I-2 Heavy Industrial Classification

Purpose and intent: The purpose and intent of the I-2 Heavy Industrial Classification is to provide for industrial operations of all types, provided they meet the minimum performance standards in this article.

Permitted principal uses and structures: In the I-2 Heavy Industrial Classification, no premises shall be used except for the following industrial uses and their customary accessory uses and structures:

Any industrial use or structure provided it meets the minimum environmental standards in section 72-288, and is not a permitted special exception in this classification.

Communication towers not exceeding 70 feet in height above ground level. (Ord. No. 97-19, § II, 8-7-97)

Display and sale (retail or wholesale) of products or parts manufactured, assembled, or otherwise used by the manufacturer, on the premises. (Ord. No. 81-39, § XXVIII, 11-19-81; Ord. No. 90-34, § 40, 9-27-90)

Essential utility services. (Ord. No. 84-1, § III, 3-8-84)

Exempt excavations (refer to subsection 72-293(15)) and/or those which comply with division 8 of the Land Development Code of Volusia County [article III] and/or final site plan review procedures of this article. (Ord. No. 84-1, § III, 3-8-84; Ord. No. 89-20, § VI, 6-20-89; Ord. No. 90-34, § 40, 9-27-90)

Exempt landfills (refer to subsection 72-293(16)). (Ord. No. 89-20, § VI, 6-20-89; Ord. No. 90-34, § 40, 9-27-90)

Fire stations. (Ord. No. 92-6, § XLIII, 6-4-92)

Helipads. (Ord. No. 98-25, § VII, 12-17-98)

Outdoor entertainment event (refer to section 10-31 et seq., article II, Code of Ordinances of the County of Volusia). (Ord. No. 2002-22, § XV, 11-7-02)

Plastics manufacturers (primary production). (Ord. No. 90-34, § 40, 9-27-90)

Publicly owned parks and recreational areas. (Ord. No. 92-6, § XLIII, 6-4-92)

Publicly owned or regulated water supply wells. (Ord. No. 92-6, § XLIII, 6-4-92)

Recycling collection center. (Ord. No. 90-34, § 40, 9-27-90)

Recycling transfer station. (Ord. No. 92-6, § XLIII, 6-4-92)

Solid waste transfer station. (Ord. No. 92-6, § XLIII, 6-4-92)

Tire retreading, recapping and vulcanizing shoes [shops]. (Ord. No. 90-34, § 40, 9-27-90)

Truck and freight terminals. (Ord. No. 90-34, § 40, 9-27-90)

Permitted special exceptions: Additional regulations/requirements governing permitted special exceptions are located in sections 72-293 and 72-415 of this article. (Ord. No. 90-34, § 40, 9-27-90)

Air curtain incinerators (refer to subsection 72-293(19)). (Ord. No. 90-34, § 40, 9-27-90)

Animal hospitals, veterinary clinics.

Communication towers exceeding 70 feet in height above ground level. (Ord. No. 97-19, § II, 8-7-97)

Construction and demolition debris disposal facility as regulated under Rule 62-701.730, F.A.C., (minimum parcel size of 20 acres). Refer to subsection 72-293(16). (Ord. No. 00-30, § 4, 10-5-00)
Fixed-wing aircraft landing fields. (Ord. No. 98-25, § VII, 12-17-98)

Flea markets (refer to subsection 72-293(7)).

Gas and oil wells. (Ord. No. 84-1, § XXXVII, 3-8-84)

Hazardous waste transporter facility. (Ord. No. 90-34, § 40, 9-27-90)

Junkyards (refer to subsection 72-293(10)). (Ord. No. 90-34, § 40, 9-27-90)

Landfill, class III as regulated under Rule 62-701.340, F.A.C., (minimum parcel size of 20 acres). Refer to subsection 72-293(16). (Ord. No. 00-30, § 4, 10-5-00)

Materials recovery facility as regulated under Rule 62-701.700, F.A.C., (minimum parcel size of 20 acres). Refer to subsection 72-293(16). (Ord. No. 00-30, § 4, 10-5-00)

Nonexempt excavations (refer to subsection 72-293(15)). (Ord. No. 84-1, § VII, 3-8-84; Ord. No. 89-20, § VIII, 6-20-89; Ord. No. 90-34, § 40, 9-27-90)

Off-site disposal of land clearing debris as regulated under Rule 62-701.803, F.A.C., (minimum parcel size of 20 acres). Refer to subsection 72-293(16). (Ord. No. 00-30, § 4, 10-5-00)

Professional or trade schools related to permitted uses (refer to subsection 72-293(2)).

Public uses not listed as a permitted principal use. (Ord. No. 92-6, § XLIII, 6-4-92)

Public utility uses and structures (refer to subsection 72-293(1)). (Ord. No. 84-1, § III, 3-8-84)

Pulp or paper manufacturers.

Recovered materials facility as regulated under Rule 62-701.220(2)(c), F.A.C., (minimum parcel size of 20 acres). Refer to subsection 72-293(16). (Ord. No. 00-30, § 4, 10-5-00)

Rock crusher. (Ord. No. 00-21, § III, 5-18-00)

Schools, parochial or private (refer to subsection 72-293(4)).

Only one single-family dwelling for the owner or manager of an existing permitted principal use. (Ord. No. 84-1, §§ XXX, XXXVII, 3-8-84)

Tanneries, rendering plants, glue factories, slaughterhouses, foundries.

Temporary and permanent asphalt batching and cement plants (refer to subsection 72-293(9)).


**Dimensional requirements:**

**Minimum lot size:**

Area: One acre. (Ord. No. 2004-20, § V, 12-16-04)

Width: 150 feet. (Ord. No. 2004-20, § V, 12-16-04)

**Minimum yard size:**

Front yard: 30 feet.


Rear yard: 20 feet, unless abutting an agricultural, conservation, residential or mobile home zoned property, then 35 feet. (Ord. No. 2004-20, § V, 12-16-04; Ord. No. 2022-1, § I(Exh. A), 1-18-22)

(For buildings over 35 feet in height, the side and rear yards shall be increased by one foot of yard for each foot of building height over 35 feet.) (Ord. No. 81-39, § XXVIII, 11-19-81)  

For buildings abutting any residential or mobile home zoned property: 35 feet. (Ord. No. 81-39, § XXVIII, 11-19-81; Ord. No. 98-25, § VII, 12-17-98)  


Maximum lot coverage: No maximum limit.  

(Ord. No. 2004-20, § V, 12-16-04)  

Off-street parking and loading requirements: Off-street parking and loading areas meeting the requirements of section 72-286 shall be constructed. (Ord. No. 90-34, § 40, 9-27-90)  

Landscape buffer requirements: Landscaped buffer areas meeting the requirements of section 72-284 shall be constructed.  

Final site plan requirements: Final site plan approval meeting the requirements of division 3 of the Land Development Code [article III] is required. (Ord. No. 82-20, § X, 12-9-82; Ord. No. 88-2, § IV, 1-19-88)  

(Ord. No. 2004-20, § V, 12-16-04; Ord. No. 2021-34, § I(Exh. A), 12-14-21)
A-2 Rural Agriculture Classification

Purpose and intent: The purpose and intent of the A-2 Rural Agriculture Classification is to preserve and protect rural areas of the county that have some agricultural value, but which are also suitable for rural estate living.

In order to ensure the long term vitality of agricultural uses and natural resources, all agricultural uses are encouraged to utilize the natural resource conservation service (formerly the soil conservation service) best management techniques and other agricultural best management practices.

Permitted principal uses and structures: In the A-2 Rural Agriculture Classification, no premises shall be used except for the following uses and their customary accessory uses or structures:

Except for those permitted special exceptions listed hereunder, all agricultural pursuits, including the processing, packaging, storage and sale of agriculture products which are raised on the premises.

Apiaries.

Aquaculture operations in which there are no associated excavations.

Aviaries.

Docks in accordance with section 72-278.

Communication towers not exceeding 70 feet in height above ground level.

Essential utility services.

Exempt excavations (refer to subsection 72-293(15)) and/or those which comply with division 8 of the Land Development Code of Volusia County [article III] and/or final site plan review procedures of this article.

Exempt landfills (refer to subsection 72-293(16)).

Fire stations.

Hobby breeder.

Home-based business (refer to section 72-283).

Houses of worship.

Parks and recreation areas accessory to residential developments.

Public schools.

Publicly owned parks and recreational areas.

Publicly owned or regulated water supply wells.

Silvicultural operations which follow the most up to date state-prescribed best management practices.

Single-family standard, modular or mobile home dwelling.

Tailwater recovery systems.

Worm raising.

Permitted special exceptions: Additional regulations/requirements governing permitted special exceptions are located in sections 72-293 and 72-415 of this article.
Air curtain incinerators (refer to subsection 72-293(17)).

Animal hospitals.

Animal shelters.

Aquaculture operations in which there are nonexempt excavations (refer to subsection 72-293(15)).

Bed and breakfast (refer to subsection 72-293(19)).

Cemeteries (refer to subsection 72-293(4)).

Communication towers exceeding 70 feet in height above ground level.

Day care centers (refer to subsection 72-293(6)).

Dogs and cats boarded as personal pets exceeding the number permitted in subsection 72-306(a).

Equestrian/livestock event facility.

Farm worker living facility (refer to subsection 72-293(11)).

Fish, hunting or nonprofit organization camps.

Fixed-wing aircraft landing fields and helipads.

Gas and oil wells.

Group home (refer to subsection 72-293(12)).

Hog and poultry farms.

Junkyards (refer to subsection 72-293(10)).

Kennels.

Livestock feed lots.

Nonexempt excavations (refer to subsection 72-293(15)).

Off-street parking areas (refer to subsection 72-293(14)).

Processing, packaging, storage, retail or wholesale sales of agricultural products not raised on the premises.

Public uses not listed as a permitted principal use.

Public utility uses and structures (refer to subsection 72-293(1)).

Railroad yards, sidings and terminals.

Recreational areas (refer to subsection 72-293(3)).

Riding stables.

Rural event centers (refer to subsection 72-293(26)).

Sawmills and planing mills.

Schools, parochial or private (refer to subsection 72-293(4)).

Speedways, racetracks and motorized vehicle, motorcross courses.

Temporary campsite for three days before, during and three days after any regularly scheduled racing event at the Daytona Beach International Speedway for Speedweeks, Biketoberfest, the Pepsi 400, and Bike Week, on condition that security, portable toilets, garbage disposal and potable
water facilities sufficient to accommodate all occupants and other relevant conditions are provided. Related special events and sales are allowed, if approved as part of the special exception.

Veterinary clinics.

Wholesale or retail fertilizer sales.

Dimensional requirements:

Minimum lot size:
Area: Five acres.
Width: 150 feet.

Minimum yard size:
Front yard: 50 feet.
Rear yard: 50 feet.
Side yard: 25 feet.
Waterfront yard: 50 feet.

Maximum building height: 45 feet.

Maximum lot coverage: The total lot area covered with principal and accessory buildings shall not exceed 35 percent.

Minimum floor area: 750 square feet.

Off-street parking and loading requirements: Off-street parking and loading areas meeting the requirements of sections 72-286 and 72-287 shall be constructed.

Skirting requirement for mobile home dwelling: The area between the ground and floor of the mobile home dwelling shall be enclosed with skirting.

(Ord. No. 81-39, § VI, 11-19-81; Ord. No. 82-20, § V, XIII, 12-9-82; Ord. No. 84-1, §§ III, V, 3-8-84; Ord. No. 85-2, § 1, 3-14-85; Ord. No. 87-14, § II, 6-18-87; Ord. No. 89-20, §§ VI, VIII, 6-20-89; Ord. No. 90-34, § 10, 9-27-90; Ord. No. 92-6, § XII, 6-4-92; Ord. No. 94-4, § XIV, 5-5-94; Ord. No. 97-19, § II, 8-7-97; Ord. No. 98-25, § VII, 12-17-98; Ord. No. 00-30, § 2, 10-5-00; Ord. No. 2004-20, § V, 12-16-04; Ord. No. 2009-17, § III, 5-21-09; Ord. No. 2010-19, § II, 12-16-10; Ord. No. 2018-15, § II, 8-21-18; 2021-14, § II, 7-20-21; Ord. No. 2021-34, § I (Exh. A), 12-14-21; Ord. No. 2023-04, § III, 2-21-23)
Sec. 50-411. Definitions.

The following words, terms and phrases, when used in this division, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Costs means and includes but is not limited to:

(1) All costs incurred for response, containment and/or removal and disposal of hazardous materials or remedial actions, to include unbudgeted costs associated with its transportation and temporary storage.

(2) Damages for injury to, destruction of or loss of natural resources, as determined by the appropriate local, state or federal agency, including the reasonable costs of assessing such injury, destruction or loss resulting from a hazardous material incident.

(3) Health costs for persons or animals injured from or costs of any health assessment or health effects study carried out as a necessity resulting from a hazardous material incident.

(4) Costs of labor, including benefits, overtime and administrative overhead.

(5) Costs of equipment, operation, leasing, repair and replacement where necessary.

(6) Costs of contract labor and equipment.

(7) Costs of labor and equipment obtained directly by the county, county agencies or agents, and the municipalities.

(8) Costs of materials such as sorbents, foam, dispersants, neutralization agents, overpack drums or containers, etc.

(9) Costs of supervision and verification of cleanup and abatement.

Hazardous material means any substance or material defined, listed, characterized or classified as a hazardous material, hazardous substance, hazardous waste or toxic substance according to chapter 38F-41, Florida Administrative Code (the Florida Substance List); title 40 Code of Federal Regulations 261 (Identification and Listing of Hazardous Wastes); title 40 Code of Federal Regulations 3,021.4 (Designation of Hazardous Substances); title 40 Code of Federal Regulations 355, appendices A and B (List of Extremely Hazardous Substances); and title 49 Code of Federal Regulations 172.101 and 172.102 (Hazardous Materials Tables).

Hazardous material incident means actual or threatened release of hazardous substances or materials, including hazardous waste, which pose an imminent threat to the health, safety or welfare of the population.

Hazardous substance includes any solution, mixture or formulation containing hazardous material, and any material which, due to its chemical or physical characteristics, is determined by the county to pose a substantial threat to the life, health or safety of persons or property or to the environment. The term includes but is not limited to explosives, radioactive materials, petroleum products, gases, poisons, etiologic (biologic) agents, flammables and corrosives.

Municipality means any municipality within the county adopting this article by interlocal agreement.

Natural resources means land, fish, wildlife, biota, air, water, groundwater, drinking water supplies and other such resources belonging to, managed by, held in trust by, appertaining to or otherwise controlled by the county, county agencies and the municipalities.

Person means an individual, firm, corporation, association, partnership, commercial entity, consortium, joint venture, governmental entity or any other legal entity.

Recovery means a phase of emergency management which restores the site of an incident to preemergency conditions.
**Release** means the accidental or intentional, sudden or gradual spilling, leaking, pumping, pouring, emitting, emptying, discharging, injecting, escaping, leaching, dumping or disposing into the environment (including the abandonment or discarding of barrels, containers and other receptacles containing any hazardous material or substance or waste or pollutant or contaminant).

**Response** means a phase of emergency management which occurs during and immediately following an incident, provides emergency assistance to victims of the event, and reduces the likelihood of secondary damage.

**Responsible party** means the person whose negligent or intentional act or omission caused a release, or the person who owned or had custody or control of the hazardous substance or waste at the time of such release without regard to fault or proximate cause, or the person who owned or had custody or control of the container which held the hazardous substance at the time or immediately prior to such release without regard to fault or proximate cause.

(Ord. No. 91-35, § 2, 11-21-91)

Cross reference(s)—Definitions and rules of construction generally, § 1-2.
Conceptual Site Plan

- CPN application submitted
- Reviewed by key staff
- LDM provides response letter

Final Site Plan

- FSP application submitted
- Staff Review Meeting
- DRC Meeting

- Continued
  - Submits revised plans
    - Comments Not Resolved
    - Comments Resolved

- Approved with Conditions
  - Submits revised plans

- Approved
  - Development Order Issued
  - Construction Process

- Denied
  - May appeal to County Council
DIVISION 3 - FINAL SITE PLAN DEVELOPMENT ORDER

All applications shall be submitted to Land Development. No application will be accepted unless all fees have been paid and all exhibits and plans, as required below, have been supplied. A determination of acceptance or rejection of the application will be made within three (3) working days after filing. Applications heard by the Development Review Committee (DRC) will be considered in accordance with a schedule adopted by the DRC. A notice of the time, date and place of the meeting will be sent to the applicant.

All developers seeking a Final Site Plan Development order (FSP) shall first submit a Conceptual Site Plan (CPN) application to Land Development.

Section 72-577(c)(1) - Conceptual Site Plan Review, (CPN)

For a CPN review, submit an application with a letter responding to comments received from Staff Review, if appropriate, one (1) signed and sealed paper copy and one (1) PDF copy on disk of the following exhibits:

a. Statement of ownership of the proposed development, and the names, addresses and telephone numbers of the developer and any project engineers, architects or planners.
b. Legal description.
c. Current zoning classification(s).
d. Schematic representation of proposed use including building size, shape and location on the site.
e. Schematic representation of vehicular circulation within the site, including driveways, parking areas and loading areas.
f. Schematic representation of points of connection to the public right-of-way.
g. Statement as to how sanitary sewer and potable water will be provided.
h. Concurrency Certificate of Capacity/Inquiry application and worksheet; and/or, Non-Concurrency Affidavit.

Note: In lieu of submitting one (1) PDF copy of the above exhibits, the information may be submitted through Connect Live at: https://growthmgmt.vcgov.org/PublicPortal/Volusia/common/index.jsp
A CPN shall be considered by the Land Development Manager (LDM). The LDM will notify the applicant of the results of his/her determination within three (3) working days of the acceptance of the application. A Final Site Plan (FSP) application may be submitted as the next step. The FSP must be consistent with the approved CPN.

For the purposes of Concurrency Testing, a CPN is also defined as a Preliminary Development Order pursuant to Section 72-1007(1)(b) of the Land Development Code of Volusia County, Florida. The developer must submit a Non-Concurrency Affidavit to defer any Concurrency determination until the Final Development Order application.

**Section 72-577(c)(2) - Final Site Plan Review. (FSP)**

For a FSP review, submit an application with a letter addressing all CPN review comments and one (1) signed and sealed paper copy and one (1) PDF copy on disk of the following exhibits:

A FSP shall be drawn to a scale of no smaller than 1"=50'.

- a. Statement of ownership of the proposed development, and the names, addresses and telephone numbers of the developer and any project engineers, architects, or planners.
- b. Legal description.
- c. Current zoning classification(s).
- d. Vicinity map at a scale of 1"=2000' with sufficient information to locate the property in the field.
- e. A survey of the subject property, prepared by a registered surveyor, showing the boundaries of the project, and any existing streets, buildings, watercourses, easements, and section lines.
- f. Flood prone areas.
- g. Water bodies or courses.
- h. Swamp or wetland areas.
- i. A signed and sealed site plan containing the title of the project, its date, scale, and a north arrow and illustrating the location of all proposed buildings and structures, access and traffic flow, off-street parking and off-street loading areas, recreational facilities, landscaped and buffer areas, refuse collection areas, proposed utilities and existing and proposed topography at one-foot contour intervals.
- j. Total acreage, project density, and the percentages of total acreage for each permitted use, for building coverage and for impervious surface coverage.
- k. Statement of the proposed number of off-street parking and loading spaces and how that number was calculated.
- l. Statement of the proposed arrangements for the maintenance of common open space areas and facilities.
- m. Location and height of all structures and total floor area with dimensions to lot lines, and designation of use.
- n. Building separations.
o. Vehicular circulation system for bicycles, cars and other required vehicle types, with indication of connection to adjacent streets.

p. All adjacent rights-of-way, with indication of centerline and width, paving width, existing median cuts, driveways and intersections, street light poles and power company facilities.

q. Pedestrian circulation system.

r. Provider of water and sewerage facilities.

s. Existing and proposed fire hydrant locations and water main sizes.

t. Direction of drainage flows and nature of retention facilities, if any.

u. Indication of existing native vegetation that will be preserved. A tree survey to scale no greater than one (1)-inch equals fifty (50) feet which identifies trees by location, common name and DBH. The tree survey should be overlaid on the site development plan unless, in the judgment of the LDM, the plans are illegible when combined.

v. Identify known wildlife corridors for federal and state endangered species, threatened species, or species of special concern.

w. Identify known plants and animals which inhabit the site that are listed as federal and state endangered species, threatened species, or species of special concern.

x. Identify known historic and archaeological sites.

y. Tentative construction schedule for the proposed development, including, if applicable, a tentative schedule for phasing construction, the date potable water facilities are needed to serve the proposed development and a commitment from the appropriate potable water provider, if other than the County of Volusia, demonstrating that adequate capacity shall be available to service the proposed development at the time of impact as provided in division 14; provided, however, the level of service standards described in division 14 shall be adhered to by any potable water facility provider.

z. The date sanitary sewer facilities are needed to service the proposed development and a demonstration and commitment from the appropriate sanitary sewer system provider, if other than the County of Volusia, that adequate capacity shall be available to service the proposed development at the time of impact as provided in Division 14; provided, however, the level of service standards described in Division 14 shall be adhered to by any sanitary sewer provider.

aa. Location of solid waste disposal system and provisions for accessibility to refuse collection and recycling trucks.

bb. Off-street parking, loading, bicycle parking, and mass transit loading (bus stop) areas and provisions for accessibility to vehicles of the required type.

cc. Areas for emergency vehicles and fire engines, and provisions for accessibility to vehicles of the required type.

dd. Design of all paved areas including dimensions, radii and elevations, as well as plans for traffic control signs and pavement markings.

ee. Location of all drainage features, and retention areas, if any. Lowest floor elevation of proposed buildings.

ff. Plans and specifications required pursuant to all applicable Divisions of the Land Development Code of Volusia County, Florida (Divisions 4 through 13).

gg. Computation of pervious and impervious area, in square footage and percentage.

hh. Building floor areas, elevations, sizes, types and typical floor plans.
ii. Plans for signs which at a minimum shall include location, size and setbacks.
jj. A landscaping plan signed and sealed by a landscape architect meeting the requirements of subsection 72-284(3) of the Zoning Ordinance.
kk. Location and plans for any outside storage areas.
ll. Any additional information deemed necessary by any reviewing department or agency, or deemed appropriate by the developer.
mm. If the FSP was prepared on an appropriate CAD system, the applicant shall provide such computer disks to the LDM.
nn. Environmental Impact Analysis in accordance with subsection 72-505(i), if applicable.
 oo. Concurrency Certificate of Capacity

Note: In lieu of submitting one (1) PDF copy of the above exhibits, the information may be submitted through Connect Live at: https://growthmgmt.vcgov.org/PublicPortal/Volusia/common/index.jsp

A FSP, may be considered and approved by the DRC at a scheduled meeting. However, if the development is not within a flood prone area and, is for fewer than twenty (20) dwelling units or less than twenty thousand (20,000) gross square feet of non-residential floor area, the LDM may distribute the application for Staff Review and waive the requirement that the application be discussed at a meeting of the DRC. The LDM will compile the staff recommendations and notify the applicant that the application is approved, approved with conditions, or denied. A revised application may have to be submitted in order to resolve the conditions. If the applicant is aggrieved by the determination of the LDM, he/she may request a further determination by the DRC at one of their scheduled meetings.

If the development exceeds the thresholds stated above, the application will be heard by the DRC at a scheduled meeting. However, if the development is not within a flood prone area and, is for fewer than twenty (20) dwelling units or less than twenty thousand (20,000) gross square feet of non-residential floor area, the LDM may distribute the application for Staff Review and waive the requirement that the application be discussed at a meeting of the DRC. The LDM will compile the staff recommendations and notify the applicant that the application is approved, approved with conditions, or denied. A revised application may have to be submitted in order to resolve the conditions. If the applicant is aggrieved by the determination of the LDM, he/she may request a further determination by the DRC at one of their scheduled meetings.

The DRC will approve, approve with conditions, continue, or deny the FSP application. Revised plans may be required in order to resolve any conditions prior to issuance of the FSP Development Order. Any revised plans must include a revision date on the plans.

For the purposes of Concurrency Testing, a FSP is also defined as a Final Development Order pursuant to Section 72-1007(2) of the Land Development Code of Volusia County, Florida. The developer must apply for a Concurrency Certificate of Capacity at the time of submittal of the FSP. The Concurrency determination will be made by the DRC concurrently with the FSP review.
Upon issuance of the FSP Development Order and the Concurrency Certificate of Capacity, the developer may apply for a Building Permit. If the FSP was prepared on a CAD system, a diskette containing the final version of the FSP shall be submitted to the LDM prior to issuance of the Building Permit. All construction shall be consistent with the approved FSP Development Order and Concurrency Certificate of Capacity. The FSP Development Order is valid for a period of 24 months from the date of issuance during which time construction must commence and be continuing in good faith to completion in order to avoid expiration of the FSP Development Order. If construction has not commenced or continued in good faith, the developer may request, during the last three (3) months of the valid period of the FSP Development Order, an extension of that development order. No construction may commence or continue except during the valid period of an FSP Development Order.