existence of the covenant. The terms of the conservation covenant shall provide for conservation restrictions to set forth limitations on the right to use the land and conserving or preserving land or water areas predominantly in their natural, scenic, open, agricultural, or wooded condition and as suitable habitat for fish, plants, and wildlife. Within five years from the effective date of the Farmton Local Plan, the conservation covenant for the SJRWMD West Mitigation Bank, including the Deep Creek Conservation Area, shall be converted to a perpetual conservation easement, which shall designate Florida Audubon Society or another conservation organization acceptable to the county, at its sole discretion, as a grantee under the easement for the purposes of enforcing the terms of the conservation management plan. Within one year of the county taking title to the Deering Addition, the county shall grant a conservation easement to Florida Audubon Society, which recognizes public access to this parcel. At such time as the Master Development of Regional Impact equivalent Master Plan as provided in Objectives 8 is approved consistent with the densities and intensities as set forth in Objective 3 in effect at the time of the adoption of this plan, a perpetual conservation easement over the remaining GreenKey lands shall be recorded within 60 days.

Conservation easements encompassing the Resource Based Open Space shall be recorded before any development in an SDA district is authorized. The conservation easements and covenants may initially provide for a GIS based legal description to be amended within two years to provide a legal description based upon survey. This period of time for an amended legal description based on survey data may be extended for an additional six months in the event of hurricane, flood, wildfire or other such natural event which would disrupt field surveys.

All conservation easements and covenants shall be subject to a conservation management plan as set forth in FG 2.10-11 and enforceable by the county.

FG 2.16

A Community Stewardship Organization or other tax exempt not for profit conservation organization (CSO) pursuant to Sec. 170(h)(3) I.R.C. may be established for the purpose of preserving conservation of areas of significant ecological integrity through fee acquisition of natural sites, acceptance or creation of conservation easements, development of managed and interpretive public access to areas of special ecological, aesthetic, and educational value. The owner/applicant shall fund and facilitate any CSO created pursuant to the provisions of this plan, but its governance shall be independent from the owner/applicant. A CSO created pursuant to this plan shall be governed by a board of directors of seven individuals. At least four of the members of the board shall be representatives of statewide or national non-profit environmental/conservation organizations in existence at the time of the adoption of the Farmton Local Plan such as the Nature Conservancy, Florida Audubon Society, Trust for Public Lands, and Florida Wildlife Federation. The owner shall be represented on the board and other board members may include representatives of

public agencies, stakeholders, and other interested citizens who participated in the development of the plan. A CSO may take title to designated GreenKey and/or Resource Based Open Space, or co-hold a conservation easement over such lands and shall participate in the development of the conservation management plan. A CSO may enter into contracts with the landowner or public agencies to undertake management responsibilities set forth in the conservation management plan and may manage and operate environmental or interpretive facilities associated with the site.

FG 2.17 The conservation easement shall accommodate the spine transportation network, as described in the Farmton Local Plan, and existing county maintained roads, with no access to the spine network permitted within the GreenKey land use designation area except for connection to an approved trail head. Roads and utilities shall share crossings unless the utility is pre-existing.

FG 2.18 Transportation Policies and Natural Resource Protection.

- a. The Spine Network as it traverses GreenKey lands shall be designed to avoid and minimize conflicts between motor vehicles and the movement of wildlife. Tools to minimize this conflict include, but are not limited to location criteria, landscaping techniques, fencing, speed limits, wildlife underpasses or overpasses, bridging, and elevating roadways. Transportation corridors shall be designed to avoid the areas permitted for mitigation banking.
- b. As Maytown Road and Arterial A are improved as required by the Farmton Local Plan to accommodate the long term regional transportation needs of the area they shall be designed consistent with the following additional design guidelines:
 - 1. Promotes “parkway” look with appropriate natural buffer between the roadways and the adjacent areas;
 - 2. Minimizes any impacts to habitat and species conserving habitat connectivity by innovative measures;
 - 3. Follows, where feasible, existing road alignments through environmentally sensitive areas although alignments may be re-aligned to provide for greater public safety or natural resource protection;
 - 4. At a minimum, the road design will mitigate for adverse impacts or maintain the existing habitat connectivity levels for wildlife afforded by the current road and traffic levels to the maximum extent practicable under the best available science as determined by FWCC.
- c. The design of Maytown Road and Arterial A as required by the Farmton Local Plan should include the following criteria for features and construction:
 - 1. Consideration of re-alignment of the existing right of way in locations which would reduce impacts on natural resources and/or enhance public safety;

2. Include provisions for wildlife underpasses or overpasses for an appropriate width across the Cow Creek and powerline Wildlife Corridors to encourage safe passage of wildlife;
3. Design storm water treatment facilities to minimize habitat loss and promote restoration of impacted sites and assure capture and treatment of runoff from bridges;
4. Provide non-intrusive roadway and bridge lighting;
5. Incorporate safety and access design features to allow for the continuation of prescribed burning in the area;
6. Incorporate appropriate speed controls through sensitive areas.

FG 2.19 Minimum buffers and setbacks:

- a. Boundary buffer: There shall be a boundary buffer to minimize visual and noise impacts on surrounding land owners. The boundary buffer around Sustainable Development Area districts shall be a minimum of 200 feet. There shall be no encroachment within the buffer except for bike paths, boardwalks, equestrian and walking trails, fire lines and intersecting public roadways. The boundary buffer, where practicable, shall connect to other Resource Based Open Space. A boundary buffer in the Gateway district is not required adjacent to SR 442 and I-95, but shall be provided along all other district lines.
- b. Arterial buffer: The purpose of buffers and setbacks on arterial roads shall be to minimize visual intrusion of development activity on the traveling public. A minimum 75 foot "no encroachment" buffer is required on arterials except through the Town Center district. The buffer prohibits intrusion of any kind, excepting intersecting roadways and one monument project signage at such intersections intended for project identification and way finding. Lakes exceeding four acres may also encroach into this buffer. However, in such an event, any building setback shall be 200 feet from the arterial right of way.
- c. Collector buffer: For roads that are functionally classified as "collector" by the County, an applicant shall provide a "no encroachment" buffer of 50 feet.
- d. Wetland buffer: All preserved wetlands within an SDA district shall have an average 75 feet but no less than 50 feet buffer. Wetlands within GreenKey shall have an average 100 feet but no less than 75 feet buffer. If different buffer widths are required by a permitting agency, the wider buffer shall apply.
- e. East Central Regional Rail Trail Buffer: A rail trail corridor ranging in width between 100 and 200 feet extends through the area of the Farmton Local Plan and will ultimately be developed as a public access multi-use trail. A 100 foot vegetative buffer shall be maintained on each side of the trail measured from the edge of the traveled way, so as to minimize encroachments on the trail and enhance the experience of the trail user.

- FG 2.20 Proposed activities within the Farmton Local Plan shall be planned to avoid adverse impacts to wetlands and the required buffers as described in FG 2.19(d). Land uses which are incompatible with protection and conservation of wetlands shall be directed away from wetlands. However, it is recognized that the development of educational facilities and clustering of development in the Town Center and Work Place districts, necessary to ensure a compact development pattern within the urban core, may result in the loss of some wetlands. If these wetland impacts cannot be avoided, the developer shall impact only those wetlands which are determined through applicable regulatory review to be of low ecological significance to the overall integrity of the larger wetland regime. Impacted wetlands shall be evaluated through the applicable federal, state and county regulatory review, with the goal of avoiding wetland impacts to the fullest extent practicable. Where land uses are allowed to occur, mitigation shall be considered as one means to compensate for loss of wetlands function, so as to ensure that there is no overall net loss in wetland function and value. In cases where the alteration of the buffer is determined to be unavoidable, appropriate mitigation shall be required. It is also recognized that impacted or isolated wetlands may be enhanced or restored as part of water resource development or an approved alternative water supply project.
- FG 2.21 Floodplains. Impacts to the 100-year floodplain shall be minimized. Any impacts must be fully mitigated by providing compensatory storage on-site.
- FG 2.22 Activity Based Open Space. Activity Based Open Space includes areas such as walkways, bikeways, trails, picnic areas, playgrounds, tot lots, and sports parks (baseball, tennis, swimming, soccer facilities, lakes, boardwalks and the like). Activity Based Open Space shall be provided within the Sustainable Development Area districts.
- FG 2.23 Unless modified by a development order or Conservation Management Plan adopted as part of a Conservation Easement, agricultural activities may take place within GreenKey lands so long as the activities are consistent with Best Management Practices approved by the Florida Department of Agriculture and Consumer Services.
- FG 2.24 A phase I cultural resource assessment survey shall occur prior to initiating any project related land clearing or ground disturbing activities that are not agriculturally related within the project area. The purpose of this survey will be to locate and assess the significance of any historic properties present. The resultant survey report must conform to the specifications set forth in Chapter 1A-46, Florida Administrative Code, and be forwarded to the Division of Historical Resources for comment and recommendation in order to complete the process of reviewing the impact of the proposed project on historic resources. Should significant resources be present, additional archaeological testing may be necessary, and/or protection and preservation of significant sites may be required.

Footnote: A map exhibit titled Farmton Conservation Areas was reviewed by Council at adoption hearing that indicated the mitigation bank areas in cross hatch, the Deep Creek Conservation Area in blue and the remaining GreenKey lands in green. The map will be provided as support documentation to the Farmton Local Plan.

OBJECTIVE:

FG 3 Establish principles of sustainability and land use standards for the Sustainable Development Area (SDA).

POLICIES:

FG 3.1 PRINCIPLES OF SUSTAINABILITY. The following guiding principles shall be applied throughout the planning process:

- a. Sustainable Development Area (SDA) districts shall contain a mixture of uses that provide for a balance of commercial, residential, recreational, open space (active and passive), resource protection, educational and other supporting uses.
- b. SDA districts shall be designed with principles of Smart Growth, Traditional Neighborhood Design ("TND"), and/or Transit Oriented Development ("TOD") including walkability, compact development patterns, quality architecture and urban design and a hierarchy of street systems to foster connectivity and pedestrian mobility as well as alternate modes of travel, including transit.
- c. SDA districts shall promote diversity and choice through a mixture of housing types and price points using higher density, compact development patterns and variety to limit sprawl.
- d. SDA districts shall provide opportunities throughout all phases of the development for residents to work in the community they live in, thereby reducing automobile dependence.
- e. SDA districts shall utilize selected sustainable development techniques that promote the reduction of greenhouse gases and efficient and effective use of infrastructure.

FG 3.2 For the purposes of calculating residential density and floor area ratio (FAR) within the SDA districts, the density and FAR provisions provided in the policies of Objective 3 of this Local Plan shall be calculated based on net SDA Buildable Area. Net SDA Buildable Area shall equal the total SDA district reduced by the minimum 25% Resource Based Open Space area and then by the minimum 40% mandatory Civic Space. Civic Space includes streets, stormwater systems, parks, buffers, water, access easements, and other public infrastructure. Where practicable to Resource Based Open Space shall be located adjacent to Civic Space and GreenKey.

FG 3.3 SDA Districts. The Sustainable Development Area (SDA) future land use designation consists of four districts; Gateway district, Work Place district, Town Center district and the Villages district. Development standards are created for each distinct district in the following policies. The maximum allowable units and non-residential uses for all SDA districts combined at buildout are set by FG 3.9 subject to the limitations described in FG 3.10 and FG 6.1.

- a. The Farmton Local Plan Future Land Use Map depicts sustainable development areas that are larger than necessary to accommodate the maximum development program anticipated for the Farmton vision, due to the minimum Resource Based Open Space, Civic Open Space, and wetland protection policies within the Farmton Local Plan. The application of these policies requires SDA to promote more compact development and reduce the size of the developed area to the maximum extent possible.
- b. In order to establish the entitlements as set forth in FG 3.9, the property owner shall be required to make application for a Master Development of Regional Impact through the process set forth in FG 8.

FG 3.4

SDA Gateway District. The Gateway district is a distinct geographic area located at the northern end of the Farmton Local Plan which is the closest tract to SR 442 and the I-95 Interchange. It is separated from the lands to the south by significant wildlife corridors, and connected to other SDA districts via a 200 foot wide transportation corridor. Permitted uses include single family, townhome, and multi-family residential to create a diversity of residential types and price points. Non-residential permitted uses include retail, office, warehousing/light industrial, hotel and institutional. The most appropriate uses are those that would benefit by proximity to an interstate interchange, e.g. warehousing, light manufacturing, hotel, office, retail. Multi-family is an approved use in order to provide workforce housing for the area.

Gateway district development shall adhere to the following development guidelines:

- a. Development must be compatible with and complement the development and conservation management plans of the Restoration Sustainable Development District within the City of Edgewater adjacent to the Gateway district. All infrastructure planning and capital improvements in the Gateway district shall be coordinated with the Restoration DRI and the City of Edgewater.
- b. Williamson Boulevard extension through Gateway district should be aligned as far eastward as practicable.
- c. All non-residential development shall be concentrated within an area of 120 acres or less.
- d. Development will target the interstate commerce market as well as local markets.
- e. Single use development is permitted, although mixed use, vertical construction development is encouraged.
- f. Big box retail is permitted subject to compatibility requirements to be established by the land development code.
- g. Connection and continuation of the Restoration DRI transit ready corridor system is a high priority.

The maximum floor area ratio (FAR) for the Gateway district is:

Office	0.5 FAR
Retail	0.3 FAR
R&D/L Manuf.	0.7 FAR

The target density for the Gateway district is 12 units per acre. The minimum residential density is 4 units per acre.

The Gateway district is the receiving area for the transfer of dwelling units and non-residential square footage as they existed at adoption of the Farmton Local Plan. There shall be no more than 4,692 residential units and no more than 820,217 square feet of non-residential within Gateway district through 2025. However, in order to plan for school capacity, there shall be no more than 2,287 dwelling units unless there is a finding of school adequacy issued by the school district.

An equivalency matrix is provided in Objective 8 to convert transferred dwelling units to non-residential square footage so long as the net p.m. peak hour external trips do not exceed 6,821.

Mixed Use Requirements. To ensure a sustainable mix of uses the following minimums per use are required for the Gateway district:

Use	Minimum % of Gateway district acreage
Office	20
Retail	10
R&D/ Manu	15
Residential	20

FG 3.5

SDA Work Place District. The Work Place district is intended to provide and promote employment centers as well as provide work force housing in close proximity. Permitted uses include office, warehousing, light manufacturing, research and development, retail, multi family, hotel, recreational, and institutional uses and may include universities, colleges, community colleges, or other educational facilities.

Work Place district development shall adhere to the following development guidelines:

- a. Primary location within the Farmton Local Plan for Corporate Headquarters, Campus Office Parks and Research Parks.
- b. Primary location for higher education level learning centers such as colleges, universities, high schools, and technical institutes.
- c. Locate workforce housing within close proximity to employment centers.
- d. Big box and strip retail are discouraged unless proper design guidelines are established and compatibility may be achieved.

Density and Intensity. The Work Place district shall have a minimum density of eight units per acre and a target density of 18 units per acre. The minimum floor area ratio (FAR) for the non residential uses-shall be 0.3 FAR.

The Master DRI or equivalent development order as provided in Objective 8 of the Farmton Local Plan shall provide a mix of uses, including maximums and minimums for the Work Place district.

FG 3.6 SDA Town Center District. There shall be a Town Center district intended to be the social, cultural, economic, civic, and educational hub of the Farmton Local Plan. Permitted uses include office, retail, single family and multi-family residential, hotel, educational facilities, medical facilities, religious facilities, active and passive and active recreational facilities.

Town Center district development shall adhere to the following guidelines:

- a. Development of the Town Center district will reflect the characteristics of a traditional downtown centered around a Town Square.
- b. The Town Square shall be the focal point of the Town Center district. It shall be centered around active open space and the highest concentration of residential and non-residential uses shall front on the open space.
- c. Design standards for the Town Center district will create a sense of place and identity for the Farmton Local Plan through its horizontal and vertical features.
- d. The Town Center district will house the majority of the civic uses within the Farmton Local Plan including, but not limited to, cultural amenities, art, museums, theater, public safety, government offices, gathering/meeting places, regional parks, day care centers, educational facilities, and similar type uses.
- e. A system of interconnected system of streets, pedestrian paths and bikeways will be incorporated in the design.
- f. Williamson Boulevard extension should be oriented to one side of the Town Center district.
- g. Standards for narrower streets, on-street parking, block sizes and intersection spacing shall be established in the land development regulations to slow traffic through the Town Center district and Town Square.
- h. A transit station shall be located within the Town Center district, with an adjacent park and ride lot.

The minimum floor area ratio (FAR) for the non residential uses within the Town Center district is 0.3 FAR and .5 FAR within the Town Square. The maximum floor area ratio for the non residential uses within the Town Center district is 1.5 FAR.

The minimum density for Town Center district is eight dwelling units per acre, with a target residential density for the Town Center district of 15 units per acre, and a target residential density for the Town Square of 24 units per acre.

The Town Square shall be a maximum of 180 acres.

Land Development Regulations for the Town Center district shall establish parameters parameters/criteria for locating convenience retail and office centers to serve the neighborhoods throughout the rest of the Town Center district.

Mixed Use Requirements. To ensure a sustainable mix of uses the following minimums per use are required for the Town Center district:

Use	Minimum % of Town Center district
Office	20
Retail	20
Parks/Civic	10
Residential	25
Light Ind	5

FG 3.7

SDA Villages District. Villages are compact residential areas containing a mix of residential housing types to encourage affordability for a wide range of economic levels. Villages shall be supported by internally designed mixed use village centers which provide key goods and services and public facilities at the neighborhood level. Villages shall be surrounded by large expanses of Resource Based Open Space that are designed to protect the character of the rural landscape.

Villages shall adhere to the following basic guidelines:

- a. Villages shall include compact design that includes a system of land subdivision and development which links one neighborhood to another.
- b. Villages shall include interconnected streets that are designed to balance the needs of all users, including pedestrians, bicyclists and motor vehicles, and which are built with design speeds that are appropriate for Neighborhoods.
- c. Villages shall include alternatives for pedestrians and bicyclists through the provision of sidewalks, street trees and on-street parking which provide distinct separation between pedestrians and traffic, spatially define streets and sidewalks by arranging buildings in a regular pattern that are unbroken by parking lots; and provide adequate lighting that is designed for safe walking and signage which has a pedestrian orientation.
- d. The majority of all housing in a village shall be within one half mile of the village center.

- e. Each village shall contain a village center, the purpose of which is to provide key goods and services at the neighborhood level (vs. regional level).
- f. The village center shall be located approximately in the center of a designated village and shall not exceed 90 acres in size (excepting wetlands and educational facilities).
- g. The village center should have a focus towards the residential areas within one mile. In addition to commercial uses, village centers should include civic and recreational uses as well as Activity Based Open Space in the form of greens, commons, parks, squares and recreation areas.
- h. The transportation system within a village shall consist of collector and neighborhood streets and pedestrian and bike systems that provide linkages to other land use components of the Farmton Local Plan.
- i. Each village center shall provide for a transit stop to facilitate transition from bicycling or walking to bus or trolley. Therefore, the transit stop should include bicycle racks.
- j. The village center should be located near the juncture of two collector roads, but may, depending on environmental constraints, be located near the juncture of a collector and local road.
- k. Each village shall contain a mix of housing types to encourage affordability for a wide range of economic levels.
- l. Standards for narrower streets, on-street parking, block sizes and intersection spacing shall be established in the land development regulations.

Approved uses within the Villages district include single and multi family residential, office, retail, institutional, open space, bed and breakfast. Non-residential uses are limited to the village center.

The minimum floor area ratio for non-residential development in a village center shall be 0.30, but shall not exceed 200,000 square feet per each village center. No single retail use/retail entity shall exceed 50,000 square feet.

Mixed Use Requirements. To ensure a sustainable mix of uses the following minimums and maximums per use are required for the village center:

Use	Minimum % of village center acreage
Office	10
Retail	15
Parks/Civic	20
Residential	25

- FG 3.8 Residential neighborhoods within SDA districts shall include a variety of dwelling types and lot sizes to provide opportunities for different age and income groups within an integrated and diverse community so as to avoid rigid segregation of dwelling types by price point within the community and to promote affordable housing. The target density for each Villages district is as follows:
- a. Minimum 3 dwelling units per acre.
 - b. Target density for each Villages district overall of 6 dwelling units per gross acre.
 - c. Target density for each village center of 10 dwelling units per gross acre.
- FG 3.9 Notwithstanding other limitations set forth in these policies, overall densities within the Farmton Local Plan beyond 2025 shall not exceed the maximum allowable 23,100 residential units and 4.7 million square feet on non-residential, excluding educational facilities and other institutional uses.
- FG 3.10 The Farmton Local Plan shall develop and implement a program designed to ensure an adequate number of jobs per residential dwelling unit exist in the SDA districts. At buildout of the Farmton Local Plan, a jobs-to-housing balance of 1:1 job per residential unit shall be achieved. During development phases, the jobs/housing balance shall be measured at no less than annual intervals as required in a Master DRI or equivalent development order and the results shall be reported to the county, the ECFRPC and the Department of Economic Opportunity. The Gateway district is phase one and is exempt from the ratio requirement. In phase two and subsequent phases, the development order shall require milestones for achieving the jobs to housing target ratio. In the event that the jobs to housing ratio drops below 0.65, residential development approvals shall be suspended until a remedial plan can be developed and approved as set forth in an accompanying development order.
- FG 3.11 Proposed development shall provide for an on-site naturalist to provide environmental education and uphold the environmental and sustainability standards for any proposed development. Environmental education shall focus on the following:
- a. Landscaping activities.
 - b. Monitoring of environmental conditions and sustainability performance such as energy consumption, greenhouse gas emissions, water consumption, water quality on site and biodiversity.
 - c. Analysis and education on community performance standards for energy and water use efficiency and facilitation of carbon credit sales for energy efficiency.
 - d. Distribution of educational materials for home buyers that include landscape plans/lists of plants installed on their lots and basic maintenance requirements of any home features that received credits under the ENERGY STAR® or Florida Water StarSM certification programs.

- e. Distribution of educational and interpretive materials on bikeways and trail systems, wildlife and habitat protection issues.

FG 3.12 Institutional uses (e.g. churches, meeting halls, libraries, educational facilities, recreation facilities, government buildings, police/fire/emergency medical services, water and sewer plants) shall be allowed in all SDA districts, but shall not be allowed in GreenKey designation. Water resource development or approved alternative water supply projects are permitted within SDA and GreenKey.

FG 3.13 Future agricultural operations may be allowed within SDA districts as provided for in the Master DRI or equivalent development order.

OBJECTIVE:

FG 4 Development within the Farmton Local Plan shall promote high standards for water conservation, and energy efficiency.

POLICIES:

FG 4.1 SDA districts shall promote protection of green infrastructure, natural resource protection, water and energy conservation, and low impact compact development. Higher density, mixed use, and compact development will be an integral part of any future development as it is recognized to reduce trip lengths, promote walking, support regional mass transit and reduce the development foot print. It also is recognized to provide tangible social and cultural benefits by encouraging more connected social support systems and a stronger sense of community.

FG 4.2 SDA districts shall undertake the physical development of the community using a whole systems approach to the design, development, construction and operation of the community and to do so in a way where defined benchmarks and metrics can be used to measure its success. The details for these standards will be developed in cooperation with the University of Florida Program for Resource Efficient Communities (PREC) and will be set forth in a Master DRI or equivalent development order during the master planning process and will implement the following goals of sustainability:

- a. Landscape design shall encourage biodiversity using native vegetation with a goal of reducing water usage and treating groundwater.
- b. Energy design shall focus on incorporating green development practices in building design, construction and operation. Proposed development shall meet the requirements of a certification program from either USGBC LEED for Neighborhood Development, FGBC Green Development Designation Standard, or another third party program deemed comparable by University of Florida Program for Resource Efficient Communities (PREC) and Volusia County.
- c. Water design shall incorporate conservation measures and water reuse so that as nearly as possible it incorporates water neutrality into the construction and operation of the development such that potable water supply would equal

water saved through conservation and reuse. Water neutrality shall mean that potable and nonpotable sources of water are provided solely within the boundaries of the Farmton Local Plan and sources outside the boundaries of the Farmton Local Plan are not needed to support new development.

- d. Community design shall promote walkability with linkages to employment centers and developing around multi-use compact cores so that the community can coexist harmoniously with the natural, social and economic environment.
- e. Detailed provisions for personal electronic vehicle (PEV) recharging stations within the SDA are included in Objective 5.
- f. Coordination with the school district to promote alternative travel modes for school children.

- FG 4.3 Outdoor lighting in the community shall achieve the standards of the International Dark-Sky Association. Particularly effective best practices established in cooperation with the PREC or other credible agency will be integrated as prerequisites or established as minimum community standards such as solar powered street and pathway lighting.
- FG 4.4 Infrastructure within GreenKey shall promote water and energy conservation and shall promote solid waste neutrality through recycling and composting.
- FG 4.5 All residential and nonresidential development shall be served by central utilities for potable and nonpotable water uses including irrigation.
- FG 4.6 ENERGY STAR® and Florida Water StarSM standards shall be met for all residential development.
- FG 4.7 Watering of lawns or other landscape areas shall be provided by sources other than potable water.
- FG 4.8 A distribution system shall be planned and installed as a component of the utility system to provide non-potable water, including storm water, surface water and reclaimed water, to meet the landscape irrigation and other nonpotable water demands for all development within the Farmton Local Plan. All irrigation systems shall be designed to accept nonpotable water. A nonpotable water system infrastructure shall be installed concurrent with all other water and wastewater infrastructure.
- FG 4.9 Multi-family residential development shall use sub-meters for all individual residential units with all uses within the Farmton Local Plan individually metered.
- FG 4.10 Solar panels are allowed and encouraged on all buildings and in all districts, in adherence to design guidelines that may adapt to changing technologies.
- FG 4.11 Waterwise and Florida Friendly principles shall be applied in the design of all landscape areas.

- FG 4.12 The Farmton Local Plan shall promote carbon neutrality through energy conservation, use of development standards to reduce energy consumption, promote walkability and compact design so as to reduce automobile use, promotion of solar power and other alternatives to achieve overall reduction in production of greenhouse gases.
- FG 4.13 It is recognized that the standards and protocols which define sustainability are constantly evolving such that what is determined to be acceptable today may be unacceptable in the future and that supportive programs may emerge tomorrow that more adequately accomplish the goal of the Farmton Local Plan. For the purpose of achieving sustainability goals, adaptive management will be employed over the life of the plan so as to ensure that the most current programs, policies, and protocols are used throughout the life of the community which shall be consistent with other comprehensive plan policies in effect in the future.
- FG 4.14 Water Resources. Farmton Water Resources LLC and the City of Edgewater are the authorized water providers to the Farmton Local Plan area. Farmton Water Resources LLC is a utility certified by the Florida Public Service Commission and serves most of the area of the Farmton Local Plan. Farmton Water Resources, through extensive well placement and stress testing, has determined that significant groundwater resources exist within its jurisdiction perimeter that are far in excess of the water needs required by buildout under the Farmton Local Plan. Farmton Water Resources shall apply for a Consumptive Use Permit (CUP) from SJRWMD to supply groundwater to the areas and the proposed development allowed by the Farmton Local Plan. In the event SJRWMD deems the existing groundwater insufficient to serve buildout of the Farmton Local Plan, then any additional water supply needed shall be provided by an alternative water supply source identified in the SJRWMD's District Water Supply Plan. The landowner and/or developer shall coordinate with Farmton Water Resources LLC and City of Edgewater to develop an integrated water resources plan (including a long range waste water plan) for expeditious implementation of water supply projects, which meet the needs of the landowner and local utilities and shall enter into such agreements as are necessary to accommodate that plan for up to 50 years.
- FG 4.15 Farmton Water Resources shall coordinate with the City of Edgewater and county to revise their 10-year water supply facilities work plans to include Farmton Water Resources service area and descriptions of projects needed to provide potable and nonpotable water to the service area. Farmton Water Resources, LLC shall coordinate with the County, the municipalities in the southeast and southwest part of Volusia County, and St. Johns River Water Management District (SJRWMD) to propose additions to the District Water Supply Plan to provide for water resource development and alternative water supply plans including storage of water, and acceptance of reuse or storm water, and augmentation or wetlands restoration.
- FG 4.16 The county, Miami Corporation and/or Farmton Water Resources LLC, and municipalities located in the southeast and southwest part of Volusia County shall coordinate to plan short term and long term water resources.
- FG 4.17 The proposed ground water supply within the authorized Farmton Water Resources, LLC area shall serve development within the Farmton Local Plan. In the event that the

SJRWMD deems the existing ground water insufficient to serve buildout of the Farmton Local Plan, then any additional water supply needed shall be provided by an alternative water supply source as identified on the District Water Supply Plan.

- FG 4.18 Farmton Water Resources, LLC is responsible for providing onsite and offsite infrastructure improvements necessary to provide potable and nonpotable water and waste water to development within the Farmton Local Plan area. Infrastructure improvements shall include wells, surface water intake facilities, pumps, raw water transmission lines, water treatment plants, waste water treatment plants (meeting public access reclaimed water standards), finished water transmission lines, reclaimed water transmission lines, potable and nonpotable water storage facilities. As the infrastructure projects are identified and approved by the County and the SJRWMD, those projects shall be included in the County's Water Supply Work Plan and Capital Improvements Element during the annual update.
- FG 4.19 Gateway District. The Gateway district is within the City of Edgewater Utility Service Area and the City of Edgewater provides potable water to the County pursuant to an interlocal agreement. Prior to any development approval within the Gateway district, the owner shall enter into an agreement with the City of Edgewater to set forth terms and conditions upon which the City of Edgewater may establish a wellfield in order to provide potable water and wastewater to the Gateway district and provide additional potable water to the City to meet its obligations to the County.
- FG 4.20 The County shall not issue any development orders or development permits for any development within the Farmton Local Plan until:
- a. A Consumptive Use Permit is issued to Farmton Water Resources, LLC, or the City of Edgewater receives a revised Consumptive Use Permit by the SJRWMD to meet the projected demand for potable water.
 - b. The water supplier certifies it has facilities and capacity to serve the development.
 - c. Adequate wastewater infrastructure shall be planned to serve the new development and shall be available no later than the anticipated date of issuance of building permits.
- FG 4.21 Consistent with Policy 7.1.3.1 of the Potable Water Element, Farmton Water Resources LLC shall provide the county with sufficient support documentation for its Water Supply Facilities Work Plan and provide data to the SJRWMD for the District Water Supply Plan to address water supply facilities necessary to meet the existing and projected demand within the County's water supply planning areas to ensure that adequate water supplies exist to serve the new development and will be available no later than the anticipated date of issuance of building permits. The information provided to the County and SJRWMD in support of the Farmton Future Land Use Map amendment will be updated to support the application for a Master DRI. After a Master DRI is approved, updates will be provided by DRI increment. At a minimum, information to be provided includes:
- a. Existing potable and non potable demand based on the phasing schedule.

- b. Five year projection of potable and non potable demand.
- c. Assumptions used for calculating the demand such as level of service standards and adjustments for water conservation and reuse.
- d. Water conservation measures that have been implemented.
- e. Water conservation measures that are to be implemented in the next phase.
- f. Identification of water supply sources currently being used.
- g. Identification of water supply sources needed to accommodate the next proposed phase.
- h. Location and pumping rates of any wells added to the Farmton Local Plan since the last update.
- i. Permit numbers obtained for wells in operation or pending before the SJRWMD.
- j. The onsite and offsite infrastructure improvements necessary to provide potable and nonpotable water and waste water service to development within the Farmton Local Plan area. Infrastructure improvements shall include wells, surface water intake facilities, pumps, raw water transmission lines, water treatment plants, wastewater treatment plants (meeting public access reclaimed water standards), finished water transmission lines, reclaimed water transmission lines, and potable and nonpotable water storage facilities.

OBJECTIVE:

- FG 5 The Farmton Local Plan shall be developed in a manner to promote a transportation system, both on-site and off-site, consistent with the goals of providing mobility that is energy efficient includes green development principles and is financially feasible. A key component shall be a shift in emphasis from providing for the movement of vehicles to the provision of mobility of people. The Farmton Local Plan shall also identify the procedures for determining transportation needs, identifying funding mechanisms, the protection of transportation corridors and the monitoring of transportation impacts.

POLICIES:

- FG 5.1 The Farmton Local Plan shall implement the concept of transportation mobility in all aspects of the transportation network design. This emphasis is consistent with the concepts of reduced energy requirements, reduced greenhouse emissions and reduced transportation facility expenditures. The Farmton Local Plan shall promote transportation efficiency, including reduced vehicles miles, promote walking by providing safe, appealing and comfortable street environments. All development within the Farmton Local Plan shall implement these design concepts.

- FG 5.2 The Farmton Local Plan shall be developed consistent with walkable community design standards to encourage walking as a means of transportation, recreation and social interaction.
- a. A mix of land uses, multi-modal transportation stations and transit stops shall be provided in close proximity to each other to foster walking as a viable means of transportation.
 - b. Shade shall be provided in the form of tree canopy or man-made structures in Town Center, Villages and the Gateway districts to accommodate walking by providing relief from direct sunlight.
 - c. Sidewalks of not less than 8 ft. in width shall be provided on both sides of the streets in Town Center and Villages districts.
 - d. Safely lit sidewalks with physical separation from adjacent roadways (via curbing or otherwise adequate spatial separation) shall be provided to encourage night-time use.
 - e. Woonerfs, or streets designed to be shared with pedestrians, shall also be encouraged in appropriate locations in the design of neighborhoods.
- FG 5.3 The Farmton Local Plan shall include a network of interconnected multi-use paths designed to accommodate pedestrian, bicycle and low speed electric vehicles. The path network shall connect neighborhoods to reasonably proximate destinations including public and commercial land uses.
- a. Multi-use paths shall be provided connecting neighborhoods with the Town Center, Villages, Work Place, and Gateway districts, as well as recreational centers, schools and parks.
 - b. Multi-use paths shall not be less than 12 ft. in width.
 - c. Multi-use paths shall accommodate walkers, bicyclers, skaters, rollerbladers, skateboarders, motorized wheel chairs, motorized scooters, Segways and low speed electric vehicles.
 - d. Rest areas, including parking areas, water fountains, restroom facilities, shelter from the weather, shall be provided for trail users with access from public roads.
 - e. Employment centers shall provide showering facilities and lockers to encourage employees to bike to work.
 - f. The Farmton Local Plan shall coordinate connections between the multi-use path and the East Central Regional Rail Trail as administered by Volusia County.

- FG 5.4 Accommodation of electric vehicles shall be provided in the development of residential units and at significant public, recreational, educational and commercial destinations.
- a. Use of low speed electric vehicles on local streets and on multi-use paths shall be permitted.
 - b. Major public and commercial destinations as well as multi-modal stations and village centers shall provide for parking spaces specifically designed and designated for electric vehicles.
 - c. An electric vehicle charging station shall be provided for each residential unit within the Farmton Local Plan and shall be located at each Villages, Town Center, Gateway and Work Place district for personal electric vehicles (PEV).
- FG 5.5 The Farmton Local Plan shall incorporate the features of transit-oriented development in the Town Center, Villages, Work Place and Gateway districts.
- a. The Town Center district shall incorporate a multi-modal station accommodating transit adjacent to the core area.
 - b. The Villages district shall incorporate transit stops adjacent to the core area.
 - c. Transit stops shall be provided within 1/4 mile of the majority of residential units in each neighborhood.
 - d. Bicycle racks for the temporary, secure storage of bicycles shall be provided at all transit stops and at major public facilities, commercial destinations, recreational facilities, multi family buildings and schools. Detailed requirements shall be included in the land development regulations.
 - e. Designated bicycle lanes shall be provided on all arterial roads.
 - f. The Farmton Local Plan shall accommodate a transit system design within its major transportation corridors connecting on-site transit stops and stations to external transit line routes to be designed and approved during the Master DRI review process.
 - g. A park and ride lot shall be provided within the Farmton Local Plan to encourage ride-sharing and transit utilization. The park and ride lot shall be located within the Town Center district and adjacent to the transit station.
- FG 5.6 Each SDA within the Farmton Local Plan shall include an efficient road network designed to safely accommodate access to the external road network and the internal road network for all modes of transportation.
- a. A hierarchy of roads shall be developed that accommodates local transportation needs as well as access to the external road network. An approved plan providing for a hierarchy of transportation facilities will be required to accommodate this goal prior to the development of each SDA.

- b. Internal access within each district shall consist of interconnected local streets and collectors meant to disperse traffic and avoid funneling traffic to a reduced number of collectors and arterials. This design requires a pattern of mixed uses, commercial and residential in proximity to each other. Cul-de-sacs shall be prohibited except in perimeter areas. The interconnected network of local streets shall be designed at lower, bicycle/pedestrian friendly speeds (30 mph or less). On-street bicycle use shall be encouraged on local streets.
- c. Access between the Town Center, Villages, Work Place and Gateway districts, as well as access to the external road network, shall be provided by a system of collectors and arterials. However, this access shall not be provided within the GreenKey land use designation area. Access connections within the GreenKey land use designation area is limited to the spine transportation network and approved trailheads only.
- d. Local roads shall be relatively narrow, shaded by trees and interconnected to disperse traffic efficiently and shall allow on street parking.
- e. The on site collector and local roads that may be approved during the planning process for development within an SDA are necessary to accommodate the Farmton Local Plan buildout and the construction of the internal hierarchy network and are not subject to transportation impact fee credits.

FG 5.7

Spine Transportation Network. The Farmton Local Plan establishes a transportation spine network of arterial roads upon adoption of the Farmton Local Plan that identifies approximate alignments and right-of-way widths of the arterials and interchanges consistent with the needs of access between major uses on-site and access to the external transportation network, as generally depicted in Figure 2-10 of the Transportation Map Series. The final alignment shall be determined during the Master Planning process and may be impacted by such factors as wetland avoidance, final design criteria, and utility impacts. Construction of the spine transportation network is the sole responsibility of the owner/developer. The following identifies the minimum right-of-way widths and connections of the spine transportation network:

- a. Maytown Road. A 200 ft. multi-modal right-of-way shall be preserved through the Farmton Local Plan area. Direct access from Maytown Road to SR 415 shall be required within five-years of the commencement of any development within the Farmton Local Plan occurring on, or accessing, Maytown Road. The improvement of Maytown Road shall provide for adequate path crossings, wildlife crossings, elevated roads, and utility crossings, as set forth in FG 2.18.
- b. Maytown Road/I 95 Interchange. A future interchange access to Interstate 95 at the existing Maytown Road underpass shall be constructed in potential, partial mitigation of over-capacity conditions at adjacent interchange(s), subject to the procedural requirements set for by Florida Department of Transportation (FDOT) for interstate connections. Adequate setback from the proposed interchange shall be required to protect the traffic-handling capacity of the proposed interchange.

- c. Williamson Boulevard. A 200 ft. multi-modal right-of-way shall be preserved for the proposed Williamson Boulevard Extension from the SR 442 Extension, through the Farmton Local Plan in Brevard County, with access to the existing Interstate 95 interchange at SR 5A.
- d. SR 5A Interchange. Proposed Williamson Boulevard shall connect to the existing SR 5A interchange at I-95. Development setback from the proposed interchange shall be required to protect the traffic-handling capacity of the proposed interchange.
- e. Proposed Arterial A. This arterial shall provide a 200 foot multi-modal right of way for a new northwest quadrant connection between Williamson Boulevard and Maytown Road and its location is generally depicted on the Farmton Local Plan map.

- FG 5.8 The ultimate location and design of the spine network shall be approved by the county and constructed to county arterial standards. However, construction costs for these improvements will not be paid for with impact fees, mobility fees or other fee credits, as this spine network is considered the minimum necessary improvements for development of the 2060 Farmton Local Plan.
- FG 5.9 Given the potential for innovation in transportation, provision should be made for accommodating state-of-the-art travel modes (both for on-site facilities and access to off-site facilities) as they evolve throughout the development of the Farmton Local Plan. At such time as it is practicable, the Developer shall extend the transit ready corridor along Williamson Boulevard from Restoration DRI at SR 442 to SR 5A in Brevard County.
- FG 5.10 The transportation mobility focus for the Farmton Local Plan represents a change from the historic approach to providing for mobility which previously focused on the personal automobile. This new focus emphasizes reduced vehicle miles of travel, increased vehicle occupancy, reduced energy costs and reduced greenhouse gas emissions while increasing the mobility of the traveling public. A byproduct of this approach will be a reduction in the rate of trip generation on a per vehicle basis. This is a necessary goal given the prevalent and growing deficits in the public's ability to fund new roads. Transportation goals are now focused on reducing travel demand while preserving existing transportation facilities.
- FG 5.11 Transportation modeling and monitoring of the Farmton Local Plan shall be completed one year prior to the County's Evaluation and Appraisal Report (EAR) preparation, occurring every seven years unless otherwise required by the County, as a means to incrementally update the transportation needs and trip allowances through the 50 year build out. Before commencement of a modeling and monitoring analysis, the County shall require a methodology meeting with all agencies responsible for the development of transportation systems and services adjacent to the Farmton Local Plan area.
- FG 5.12 Cumulative development permitted within the Farmton Local Plan prior to December 31, 2025 shall be limited to 6,821 external two-way p.m. peak-hour trips.

- FG 5.13 For off-site transportation improvements, if a development needs to pay proportionate fair-share or proportionate share toward a needed improvement to meet concurrency and the remainder of that improvement's cost is not programmed for funding in either the 5 year Capital Improvements Element or the 10-year Concurrency Management System, then the sum of those proportionate share dollars shall be directed to improve specific facilities (pipe-lining) on a priority basis as determined by the county, except as it relates to the FDOT Strategic Intermodal System (SIS) facilities wherein FDOT will determine how funds will be directed. The County will consult and coordinate with all impacted roadway maintaining agencies (including FDOT and the Cities) regarding priorities on other than SIS facilities. The development will be approved if an agreement is executed on how the funds will be directed. The county reserves the right to condition the approval of development on the availability of funding for all necessary infrastructure to support and provide capacity for the proposed development. In the event the developer is responsible for off-site impacts, off-site county roads constructed by the developer with proportionate share dollars may be eligible for transportation impact fee and/or mobility fee credits. However, any said credit shall not exceed the amount of impact fee and/or mobility fees actually generated by the development. The spine transportation network, on and off-site, as indicated on the Farmton Local Plan map shall be the sole responsibility of the developer(s) of the Farmton Local Plan and are not eligible for transportation impact fee and/or mobility fee credits.
- FG 5.14 Monitoring and Modeling. Prior to undertaking the Monitoring and Modeling effort, a meeting will be held with all affected agencies, including FDOT, to develop an acceptable Monitoring and Modeling methodology. The Monitoring effort shall include a comparison between actual trip generation and the projected trip generation based on ITE Trip Generation Rates and the Model. This Monitoring effort will indicate whether or not reduced trip generation due to reduced travel is resulting from the green design principles. In addition, projected levels of reduced VMT, increased auto occupancy and increases in mode split will be identified based on national data combined with planned increases in transit service. Modeling of future transportation system impacts due to the Farmton Local Plan shall be required at least every seven years during the county's EAR based amendment cycle, following commencement of construction of the first SDA within the Farmton Local Plan. The modeling period shall address, at a minimum, a five-year and a 10-year future analysis development period from the date of the modeling effort. The modeling effort shall address transportation impacts for a study area inclusive of transportation facilities impacted by proposed Farmton Local Plan cumulative development at five percent or greater of each facility's capacity at the adopted level of service (significant impacts) as established by the governing body of the facility's jurisdiction. The modeling effort shall be documented in a written report detailing the analysis procedure, results, recommendations and funding sources necessary to mitigate any transportation deficiencies whereon the trip generation caused by the Farmton Local Plan is significant and results in total traffic volumes exceeding the established capacity (adverse impacts) of the facility.
- FG 5.15 Transportation impact analyses of the Farmton Local Plan shall be coordinated with adjacent jurisdictions including Seminole County, and FDOT, as well as significantly impacted municipalities and towns within Brevard and Volusia Counties (significance shall be determine consistent with procedures identified in Ch 380.06, F.S.).

FG 5.16

An external two-way p.m. peak-hour trips is established for each horizon year that distributes projected trips through buildout. The trip cap will be reevaluated every seven years coinciding with Volusia County's Evaluation and Appraisal Report (EAR) process and the transportation planning horizon and the trip cap will be adjusted with the County's EAR-based Comprehensive Plan Amendments based on a financially feasible plan in accordance with the following table:

Planning Horizon Year	P.M. Peak-Hour Two-Way Trip Generation				
	Gross Trip Generation		Internal Capture	Net External Trip Generation	
	Horizon Year	Cumulative		Horizon Year	Cumulative
2025	8,526	8,526	20%	6,821	6,821
2030	2,815	11,341	25%	2,111	8,932
2035	2,815	14,156	30%	1,971	10,903
2040	2,815	16,971	35%	1,830	12,733
2045	2,815	19,786	40%	1,689	14,422
2050	2,815	22,601	45%	1,548	15,970
2055	2,815	25,416	50%	1,408	17,377
2060	2,818	28,234	55%	1,268	18,645

These trip cap numbers shall be reviewed by the County concurrently with the EAR schedule. Should the County determine that existing and anticipated development within the Farmton Local Plan will exceed the trip cap number to the extent that mitigation is insufficient to accommodate the transportation impacts; the County and developer shall reduce the development plan to a level consistent with the available mitigation.

The companion EAR and EAR-based amendment must include a financially feasible roadway improvement plan consistent with proportionate share mitigation to accommodate the growth/development corresponding to the trip cap numbers.

OBJECTIVE:

FG 6

School Planning and Concurrency. The Sustainable Development Area districts shall be designed and planned to ensure that the educational facilities are integral components within the community and that adequate school capacity can be timely planned and constructed to serve the anticipated population.

POLICIES:

FG 6.1

The School District has sufficient capacity to serve 2,287 residential dwelling units within the Farmton Local Plan. Any change in land use designation, zoning classification or the issuance of a development order allowing for increased residential density or residential units exceeding 2,287 shall require a finding of school adequacy. The County specifically finds that these 2,287 residential units are planned for under

the Public School Facilities Element and do not constitute an increase in residential density.

- FG 6.2 At the time of adoption of the Farmton Local Plan, the Interlocal Agreement for Public School Facility Planning (ILA) recognizes that there is no school capacity within the Central School Concurrency Service Area in which the Farmton Local Plan is located for the purpose of increasing residential densities or constructing new schools; therefore, no finding of school adequacy can be issued until and unless the Interlocal Agreement is amended to allow for an exception to the Central School Concurrency Service Area capacity prohibition, such exception being limited to the SDAs identified herein. The School District shall not be required to consider any request for adequate school capacity beyond the 2,287 units and the County shall not authorize development of residential units in excess of the 2,287 until adequate school capacity can be demonstrated.
- FG 6.3 Finding of School Adequacy or Adequate School Capacity. In the event that the School District reports that there is not adequate school capacity to serve the proposed increase in residential density then the County shall not approve the rezoning unless and until such time as the School District can issue a finding that adequate school capacity will exist.
- FG 6.4 In order to ensure fiscal neutrality and to issue a finding that adequate school capacity will exist the School Board reserves the right to condition a finding of adequate school capacity on the Developer's ability to provide funding necessary to ensure that adequate school capacity can be timely planned and constructed to serve the anticipated students and require terms and conditions for an executed agreement that will provide funding which has the effect of actually increasing capacity. The Developer's commitment to fund adequate school capacity will be set forth in a development agreement between the Developer, County and School District and identified in the Capital Improvement Element and School Facilities Element. Identified improvements located within the Farmton Local Plan shall not be paid for with impact fees or credits.
- FG 6.5 Applications for rezoning for proposed residential housing within the SDA districts shall be coordinated with the Volusia County School District to determine if adequate school capacity can be timely planned and constructed to meet the requirements of the new development pursuant to the standards and procedures as more fully set forth in the Interlocal Agreement for Public School Facility Planning (ILA), the Public School Facilities Element (PSFE) and Section 206 of the Volusia County Charter.
- FG 6.6 A full range of educational facilities such as public and private schools, universities, colleges, community colleges, or other post secondary educational facilities, or research facilities, including environmental educational facilities are permitted throughout the SDA districts.
- FG 6.7 When school sites are designated within the Farmton Local Plan, each site shall co-locate with park facilities, other civic uses and/or other public open space. Any and all co-location sites shall be coordinated and approved by the School District and shall require approval and acceptance by the School District prior to designation.

- FG 6.8 Educational facilities, especially elementary schools, shall be within walking distance of residential areas and designed with high standards of sustainability and green design, provided such standards do not conflict with state requirements for public school facilities or School Board of Volusia County standards.

OBJECTIVE:

- FG 7 Adopt general development guidelines and standards for Sustainable Development Areas which provide for delivery of services and provision for infrastructure and fiscal neutrality.

POLICIES:

- FG 7.1 Fiscal Neutrality. Each development within the SDA districts shall provide adequate infrastructure that meets or improves the levels of service standards adopted by the County and be Fiscally Neutral or results in a fiscal benefit to the county, school district, and municipalities outside that development. Fiscal Neutrality means the costs of additional school district and local government services and infrastructure that are built or provided for the SDA districts shall be funded by properties within the approved SDA districts.
- FG 7.2 Landowners, developers, or Community Development Districts shall demonstrate Fiscal Neutrality as part of the Master DRI approval process set forth in Objective 8 of this plan, and for each phase of each development, according to the procedures established by the County and School District. Such procedures shall require that Fiscal Neutrality be determined for each development project on a case-by-case basis, considering the location, phasing, and development program of the project. For off-site impacts, the procedures will require that the total proportionate share cost of infrastructure be included and not simply the existing impact fee rates. Notwithstanding the provisions of the Concurrency Management System, this shall include, but not be limited to, both localized and countywide impacts on county, city, state, and federal transportation facilities (such as roads, intersections, sidewalks, lighting, medians, etc.), public transit, schools, water supply and delivery, sewage transmission and treatment, solid waste, storm and surface water management.
- FG 7.3 The County requires that these procedures for measuring Fiscal Neutrality be reviewed and certified by independent advisors retained by the County at the expense of the landowner, developer or Community Development District prior to acceptance by the County.
- FG 7.4 Each development within SDA districts shall have a financial strategy approved by the County to construct and maintain all required infrastructure. Community Development Districts are identified as the preferred financing technique for infrastructure needs.
- FG 7.5 To ensure the provision of adequate public facilities that are fiscally neutral and avoid inequitable burdens on parties outside of the Farnton Local Plan, public infrastructure for developments may be funded and maintained by a Community Development District (CDD) formed in accordance with chapter 190, Florida Statutes, or such other financial mechanisms that are not dependent upon a budgetary allocation of Volusia County or the School Board of Volusia County.

FG 7.6 The County reserves the right to condition the approval of development on the availability of funding for the necessary infrastructure to support the proposed development.

FG 7.7 Prior to development approval, the county shall amend its Capital Improvements Element to include the timing and funding of public facilities required by the Farmton Local Plan.

OBJECTIVE:

FG 8 Establish an implementation strategy and development review process.

POLICIES:

FG 8.1 The Farmton Local Plan allows for development over an extended period of time. The land owner/developer is required to apply for and receive a master development approval for the entire project pursuant to section 380.06(21)(b), Florida Statutes (2009). No development shall take place within the SDA districts until the Farmton Local Plan is processed as a Master Development of Regional Impact (DRI) in accordance with section 380.06(21)(b), Florida Statutes (2009) and the development review procedures established herein. No building permit shall be issued for new development within the SDA districts within five (5) years of the effective date of the Farmton Local Plan. No development order for new construction shall be issued prior to the approval by the county council of the Conservation Management Plan (CMP) described in policies FG 2.10 and 2.11 and the recording of a perpetual conservation easement over all Green Key lands as set forth in policy FG 2.15 with the specific exception of essential public utilities or communication structures. Phase one, located in the Gateway district, will be the first increment to be reviewed and may be either reviewed concurrently with or subsequent to the application for master development approval. All other increments will be submitted and approved subsequent to and in accordance with the master development order. The developer shall provide for the timing and review of phases, increments, and issues related to regional impacts of the proposed development and any other considerations that must be addressed in the application for master development approval required by paragraph 380.06(21)(b), Florida Statutes (2009). The development agreement shall be entered into by the land owner/developer, the East Central Regional Planning Council, and the county. The review of subsequent incremental applications shall be as prescribed in paragraph 380.06(21)(b), Florida Statutes (2009).

FG 8.2 The intent of these policies is to mirror and augment state law controlling DRIs and these policies are to be construed together with the Master DRI process. In the event the DRI provisions of Florida Statutes are eliminated, development within the SDA districts shall be processed and reviewed as if the DRI regulations were applicable. All development within the SDA districts shall be processed as a part of a Master DRI or increment regardless of size thresholds and the impacts of all individual development projects shall be cumulative.

- a. The county shall submit the Master DRI and increment applications to VGMC for review and determination of consistency per Section 90-37 Code of Ordinances County of Volusia.
- b. The county shall submit the Master DRI and increment applications to the School District for a finding of school adequacy and determination of site location, configuration and suitability.

FG 8.3 Master Plan Process: Development activity within the SDA districts shall be planned through the Master DRI and in accordance with these policies and process that integrate development, Resource Based Open Space, and infrastructure. The application and development order shall include the following for each increment at the time of development review as set forth in the master development order:

- a. Specific form based Design Guidelines for the development.
- b. Provisions relating to implementation of the Principles of Sustainability.
- c. Fiscal Neutrality Plan and Procedure for Monitoring Fiscal Neutrality.
- d. Conservation Management Plan for GreenKey and Resource Based Open Space.
- e. Proposed Conservation Covenants/Easements for GreenKey and Resource Based Open Space.
- f. Increment and Phasing Plan for development, including timing and amount and phasing of residential and non-residential development.
- g. Provisions for public infrastructure including transportation, schools, stormwater, and water supply.
- h. Provisions that a finding of school adequacy has been made by Volusia County School District.
- i. Provisions to implement water and energy conservation measures.
- j. Provisions relating to implementation of jobs to housing ratio.
- k. Site Analysis of natural features including floodplains, drainage, wetlands, soils, habitat types, and a biological inventory.
- l. Block layout, street classification and layout, and recreational space and landscaping plans.
- m. Location of Resource Based Open Space, and Activity Based Open Space.
- n. Land Use Mix.
- o. Density and intensity of land uses proposed.

- p. Multi-modal Transportation Plan showing road network, transit, bike routes, and pedestrian plans including circulation routes.
- q. Integrated Water Plan showing provision for stormwater, water resource development, wellfields, and wastewater.
- r. Infrastructure Analysis on-site and off-site (e.g., water supply, sewer, stormwater, transportation, and schools).
- s. A Master Transportation Planning Study (MTPS) of a representative buildout development program for the Farmton Local Plan that identifies the required transportation corridors needed to serve the development. A separate study will be required with the application for a development within any SDA identifying a feasible financial plan for transportation facilities needed to support that SDA and demonstrating that those facilities are consistent with the long term build out needs of the MTPS.
- t. A conceptual master stormwater plan.

FG 8.4

Standards for Review. On review of the Master DRI, the County shall ensure that the development conforms to the principles of sustainability and demonstrates the following:

- a. The development complies with all applicable federal, state, and county environmental rules and regulations.
- b. The development complies with the principles of sustainability and substantive requirements of the Farmton Local Plan.
- c. The location of the developed areas on the site permits the most density and intensity in areas that are most suitable for development and respects existing natural and environmental features on the site.
- d. The location of the Resource Based Open Space areas on the site provides the greatest level of connectivity to GreenKey.
- e. The integrity of the Farmton Local Plan is not compromised by allowing extensive single-uses. The land use mix shall be phased to provide an adequate mix of nonresidential uses to serve residential development within each development phase or sub-phase.
- f. The required on-site and off-site infrastructure will be available to serve each development phase as it is constructed.
- g. Jobs to housing ratio is met or exceeded.
- h. The transit elements of the multi-modal transportation plan shall be developed in accordance with VOTRAN's Transit Development Guidelines as may be amended from time to time.

- i. Potable and nonpotable water supplies will be available to serve each development phase as it is constructed.
- j. Appropriate school sites, acceptable to and approved by the Volusia County School District, are designated within areas in close proximity to residential uses and outside of flood prone areas and are dedicated to the School Board of Volusia County.
- k. The conservation covenant, conservation easements, and conservation management plan requirements of Objective 2 have been met.

FG 8.5 **SDA Re-Zoning Process.** Development within the SDA districts shall be rezoned to planned unit development (PUD) in accordance with the PUD rezoning provisions of the county zoning code. The PUD development agreement shall include design guidelines which include, at a minimum, architectural standards, street design, transit friendly design requirements, bicycle provisions such as bike locker and shower facility requirements, landscaping, lighting, access and circulation, parking, lot development standards, parks and internal recreational space and facility requirements that will exceed current county standards. In addition, innovative resource conservation measures will also be included to address water conservation, non-potable water usage and other resource conservation measures including, but not limited to, solid waste management/recycling, materials and energy. No development except the Master DRI or equivalent development order may be approved or permitted until these regulations are adopted. No rezoning shall be approved without a finding of School adequacy.

FG 8.6 **Increments and Phasing.** Development within the Farmton Local Plan shall be phased according to the plan approved in the Master DRI or equivalent development order, which shall establish the timing and conditions upon which future phases will be approved.

- a. In order to plan for school capacity, no more than 2,287 residential dwelling units may be constructed on site unless there is a finding of school adequacy issued by the school district.
- b. Equivalency matrices for traffic impacts are established to convert residential density units to commercial intensities established for the pre2025 maximum development potential. See tables below.

Farmton Generalized Trip Matrix (Based on P.M. Peak-Hour Two-Way Traffic)

From	To									
	Single-Family	Multi-Family	Hotel	Hospital	School	Retail/ Commercial	Office	Business/ Flex-space	Light Industrial	Warehouse/ Distribution
Single-Family	-	1.772	1.712	0.886	6.886	0.269	0.678	0.783	1.041	3.156
Multi-Family	0.564	-	0.966	0.500	3.886	0.152	0.383	0.442	0.588	1.781
Hotel	0.584	1.035	-	0.518	4.023	0.157	0.396	0.457	0.608	1.844
Hospital	1.129	2.000	1.932	-	7.773	0.304	0.765	0.884	1.175	3.563
School	0.145	0.257	0.249	0.129	-	0.039	0.098	0.114	0.151	0.458
Retail/Commercial	3.713	6.579	6.356	3.289	25.568	-	2.517	2.907	3.866	11.719
Office	1.475	2.614	2.525	1.307	10.159	0.397	-	1.155	1.536	4.656
Business/ Flex-space	1.277	2.263	2.186	1.132	8.795	0.344	0.866	-	1.330	4.031
Light Industrial	0.960	1.702	1.644	0.851	6.614	0.259	0.651	0.752	-	3.031
Warehouse/ Distribution	0.317	0.561	0.542	0.281	2.182	0.085	0.215	0.248	0.330	-

* Multiply previous land use units by factor to determine desired land use units
Keeps total p.m. peak-hour traffic constant

Example: To go from 250 KSF Retail/Commercial to Business/Flex-space, multiply 250 by 2.907 = 726.75 KSF Business Park

Example: To go from 100 Single-Family Dwelling Units to School, multiply 100 by 6.886 = 688 Students

ITE Average Trip Rates (8th Edition)

Land Use	Units	P.M. Peak- Hour Rate	Percent Enter	Percent Exit
Single-Family	Dwelling Units	1.01	63%	37%
Multi-Family ¹	Dwelling Units	0.57	66%	34%
Hotel	Rooms	0.59	53%	47%
Hospital	1,000 Sq. Ft.	1.14	42%	58%
School ²	Students	0.15	48%	52%
Retail/Commercial	1,000 Sq. Ft.	3.75	48%	52%
Office	1,000 Sq. Ft.	1.49	17%	83%
Business/ Flex-space	1,000 Sq. Ft.	1.29	23%	77%
Light Industrial	1,000 Sq. Ft.	0.97	12%	88%
Warehouse/ Distribution	1,000 Sq. Ft.	0.32	25%	75%

¹ Multi-family trip rate and directional distribution is an average of Condominium/Townhouse and Apartment rates

² School trip rate and directional distribution is an average of elementary school, middle school, and high school

Through 2025 the Traffic Impact analysis will be based upon existing land uses and the mix of uses authorized for the pre-2025 maximum development potential. There shall be no increases in net external traffic based upon current land uses in effect at the time of the adoption of this amendment prior to 2025.

- c. Within the Work Place and Town Center districts the implementation of the jobs to housing ratio shall guide the phasing of development.
- d. To limit the maximum amount of residential development that may be approved, the Villages districts shall not be approved through the rezoning and master development plan process if such approval would cause the potential dwelling unit supply for development within the unincorporated County to exceed 150 percent of the forecasted housing demand for the projected population of the subsequent 20-year planning period; provided however that this limitation may be adjusted in order to achieve or maintain the required jobs to housing ratio. The projected housing demand shall be calculated by the county and shall consider the medium range population projections of the University of Florida's Bureau of Economic and Business Research for Volusia County, or any other professionally accepted population projection methodology consistent with the Future Land Use Element. This policy does not apply to the Gateway, Work Place or Town Center districts because the potential for residential development is limited by the minimum job to housing ratio provisions of policy FG 3.10.

- FG 8.7 Facilities Capacity. The increments and phasing conditions of each development shall address at a minimum:
- a. The requirement that adequate public facilities and services be available to accommodate the development and maintain or improve the adopted level of service standards. The School Board and County reserve the right to condition the approval of development on the availability of funding for the necessary infrastructure to support the proposed development.
 - b. The spine transportation network that shall be constructed by the developer as needed to support the development projected to 2060, and described in Objective 5 of this Local Plan.
 - c. The availability of water supply to serve the development. The availability of water supply shall be demonstrated through:
 1. A demand analysis for the proposed development extended throughout buildout and thereafter;
 2. A list of potential, permittable supply sources and the capacities thereof;
 3. A comparison of the demand vs. supply capacity of all sources on the list throughout buildout and thereafter;
 4. The availability of reclaimed water and stormwater for irrigation use within the developments and the quantity of potable water these sources will offset; and
 5. The potential for water conservation practices to reduce demand, such as installation of high-efficiency plumbing fixtures, appliances, and other water conserving devices in households, as well as public and commercial restroom facilities and the use of waterwise and Florida Friendly principles in all landscaped areas, where ecologically viable portions of existing native vegetation shall be incorporated into the landscape design to the greatest extent practicable so as not to require irrigation.
- FG 8.8 Monitoring Program. To ensure efficient planning for public infrastructure, the County shall annually monitor the actual growth within the County, including development within the SDA districts, and adopt any necessary amendments to the Farmton Local Plan in conjunction with the update of the Capital Improvements Program. Any amendments to the Capital Improvements Program will be made consistent with the requirement for Fiscal Neutrality for SDA districts.
- FG 8.9 Land Use and Entitlements. Approval of development within the SDA districts is contingent upon the applicant demonstrating that any increase in density above the maximum potential development as of the time of the adoption of this plan can be accommodated with infrastructure at the time of the application for the increment

under the Master DRI, to include road, utility and school capacity as well as meeting concurrency requirements which meet the requirements for fiscal neutrality.

FG 8.10 Review by State agencies. Given the very large acreage involved in the Farmton Local Plan, it is necessary to ensure that future impacts are identified and ameliorated. The following shall specifically apply:

- a.** The Farmton Local Plan provides no exemptions from reviews otherwise required by law, to include the Development of Regional Impact process (Chapter 380.06, Florida Statutes). In the event the legislature abolishes the DRI process, at minimum, an analysis equivalent to the 2009 DRI process requirements shall be completed prior to the approval of any and all developments in the Farmton Local Plan.
- b.** Approval of the county, with concurrence of DCA, that any development proposed has adequately addressed potential impacts to the availability of affordable housing using a methodology approved by F.A.C. or such other methodology that may be approved by the County and the East Central Florida Regional Planning Council.

FG 8.11 The Cities of Deltona, Edgewater, Oak Hill, and New Smyrna Beach shall receive notice and copies of all applications and submittals of the Master DRI and increments simultaneously with application or submission of all submittals or responses to the East Central Florida Regional Planning Council to insure the opportunity for comment and consultation on all and transportation issues.

15. SUNRAIL DELAND AREA ACTIVITY CENTER (SR)

A. BACKGROUND

The SunRail DeLand Area Activity Center envisions compact development that contains a mix of housing, employment, and retail uses in a high-quality, walking environment. This activity center will take advantage of Transit Oriented Design (TOD) concepts to reduce automobile dependency by focusing moderate to higher density growth within an approximate one-half mile radius to the east of the DeLand SunRail station.

Development should incorporate good design principles and include a mix of uses in proximity to this commuter rail station to create opportunities for a compact, pedestrian friendly and vibrant neighborhood center within walking distance of transit. Development of TOD can leverage major investments in public transit infrastructure, contribute to environmentally sound means to accommodate new growth, and enhance transportation choice within the area.

B. DESCRIPTION OF ACTIVITY CENTER DISTRICTS

The districts – TOD Core and TOD Transition– are entirely unique to the SunRail DeLand Area Activity Center plan and are applicable only to the area indicated in Figure 1-12O. These districts are considered urban.

1. TOD Core District

The Transit Oriented Development (TOD) Core district facilitates moderate to higher density development, located within an easy walk of a major transit stop, generally with a mix of residential, employment, and shopping opportunities designed for pedestrians without excluding the automobile.

Minimum density: 9 dwelling units per acre.

Maximum density: 30 dwelling units per acre.

Minimum FAR: 0.5.

Maximum FAR: 2.0.

Property within this district may develop under the existing Transitional Agriculture (A-3) and Residential Planned Unit Development (Pelham Square RPUD) zoning classification regulations and Urban Low Intensity (ULI) future land use designation as they existed as of August 22, 2013, without regard to the policies herein.

If however, the property owner wishes to utilize the increases in density or floor area ratio criteria of this activity center (above the ULI standards of a maximum density of 4 dwelling units per acre and a maximum FAR of 0.50), then any new development shall also be subject to the activity center policies herein. Developing pursuant to this activity center constitutes a waiver of the ability to develop under the ULI designation or the existing zoning classifications as of August 22, 2013.

2. TOD Transition District

The TOD Transition district provides for a transition from the TOD Core to the SR 44 and low density development pattern to the east. This district allows residential, commercial, and office uses.

Minimum density: 2 dwelling units per acre.
Maximum density: 15 dwelling units/acre.
Maximum FAR: 0.5.

Property within this district may develop under the existing Transitional Agriculture (A-3), Urban Single Family Residential (R-3), and Light Industrial (I-1) zoning classification regulations and the Urban Low Intensity (ULI) and Industrial future land use designations as they existed as of August 22, 2013, without regard to the policies herein.

If however, the property owner wishes to utilize the increases in density or floor area ratio criteria of this activity center (above the ULI standards of a maximum 4 dwelling units per acre, and a maximum FAR of 0.5), then any new development shall also be subject to the activity center policies herein. Developing pursuant to this activity center constitutes a waiver of the ability to develop under the ULI or Industrial designations or the existing zoning classifications as of August 22, 2013.

C. GOAL, OBJECTIVES, AND POLICIES

GOAL:

- SR 1 Provide an alternative to low-density suburban sprawl and automobile dependent land use patterns through utilization of Transit Oriented Development (TOD) design features.

OBJECTIVE:

- SR 1.1 The TOD Core district serves as a defined center, offering multiple destinations and reasons for pedestrians to frequent the area in support of the SunRail commuter rail station, shall comply with the following policies:

POLICIES:

- SR 1.1.1 The overall development pattern within the TOD Core should include a mix of uses to ensure the efficient use of transit, promote increased ridership, and encourage a pedestrian-oriented environment.
- SR 1.1.2 First floors should create an environment that is inviting to the walking public.
- SR 1.1.3 Automobile service stations, gas stations, and any business with a drive-thru facility are not allowed in the TOD Core district.
- SR 1.1.4 Project design, including site planning and building design should facilitate a pedestrian sense of place and feature, as appropriate, well-landscaped public spaces such as squares and plazas, urban parks, courtyards, an integrated pedestrian system, and street-oriented building forms with a pedestrian focus.
- SR 1.1.5 High volume traffic lanes and parking lot areas should utilize traffic-calming techniques when adjacent to pedestrian routes to increase pedestrian safety.

- SR 1.1.6 Parking lots should not dominate the view from streets and civic spaces, and should be located to the rear or center of building clusters.
- SR 1.1.7 Strict parking standards are not applied within the activity center. Rather, shared parking or other alternate parking reduction methods are preferred.
- SR 1.1.8 The floor area of parking structures shall not be included in the calculation of the minimum or maximum FAR.
- SR 1.1.9 Building orientation should be aligned towards a boulevard, which gives the station visual prominence from the pedestrian perspective.
- SR 1.1.10 New development should include amenities, such as storefront windows, awnings, architectural features, lighting, and sheltering trees, to provide a comfortable pedestrian environment along and between buildings.
- SR 1.1.11 New development should provide secure and convenient bicycle parking.
- SR 1.1.12 Residential and nonresidential uses may be mixed vertically or horizontally, which means that residential and commercial uses may occupy ground floor space in separate buildings or commercial uses may occupy the first floor and residential uses may occupy the upper floors in the same building.
- SR 1.1.13 Each project must provide a minimum of 40 percent civic space (active or passive). Civic space may include pedestrian-oriented streets, stormwater systems, parks, buffers, water, access easements, alleys, and other public infrastructure.
- SR 1.1.14 Construction of new detached single-family dwellings is not permitted. Accessory dwelling units are permitted uses and count towards the minimum/maximum density requirements of the district.
- SR 1.1.15 The SunRail station shall be designed in accordance with the approved agreement between Volusia County and the Florida Department of Transportation.

OBJECTIVE:

- SR 1.2 TOD Transition district shall provide a transition from the TOD Core and surrounding community, and shall comply with the following policies:

POLICIES:

- SR 1.2.1 Accessory dwelling units are permitted uses and count towards the minimum/maximum density requirements of the district.
- SR 1.2.2 New office and job center developments are encouraged to provide an employee transportation management plan and facility options, which may include the following:
- Transit pass program, bus and train schedules;
 - Bike lockers and racks, shower and changing rooms;
 - Car pool parking and pick-up/drop off lanes; and
 - Weather-protected pedestrian routes, where practicable

- SR 1.2.3 New office and job center building entrances should include a direct connection to the roadway sidewalk by a paved and landscaped path.
- SR 1.2.4 Residential development should provide a prominent green space and several small gathering places for resident use and enjoyment.
- SR 1.2.5 Walled or gated residential communities are not allowed. This does not preclude the fencing of residential yards.
- SR 1.2.6 Garage doors that face directly onto streets are discouraged within residential projects with on-street parking and garage access is encouraged from alleyways within blocks.
- SR 1.2.7 Residential development shall include compact design that includes a system of land subdivision and development, which provides street and pedestrian linkages from one project to another.

OBJECTIVE:

- SR 1.3 Planning and implementation of the DeLand area SunRail TOD program is intended to complement the downtown DeLand market area.

POLICIES:

- SR 1.3.1 The county, in conjunction with the City of DeLand, will coordinate with federal, regional, state, and local agencies to plan for a multi-modal transportation network in support of commuter rail.
- SR 1.3.2 The county will continue to coordinate with the City of DeLand in planning any necessary infrastructure improvements and the review of proposed development within the SunRail DeLand Area Activity Center.
- SR 1.3.3 The county will plan to provide convenient access to downtown DeLand via the VOTRAN system.

OBJECTIVE:

- SR 1.4 An integrated bicycle, pedestrian and street network shall provide safe and convenient travel for all transportation modes within the SunRail DeLand Area Activity Center.

POLICIES:

- SR 1.4.1 The SunRail DeLand Area Activity Center shall consist of safe, attractive streets that provide connectivity throughout the activity center area.
- SR 1.4.2 The interconnected system shall include blocks that typically utilize alleys to provide additional site access for parking and service areas.
- SR 1.4.3 Street design shall incorporate elements such as lighting, appropriate street and sidewalk widths, and intersection dimensions to allow for pedestrian, bicycle, and multi-modal vehicular use.

- SR 1.4.4 Street design should encourage lower traffic speeds and pedestrian use by providing features such as on-street parking and street trees.
- SR 1.4.5 Regulations allowing the use of low speed electric vehicles on local streets and on multi-purpose trails (minimum of 12 feet wide) are compatible with this activity center area.
- SR 1.4.6 Electric vehicle charging stations are encouraged.
- SR 1.4.7 Development within the SunRail DeLand Area Activity Center should accommodate a bicycle/pedestrian connection between the SunRail station and the proposed Spring-to-Spring Trail.

OBJECTIVE:

- SR 1.5 Development within the SunRail DeLand Area Activity Center shall promote high standards for water and energy efficiency.

POLICIES:

- SR 1.5.1 Landscape plans should incorporate biodiversity using native vegetation with a goal of reducing water usage.
- SR 1.5.2 Building design, construction, and operation should incorporate green building practices to promote energy conservation.
- SR 1.5.3 Residential and nonresidential development shall connect to central utilities for both potable and non-potable water uses, including irrigation.
- SR 1.5.4 Residential development should meet ENERGY STAR and Florida Water Star standards.
- SR 1.5.5 Solar panels are allowed and encouraged on all buildings, in adherence to design guidelines that may adapt to changing technologies.

OBJECTIVE:

- SR 1.6 Development within the SunRail DeLand Area Activity Center area shall ensure that adequate school capacity can be timely planned and constructed to serve the anticipated population.

POLICIES:

- SR 1.6.1 In order to plan for school capacity, no more than 581 residential dwelling units may be constructed unless there is a finding of school adequacy issued by the school district.
- SR 1.6.2 In the event that the School District reports that there is not adequate school capacity to serve the proposed increase in residential density above 581 units, but not to exceed 3,000 residential dwelling units, then the county shall not approve any

rezoning, which increases the number of allowed residential uses, unless and until such time as the School District can issue a finding that adequate school capacity will exist.

- SR 1.6.3 In order to issue a finding that adequate school capacity will exist the School District reserves the right to condition a finding of adequate school capacity on the Developer's ability to ensure that adequate school capacity can be timely planned and constructed to serve the anticipated students. The School District will require terms and conditions for such an agreement. The Developer's commitment to fund adequate school capacity will be set forth in a development agreement between the developer and the School District.
- SR 1.6.4 Applications for rezoning for proposed additional residential housing within the activity center area shall be coordinated with the Volusia County School District to determine if adequate school capacity can be timely planned and constructed to meet the requirements of the new development pursuant to the standards and procedures as more fully set forth in the Interlocal Agreement for Public School Facility Planning (ILA).

G. FUTURE LAND USE MAP:

The Future Land Use Map is actually made up of a series of maps. The maps are contained in Appendix 1, Maps and Figures, of the Comprehensive Plan, attached herewith and made a part hereof. The individual maps that make up the map Future Land Use Map series are as follows:

Figure 1-1	Public Potable Waterwells
Figure 1-2	Water Bodies
Figure 1-3	Major Wetland Systems
Figure 1-4	General Soil Categories
Figure 1-5	Mineral Resources and Extraction Sites
Figure 1-6	Population by Planning Region
Figure 1-7	Special Rural Areas
Figure 1-7A	Rural Community – Seville
Figure 1-7B	Rural Community – Volusia
Figure 1-7C	Rural Community - Barberville
Figure 1-7D	Rural Community – Deleon Springs
Figure 1-7E	Rural Community – Cassadaga
Figure 1-7F	Reserved
Figure 1-7G	Rural Recreation – Pine Island
Figure 1-7H	Rural Recreation – Shell Harbor Estates
Figure 1-7I	Rural Recreation – Volusia Bar, South Moon, Paramore
Figure 1-7J	Rural Recreation – Highland Park
Figure 1-7K	Rural Recreation – Daisy Lake, Crows Bluff
Figure 1-7L	Rural Recreation – Lemon Bluff
Figure 1-7M	Rural Recreation – Baxter Point
Figure 1-7N	Rural Recreation Community – Emporia
Figure 1-7O	Rural Recreation – Lake View
Figure 1-7P	Rural Recreation - St. Johns Gardens
Figure 1-8	Airport Obstructions and Clear Zones
Figure 1-9	100-Year Flood Plain – Unincorporated Volusia County
Figure 1-10	Coastal High Hazard Area – Unincorporated Volusia County
Figure 1-11	Generalized Future Land Use Plan
Figure 1-11A	Future Land Use Map/Plan Notations
Figure 1-12	Local Plans
Figure 1-12A	Highridge Neighborhood
Figure 1-12B	Halifax Activity Center
Figure 1-12C	Southeast Activity Center

Figure 1-12D Southwest Activity Center
 Figure 1-12E Hontoon Island
 Figure 1-12F North Peninsula
 Figure 1-12G Mosquito Lagoon
 Figure 1-12H Enterprise Local Plan
 Figure 1-12I Wilbur-by-the-Sea Local Plan
 Figure 1-12J Samsula Local Plan
 Figure 1-12K Tomoka Farms Village Local Plan
 Figure 1-12L Jacksonville Bombing Range Complex Military Zone
 Figure 1-12M Osteen Local Plan
 Figure 1-12N Farmton Local Plan
 Figure 1-12O Sunrail DeLand Area Activity Center

Figure 1-13 ECO Map

Figure 1-14 Energy Conservation Area Map

The official Volusia County Future Land Use Map, at a scale of one (1) inch equals one (1) mile, is located at the Volusia County Administration Building, 123 West Indiana Avenue, DeLand, Florida 32720-4604. All updates to the official map, and records thereof, are maintained in digital format. The official map and its periodic updates shall be used to interpret or assist in the interpretations of the Comprehensive Plan.

The official Future Land Use Map is incorporated in this Ordinance by reference. The official map shall be entrusted to the County Manager or his/her designee. It shall be identified by the signature of the Chairman of the County Council, attested by the County Manager and shall bear the County seal under the following words: "This is to certify that this is the official Future Land Use Map of Volusia County, Florida referred to in Section F, Chapter 1 of the Future Land Use Element of the Volusia County Comprehensive Plan Ordinance 90-10, adopted on March 15, 1990."

All maps contained in the Comprehensive Plan are intended to guide land use decisions in conjunction with the official Future Land Use Map along with the policies and recommendations from the other elements.

Note: The official Future Land Use Map is not a Zoning Map. Within each designation on the Future Land Use Map, numerous land uses, zoning classifications, and housing types may occur. The official Future Land Use Map may be interpreted only as provided in the Comprehensive Plan text. That text provides necessary definitions and standards for allowable land uses, densities or intensities of use for each map designation, and for interpretation and application of the Plan as a whole. That text must be consulted in its entirety in interpreting any one plan map designation, and no provision shall be used in isolation from the remainder.

Nothing on the official Future Land Use Map shall guarantee the achievement of development potential under any future land use designation shown on any property. The right to develop property for a particular density or intensity is not provided by this map. Such right can only be obtained through the issuance of applicable development orders including but not limited to zoning.

The official map cannot be correctly interpreted independent of the Volusia County Comprehensive Plan, Ordinance No. 90-10, as the same may be amended from time to time. The locations and boundary lines shown on the official map are intended to be general and not fixed locations and

boundaries. The map by itself shall not be used to determine when development should or should not occur because future development must be related to the Plan's Goals, Objectives, Policies, and recommendations, as well as conditions of the specific property being considered for development.

H. SMART GROWTH INITIATIVE:

GOAL:

SG 1: To ensure that Volusia County retains an interconnected core network of environmentally important lands to help preserve the County's ecosystems into the future.

OBJECTIVE:

SG 1.2: To protect and enhance environmentally sensitive corridors, wildlife habitat, connected wetlands, and natural hydrologic functions throughout Volusia County, the County adopts the Environmental Core Overlay or "ECO" Map as a component of the Future Land Use Map series.

POLICIES:

SG 1.2.1: Lands within the ECO Map shall be managed based on the following criteria:

- (a) Public lands within ECO shall be managed to protect functioning ecological systems while respecting existing land management or use agreements.
- (b) Where a tract of land is partially or fully within ECO, proposed development activities shall be encouraged to utilize innovative and flexible land development and planning techniques such as conservation development and/or transfer of development rights to shift development from ECO to other more suitable areas. In such cases, lands within ECO shall be protected by an easement that permanently severs development rights.
- (c) Where a tract of land is partially or fully within ECO, the owner(s) shall be encouraged to utilize innovative land planning and development techniques such as conservation subdivisions, rural clusters, rural lands stewardship, Low Impact Development, Waterwise Development, Firewise Development, United States Green Building Council LEED Certified development, Florida Green Building Coalition designations, or other similar development certifications which promote sustainability.
- (d) The County shall encourage landowners who own property within ECO to coordinate development activity and utilize innovative and flexible land development techniques to protect the integrity of the Environmental Core Overlay as an ecological unit.
- (e) By 2010, the County shall adopt regulations, standards, and procedures pursuant to Sec. 202.04 of the Volusia County Charter to apply specific minimum environmental standards to the Environmental Core Overlay to protect it as a functional ecological unit. Specific regulations shall be adopted within ECO for wetlands protection, watershed protection, aquifer protection, and for conservation of trees and native habitat.

- (f) By 2009, the County shall adopt land development regulations which set forth procedures and standards for implementing this section, which shall respect underlying property rights while promoting protection of existing functioning ecological systems. The land development regulations shall provide procedures for subdivision of land that recognize the existing densities and intensities and provide incentives for conservation development as set forth in Policy 1.2.2 and which includes the following:
 - (1) Private land owners within ECO shall be encouraged to utilize Best Management Practices to conserve lands within the overlay so as to protect functioning ecological systems.
 - (2) The County may consider privately owned lands within ECO for fee and less than fee acquisition.
 - (3) Lands identified as ECO shall also be encouraged for private conservation programs such as conservation easements, wetland mitigation banks, conservation banks, wetlands reserve program, and other recognized conservation programs.
 - (4) Lands within ECO will be identified as sending areas in any transfer of development right program that may subsequently be developed.
- (g) The zoning densities, as a whole, for all land within the ECO boundaries shall remain density neutral. Incentives may be provided for innovative planning and/or preservation.

SG 1.2.2: The County shall develop procedures, standards, and incentives for Conservation Developments (CDs). CDs shall be the preferred method for subdivisions on all parcels or tracts that include or are directly adjacent to lands identified on the Environmental Core Overlay (ECO).

- (a) Conservation Developments are residential and open space developments where at least sixty-percent (60%) of the gross land area is designated as permanently protected open space and managed for agricultural or conservation purposes. Open space shall be arranged to preserve the function, purpose and integrity of the on-site natural resources to the maximum extent practicable. The underlying development rights of the open space shall be severed through a permanent conservation easement. Development shall not exceed forty-percent (40%) of the land area and shall be located on the area most suitable for development. Lots shall be arranged in a compact fashion and are authorized and encouraged to be smaller than typically allowed in the zoning classification. Conservation Developments shall be designed to protect the important characteristics and features of land through the following goals, as applicable:
 - (1) Protect natural and historic resources.
 - (2) Preserve the rural character of the county.

- (3) Retain functional open space for passive recreational purposes.
 - (4) Maintain significant areas for silviculture and agriculture production.
 - (5) Provide habitat corridors through linked open space networks.
 - (6) Protect scenic vistas.
 - (7) Allow development on smaller lots and a compact footprint in order to protect more open space.
- (b) The land development regulations shall set forth a flexible process for authorizing conservation developments with innovative designs and provide for standards and locational criteria to site lots in an area suitable for development. The regulations shall also establish procedures for permanent conservation management of the designated open space.
- (c) Conservation Developments shall be encouraged by the following policies:
- (1) Base Yield for a Conservation Development means the gross acreage of a tract divided by the density of the underlying land use designation. In cases where tracts contain multiple land use designations, the base yield will be calculated separately for each area and added together to determine the total site's base yield. The resultant number is the allowed number of residential dwelling units, prior to any potential bonuses.
 - (2) A CD which preserves substantially all wetlands and fifty percent of the uplands as open space or at least seventy-five percent of the gross acreage may receive up to twenty-five percent density bonus above the base yield.
 - (3) The following innovative design techniques shall be encouraged: Low Impact Development, Dark Skies, WaterStar; Firewise, US Green Building Council LEED Certified Development, Florida Green Building Coalition designation or other county approved certifications which promote sustainability, water neutrality, or environmental restoration of degraded wetlands or habitat. Provisions of the land development regulations may be waived for a CD to the extent they are in conflict with an approved certification. If allowed, the facilities based on these programs must be privately maintained.
 - (4) In no event shall the yield bonus exceed capacity for existing public infrastructure as measured by concurrency management systems in the land development regulations or § 206 School Planning, Volusia County Charter.
 - (5) A CD may include agri-tourism and eco-tourism activities such as: sales of agricultural products, equestrian boarding facilities, ecotourism

facilities, agri-tourism facilities, environmental interpretive or learning centers, boardwalks and trails.

- (6) A CD may incorporate limited neighborhood scale commercial development designed to serve area residents, so long as it is compatible with the overall CD and consistent with the rural character of the area.
 - (7) The number of residential units in a conservation development shall not exceed 600 units.
- (d) Open Space areas in Conservation Developments shall be designated, permanently protected, and maintained as undeveloped conservation, agriculture or passive recreational uses. Open Space shall be selected and designed according to the following principles:
- (1) ECO Lands, Environmental System Corridors, substantially all wetlands, natural and historic resources shall receive top priority for inclusion as part of the designated open space area and shall be managed for conservation purposes. Agricultural areas may be set aside within areas designated as Open Space area so long as agricultural uses comply with Best Management Practices approved by the Florida Commissioner of Agriculture.
 - (2) When a parcel contains lands designated as ECO and other lands, the CD should as much as possible protect the ECO lands and shift development to lands outside of ECO.
 - (3) Taken as a whole, Open Space should contain as much of the lands designated as ECO as possible and shall generally be contiguous to minimize fragmentation and promote the creation of an interconnected, environmentally significant corridor.
 - (4) Open Space shall be permanently protected by a recorded conservation easement and held by one or more of the following: Volusia County, other public agency, or a land trust or conservation organization approved by the County.
 - (5) Open Space shall be subject to an appropriate management plan. The management plan shall establish management objectives, outline procedures, and define the roles and responsibilities for managing the open space. The plan shall also provide for the protection of species listed by FWC and USFWS.