

Volusia County Comprehensive Plan

Amendments since adoption of the Evaluation and Appraisal Report (EAR) Based Amendments

Ordinance	Adoption Date	Description
2008-23	November 13, 2008	Large-Scale Cycle 08-1 EAR Based Amendments
2008-22	November 13, 2008	CIP Update FY 08/9 – FY 12/13
2008-27	December 14, 2008	Large-Scale Cycle 08-2
2008-28		CPA 08-2-1 through 7, 10, 11, 13, 14
2009-01	January 22, 2009	Small-Scale (N. US 1) CPMA 003-08
2008-24	April 16, 2009	Water Supply Work Plan CPA-08-SWP1
2009-10	August 20, 2009	Large-Scale Cycle 09-1
2009-11		CPA 09-1-1 through 5
2009-12		
2009-13		
2009-14		
2009-27	February 18, 2010	Large-Scale Cycle 09-2/10-1
2009-28		CPA-09-2-1 through 10
2009-29		
2009-30		
2009-31		
2009-32		
2009-33		
2009-34		
2010-9	October 21, 2010	Large-Scale Cycle 10-2
2010-10		CPA 10-2-1 through 8
2010-11		
2010-12		
2010-13		
2010-14		
2010-18	December 16, 2010	Small-Scale (Imperial Foam) CPMA 001-08
2011-10	April 7, 2011	Farmton Stipulated Settlement
2011-16	May 19, 2011	Small-Scale (Wood) CPMA 001-10
2011-11	July 7, 2011	Large-Scale Cycle 11-1
2011-12		CPA 11-1-1 through 11-1-12
2012-20	October 18, 2012	Small-Scale (Cochran) CPMA 001-12
2013-05	March 21, 2013	Large-Scale CPA 13-003 (Farmton) DEO 13-1ESR
2013-04	August 22, 2013	Large-Scale CPA 13-001 (Sunrail local plan) DEO-13-2ESR

Ordinance	Adoption Date	Description
2013-18	January 23, 2014	Large-Scale CPA 13-004 (Scrub Oaks) DEO 14-1ESR
2014-03	May 1, 2014	Large-Scale CPA 14-001 (Rogers) DEO 14-2ESR
2014-04	June 5, 2014	Large-Scale CPA 13-002 (Administrative Amendments) DEO 14-3ESR
2014-17	January 8, 2015	Large-Scale CPA 15-001 (Ormond Beach ISBA) DEO 15-1ESR
2015-18	January 21, 2016	Large-Scale CPA 15-002 (Indian River Byway and LOS policies) DEO 15-2ESR
2016-02	April 21, 2016	Large-Scale CPA 16-001 (Edgewater ISBA) DEO 16-1ESR
2016-12	September 22, 2016	Large-Scale CPA 16-002 (Farmton Transportation Map) DEO 16-2ESR
2016-13	September 22, 2016	Large-Scale CPA 16-003 (Barlow FLU Amendment) DEO 16-2ESR
2017-01	January 19, 2017	Small-Scale CPA 16-005 (DeLand Industrial Center FLU Amendment) DEO 17S02
2017-05	August 17, 2017	Large-Scale CPA 17-004 (Ford Subdivision FLU Amendment) DEO 17-1ESR
2017-12	January 18, 2018	Large-Scale CPA 17-005 (Text Amendment to FLU Map Notation) DEO 17-2ESR
2017-16	September 21, 2017	Small-Scale CPA 17-006 (Allen FLU Amendment) DEO 17S01
2017-17	December 21, 2017	Large-Scale CPA 17-007 (CODB ISBA – First Step Shelter) DEO 17-3ESR
2017-21	December 21, 2017	Large-Scale CPA 17-008 (Infill Density Policy) DEO 17-4ESR
2017-20	December 21, 2017	Large-Scale CPA 17-009 (Oak Hill ISBA) DEO 18-1ESR
2018-03	April 17, 2018	Large-Scale CPA 18-001 (SWAC Local Plan) DEO 18-1ESR

Ordinance	Adoption Date	Description
2018-06	May 15, 2018	Large-Scale CPA 18-002 (Hillman) DEO 18-2ESR
2018-08	June 19, 2018	Large-Scale CPA 18-003 (Ashlock) DEO 18-3ESR
2018-07	July 24, 2018	Large-Scale CPA 18-004 (CIE Update) DEO 18-4ESR
2018-09	July 24, 2018	Large-Scale CPA 18-005 (Watts/Evans) DEO 18-5ESR
2018-12	June 19, 2018	Small-Scale CPA 18-006 (Cerasoli/Dallenbach) DEO 18S01
2018-19	December 4, 2018	Small-Scale CPA 18-008 (Lakewood Properties) DEO 18S02
2019-001	January 22, 2019	Small-Scale CPA 18-009 (Whittaker) DEO 19S01
2019-002	April 2, 2019	Large-Scale CPA 18-010 (Transportation Element Text Update) DEO 19-01ESR
2019-20	May 4, 2020	Large-Scale CPA 19-002 (Coastal Element) DEO 19-02ESR
2020-02	June 8, 2020	Large-Scale CPA 19-001 (Fairgrounds Local Plan) DEO 20-01 ESR
2020-04	July 17, 2020	Large-Scale CPA 20-001 (Conservation Element) DEO 20-02ESR
2020-05	July 17, 2020	Large Scale CPA 20-002 (CSIOO) DEO 20-03ESR
2021-1	February 2, 2021	Large-Scale CPA 20-005 (Parks) DEO 20-04ESR
2021-2	June 22, 2021	Large-Scale CPA 20-003 (Transportation Maps) DEO 21-03ESR
2021-3	June 1, 2021	Large-Scale CPA 21-002 (Cultural Element) DEO 21-02ESR
2021-4	June 1, 2021	Large-Scale CPA 21-001 (Historic Preservation) DEO 21-01ESR
2021-9	July 20, 2021	Large-Scale CPA 21-006 (Cade) DEO 21-06ESR
2021-10	July 20, 2021	Large-Scale CPA 21-005 (Housing Element) DEO 21-07ESR

Ordinance	Adoption Date	Description
2021-11	July 20, 2021	Large-Scale CPA 21-003 (Schools Element) DEO 21-04ESR
2021-12	July 20, 2021	Large-Scale CPA 21-004 (Intergovernmental Element) DEO 21-05ESR
2021-18	September 7, 2021	Small-Scale CPA 21-007 (Bryant) DEO 21S01
2021-22	January 18, 2022	Large-Scale 21-008 (Solid Waste Element) DEO 21-12ESR
2021-23	January 18, 2022	Large-Scale CPA 21-009 (Drainage Element) DEO 21-11ESR
2021-24	January 18, 2022	Large-Scale CPA 21-010 (Groundwater Recharge Element) DEO 21-10ESR
2021-27	January 18, 2022	Large-Scale CPA 21-011 (Recreation and Open Space Element) DEO 21-07ESR
2021-20	December 14, 2021	Large-Scale CPA 21-014 (Property Rights Element) DEO 21-08ESR
2021-31	December 14, 2021	Small-Scale CPA 21-016 (Barnhill) DEO 22S01
2022-16	August 2, 2022	Large-Scale CPA 21-015 (Dixie Ridge) DEO 22-01ESR
2022-15	May 17, 2022	Small-Scale CPA 22-006 (Steinhardt) DEO 22S02
2022-17	June 7, 2022	Small-Scale CPA 22-005 (Perez-Chokanis) DEO 22S03
2022-30	December 6, 2022	Small-Scale CPA 22-011 (Vanacore Holdings) DEO 22S05
2022-31	December 6, 2022	Small-Scale CPA 22-012 (Jones) DEO 22S04
2023-03	February 07, 2023	Small-Scale CPA 22-010 (Exum) DEO 23S01
2023-13	February 21, 2023	Small-Scale CPA 23-002 (Moody) DEO 23S02
2023-19	May 16, 2023	Small-Scale CPA 23-008 (Harrell) DEO 23S03
2023-05	June 20, 2023	Large-Scale CPA 23-005 (Prescriptive Rights) DEO 23-01ESR

Ordinance	Adoption Date	Description
2023-20	June 20, 2023	Small-Scale CPA 22-008 (Sun State Ferneries) DEO 23S04
2023-01	August 15, 2023	Large-Scale CPA 21-012 (Sanitary Sewer Element) DEO 23-02ESR
2023-02	August 15, 2023	Large-Scale CPA 21-013 (Potable Water Element) DEO 23-03ESR
2023-26	October 03, 2023	Small-Scale CPA 23-007 (Stewart Holdings) DOC 23S05
2023-37	February 06, 2024	Large-Scale CPA 23-009 (Future Land Use Element) DOC 23-05ER
2023-40	February 20, 2024	Small-Scale CPA 23-010 (Redstone) DOC
2023-23	March 05, 2024	Large-Scale CPA 23-006 (Affordable Housing Policies) DOC 23-04ESR
2024-02	March 05, 2024	Small-Scale CPA 24-002 (Alamalhodei) DOC 24S02

(Last updated: April 4, 2024)

Appendix 1

MAPS AND FIGURES

All maps and figures contained in Appendix 1 are attached hereto and a part herewith of the Volusia County Comprehensive Plan. Said maps and figures are adopted as part of the Comprehensive Plan unless otherwise specified.

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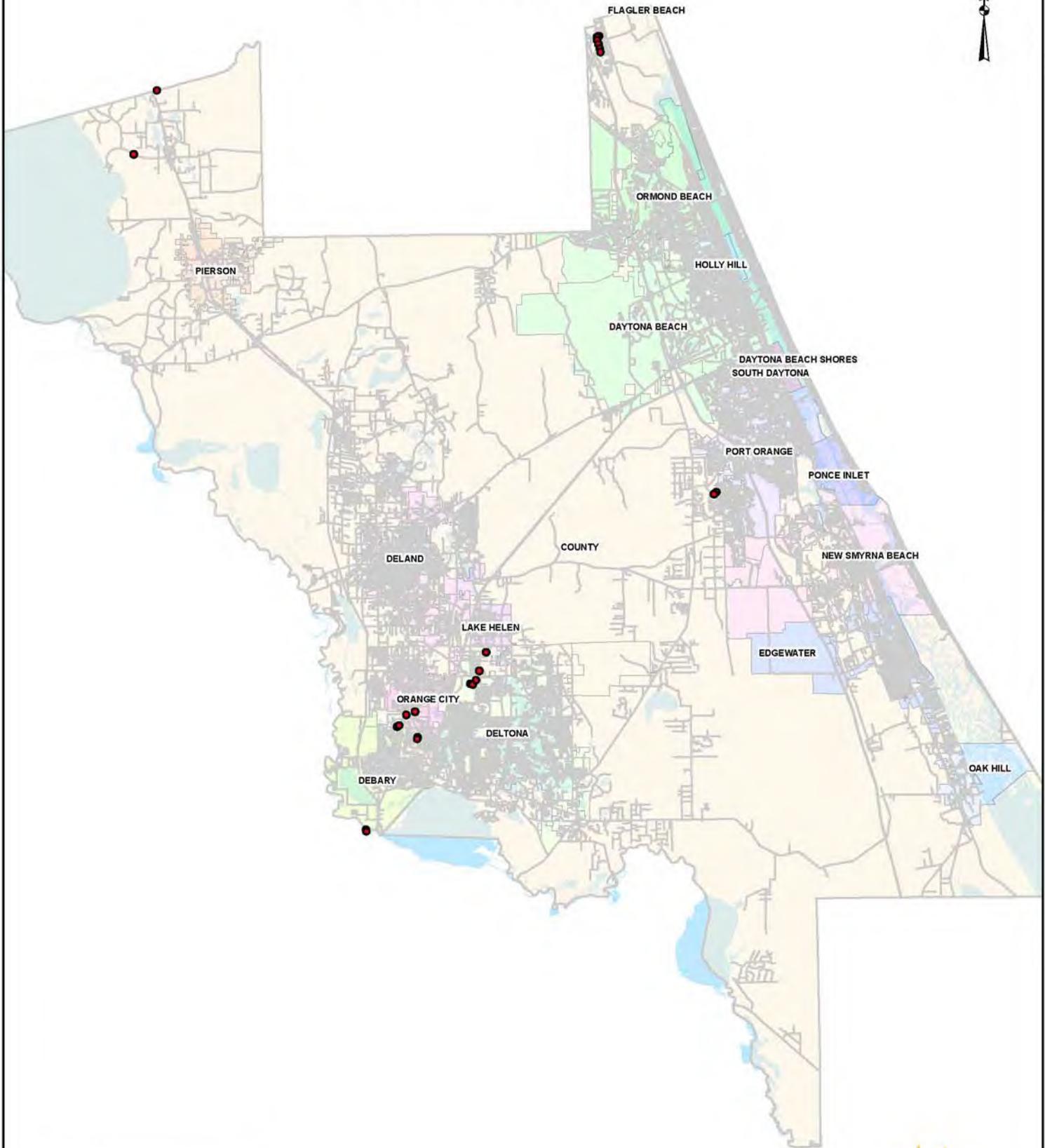
Figure 17-2C Enterprise Historic District

Figure 17-2D Spring Garden Ranch Historic District

Figure 17-3 Significant Historic Resources Owned and Managed by Volusia County

FIG. 1-1
PUBLIC POTABLE
WATER WELLS

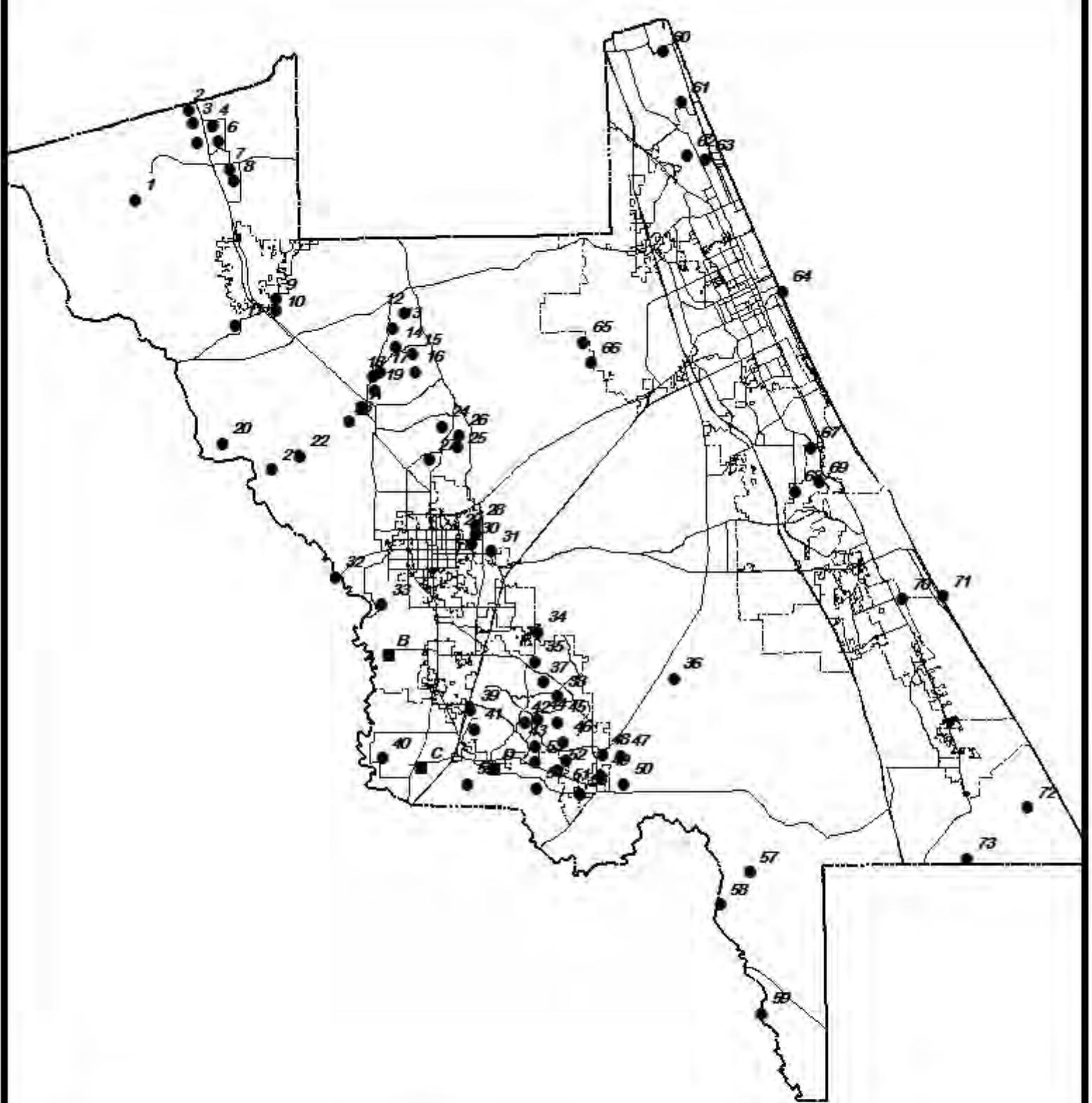
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Legend

- Volusia County Well Sites





**FIGURE1-2
WATER BODIES**

N



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Figure 1-2 Legend for Water bodies

Water Body Ref. #	Name	Acres	Water Body Ref. #	Name	Acres
1	Lake George	37,884	40	Konomac Lake	ND
2	Davis Lake	ND	41	Lake Gleason	124
3	Upper Lake Louise	ND	42	Lake McGarity	112
4	Cow Pond	ND	43	Lake Sidney	49
5	Lower Lake Louise	239	44	Lake Karnes	39
6	Lake Juanita	59	45	Theresa Lake	279
7	Lake Roberts	ND	46	Louise Lake	297
8	Cowarts Lake	ND	47	Acorn Fish Lake	62
9	Caw Lake	147	48	Thompson Lake	38
10	Lake Purdom	69	49	The Savannah	93
11	Lake Emporia	70	50	Jacksons Bay	42
12	Dan George Lake	129	51	Lake Butler	ND
13	Scull Lake	96	52	Doyle Lake	ND
14	Lake Winona	160	53	Big Lake	145
15	Lake Carraway	113	54	Lake Bethel	213
16	Lake Dias	731	55	Lake Monroe	5,423
17	Lake Clifton	108	56	Little Lake	65
18	Lake Odom	69	57	Underhill	209
19	Tedder Lake	77	58	Lake Harney	3,210
20	Lake Dexter	1,534	59	Puzzle Lake	ND
21	Mud Lake	304	60	Bulow Creek	NA
22	Lake Woodruff	2,250	61	Tomoka Basin	NA
23	Spring Garden	510	62	Tomoka River	NA
24	Lake Hires	ND	63	Halifax River	NA
25	Lake Daugherty	294	64	Atlantic Ocean Coastline N. of Inlet	NA
26	Unnamed	85			
27	Lake Mamie	78	65	Scoggin Lake	ND
28	N. Lake Talmadge	124	66	Indian Lake	65
29	S. Lake Talmadge	59	67	Rose Bay	NA
30	Blue Lake	55	68	Spruce Creek	NA
31	Lake Winnemissett	171	69	Strickland/Turnbull Bays	NA
32	St. Johns River	NA	70	Indian River N.	NA
33	Lake Beresford	800	71	Atlantic Ocean Coastline S. of Inlet	NA
34	Muck Lake	42			
35	3 Island Lake (Sixma)	147	72	Mosquito Lagoon	NA
36	Lake Ashby	1,072	74	Indian River	NA
37	Dupont Lake	416	A	DeLeon Springs	NA
38	Angela Lake	185	B	Blue Spring	NA
39	Trout Lake	65	C	Gemini Springs	NA
			D	Green Springs	NA

NOTE: ND - Not Determined
NA - Not Applicable

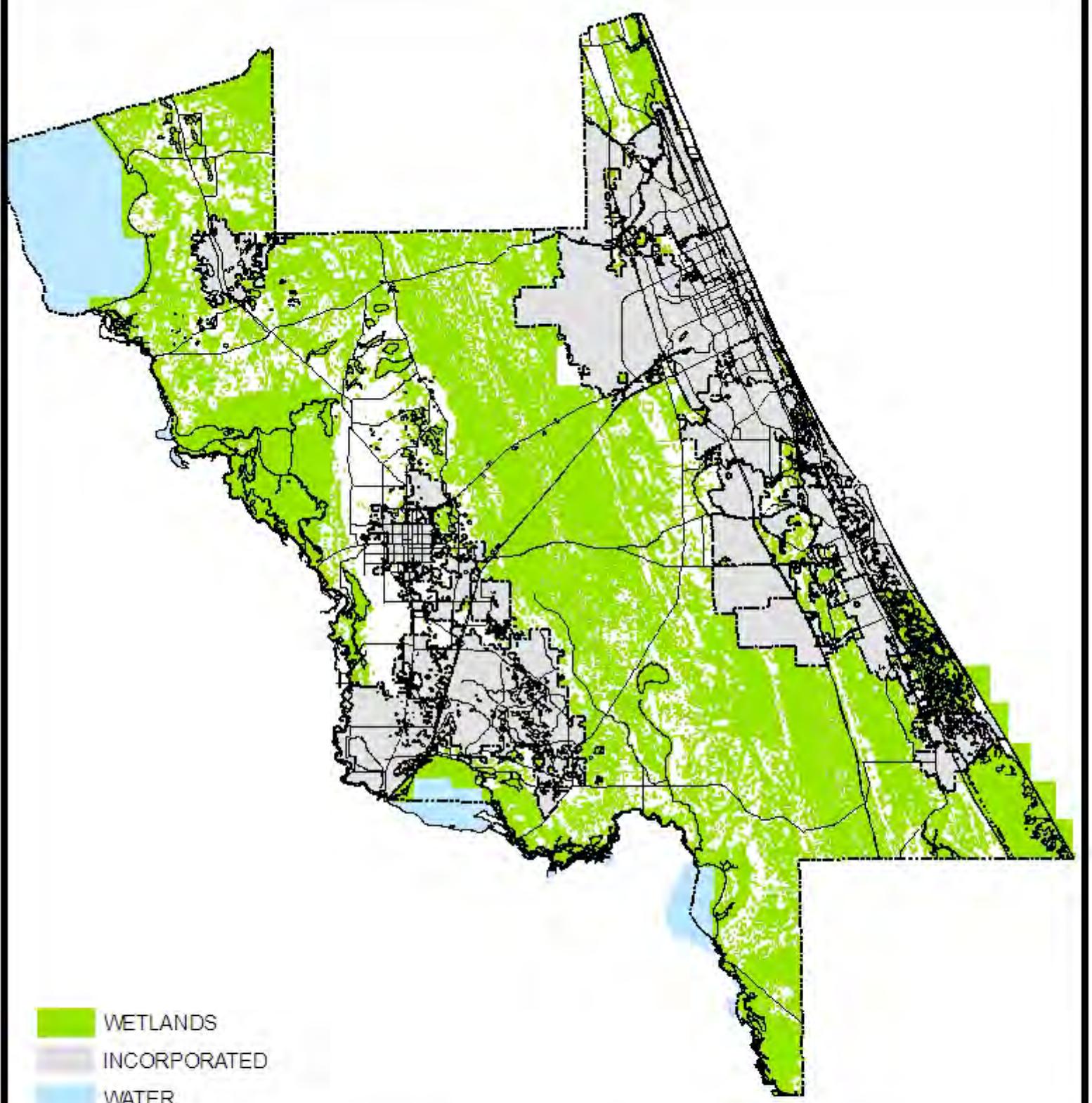


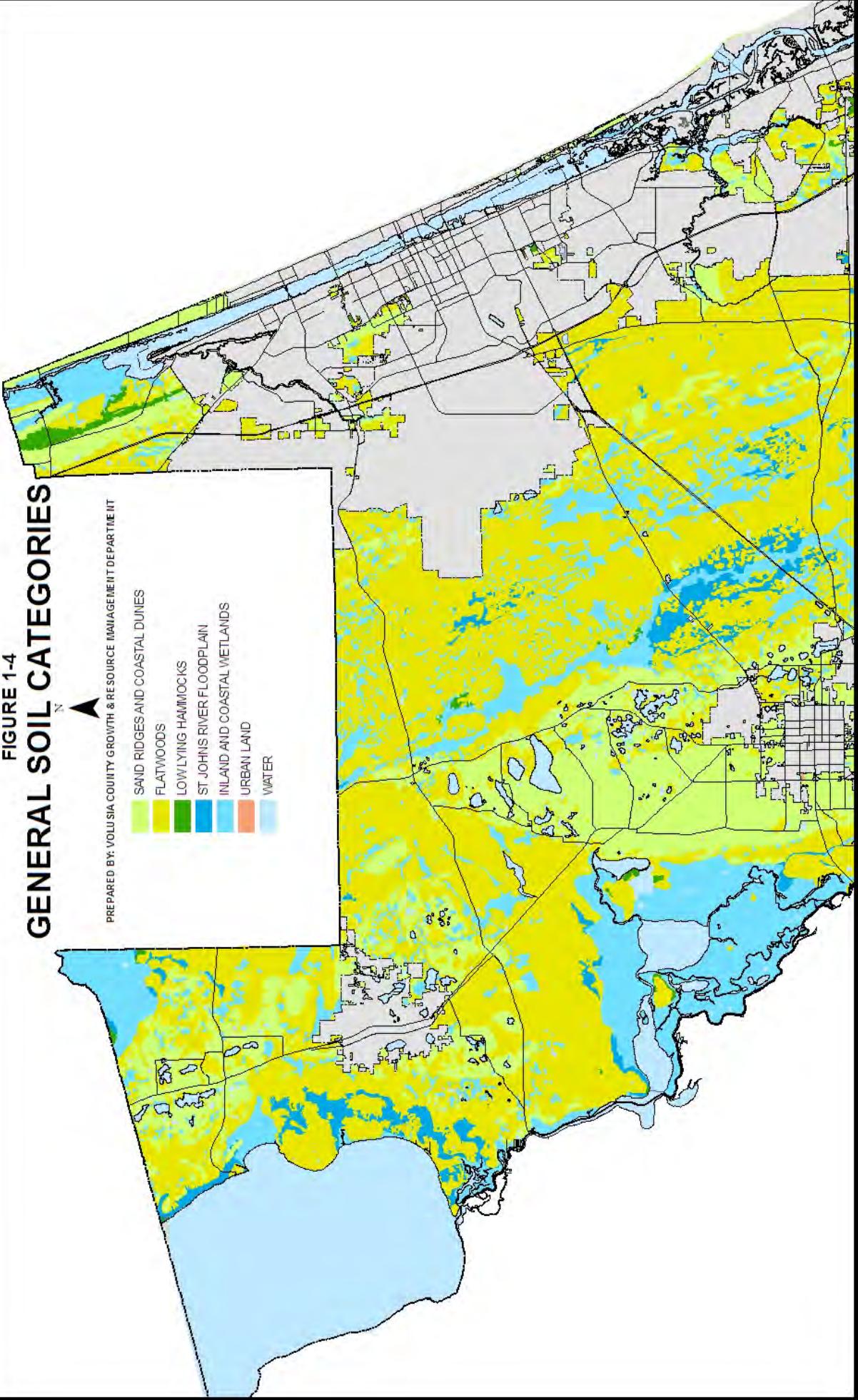
FIGURE 1-3
MAJOR WETLAND SYSTEMS

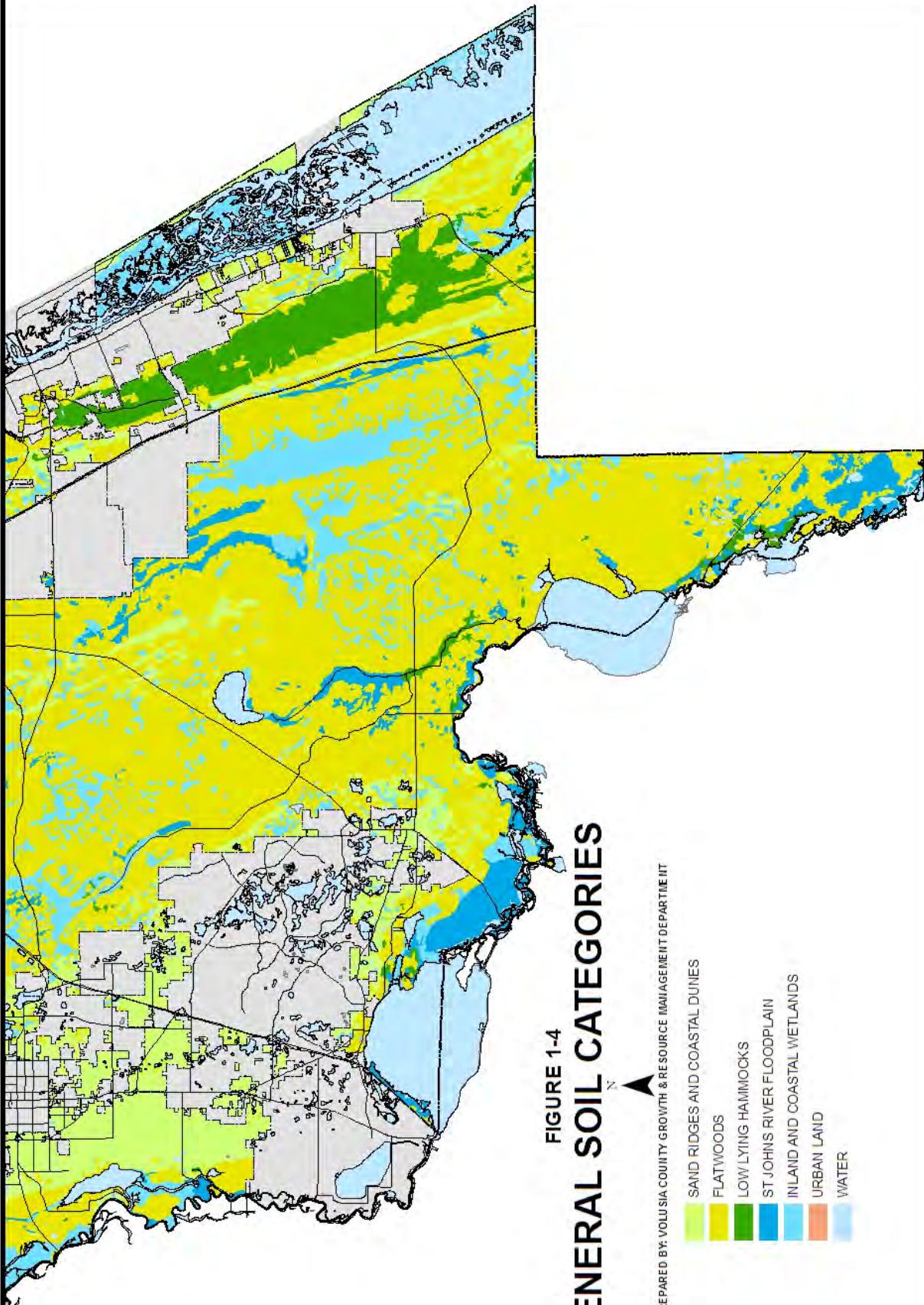
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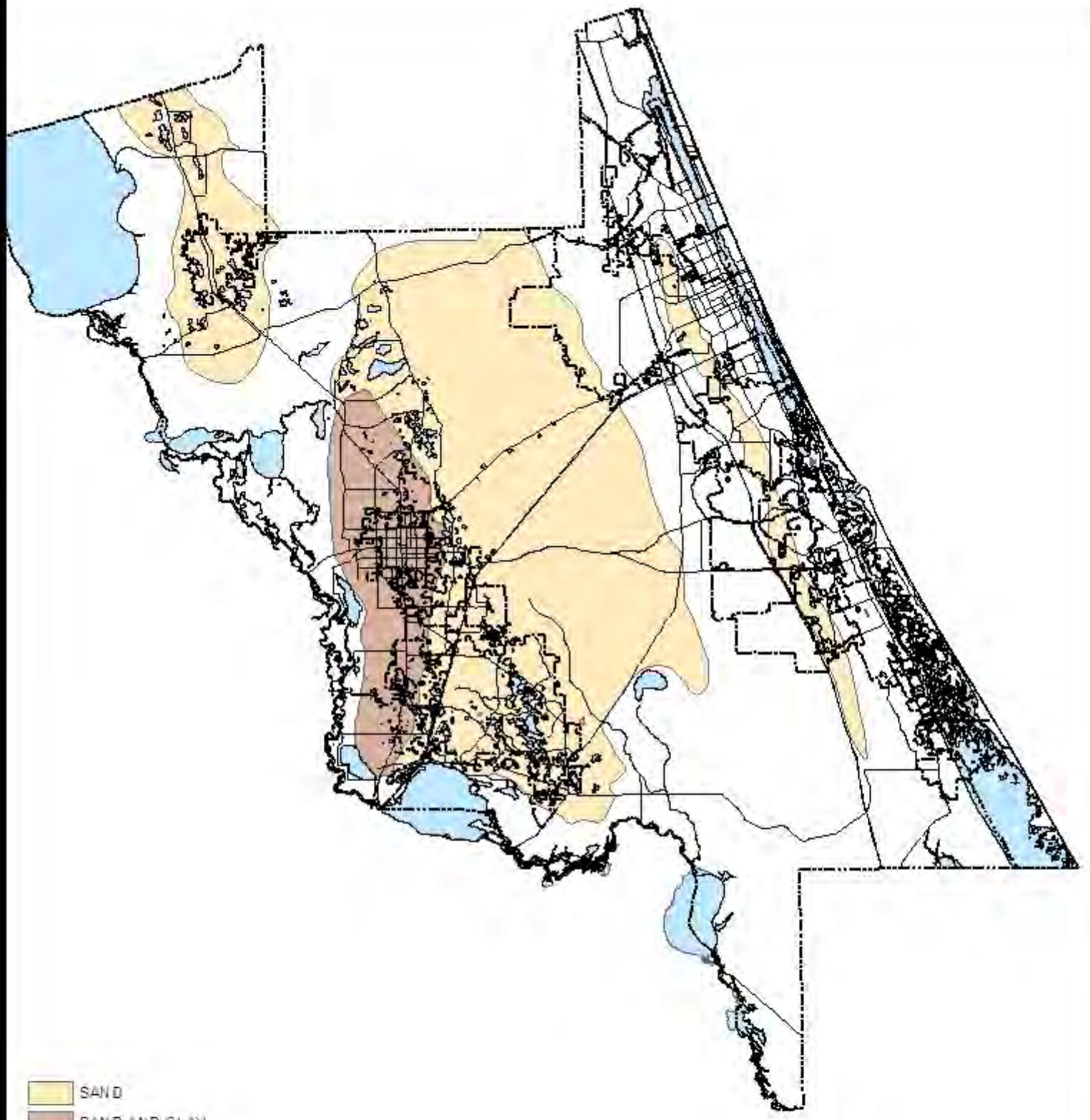


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FIGURE 1-4 GENERAL SOIL CATEGORIES







**FIGURE 1-5
MINERAL RESOURCES**

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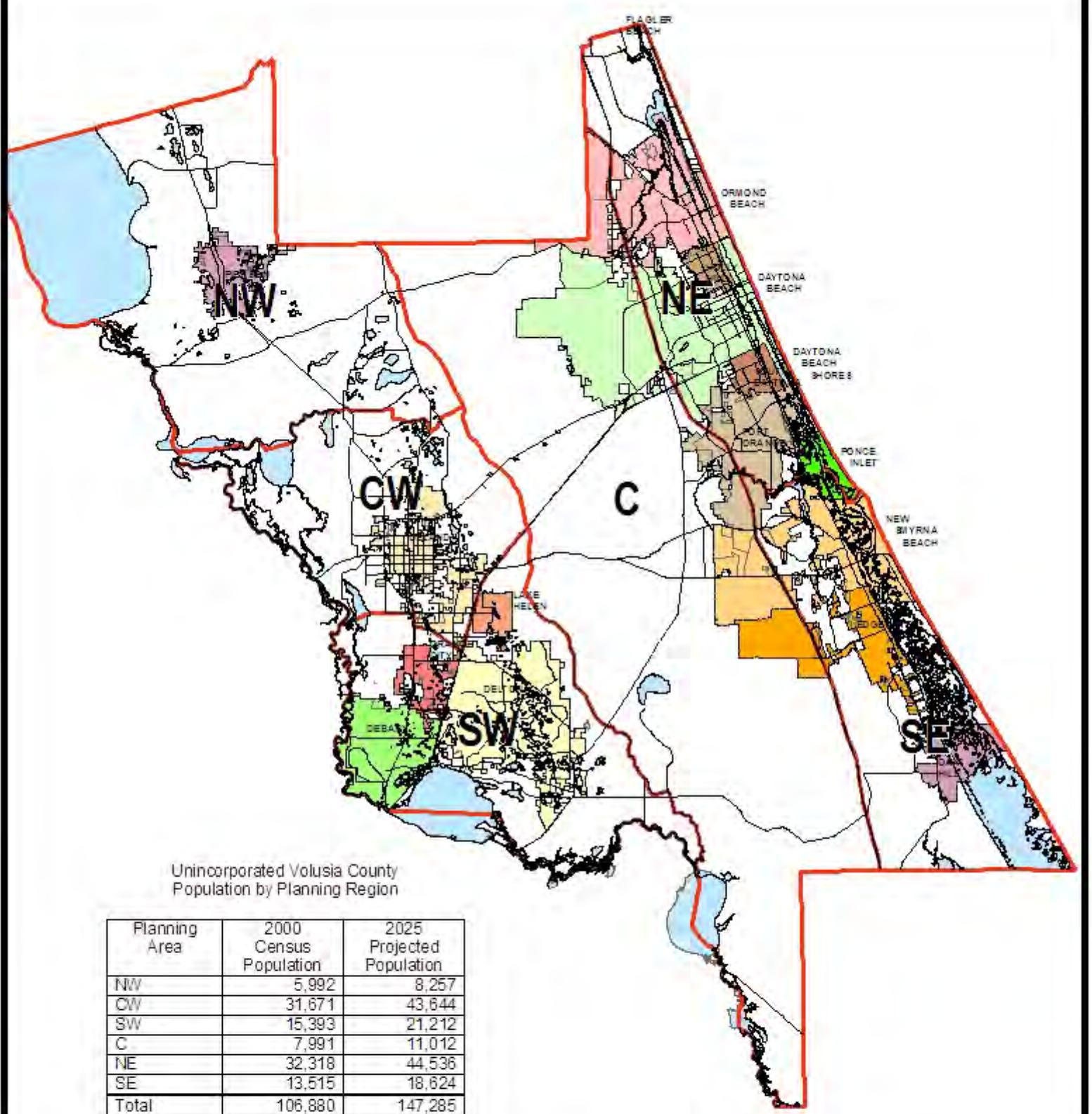
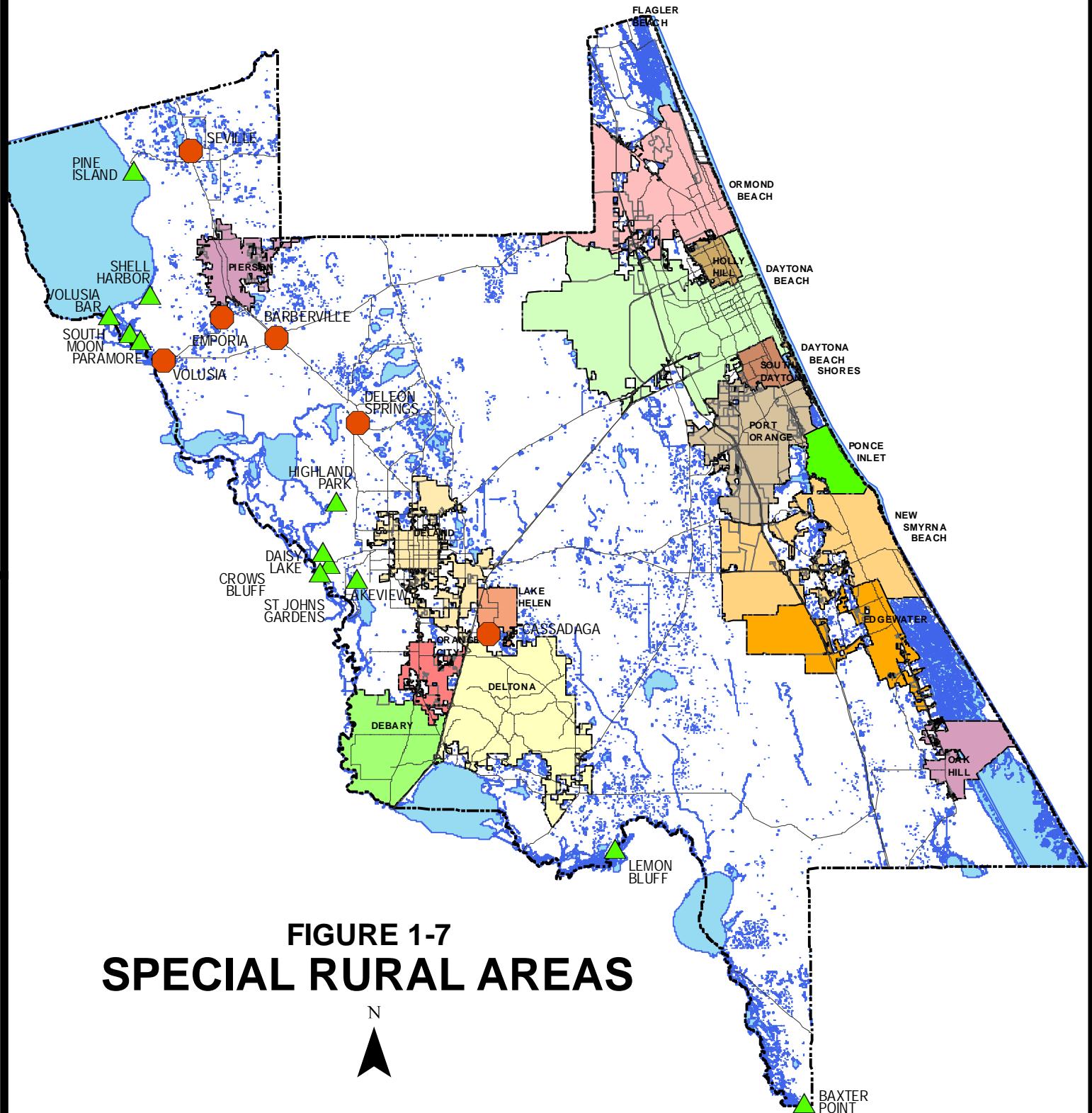


FIGURE 1-6
POPULATION by PLANNING REGION



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- RURAL COMMUNITIES
- ▲ RURAL RECREATION AREAS

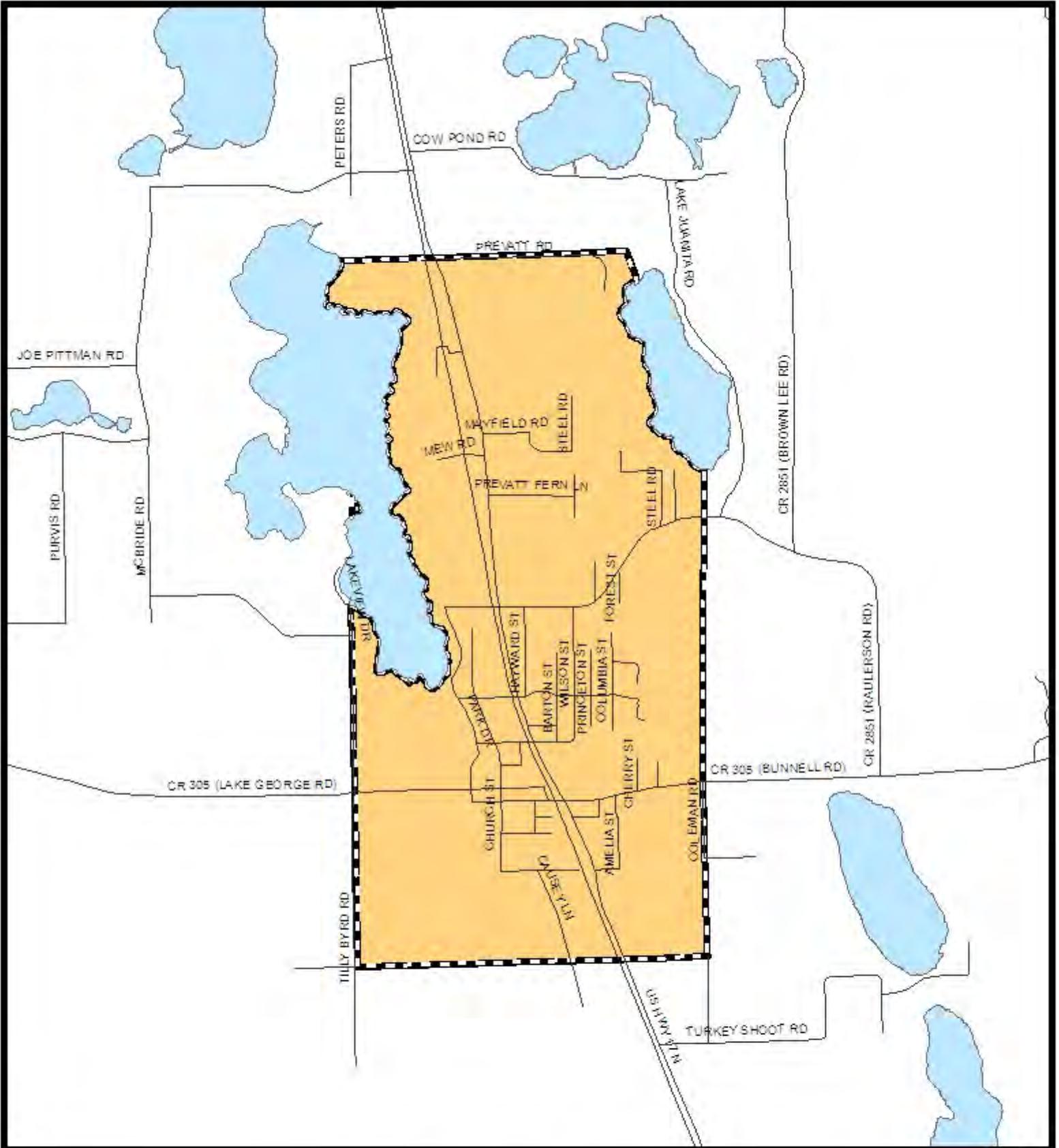


FIGURE 1-7A
RURAL COMMUNITY - SEVILLE

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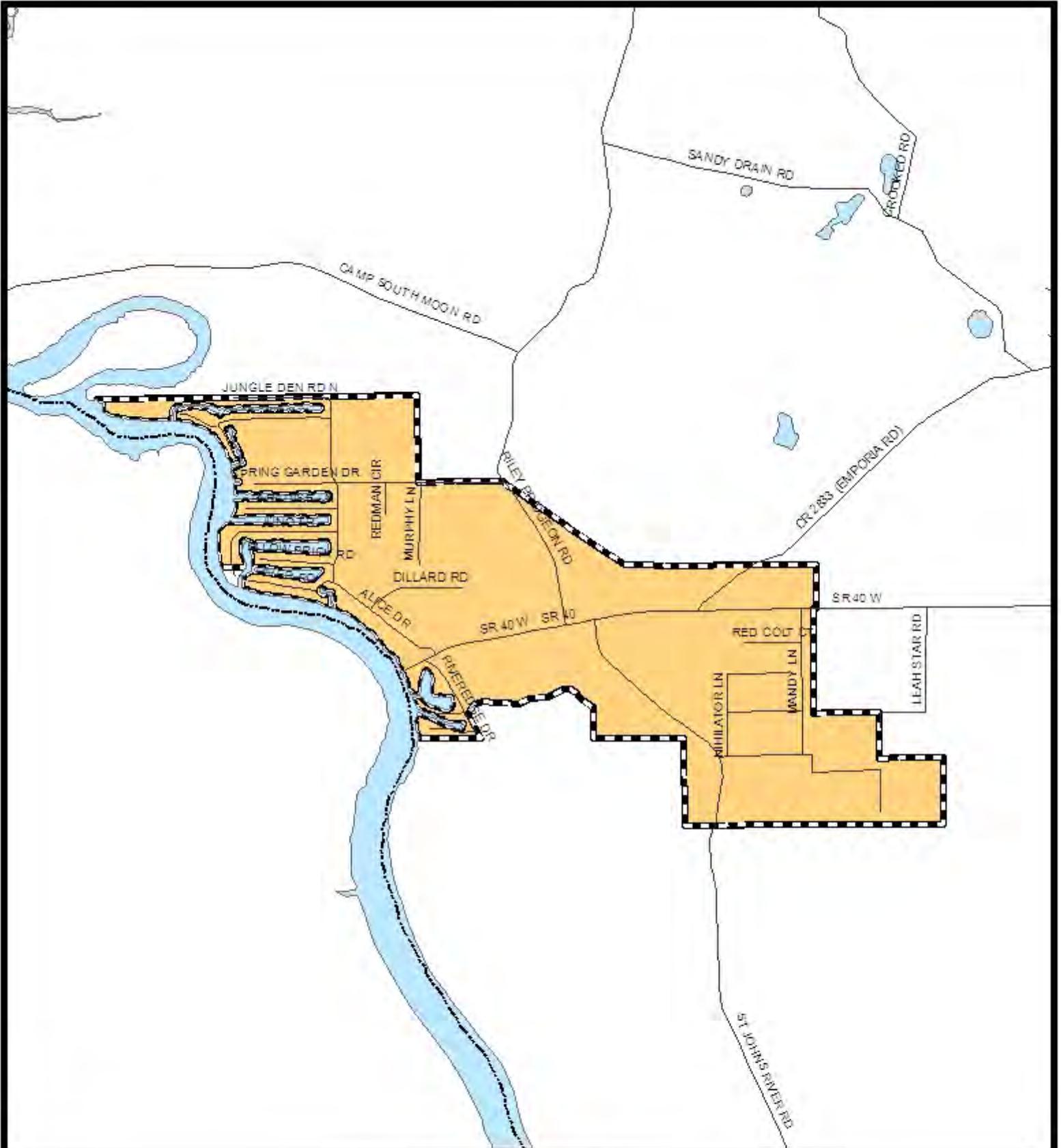


FIGURE 1-7B
RURAL COMMUNITY - VOLUSIA

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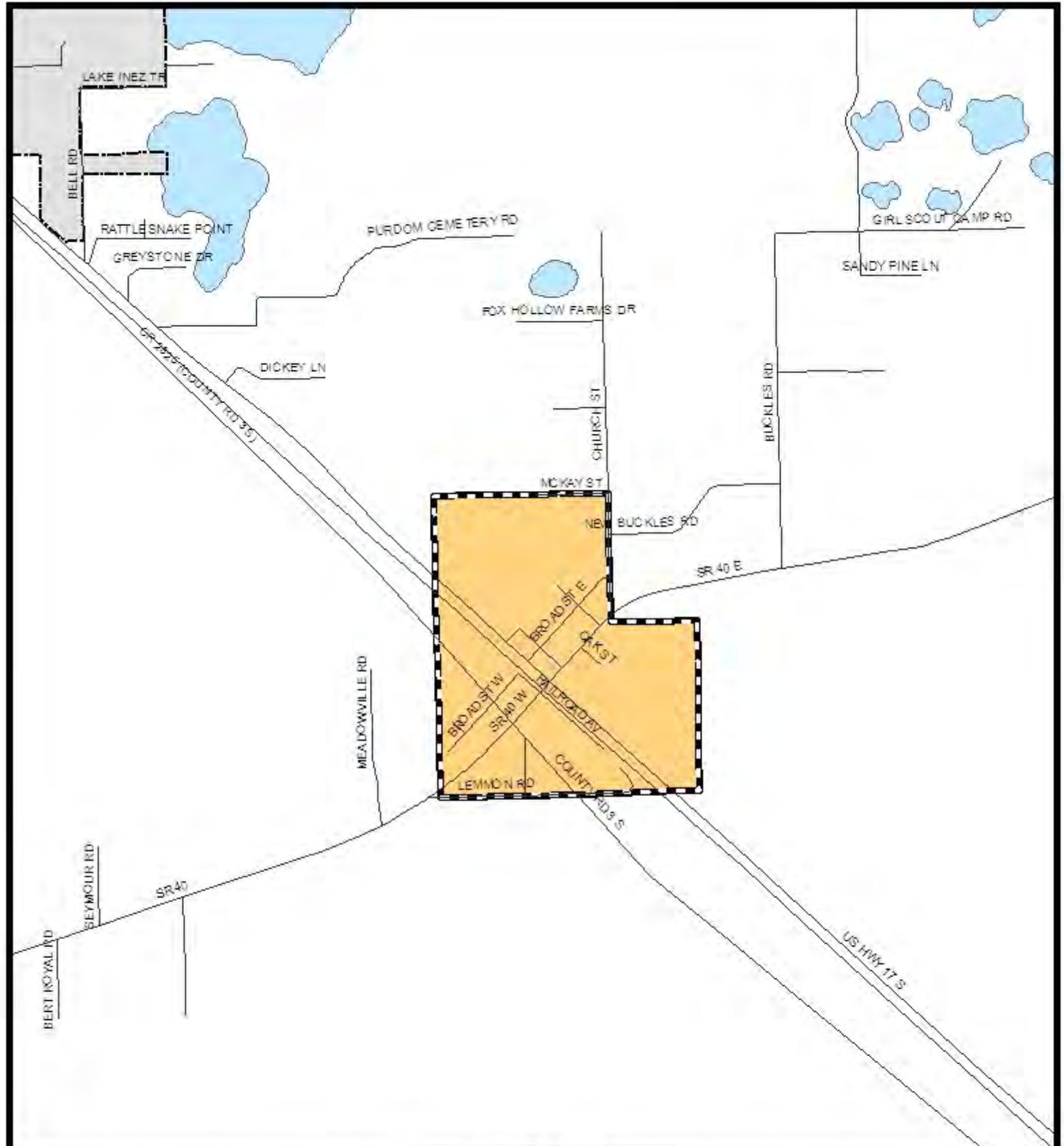


FIGURE 1-7C
RURAL COMMUNITY - BARBERVILLE

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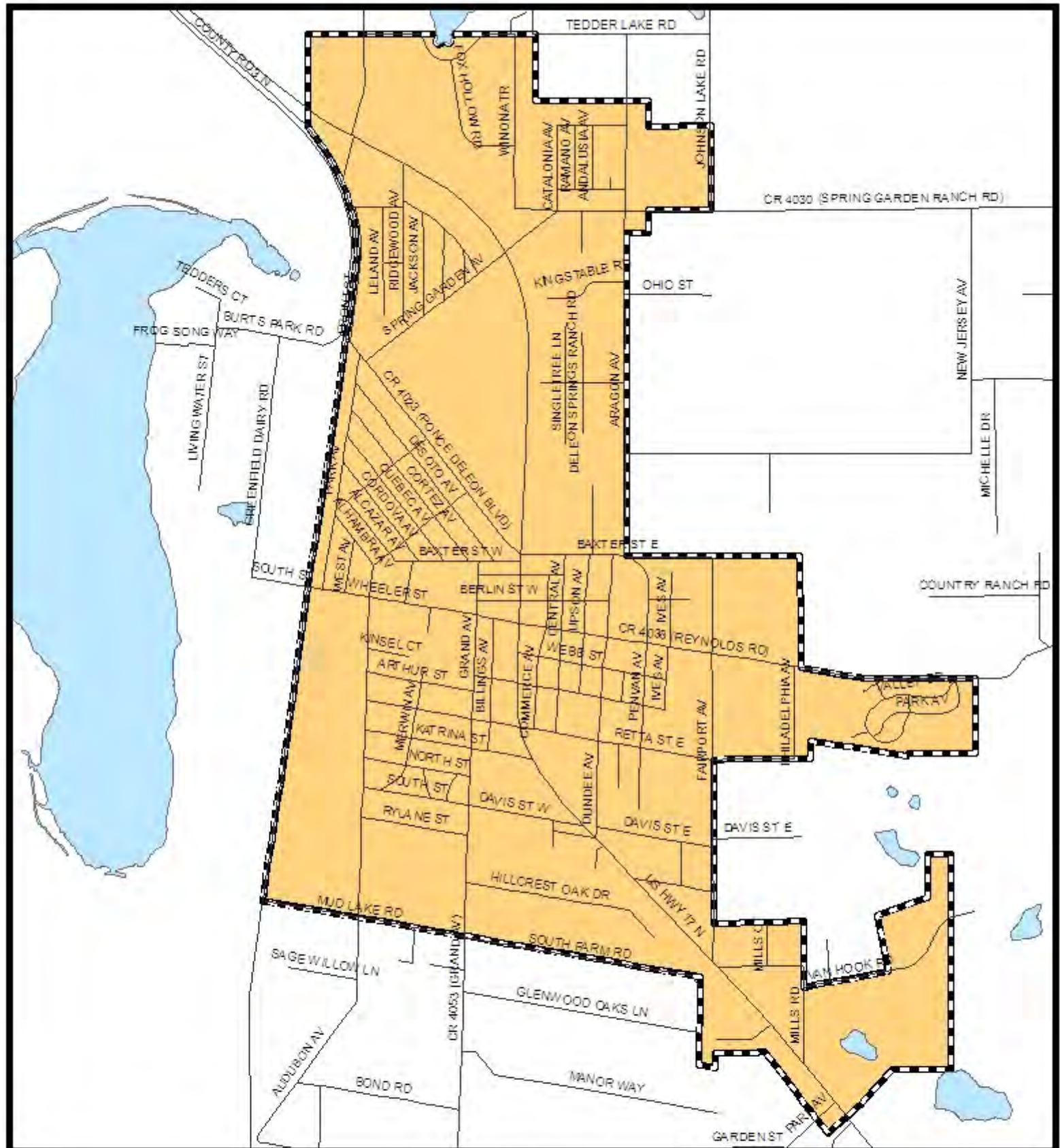


FIGURE 1-7D
RURAL COMMUNITY - DELEON SPRINGS

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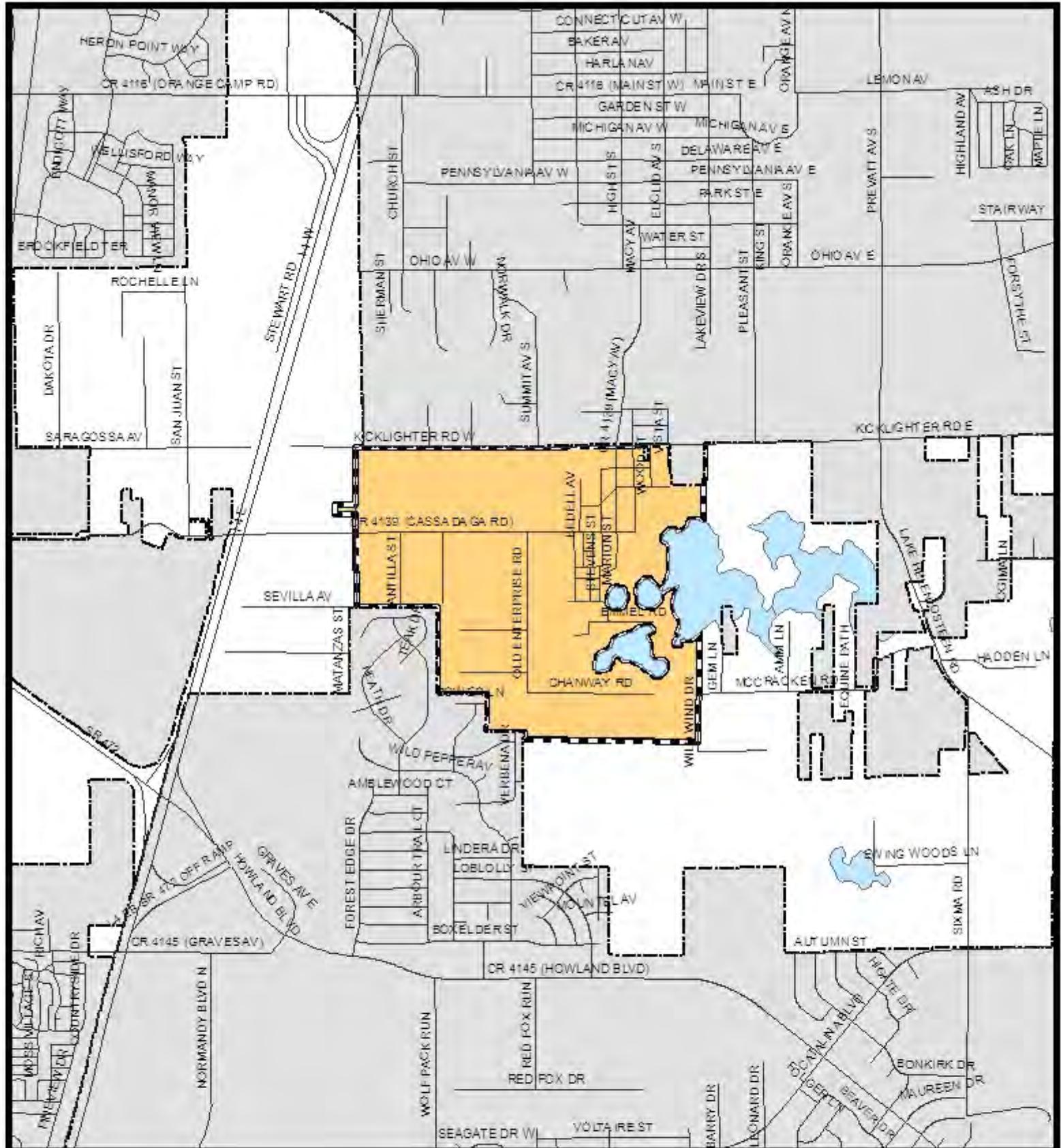


FIGURE 1-7E
RURAL COMMUNITY - CASSADAGA

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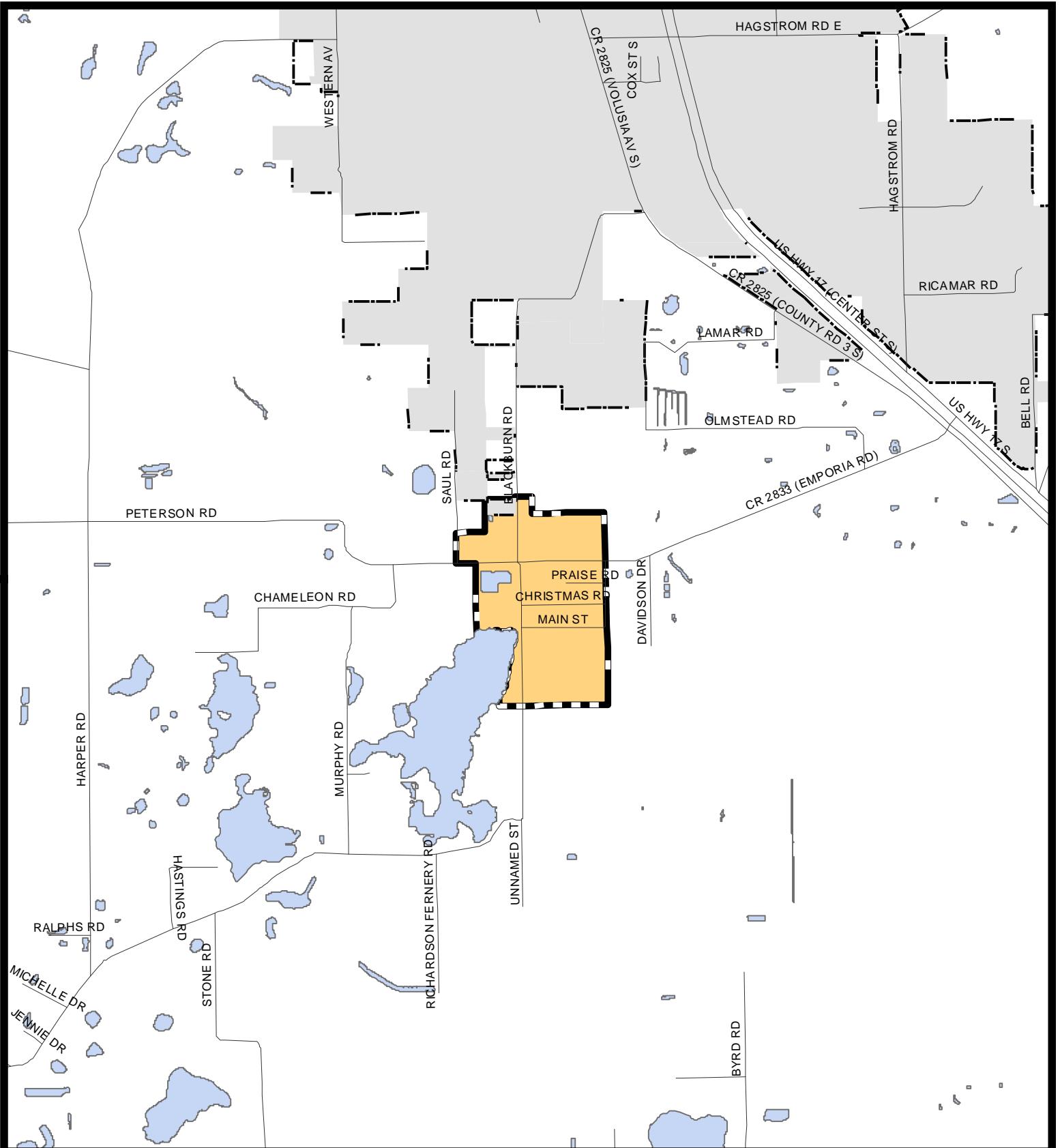


FIGURE 1-7F
RURAL COMMUNITY - EMPORIA



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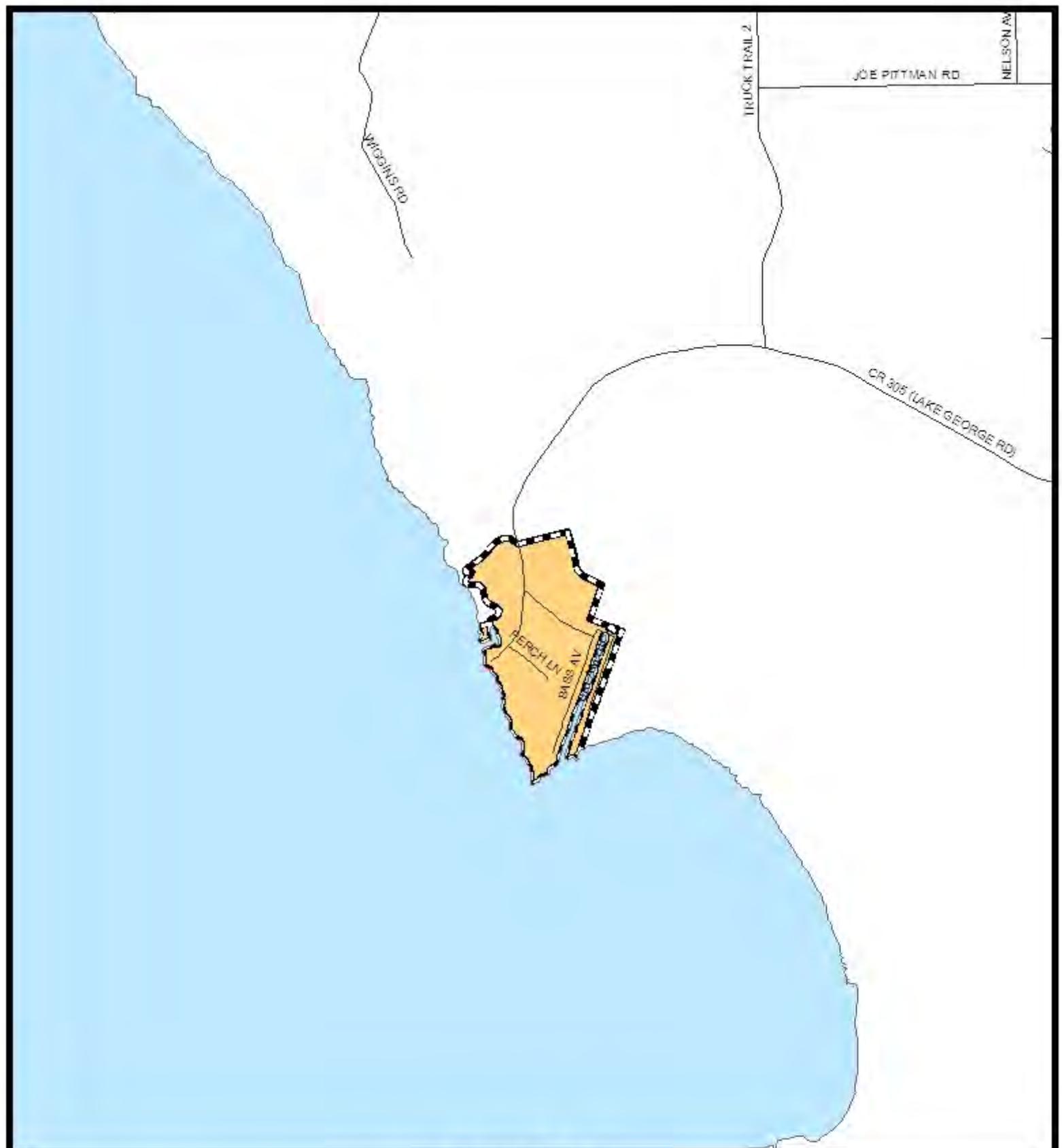


FIGURE 1-7G
RURAL RECREATION - PINE ISLAND



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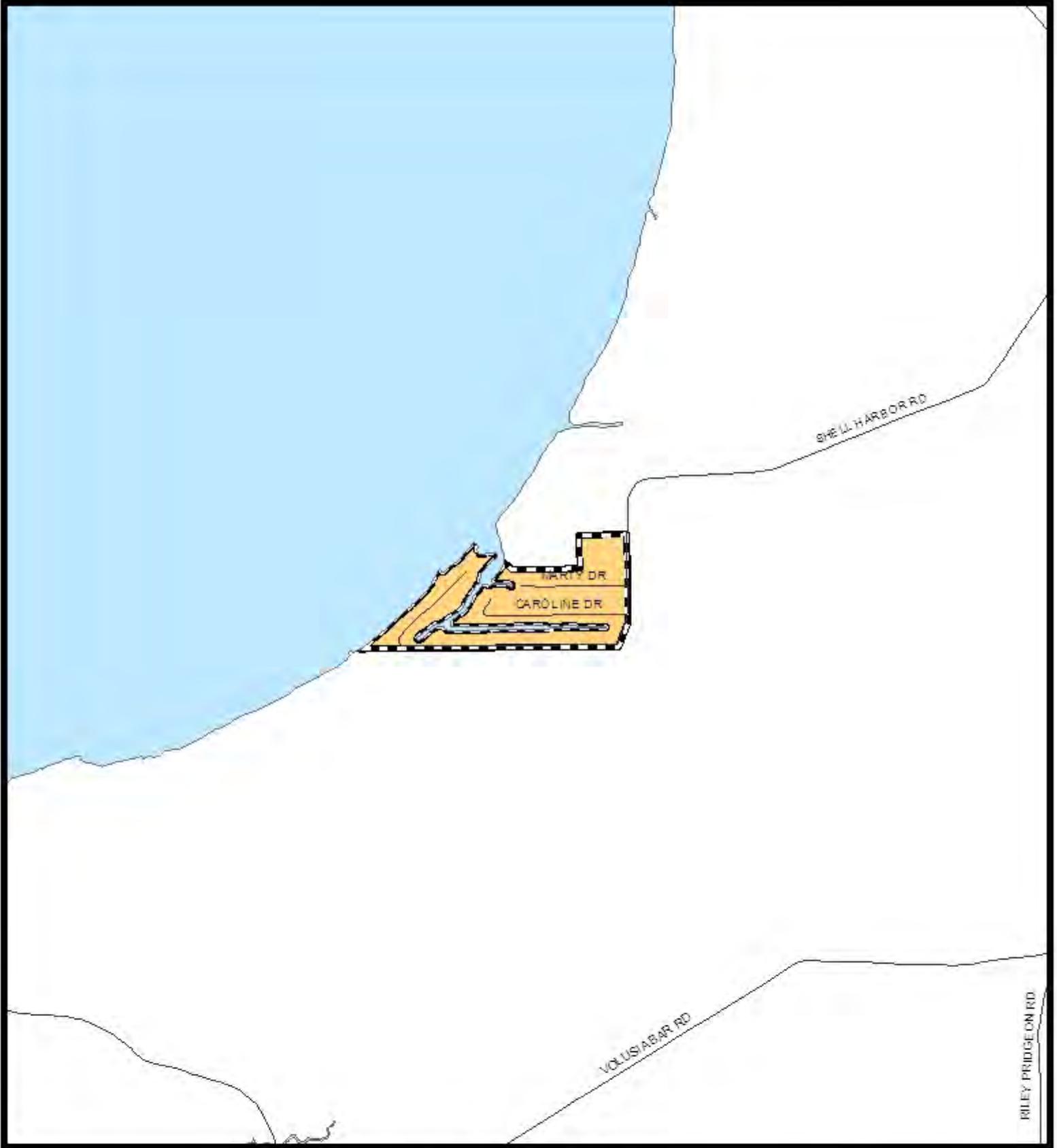


FIGURE 1-7H
RURAL RECREATION - SHELL HARBOR ESTATES

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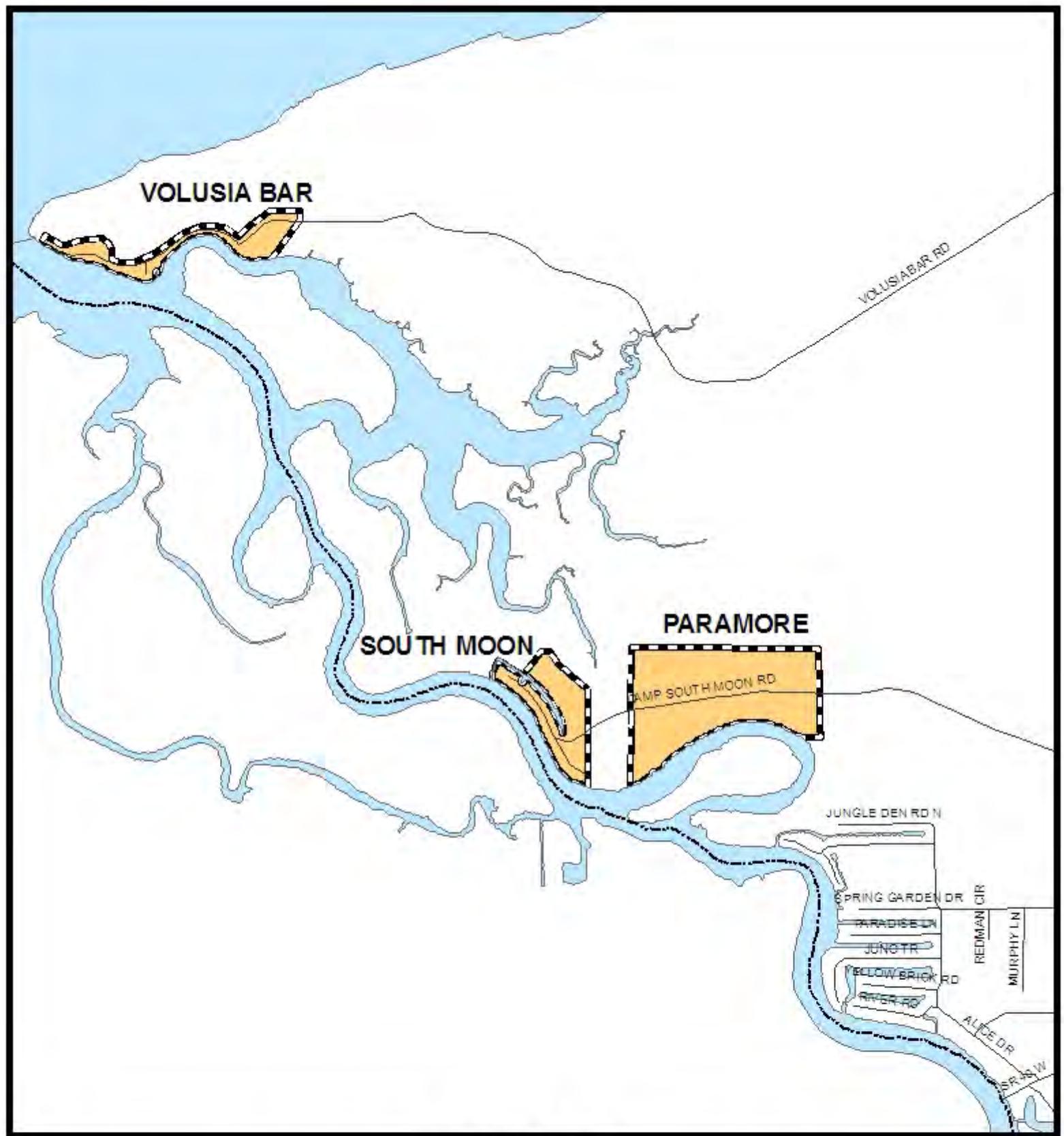


FIGURE 1-7I
RURAL RECREATION - VOLUSIA BAR,,
SOUTH MOON, PARAMORE

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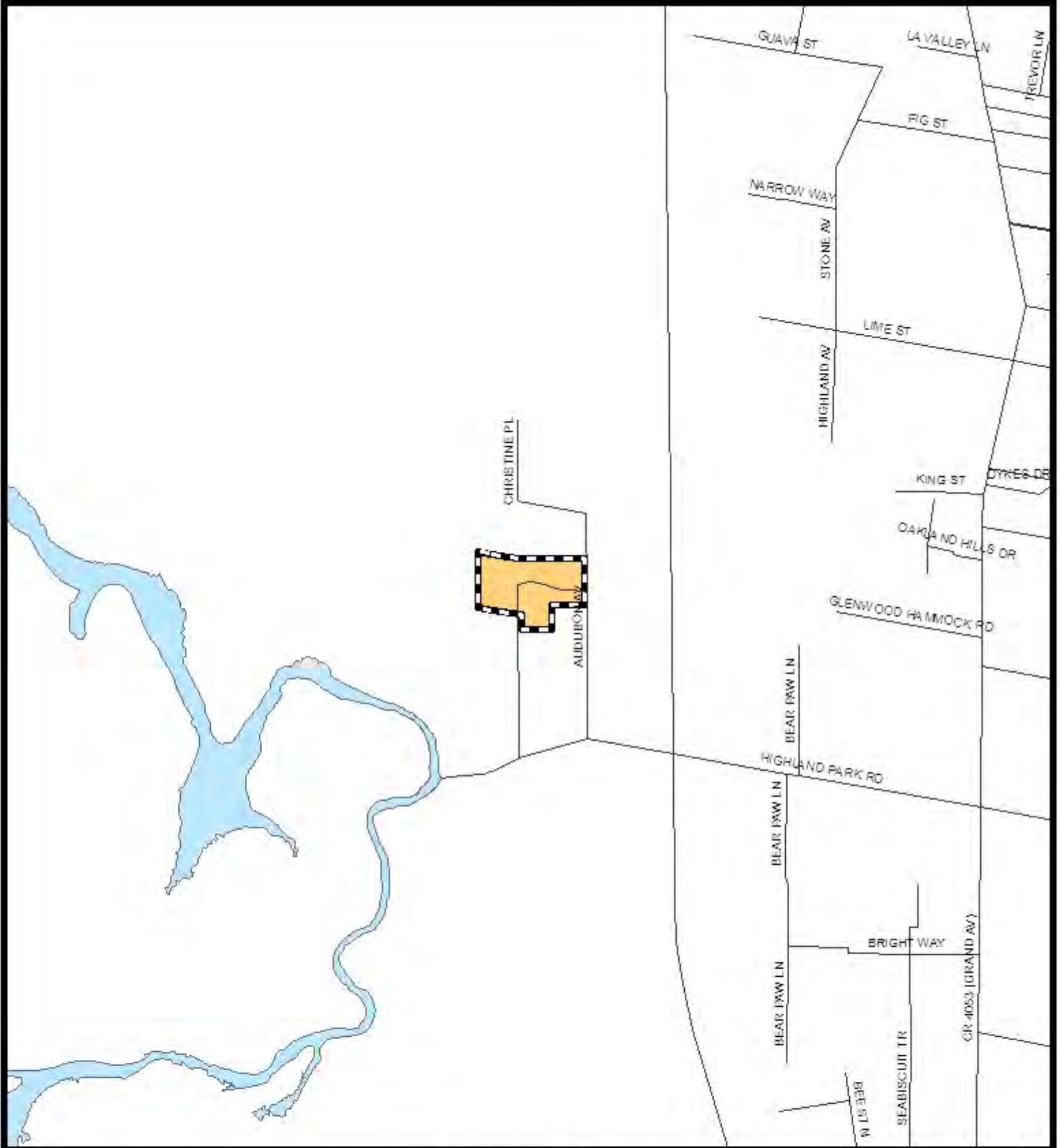


FIGURE 1-7J
RURAL RECREATION - HIGHLAND PARK

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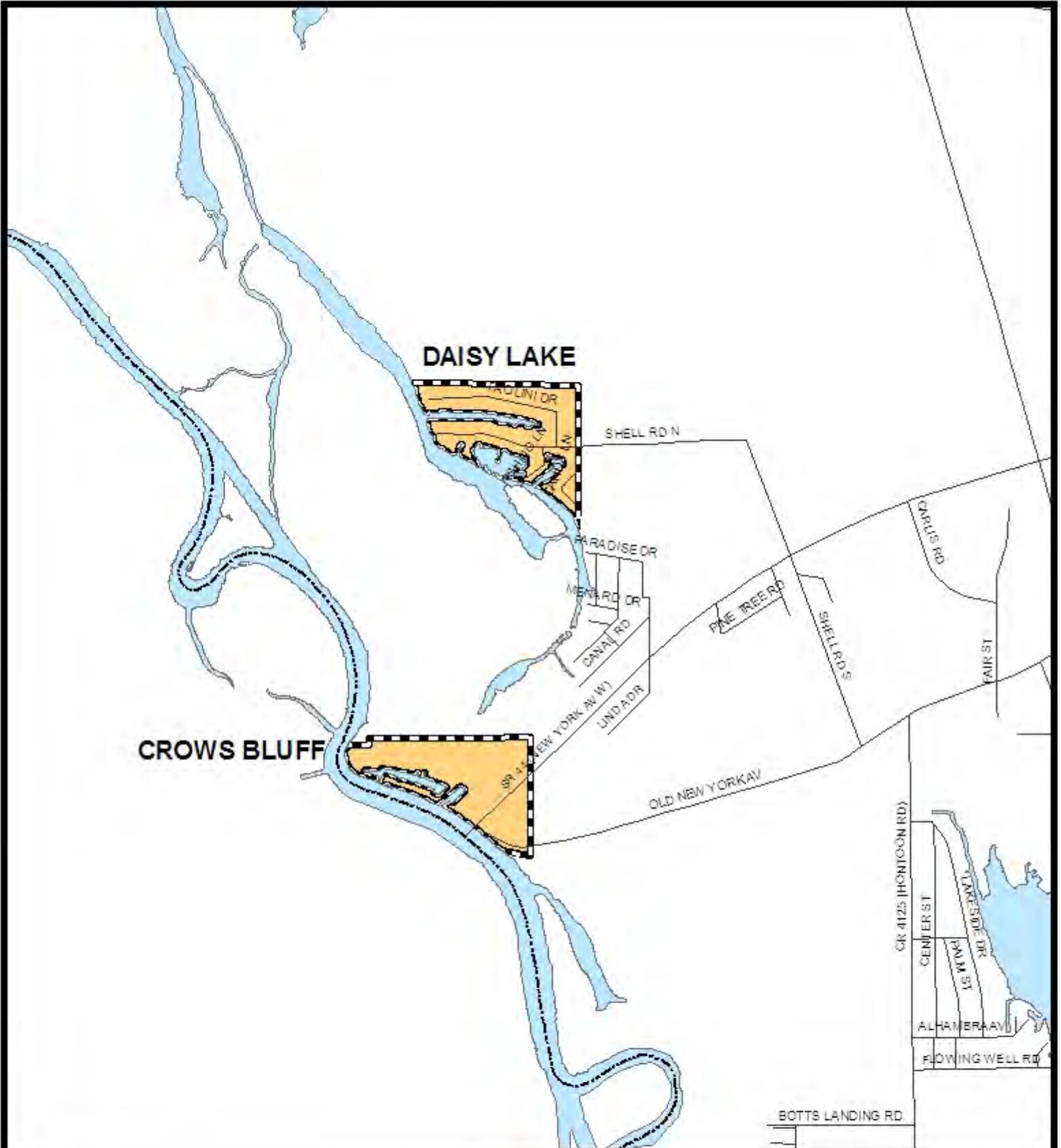


FIGURE 1-7K
RURAL RECREATION - DAISY LAKE, CROWS BLUFF

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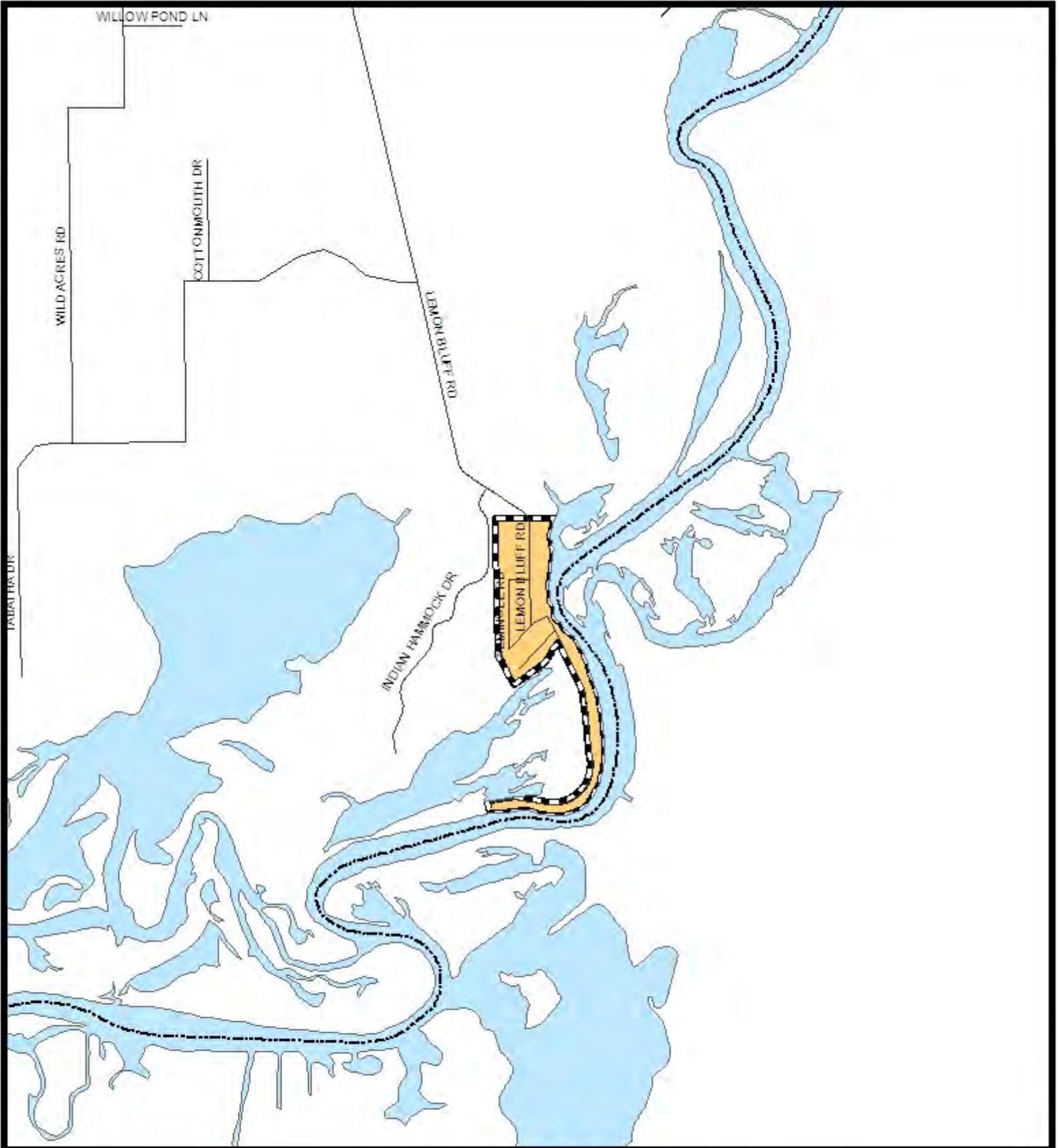


FIGURE 1-7L
RURAL RECREATION - LEMON BLUFF

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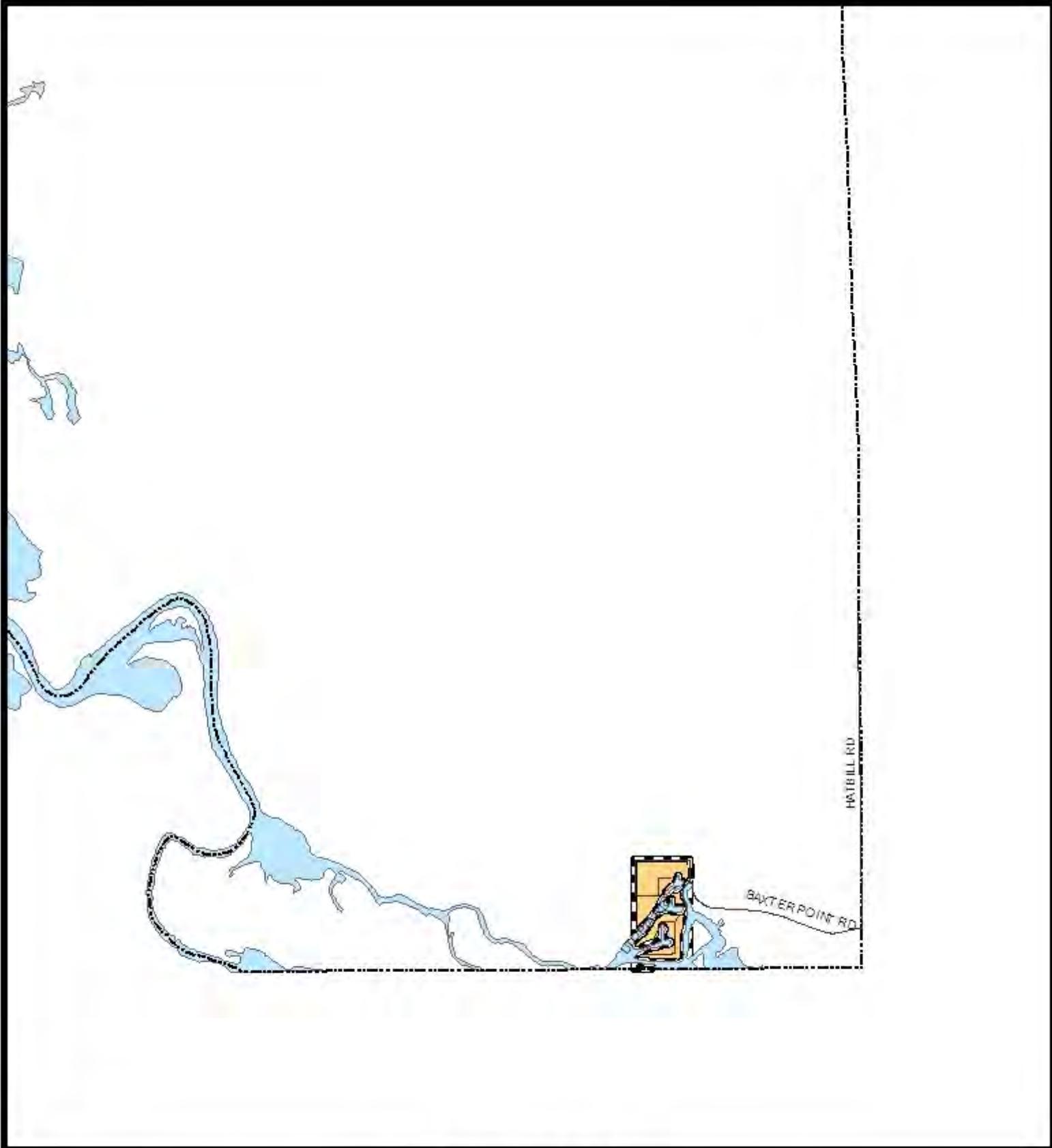


FIGURE 1-7M
RURAL RECREATION - BAXTER POINT

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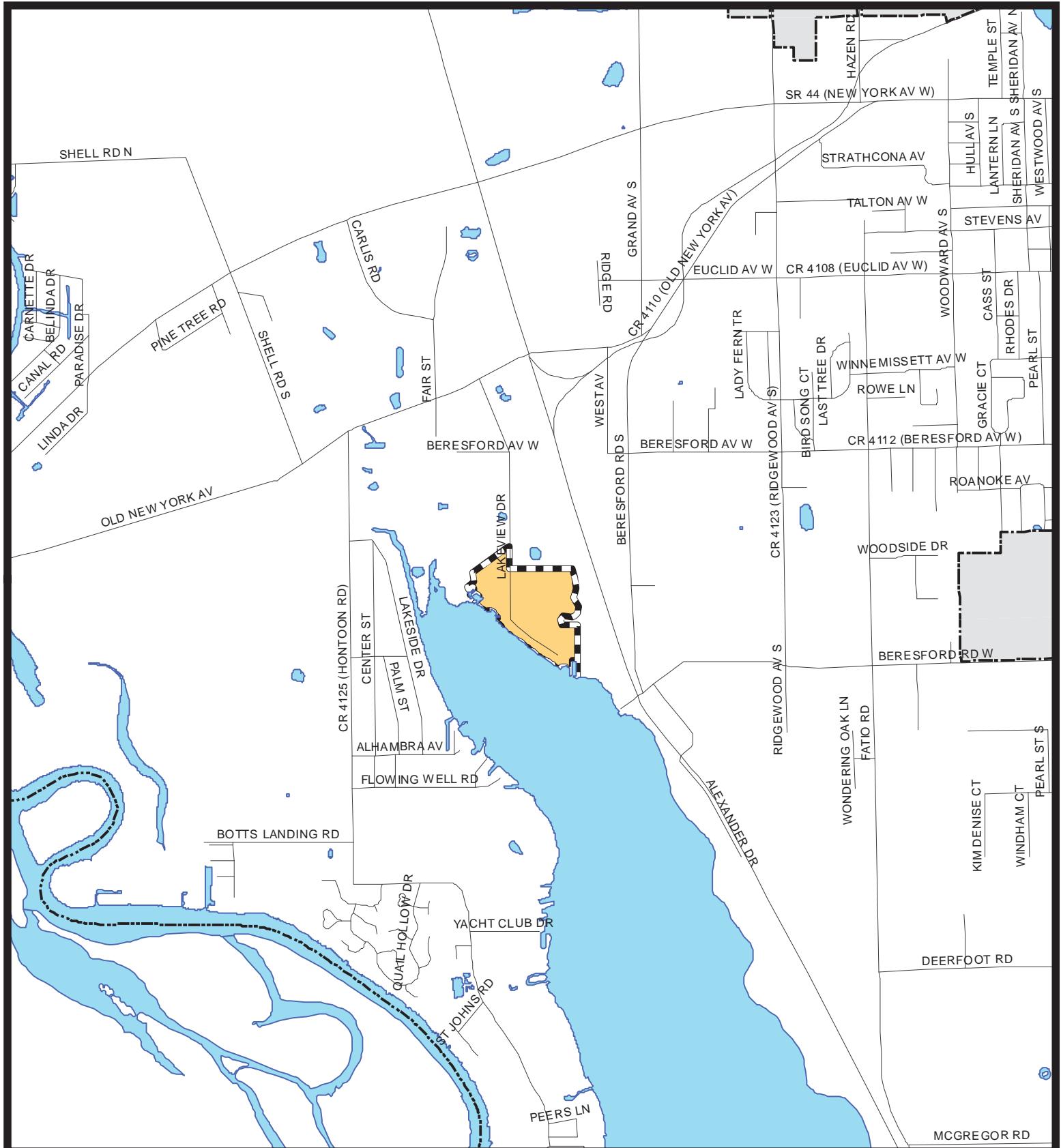


FIGURE 1-7N
RURAL RECREATION - LAKEVIEW



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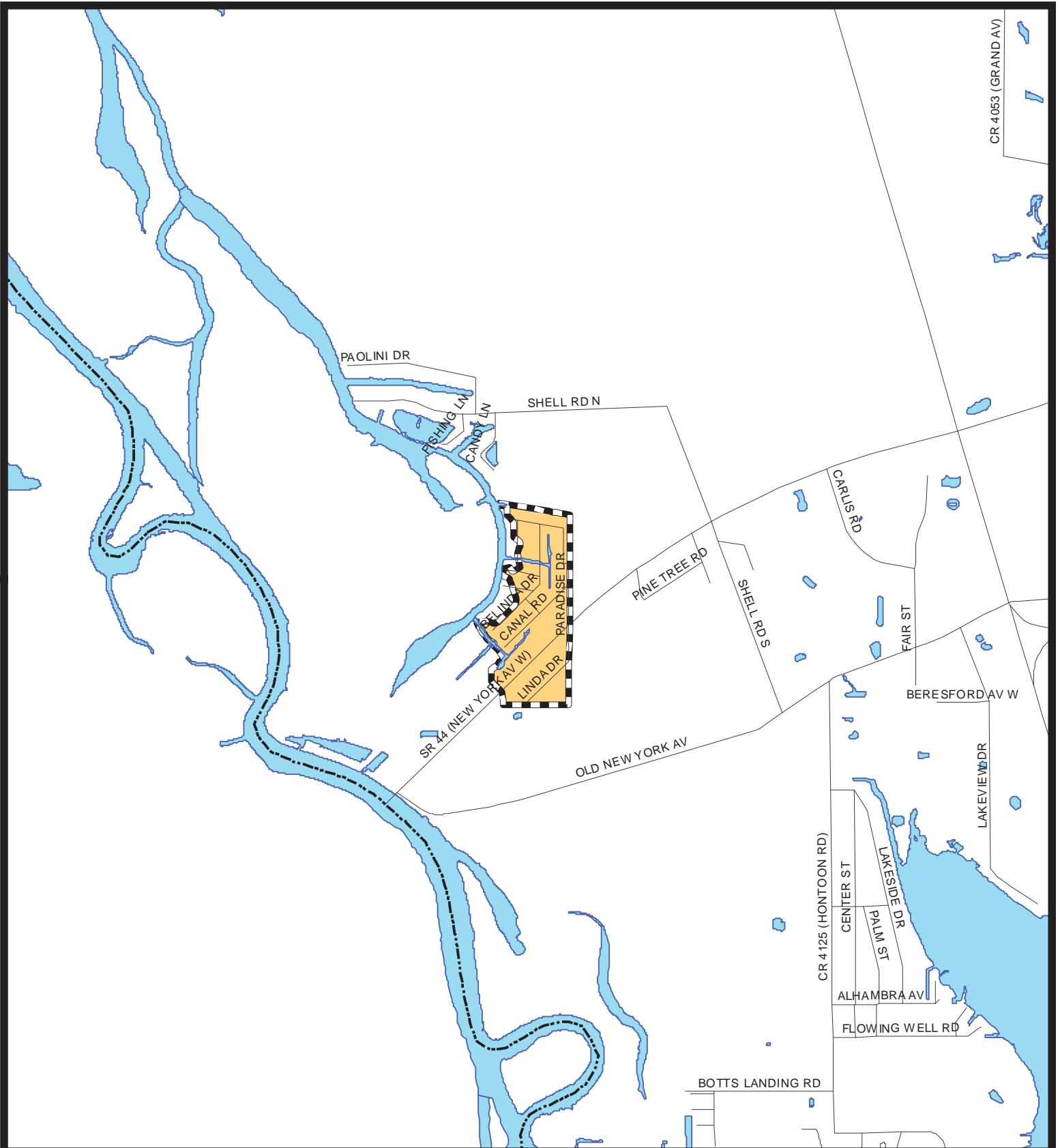


FIGURE 1-70
RURAL RECREATION - ST JOHNS GARDENS



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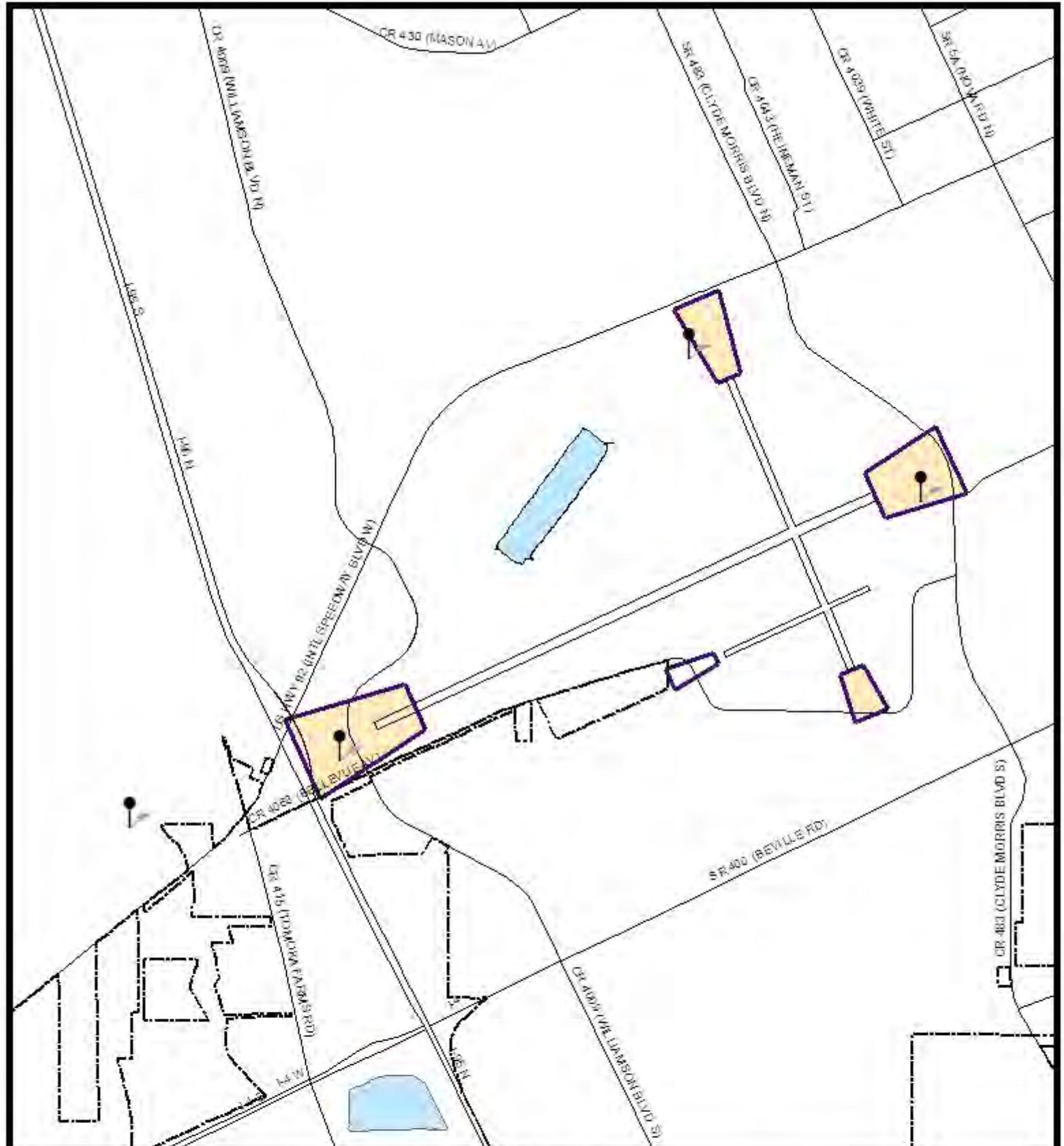


FIGURE 1-8
AIRPORT CLEAR ZONES AND OBSTRUCTIONS

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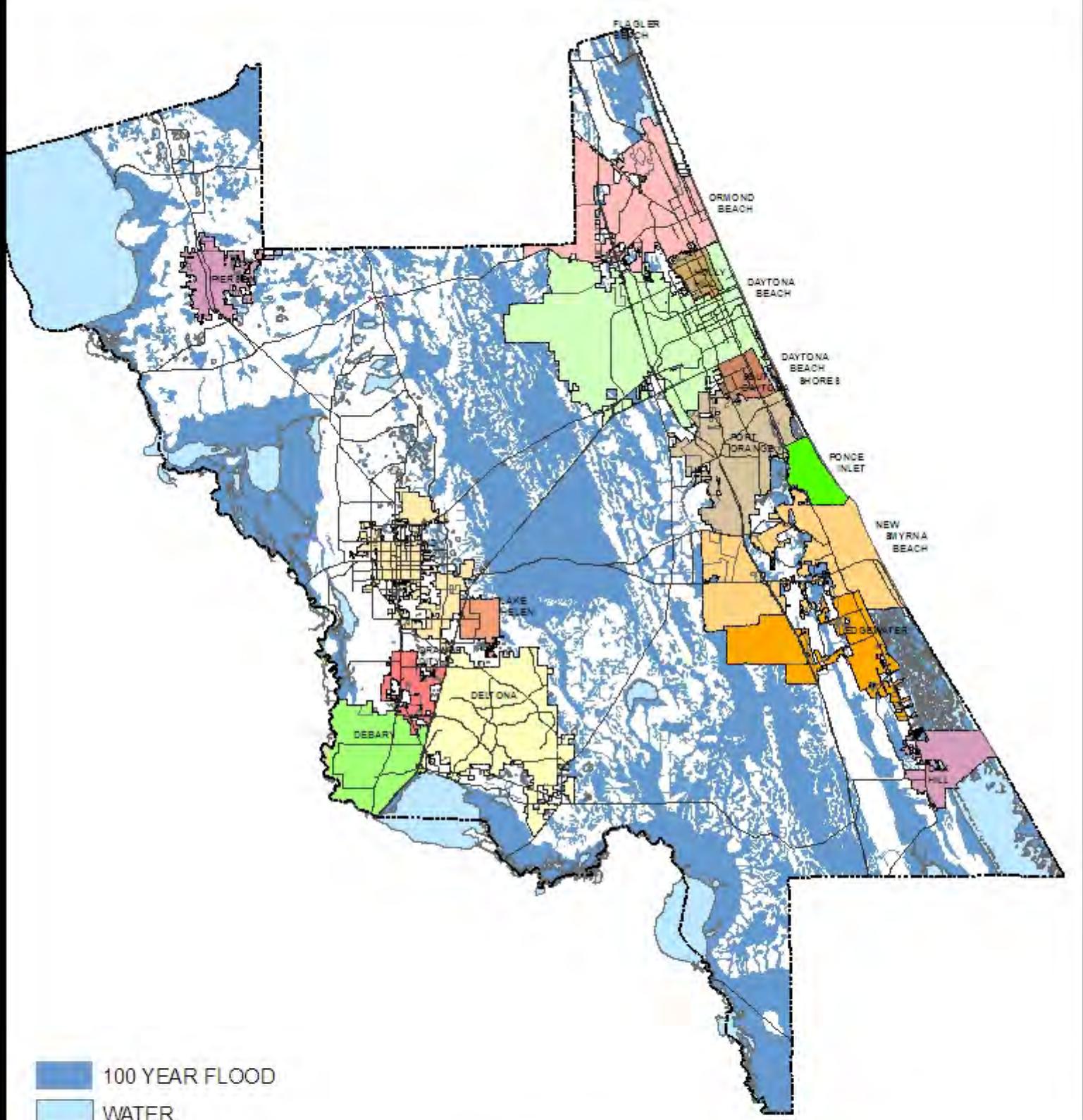


FIGURE 1-9
100 YEAR FLOOD PLAIN
UNINCORPORATED VOLUSIA COUNTY



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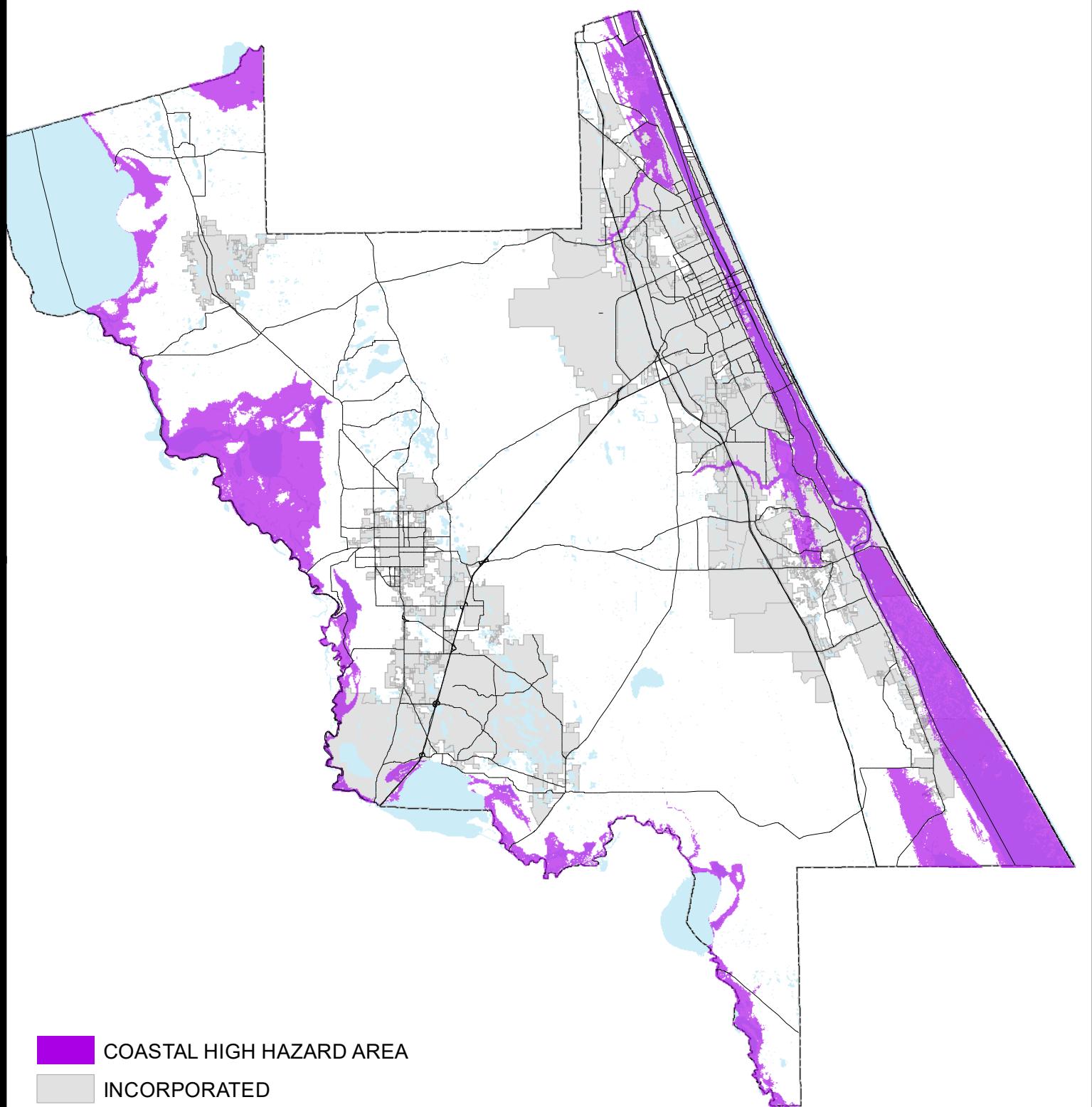


FIGURE 1-10
COASTAL HIGH HAZARD AREA
UNINCORPORATED VOLUSIA COUNTY



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Figure 1-11 (North)



FUTURE LAND USE

PREPARED BY: VOLUSIA COUNTY GROWTH & RESOURCE MANAGEMENT DEPARTMENT

Updated Dec 20, 2023 (through CPA 23-26)



1 in = 4.5 miles

- NATURAL RESOURCE MANAGEMENT AREA (NRMA)
- SPECIAL RURAL AREAS
- LOCAL PLAN BOUNDARY (REFER TO SPECIFIC PLAN)
- CONSERVATION
- ENVIRONMENTAL SYSTEMS CORRIDOR
- FORESTRY RESOURCE
- LOW IMPACT URBAN
- AGRICULTURE RESOURCE
- RURAL
- RURAL COMMUNITY
- RECREATION
- URBAN LOW INTENSITY
- URBAN MEDIUM INTENSITY
- URBAN HIGH INTENSITY
- COMMERCIAL
- INDUSTRIAL
- PUBLIC/SEMI PUBLIC
- MIXED USE
- ACTIVITY CENTER
- RURAL RECREATION
- LOCAL PLAN AREA
- INCORPORATED
- WATER

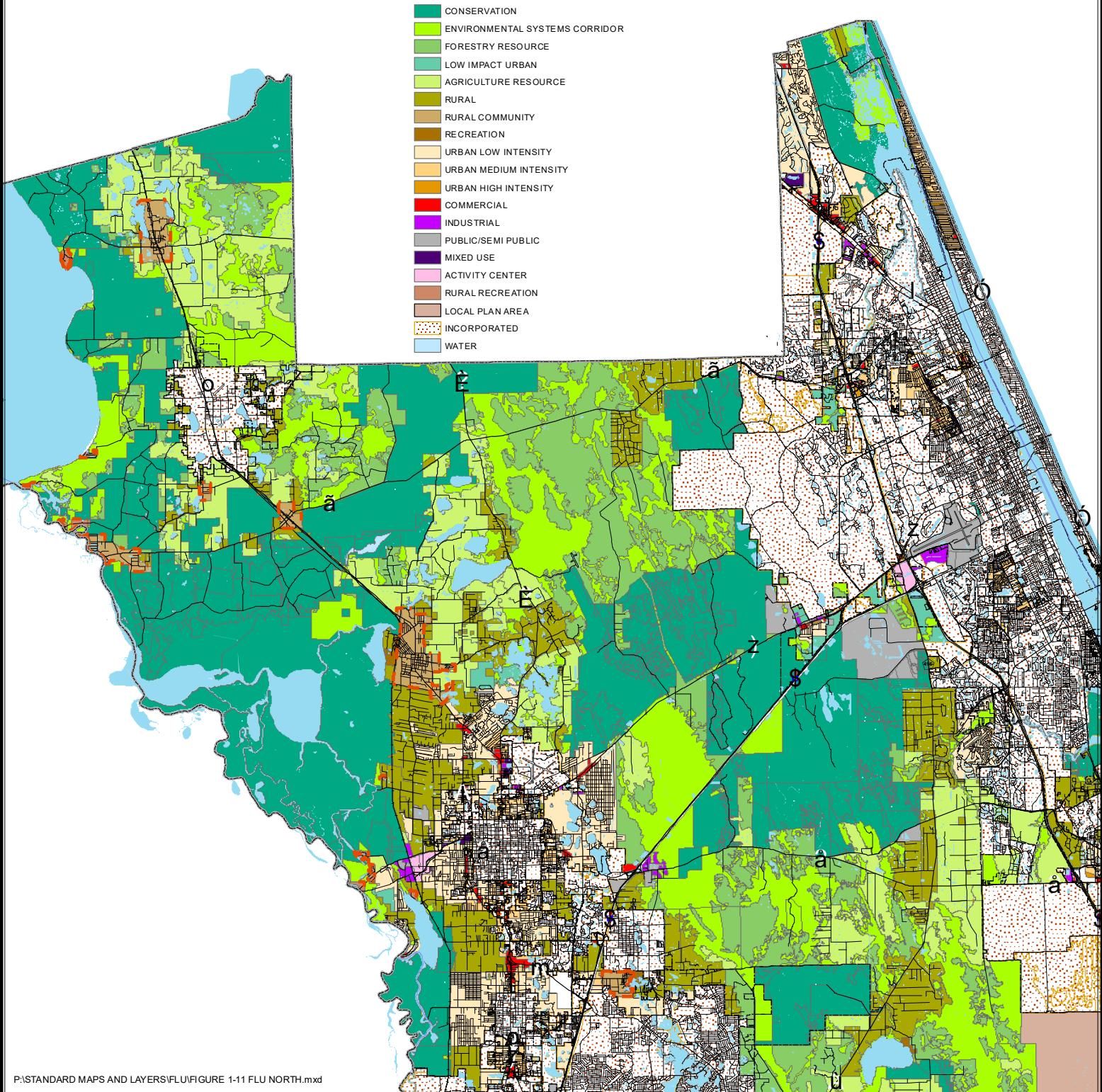
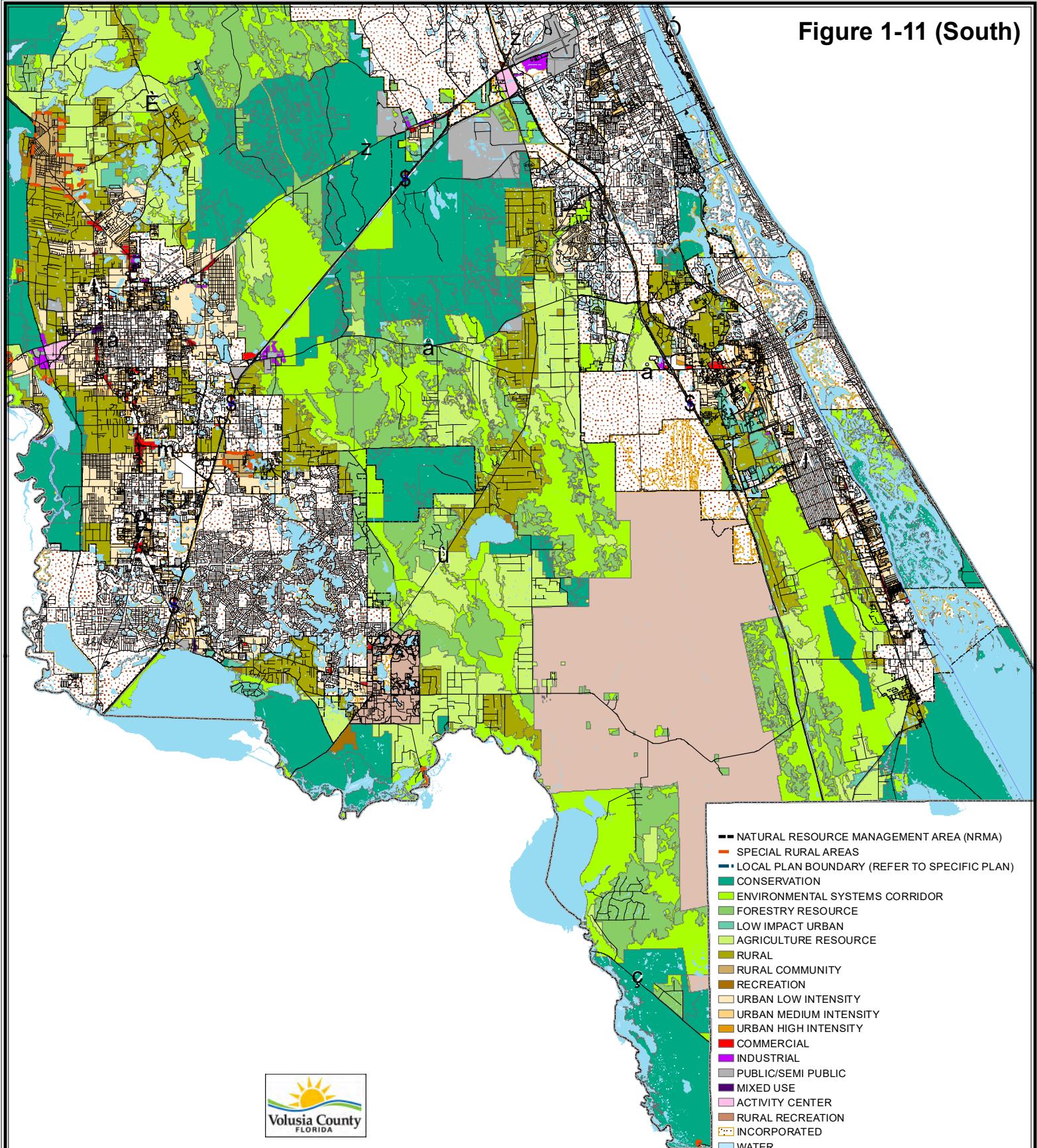


Figure 1-11 (South)



FUTURE LAND USE

PREPARED BY: VOLUSIA COUNTY GROWTH & RESOURCE MANAGEMENT DEPARTMENT

1 in = 4.5 miles



Updated Dec 20, 2023 (through CPA 23-26)

1-11. Future Land Use Map/Plan Notations

Note: The following Future Land Use Map Notations have been adopted as a component of the Future Land Use Map.

Map Notation	Parcel Numbers or Legal Description	Acres	Adopted FLU Designation	Restriction	Ordinance
1	01-16-31-00-00-0010	20.92	Industrial	Development of the parcel shall be limited to a Floor Area Ratio of 0.6.	2007-46
2	01-16-31-00-00-0010	5.14	Industrial	Development of the parcel shall be limited to a Floor Area Ratio of 0.6.	2008-19
3	30-15-33-11-00-0010, 25-15-32-11-00-0010, 25-15-32-11-00-0020, 25-15-32-07-00-0021, 25-15-32-07-00-0020, 25-15-32-07-00-0010, 25-15-32-00-00-0049, 25-15-32-00-00-0048, 25-15-32-00-00-0040, 36-15-32-00-00-0039, and that part of 39-15-32-53-01-0010 to the east and south of Bellevue Ave. approximately 460 feet to the west of the west ROW line of Clyde Morris Blvd.	226.00	Public/Semi-Public	Development of the parcels taken together shall be limited to a maximum of 118,583 Average Daily Trips. This property will not be zoned residential or non-aeronautical industrial.	2008-28
4	28-16-30-00-00-0410 28-16-30-00-00-0070 28-16-30-01-00-0050	17.31	Commercial	Commercial uses shall not exceed 116,552 square feet.	2010-09
5	26-13-31-00-00-0020, 26-13-31-00-00-0024, 26-13-31-00-00-0025, and 26-13-31-00-00-0026	144.83	Mixed Use Zone - Planned	Development of parcels taken together shall generate no more than 8,808 daily external project trips.	2006-24
6	That part of 25-16-30-00-00-0032 that is the western most 420.16 feet	8.8	Commercial	Development of this expansion shall be limited to 76 Average Daily Trips and 8 p.m. Peak-Hour trips	2018-19
7	11-17-30-11-12-0040	4.69	Commercial	The development shall be limited to 89,900 square feet of mini warehouse and self-storage space.	2022-30

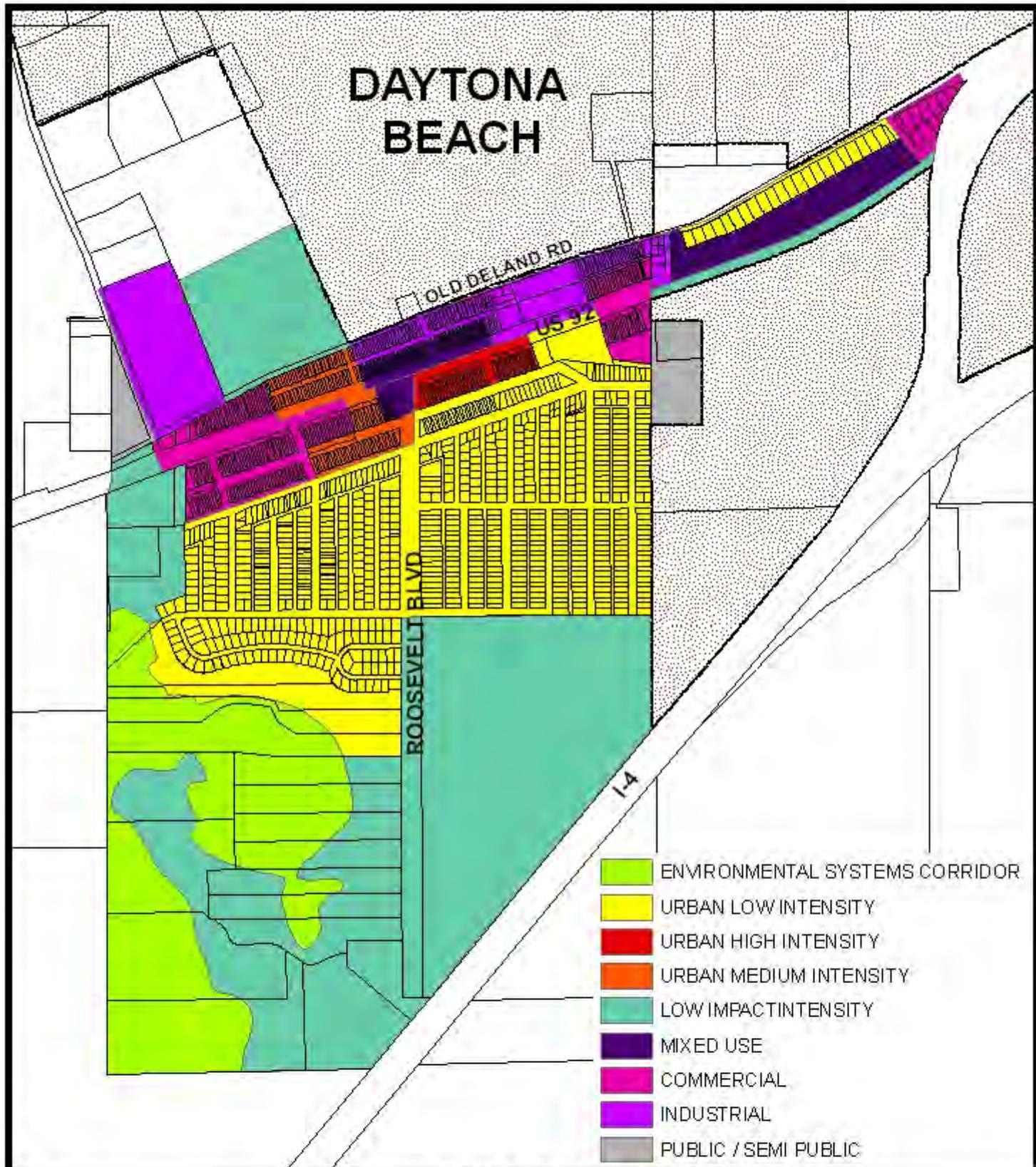


FIGURE 1-12A
HIGHRIDGE NEIGHBORHOOD
FUTURE LAND USE



PREPARED BY: VOLUSIA COUNTY GROWTH & RESOURCE MANAGEMENT DEPARTMENT

DAYTONA BEACH

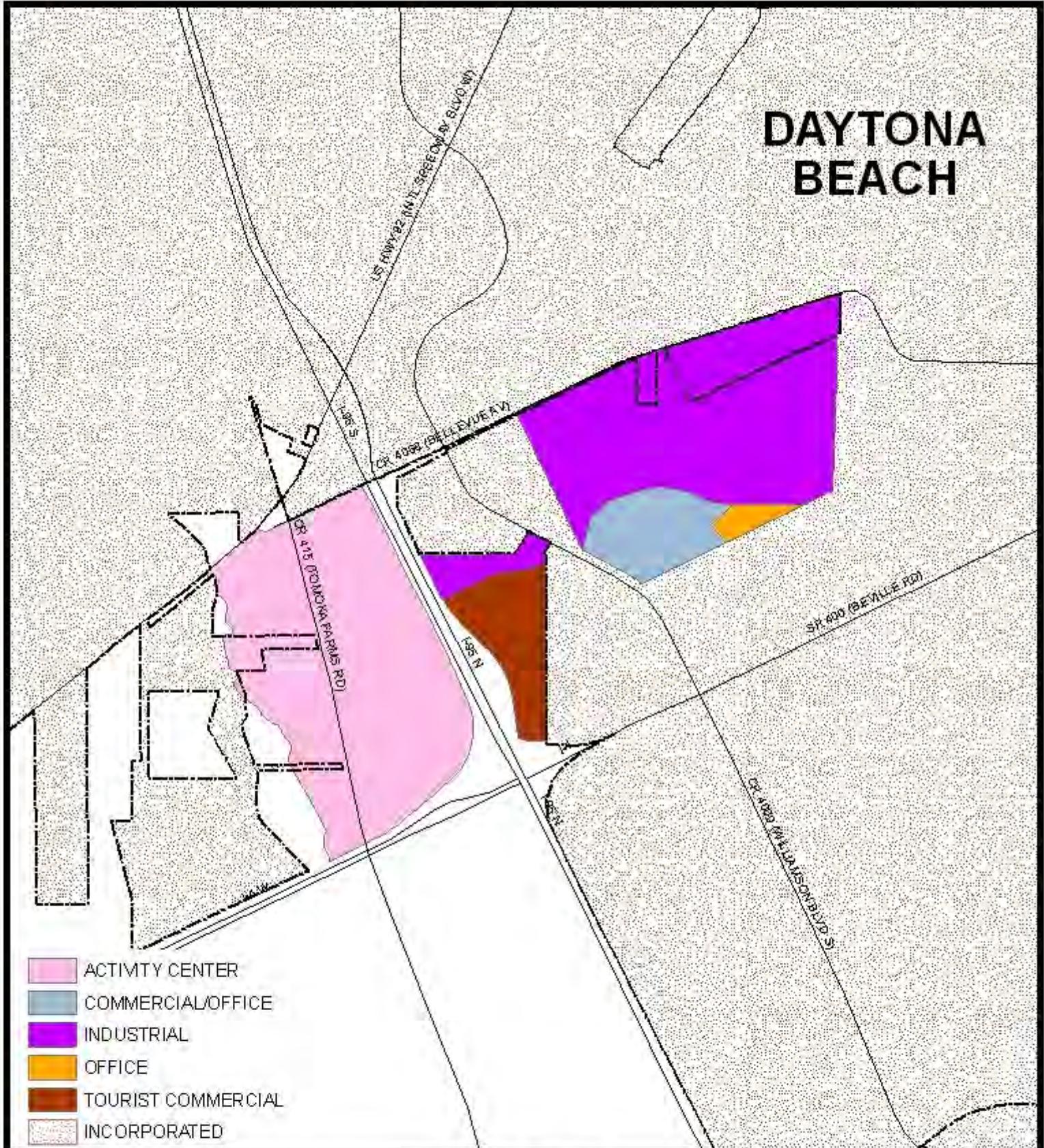


FIGURE 1-12B
HALIFAX ACTIVITY CENTER FUTURE LAND USE



PREPARED BY: VOLUSIA COUNTY GROWTH & RESOURCE MANAGEMENT DEPARTMENT

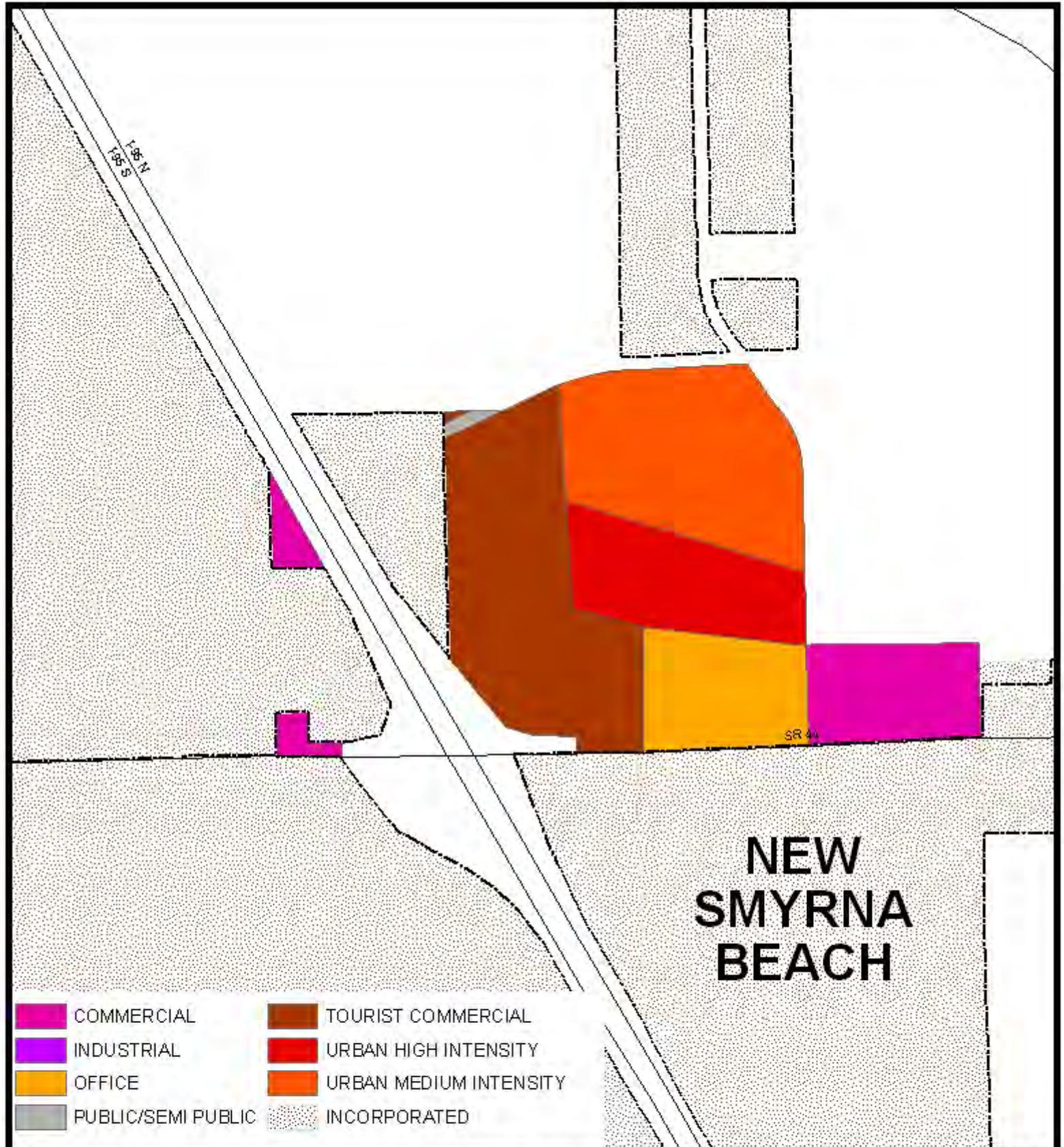


FIGURE 1-12C
SOUTHEAST ACTIVITY CENTER FUTURE LAND USE



PREPARED BY: VOLUSIA COUNTY GROWTH & RESOURCE MANAGEMENT DEPARTMENT

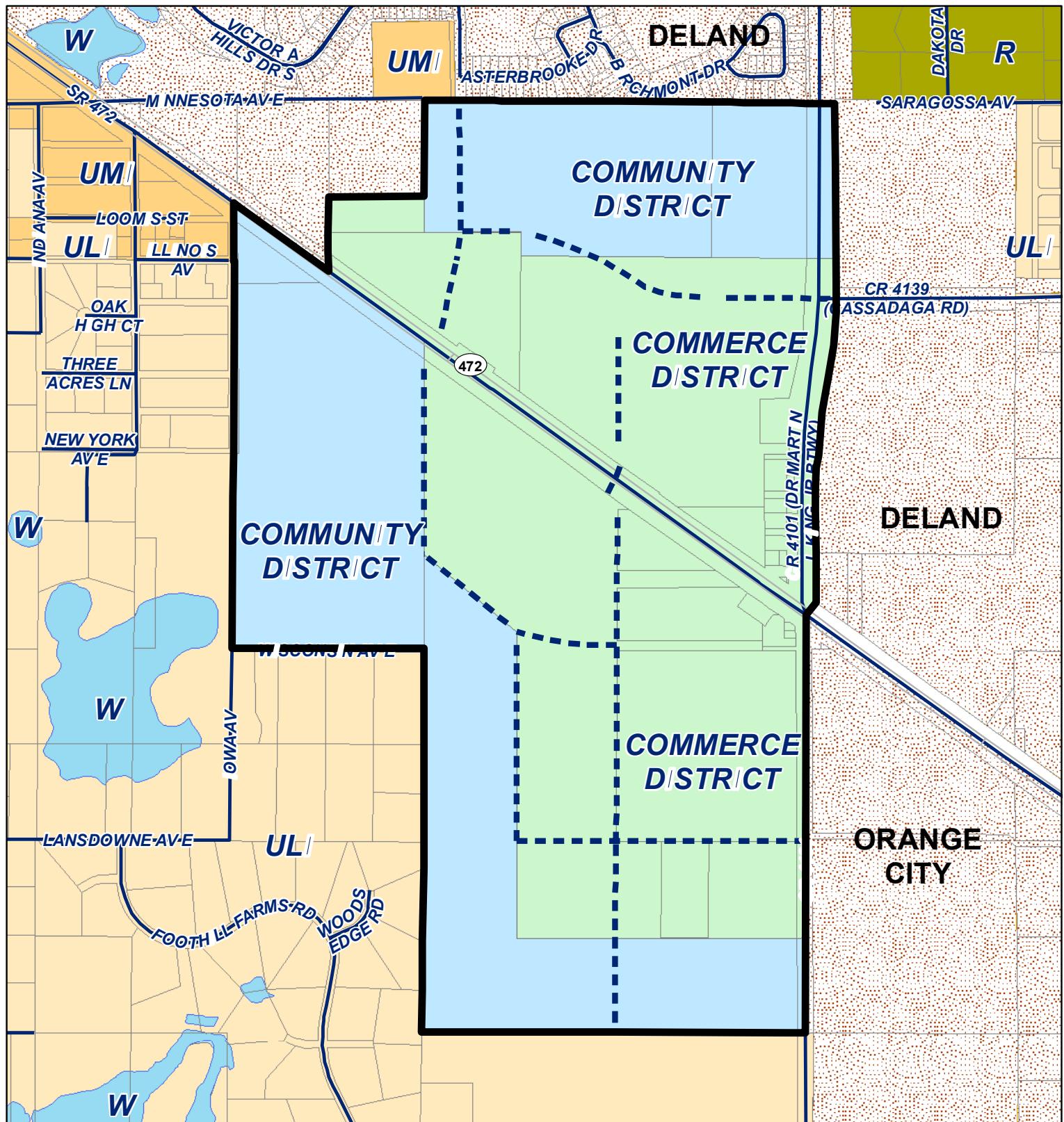


FIGURE 1-12D
SOUTHWEST ACTIVITY CENTER



PREPARED BY: VOLUSIA COUNTY GROWTH & RESOURCE MANAGEMENT DEPARTMENT

----- CONCEPTUAL INTERNAL ROAD ALIGNMENT



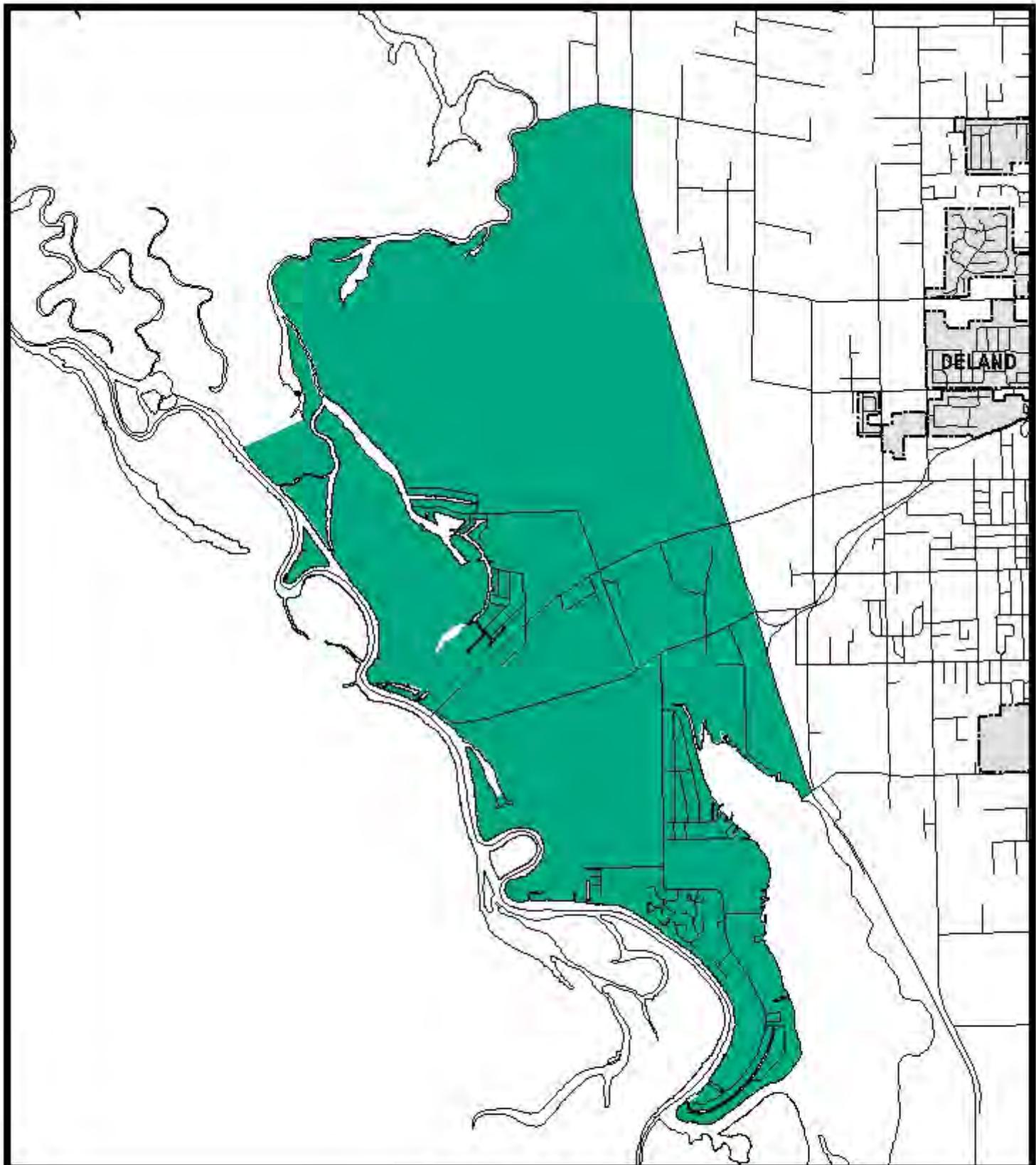


FIGURE 1-12E
HONTOON ISLAND



PREPARED BY: VOLUSIA COUNTY GROWTH & RESOURCE MANAGEMENT DEPARTMENT

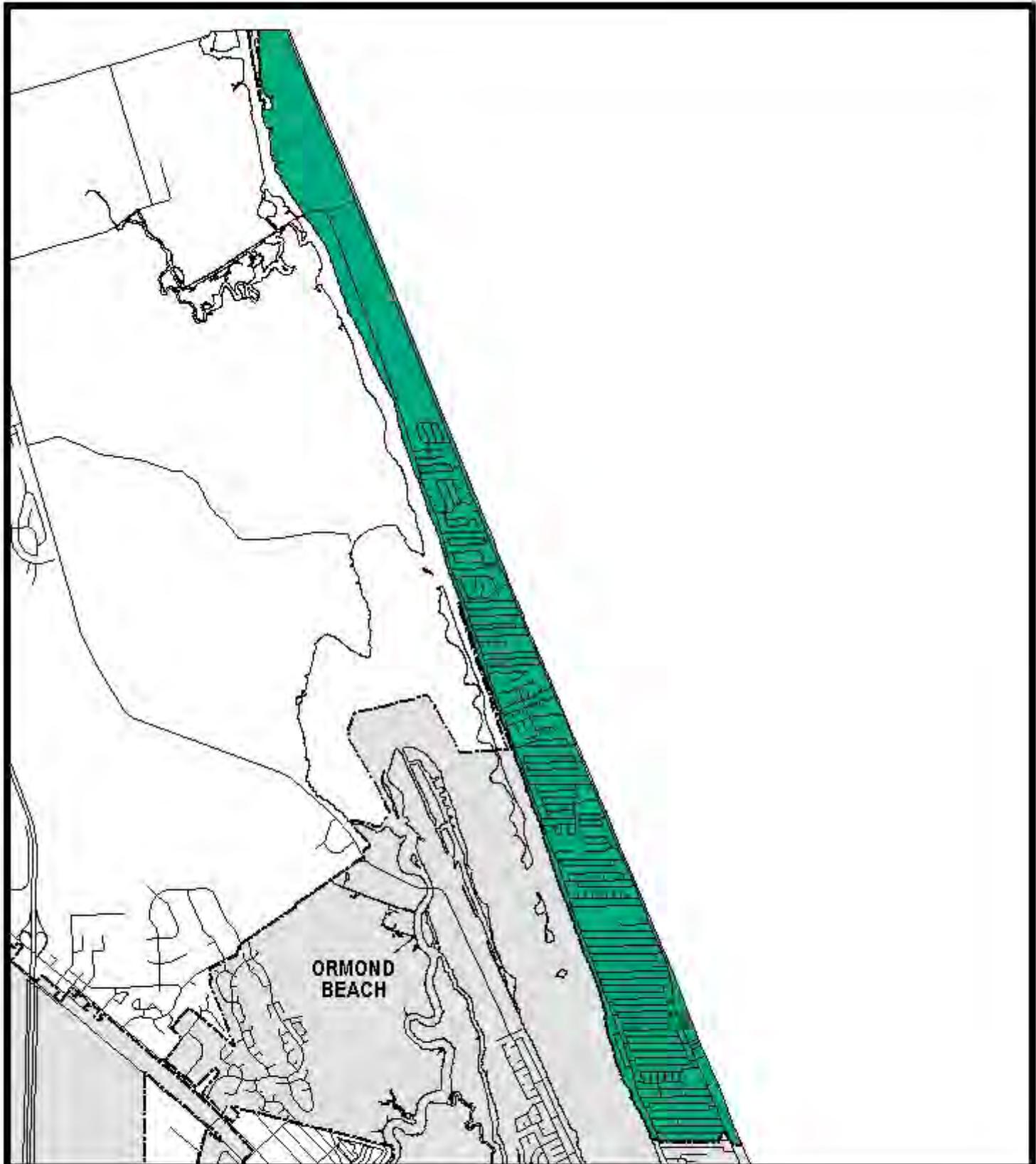


FIGURE 1-12F
NORTH PENINSULA



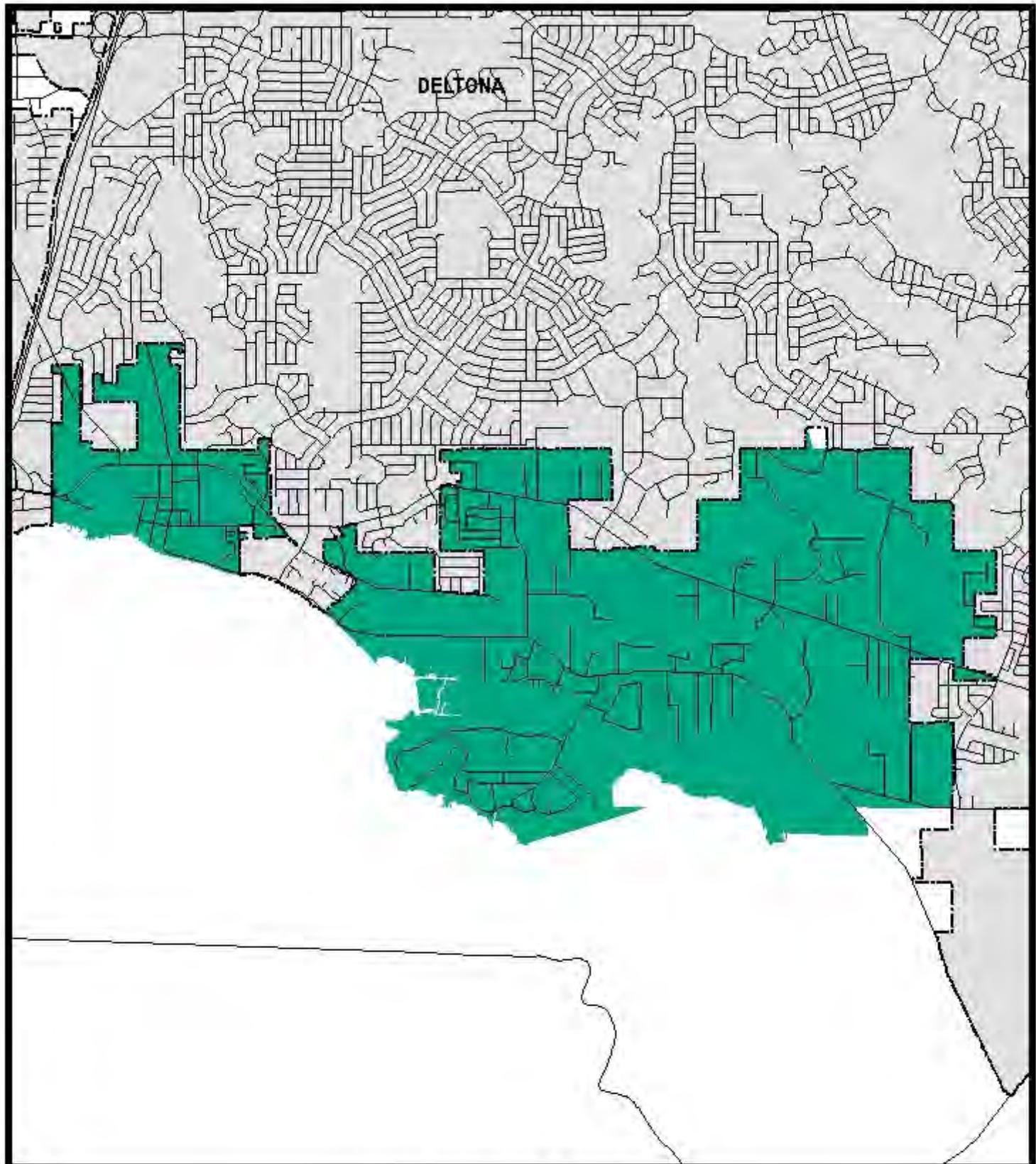
PREPARED BY: VOLUSIA COUNTY GROWTH & RESOURCE MANAGEMENT DEPARTMENT



FIGURE 1-12G
MOSQUITO LAGOON



PREPARED BY: VOLUSIA COUNTY GROWTH & RESOURCE MANAGEMENT DEPARTMENT



**FIGURE 1-12H
ENTERPRISE LOCAL PLAN**



PREPARED BY: VOLUSIA COUNTY GROWTH & RESOURCE MANAGEMENT DEPARTMENT

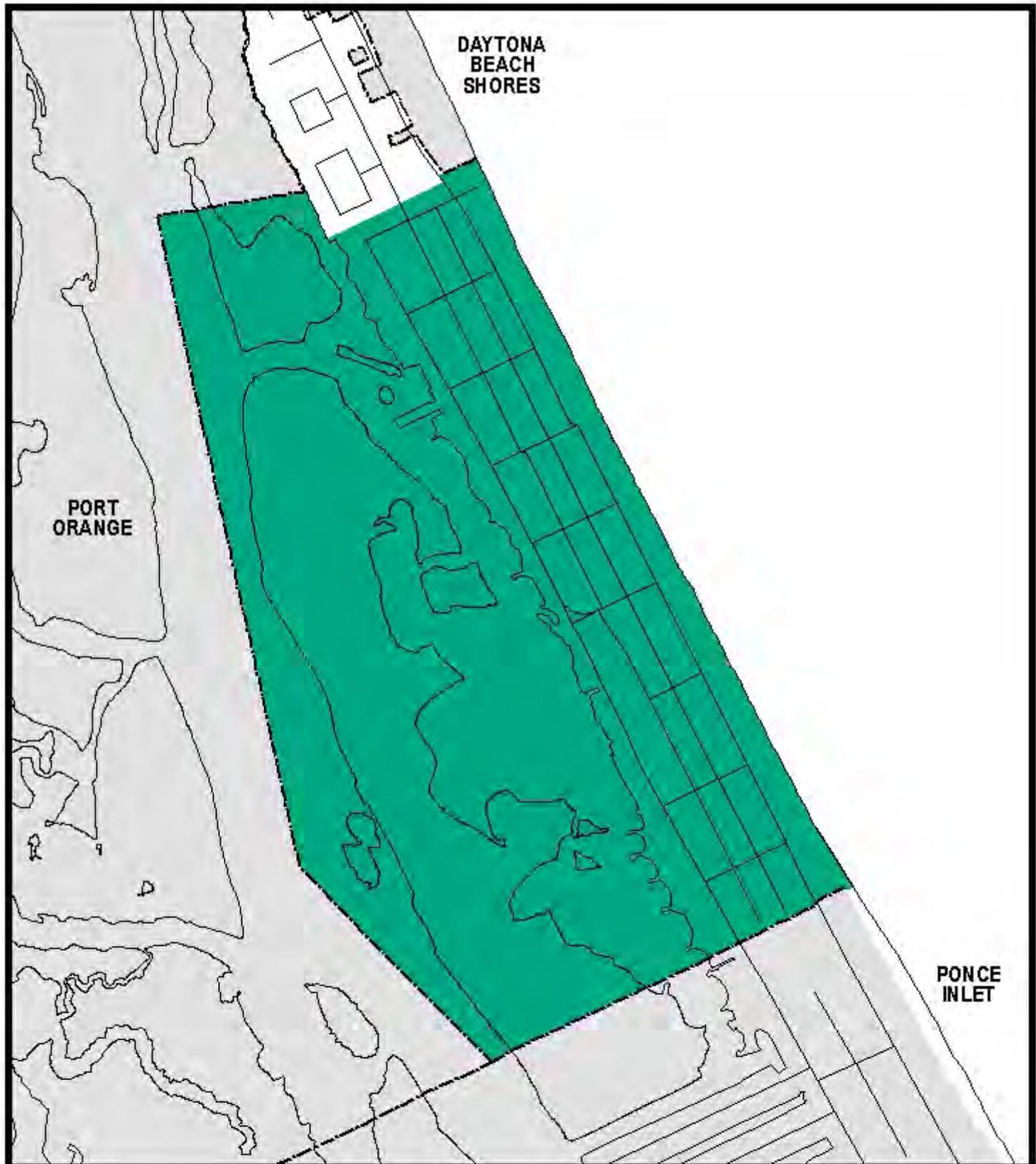
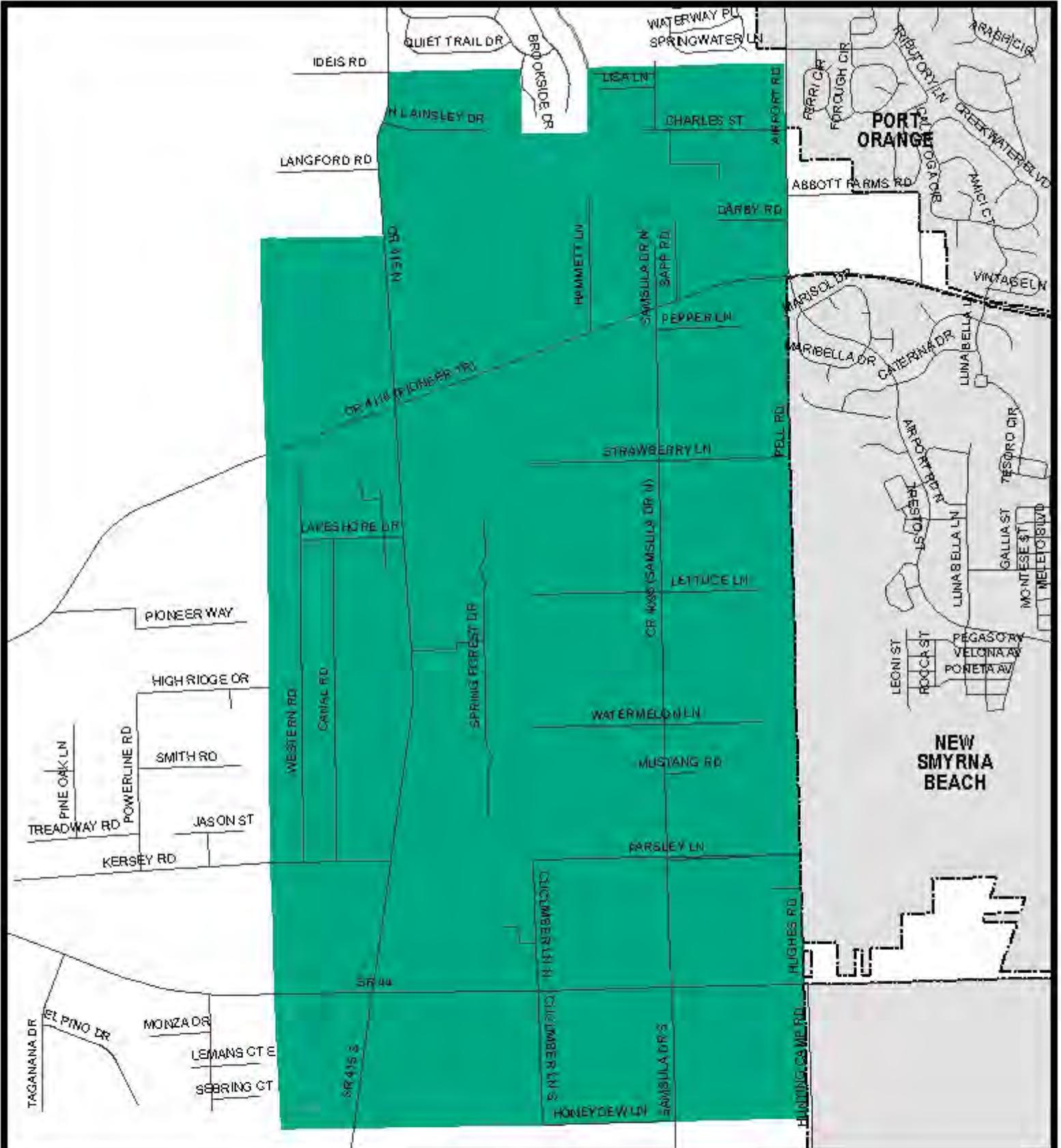


FIGURE 1-12I
WILBUR BY THE SEA LOCAL PLAN

N

PREPARED BY: VOLUSIA COUNTY GROWTH & RESOURCE MANAGEMENT DEPARTMENT



**FIGURE 1-12J
SAMSULA LOCAL PLAN**



PREPARED BY: VOLUSIA COUNTY GROWTH & RESOURCE MANAGEMENT DEPARTMENT

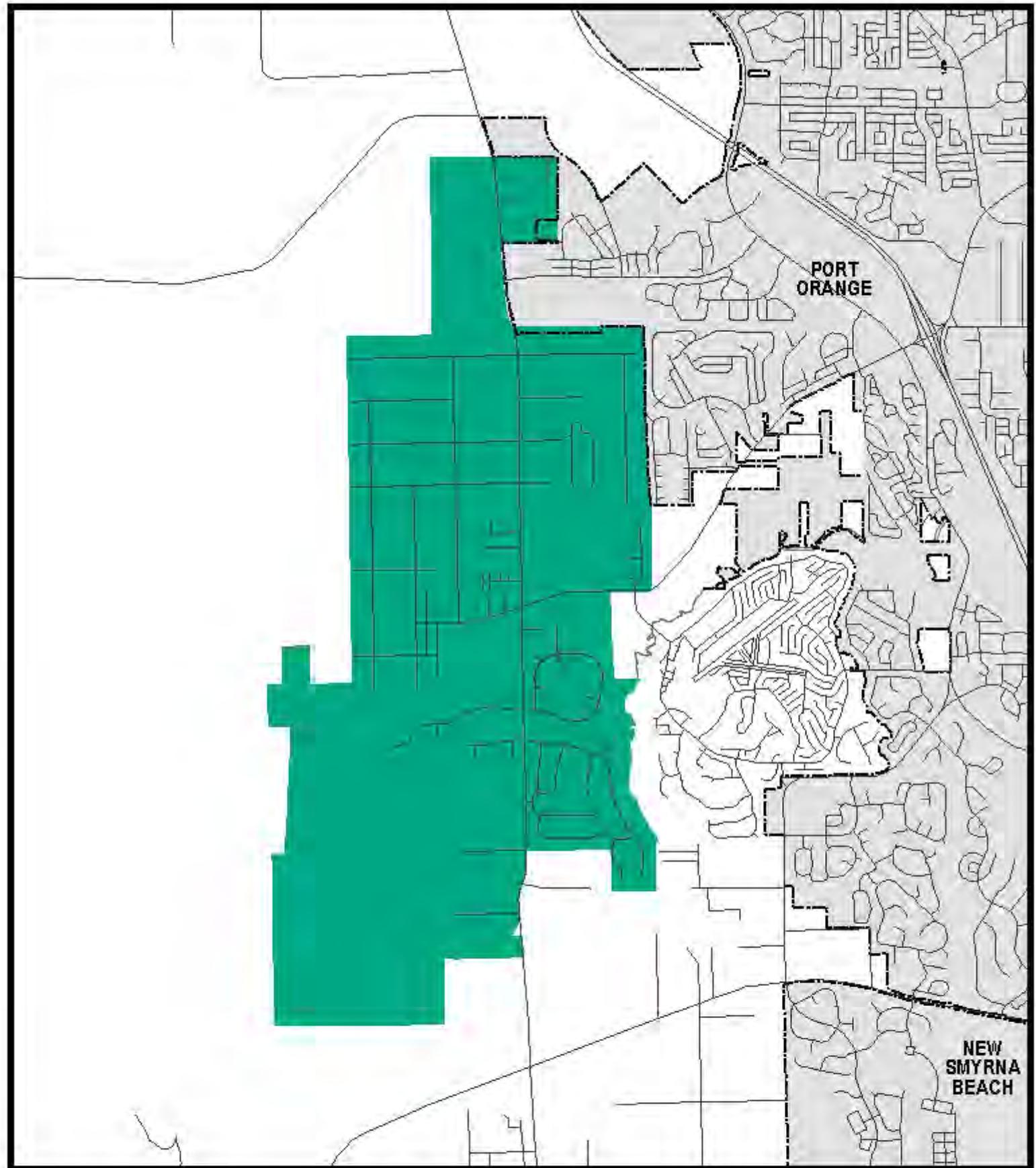


FIGURE 1-12K
TOMOKA FARMS LOCAL PLAN

PREPARED BY: VOLUSIA COUNTY GROWTH & RESOURCE MANAGEMENT DEPARTMENT

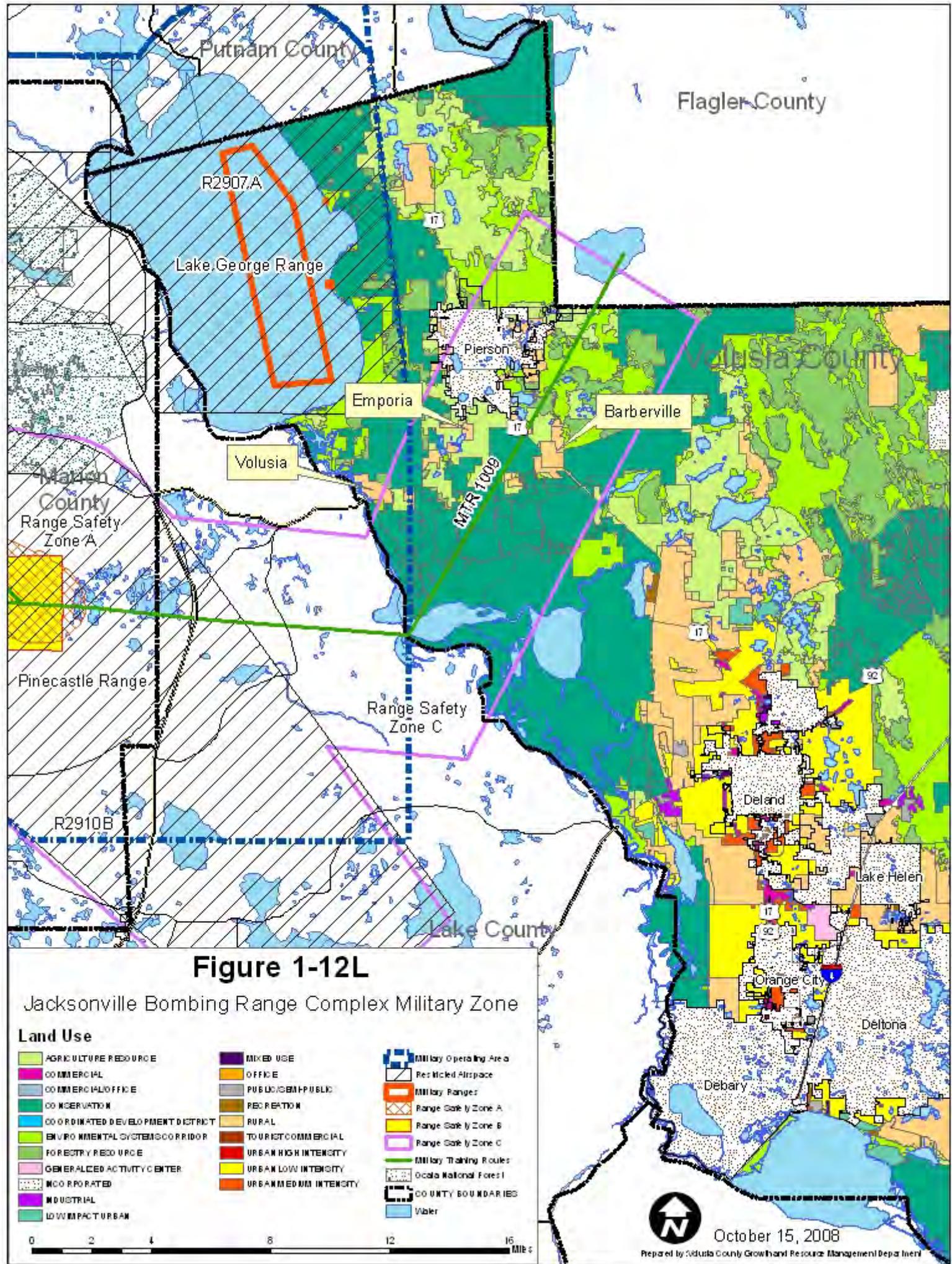


Figure 1-12L

Jacksonville Bombing Range Complex Military Zone

Land Use

AGRICULTURE RESOURCE	MIXED USE
COMMERCIAL	OFFICE
COMMERCIAL/OFFICE	PUBLIC/GOV/PUBLIC
CONSERVATION	RECREATION
COORDINATED DEVELOPMENT DISTRICT	RURAL
ENVIRONMENTAL SYSTEM CORRIDOR	TOURIST COMMERCIAL
FORESTRY RESOURCE	URBAN HIGH INTENSITY
GENERALIZED ACTIVITY CENTER	URBAN LOW INTENSITY
INCORPORATED	URBAN MEDIUM INTENSITY
INDUSTRIAL	
LOW IMPACT URBAN	

Military Operating Area
Restricted Airspace
Military Range
Range Safety Zone A
Range Safety Zone B
Range Safety Zone C
Military Training Routes
Ocata National Forest
COUNTY BOUNDARIES
Water

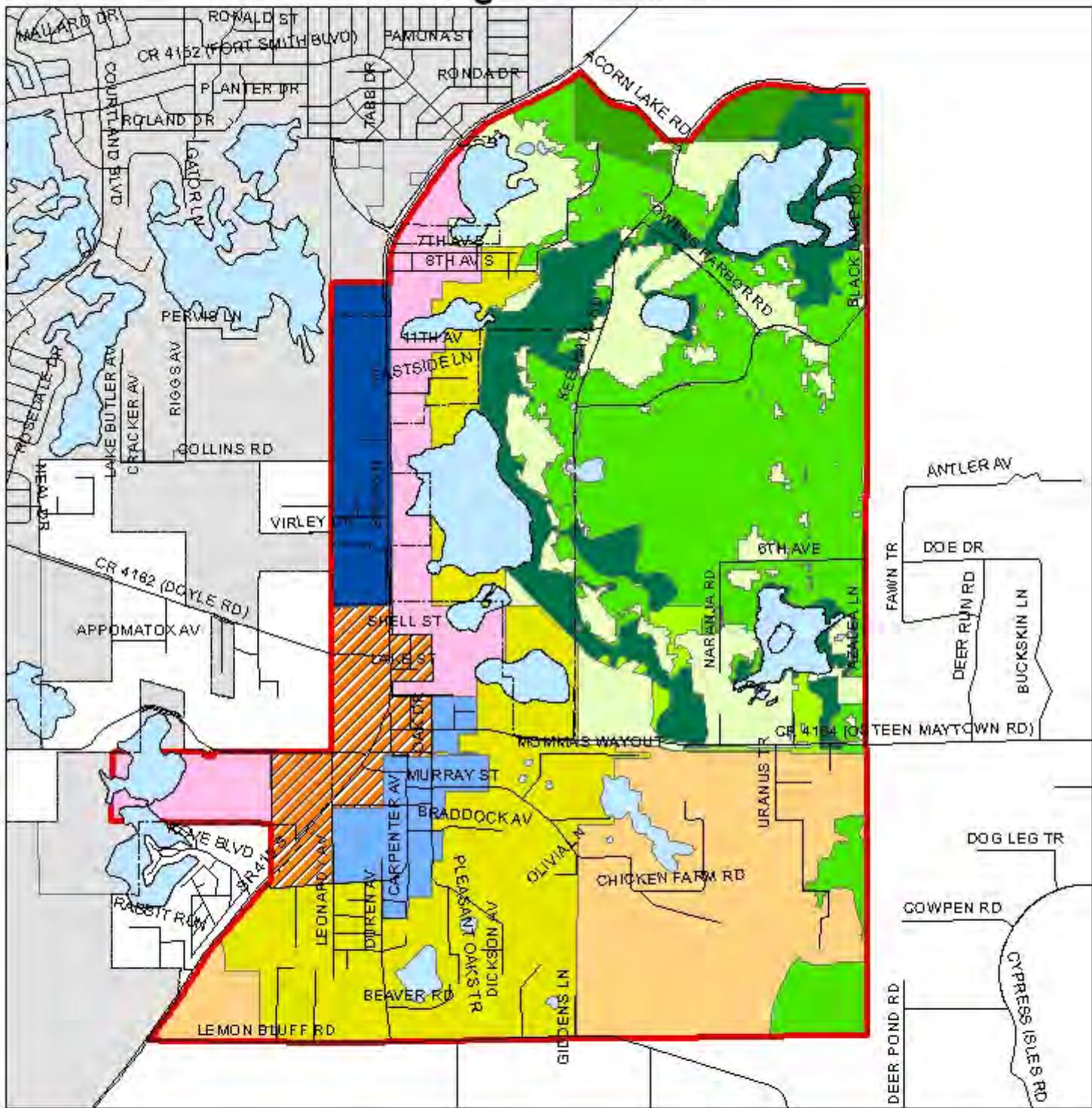
0 2 4 6 8 10 12 14 16 Miles



October 15, 2008

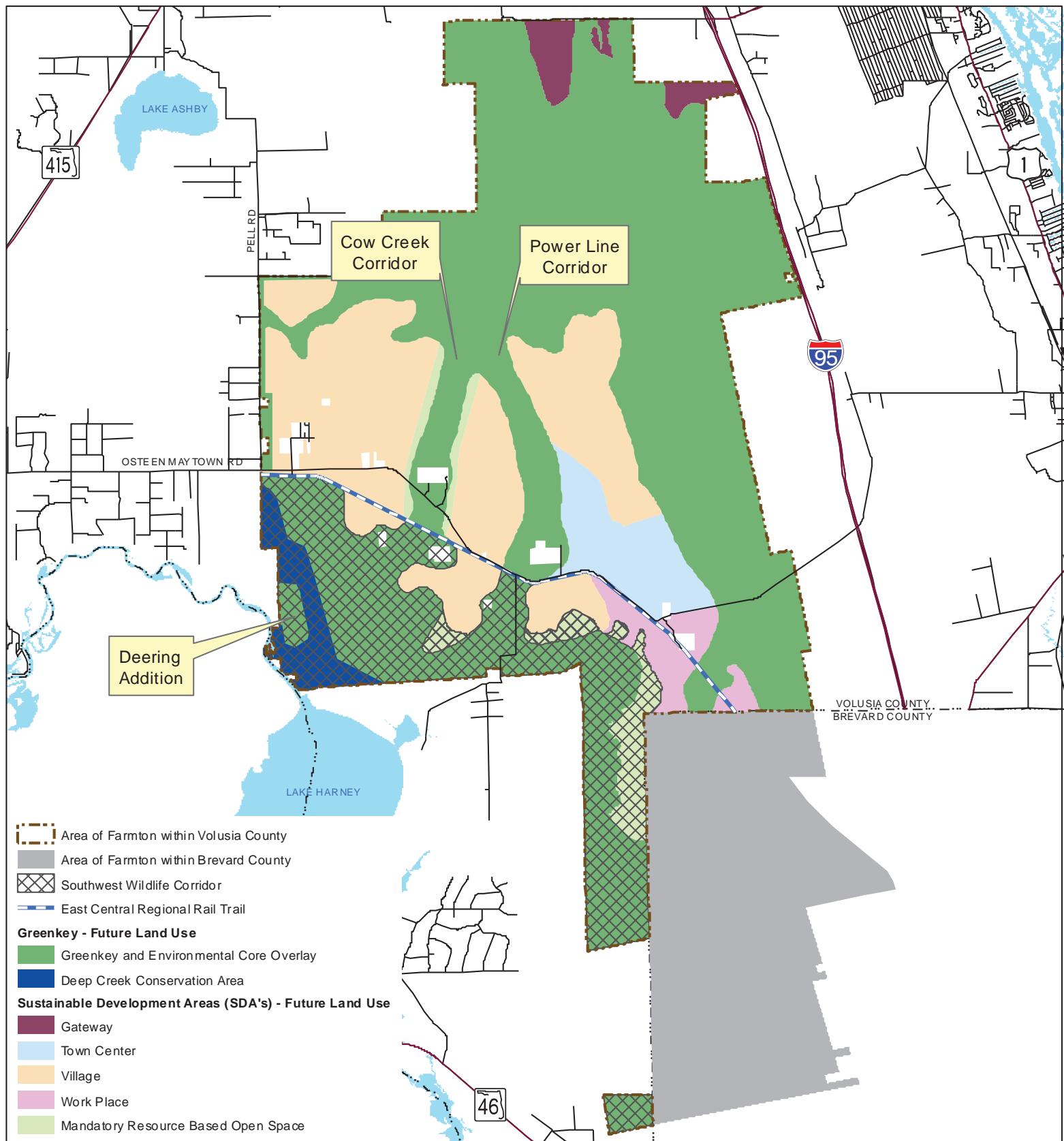
Prepared by Volusia County Growth and Resource Management Department

**Osteen Local Plan
Future Land Use
Figure 1-12M**



Cluster Residential (CR1)	Cluster Residential (CR5)	Tech Center (TC)
Cluster Residential (CR2)	Mixed Use Village (MUV)	Transitional Residential (TR)
Cluster Residential (CR3)	Osteen Commercial Village (OCV)	Urban Residential (UR)
Cluster Residential (CR4)	Rural Estate (RE)	Lakes





MAP FIGURE 1-12N
FARMTON LOCAL PLAN - FUTURE LAND USE MAP



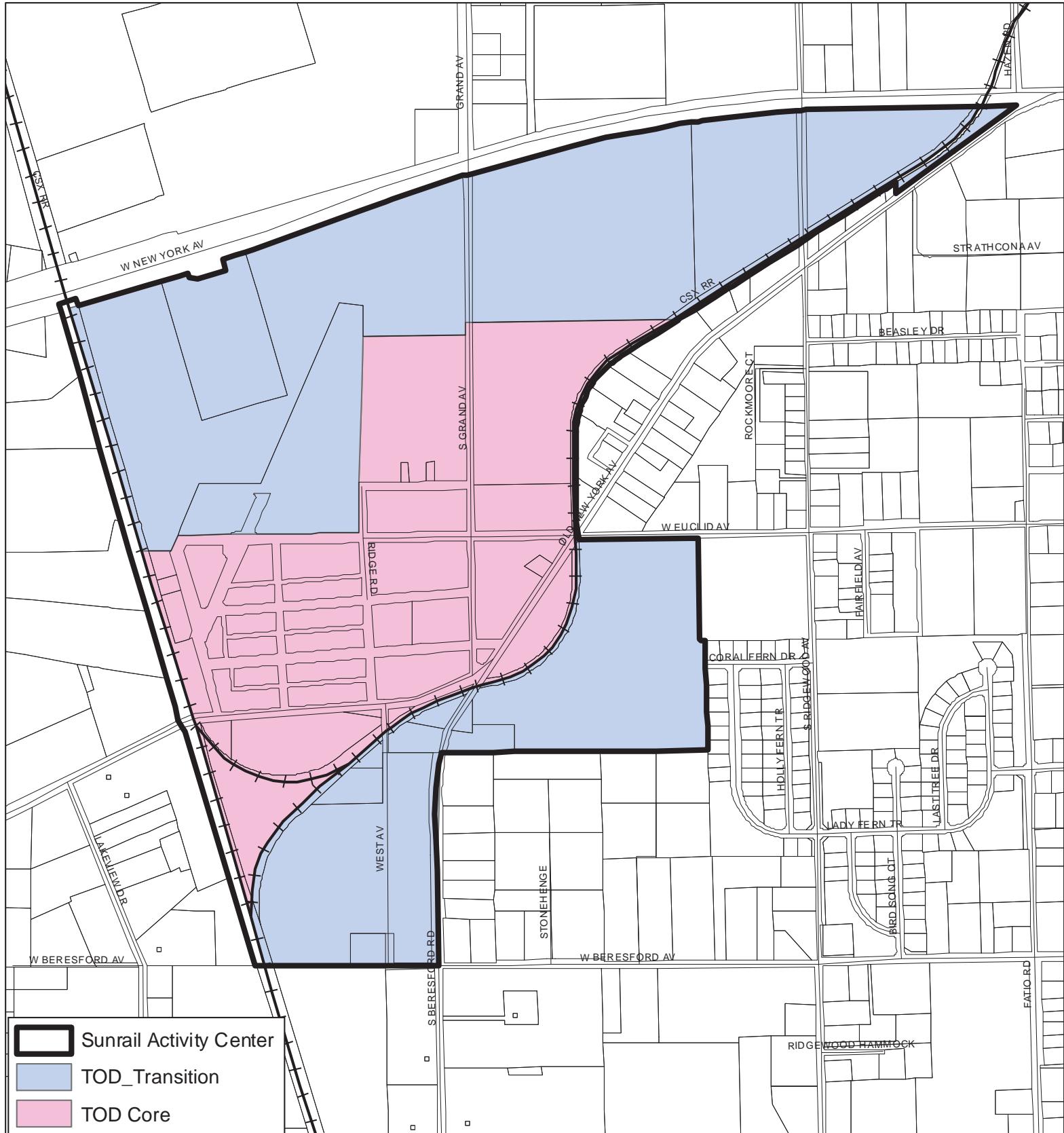


FIGURE 1-120
SUNRAIL DELAND AREA ACTIVITY CENTER



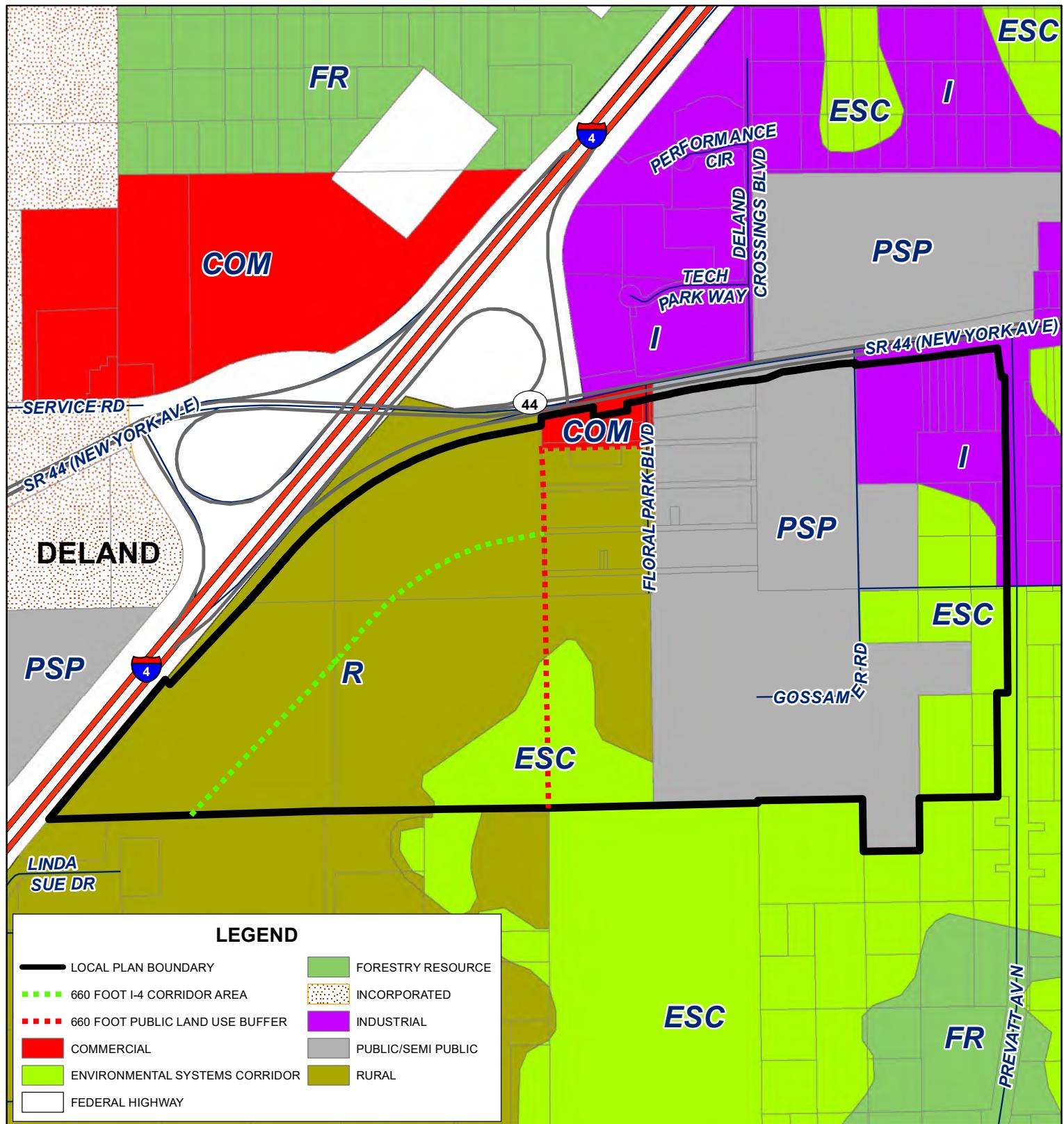


FIGURE 1-12P
VOLUSIA COUNTY FAIRGROUNDS LOCAL PLAN

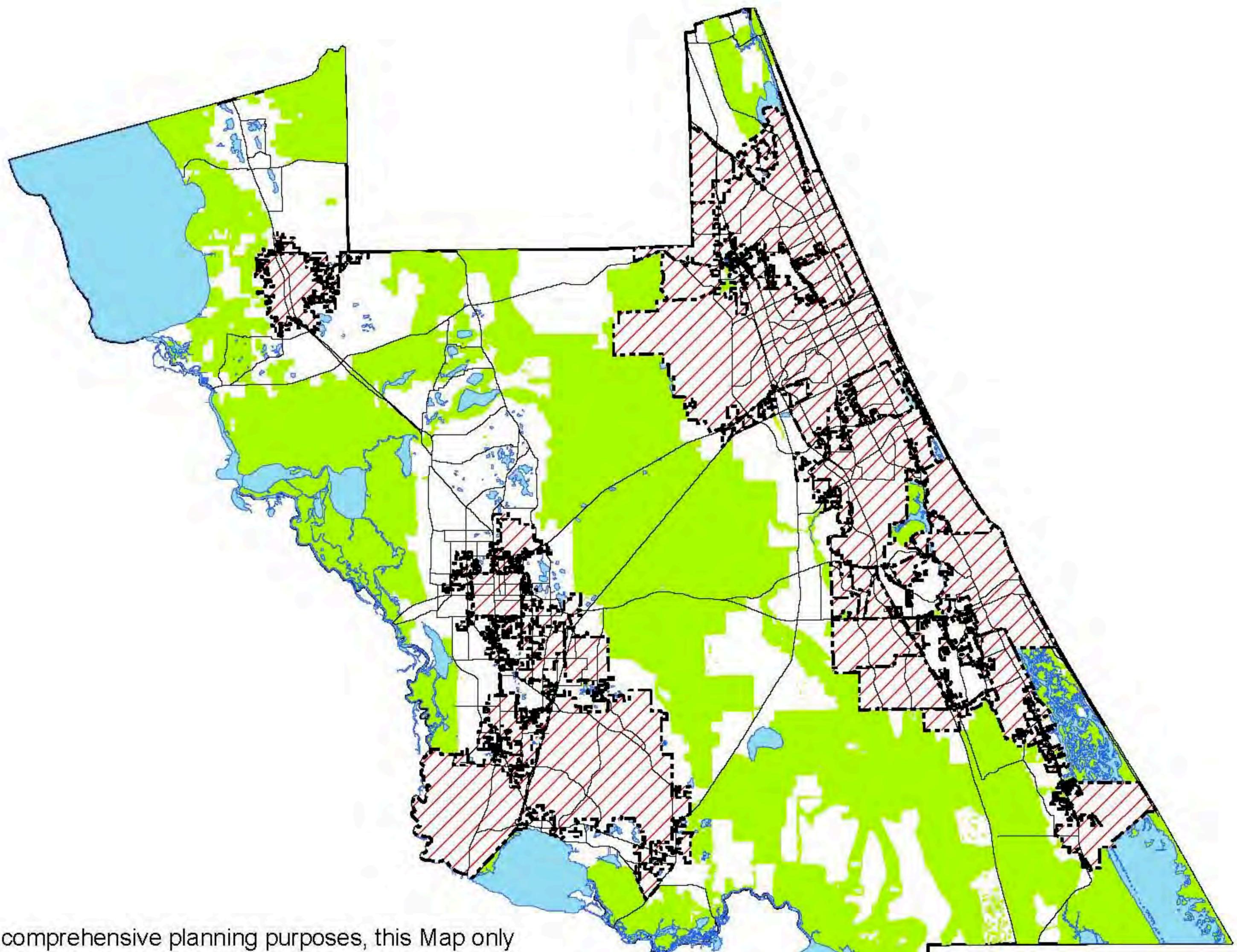


PREPARED BY: VOLUSIA COUNTY GROWTH & RESOURCE MANAGEMENT DEPARTMENT



Figure 1-13

Unincorporated portion of the Environmental Core Overlay (ECO) within Volusia County



For comprehensive planning purposes, this Map only applies to the unincorporated areas in the County; not those ECO lands located within municipal boundaries.

Total ECO acreage within Volusia County: 348,579.69 acres

Total ECO acreage within unincorporated Volusia County: 317,011.85 acres

Cities

Environmental Core Overlay

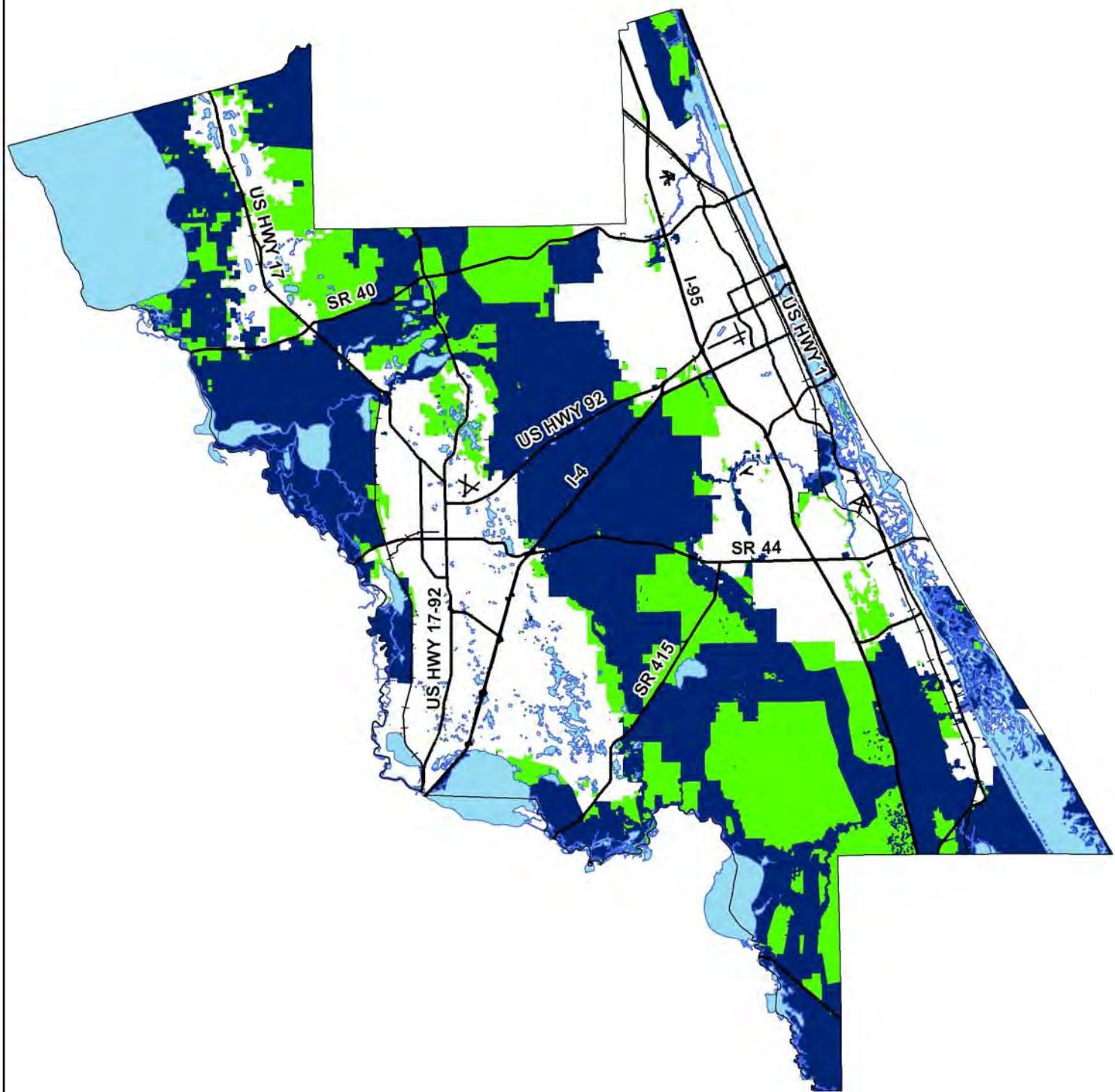
Amended February 18, 2010

Adopted December 4, 2008



Figure 1-14

Energy Conservation Area Map



Legend

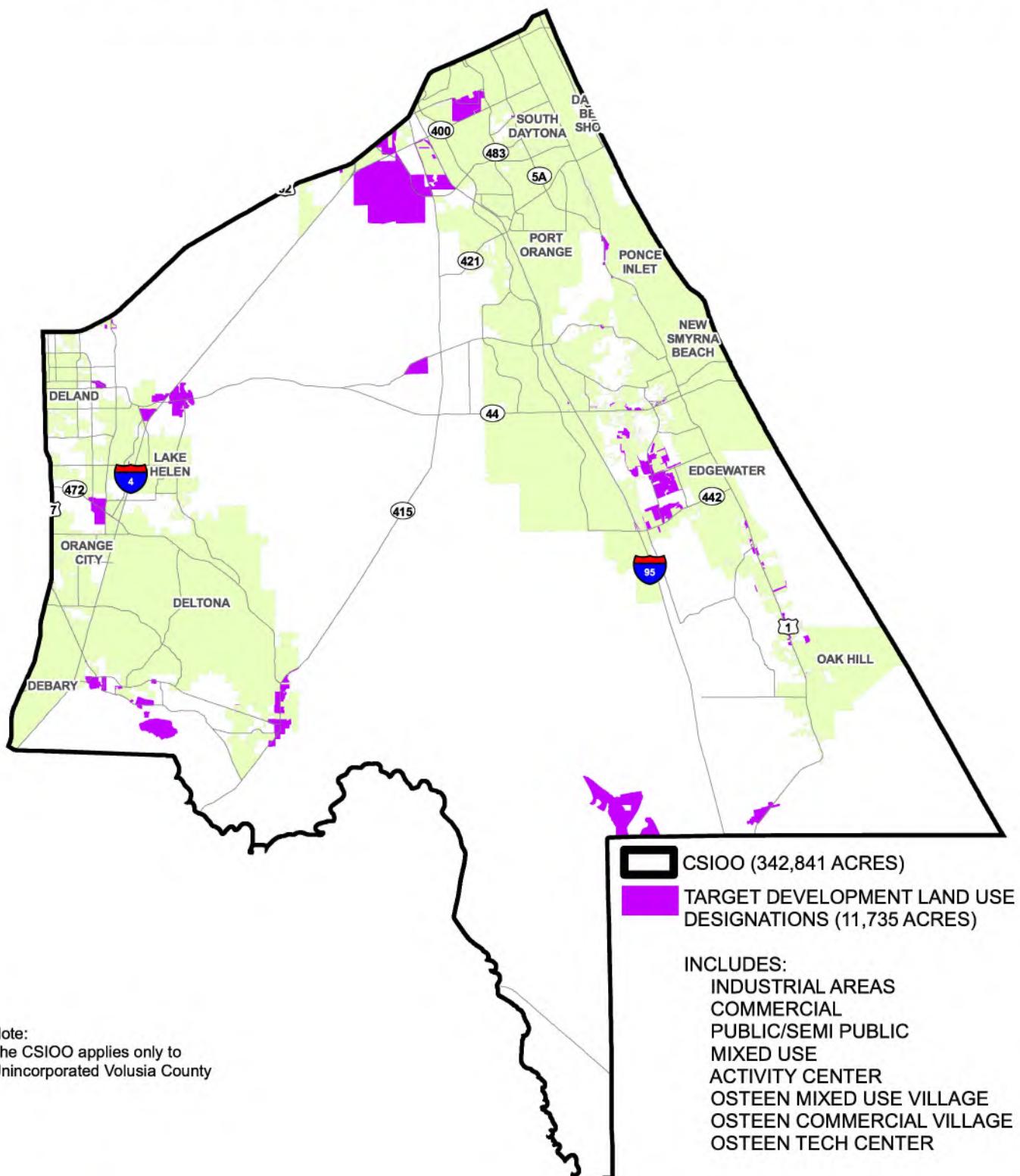
- Environmental Core Overlay (unincorporated)
- Natural Resource Management Area



Version 8.21.09

FIGURE 1-15

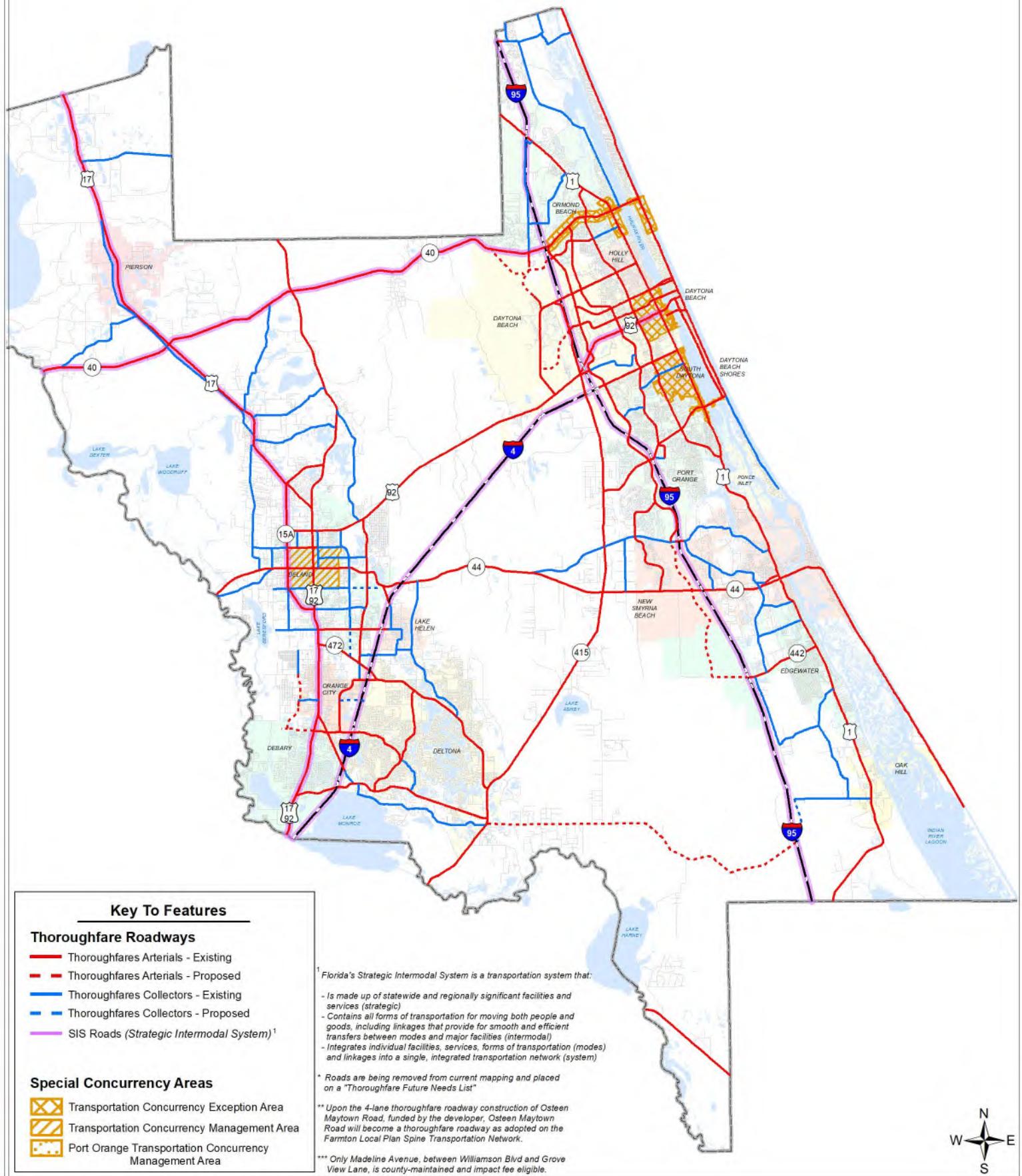
COMMERCIAL SPACE INDUSTRY OPPORTUNITY OVERLAY



1 " = 27,500'
12/4/2019



Figure 2-1 (Final with Adoption)
Thoroughfare Roadways Map
Volusia County, Florida



NOTE: PROPOSED THOROUGHFARES DEPICTED ON THE SUBJECT MAP DO NOT REPRESENT THE ACTUAL ALIGNMENT OR CREATION OF RIGHT-OF-WAYS.
ALIGNMENTS WILL BE FORMULATED AND RIGHT-OF-WAYS CHOSEN CONSISTENT WITH COMPREHENSIVE PLAN POLICIES.
TO AFFORD PROTECTION TO NATURAL RESOURCES AND LIMIT IMPACTS TO NATURAL RESOURCES.

Prepared by: County of Volusia Public Works/Engineering
Date: 2/25/21 Comprehensive Plan Cycle
Ongoing/TrafficEng/ComprehensivePlan/Thoroughfare System 2_1/Cycle Year 19-02



Figure 2-2 (Final with Adoption)

Roadway Number of Lanes 2035 Map

Volusia County, Florida

(Consistent with Figure 2-1 Thoroughfare Roadways Map proposed amendments)

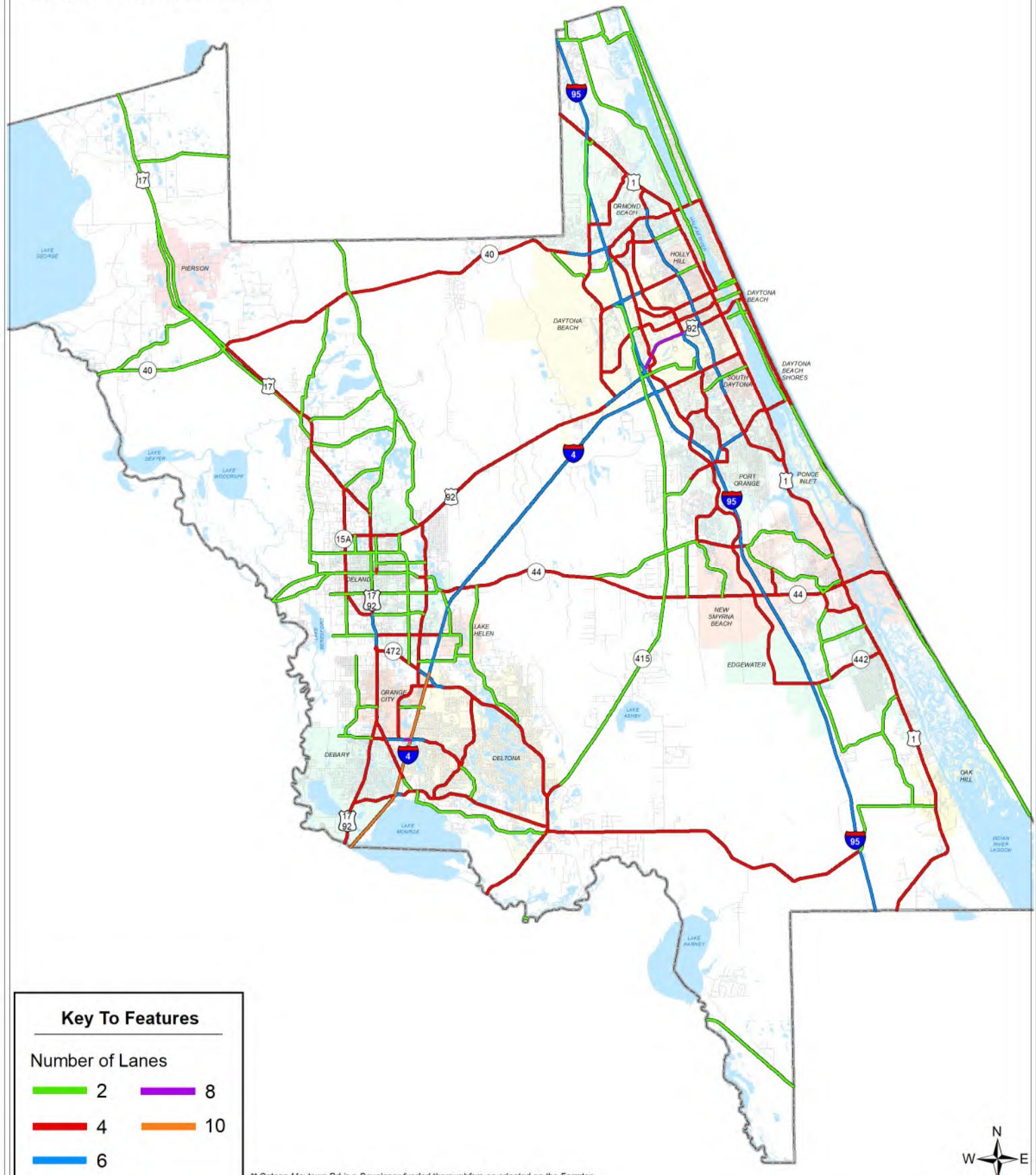
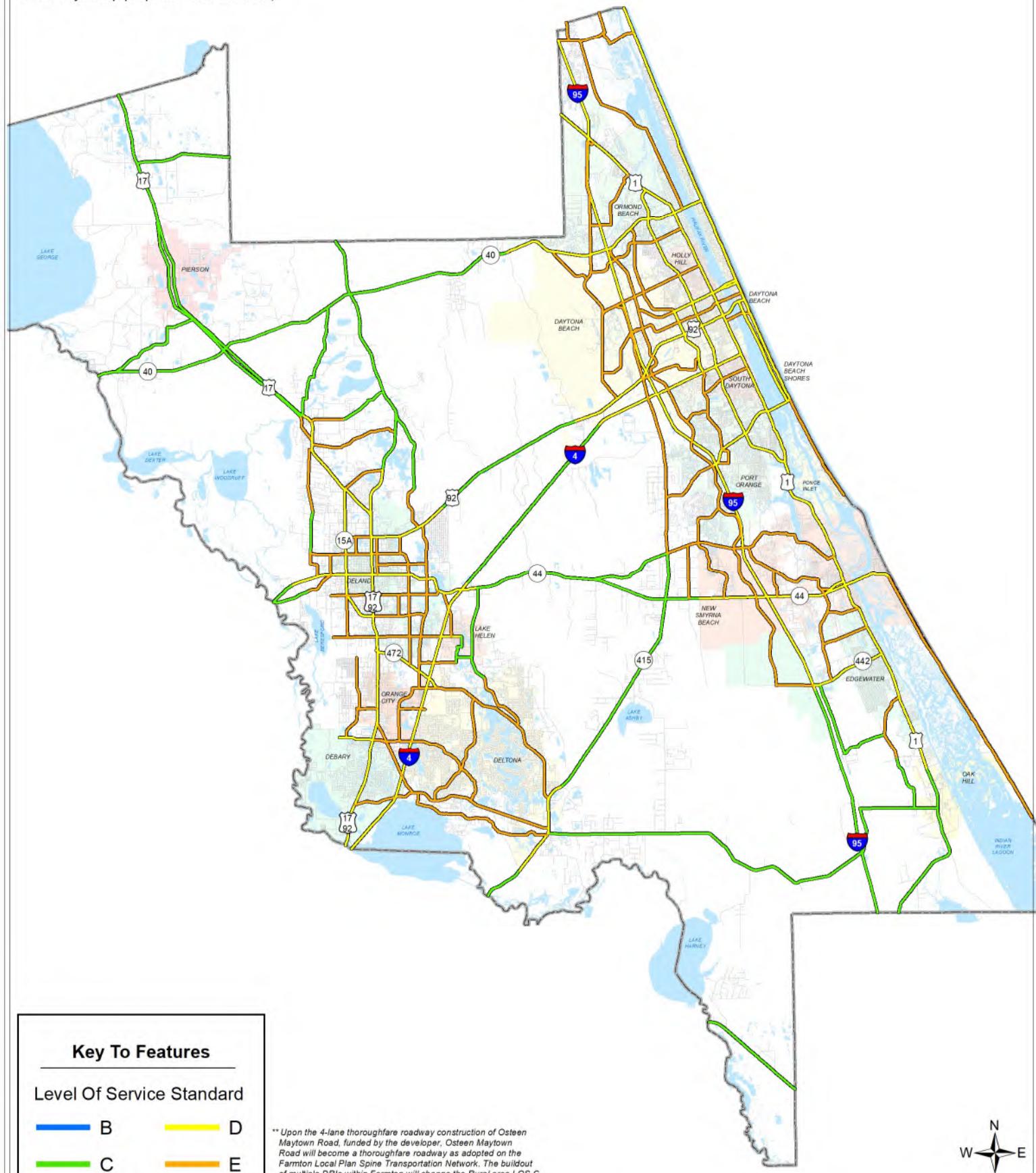


Figure 2-3 (Final with Adoption) Roadway Level of Service Standard 2035 Map Volusia County, Florida

(Consistent with Figure 2-1 Thoroughfare
Roadways Map proposed amendments)



NOTE: PROPOSED THOROUGHFARES DEPICTED ON THE SUBJECT MAP DO NOT REPRESENT THE ACTUAL ALIGNMENT OR CREATION OF RIGHT-OF-WAYS.
ALIGNMENTS WILL BE FORMULATED AND RIGHT-OF-WAYS CHOSEN, CONSISTENT WITH COMPREHENSIVE PLAN POLICIES.

TO AFFORD PROTECTION TO NATURAL RESOURCES AND LIMIT IMPACTS TO NATURAL RESOURCES.

Prepared by: County of Volusia Public Works/Engineering

Date: 1/15/21 Comprehensive Plan Cycle

Ongoing Traffic/Engineering/Comprehensive Plan/Cycle 19-02



Figure 2-4 (Final with Adoption) Designated Evacuation Routes 2035 Volusia County, Florida

(Consistent with Figure 2-1 Thoroughfare Roadways Map proposed amendments)

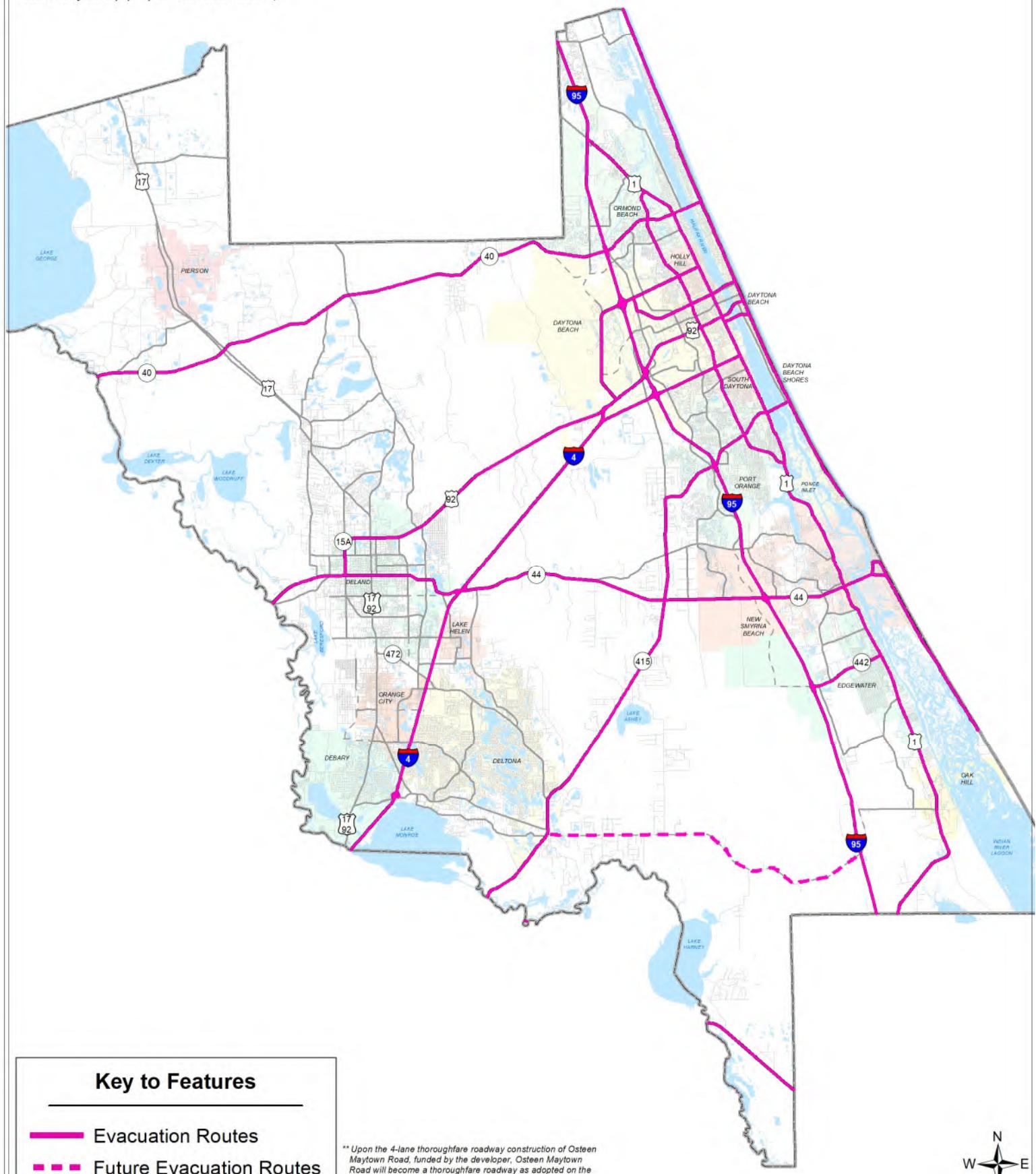
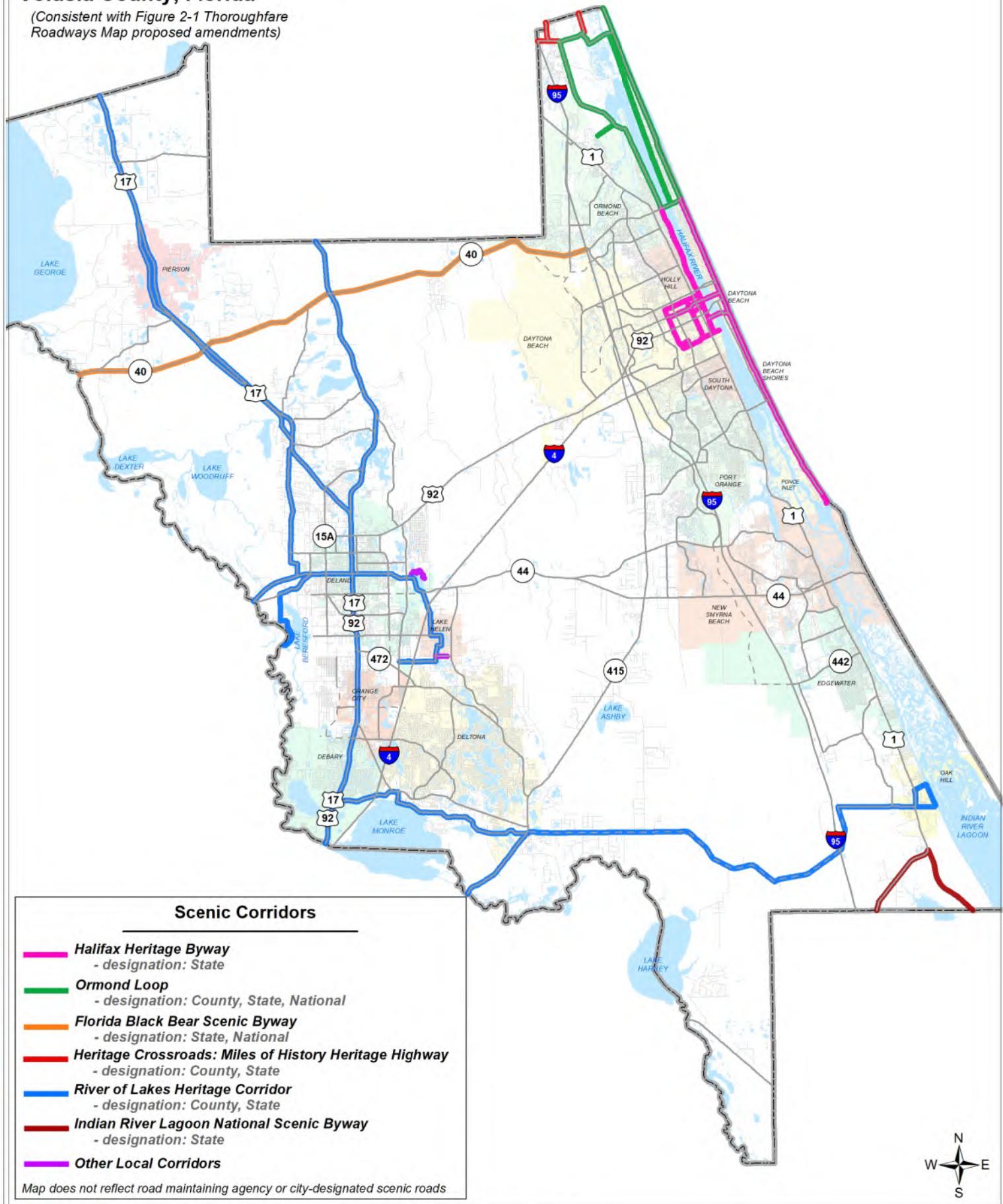


Figure 2-5 (Final with Adoption) Scenic Corridors 2035 Map Volusia County, Florida

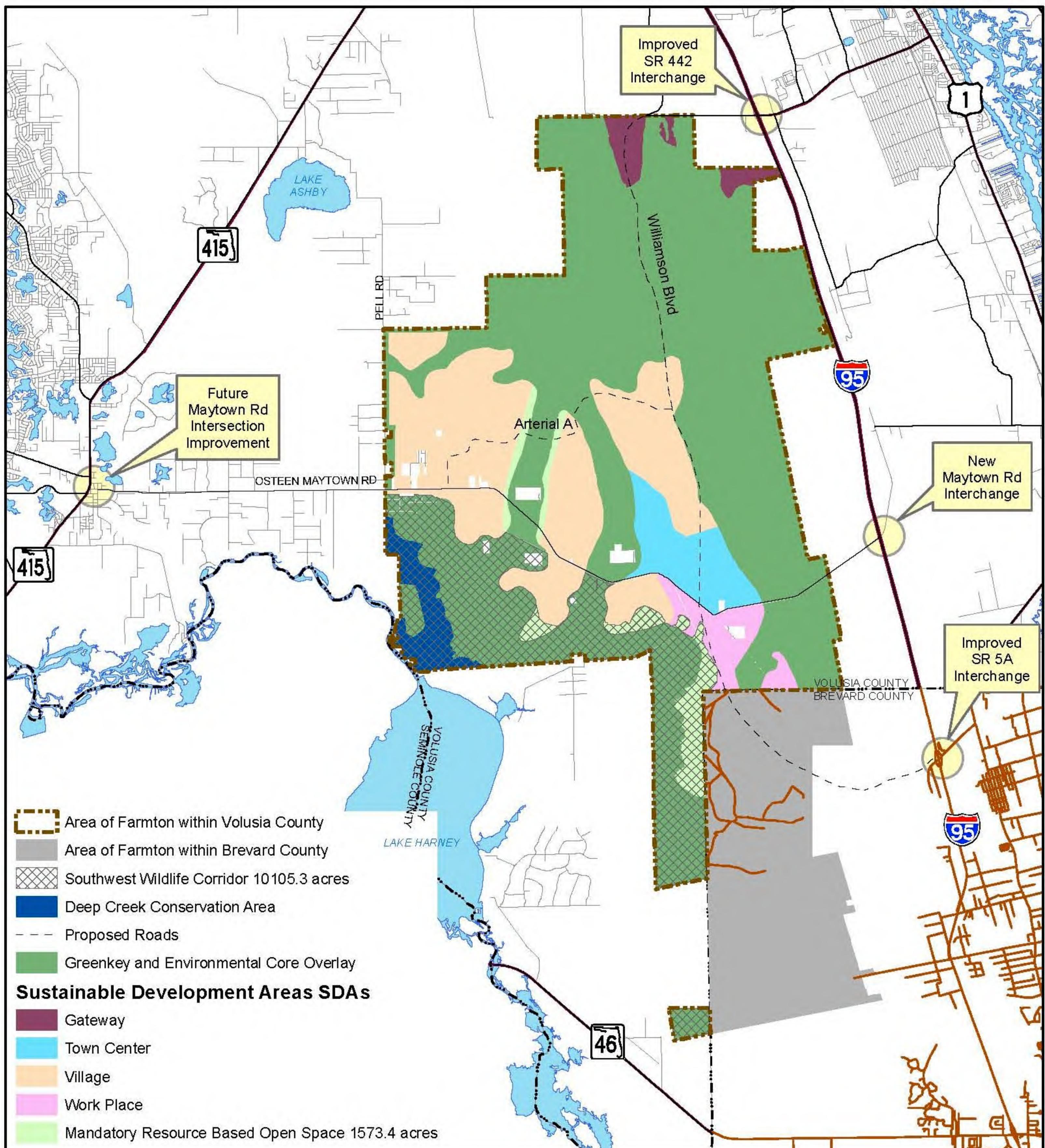
(Consistent with Figure 2-1 Thoroughfare Roadways Map proposed amendments)



NOTE: PROPOSED THOROUGHFARES DEPICTED ON THE SUBJECT MAP DO NOT REPRESENT THE ACTUAL ALIGNMENT OR CREATION OF RIGHT-OF-WAYS.
ALIGNMENTS WILL BE FORMULATED AND RIGHT-OF-WAYS CHOSEN, CONSISTENT WITH COMPREHENSIVE PLAN POLICIES.

Figure 2-6

Farmton Local Plan Spine Transportation Network



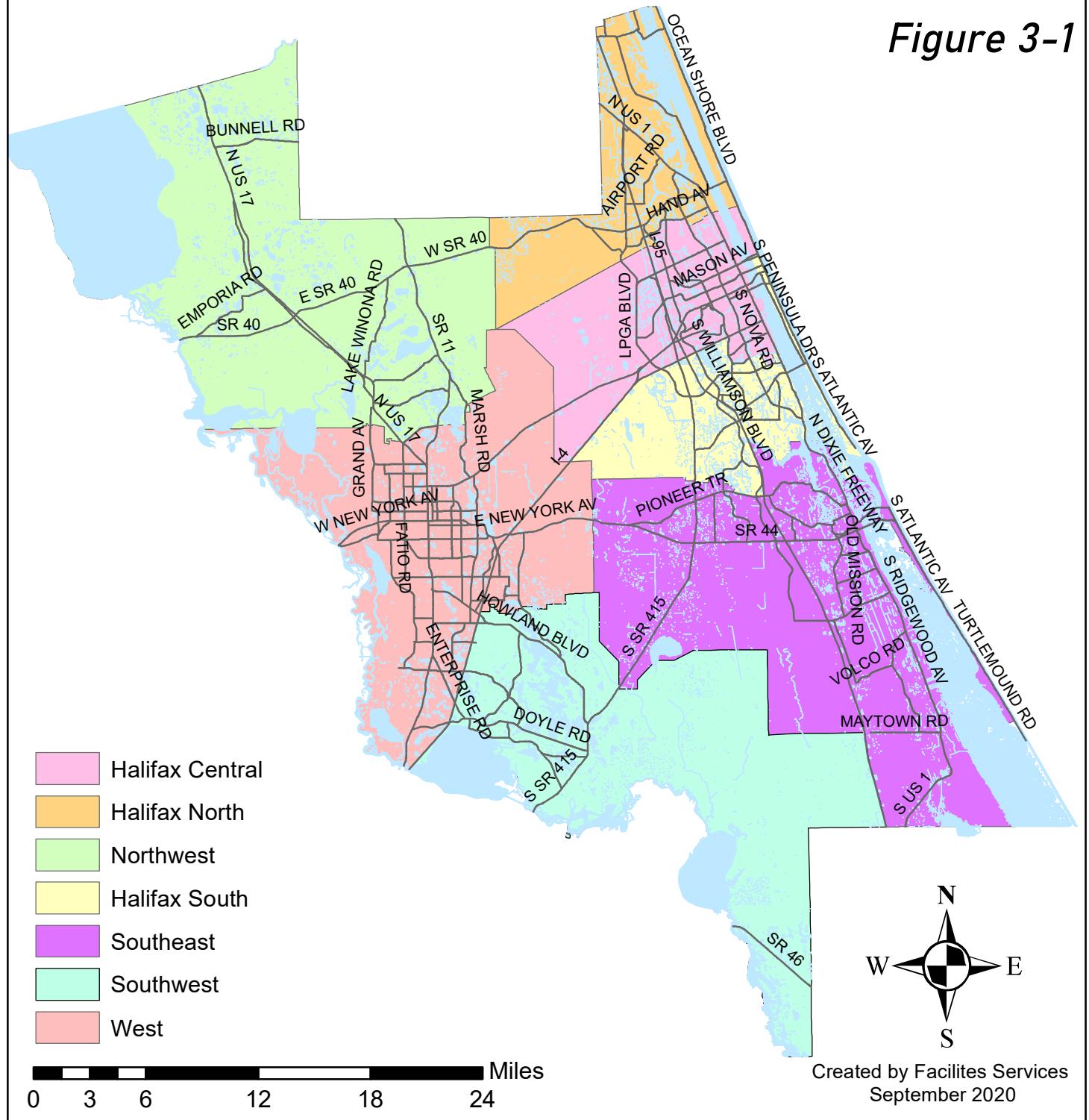
1" = 2.5 Mile

7/05/19

School Planning Area



Figure 3-1



Elementary School Concurrency Service Areas

Halifax

- Champion Elem
- Cypress Creek Elem
- Holly Hill School
- Horizon Elem
- Longstreet Elem
- Ormond Beach Elem
- Ortona Elem
- Osceola Elem
- Palm Terrace Elem
- Pathways Elem
- Pine Trail Elem
- Port Orange Elem
- South Daytona Elem
- Sugar Mill Elem
- Tomoka Elem
- Turie T Small Elem
- Westside Elem

West

- Blue Lake Elem
- Citrus Grove Elem
- Debary Elem
- Freedom Elem
- George W. Marks Elem
- Manatee Cove Elem
- Orange City Elem
- Starke, Edith I Elem
- Volusia Pines Elem
- Woodward Avenue Elem
- Spruce Creek Elem
- Sweetwater Elem
- Tomoka Elem
- Turie T Small Elem
- Westside Elem

Southwest

- Deltona Lakes Elem
- Discovery Elem
- Enterprise Elem
- Forest Lakes Elem
- Friendship Elem
- Osteen Elem
- Pride Elem
- Spirit Elem
- Sunrise Elem
- Timbercrest Elem
- South Daytona Elem
- Westside Elem

Southeast

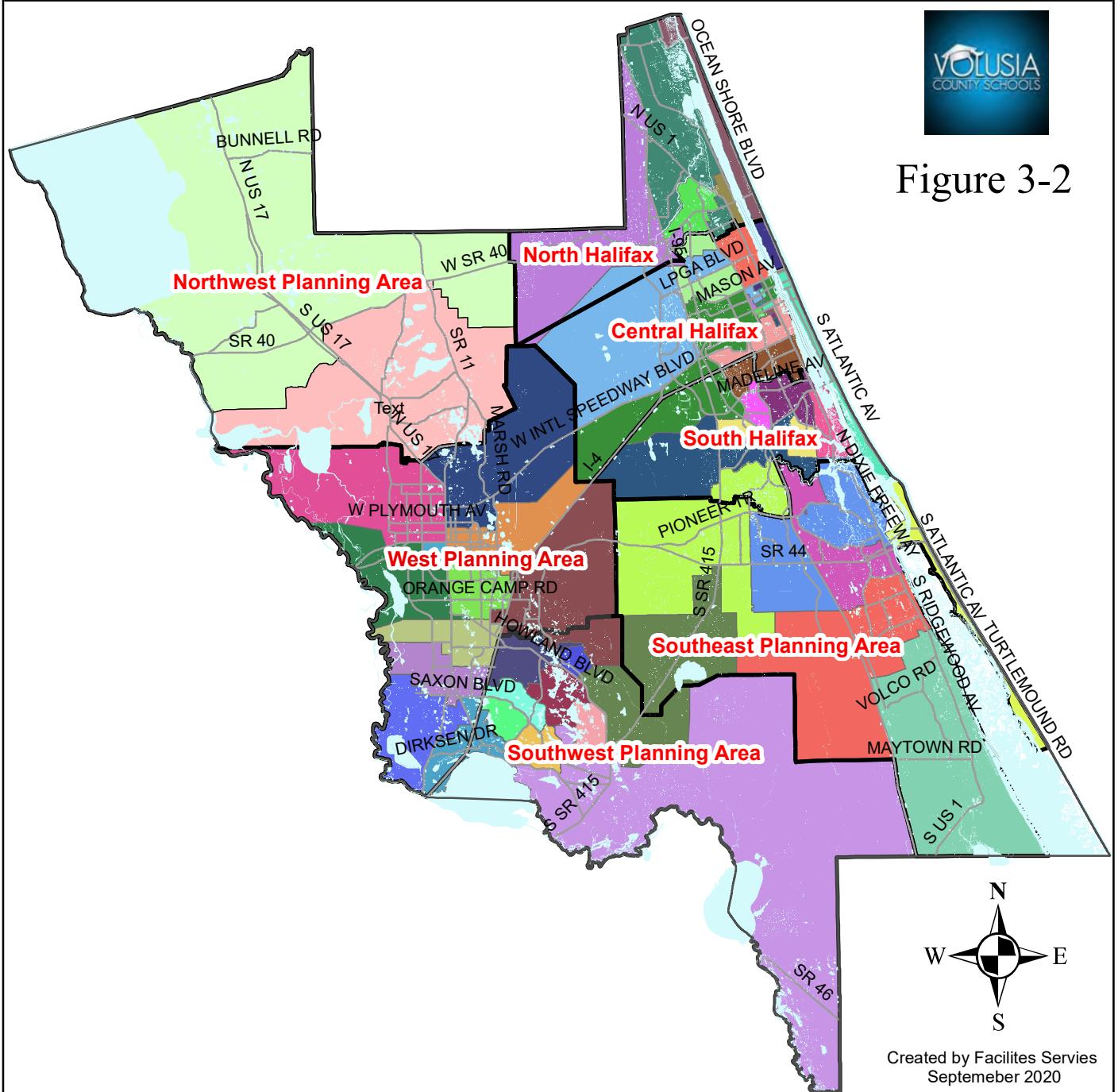
- Chisholm Elem
- Coronado Beach Elem
- Edgewater Public
- Indian River Elem
- Read-Patillo Elem

Northwest

- McInnis Elem
- Pierson Elem



Figure 3-2



Middle School Concurrency Service Areas

Halifax

- Campbell MS
- Creekside MS
- Hinson, David C MS
- Holly Hill K-8
- Ormond Beach MS
- Silver Sands MS

West

- Deland MS
- River Springs MS
- Southwestern MS

Southwest

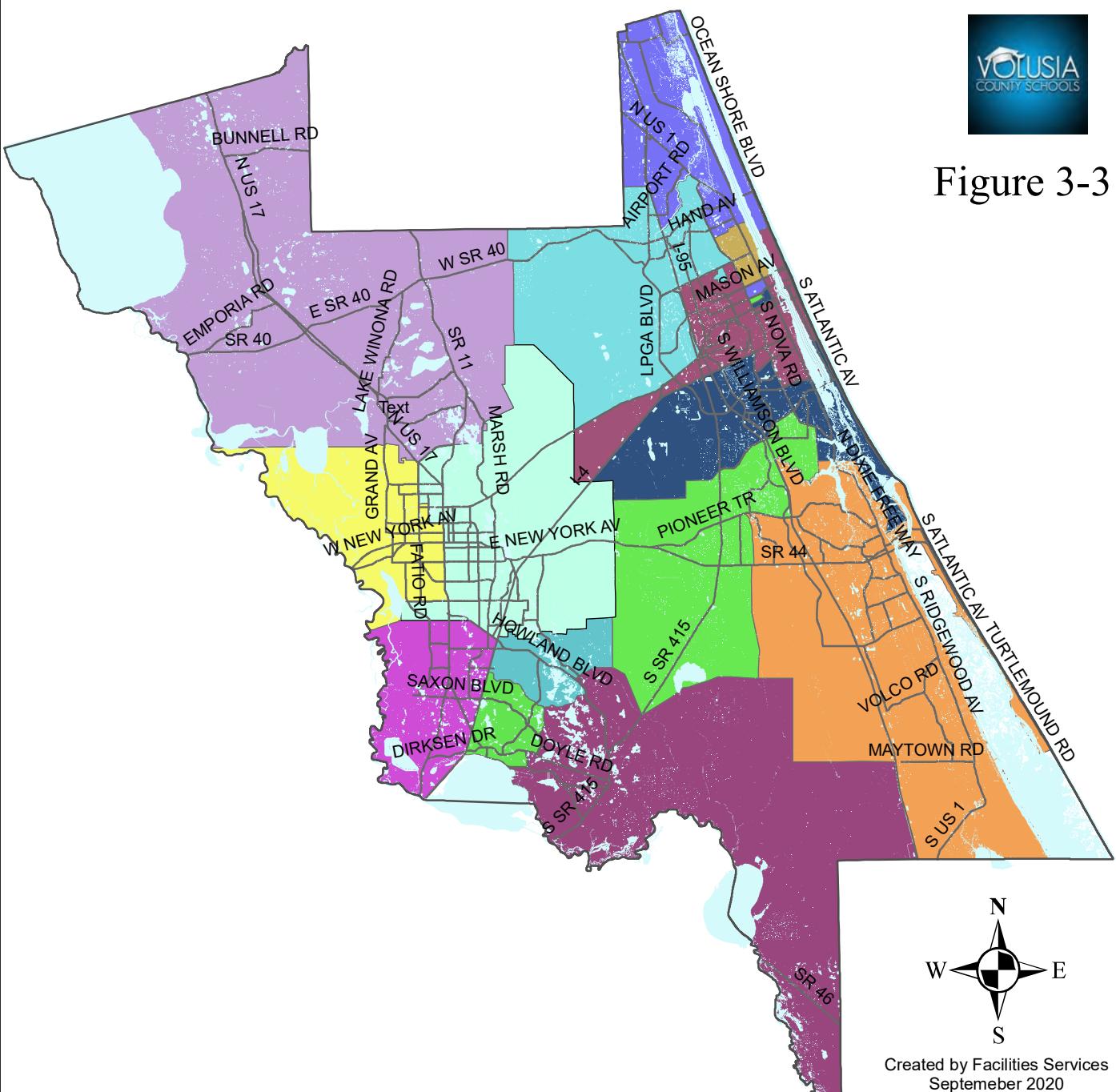
- Deltona MS
- Galaxy MS
- Heritage MS

Southeast

- New Smyrna MS

Northwest

- TD Taylor MS/HS



High School Concurrency Service Areas

Halifax

- Atlantic High
- Mainland High
- Seabreeze High
- Spruce Creek High

West

- Deland High
- University High

Southwest

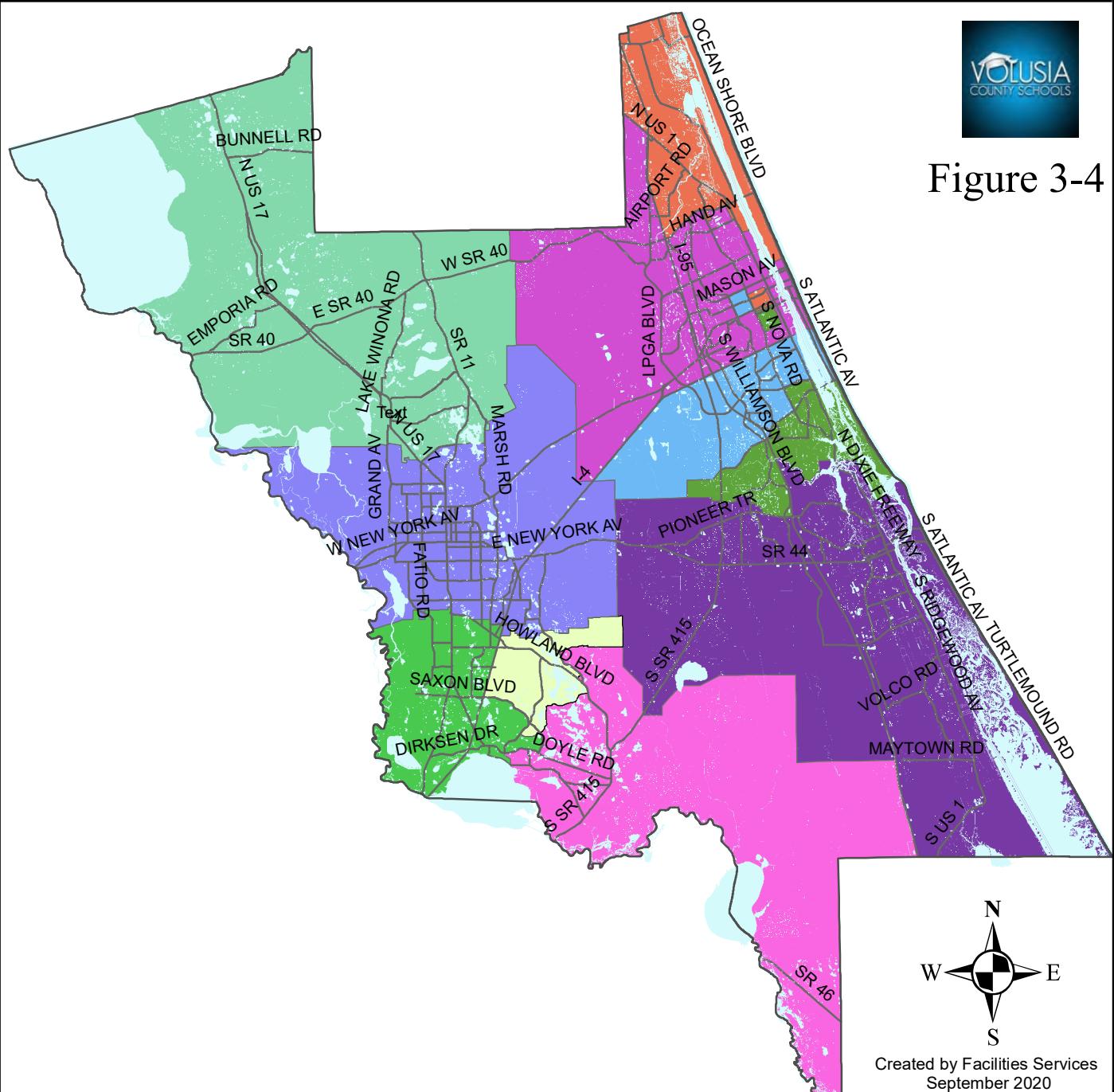
- Deltona High
- Pine Ridge High

Southeast

- New Smyrna High

Northwest

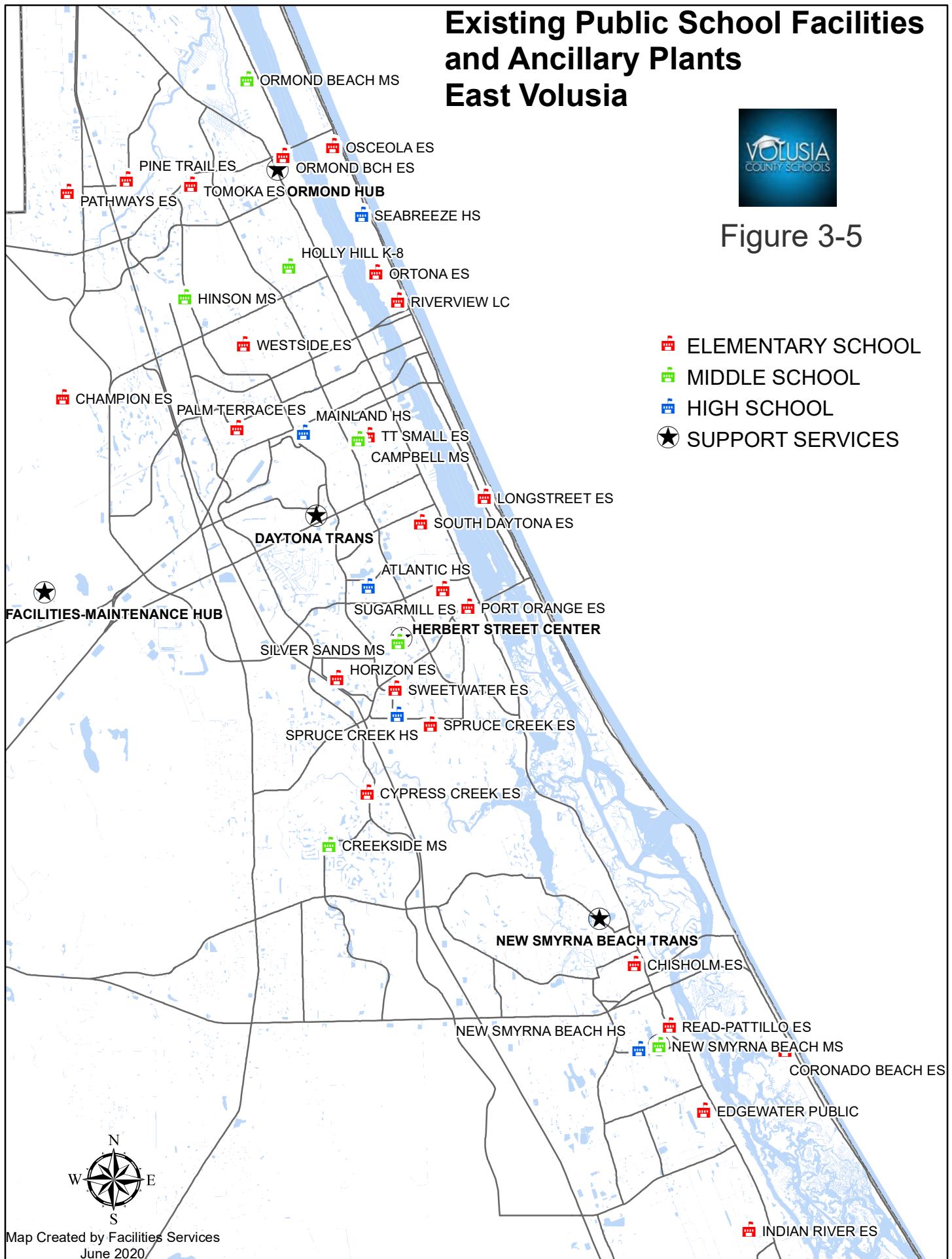
- TD Taylor Middle/High



Existing Public School Facilities and Ancillary Plants East Volusia



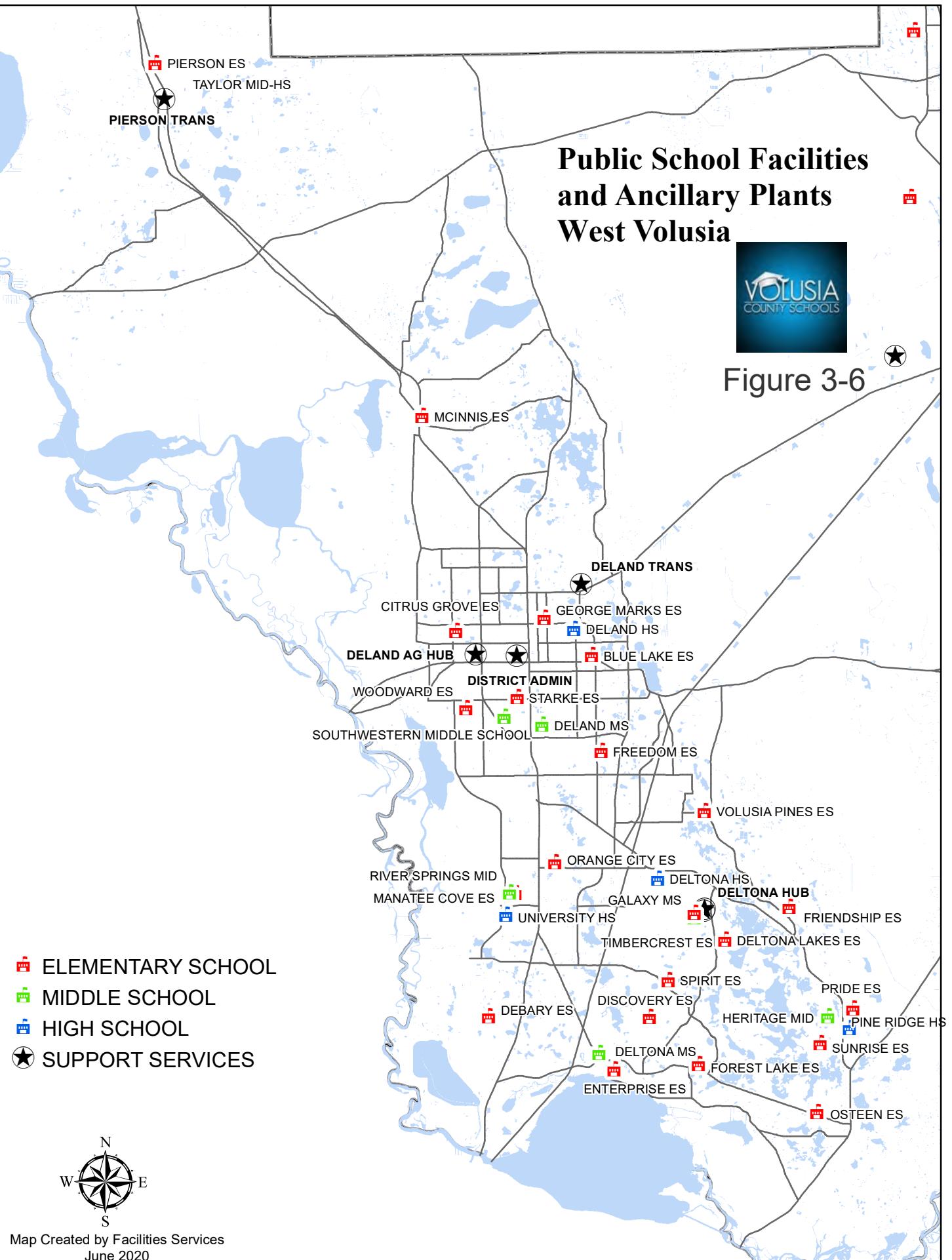
Figure 3-5



Public School Facilities and Ancillary Plants West Volusia



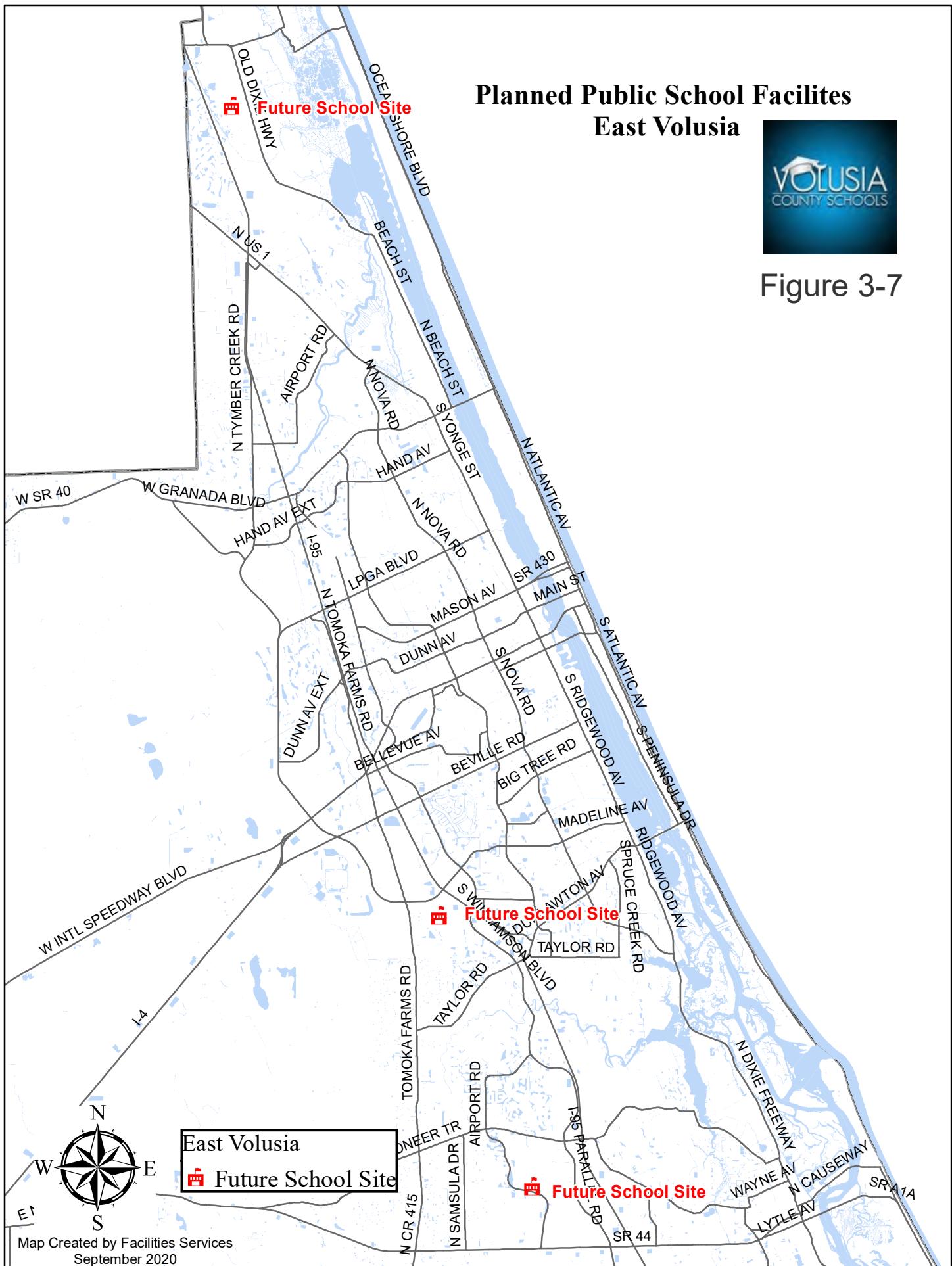
Figure 3-6



Planned Public School Facilities East Volusia



Figure 3-7



Planned Public School Facilities West Volusia



Figure 3-8

West Volusia
 Future School Site



Planned Public School Facilities By School Planning Areas

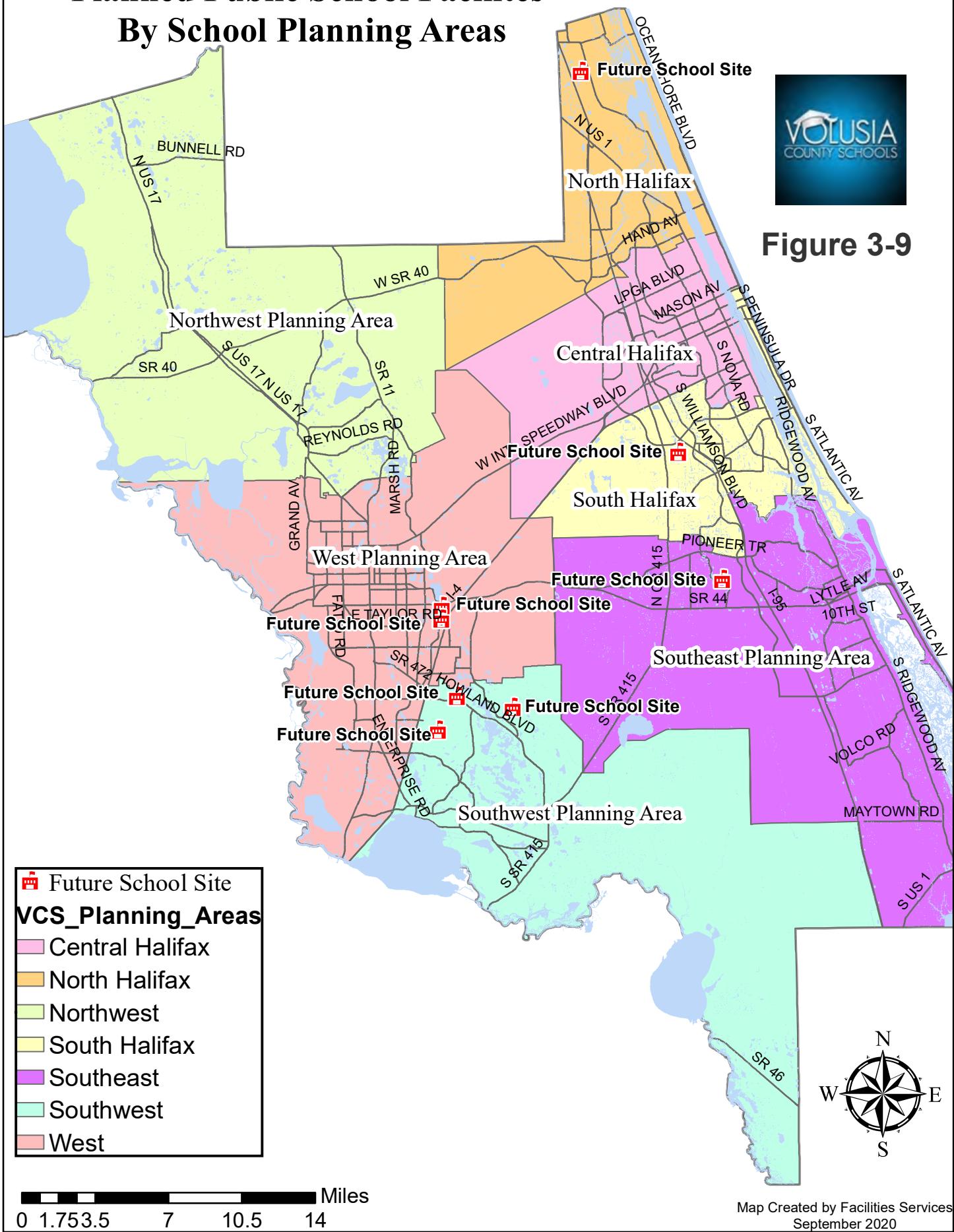
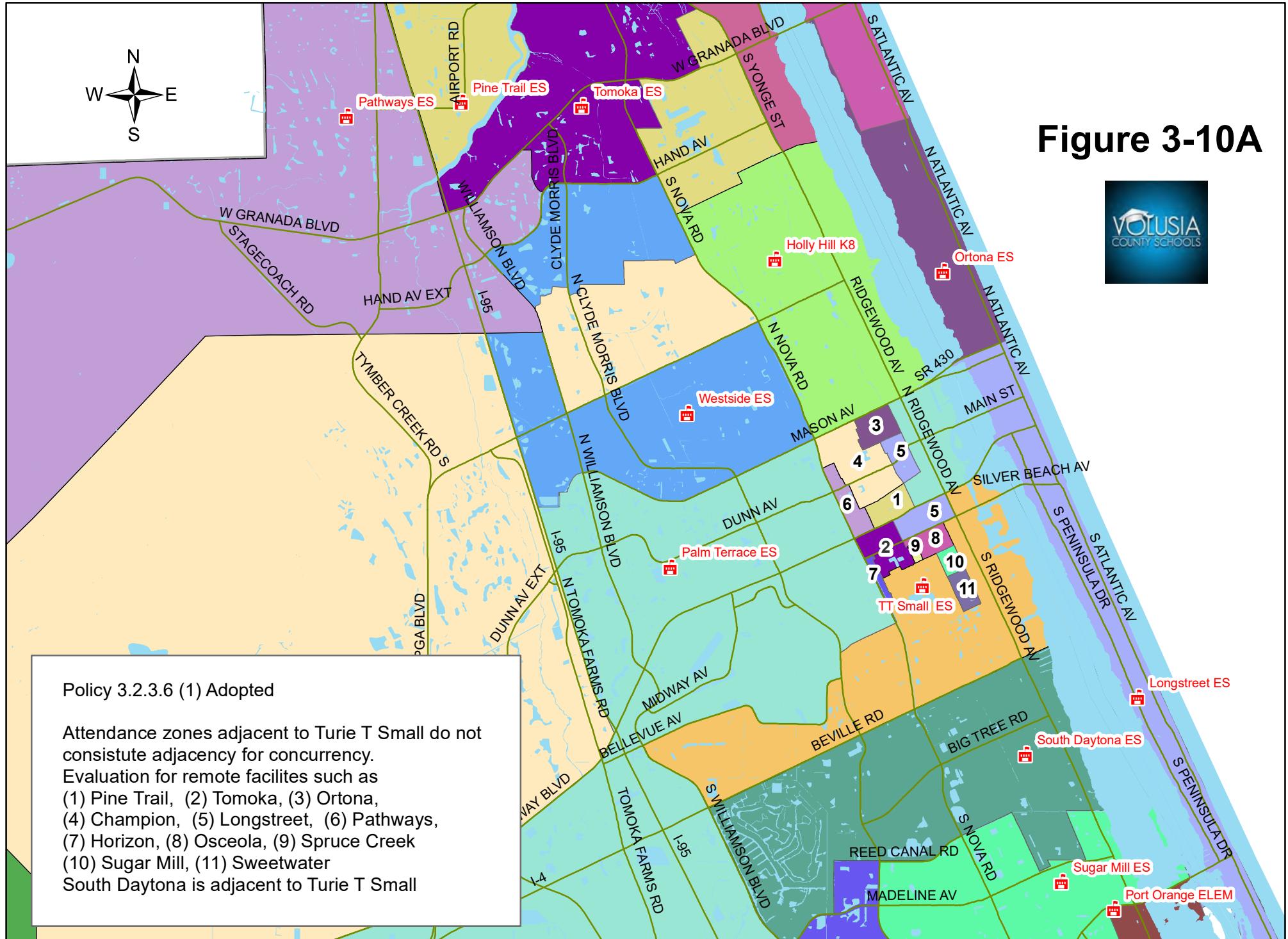


Figure 3-9

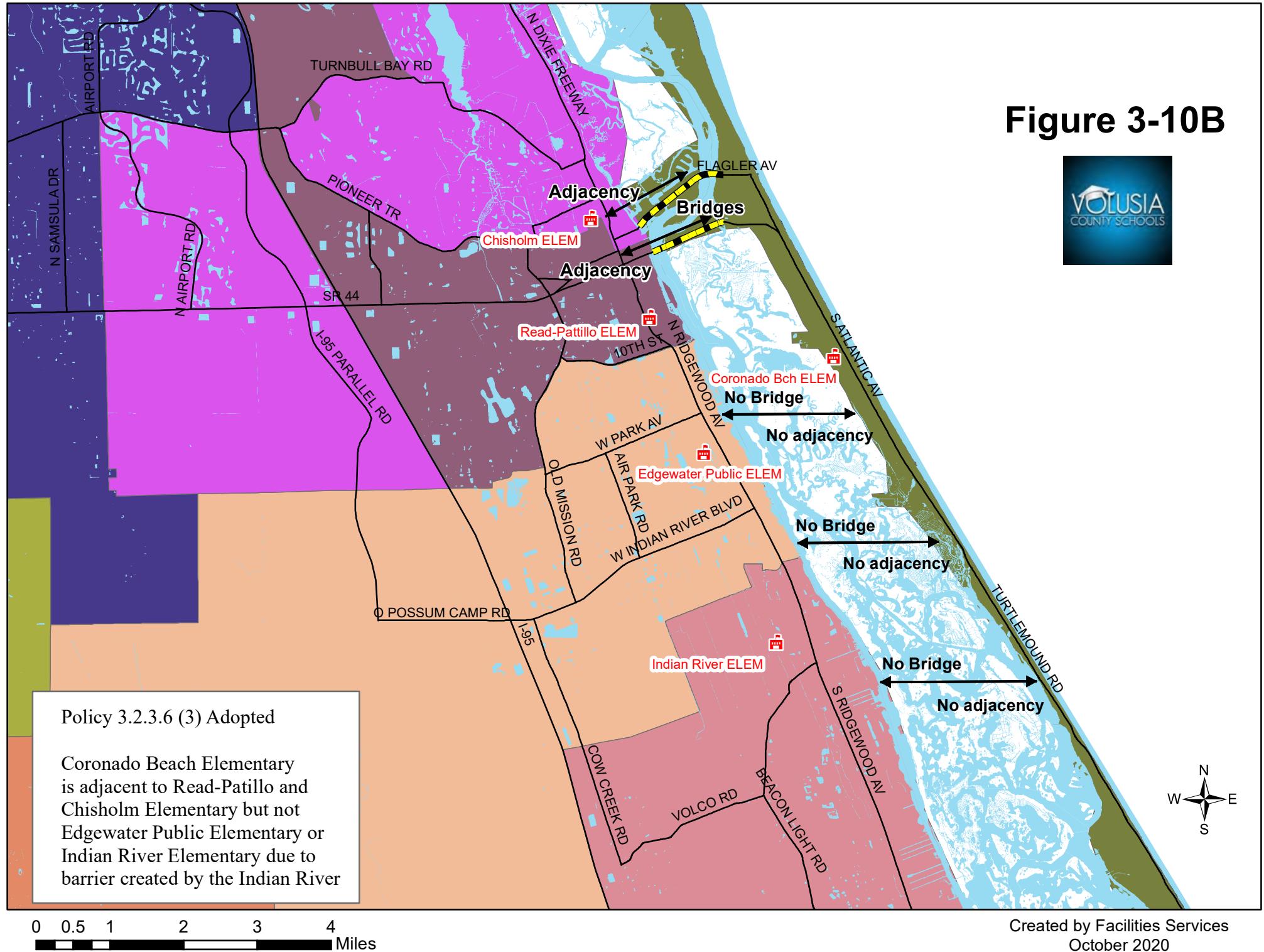
Figure 3-10A



0 0.5 1 2 3 4 Miles

Created by Facilities Services
October 2020

Figure 3-10B



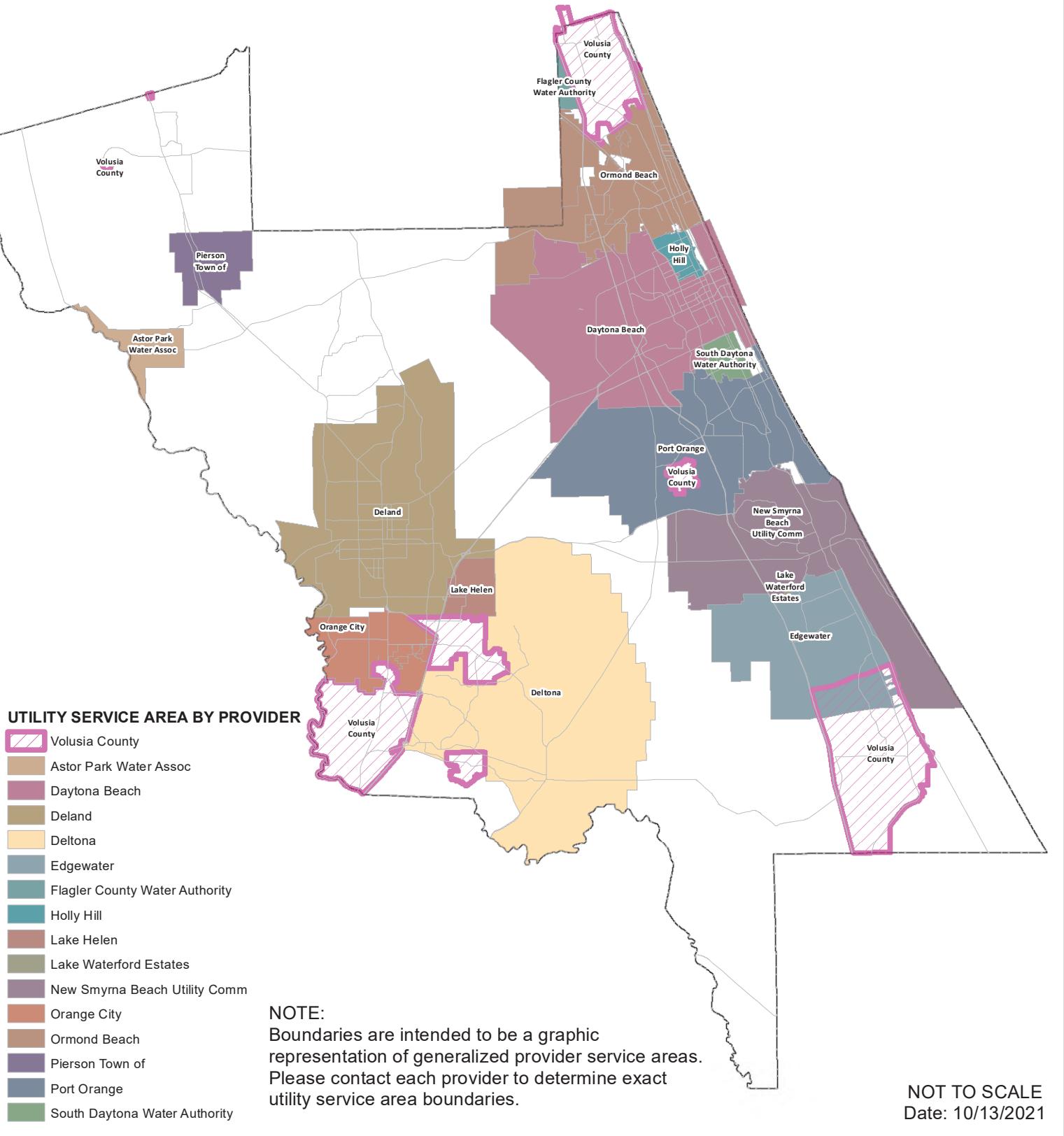


FIGURE 6-1 UTILITY SERVICE AREAS



PREPARED BY: VOLUSIA COUNTY GROWTH & RESOURCE MANAGEMENT DEPARTMENT

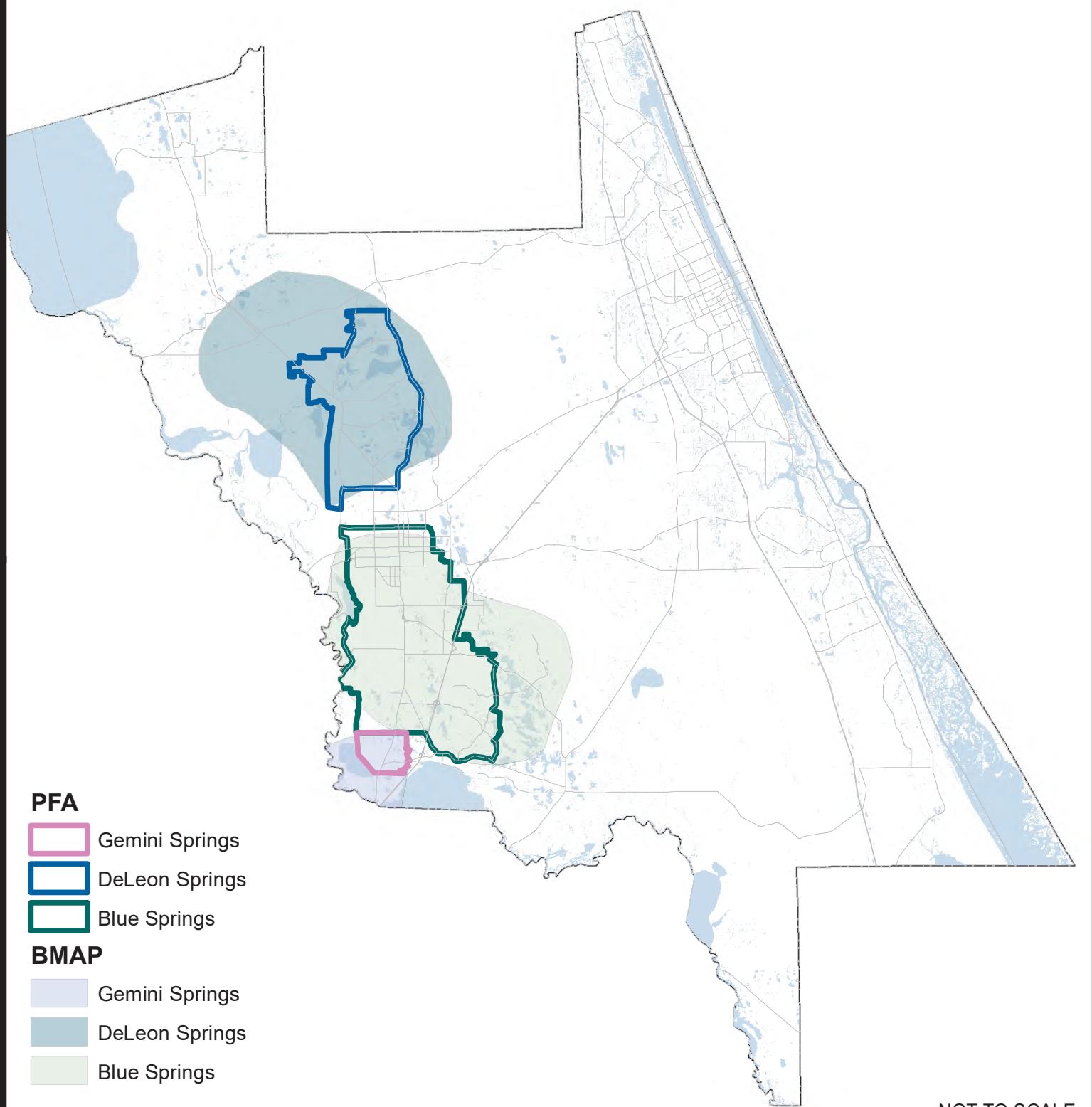
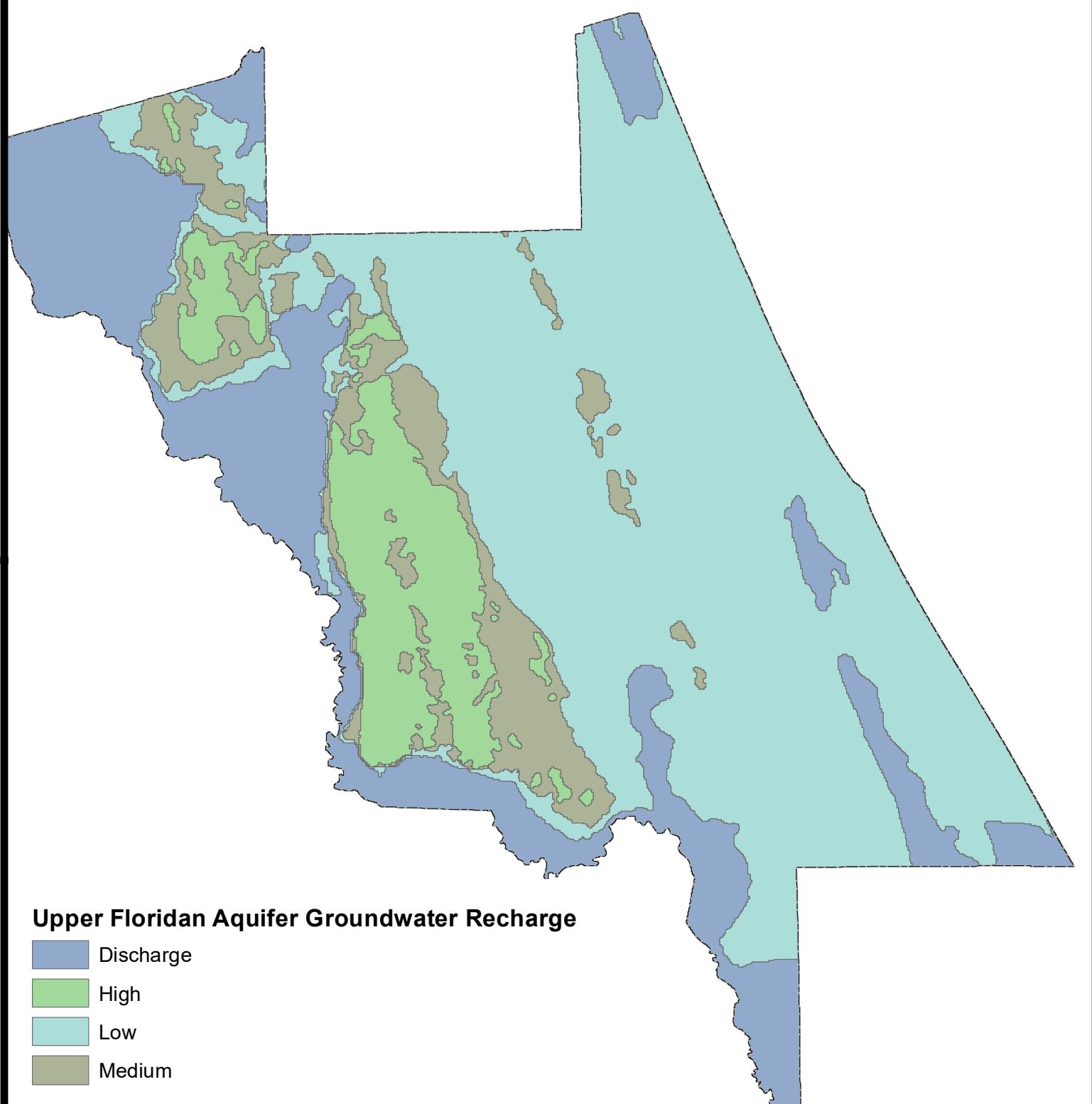


FIGURE 6-2
BASIN MANAGEMENT ACTION PLANS (BMAP)
& PRIORITY FOCUS AREAS (PFA)

N

PREPARED BY: VOLUSIA COUNTY GROWTH & RESOURCE MANAGEMENT DEPARTMENT



**FIGURE 10-1
FLORIDAN AQUIFER
RECHARGE AREA**

N

PREPARED BY: VOLUSIA COUNTY GROWTH & RESOURCE MANAGEMENT DEPARTMENT

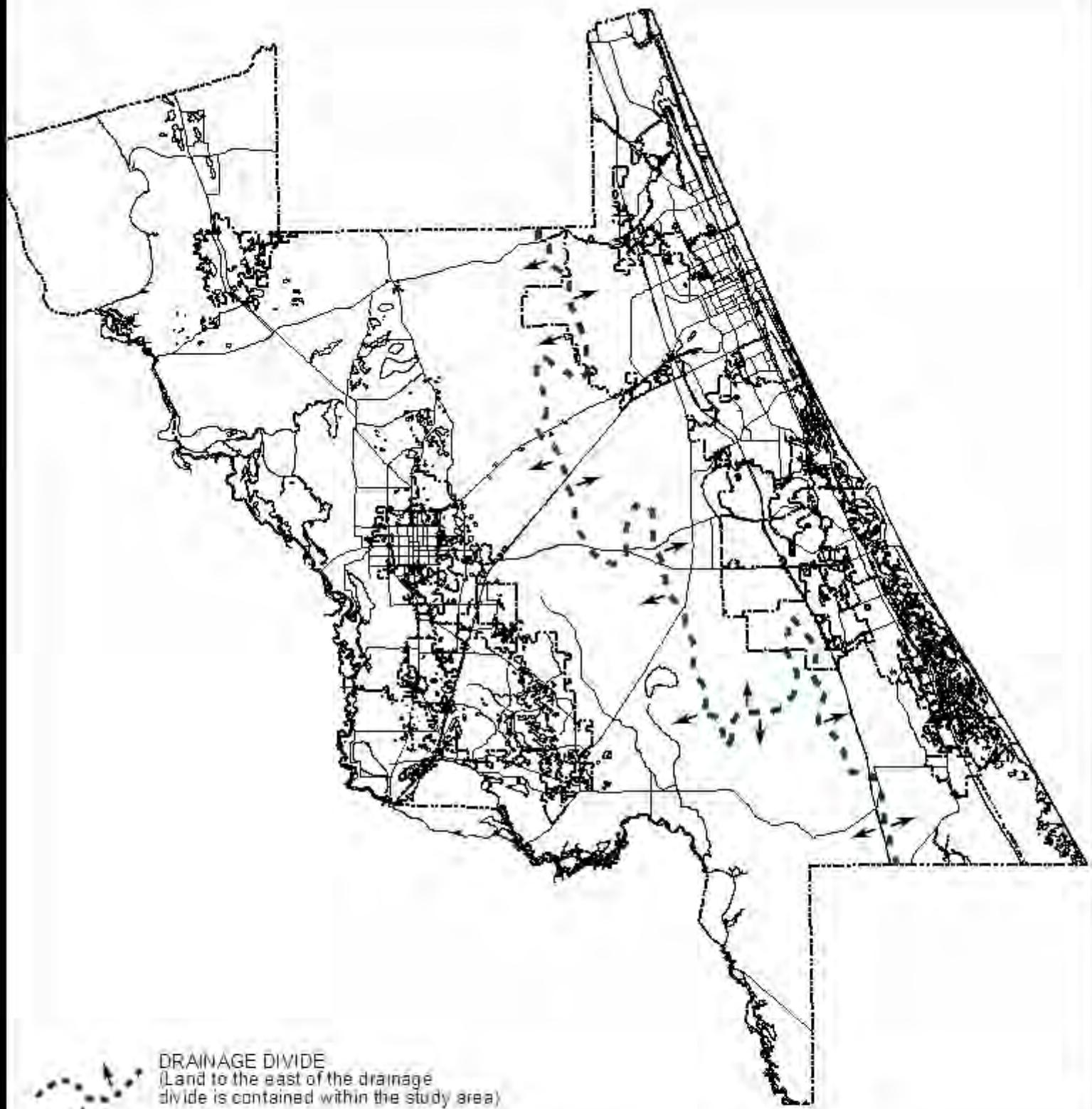


FIGURE 11-1
COASTAL STUDY AREA BOUNDARY



PREPARED BY: VOLUSIA COUNTY GROWTH & RESOURCE MANAGEMENT DEPARTMENT

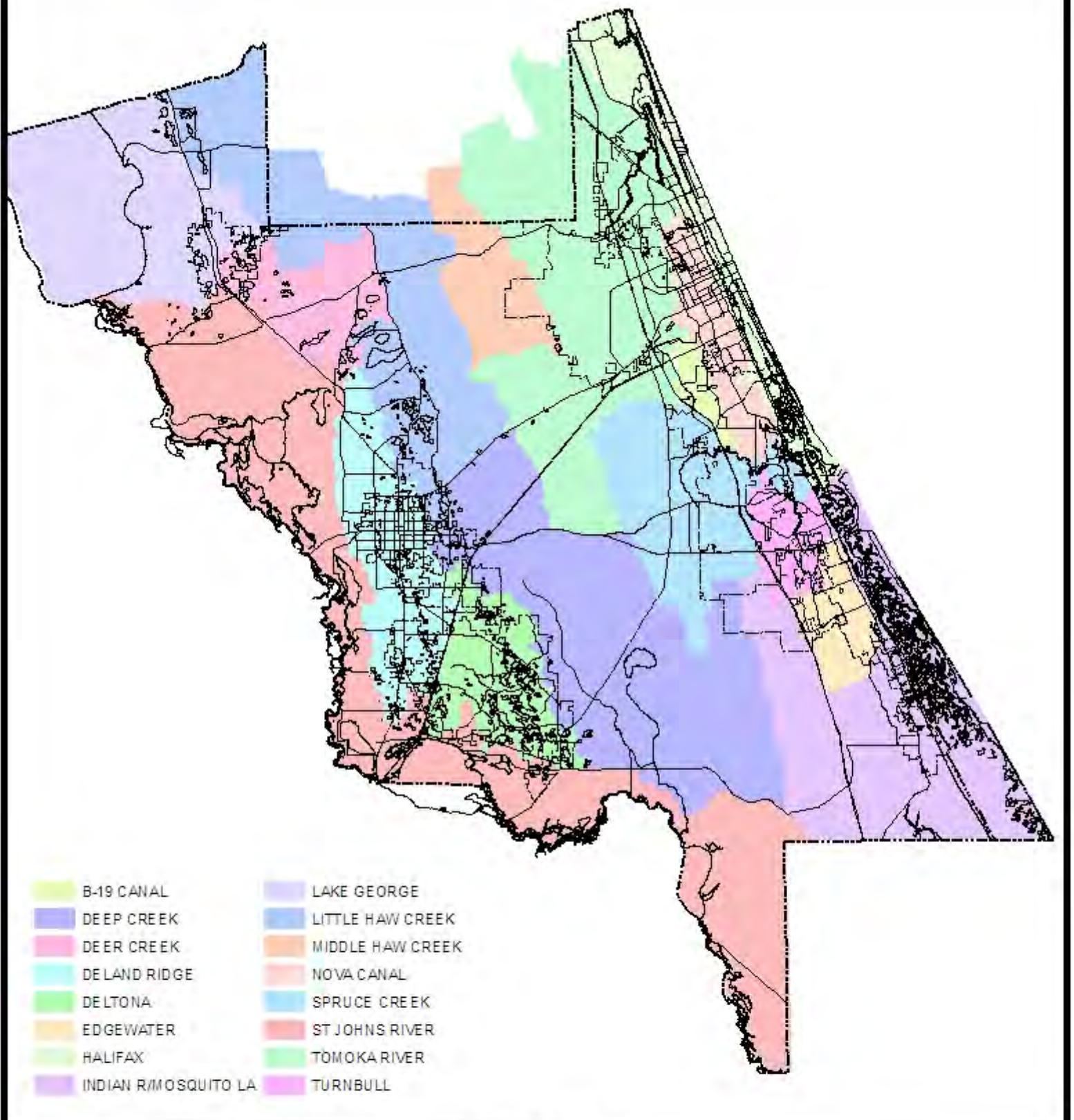


FIGURE 11-2

WATERSHED and SUB-BASIN BOUNDARIES

N



PREPARED BY: VOLUSIA COUNTY GROWTH & RESOURCE MANAGEMENT DEPARTMENT

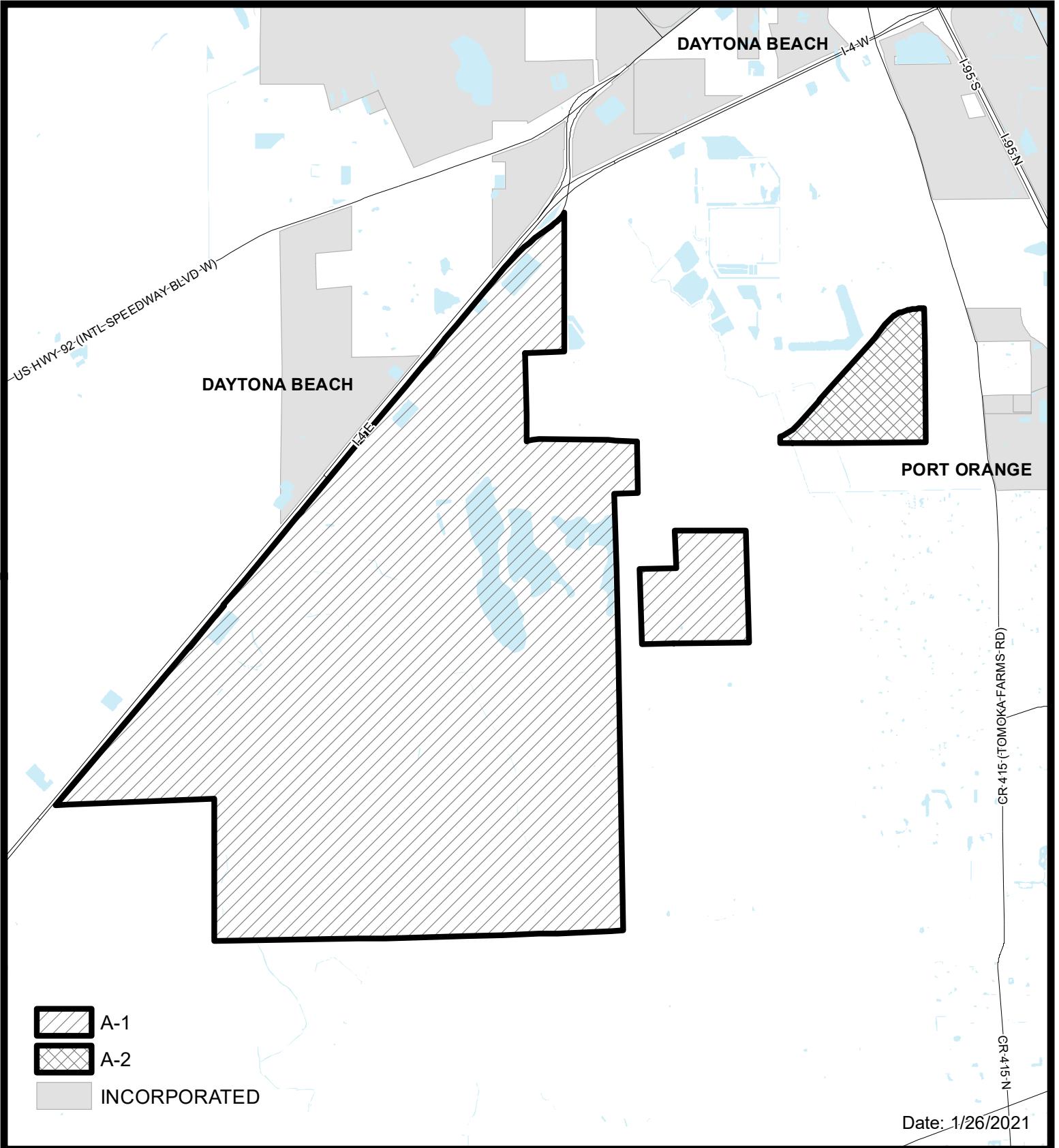


FIGURE 14-1
PORT ORANGE WELLFIELD PROPERTY



PREPARED BY: VOLUSIA COUNTY GROWTH & RESOURCE MANAGEMENT DEPARTMENT

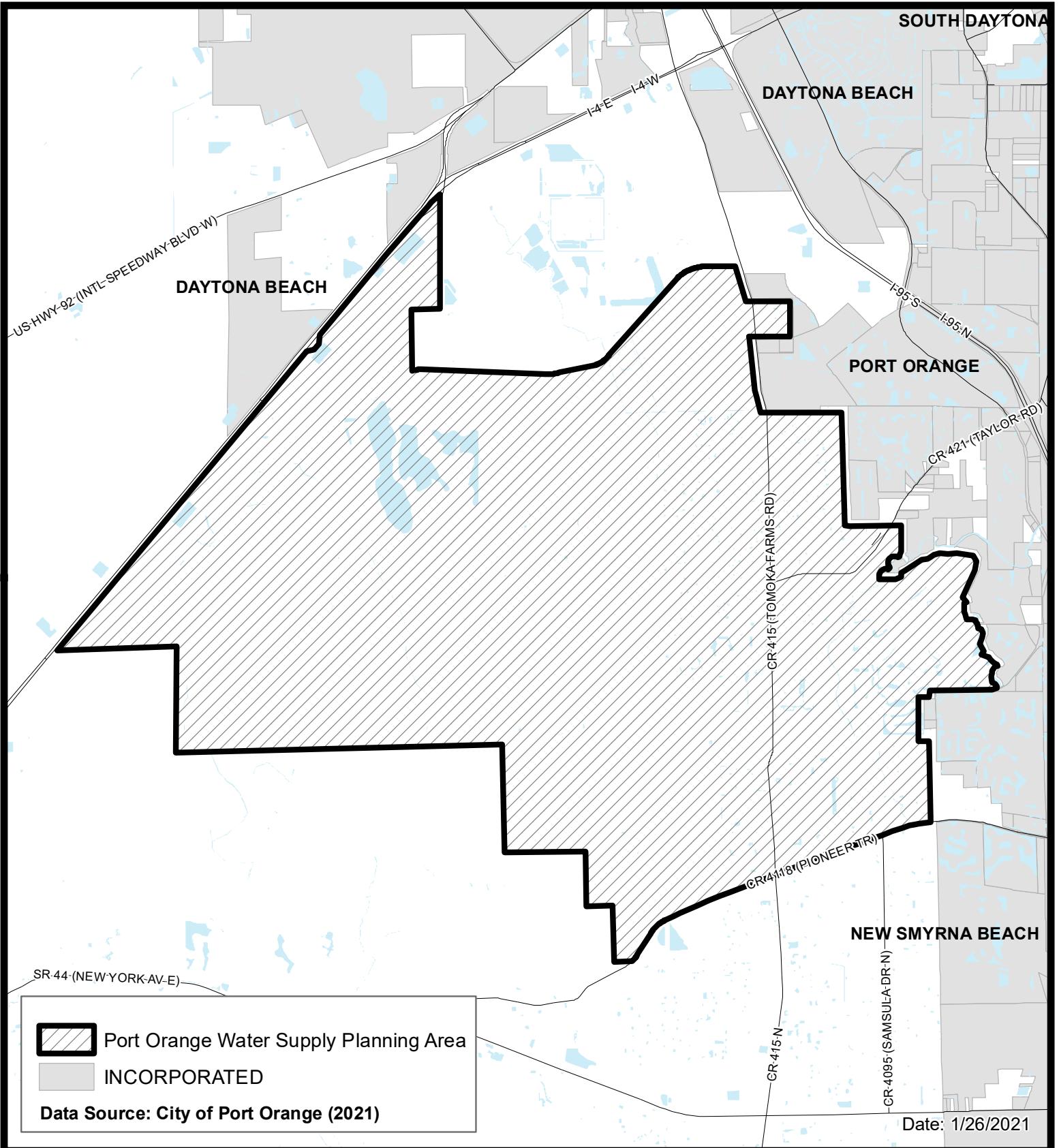


FIGURE 14-2
PORT ORANGE WATER SUPPLY PLANNING AREA



PREPARED BY: VOLUSIA COUNTY GROWTH & RESOURCE MANAGEMENT DEPARTMENT

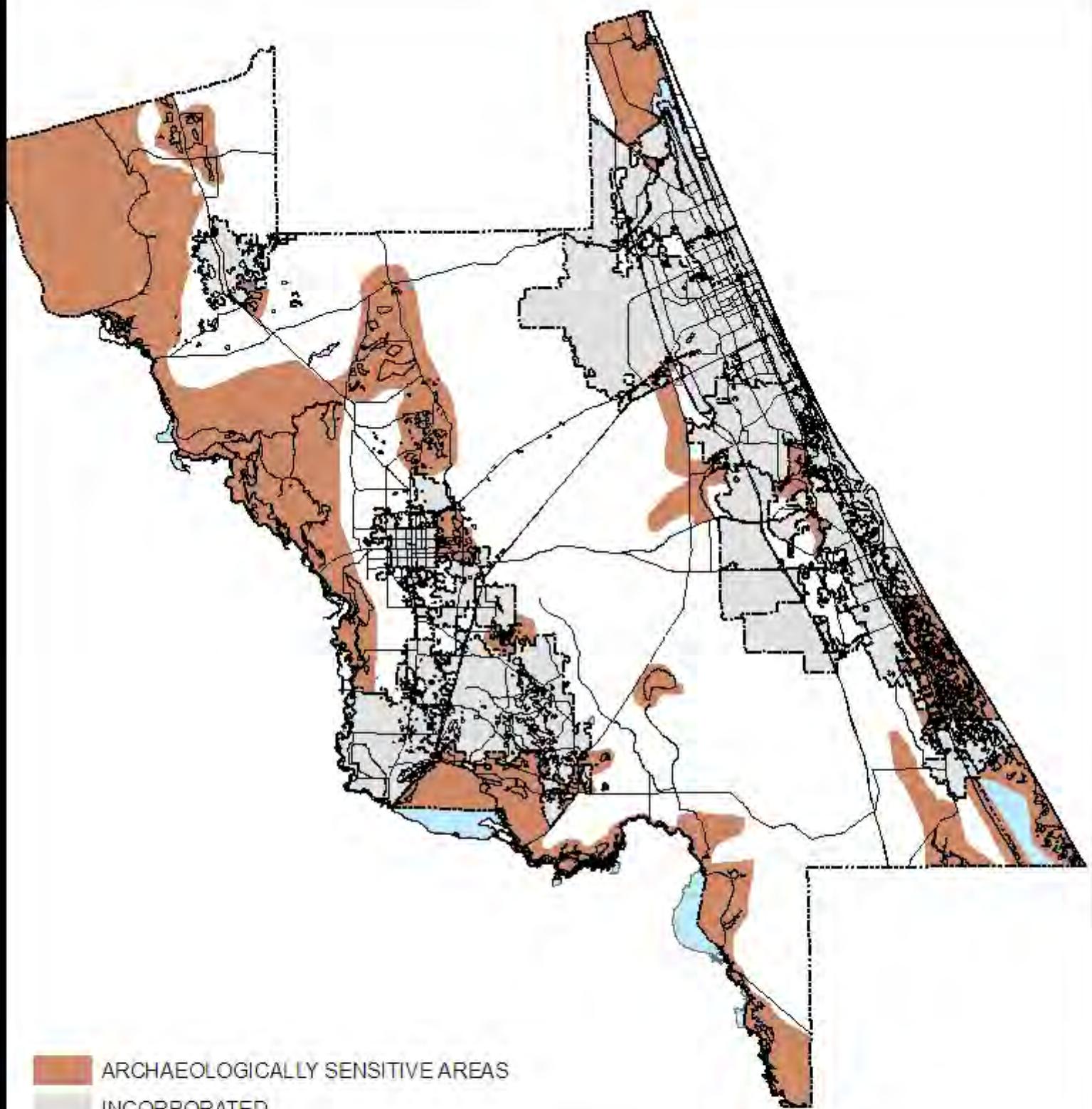


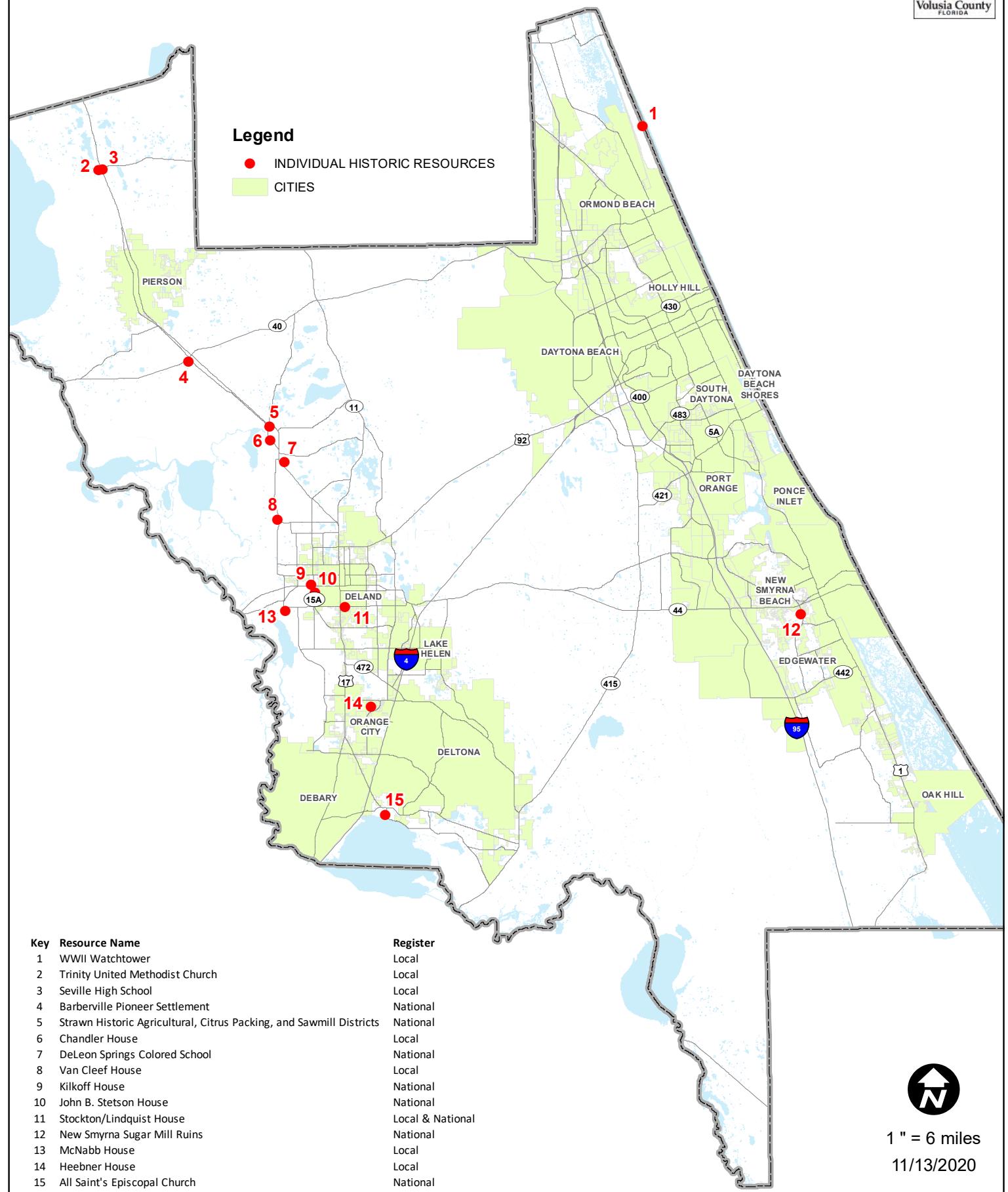
FIGURE 17-1
ARCHAEOLOGICALLY SENSITIVE AREAS
in UNINCORPORATED VOLUSIA COUNTY



PREPARED BY: VOLUSIA COUNTY GROWTH & RESOURCE MANAGEMENT DEPARTMENT

FIGURE 17-2A**INDIVIDUALLY SIGNIFICANT PROPERTIES****Legend**

- INDIVIDUAL HISTORIC RESOURCES
- CITIES



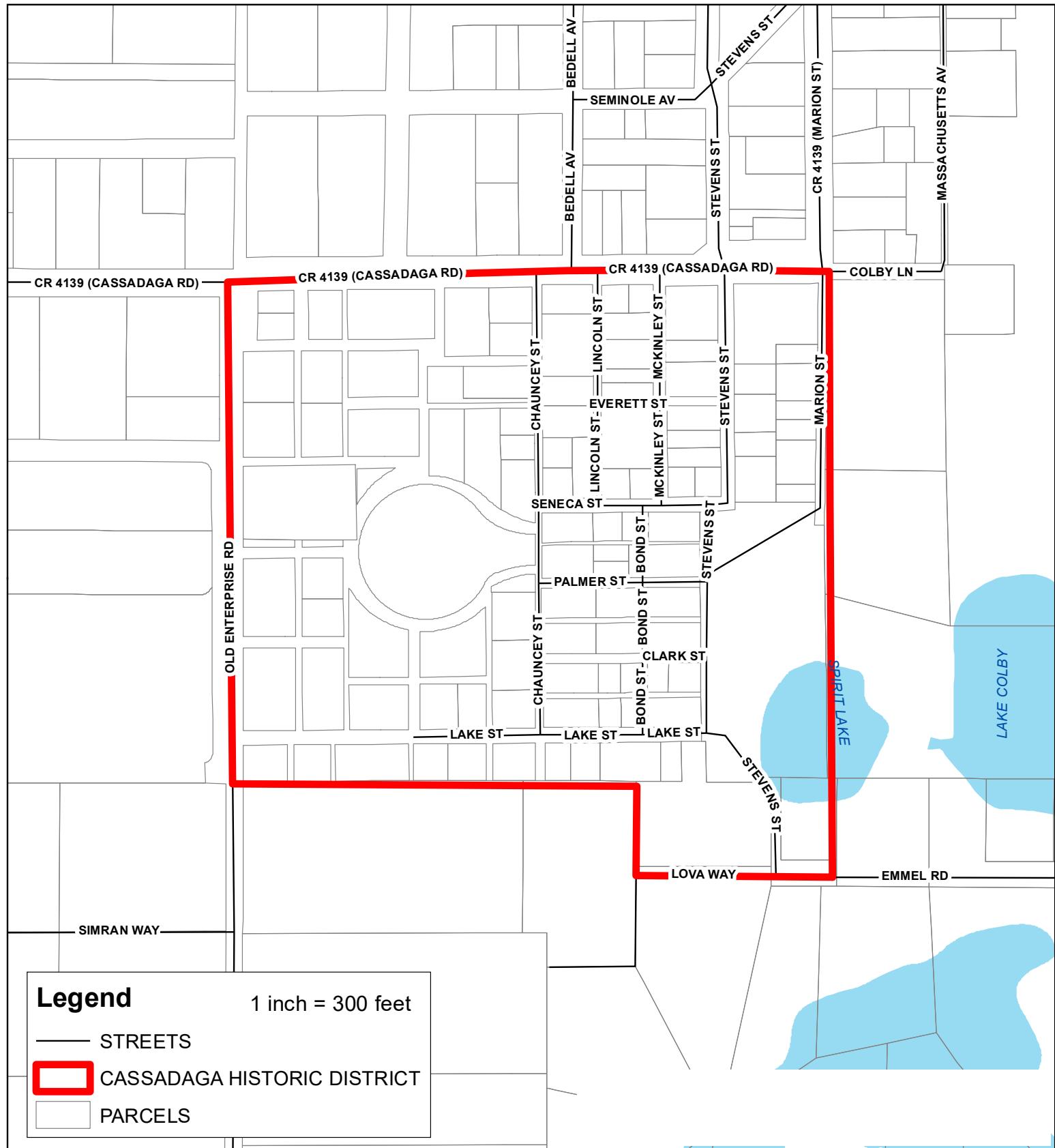


FIGURE 17-2B
CASSADAGA HISTORIC DISTRICT



PREPARED BY: VOLUSIA COUNTY GROWTH & RESOURCE MANAGEMENT DEPARTMENT

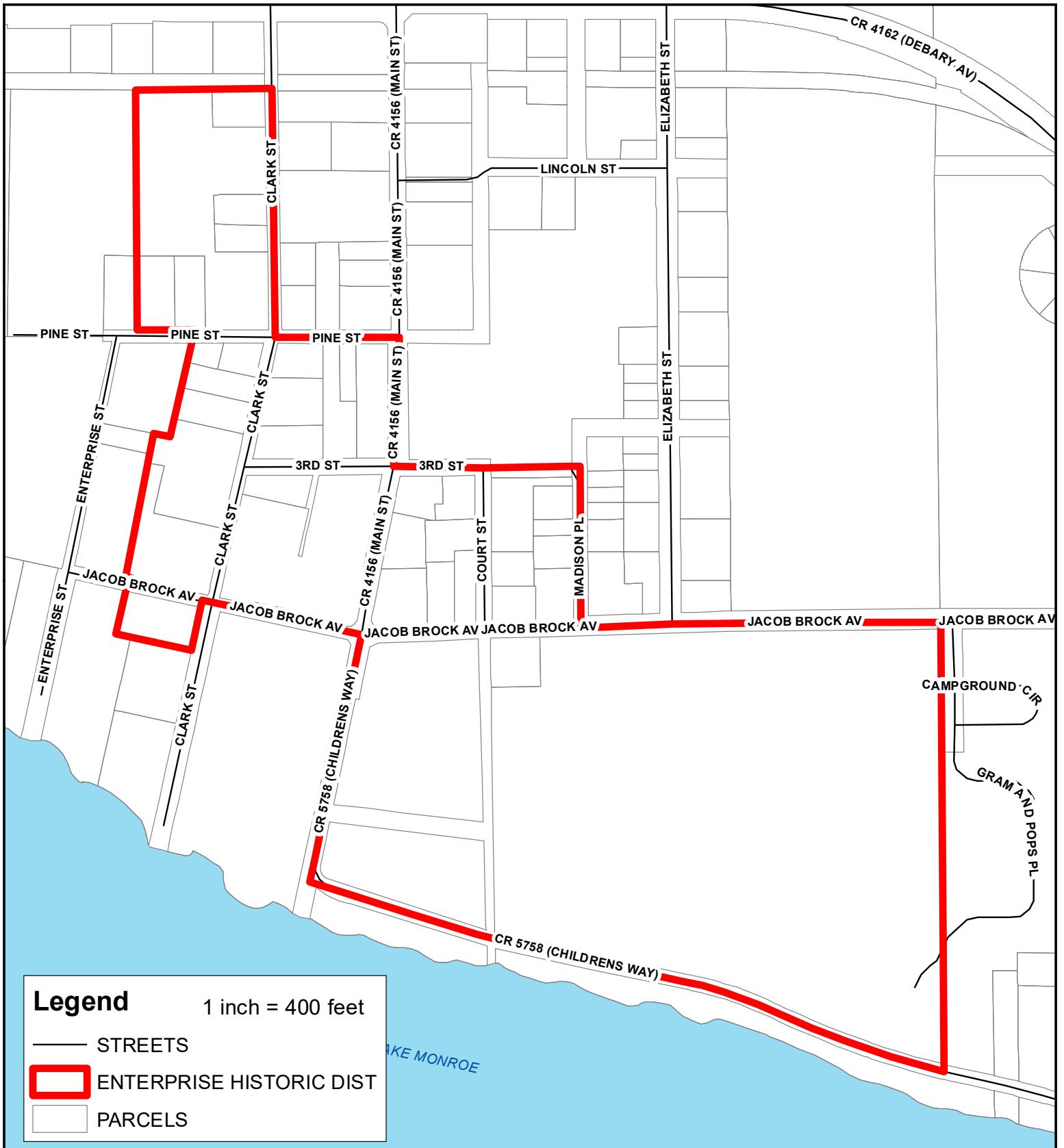


FIGURE 17-2C
ENTERPRISE HISTORIC DISTRICT



PREPARED BY: VOLUSIA COUNTY GROWTH & RESOURCE MANAGEMENT DEPARTMENT

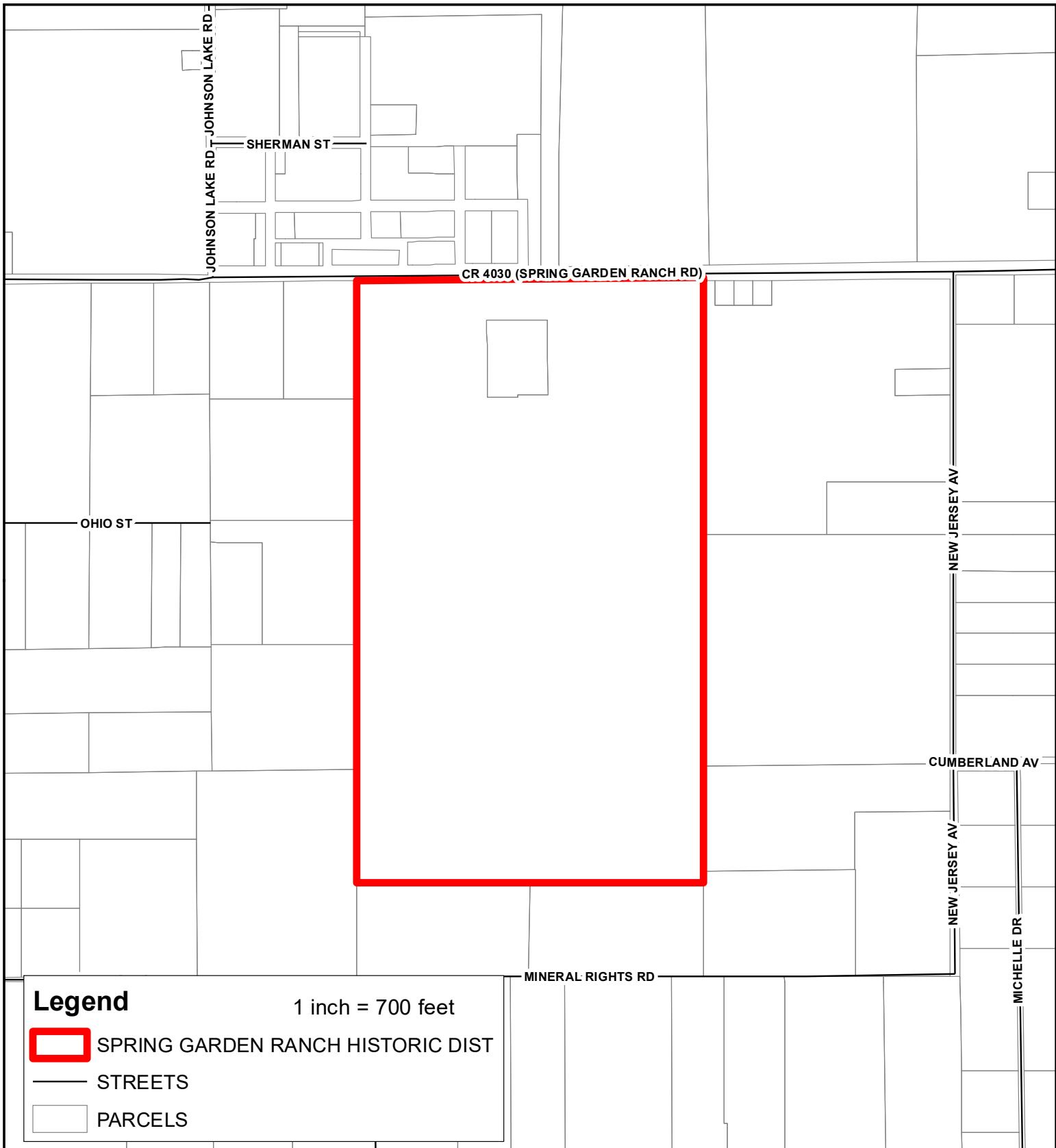


FIGURE 17-2D
SPRING GARDEN RANCH HISTORIC DISTRICT



PREPARED BY: VOLUSIA COUNTY GROWTH & RESOURCE MANAGEMENT DEPARTMENT

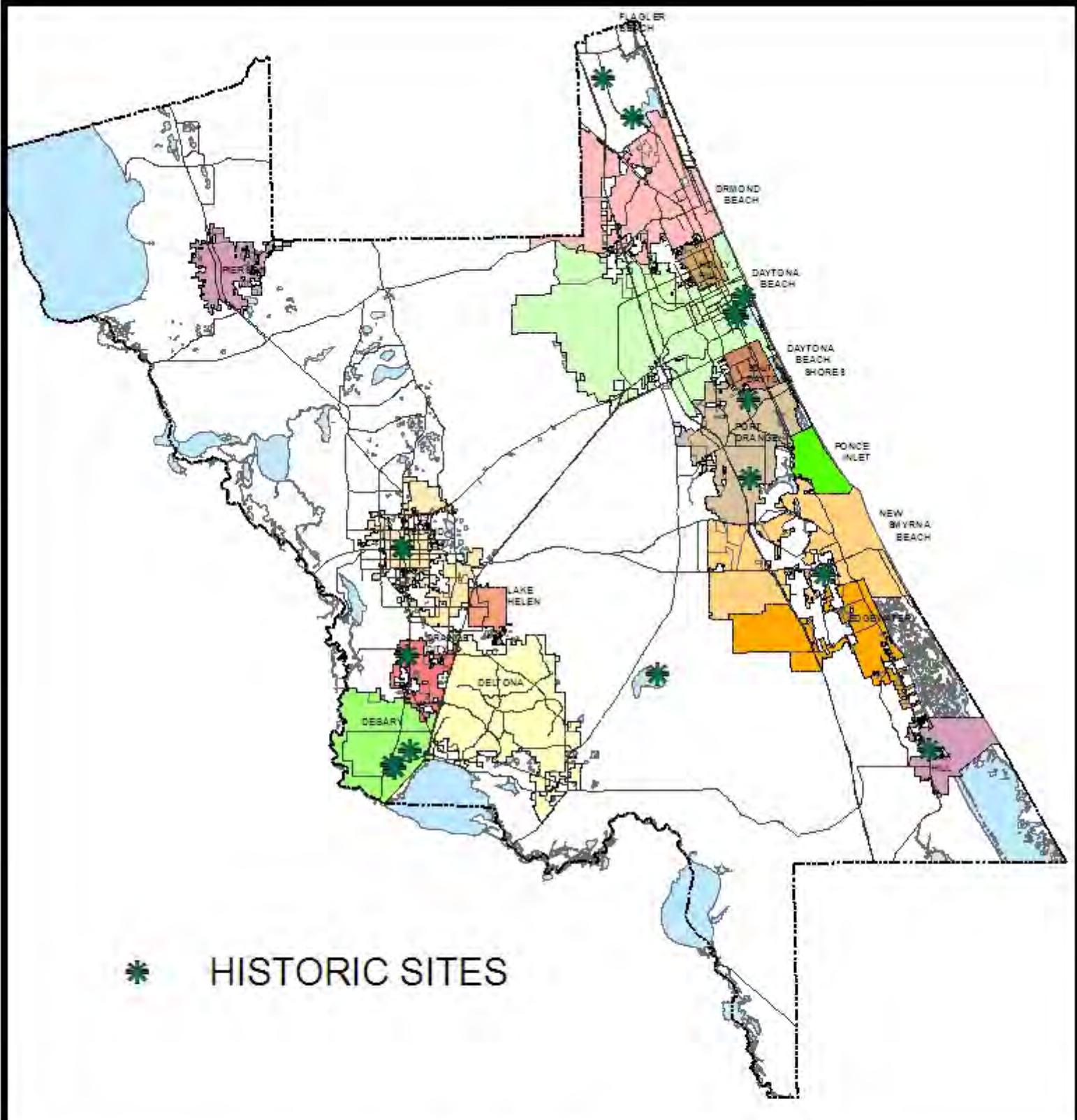


FIGURE 17-3
SIGNIFICANT HISTORIC RESOURCES
OWNED and MANAGED by VOLUSIA COUNTY

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PREPARED BY: VOLUSIA COUNTY GROWTH & RESOURCE MANAGEMENT DEPARTMENT

CHAPTER 1

FUTURE LAND USE ELEMENT

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FUTURE LAND USE ELEMENT

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 is 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.

This element reflects previously adopted plans, current development trends, established land uses and zoning patterns, and 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 future land use pattern is 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 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, generally 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.

To balance development and the environment through innovative practices that lessen the impact of development while preserving natural resources and improving the quality of life for present and future generations. Floodplains, wildlife corridors, wetlands and buffers, basin management action

plans, and resiliency plans all play a vital role in ensuring that environmentally sensitive areas are protected.

The Future Land Use Element contains all the information required by Section 163.3177, Florida Statutes. 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 for 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 in both NRMA Overlay and the Environmental Core Overlay (ECO), 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 NRMA 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 clearing, air quality, protection of environmentally sensitive lands, wildlife corridors 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. Pursuant to Section 163.3162(3)(a), f.s. the County is preempted from regulating the activity of a bona fide farm operation on land classified as agricultural pursuant to s. 193.461 if such activity is regulated through implemented best management practices, interim measures, or regulations adopted as rules under Chapter 120 by the Department of Environmental Protection, the Department of Agriculture and Consumer Services, or a water management district as part of a statewide regional program; or if such agricultural activity is expressly regulated by the United States Department of Agriculture, the United States Army Corps of Engineers, or the United States Environmental Protection Agency.
- 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.
- c. Commercial Space Industry Opportunity Overlay (CSIOO) - The Cape Canaveral Spaceport, including the Kennedy Space Center, is a critical element of the international expansion of space flight industries. The Cape Canaveral Spaceport has the historical preeminence as the central point of America's effort to explore space. There are current efforts by the public and private sector to expand the scope of work beyond space flight and exploration. This increases demand for technologies and efficiencies in the design and manufacturing of new products and services used for both exploration and commercial trade. The proximity of Volusia County to the Cape Canaveral Spaceport/Kennedy Space Center provides opportunities to expand and diversify the local economy. The following provides guidance in planning and capturing new industries tied to the industry of space.

The focus of the CSIOO is to lay the framework that Volusia County can use to respond quickly and efficiently to the space industry. The goals, objectives and policies also provide the opportunity for the economic development teams of Volusia County to market and attract potential industries to the area. In other words, Volusia County is proactively seeking targeted space industries and is fully capable of responding to unanticipated opportunities. The goal is to ensure that the efforts are focused on those industries aligned with the development of aerospace products and services that meet the need of those who use Cape Canaveral Spaceport/Kennedy Space Center.

The CSIOO will lay the framework that will enable Volusia County to respond quickly and effectively to the evolving demands of the space industry. The CSIOO is intended to both foster a pro-active economic development effort to market and attract potential space-related industries and react effectively to any potential opportunities. To this end, a strong emphasis must be on aerospace and aeronautical products and services that center on the space industry use of the Spaceport. The implementation of the CSIOO must also consider flexibility in both land use patterns and location when siting these new industries.

The CSIOO is a planning tool that is used to identify areas within Volusia County that are appropriate for development of non-residential uses associated with space flight industries. The CSIOO is the first step in identifying where a manufacturer of a targeted industry may locate. The second step includes identification of the spatial needs and the sites that can accommodate the use. The third step is Volusia County staff implementing a coordinated expedited review that ensures that the site and building improvements needed for the particular use are consistent with all applicable regulations. The implementation of the third step is addressed by goals, objectives and policies contained in this element. The critical part is to implement these goals, objectives and policies through a variety of zoning and land development processes and requirements. The Planned Unit Development (PUD) zoning will be the primary method of getting a property primed for development. Implementation of an expedited review process that involves regional, state and federal agencies may also be employed. Additional planning efforts, such as overlays may be appropriate for some areas that have constraints due to environmental, infrastructure or transportation issues.

Volusia County utilized multiple planning documents already in place to craft the goals, objectives and policies for the CSIOO. One of critical plans is the Cape Canaveral Spaceport Master Plan, prepared for Space Florida. One of main elements in this plan is the Cape Canaveral Spaceport Technologies Triangle (CCSTT). This concept ties the regional partners within Volusia, Brevard, Seminole and Orange counties to areas with infrastructure, intermodal transportation and technology assets that can be tapped to serve the needs of the Cape Canaveral Spaceport. Volusia County supplemented the information in the Cape Canaveral Spaceport Master Plan with additional review of supply chain that feeds the space transportation industry. Please see Section D., Goal 1.3, Objective 1.3.4 and the related policies for the implementation framework of the CSIOO.

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) Improvements on 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 biodiversity 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).

Upon request by an applicant, an administrative boundary adjustment may occur based on a review of site specific information and with the submittal of a wetlands delineation conducted by an environmental professional and verified by the Florida Department of Environmental Protection, the US Army Corps of Engineers, or the St. Johns River Water Management District. Any adjustments to the Resource Corridor boundary will be included on the county zoning map, and changes to the Environmental Systems Corridor boundary will be added to the future land use map.

- 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 programs and other agricultural best management practices.

- (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 way 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 was created 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 if the applicant proposes more intense uses than what is allowed. For proposals that do not propose a density increase, straight rezoning is allowed.
 - (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 should be clustered.
 - (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 landscape 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. 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 an area is suitable for rural type development.

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

This density allowance may be increased under specific conditions if the project meets all of the following criteria:

- (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 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 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 commonly 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 ($\frac{1}{2}$) 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 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 of up 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. 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 to preserve the character of the neighborhood. More intensive neighborhood commercial use shall be reserved for 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 up 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. To be considered compatible, 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 eight (8) to twenty (20) dwelling units per acre. The types of housing allowed under this designation include recreational vehicle, single-family residences, townhomes, 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. To be considered compatible, 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 development requests 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 they 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 Future Land Use designation in which it is located, will contain sufficient land area for 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 the need to provide buffers for incompatible uses is minimized.

Activity Centers do not necessarily develop on their own, but they 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 way 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 included 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 usable 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. Planned Communities shown on the Future Land Use Map include Halifax Plantation, Plantation Bay, National Gardens, and Plantation Oaks.

As of the year 2023, these Planned Communities, with the exception of Halifax Plantation, have utilized their DRI entitlements in unincorporated Volusia County. Any additional proposed development in Plantation Bay, National Gardens, and Plantation Oaks will be subject to a new concurrency review.

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 manmade boundaries. The county shall consider an extension or reduction to the Future Land Use boundary interpretation 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 protect the 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 2035 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;
- nature preserves and water bodies created as open-space amenities during project development; and,
- roads presumed to be dedicated pursuant to Florida Statutes s. 95.361.

(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., excluding roads presumed to be dedicated pursuant to Florida Statues s. 95.361;
- 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, excluding roads presumed to be dedicated pursuant to Florida Statues s. 95.361; 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 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. The following matrix is provided as a guide that should be considered as part of the overall consistency review.

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 Assumed Compatible	B 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, A-1
Low Impact Urban (LIU)	All PUDs, underlying zoning if there is no density increase	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

FUTURE LAND USE DESIGNATION	A Assumed Compatible	B Conditionally Compatible
	<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>	
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 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.	

FUTURE LAND USE DESIGNATION	A Assumed Compatible <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>	B Conditionally Compatible <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>
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.
a. Activity Center (AC)		
Halifax AC	All PUD's	P, C, Existing zoning, provided however, that any new development is consistent with applicable provisions of the Comprehensive Plan.
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

FUTURE LAND USE DESIGNATION	A Assumed Compatible	B 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.
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.
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.

FUTURE LAND USE DESIGNATION	A Assumed Compatible	B Conditionally Compatible
	<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>	
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.
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;

- I. 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 element. Extension of central water into non-urban areas must be consistent with the provisions of the Potable Water 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, subject to the requirements of a Florida Department of Environmental Protection Basin Management Action Plan (BMAP). 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 elements.

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. Affordable housing projects may be eligible for a deferral of impact fees based on the furtherance of the Path Forward Plan.
- 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 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.
- 1.1.4.6 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.

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 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 as state or federally 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 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 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.) to promote a healthier urban forest and reduce overall maintenance costs.
- 1.2.2.13 Preserving and enhancing wildlife populations is recognized to be an important aspect of forestry management and should be a consideration in managing forest resources.
- 1.2.2.14 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.
- 1.2.2.15 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.
- 1.2.2.16 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) The 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 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 landscape 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 (CPTED) principles.
- 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; and
 - c. 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. Protection of Environmental resources;
 - 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 Volusia County shall evaluate compatibility, transitional uses, and buffers for public and institutional uses locating adjacent to existing and future residential neighborhoods.
- 1.3.1.17 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.
- 1.3.1.18 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.

- 1.3.1.19 Recreational and open space areas should be utilized to separate incompatible land uses.
- 1.3.1.20 Public utilities and uses which provide essential service to existing and future land uses authorized by this plan shall be permitted in all the future land use designations and shall conform to appropriate location criteria.
- 1.3.1.21 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.
- 1.3.1.22 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. 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 Annually review the inventory of County-owned land that is appropriate for affordable housing and make these sites available for such purpose.

1.3.3.5 Affordable housing is considered compatible with all residential, commercial, and industrial zoning classifications, including farmworker living facilities in rural and agricultural areas. It should be sited near employment centers, public transit, schools, grocery stores, and shopping centers.

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 to achieve the affordability objective.

OBJECTIVE:

- 1.3.4 Volusia County shall implement the CSIOO through its zoning and land development regulations to ensure that targeted industries associated with the space flight industries are captured.

POLICIES:

- 1.3.4.1 Volusia County shall monitor the commercial space industry to identify trends, target specific manufacturers and services, and capitalize on potential business opportunities.
- 1.3.4.2 Volusia County shall maintain a database of the industrial and commercial areas within the Cape Canaveral Spaceport Technology Triangle (CCSTT) to facilitate expansion of the targeted industries in Volusia County.
- 1.3.4.3 Volusia County shall identify suitable lands within the unincorporated areas, and coordinate with private land owners as to the availability of these lands, to develop targeted space-related businesses.
- 1.3.4.4 Volusia County shall create a zoning overlay for areas within unincorporated Volusia County that are within the CCSTT (reference Figure 1-15). The zoning overlay shall allow for a list of targeted industries based on the North American Industry Classification System Sector 3364 – Aerospace Products and Parts Manufacturing. All non-residential land use categories are eligible for a rezoning to the Planned Unit Development zoning classification in order to participate in the expedited review and development of these targeted industries. The following criteria are to be used in the implementation of this policy:
- a. Nothing contained herein preempts the requirements of adopted local plans that lie within the CCSTT and the CSIOO.
 - b. Nothing herein preempts the requirements of the NRMA and ECO overlays.
 - c. All non-residential land use designations within the CCSTT and the CSIOO are eligible for a rezoning to the Planned Unit Development zoning classification in order to participate in the expedited review and development of these targeted industries, subject to a determination that the proposed use is compatible with the adjoining properties and areas. Nonresidential land use designations shall include: Commercial, Public/Semi-Public, Mixed Use Zones, nonresidential portions of Activity Centers, Osteen Commercial Village, and Osteen Tech Center.
 - d. Compatibility shall be based on specific criteria that must be included in the zoning overlay. The criteria shall at a minimum address sensory impacts (noise, odor, line of site, etc.), adequacy of infrastructure, access to paved public roads, potential impacts to existing bona fide agricultural activities,

impacts to existing rural neighborhoods, and provision of sufficient buffering.

- 1.3.4.5 Volusia County shall establish an expedited review process that emphasizes coordination with regional, state and federal authorities to minimize delay and costs for targeted space industries.
- 1.3.4.6 Volusia County shall ensure that potential impacts to the environmental resources within the CSIOO are minimized and there is sufficient protection of wetland, flood plain and habitat resources.

OBJECTIVE:

- 1.3.5 Volusia County shall encourage the location of targeted industries to properties having access to transportation, utilities and multi-modal transportation opportunities.

POLICIES:

- 1.3.5.1 Volusia County shall coordinate with property owners, cities, and other utility providers to ensure that there is a database of available sites for targeted industries.
- 1.3.5.2 Volusia County shall coordinate with the River-to-Sea Transportation Planning Organization to identify future improvements to the road network that will facilitate the development of southeastern Volusia County for targeted space industries.
- 1.3.5.3 Volusia County shall coordinate with local municipalities to ensure that sufficient and affordable workforce housing for employees of targeted industries can be provided within a reasonable distance of the CSIOO.
- 1.3.5.4 Volusia County shall coordinate with Votran when a targeted space industry initiates preliminary planning for relocation/development of a new site. The goal is to ensure that there is sufficient transit service to employees of the targeted industry.
- 1.3.5.5 Volusia County shall review and implement necessary safeguards to ensure that fire prevention and emergency management procedures are in place to prevent or minimize potential hazards associated with targeted space industries.

OBJECTIVE:

- 1.3.6 Volusia County acknowledges that there are areas immediately adjacent to and south of the City of Oak Hill that have zoning and land use that may allow for the development of the targeted industries, but lack access to public potable water and sanitary sewer prevent development. Volusia County shall explore and implement methods of allowing for on-site facilities to address these infrastructure needs.

POLICIES:

- 1.3.6.1 The vacant, undeveloped lands surrounding Oak Hill may be developed for space industry uses subject to the following:

- a. The site has limited amounts of wetlands that are not severely impacted by development; and,
- b. The site has paved access to a county, state or federal road; and,
- c. The site can be served by central potable water and sanitary sewer; or the site is part of a master plan for centralized service and the interim use of on-site facilities for potable water and sanitary sewer is feasible and will not result in degradation of natural resources. The development shall connect to central services immediately upon availability.

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 continue to 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 Volusia County will foster resiliency by coordinating with its municipalities, and state and federal partners, to exchange data and develop coordinated strategies to address the impacts of sea-level rise.

OBJECTIVE:

- 1.5.1 Develop strategies to identify and address issues related to the impacts of sea-level rise.

POLICIES:

- 1.5.1.1 Volusia County will continue to participate in and expand the Volusia County Local Mitigation Strategy in an attempt to reduce the human and economic costs of natural technologic, and societal disasters.
- 1.5.1.2 Volusia County accepts the sea level rise projections and supports the recommendations of the East Central Florida Regional Resiliency Action Plan as a means to foster resilience throughout Volusia County and will continue to build on these efforts by participating in the Regional Resiliency Collaborative lead by the East Central Florida Regional Planning Council.
- 1.5.1.3 Volusia County will continue to implement the Volusia County Sustainability Action Plan in order to contribute to local sustainability efforts across Florida.
- 1.5.1.4 The Volusia County Integrated Floodplain Management Plan will continue to consider the impacts of sea level rise as part of the risk assessment and in the development of mitigation strategies.
- 1.5.1.5 Volusia County shall consider impacts such as increased temperatures, sea level rise, potentially shifting habitat, and ecosystem types, and the need to withstand increased storm surge in evaluating public infrastructure decisions.
- 1.5.1.6 Volusia County shall consider the potential impacts from climate change, including rising sea levels and shoreline stabilization needs, in its planning for infrastructure and public facilities.
- 1.5.1.7 Volusia County shall protect natural systems and habitats by incorporating climate change adaptation and mitigation strategies in its land acquisition policies.

- 1.5.1.8 Volusia County shall exchange data regarding local areas vulnerable to extreme high tides, storm surge, and coastal flooding with the FDOT, USDOT, FHWA relative to airport, transit, bridges, roads, and other transportation systems.
- 1.5.1.9 Volusia County will promote green infrastructure as a tool for resiliency and the protection of water quality and coastal systems.

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;
- i. If developed inside a Planned Unit Development (PUD), 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 are 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.
 - 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.

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 Environmental Systems Corridor (ESC) land use 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 in accordance with Part 77, Sub-chapter E, Airspace, of Title 14 of the Code of Federal Regulations and County Land Development Regulations.
- (2) The Airport Height Restrictions and the Airport Protection Overlay Zone 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
16. Fairgrounds Local Plan

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:
 $(10 \text{ KSF retail}) \times (\text{rate: } 0.839 \text{ KSF office}) = (8.39; \text{ reduce office by } 8.39 \text{ KSF})$

To add 25 KSF office by reducing hotel rooms:
 $(25 \text{ KSF office}) \times (\text{rate: } 3.428) = (85.7 \text{ rooms; reduce hotel rooms by } 86 \text{ rooms})$

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 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% nonresidential/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.

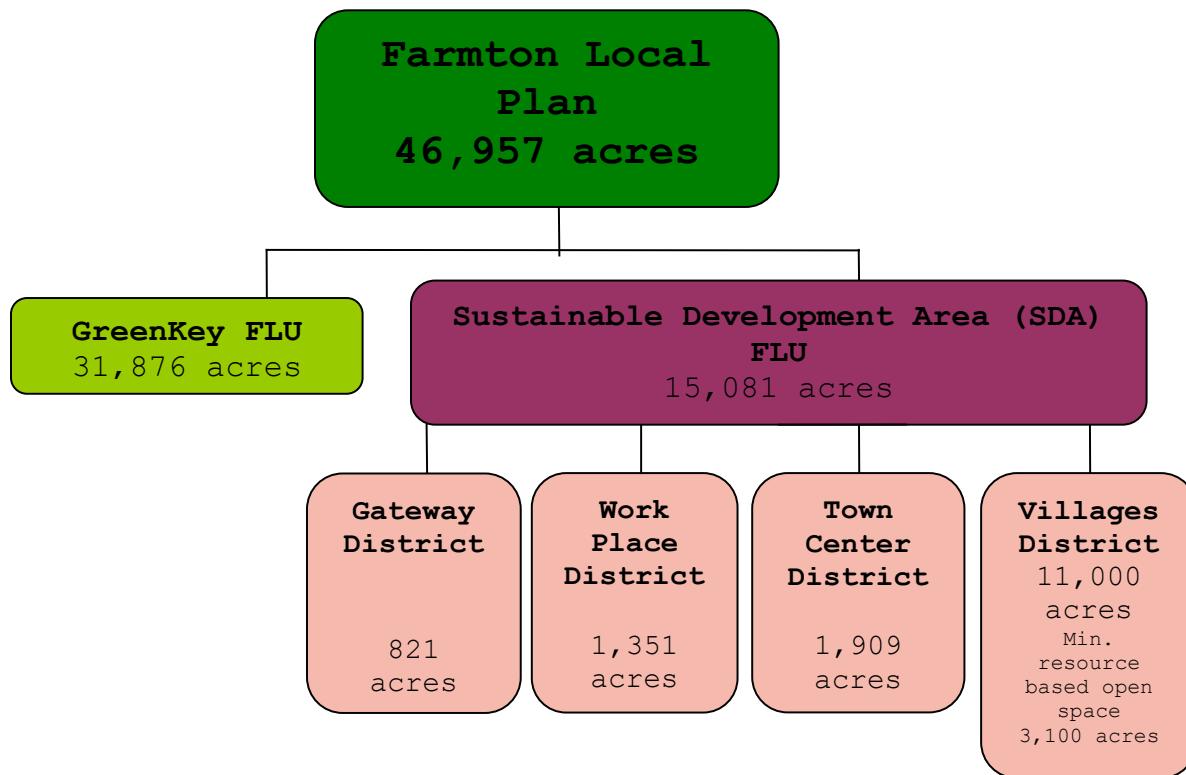
The Farmton Local Plan is a long term vision with a 50 year planning horizon coupled with an intermediate plan tied to an internal transfer of development rights. On the adoption of the plan, underlying densities from the GreenKey area will be transferred to the Gateway district at SR 442 and I-95. As 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 Farmton 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 Farmton Local Plan shall be from 2026 to 2060. Any increases in density and intensity allowed by adoption of the Farmton 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 Farmton 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 Farmton 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 though 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:
- Minimum 3 dwelling units per acre.
 - Target density for each Villages district overall of 6 dwelling units per gross acre.
 - 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 buildup. 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 Rate %	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 Farmton 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 Lcoal 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).

16. VOLUSIA COUNTY FAIRGROUNDS LOCAL PLAN

A. BACKGROUND

The Volusia County Fairgrounds and its surrounding ancillary businesses serve to protect and preserve Volusia County's agricultural heritage through education, recreation, and events that promote the agriculture industry. This local plan is specific to the fairground area and is designed to supplement existing comprehensive plan policies that encourage the protection of rural and agricultural land uses in the vicinity of the fairgrounds. The plan encompasses 305 acres and is bound by State Road 44 (S.R. 44) to the north, Interstate 4 (I-4) to the west, and Prevatt Road to the east. The southern boundary runs in an east/west direction, approximately 2,881 feet south of the intersection of S.R. 44 and Prevatt Road.

B. GOAL, OBJECTIVES, AND POLICIES

GOAL:

- VCF 1 Protect and preserve the agricultural and cultural values associated with the Volusia County Fairgrounds within a framework that allows for compatible development surrounding the property and prevents land uses that may restrict or impact the agricultural operations at the Volusia County Fairgrounds.

OBJECTIVE:

- VCF 1.1 Preservation of the low density residential scale in keeping with the rural residential and agricultural land use pattern of the Volusia County Fairground area.

POLICIES:

- VCF 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 Volusia County Fairgrounds Local Plan.

- VCF 1.1.2 Residential density in the rural land use designation shall not exceed one (1) dwelling unit per five (5) acres; provided that a lot for which a final *Lot of Record Determination* was completed and approved by Volusia County existing on or before the effective date of this policy that is smaller than five (5) acres in size may be permitted one (1) dwelling unit, consistent with all other provisions of this Comprehensive Plan and the Land Development Regulations.] Applications to convert beyond the existing rural land use densities and intensities within the Volusia County Fairgrounds area shall be discouraged.

- VCF 1.1.3 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 the area and ensure that traffic volumes do not degrade the rural/agricultural character of the area.

OBJECTIVE:

- VCF 1.2 Protect and enhance the rural and agricultural resources of the Volusia County Fairgrounds area which define the area's character.

POLICIES:

- VCF 1.2.1 Areas in the Volusia County Fairgrounds Local Plan that are designated as Environmental Systems Corridor (ESC) shall retain this designation to ensure the protection of the environmental resources. Requests for administrative boundary adjustments shall be accompanied by a wetlands delineation survey.
- VCF 1.2.2 The County shall continue to maintain the rural and agricultural appearance of the fairgrounds area through the appropriate use of setbacks, visual appearance, and design standards, where applicable.
- VCF 1.2.3 Land use proposals in the vicinity of the fairgrounds area shall not have an adverse effect on the existing character of the community.
- VCF 1.2.4 Maintain rural densities of development while providing for commercial, civic, recreation, and agritourism uses appropriately scaled to serve the needs of the Volusia County Fairgrounds.
- VCF 1.2.5 Local land use permits, development approvals, and building permits for residential and nonagricultural land contiguous with agricultural land within the boundaries of the Volusia County Fairgrounds Local Plan will require the applicant to sign and submit to Volusia County an "Acknowledgement of Contiguous Sustainable Agricultural Land," pursuant to Chapter 163.3163, Florida Statutes. The document shall be recorded in the Official Records of Volusia County prior to issuance of final permit approval.
- VCF 1.2.6 Volusia County shall evaluate opportunities to acquire conservation easements over land in the Volusia County Fairgrounds area, which can result in maximizing environmentally sensitive lands and rewarding good private stewardship of lands, while keeping property on the tax rolls.

OBJECTIVE:

- VCF 1.3 Volusia County recognizes that there are properties within the Volusia County Fairgrounds Local Plan that may be appropriate for commercial and industrial uses due to proximity to the I-4 corridor and S.R. 44 interchange. There are also opportunities to allow for residential densities in excess of one dwelling unit per five acres. Future land use amendments for commercial, industrial and residential land uses may be considered if it can be demonstrated that the use minimizes conflicts with fairgrounds operations and provides for efficient use of land, infrastructure and protection of natural resources.

POLICIES:

- VCF 1.3.1 Properties with a future land use map designation of Industrial (I) shall be required to maintain a 75-foot wide landscape buffer along the shared property line with the Volusia County Fairgrounds. Those properties with a future land use designation of Commercial (C) shall be required to maintain a 50-foot wide landscape buffer along the shared property line with the Volusia County Fairgrounds. Existing native vegetation and wetlands may count towards the landscape buffer. Landscape buffer widths may be reduced subject to compatibility of uses and sufficient landscape buffer treatments as determined through a Planned Unit Development rezoning.
- VCF 1.3.2 Areas in the Volusia County Fairground Local Plan that may be eligible for a Commercial (C) or Industrial (I) designation on the Future Land Use Map shall be subject to the following criteria:
- a. Located within 660 feet of the I-4 right-of-way, but not within 660 feet of lands designated as public on the future land use map, with the exception of those properties zoned commercial or industrial on the date this plan was adopted.
 - b. Must be served by central water and sewer utilities.
 - c. Rezoning to the Planned Unit Development (PUD) zoning classification that contains specific standards and conditions for permitted uses, buffering, access, architectural appearance and operational limitations that ensure compatibility with the Volusia County Fairground. Uses may include interchange business park operations, including, but not limited to, research and development, flex space, and general/professional office. Other commercial uses may include restaurants, financial/banking institutions, recreational facilities, RV parks, campgrounds, health clubs, day care centers, hotels/motels and gas stations serving the traveling public. Truck stops, large travel centers, distribution and fulfillment centers, or other similar uses that generate or attract high volumes of truck traffic shall be prohibited.
- VCF 1.3.3 Areas that may be eligible for a future land use amendment to a residential density greater than one (1) dwelling unit per five (5) acres shall meet the following criteria:
- a. Must not be within 660 feet of lands designated as public on the future land use map.
 - b. Must be served by central water and sewer utilities.
 - c. Applications for densities of one (1) dwelling unit or greater per one (1) acre shall utilize the PUD process. The PUD zoning shall contain specific standards that ensure compatibility with the Volusia County Fairground, including but not limited to, transitioning of density and lot sizes, open space and recreational uses, landscape and buffering, access, and architectural appearance.
- VCF 1.3.4 All future land use changes and zoning changes will require a transportation analysis with a methodology approved by the county traffic engineer. The analysis shall also include an evaluation of traffic circulation within the local plan area and shall identify

potential impacts to fairground operations.

- VCF 1.3.5 Property undergoing a rezoning to PUD shall be reviewed to ensure that the proposed uses, buffers, and site design are compatible with surrounding properties and do not represent a conflict with the on-going use of the Volusia County Fairgrounds for county fair or agricultural related uses. New PUDs in the Fairgrounds Local Plan may, at a minimum, be required to:
- a. Provide for a compatible and consistent appearance by utilizing such mechanisms as design standards, sign control (i.e., number, height, and copy area), landscape screening/buffering requirements (i.e., width and composition), underground utilities, building setbacks and height requirements.
 - b. Require shared access, shared parking, and shared loading facilities to reduce impervious surfaces and limit the vehicular impacts to the fairground operations.
 - c. Require interconnected vehicular, transit, and non-vehicular movement as appropriate.
 - d. Provide a network of unifying open spaces which promote linkage with other adjoining developments.
 - e. Cluster structures in order to protect listed species and their habitat.
 - f. Use common frontage/service roads and shared or joint facilities such as stormwater, bus stops, and utility easements.

- VCF 1.3.6 Development shall limit access to S.R. 44 and Prevatt Avenue through the use of cross-access easements and shared access where feasible. Internal streets shall be designed to facilitate interconnectivity.

G. FUTURE LAND USE MAP:

The Future Land Use Map is 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 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) 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 conservation of trees and native habitat.

- (f) The County shall adopt land development regulations which set forth procedures and standards for implementing this section. They 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, 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.

CHAPTER 10

NATURAL GROUNDWATER AND AQUIFER RECHARGE ELEMENT

CHAPTER 10

NATURAL GROUNDWATER AND AQUIFER RECHARGE ELEMENT

A. OVERVIEW

The County of Volusia is responsible for coordinating with the State of Florida, the St. Johns River Water Management District, and the 16 municipalities in Volusia County to protect the aquifer. The Water Resources and Utilities Division serves a small percentage of the county population directly. It has agreements in place with other service providers to provide water and waste water in the remaining parts of the county. The overall purpose of this element is to protect both the quantity and quality of the natural groundwater. This includes both the surficial and Floridan aquifers. Groundwater levels and water quality are affected by many activities. Solid waste and hazardous waste facilities, underground storage tanks, fertilizers, and septic tanks all have the potential to contaminate groundwater quality. Due to the expanse and interconnectivity of the underground system, these issues are also addressed in the Future Land Use element, Transportation element, Intergovernmental Coordination element, Capital Improvements element, Sanitary Sewer element Potable Water element, Solid Waste element and Drainage element. These elements have been reviewed and updated for additional restrictions as they relate to recharge and groundwater quality. The goals, objectives and policies contained herein, provide guidelines and limitations regarding the above issues in order to protect the wetland and aquifer system.

Natural groundwater recharge areas, because they are linked to the groundwater, are affected by the restrictions to protect groundwater quality and quantity listed above. Recharge areas must maintain their natural recharge functions if they are to continue to replenish the aquifer. This element includes measures to protect these upland areas.

B. GOALS, OBJECTIVES AND POLICIES

GOAL:

- 10.1 Protect the quality and quantity of the surficial and Floridan aquifers, including the Volusia-Floridan sole source aquifer, and protect and enhance the capabilities of the groundwater recharge areas for the present and future water supply of the County.

OBJECTIVE:

- 10.1.1 Potable water resources shall be protected and conserved such that the recharge function of the aquifers shall be maintained. Dependence upon the Floridan aquifer for non-potable uses shall be reduced, and withdrawals from the surficial aquifer shall not cause damage to the resource.

POLICIES:

- 10.1.1.1 Volusia County shall utilize recharge maps from the St. Johns River Water Management District and/or the USGS to determine areas of recharge within the County.

- 10.1.1.2 Volusia County shall continue to monitor groundwater supply conditions in conjunction with the St. Johns River Water Management District. Furthermore, Volusia County shall periodically review the adequacy of groundwater supply monitoring procedures and, if necessary, formulate an appropriate alternative management strategy.
- 10.1.1.3 Volusia County, in collaboration with the SJRWMD and other agencies shall study the impacts of predicted sea level rise on the groundwater table and make necessary changes in practice and policies dependent on the findings.
- 10.1.1.4 Volusia County shall continue to promote water wise irrigation practices under Chapter 50, Divisions 8 and 10, Volusia County Code of Ordinances. Land development permits in unincorporated Volusia County will be subject to those limitations.
- 10.1.1.5 Volusia County Utilities shall promote the efficient use of groundwater supplies as outlined in the Potable Water element of this Comprehensive Plan.
- 10.1.1.6 Volusia County shall implement the current well ordinance and remain consistent with the recommendations of the SJRWMD's Air/Water Heat Pump Model Ordinance.
- 10.1.1.7 Volusia County shall require the use of water conserving plumbing fixtures in all new development, subject to County regulations in effect.
- 10.1.1.8 The criteria for evaluating the condition of the aquifer for this and all policies in this element may include, but not be limited to, ongoing monitoring of wells, saltwater intrusion, changes in vegetation, springs and wetlands, increase occurrence of sinkholes, and evidence of potential groundwater contamination.
- 10.1.1.9 Volusia County shall require the use of recovered wastewater as required in the Sanitary Sewer element of this Comprehensive Plan.
- 10.1.1.10 Volusia County shall continue to collaborate with the St. Johns River Water Management District, U.S. Geological Survey, and U.S. Natural Resources Conservation Service both in studying the surficial and Floridan aquifers and in determining the most appropriate actions to take in order to protect the resource.
- 10.1.1.11 Prime (or high) aquifer recharge areas appropriate for development shall be developed so as to continue to maintain pre-development net retention.
- 10.1.1.12 New stormwater management projects in existing developed areas should be designed in a fashion that enhances aquifer recharge.
- 10.1.1.13 Volusia County shall encourage the use of green infrastructure and low impact development.
- 10.1.1.14 Volusia County shall protect recharge lands through both fee simple or less than fee simple acquisition techniques, land use controls, or other methods deemed appropriate.

- 10.1.1.15 Because of its importance as a recharge area and its mostly natural ecosystem, suitable undeveloped portions of Rima Ridge shall be included in the Environmental Systems Corridors.
- 10.1.1.16 Volusia County shall maintain a comprehensive program responsible for educating businesses and residents of: the County's current water conservation policies, the fragility of the aquifer, methods to reuse and conserve water, well abandonment problems and rules, and benefits of water efficient landscaping.
- 10.1.1.17 The County shall encourage the continued metering of agricultural wells in the County to help accurately determine water usage within the County.
- 10.1.1.18 The County shall encourage reuse of wastewater for purposes.
- 10.1.1.19 Volusia County shall support SJRWMD policies regarding the protection of potentiometric surface impacts within unincorporated areas
- 10.1.1.20 The County shall implement water conservation strategies and related policies in the Potable Water element.
- 10.1.1.21 The county shall continue to utilize and update regulations to protect the aquifer, which include standards to maximize open space, limit impervious surfaces, promote protection of natural vegetation, buffer karst sensitive areas (areas prone to sinkholes), maximize recharge volumes, and treat recharge stormwater to protect groundwater quality.

OBJECTIVE:

- 10.1.2 Volusia County shall not allow the degradation of the water quality of the Floridan and surficial aquifers' ~~water quality~~.

POLICIES:

- 10.1.2.1 The County shall continue to rely on the Florida Department of Environmental Protection (FDEP) to monitor the County's groundwater system to determine the extent of any groundwater contamination and FDEP's information will serve as a database to assess ambient groundwater quality.
- 10.1.2.2 Volusia County shall maintain policies, within its jurisdiction, using information collected in the FDEP groundwater quality studies, to protect the aquifer.

These shall include policies which address:

1. public wellfield siting
2. siting of industrial land uses ~~which~~ that use hazardous materials or generate hazardous waste
3. siting of additional hazardous waste collection facilities, as needed

4. if necessary, expansion of the Hazardous Material Emergency Response Team
 5. if necessary, additional protection of the aquifer from saltwater intrusion
 6. if necessary, restrictions regarding the use of pesticides or fertilizers.
- 10.1.2.3 The County shall continue to enforce local and State regulations pertaining to the protection of the surficial and Floridan aquifers from such contaminants as hazardous wastes through the wellfield protection ordinance and small quantity generator program. If state funds become unavailable, Volusia County shall determine the feasibility of continuing these programs.
- 10.1.2.4 Volusia County shall maintain a wellhead/wellfield protection ordinance for the unincorporated area. The wellhead/wellfield protection ordinance shall, at minimum
1. establish the zones of influence and/or areas for protection for each public wellfield,
 2. restrict the handling and storage of hazardous substances in order to protect potable water wells,
 3. permit regional wellfields to serve a multi-purpose function, such as conservation and passive public recreational facilities.
- 10.1.2.5 Underground petroleum storage tanks shall be prohibited within the primary zone of influence, or area for protection of all existing and designated future public wellfields in the unincorporated area, (includes those regulated by the Public Utilities Commission) and shall be prohibited in future development in the Environmental System Corridors as designated by the Conservation and Future Land Use elements in this Comprehensive Plan.
- 10.1.2.6 Bio-medical wastes within the County shall continue to be managed by the Volusia County Health Department.
- 10.1.2.7 The County shall continue following state regulations at all County solid waste disposal facilities to protect the water quality of the Floridan and surficial aquifers.
- 10.1.2.8 The County shall continue the present well monitoring program at the County's landfills to determine groundwater and surface water pollutant levels and shall expand the number of monitoring wells concurrent with expansion of the landfill and any future landfills.
- 10.1.2.9 Existing monitoring equipment at the County landfill shall be properly maintained and upgraded in connection with technological advances.
- 10.1.2.10 Future landfills shall not be located within prime (or high) aquifer recharge areas or karst areas (prone to sinkhole activity).

- 10.1.2.11 The County shall monitor closed landfills owned and operated by the County for possible groundwater contamination.
- 10.1.2.12 Volusia County shall coordinate with all municipalities in the selection of future landfill sites.
- 10.1.2.13 Volusia County shall use the FDEP Basin Management Action Plans and the Priority Focus Areas to improve the water quality.

OBJECTIVE:

- 10.1.3 Volusia County shall develop a program for its potable water facilities to protect future sources and minimize detrimental environmental effects which may be caused by developing excessive groundwater supplies.

POLICIES:

- 10.1.3.1 Volusia County shall continue to monitor groundwater supply conditions in conjunction with the St. John's River Water Management District (SJRWMD). The Volusia County groundwater supply database shall include information using a network of monitoring wells. Furthermore, Volusia County shall periodically review the adequacy of groundwater supply monitoring procedures and, if necessary, formulate an appropriate alternative management strategy.
- 10.1.3.2 Volusia County, working with the SJRWMD and partnering water supply entities shall:
 - a. Restrict additional groundwater development within those portions of coastal Volusia County which are known to contain groundwater of subpotable quality at a depth of less than 100 feet.
 - b. Permit regional wellfields under their jurisdiction to serve a multipurpose function, such as conservation and passive public recreational facilities.
 - c. Monitor that the natural aquifer levels are maintained.
 - d. Encourage water use efficiency through low flow plumbing, water efficient landscaping, etc.
 - e. Explore, and if deemed necessary, develop alternative sources of potable water as addressed in the Potable Water Element

CHAPTER 11

COASTAL MANAGEMENT ELEMENT

I. INTRODUCTION

A. Purpose

The purpose of the Coastal Management Element is to provide for the reasonable use and management of coastal resources related to development activities, protection of human life, the limitation of public expenditures in areas subject to natural disaster, and protection of wildlife and natural habitat. This element is required by Section 163.3177(6)(g), Florida Statutes. Additionally, in 2015, the Florida Legislature passed legislation to address redevelopment components in coastal management elements that outline the principles that must be used to eliminate inappropriate and unsafe development in the coastal areas when opportunities arise relating to the effects of coastal flooding.

B. Coastal Volusia

Volusia County includes sixteen (16) municipalities, which makes the central concept of the Element the promotion of consensus among and between coastal communities so that common problems can be identified and common solutions proposed and implemented. The intent is to emphasize cooperation in implementing and achieving the goals, objectives and policies. It is not the intent of the County to mandate certain requirements through this Element beyond their statutory authority. Rather, the approach taken is to stress intergovernmental coordination and mutual cooperation, utilizing interlocal agreements and recognized scientific studies to meet common goals.

The coastal study area includes all areas of Volusia County that drain to the estuarine areas of the County seaward of the St. John's River Basin. Demarcating the coastal area along the westward extent of the East Volusia drainage basin area is intended to facilitate a comprehensive management of the County's coastal resources. The existing drainage basin defines the boundary for the coastal area of Volusia County. Approximately 450.5 square miles of the County are included within this study area. It ranges from between four and 16 miles wide to approximately 50 miles long, and is bounded to the east by the Atlantic Ocean, west by the watershed boundary as determined by the U.S.G.S. Hydrologic Unit Map of Florida, and to the north by Flagler County, and to the south by Brevard County).

The six (6) watersheds within the study area boundary are:

- Tomoka River North
- Tomoka River South
- Halifax River
- Mosquito Lagoon/Indian River North
- Indian River South
- Spruce Creek

The Tomoka River South primary basin is further divided into five sub-basins, the Spruce Creek Basin into eight sub-basins, and the Halifax Basin and Indian River North Basin into three sub-basins.

The Volusia County Coastal Area is a complex, dynamic natural system comprised of barrier islands, estuarine and river systems, and mainland watersheds. The coastal wetlands are dominated by salt marsh and mangrove outside of the urban centers on the estuary. Freshwater wetlands are dominated by forested habitats generally occurring within the interior of the coastal zone, west of the estuary. The coastal wetlands are currently afforded some degree of regulatory protection by the U.S. Army Corps of Engineers (aided by the U.S. Environmental Protection Agency, U.S. Fish and Wildlife Service, and National Marine Fisheries Service), Florida Department of Environmental Protection (FDEP), St. John's River Water Management District (SJRWMD) and the County. The protective measures generally afforded by these agencies are limited only to wetlands. However, the County does regulate upland buffer areas adjacent to wetlands. In addition to the wetlands, the coastal zone contains a variety of native upland habitats including,

- Pine Flatwood
- Pine-Mesic Oak
- Temperate Hardwoods
- Coastal Scrub
- Prairie
- Cabbage Palm
- Rangeland
- Sand Pine
- Sand Live Oak
- Long Leaf Pine
- Live Oak

Volusia County and its municipalities are part of a coordinated effort to identify, evaluate, and manage these resources as interconnected systems, using watersheds as the basic management unit. The environmental impact of development can be mitigated if growth occurs within specific geographic areas, following design standards and principles that conserve vegetation and water quality and respect the natural features of the environment. By directing development away from areas most vulnerable to coastal storms, future losses of life and property can be minimized.

C. Resources

Volusia County has participated in a variety of local and regional efforts to support its coastal and floodplain initiatives. In 2012, the Volusia County Council approved the Sustainability Action Plan. In 2017, the county embarked upon an effort with the East Central Florida Regional Planning Council to develop a report called "Resilient Volusia

County” to build resiliency against flooding and sea level rise. That effort was followed by the council’s adoption of the Volusia County Integrated Floodplain Management Plan in 2018. The same year, the East Central Florida Regional Planning Council expanded on its “Resilient Volusia County” project by developing the “East Central Florida Regional Resiliency Action Plan,” which was prepared for Volusia and Brevard Counties. Volusia staff from Emergency Management, Environmental Management, Planning and Development Services, and Traffic Engineering were all involved in these processes and worked to incorporate local strategies into the regional planning process. The East Central Florida Regional Resiliency Action Plan was adopted by the council in July 2019. In the same meeting, the council directed staff to participate in a larger Central Florida resiliency collaborative. All of these initiatives and the resulting datasets have formed the basis for updates to the county’s comprehensive plan.

II. GOALS, OBJECTIVES, AND POLICIES

GOAL:

- 11.1 Conserve, protect and manage the coastal resources of Volusia County including the wetland and upland ecosystem so as to maintain and enhance native habitats, floral and faunal species diversity, water quality, and natural surface water characteristics.

OBJECTIVE:

- 11.1.1 Maintain management programs to ensure the long-term protection and enhancement of wetland habitats, water quality, and selected natural upland habitats. The primary means of accomplishing this objective will be through the retention of interconnected hydroecological systems where the wetlands and uplands function as a productive unit resembling the original landscape.

POLICIES:

- 11.1.1.1 The Volusia County Environmental Management Division will be responsible for developing management plans and standards that protect and conserve natural systems within the coastal area of unincorporated Volusia County and the county-managed beaches.
- 11.1.1.2 The Volusia County Coastal Division is responsible for implementing and updating the Ponce de Leon Inlet Management Plan (“IMP”). The IMP is required by the State of Florida and is based on sediment budget engineering analysis that characterizes the impacts the stabilized inlet channel has on adjacent beaches. The plan sets forth action steps intended to maintain safe inlet channel navigation while minimizing and mitigating the impacts the inlet channel may have on adjacent beaches and dunes.

- 11.1.1.3 Environmental system corridors will integrate critical native and upland habitats identified by the Environmental Management Division to the maximum extent possible as an interconnected system.
- 11.1.1.4 Areas of critical wetland and native upland habitats not connected to corridors that exhibit resource values should be evaluated for inclusion as conservation or recreation areas within future development plans. Secondary linkage to nearby corridors, even if by artificial means, should be considered and encouraged. Construction of new corridors or linkages should be considered as a form of mitigation where appropriate.
- 11.1.1.5 Volusia County shall continue to implement site-specific conservation, management, and development review standards during the development review process. Such reviews are intended to minimize long-term and cumulative impacts on coastal habitat by requiring site specific analysis during the review process.
- 11.1.1.6 Volusia County will continue to require an Environmental Impact Assessment for development sites in the Natural Resource Management Area prior to development approval.
- 11.1.1.7 Volusia County will continue to encourage coordination of significant corridors with the municipalities following annexation.
- 11.1.1.8 Volusia County will manage spoil islands so that they may become an integral component of lagoon ecology.
- 11.1.1.9 The Environmental Management Division will maintain standards for wetland habitat mitigation through the county's land development regulations.
- 11.1.1.10 For all habitat mitigation plans, programs or activities, the Environmental Management Division should identify quantifiable, realistic goals, maintain direct supervision through the construction and monitoring process, utilize a minimum of flexibility for minor or insignificant post-construction modifications and, if problems or failures result, be able to enforce permit conditions.
- 11.1.1.11 The Environmental Management Division will continue to support and sponsor estuarine, oceanfront, and shoreline habitat restoration and protection projects. Projects will target identified shorelines where restoration is required to offset impacts from existing upland development including stormwater discharges, bulk heading, dumping and land clearing. Restoration will include but not be limited to:
 - A. Removing debris and toxic materials.

- B. Stabilizing shorelines.
 - C. Creating wetland habitat such as mangrove and salt marsh.
 - D. Dune restoration.
 - E. Relocating or eliminating storm water/domestic waste and effluent.
 - F. Maintenance of stormwater facilities and retrofitting where needed.
 - G. Regulation of urban shoreline redevelopment.
- 11.1.1.12 Development adjacent to estuarine and riverine shoreline areas shall maintain a habitat buffer zone to protect or conserve the canopy, understory and ground cover of native upland vegetation and wetlands.
- 11.1.1.13 Development in habitat areas that include species listed by the State of Florida or U.S. Fish and Wildlife Service as Endangered, Threatened, or Species of Special Concern shall not adversely impact that habitat or the listed species within it.
- 11.1.1.14 Volusia County has incorporated the Manatee Protection Plan ("MPP") approved by the County Council into its Comprehensive Plan. The County shall continue to protect manatees and manatee habitat through: implementation of the MPP, the continued enforcement of the State's Intracoastal Waterway Speed Zone Program; and through the implementation of the applicable sections of the land development regulations.

GOAL:

- 11.2 To conserve, protect, and restore coastal resources by managing growth and land use so as not to damage or destroy those resources.

OBJECTIVE:

- 11.2.1 Volusia County will continue to implement land use regulations that provide for the location, extent and distribution of land uses consistent with the protection of coastal resources.

POLICIES:

- 11.2.1.1 Land uses, development, or other actions which have significant adverse impact on coastal resources to the point where coastal resources would be degraded as a result shall be required to provide appropriate mitigation to those impacts.
- 11.2.1.2 Designated natural resource areas, significant environmental or ecological features, critical wildlife habitat, environmental system corridors or conservation areas shall be protected through a variety of mechanisms

including buffer zones, restoration, limiting density and intensity, conservation easements, acquisition, density transfers, transfer of development rights (TDRs), purchase of development rights or land exchanges.

- 11.2.1.3 The priority for new development shall be in areas of urban infill in order to contain sprawl, use existing developable lands, maximize the provision of urban services and facilities and protect remaining coastal habitat.

OBJECTIVE:

- 11.2.2 Continue to maintain standards for appropriate densities, intensities, buffer zones, resource protection and location for development adjacent to aquatic and natural preserves, wildlife refuges, and environmental system corridors to protect the natural character, scenic values and public benefit of these areas.

POLICIES:

- 11.2.2.1 Volusia County will continue to maintain or adopt zoning classifications in the unincorporated Coastal area consistent with the protection or conservation of coastal resources.
- 11.2.2.2 Utilize innovative or alternative zoning districts or techniques to protect coastal resources. Such techniques could include overlay districts, floating zones, bonus ordinances, performance standards, fast-tracking of development applications, quality development programs, Transferable Development Rights, or other incentive-based methods.
- 11.2.2.3 Cooperate and coordinate with local governments, state agencies, and special districts in developing consistent standards, criteria and land development regulations for protection of coastal resources.

OBJECTIVE:

- 11.2.3 Priorities for shoreline land use shall be given to water dependent uses over water related land uses and shall be based on type of water-dependent use, adjacent land use, water quality, impact on critical habitat, and impact on coastal resources.

POLICIES:

- 11.2.3.1 When reviewing applications for zoning, plan amendments or development orders, shoreline land uses shall have the following priorities:

- A. Water-dependent uses such as aquaculture and wildlife production, recreation, public access, marinas and navigation, and water-dependent utilities and industry, which do not create a significant adverse impact upon the waters or land use.
 - B. Protection of coastal and natural resources.
 - C. Water enhanced uses such as recreation, certain utilities, commerce and industrial uses.
 - D. Low density residential.
 - E. Non-water dependent or related activities such as intensive urban residential, non-water dependent industry and commerce.
 - F. Of lowest priority are those uses which are non-water dependent, non-water enhanced which result in a reduction of coastal resources.
- 11.2.3.2 Land development reviews, for the purposes of siting, or expanding marinas or boat facilities shall include the following criteria with priority given to expansion of existing marinas:
- A. Consistency with provisions included in the Manatee Protection Plan for Volusia County.
 - B. Sufficient upland areas to accommodate needed support facilities such as adequate parking, dry storage, work areas, stormwater management facilities, and other non-water dependent uses.
 - C. Preference will be given to locating marinas and boat facilities in areas which require minimal dredging or no dredging or filling to provide access by either canal, channel or road.

OBJECTIVE:

- 11.2.4 Consistent with the Historic Preservation Element, protect and preserve historic and archaeological resources.

POLICIES:

- 11.2.4.1 Include coastal historic and archeological resources in land acquisition programs for open space, recreation, preservation, or conservation.

11.2.4.2 Volusia County shall maintain standards, regulations and guidelines for the protection of historic and archeological resources in the coastal area through the Volusia County Historic Preservation Ordinance.

GOAL:

11.3 To protect, enhance, and improve the quality of the estuarine environment throughout Volusia County.

OBJECTIVE:

11.3.1 To monitor and improve estuarine water quality by maintaining an ongoing water quality sampling and monitoring program, establishing base line conditions, and identifying standards as parameters to measure changes in water quality.

POLICIES:

11.3.1.1 A comprehensive water quality sampling and monitoring network shall be maintained for the coastal area. The data shall be evaluated to detect possible problems and to determine where corrective action is needed.

11.3.1.2 A water quality monitoring program shall be maintained so that point and non-point sources and facilities which are identified as potential water quality problems are regularly and periodically inspected.

11.3.1.3 Volusia County shall identify areas that utilize individual septic systems in the coastal area. These areas will be prioritized for incorporation into public wastewater treatment systems. The following criteria will be utilized for prioritizing areas:

- A. Soil type
- B. Water table level
- C. Proximity to Aquatic Preserves and Outstanding Florida Waters
- D. Proximity to open shellfish harvesting areas
- E. Proximity to other water bodies
- F. Density of septic tank systems
- G. Areas known or suspected to be impacting surface or ground water quality
- H. Proximity to existing or planned public wastewater treatment systems
- I. Directives of the Indian River Lagoon Act
- J. Directives of the Northern Coastal Basin SWIM

11.3.1.4 Future individual on-site disposal systems in the Mosquito/Indian River

Lagoon area shall be managed under the Surface Water Improvement Management Area Overlay Zone requirements of the Volusia County Zoning Ordinance. If no central sewer is available, on-site sewage disposal systems within the subject overlay zone may be required to be advanced systems depending on soil type and water table parameters.

- 11.3.1.5 Volusia County will continue to maintain and upgrade existing sewage treatment plants in the coastal area in accordance with the Sanitary Sewer Element of the comprehensive plan.
- 11.3.1.6 Volusia County will continue to maintain erosion and sediment control provisions in the land development regulations.
- 11.3.1.7 The construction of future storm water management systems and the redesign of existing systems shall consider the timing of discharge of fresh water to the estuary and ocean, the hydroperiod of the wetlands as well as the potential loadings.
- 11.3.1.8 The use of pipes, ditches and canals which transport large volumes of fresh water rapidly to the estuaries and ocean shall be prohibited.
- 11.3.1.9 Volusia County will continue to implement the Stormwater Management Master Plan which provides guidance for the reduction of flooding and increased water quality as a result of stormwater runoff.
- 11.3.1.10 Volusia County will continue to implement its Water Quality Master Plan on an on-going basis .
- 11.3.1.11 The preparation of management plans, water quality studies, and sampling programs will be coordinated with the coastal municipalities, the SJRWMD, and the FDEP.
- 11.3.1.12 The findings and recommendations from the Surface Water Improvement Management (SWIM) programs will be incorporated into the county's plans and regulations.

- 11.3.1.13 Volusia County will continue water quality sampling and reporting requirements for assessing and monitoring impacts of cumulative development on storm water runoff and water quality.
- 11.3.1.14 Volusia County shall continue its commitment to improve and enhance water quality and estuarine conditions through intergovernmental cooperation with its municipalities and other affected agencies and groups.

GOAL:

- 11.4 Protect, enhance and restore the functioning of the beach and dune systems and prohibit development activities that would damage or destroy such systems.

OBJECTIVE:

- 11.4.1 Maintain standards to minimize the impacts of structures and development on beach and dune systems and where necessary initiate dune restoration programs.

POLICIES:

- 11.4.1.1 Continue to coordinate with the Bureau of Beaches and Coastal Systems concerning the Coastal Construction Control Line (CCCL).
- 11.4.1.2 Permits for new seawalls shall only be allowed to protect health, safety, principal buildings, public infrastructure, or to fill in small between existing seawalls. All new permitting of seawalls must receive proper permits from applicable federal, state, regional, and local agencies .
- 11.4.1.3 Seawall construction in the County shall be consistent with State requirements and should be of a low profile design that relates to local beach conditions. In addition, all new seawalls shall be designed and constructed to minimize adverse effects to adjacent properties.
- 11.4.1.4 All new or reconstructed seawalls shall include a provision of a vegetated dune system.
- 11.4.1.5 Created dune systems shall be maintained to emulate natural dune systems. No dune reconstruction or maintenance shall be done during the marine sea turtle nesting season.

- 11.4.1.6 FDEP and the Volusia County Beaches and Dunes Ordinance maintain standards for the maintenance and restoration of dune areas.
- 11.4.1.7 Coastal construction shall be planned, designed, and constructed to avoid the man made destruction or removal of existing dunes and dune vegetation. Where such impacts cannot be avoided, such impacts shall be mitigated.
- 11.4.1.8 Structural development along beaches fronting the Atlantic Ocean shall enhance and not further degrade the coastal beach and dune system.
- 11.4.1.9 Shoreline buffer zones shall be established to protect and preserve the coastal beach and dune systems fronting the Atlantic Ocean. Buffer areas shall be measured seaward from the existing or historical vegetative line and re-established upon changes to the new Coastal Construction Control Line.
- 11.4.1.10 Structures shall be prohibited within the established shoreline buffer areas except where overriding public interest is apparent for public park and recreation facilities, or for structures that are necessary for reasonable access and are elevated above the dune vegetation .
- 11.4.1.11 As part of the coastal resource function, exchange information and monitor data collection of the FDEP, the US Army Corps of Engineers, Florida Sea Grant College, universities, and other appropriate agencies.
- 11.4.1.12 In cooperation with the FDEP, develop information and education programs to inform citizens on how the coastline works. Provide technical assistance to land owners, citizens, community interest groups and local governments.
- 11.4.1.13 Utilize State and Federal grants and community resources to implement beach and dune restoration projects such as civic associations, community groups, private donations, or other similar techniques.
- 11.4.1.14 Incorporate dune restoration projects and revegetation into public improvement projects such as park, recreation facilities, and off-beach parking areas, adjacent to the beach, and vacant county owned land east of Coastal Construction Coast Line.
- 11.4.1.15 Volusia County will explore interlocal agreements with coastal cities and the State of Florida for the funding and development of beach maintenance and restoration programs and projects.
- 11.4.1.16 The stabilization and depth maintenance of Ponce DeLeon Inlet and the longshore transport of sediment relations to the Inlet zone of influence shall continue to be managed under the FDEP certified Inlet Management Plan.

- 11.4.1.17 The Volusia County Coastal Division will serve as the local sponsor for the federal inlet channel at Ponce de Leon Inlet and will partner with the State of Florida and U.S. Army Corps of Engineers to develop and implement the inlet management plan.
- 11.4.1.18 Redevelopment should be viewed as an opportunity to restore beach and dune systems, improve visual appearance, incorporate landscaping and buffer areas, improve traffic circulation, and upgrade stormwater management systems.

GOAL:

- 11.5 Lessen the impact of a destructive storm on human life, property, public facilities and natural resources by discouraging the location of new development in the coastal high hazard area through limitations to new public expenditures in these areas.

OBJECTIVE:

- 11.5.1 Volusia County will maintain the clearance time of the population in the Coastal high hazard area at a level of service (LOS) standard "D."

POLICIES:

- 11.5.1.1 Land use plan amendments in the coastal high hazard area shall strive to reduce and shall not increase the clearance time in the Coastal high hazard area beyond the adopted LOS.
- 11.5.1.2 Volusia County will continue to coordinate with the municipalities and the River to Sea Transportation Planning Organization to assess the impact of new development on the hurricane evacuation network.
- 11.5.1.3 Future roadway improvements shall minimize the impact of flooding and storm damage on evacuation route facilities.
- 11.5.1.4 Evacuation routes shall be designated in such a way as to distribute traffic demand to provide optimum utilization of available roadway facilities.
- 11.5.1.5 Volusia County shall coordinate the Comprehensive Emergency Management Plan with the coastal cities to ensure the orderly evacuation of the population in the Coastal high hazard area.

OBJECTIVE:

- 11.5.2 Volusia County shall designate hurricane evacuation shelters to protect the population in the Coastal high hazard area.

POLICIES:

- 11.5.2.1 Volusia County will continue to designate hurricane emergency shelter facilities to accommodate at least 10% of the population in the Coastal high hazard area, based upon a standard of 20 square feet of shelter space per person.
- 11.5.2.2 New hurricane emergency shelter space shall not be located in the Coastal high hazard area.

OBJECTIVE:

- 11.5.3 Volusia County will continue to ensure that development in the Coastal high hazard area minimizes danger to life and property.

POLICIES:

- 11.5.3.1 Public facilities shall be prohibited that will encourage new development inside the Coastal High Hazard Area. This prohibition does not include facilities associated with redevelopment or development of properties in accordance with previously approved subdivisions or site plans, public access and recreation facilities, facilities necessary for public health/safety/welfare, or resource restoration projects/facilities.
- 11.5.3.2 Prior to the development of public facilities in the Coastal High Hazard Area, it shall be determined that there are no other feasible sites outside that area.
- 11.5.3.3 If constructed, all public facilities in the Coastal High Hazard Area shall be flood proofed to ensure minimum damages from storms and hurricanes.
- 11.5.3.4 Construction activities seaward of the Coastal Construction Control Line shall be consistent with the requirements of Chapter 161, Florida Statutes .
- 11.5.3.5 All development in the coastal high hazard area shall be consistent with or more stringent than the flood resistant construction requirements in the Florida Building Code and applicable floodplain management regulations set forth in 44 CFR, Part 60.
- 11.5.3.6 The County shall continue to participate in the National Flood Insurance Program (NFIP).

- 11.5.3.7 The County shall maintain, and pursue improvement of, its insurance rating under the NFIP Community Rating System (CRS).
- 11.5.3.8 County-owned infrastructure presently within the Coastal High Hazard Area shall be relocated outside of said area when repairing/replacing the infrastructure. If relocation of the infrastructure is deemed by the County to not be feasible, any reconstruction or repair of the infrastructure shall be designed so as to minimize potential damage (i.e., wind and/or flooding) from hurricanes or other storms.
- 11.5.3.9 Volusia County will continue to implement its FEMA-approved Local Mitigation Strategy to reduce damage in areas of repetitive loss due to flooding .
- 11.5.3.10 The County shall continue to direct growth away from the Coastal high hazard area by utilizing land use controls, acquisition techniques, and other methods as deemed appropriate.
- 11.5.3.11 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 150mph winds.
- 11.5.3.12 Volusia County shall locate future well fields in a manner as to protect against salt water intrusion .
- 11.5.3.13 The Level of Service for the provision of wastewater treatment in the unincorporated portions of the coastal area shall be consistent with the Sanitary Sewer Element of the Comprehensive Plan.
- 11.5.3.14 The level of service standard for roads in the Coastal area shall be consistent with the Transportation Element, except where expressly modified pursuant to Interlocal Agreement between Volusia County and the individual coastal cities.
- 11.5.3.15 The County shall continue to enforce rules/regulations governing the proper disposal of solid waste in the unincorporated portion of the Coastal area.

- 11.5.3.16 The Tomoka Farms Landfill shall continue to be monitored and the monitoring program evaluated to ensure ground water and surface water samples are collected. Water samples will meet federal and state water quality standards. This data shall be incorporated into the water quality sampling program.
- 11.5.3.17 The Level of Service standard for solid waste shall be as identified within the Solid Waste Element.
- 11.5.3.18 The County shall continue to investigate and review the available technology for resource recovery, recycling and other alternatives to solid waste management consistent with the protection and conservation of environmental resources and water quality.
- 11.5.3.19 Development or redevelopment activity shall not result in increasing hurricane evacuation times above the clearance time identified by the Emergency Management Division.
- 11.5.3.20 Volusia County and the coastal cities shall coordinate all hurricane evacuation activities through the Volusia County Emergency Management Division.

OBJECTIVE:

- 11.5.4 Volusia County with the East Central Florida Regional Planning Council and the coastal cities, as appropriate, shall continue to develop plans and regulations to mitigate for the threat to human life and to control proposed development and redevelopment in the coastal environment.

POLICIES:

- 11.5.4.1 Volusia County will consider land areas that should not be reconstructed, limiting redevelopment in documented areas of repetitive loss, abandonment and/or relocation of buildings, rebuilding of public facilities, reconstruction with structural modification and distinguishing between immediate repair/cleanup actions and actions needed to protect public health and safety and long-term repair and redevelopment.
- 11.5.4.2 Volusia County and its partners will also identify structures in the Coastal High Hazard Area that might be of some utility for public access to coastal beaches and waterways, and make recommendations for acquisition when post-disaster opportunities arise. It shall establish guidelines for determining priorities for the acquisition of storm-damaged property in the Coastal High Hazard Area.

- 11.5.4.3 Volusia County will establish principles for repairing, replacing, modifying, or relocating public facilities in the Coastal High Hazard Area.
- 11.5.4.4 For hurricane damaged structures in the coastal high hazard area, structures damaged less than fifty (50%) percent of their replacement cost, at the time of damage, may be rebuilt to their original condition subject only to current building and life-safety code.
- Structures damaged more than fifty (50%) percent of their replacement cost, at the time of damage, can be rebuilt to their original square footage and density, provided that they comply with:
- A. Federal requirements for elevation above the 100-year flood level.
 - B. Building code requirements for flood proofing.
 - C. Current building and life-safety codes.
 - D. Regulations relating the Coastal Construction Control Line.
 - E. Any required zoning or other land development regulations (other than density or intensity), unless compliance with such regulations would preclude reconstruction otherwise intended by the county's land development regulations .
- 11.5.4.5 The Volusia County Comprehensive Emergency Management Plan for post-disaster recovery provides for immediate repair and clean up actions in the form of disaster assessment, the provision of temporary housing, and individual assistance. These efforts shall be coordinated between Volusia County and the coastal cities. Reconstruction shall be consistent with the Recovery Annex of the Comprehensive Emergency Management Plan, as appropriate.

GOAL:

- 11.6 Maintain and improve public access to the sovereign lands of the Coastal Management Planning Area through the provisions of coastal beach access facilities, fishing piers, boat ramps and marinas.

OBJECTIVE:

- 11.6.1 In the areas of unincorporated Volusia County, except Ormond-by-the-Sea, Coastal Beach Access Facilities (Vehicular Beach Ramps, Walkways, or Walkovers) shall be provided at no greater than 2 mile intervals, except for

the area north of Bass Drive and the area in Canaveral National Seashore. In the area of unincorporated Ormond-by-the-Sea, Coastal Beach Access Facilities shall be provided every $\frac{1}{4}$ mile, on average. Volusia County shall be responsible for the actual provision, maintenance, and operation of these facilities unless otherwise indicated.

POLICIES:

- 11.6.1.1 Beach Access Facilities shall, to the greatest extent possible, be provided in accordance with the County's Beach Management Plan and the County's Beach and Dune Ordinance.
- 11.6.1.2 Volusia County, shall ensure that all Coastal Beach Access Facilities shall include access to a public road.
- 11.6.1.3 The establishment and/or improvement of vehicular beach ramps, including ramp expansion and improved handicapped access shall be consistent with the County's Beach Management Plan and federal ADA requirements.
- 11.6.1.4 The priority for new pedestrian access shall be pedestrian walkovers or other alternatives that do not harm the dune system.
- 11.6.1.5 The County will, in cooperation with the appropriate coastal cities, continue to identify the need for any new parking areas to improve public beach access.
- 11.6.1.6 Volusia County shall prohibit the vacation of public right-of-way that provides or could provide public access to the beach or off-beach parking without an equivalent type of access.
- 11.6.1.7 Volusia County shall maintain a Beach Management Plan to maximize the protection of natural resources as well as to serve the need for public beach access.

OBJECTIVE:

- 11.6.2 In conjunction with the coastal cities and the Ponce DeLeon Port District, the County will endeavor to expand and construct pier opportunities to the greatest extent possible for the residents of the County.

POLICIES:

- 11.6.2.1 Volusia County, in cooperation with the appropriate coastal cities and Ponce DeLeon Port District, shall determine the appropriate location at which fishing pier space can be utilized in conjunction with existing bridges.

GOAL:

- 11.7 Public services and facilities shall be adequate and available to serve both current and future residents.

OBJECTIVE:

- 11.7.1 The land development regulations shall ensure that the provision of roads, potable water, sanitary sewer, drainage, recreation, mass transit, and solid waste facilities and services required to maintain the adopted Level of Service standards shall be consistent and phased with the level of development proposed in the Future Land Use Element.

POLICY:

- 11.7.1.1 Development or redevelopment within the coastal areas shall have public services and facilities available concurrent with the impacts of development.

GOAL:

- 11.8 Foster and encourage intergovernmental coordination in the Coastal Management Planning Area between Volusia County, the coastal cities, adjacent local governments, regional, state, and federal government entities.

OBJECTIVE:

- 11.8.1 Continue to cooperate with Volusia County Public Schools in selecting future sites for school facilities within the coastal area.

POLICIES:

- 11.8.1.1 Encourage Volusia County Public Schools to locate future school facilities outside of areas susceptible to hurricane storm damage or areas prone to flooding, or as consistent with Chapter 235, Florida Statutes regarding flood plain and school building requirements.

- 11.8.1.2 Cooperate with Volusia County Public Schools in the identification and designation of school facilities as hurricane evacuation and emergency shelters.

OBJECTIVE:

- 11.8.2 The Coastal Management Element is a guide in deciding issues of land use and zoning, the extension and provision of urban services, annexation, and the general location of environmental systems corridors in the Coastal area.

POLICIES:

- 11.8.2.1 Applications for land use amendments, zoning, and development shall consider the impacts on adjacent local governments.
- 11.8.2.2 The extension and provision of urban services and facilities shall be accomplished through the adoption of Interlocal Agreements.
- 11.8.2.3 The County and coastal cities shall cooperate in maintaining and updating land use information by watershed.
- 11.8.2.4 Volusia County will encourage consistency between the development standards of the coastal communities for issues/concerns which transcend jurisdictional boundaries.
- 11.8.2.5 Volusia County will continue to promote the identification and protection of environmental systems corridors to ensure the viability and continuation of these cross-jurisdictional systems.
- 11.8.2.6 Volusia County shall continue maintaining and updating the Florida Land Use Cover and Forms classification system, maps, and database.

OBJECTIVE:

- 11.8.3 Maintain an effective ongoing water sampling and monitoring system which shall be applied by Volusia County and the coastal cities on an area-wide basis.

POLICIES:

- 11.8.3.1 Volusia County will continue to work with the water management districts and local municipalities in implementing a long-term, inter-agency water and sediment quality monitoring strategy for Mosquito/Indian River Lagoon and the Halifax River.

- 11.8.3.2 Volusia County shall continue to implement its water quality monitoring program.
- 11.8.3.3 The County, in cooperation with the other appropriate jurisdictions, shall maintain and seek to expand the existing water quality monitoring program so that all point and non-point sources and facilities which are identified as potential water quality problems are regularly and periodically inspected.
- 11.8.3.4 Support the implementation of the Indian River Lagoon Comprehensive Conservation and Management Plan.
- 11.8.3.5 Volusia County and the coastal cities shall continue their commitment to enhance water quality and estuarine conditions through these additional intergovernmental coordination mechanisms:
 - A. Participation in ad-hoc or other special technical advisory committees, as well as Volusia Managers and Elected Officials roundtables.
 - B. Exchange of data and information among and between Volusia County and the coastal cities, as well as Brevard and Flagler Counties.
 - C. Presentation and discussions with the Volusia Council of Governments.
 - D. Updating data in cooperation with FDEP and SJRWMD.
 - E. Participation in the SWIM programs.
 - F. Implementing the policies or recommendations of the Aquatic Preserve Management Plans.

OBJECTIVE:

- 11.8.4 Volusia County and the coastal cities shall ensure that beach and dune management is coordinated throughout the Coastal area.

POLICIES:

- 11.8.4.1 Seawall construction in the County shall be consistent with the State requirement mandating design and construction to withstand a 100-year storm event.
- 11.8.4.2 Volusia County and the coastal cities shall maintain uniform standards for the

maintenance and restoration of dune areas.

- 11.8.4.3 Volusia County, in cooperation with coastal cities, shall periodically review and determine the need for a beach and dune management plan.
- 11.8.4.4 The Port Authority, through its FDEP certified Inlet Management Plan, shall maintain a continuing scientific base and monitoring of Ponce DeLeon Inlet and the coastal beaches within the inlet's zone of influence, from FDEP monuments R-130 to R-165.
- 11.8.4.5 The Port Authority shall coordinate studies and monitoring efforts with the FDEP, and the U.S. Army Corps of Engineers (USCOE) for beach areas under the influence of the inlet as stated in the Inlet Management Plan (FDEP monuments R-130 to R-165).

OBJECTIVE:

- 11.8.5 Coordinate with fire, law enforcement, and emergency staff on issues in the coastal zone planning area.

POLICIES:

- 11.8.5.1 Provide for fire and law enforcement facilities commensurate with population growth and development in the coastal area.
- 11.8.5.2 Locate new fire and law enforcement facilities outside of the areas susceptible to hurricane storm damage or flooding where feasible.
- 11.8.5.3 Continue to update procedures as part of the Comprehensive Emergency Management Plan for emergency fire and police protection and response.

GOAL:

- 11.9 Volusia County will foster resiliency by coordinating with its municipalities, and state and federal partners, to exchange data and develop coordinated strategies to address the impacts of sea-level rise.

OBJECTIVE:

- 11.9.1 Develop strategies to identify and address issues related to the impacts of sea-level rise.

POLICIES:

- 11.9.1.1 Volusia County will continue to participate in and expand the Volusia County Local Mitigation Strategy in an attempt to reduce the human and economic costs of natural, technologic, and societal disasters.
- 11.9.1.2 Volusia County accepts the sea level rise projections and supports the recommendations of the East Central Florida Regional Resiliency Action Plan as a means to foster resilience throughout Volusia County and will continue to build on these efforts by participating in the Regional Resiliency Collaborative lead by the East Central Florida Regional Planning Council.
- 11.9.1.3 Volusia County will continue to implement the Volusia County Sustainability Action Plan in order to contribute to local sustainability efforts across Florida.
- 11.9.1.4 The Volusia County Integrated Floodplain Management Plan will continue to consider the impacts of sea level rise as part of the risk assessment and in the development of mitigation strategies.
- 11.9.1.5 Volusia County shall consider impacts such as increased temperatures, sea level rise, potentially shifting habitat, and ecosystem types, and the need to withstand increased storm surge in evaluating public infrastructure decisions.
- 11.9.1.6 Volusia County shall consider the potential impacts from climate change, including rising sea levels and shoreline stabilization needs, in its planning for infrastructure and public facilities.
- 11.9.1.7 Volusia County shall protect natural systems and habitats by incorporating climate change adaptation and mitigation strategies in its land acquisition policies.
- 11.9.1.8 Volusia County shall exchange data regarding local areas vulnerable to extreme high tides, storm surge, and coastal flooding with the FDOT, USDOT, FHWA relative to airport, transit, bridges, roads, and other transportation systems.
- 11.9.1.9 Volusia County will promote green infrastructure as a tool for resiliency and the protection of water quality and coastal systems.

CHAPTER 12
CONSERVATION ELEMENT

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CONSERVATION ELEMENT

A. OVERVIEW

The Conservation Element provides the framework for the preservation, protection, and enhancement, of the County's natural resources. As such, the goals, objectives, and policies outlined in this Element are strongly intertwined with other elements in the Comprehensive Plan relating to land use, utilities, recreation and open space, transportation, and coastal management. It is the intent of this Element to provide a basis for responsible decision making for the appropriate use of natural resources when confronted by growth and corresponding development, as well as the identification and preservation of ecologically irreplaceable resources.

In spite of rapid urban growth, the County contains a large abundance of high quality natural resources. The need for protection and management of the County's natural resources will continually increase as growth expands and as the county experiences the impacts of sea level rise. Therefore, this Element is taking a responsible approach toward natural resource protection, recognizing the tremendous contribution of these resources to the quality of life of Volusia County residents and visitors.

This Element divides the goals, objectives, and policies relating to natural resources into four broad categories: water resources; natural communities and wildlife; air quality; and mineral resources.

The Element is directed toward the elimination of any further degradation of the County's lakes, rivers, and estuaries. The county will continue programs designed to protect the County's waters. Provisions for the protection of natural functions of waterbodies, flood plains, aquifers, and natural drainageways are also included. The county will continue to implement the water quality plan and other state-mandated requirements.

Protection of upland and wetland ecological resources is provided for in a number of ways. Large relatively uninterrupted expanses of natural communities are managed more systematically compared to areas of the County targeted for urban growth. Protection of the natural environment in the undeveloped areas is given a high priority, recognizing that these areas contain the highest ecological diversity and functional value. Direction of urban growth away from these areas is a by-product of protecting the natural system. Protection of wetlands is another high priority. Wildlife protection is accomplished primarily by preserving and appropriately managing habitat critical to the survival of wildlife species. Specific programs actively protecting and managing endangered species are also proposed.

In accordance with growth management law, the County of Volusia has developed a Water Supply Facilities Work Plan (Work Plan). The Work Plan strengthens the link between the County's Comprehensive Plan and the regional water supply planning process. The Work Plan

projects potable water demand based on the anticipated population growth for the planning horizon of this Comprehensive Plan and identifies the sources of water that will be needed to meet the projected demand. The Work Plan takes into account alternative sources of water identified as options for the County's Utility system in the St. Johns River Water Management District's (SJRWMD) District Water Supply Plan.

Although air quality is not believed to be a significant issue at this time, provisions are proposed to ensure that degradation of the County's air quality is prevented as urban growth continues. This growth will also require an increased need for excavations and fill. Mineral extraction resource areas are proposed such that other types of development will not "lock up" these valuable resources, while minimizing environmental impacts.

The county maintains a robust Geographic Information System. In addition to the management techniques contained in this Element, the County has aggressively protected significant natural resource areas for future generations. This initiative began in 1986 with establishment and implementation of a land acquisition program. This effort was renewed and enhanced in the year 2000 when the county's voters passed a referendum establishing the Volusia Forever Program. This long-term (20 year) initiative is intended to acquire and improve environmentally sensitive, water resource, and outdoor recreation lands. From 2000-2019, the county acquired approximately 38,000 acres. In order to promote efficient acquisition efforts and maximize the use of available funds, it is the intention of the County, where feasible, to cooperate with appropriate governmental agencies/jurisdictions and to seek out grants and other sources of support.

NOTE: Requirements of this Element relating to groundwater resources and hazardous waste are presented in the Natural Groundwater and Aquifer Recharge, and Solid Waste Elements, respectively.

B. GOALS, OBJECTIVES, AND POLICIES

WATER RESOURCES

GOAL:

- 12.1 Ensure the protection and improvement of the natural functions and quality of Volusia County's Water Resources.

OBJECTIVE:

- 12.1.1 To prevent the further degradation of the ambient water quality of the County's surface water resources, and to restore to acceptable levels those surface waters which exceed Federal, State and local pollutant standards.

POLICIES:

- 12.1.1.1 An ongoing surface water quality monitoring network shall continue. The water quality monitoring network will determine levels and trends of ambient water quality subject to state law.
- 12.1.1.2 The County shall continue to initiate and encourage surface water restoration programs which will, at minimum: identify and initiate the cleanup of highly polluted aquatic systems; identify those areas of the County where on-site sewage disposal systems are determined to be, or have the potential to be significant surface water pollution sources; and coordinate with stormwater facility redesign activities where necessary.
- 12.1.1.3 The County shall continue to regulate channelization or impoundment of the County's surface water bodies to the extent that such activities shall be limited to: those operations necessary to correct existing threats to public health or safety; maintenance of existing navigational waterways, as needed; and for reasonable access to water dependent shore-based facilities. In such cases, adverse impacts to the biological attributes of the water resources and water dependent natural ecosystems shall be mitigated through shoreline restoration, preservation of shoreline habitat, and/or mitigation fees.
- 12.1.1.4 On-site sewage disposal systems and associated drainfields shall continue to be limited within the flood plain of surface water bodies as provided for in land development regulations, to the extent that such systems are designed and located so as to not contribute to the degradation of ambient water quality, and in accordance with the policies of the applicable state agencies.
- 12.1.1.5 The most current best management practices which control erosion and limit the amount of sediment reaching surface waters shall continue to be required and encouraged for construction, agriculture, silviculture, excavation, dredge and fill, and stormwater management activities.
- 12.1.1.6 The County shall coordinate with FDEP to ensure that discharge of wastewater effluent into surface water bodies will not result in the lowering of the ambient water quality, when such information is available, unless such discharge can be shown to be in the overriding public interest.
- 12.1.1.7 The County shall ensure that stormwater management systems which discharge into surface water bodies shall not degrade the ambient water quality of the receiving water body, when such information is available.
- 12.1.1.8 The County shall coordinate with the SJRWMD to ensure that withdrawal of surface waters for purposes such as irrigation and freeze protection will not degrade ambient water quality, when such information is available.

- 12.1.1.9 Those standards for marina siting as provided in the Coastal Management Element and the Manatee Protection Plan shall be applied throughout the County.

OBJECTIVE:

- 12.1.2 To protect and enhance the natural hydrologic functions and wildlife habitat attributes of surface water resources, including estuarine and oceanic waters, as well as waters which flow into estuarine and oceanic water, and the floodplains associated with these waters.

POLICIES:

- 12.1.2.1 Natural shoreline buffers or setbacks shall remain established for surface water bodies, the extent of which will depend on, at minimum: existing soils; cover and type of vegetation; topography; wildlife habitat; ambient water quality; and the protective status of the water body.
- 12.1.2.2 Where possible, Environmental Systems Corridors shall connect with significant surface water resources, particularly those which have special protection status.
- 12.1.2.3 Removal or control of submerged, emergent, or floating vegetation shall continue to be limited to that necessary to provide reasonable access, and aquatic weed control as defined by the appropriate agencies. Any use of chemical herbicides for such purposes shall ensure that water quality and ecological integrity are not degraded.
- 12.1.2.4 Vertical seawalls and bulkheads along the banks and shorelines of naturally occurring surface water bodies shall continue to be limited to those instances where serious threat to life or property can be demonstrated. In such cases, utilization of sloping stabilization methods combined with vegetation shall be used as an alternative to vertical seawalls and bulkheads where feasible.
- 12.1.2.5 Headwater areas of significant surface water resources shall continue to be protected through land use controls, public acquisition, easements, or other appropriate methods.
- 12.1.2.6 The County shall coordinate with the SJRWMD to ensure that withdrawals from or discharges to surface water bodies which alter hydroperiods or water stage levels do not adversely impact water dependent ecosystems and aquatic habitats.
- 12.1.2.7 Undisturbed segments of flood plains associated with surface water bodies shall continue to be protected through public acquisition, land use controls, conservation easements, or other methods as appropriate.

- 12.1.2.8 Proposed structures located within the flood plain of surface water bodies, within flood prone areas, or within areas determined to be vulnerable to sea level rise as identified in the Regional Resiliency Action Plan, shall continue to be required to utilize building methods as provided in land development regulations, -to the extent that fill material required for construction or other impervious surfaces will not reduce the ability of the floodplains to store and convey floodwaters, or degrade the natural physical and biological functions of protected habitat without approved mitigation. Impacts of fill in the floodplains and floodprone areas shall be considered both site specifically and cumulatively.
- 12.1.2.9 Dwelling unit densities shall continue to be limited within the flood plains of surface water bodies, within other flood prone areas, or within areas determined to be vulnerable to sea level rise as identified in the Regional Resiliency Action Plan.
- 12.1.2.10 Public facilities shall be limited within the 100 year flood plain, within flood prone areas, or within areas determined to be vulnerable to sea level rise as identified in the Regional Resiliency Action Plan. Any public facilities that are built will be consistent with the County's Land Development regulations and shall be flood-proofed to minimize damage from floods, storms, hurricanes, and the impacts of sea level rise.
- 12.1.2.11 The County shall coordinate with the National Estuary Program and continue to protect the Class II Waters of Mosquito Lagoon.

OBJECTIVE:

- 12.1.3 To protect and appropriately utilize the physical and ecological functions of natural drainageways and drainage patterns.

POLICIES:

- 12.1.3.1 Land planning and development proposals shall continue to identify areas where soils, vegetation, hydrogeology, topography, and other factors indicate where water flows or ponds. These areas shall be utilized to the maximum extent feasible, without significant structural and natural habitat alteration, for on-site stormwater management, and should be integrated into an area-wide stormwater management design. Where wet detention systems are employed, they should mimic natural systems as appropriate.
- 12.1.3.2 Significant natural drainageways shall be identified and incorporated into the Environmental Systems Corridor network, where appropriate.
- 12.1.3.3 The Deep Creek/Haw Creek drainageway shall be protected through public acquisition, land use controls, or other methods deemed appropriate.

- 12.1.3.4 Volusia County shall maintain land development regulations to control pollutant discharges into surface waters from dredge and fill activities. In some instances, regulations adopted by Volusia County may be more stringent than state and federal policies and regulations.
- 12.1.3.5 The expansion of navigable waterways shall be prohibited in Volusia County. Maintenance dredging of existing waterways must comply with the Manatee Protection Plan and Land Development Code.
- 12.1.3.6 Volusia County shall encourage the use of green infrastructure to protect the ecological functions of natural drainageways.

OBJECTIVE:

- 12.1.4 The County shall assess long-term potable water needs and identify the water supply sources that will be utilized to meet the projected demand.

POLICIES:

- 12.1.4.1 The County shall adopt and update as necessary, as part of the Potable Water Sub-Element, a Water Supply Facilities Work Plan that includes an assessment of the long-term potable water needs and sources.
- 12.1.4.2 The County shall implement the water supply strategies and relevant policies in this Comprehensive Plan to address the long-term potable water supply facility needs and sources for the County's water supply planning areas.

NATURAL COMMUNITIES AND WILDLIFE

GOAL:

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

OBJECTIVE:

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

POLICIES:

12.2.1.1 Existing, relatively uninterrupted expanses of natural resources contained within the County shall be managed as an individual unit, providing natural resources the highest degree of protection in land development decisions and planning. These lands shall comprise the Natural Resource Management Area (NRMA) established in the Future Land Use Element. Areas initially mapped for NRMA include the St. John's River Valley; Talbot Terrace; Pamlico Terrace; Rima Ridge; and Turnbull Hammock. Additional areas may be added based on soils, topographic, vegetative or other site-specific data.

12.2.1.2 The County shall promote land use activities compatible with NRMA, the boundaries of which are determined by resource data including: ecological community mapping; USGS Topographic maps; National Wetland Inventory maps; Florida Natural Area Inventory records; available wildlife data; and site specific field information.

- a. 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 biodiversity 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. 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 (BMPs), 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. Upon request by an applicant, an administrative boundary adjustment may occur based on a review of site specific information and with the submittal of a wetlands delineation conducted by an environmental professional and verified by the Florida Department of Environmental Protection, the US Army Corps of Engineers, or the St. Johns River Water Management District. Any adjustments to the Resource Corridor boundary will be

included on the county zoning map, and changes to the Environmental Systems Corridor boundary will be added to the future land use map.

- b. 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.
- c. Low Impact Urban (LIU) - Lands within the NRMA 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 may be permitted within this zone, but shall comply with standards consistent with the provisions of the NRMA. These standards shall include, at minimum: a requirement to be serviced by central utilities; designation of at least 50% of required open space as provided for in land development regulations to be preservation of upland habitat sited in an ecologically strategic manner (e.g., adjacent to wetlands); and clustering of residential dwelling units.

12.2.1.3 The County shall maintain established criteria and standards for the mitigation of environmentally sensitive wetlands and surface waters, and their associated buffers; and critical habitats which are destroyed or altered. The standards shall provide for collection of a mitigation fee to be used specifically for the acquisition and management of environmentally sensitive lands, and/or preservation, replacement, restoration or enhancement of like-kind habitat.

12.2.1.4 Land use activities adjacent to environmentally sensitive lands, including conservation areas designated in the Future Land Use and Recreation/Open Space Elements, shall be limited to non-intensive uses such as Environmental Systems Corridors, Forestry Resource, Agriculture, rural, or low impact urban. Otherwise, proposed land use activities must ensure that such activities will not degrade the natural physical, biological, aesthetic, or recreational functions of such lands.

12.2.1.5 Lands/areas proposed for acquisition under the Volusia Forever Program shall be processed and evaluated in the manner specified by the applicable County Resolution.

12.2.1.6 Preservation of land and environmental resources (flora and fauna) may be accomplished by both fee simple and less-than-fee simple acquisition techniques.

12.2.1.7 Pending funding availability, Volusia County shall continue to utilize the Volusia Forever Program to purchase conservation lands.

OBJECTIVE:

12.2.2 To minimize, and eliminate where reasonably achievable, impacts to ecological communities which degrade their natural physical and biological function as a result of land development activities.

POLICIES:

12.2.2.1 The County shall continue to monitor ecological communities by type (as indicated by vegetative composition), including at minimum:

<u>Wetland Communities</u>	<u>Uplands Communities</u>
estuarine marsh	pine flatwood
mangrove swamp	mixed hardwood hammock
freshwater marsh	oak hammock
wet prairie	cabbage palm hammock
bottomland hardwood swamp	pine/xeric oak forests
cypress swamp	scrub oak thicket
bay head swamp	sand pine forest
mixed hardwood swamp	coastal scrub
pine flatwood	grassland and shrub

12.2.2.2 In conjunction with the Florida Natural Areas Inventory, East Central Florida Regional Planning Council (ECRPC), and the Florida Fish and Wildlife Conservation Commission (FWC), the County shall determine those ecological communities which are rare, endangered, or of special concern either by type and/or geographic location. Such communities shall be considered environmentally sensitive, and receive appropriate protections.

12.2.2.3 Based on the County's ecological data, the County shall consider potential site specific, off-site, and cumulative impacts to ecological communities for land development proposals.

12.2.2.4 Subject to the smart growth policies in the Future Land Use Element, the County shall encourage clustering of dwelling units and/or open space for land development projects which contain environmentally sensitive lands and critical habitats within its project boundaries, in order to preserve these resources.

- 12.2.2.5 The County shall consider the abundance, status, and distribution of state and federally listed species (including special concern, threatened and endangered), and endangered ecosystems and other environmentally sensitive lands when reviewing land use proposals and acquisitions.
- 12.2.2.6 The County shall coordinate with appropriate governmental entities to protect environmentally sensitive lands which extend into adjacent counties and municipalities.
- 12.2.2.7 Existing expanses of upland native vegetation shall be incorporated where appropriate into site and landscaping plans of proposed land development projects.
- 12.2.2.8 Activities for the restoration and improvement of altered/degraded areas located on properties owned by the County shall be incorporated, where appropriate and feasible, into the management plans for said properties. At a minimum, these activities should include practices for the control of invasive, exotic, plant species.

OBJECTIVE:

- 12.2.3 To eliminate any net loss of wetlands and prevent the functional values of such wetlands to be degraded as a result of land development decisions.

POLICIES:

- 12.2.3.1 Coastal and riverine wetlands shall be preserved wherever possible. In cases where adverse impacts to such wetlands are found by the County to be necessary to the overriding public interest, appropriate mitigation shall be required. In those instances where coastal and riverine wetlands are found to be functionally degraded, restoration of such wetlands may be considered as appropriate mitigation.
- 12.2.3.2 Proposed activities within urban, rural, or agricultural land use categories as indicated on the Future Land Use Map (those which are located outside of the NRMA) shall protect or enhance existing wetlands. The County shall maintain acceptable criteria and designs for wetland modification, and shall address, at minimum, provisions for:

Maintaining, at least partially, stands of old mature forested vegetation; planting of littoral shelves and shorelines with appropriate vegetation in cases where an open water system will be created; an overall wetlands management plan which will discuss water levels and quality, and the ability of the wetland to attract and harbor wildlife species which are compatible in an urban, rural, or agricultural setting. This provision for wetland modification shall not be allowed in wetlands which are known or are found to provide habitat to wildlife species which are state

or federally listed as rare, threatened, endangered, or of special concern, or locally designated as such.

12.2.3.3 Wetland buffer zones or setbacks shall be required landward of all protected wetlands occurring in unincorporated Volusia County.

- a. A buffer zone not less than fifty (50) feet is required for wetlands and surface waters occurring within the NRMA. Wetland buffer zones shall consist of intact natural communities comprised predominantly of appropriate native vegetative species in the overstory, shrub, and understory layers. Activities within the zone shall be limited to those which are shown to be consistent with the intended use of this zone while providing for reasonable access to water bodies.
- b. Proposed activities adjacent to wetlands occurring outside the NRMA shall have a minimum twenty-five (25) foot wetland buffer measured from the landward extent of the wetlands, as determined by Chapter 62-340, Florida Administrative Code. Wetlands which are hydrologically connected to a surface water body, and not located within the NRMA, will be evaluated on a case-by-case basis utilizing available site-specific data, including a verified wetlands delineation survey.
- c. In cases where the alteration of the Wetland buffer zone is determined to be unavoidable, appropriate mitigation shall be required.

12.2.3.4 If, by restriction of attainment of reasonable use through the County's land development regulations, it is determined by the County that wetland alteration is unavoidable, mitigation proposals shall be considered, which should include restoration of existing degraded or converted wetlands, creation of new wetland habitat, or purchase of mitigation bank credits. Such mitigation activities shall replace like land habitat and function with an intended result of a no net loss of wetlands. Preservation of upland habitat may be considered in certain instances if deemed appropriate but shall be considered in conjunction with mitigating wetland losses. In no case shall mitigation activities degrade critical upland habitat.

12.2.3.5 In lieu of mitigation requirements, the County may collect a mitigation fee which will be used to mitigate wetland and buffer losses elsewhere in the county. Toward that end, the County shall identify areas which are suitable for such purposes, primarily where important wetland habitats have been converted, and shall direct off-site mitigation efforts to these designated areas, which should be located within the same watershed as where the impacts will occur. To increase the program's effectiveness, the County shall coordinate with and seek the support of regional, state, and federal regulatory agencies as well as the municipalities within the County.

12.2.3.6 Volusia County shall require that the most up to date Best Management Practices (BMP's) be used for all silvicultural activities proposed in wetlands. Agricultural operations will continue to be encouraged to be consistent with applicable Natural Resource Conservation Service and Cooperative Extension Service BMP's to ensure wetlands are not adversely impacted by such activities.

OBJECTIVE:

12.2.4 To protect habitats of wildlife species occurring in the County, particularly those which are threatened, endangered, or of special concern, to maintain, and enhance where necessary, existing species population numbers and distributions.

POLICIES:

12.2.4.1 The County's geographic information systems mapping will be used as base data for determining the presence of listed wildlife species and related habitat. Other information, including field visits will be used to determine the presence of listed wildlife within the County. This information shall help determine type and occurrence of critical wildlife habitat, and boundaries of the NRMA and ESC's.

12.2.4.2 Land development proposals shall continue to be required to protect ecologically viable habitats and prepare a suitable alternative management plan when state or federally listed vegetative and wildlife species occur within project boundaries.

12.2.4.3 The County's Environmental Management Division shall continue to review projects which may impact critical habitats. The type and occurrence of critical habitats shall be determined by the County and the appropriate federal (USFWS) and state (FWC, FDEP, ECFRPC) agencies. These development reviews shall address at minimum:

- a. proper siting of development structures and infrastructure, including clustering of dwelling units away from critical habitats;
- b. management plans which protect endangered wildlife which utilize critical habitats;
- c. mitigation plans for critical habitat which is unavoidably altered;
- d. restrictions of the use of critical habitats to those which are found to be compatible with the requirements of wildlife species which are threatened, endangered, or of special concern.

- 12.2.4.4 Where feasible, the County shall protect critical habitat through acquisition, establishment of public or private conservation easements, purchase of development rights, or through other available means as deemed appropriate.
- 12.2.4.5 The County shall continue to implement management plans for: sea turtles and manatees. The County shall continue to expand the management scope of suitable public lands within the County to ensure the long-term vitality of specific listed species including: scrub jays, southern bald eagles, gopher tortoises, black bears, southeastern beach mouse and piping plovers. County land management shall also consider non-listed wildlife populations and continue to explore management techniques to ensure biodiversity of plant and animal species on suitable public lands. At minimum, these management efforts and plans shall:
- a. provide for the coordination of federal, state, local, and private activities involving protection of the particular species;
 - b. provide public education programs;
 - c. provide for the minimization of activities which directly or indirectly adversely impact the particular species listed above;
 - d. establish management standards for habitat restoration and enhancement, and/or relocation of species where appropriate.
- 12.2.4.6 The County shall utilize federal and state management guidelines for the particular endangered species in reviewing land development and land management proposals.
- 12.2.4.7 The County shall protect the natural resource values, particularly those relating to wildlife habitat and aquifer recharge of Rima Ridge through public and/or private easements, public acquisition, land use regulations, or other methods deemed appropriate.
- 12.2.4.8 The County shall continue to reduce, and eliminate where possible, pollution activities which adversely impact endangered species, including illegal dumping of solid and hazardous waste and littering near open water bodies, and the County shall discourage the use of single use plastics and the outdoor release of balloons.
- 12.2.4.9 Marine, brackish, and freshwater habitats necessary for the continued ecological and economic stability of fisheries, aquaculture, and other water dependent wildlife have been identified and shall continue to be protected through, at minimum, coordination with the FWC, Florida Department of Environmental Protection, and other governmental agencies as appropriate.

12.2.4.10 The County shall protect manatees by, at minimum, implementing the State approved Manatee Protection Plan for Volusia County; including protection of manatee habitat; enforcement of boat speeds, safety and water sport activities; utilization of the most current state and federal boat facilities permitting standards relating to manatee protection; provision of educational programs, and dissemination of materials about manatees and their protection at boat launch and marina facilities.

AIR QUALITY

GOAL:

12.3 Maintain and improve air quality for the protection of the natural environment and the health, safety, and welfare of the citizens of Volusia County.

OBJECTIVE:

12.3.1 To maintain the current high levels of air quality to comply with ambient air quality standards as established by United States Environmental Protection Agency (EPA) and FDEP.

POLICIES:

12.3.1.1 Any air quality data collected by the county will be provided to the applicable agencies responsible for air quality monitoring. Available data will be used to assist in the determination of air quality impacts of proposed development projects.

12.3.1.2 Businesses which request development orders after 1991 shall be required to install all State pollution control devices and practices, and demonstrate that all necessary air quality permits have been approved prior to occupancy.

12.3.1.3 As specified in the Transportation and Capital Improvements Elements, Volusia County shall encourage alternative modes of transportation by, at minimum: expanding its mass transit system, exploring alternative fuel vehicles, setting up a County-wide car-pooling information network, promoting the use of bicycles by requiring bike facilities, requiring improved pedestrian sidewalks on and off site, building and/or constructing vehicle parking bays and passenger shelters to accommodate buses and ride-shares.

12.3.1.4 Industrial facilities which emit air pollutants shall be sited to avoid detrimental impacts to schools (grades K-12), nursing homes, residential neighborhoods and highly urbanized centers to reduce adverse impacts of air pollution on adjacent residents.

- 12.3.1.5 Industrial parks, industrial subdivisions, public and private utilities, and arterial roads shall have a vegetation buffer between them and other land use types. This buffer shall include a mix of both taller overstory trees and shrubs (scrub, bushes, etc.). Vegetation with a high carbon dioxide/carbon monoxide exchange shall be required in the buffer (i.e., broadleaf species appropriate for site conditions, such as oaks, sycamores, and other hardwoods) in places where there are no existing trees and planting is required.
- 12.3.1.6 Volusia County shall continue to provide air quality information to the public, which shall entail, at minimum:
- a. reduce dependence on and increase efficiency of air-conditioning units (i.e., greater use of fans, strategic location of trees, and buildings);
 - b. discuss the problem of vehicle emissions to air quality;
 - c. encourage businesses, to institute flexible or rotating work schedules to reduce peak traffic;
 - d. encourage the banning of smoking in businesses and work places;
 - e. encourage the use of green building practices.
- 12.3.1.7 Volusia County shall ensure that state and local regulations pertaining to open burning are enforced and that alternatives to open burning of debris from land clearing, such as composting, mulching, or chipping facilities, are encouraged.
- 12.3.1.8 Where appropriate County transportation projects, new or expanded, shall include: bicycle facilities, sidewalks (except in controlled access facilities), parking bays for buses, and passenger shelters for both public and private bus or ride sharing programs.
- 12.3.1.9 Volusia County shall monitor the air quality within its buildings in order to protect the health and welfare of all persons using the buildings. Such measures shall include: periodic monitoring of air quality for radon, formaldehyde, asbestos, carbon monoxide, mold, mildew, fungus, smoke, fumes, and other pollutants; banning smoking in all County buildings; the installation and proper replacement of high efficiency air filters; installation and proper maintenance of central vacuuming cleaning systems to prevent the build-up of airborne contaminants in conditioned, non-industrial work environments.

The Facilities Services Manager shall conduct monitoring activities and supervise this activity.

MINERAL AND SOIL RESOURCES

GOAL:

12.4 Conserve and appropriately use mineral and soil resources.

OBJECTIVE:

12.4.1 To minimize the impacts of mineral extraction activities on natural systems, while allowing appropriate utilization of the mineral resources.

POLICIES:

12.4.1.1 The County shall continue to identify those areas with the highest suitability for mineral extraction, based on the quality of mineral deposits, and the patterns of land use and natural systems, and shall prevent the premature encroachment of incompatible land uses into these areas.

12.4.1.2 Mineral extraction activities shall be adequately buffered from residential areas to avoid adverse fluctuations of groundwater levels to nearby individual well systems, and to minimize noise pollution.

12.4.1.3 Proposed mineral extraction activities shall continue to minimize impacts to environmentally sensitive lands and critical habitats. In cases where adverse alteration of such lands is unavoidable, appropriate mitigation shall be required.

12.4.1.4 The County shall continue to implement standards for reclamation of excavation sites so as to resemble a natural system to the greatest extent feasible, including, at minimum:

- a. creation of sinuous shorelines;
- b. bank gradients properly sloped to establish planted littoral shelves with appropriate submerged and emergent vegetation;
- c. fish stocking, if warranted;
- d. ambient water quality testing;
- e. completion of the reclamation plans;
- f. compliance with standards established for artificial lakes by the SJRWMD and other appropriate agencies.

12.4.1.5 Oil or gas exploration or production that utilizes high-pressure well stimulation shall be prohibited.

OBJECTIVE:

12.4.2 To incorporate the inherent limitation of existing soils in land planning and development, and minimize impacts which result in soil erosion.

POLICIES:

12.4.2.1 Prior to any land disturbance, development activities shall indicate on a site plan areas of highly erodible soils, as defined by the U.S. Department of Agriculture Natural Resources Conservation Service (NRCS) or the Florida Department of Agriculture, and take adequate measures to ensure that soil erosion is avoided, including utilization of all appropriate Best Management Practices.

12.4.2.2 Building construction in soils which are determined to be hydric in character, as defined by the NRCS and the Florida Department of Agriculture, shall be regulated to the extent that proposed construction activities will not adversely impact the natural physical and biological functions of protected resources without appropriate mitigation.

12.4.2.3 Silvicultural and agricultural activities shall utilize the most current Best Management Practices to prevent soil erosion and subsequent siltation of surface water bodies.

CHAPTER 13
RECREATION AND OPEN SPACE ELEMENT

CHAPTER 13

RECREATION AND OPEN SPACE

A. OVERVIEW

The purpose of the Recreation and Open Space Element is to present a comprehensive recreation and open space plan and program for unincorporated Volusia County. This Element inventoried existing conditions and evaluated appropriate park sites, recreation areas, facilities, and open space systems. The existing system of parks includes both public and private sites for a wide range of recreation activities. This Element presents what has been determined to be the most appropriate strategies that Volusia County should follow to achieve the best use for land and resources in developing a comprehensive outdoor parks and recreation system.

The effect of this Element will be to implement standards which give direction to improving existing deficiencies in recreation areas, facilities, and open space, and which expand the outdoor recreation system to meet the future needs and improve the quality of life for the residents of Volusia County. The Recreation and Open Space Element and support document identifies outdoor recreation and open space areas for acquisition and development

The overall direction of this Element is to maintain a park classification system of local and district parks. The local parks are intended to be located and developed within the urbanizing areas to encourage pedestrian access and to minimize the length of vehicular trips. The development of these outdoor recreation areas will result from the implementation strategy of the land development regulations and policies dealing with coordinating public and private resources to ensure that available resources and programs are utilized to their full potential. The district parks are intended to provide activities and opportunities that rely on the abundant natural resources that exist along the coastal beaches, inland rivers and lakes, or land-based outdoor areas that provide user-oriented or resource-based activities.

The open space system includes a range of resources that can be defined as undeveloped land suitable for passive recreation and/or conservation uses. The different variations of open space are classified by their functions and are to be integrated with the Future Land Use Map and Conservation Element.

The requirements for recreation and open space goals, objectives, and policies are to establish the long-term end toward which recreation and open space programs and activities are ultimately directed (goals) and how or what strategies (policies) will be used to implement the activities. The development of goals with related objectives and policies is derived from the data collection and analysis phase, and forms the basis of a plan or recommended course of action to achieve a desired future. The preparation of goals, objectives, and policies address at a minimum, the following issues:

- Public access;
- Coordination of public/private resources;
- Provision of park facilities;
- Designating and acquiring open space;

- Maintain/improve level of service for beach and shoreline access;
- Establish levels of service standards for recreation; and
- Improve existing deficiencies.

In the year 2000, the county's voters passed a referendum establishing the Environmental/Cultural/Historical/Outdoor (ECHO) Program. This long-term initiative was renewed in 2020 through at least 2041. As of April 2021, the program has awarded 91.8 million dollars to a total of 227 projects. The program is intended to finance acquisition, development and restoration of environmental, cultural, historic, and outdoor recreation projects to enhance the quality of life and purposes incidental thereto.

This Element contains the documentation originally required by Section 163.3177(6)(e), Florida Statutes, which established the minimum requirements for the contents of the Recreation and Open Space Element.

B. GOALS, OBJECTIVES AND POLICIES

GOAL:

13.1 Volusia County shall establish a comprehensive parks and recreation system that provides sufficient land, facilities and programs to meet the existing and future recreational needs of the residents and visitors of the County.

OBJECTIVE:

13.1.1 Volusia County shall strive to improve public accessibility to existing parks and recreation facilities with the construction of mandatory vehicular access facilities and/or optional bicycle and pedestrian access-ways.

POLICIES:

13.1.1.1 Existing parks and facilities shall continue to be inventoried for lack of appropriate public access and establish a park priority list for access improvements.

13.1.1.2 Volusia County shall continue to provide vehicular access facilities for local and district parks. Vehicular access facilities may include car parking areas, parking aisles, driveways, entrances, and access roads as the basic functional elements of the park circulation system. The Land Development Code shall provide the specific design requirements.

13.1.1.3 Volusia County shall acquire and develop rights-of-way or easements for access to parks and facilities which are determined to be needed.

13.1.1.4 Vehicular access facilities shall be designed, located and constructed to minimize the impact on the natural systems within the park site.

- 13.1.1.5 Volusia County shall continue coordination with VOTRAN and other public or semipublic transporters to expand, to the maximum extent possible, transportation routes to park sites or recreational programs in order to improve usage and accessibility for special groups such as the disabled, lower income residents, the elderly, the transportation disadvantaged and the general public.
- 13.1.1.6 Accessible parking spaces, ramps, handrails and other accessibility improvements shall be provided in compliance with applicable state and federal regulations and appropriately located to new and existing recreational facilities.
- 13.1.1.7 Volusia County shall continue to coordinate with the TPO to maintain a County-wide bicycle facilities plan, in order to identify routes for both recreation and alternative modes of transportation.
- 13.1.1.8 Bicycle facilities requirements (location and dimension) shall comply with or exceed the requirements of the Volusia County land development regulations.
- 13.1.1.9 When unpaved natural paths are incorporated into County parks, staff shall study the separation of users for safety.
- 13.1.1.10 Bicycle parking facilities (bike racks) shall continue to be provided at existing and future park sites.
- 13.1.1.11 Local and district parks shall be developed with on-site/ off-site pedestrian accessways (sidewalks, pathways, easements or walkways) as required in Volusia County land development regulations. The pedestrian access ways shall be coordinated with the development of subdivisions, commercial centers, community centers, schools, and industrial centers.
- 13.1.1.12 Pedestrian access ways, to the maximum extent possible, shall be designed to accommodate people with disabilities.
- 13.1.1.13 Recreation facilities (sports fields, buildings, playgrounds, apparatus areas, paved areas and picnic areas) shall be designed to allow reasonable barrier free access for people with disabilities.
- 13.1.1.14 Planned Unit Developments and residential developments proposing parks and/or recreational facilities shall be designed to ensure vehicular, pedestrian and bike accessibility in accordance with Volusia County land development regulations.

OBJECTIVE:

- 13.1.2 Public access for the inland waterways shall be maintained and improved to meet the needs of the population. Inland waterways shall include, but are not limited to, the Halifax River, North Indian River, St. Johns River and Tomoka River, Spruce Creek, Lake George, Lake Monroe, Lake Ashby, Lake Dias, and Lake Beresford which can support public access.

POLICIES:

- 13.1.2.1 When developed, and where environmentally permittable, inland waterway public access shall include vehicular on-site circulation systems, docking slips, fishing piers and boat ramps. Riverfront parks and lakefront parks shall accommodate inland waterway access facilities if not separately provided as a Special Use Facility.
- 13.1.2.2 All inland waterway facilities shall include public access to a public road.
- 13.1.2.3 Volusia County shall continue to identify and improve selected inland waterway access facilities to ensure that such facilities are accessible to the disabled and elderly.
- 13.1.2.4 A priority shall be placed on new construction of observation and fishing piers and associated parking within existing parks that have waterfront access.
- 13.1.2.5 Where environmentally suitable, and in compliance with the Manatee Protection Plan, a priority shall be placed on the provision of docking slips, boat ramps and associated parking within existing parks.
- 13.1.2.6 Volusia County shall continue to coordinate with local governments, the private sector, and the Florida Department of Environmental Protection to accommodate the estimated demand for wet and dry slips within the coastal area. Marinas shall also be monitored for suitable location and distribution.
- 13.1.2.7 The County shall continue to study the demand or need for additional boat wet or dry slips throughout Volusia County, as per the Manatee Protection Plan for Volusia County approved by the State, October 19, 2005.
- 13.1.2.8 Development of boat slip capacity shall be encouraged at the Ponce DeLeon Inlet until the established standards are met. In addition, marina facilities may be encouraged in the Ponce DeLeon Inlet area.
- 13.1.2.9 If environmentally suitable, where marinas are developed, they shall be encouraged to have both wet and dry slip capacity.

OBJECTIVE:

- 13.1.3 Volusia County shall maintain current cooperative agreements for public recreation opportunities and shall coordinate and develop a monitoring system and new inter-local agreements with the local public suppliers to ensure park and recreation facilities meet local recreation demands. Coordination with private suppliers of recreational opportunities shall be accomplished through residential land development review process, analysis of impact on level of services and amendment to the Land Development Code to include District and Local Parks impact fees in the unincorporated area for the purpose of providing new parks necessitated by such development.

POLICIES:

- 13.1.3.1 Continue to seek inter-local agreements among and between local governments to identify and coordinate all park and recreational plans to ensure cost effectiveness, eliminate duplication and ensure that County-wide needs are being served.
- 13.1.3.2 Volusia County shall continue to seek additional agreements with the School Board of Volusia County for public access and use of recreational facilities at designated school sites.
- 13.1.3.3 Encourage coordination with the School Board on the location, phasing and design of recreation sites to enhance the potential of schools as recreational areas.
- 13.1.3.4 The County, in conjunction with the School Board, shall continue to determine the amount of County funds to be expended, determine priority sites, and which recreation facilities are to be developed on School Board property.
- 13.1.3.5 With consent of the School Board, the County may subsidize additional outdoor recreational development (additional land and/or facilities) at School Board sites according to the capital improvement project detail sheets for Public Services/Parks and Recreation of the Capital Improvement Program.
- 13.1.3.6 Volusia County shall continue to coordinate with Daytona Beach College for public access and use of existing and proposed recreational facilities at designated campus sites.
- 13.1.3.7 Continue to work with the appropriate local, state, and federal agencies, the St. John's River Water Management District, non-profit organizations, and others to acquire and manage a County-wide open space and recreation system.
- 13.1.3.8 To the extent possible, Volusia County shall encourage private developments to provide new public local parks and improvements in lieu of park impact fees.
- 13.1.3.9 To the extent possible, the County shall improve the district park system by constructing the appropriate minimum user-oriented and/or resource-based outdoor recreation facilities. Future district park needs shall be provided by implementing the adopted level of service and prototype district parks minimum user-oriented and resource-based outdoor recreation facilities.
- 13.1.3.10 Implement mechanisms for the provision of a County-wide park system by the use of:
 - a. County owned and operated parks and recreation system developed through impact fees, municipal service districts, grants, bonding or other appropriate funding sources.
 - b. Homeowner-association-owned, operated and maintained parks in subdivisions or planned unit developments.

- 13.1.3.11 All development proposals in unincorporated areas shall be coordinated and reviewed in conjunction with the concurrency management system to assess their impacts on present or proposed recreational or open space areas designated in the Recreation and Open Space Element and support documentation.
- 13.1.3.12 The County will continue to support and rely on the State of Florida and Federal Government to provide regional parks, areas and facilities.
- 13.1.3.13 Volusia County shall continue to foster programs which ensure parks and recreation facilities are available to private/non-profit groups to conduct programs which serve the public interest.
- 13.1.3.14 Volusia County shall continue to foster programs which ensure parks and recreation facilities are available for arts, crafts, and special events and festivals which serve the public interest.
- 13.1.3.15 Volusia County shall provide recreational programs, where economically feasible, at County owned local and district parks but also continue coordination with the local municipalities, the private sector, School Board and quasi-public agencies (YMCA's, YWCA's, etc.) to ensure that available facilities and staff will provide adequate programs and services in a cost-effective manner.
- 13.1.3.16 Volusia County shall continue to support cultural and related programs through the Cultural Facilities Element.
- 13.1.3.17 The County shall continue to incorporate arts and crafts and other cultural activities into the summer recreational program.

OBJECTIVE:

- 13.1.4 Volusia County shall develop and maintain a system of recreation sites and facilities to meet the level of service standards of the County.

POLICIES:

- 13.1.4.1 Volusia County shall develop a Parks and Recreation System based on the local and district park classifications and adopted the following individual level of service standards.
 - Local Park - 2.0 acres per 1000 population
 - District Park - 5.0 acres per 1000 population

- 13.1.4.2 Volusia County shall provide recreational facilities at individual park sites based on the following adopted level of service standards:

LOCAL PARKS

Must contain at least 4 of the following 14 facilities to be designated a local park:

1. Open or "free play" area
2. Picnic Area
3. Equipped Playground
4. Multi-purpose Hardcourt
5. Parking, paved or Shell Gravel Surface
6. Fencing
7. Water/ sewer services
8. Trails; hiking, biking
9. Sports field, lighted or unlighted
10. Vehicular access to a public road
11. Ball field with backstop
12. Dock or wooden decking
13. Canoe or kayak launch
14. Informational Kiosk on public trail system

DISTRICT PARKS

Must contain at least 6 of the following 21 facilities to be designated a district park:

1. Two Sports Fields, lighted or unlighted
2. Multi-Purpose Field
3. Two Tennis Courts
4. Picnic Area with covered pavilion
5. Playground
6. Multi-Purpose Hardcourt
7. Parking
8. Restroom

9. Trail; hiking, biking, equestrian, or Jogging/Fitness
 10. Recreation/Building Concessions
 11. Basketball Court
 12. Fencing
 13. Utility services - water/sewer/septic/electric
 14. Boat Ramp and trailer parking
 15. Camping
 16. Dock or wooden decking
 17. Dog Park
 18. Canoe or kayak launch
 19. Accessible Beach Access
 20. Improved off beach parking outside of a right-of-way
 21. Skate Park
- 13.1.4.3 Annually, Volusia County shall evaluate the existing land holdings listed as County owned by the Property Appraiser's Office for potential future open space and recreation sites.
- 13.1.4.4 The County shall determine whether a park facility is local or district based on the service area demand of the park rather than on a minimum number of acres of park size.

OBJECTIVE:

- 13.1.5 Volusia County shall ensure that parks, recreation facilities and open space areas are economically feasible to acquire, develop, operate and maintain by coordinating and implementing a County-wide park system between the public and private sectors.

POLICIES:

- 13.1.5.1 Continue to use the Volusia Forever and ECHO Programs as a means of implementing the Recreation and Open Space Element.

- 13.1.5.2 Periodically solicit funding through the Florida Forever and other programs for acquisition of endangered, environmentally sensitive/significant, and recreational lands.
- 13.1.5.3 Continue to fund the operation and maintenance of parks and recreational facilities.
- 13.1.5.4 Submit applications to local, state and federal grant programs for the acquisition, planning, development/management and maintenance of County owned and leased lands. Programs include, but are not limited to:
- ECHO
 - Florida Recreation and Development Assistance Program
 - Land and Water Conservation Fund Program
 - Florida Forever
 - Suntrail Program
 - Florida Boating Improvement Program
 - Save Our Rivers Program (SJRWMD)
 - Ponce DeLeon Inlet and Port District
 - Florida Inland Navigation District
 - Florida Communities Trust Program
- 13.1.5.5 Acquisition and development of local and district parks shall also be accomplished through the Local and District County Parks Impact Fee Ordinance.
- 13.1.5.6 Continue to review and/or negotiate with private developments to donate recreation sites and open space areas as a part of the development review process.
- 13.1.5.7 Volusia County may establish user fees to help offset costs at park sites where facilities and programs are intensive and require continued care and operation.
- 13.1.5.8 Volusia County shall consider the option of establishing municipal service taxing districts to finance the acquisition of land, development and maintenance of parks and recreation facilities.
- 13.1.5.9 The County shall annually investigate and continually review the availability of all revenue sources to supplement the general fund allocations.
- 13.1.5.10 Land acquisition efforts should be guided, as appropriate to the intended use, by consideration of the ecological, environmental, historical, cultural, and/or recreational merits of the affected area/property.
- 13.1.5.11 Encourage private development projects that contribute to the overall recreational objectives of this element.

OBJECTIVE:

- 13.1.6 County staff shall periodically review park property for safety and security deficiencies and shall incorporate, where practical, those improvements in the design and operation of the County's park system.

POLICY:

- 13.1.6.1 County staff shall continue consulting with the Public Protection Department, School Board of Volusia County and other public agencies in reviewing park property for safety and security improvements.

GOAL:

- 13.2 Expand and improve an open space system which utilizes unique natural resources and amenities of botanical, ecological, cultural, and historic significance and which provides recreational opportunities.

OBJECTIVE:

- 13.2.1 Volusia County shall develop a system of open space through the preservation of significant lands as identified on the Future Land Use Map, and Potential Open Space Areas Map of the Recreation and Open Space Element support document.

POLICIES:

- 13.2.1.1 Volusia County shall continue to review, and if necessary, amend the land development regulations to include specific open space definitions and standards to implement the Recreation and Open Space Element.
- 13.2.1.2 Utilize innovative techniques to protect identified open space areas. Such techniques could include overlay districts, flood zones, performance standards, or other incentive-based methods.
- 13.2.1.3 Designated open space areas encompassing natural resource areas, significant environmental features, wildlife habitats, conservation or potential recreation areas shall be protected, but not limited to, buffer zones, deed restrictions, limiting density and intensity of development, conservation easements, acquisition, transfer of development rights, and purchase of development rights or land exchanges.
- 13.2.1.4 Criteria and standards to be used for reviewing development proposals within existing and proposed open space areas shall be developed by Volusia County. Site specific analysis shall continue to include an Environmental Impact Assessment to be submitted, reviewed and approved prior to the issuance of a development order.
- 13.2.1.5 Continue to coordinate with local governments, state agencies and other public agencies in developing consistent standards, criteria and land development regulations for the protection of open space areas.

OBJECTIVE:

- 13.2.2 The County, through programs/processes such as, but not limited to, Volusia Forever and ECHO, shall increase the provision, protection and enhancement of public open space. Provision of open space by private enterprise shall be accomplished through donation or requirements for dedication of open space as specified in the Zoning Ordinance and Land Development Code.

POLICIES:

- 13.2.2.1 Both public and private provision of open space shall be coordinated in order to establish a land use pattern consistent with the Future Land Use Map.
- 13.2.2.2 Land or easements suitable for the provision of open space shall continue to be encouraged as donations from public agencies and private enterprises. The location, shape, size and character shall be evaluated for applicability to Volusia County land development regulations.
- 13.2.2.3 Open Space areas shall be preserved for the following types of development:
- A. Residential development required to provide park needs as required by the Land Development Code.
 - B. Planned Unit Developments required to provide open space and common open space per Zoning Ordinance.
 - C. Development plans encompassing valuable resource habitats such as, but not limited to, environmental corridors as identified in the Conservation and Future Land Use Elements.
- 13.2.2.4 Volusia County shall seek to utilize funds for land acquisition (i.e. Volusia Forever) to partner with non-profit or private organizations to acquire open space areas through cooperative land acquisition efforts, therefore protecting valuable open space as identified on the Potential Open Space Areas Map and Future Land Use Map.

OBJECTIVE:

- 13.2.3 Provide for recreational corridors to link the County-owned parks as well as other open space/conservation areas.

POLICIES:

- 13.2.3.1 To the extent possible, Volusia County shall identify and acquire available abandoned railroad right-of-ways with recreational trails potential and which provides linkages to public parks, recreation areas, historic sites; connects or provides access to existing trails and offers the potential for multiple use.
- 13.2.3.2 Volusia County shall develop and promote recreational trails as a part of the County's nature-based tourism package, consistent with environmental requirements of the Land Development Code.
- 13.2.3.3 Wherever possible, the Volusia County Recreational Trail Corridors shall be coordinated with other national level trails such as the East Coast Greenway and the Department of Environmental Protection Office of Greenways and Trails as well as other state trail systems.
- 13.2.3.4 Volusia County shall coordinate with utility companies with the potential multi-use concept for open space and recreational trails within utility easements.
- 13.2.3.5 To the extent practical, utility easements (overhead transmission lines, gas and water) shall be made available for bike path, nature, jogging, horse trail development. This off-road corridor system shall be designed and developed to connect neighborhoods and communities to recreation and open space facilities.
- 13.2.3.6 Volusia County shall coordinate with State Parks system for potential off-road recreational corridor easements.
- 13.2.3.7 Volusia County shall coordinate with other local governments for recreational trails within their jurisdictions.

OBJECTIVE:

- 13.2.4 Provide for adequate protection of the County's open space/conservation areas.

POLICIES:

- 13.2.4.1 Volusia County would support the reactivation of the Florida Scenic and Wild Rivers Program for the designation of Bulow Creek, Spring Garden Run, Spruce Creek and the Tomoka River as part of the State Scenic and Wild River System. The County's land development regulations may include land use controls, standards and criteria for the protection of the estuarine and shoreline areas adjacent to the designated water bodies.

- 13.2.4.2 Provide assistance in implementing the Wekiva River Aquatic Preserve Management Plan, especially in the areas of protection of natural and cultural resources and the enforcement of applicable laws and ordinances.
- 13.2.4.3 Volusia County shall continue to support the protection and enhancement of Outstanding Florida Waters (O.F.W.) for Spruce Creek and the Tomoka River.
- 13.2.4.4 The recreational use of Utilitarian Open Space resource lands adjacent to or a part of floodplains, wetlands, lakes, rivers, streams and forests shall continue to be considered for public access provided that the safety of the public is ensured and the environmental function of these open space areas is not adversely impacted.
- 13.2.4.5 The development of open space areas for recreational facilities/public access shall be compatible with primary usage (corridor, pastoral, utilitarian) of the natural resource areas, significant environmental or ecological features, critical wildlife habitat or conservation areas. Standards and criteria adopted per Policy 13.2.1.1 shall be enforced to protect or enhance lands adjacent to preserves, refuges and corridors.
- 13.2.4.6 Open space systems or conservation areas identified for potential outdoor classroom sites or nature study facilities shall be provided with the appropriate access facilities. Facilities shall include but are not limited to: on-site circulation system elements, nature trails, above ground boardwalks and limited passive areas designated for picnicking.
- 13.2.4.7 Pastoral open space areas shall continue to be protected from incompatible land uses and development by implementing standards and criteria which will preserve the natural character, scenic values and public benefit of these areas.

GOAL:

- 13.3 Expand County trail system to improve trail connectivity, access to public lands and waterways and access to business centers and commerce. Expansion to include parking areas, restrooms, pavilions, and signage.

OBJECTIVE:

- 13.3.1 Create trails that provide safe and responsible access that enhances the user's outdoor experience and provides interesting opportunities to connect individuals with nature.

POLICIES:

- 13.3.1.1 Establish trail alignments that minimize environmental impacts while providing a unique user experience.
- 13.3.1.2 Include parking areas, trail head maps, wayfinding signs, mile markers and emergency markings for new and existing trails.

- 13.3.1.3 Utilize trail maps, mobile applications, websites, educational signage, virtual tours when appropriate.

OBJECTIVE:

- 13.3.2 Expand paved trail system to close gaps in existing trail segments to connect to parks and preserves, and to connect to restaurants, retail and commerce. Paved corridors will increase recreational activity to parks, preserves, waterways and urban businesses.

POLICIES:

- 13.3.2.1 Construct trails to connect gaps in the Coast to Coast Trail and the St. Johns River to Sea Loop.
- 13.3.2.2 Include restrooms and paved parking areas at new and existing trails.
- 13.3.2.3 Coordinate with municipalities to connect city parks and urban areas to the county's paved trail system.
- 13.3.2.4 Minimize use of on-road trails and shared road trails to increase user safety and to enhance user experience.

OBJECTIVE:

- 13.3.3 Expand un-paved non-motorized trail system in parks and preserves to suit our residents and visitors recreational needs.

POLICIES:

- 13.3.3.1 Alignment should be scenic and offer unique experiences to highlight the sights, smells and sounds of the natural environment and provide rest areas at visual vistas where appropriate.
- 13.3.3.2 All mountain bike trails shall meet International Mountain Bicycling Association's best management practices and comply with safety standards.

OBJECTIVE:

- 13.3.4 Expand and improve public access and awareness of a variety of trail types including equestrian, mountain bike, and paddling trails.

POLICIES:

- 13.3.4.1 Improve county managed marketing platforms including the county's trail website and the Parks and Trails mobile application.
- 13.3.4.2 On-site navigational tools should be provided to users on their mobile application devices and should be easily accessible.
- 13.3.4.3 Provide users with easy access to useful information such as trail locations, site maps, wayfinding signage, parking information, mile markers, trail difficulty and emergency contact information.
- 13.3.4.4 Partner with neighboring counties and cities on trail alignment and map coordination for trails that cross jurisdictional boundaries.

CHAPTER 14

INTERGOVERNMENTAL COORDINATION ELEMENT

CHAPTER 14

INTERGOVERNMENTAL COORDINATION ELEMENT

A. OVERVIEW

The purpose of the Intergovernmental Coordination Element is to coordinate the Volusia County Comprehensive Plan with the comprehensive plans of adjacent local governments and regional and state agencies. This Element also strives to determine and respond to the needs for coordination mechanisms between Volusia County and adjacent local governments and regional and state agencies.

The Intergovernmental Coordination Element establishes a goal, objectives and policies aimed at meeting the requirements to coordinate planning activities with adjacent local governments. It sets forth both policies and implementation strategies developed to attain the intergovernmental coordination goal and objectives. The local governmental entities within Volusia County's area of concern are 16 municipalities within Volusia County and seven adjacent counties. There are four adjacent municipalities within the adjacent counties.

This Intergovernmental Coordination Element has been developed to meet the requirements of Section 163.3177(6)(h), Florida Statutes, which establishes the minimum requirements for the content of the Intergovernmental Coordination Element.

TABLE 1

ADJACENT GOVERNMENTS/ORGANIZATIONS

<u>Municipalities</u>	<u>Counties</u>
Daytona Beach	Brevard
Daytona Beach Shores	Lake
South Daytona	Orange
Edgewater	Seminole
Ormond Beach	Flagler
Port Orange	Marion
New Smyrna Beach	Putnam
Holly Hill	
Ponce Inlet	Adjacent Municipalities within Adjacent Counties
Oak Hill	Flagler Beach (Flagler County)
Pierson	Sanford (Seminole County)
Lake Helen	Bunnell (Flagler County)
Orange City	Crescent City (Putnam County)
DeLand	
Deltona	
DeBary	
School Board of Volusia County	
Independent Special Taxing Districts	

B. GOAL, OBJECTIVES AND POLICIES

GOAL:

- 14.1 Volusia County shall initiate and/or participate in the intergovernmental coordination mechanisms necessary to ensure consistency among local, county and regional government plans and policies and to resolve any conflicts that may arise.

OBJECTIVE:

- 14.1.1 Volusia County shall continue communication with adjacent cities and counties and federal, state and regional agencies, among others, via effective formal and informal coordination mechanisms to ensure consistency in planning related matters and to coordinate the impacts of development. The formal and informal mechanisms shall include membership in area wide organizations and multi-level staff communication.

POLICIES:

- 14.1.1.1 Volusia County shall continue to review the comprehensive plans and plan amendments of adjacent local governments, state and regional agencies for consistency with the goals, objectives, and policies of this Comprehensive Plan.
- 14.1.1.2 All adjacent local governments and the Volusia County School Board shall be forwarded a copy of the proposed Comprehensive Plan Amendments, prior to the Volusia County Council's public hearings, for review and comments.
- 14.1.1.3 Volusia County shall continue to support and cooperate with organizations such as the Round Table of Volusia County Elected Officials and subsequent organizations.
- 14.1.1.4 Volusia County shall continue to coordinate with adjacent local governments to ensure consistency in land planning for those lands adjacent to an incorporated area or an adjacent county.
- 14.1.1.5 Volusia County Growth Management staff shall notify the City of DeLand staff in case of any proposed land use amendment within the DeLand Joint City-County Coordinating Committee (JCCC) Urban Growth Boundary.
- 14.1.1.6 The Volusia County Comprehensive Plan and all Plan amendments shall be submitted to the Volusia County Growth Management Commission (VGMC) to ensure consistency with adjacent local governments.
- 14.1.1.7 Volusia County shall continue to support and cooperate with the East Central Florida Regional Planning Council (ECRPC) and the St. Johns River Water Management District (SJRWMD) and other appropriate agencies.
- 14.1.1.8 The Volusia County Comprehensive Plan shall continue to be coordinated with the Florida Department of Transportation's Highway System Plan to the maximum extent possible.
- 14.1.1.9 Volusia County and its municipalities shall continue to coordinate with all appropriate Volusia County municipalities through the River to Sea Transportation Planning

- Organization (TPO) to the maximum extent feasible to plan for and achieve a consistent and compatible County-wide transportation system.
- 14.1.1.10 Volusia County shall continue to utilize the TPO, Traffic Impact Analysis (TIA) guidelines, created in cooperation with the TPO and member jurisdictions, to assess the impacts of proposed development on municipal, county, and state transportation networks and coordinate appropriate mitigation improvements.
- 14.1.1.11 Volusia County shall maintain close contact with public utilities that provide essential services and develop guidelines to assure continuity and availability of service.
- 14.1.1.12 Volusia County and the Volusia County School Board have adopted an interlocal agreement to facilitate a joint planning process. The agreement ensures that the development of school facilities and supporting land use, services, and infrastructure are coordinated through the joint review and sharing of plans, programs, and data between the two agencies.
- 14.1.1.13 Volusia County shall coordinate with Florida Inland Navigation District (FIND) to ensure availability of dredge spoil sites required for the safe and efficient operation of the Intracoastal Waterway.
- 14.1.1.14 Volusia County shall participate in the regional water supply planning process including updates to the Water Supply Assessment, District Water Supply Plan, and other relevant water supply activities with the SJRWMD, and other water supply entities.
- 14.1.1.15 Volusia County will continue to work cooperatively with the U.S. Army Corps of Engineers, the Florida Department of Environmental Protection (FDEP) and the FIND to strategically utilize beach compatible sand dredged from the Ponce de Leon Inlet and Intra-Coastal Waterway channels to nourish and maintain the beaches of Volusia County.
- 14.1.1.16 Volusia County shall coordinate the update of its Water Supply Facilities Work Plan with the SJRWMD and other applicable water supply entities.
- 14.1.1.17 The County shall coordinate with municipalities seeking joint participation funding from the Port Authority to follow the criteria for funding projects developed by the Port Authority Advisory Board.
- 14.1.1.18 The County, through programs such as Volusia Forever and Ecological, Cultural, Heritage and Outdoors (ECHO), will cooperate with other agencies promoting acquisition and management of parks, recreation, and conservation lands to fulfill the requirements of the Comprehensive Plan.
- 14.1.1.19 This County shall continue to work with other counties, municipalities in this State and through various professional associations to achieve "fiscal home rule" for local governments, in order to secure the resources to finance the activities and programs mandated down to local governments from the Federal, State and regional governments.

OBJECTIVE:

14.1.2 Volusia County shall negotiate interlocal agreements coordinating land planning and development activities to allow for orderly growth and facilitate the efficient provision of government services and facilities. The County shall coordinate with those State, regional or local entities having operation and maintenance responsibility for public facilities when establishing level of service standards. The interlocal agreements may include, but not be limited to, the following topics:

- * Land Use
- * Transportation
- * Recreation
- * Utility Services including water supply
- * Conservation
- * Housing
- * Libraries
- * Schools
- * Development Activity
- * Annexation

POLICIES:

- 14.1.2.1 Volusia County shall negotiate interlocal agreements addressing extra-jurisdictional service delivery when increased efficiency and effectiveness will be achieved.
- 14.1.2.2 Volusia County shall negotiate interlocal agreements with municipalities in order to facilitate the orderly and efficient provision of services within adjacent unincorporated areas.
- 14.1.2.3 County service areas may include undeveloped land inside existing unincorporated urban areas where the developer agrees to provide urban services through private means. In this instance, the necessary facilities and services are guaranteed by an enforceable development agreement. An enforceable development agreement may include, but is not limited to, development agreements pursuant to Section 163.3220, Florida Statutes (F.S.) or an agreement or development order issued pursuant to Chapter 380, (F.S.).
- 14.1.2.4 In 2004, Volusia County and the City of Port Orange-established an “Interlocal Agreement with the City of Port Orange Wellfield Property.” The agreement allows the City to exercise jurisdictional control over a special area it owns without annexation and is referenced herein in conformance with the terms of that agreement.
- 14.1.2.5 All land that comprises area “A-2” in the 2004 Port Orange Wellfield Agreement will remain included within the NRMA and any land development activity shall be consistent with applicable provisions of the NRMA. See Figure 14-2.
- 14.1.2.6 Consistent with the City of Port Orange Wellfield Property Interlocal Agreement of 2004. The uses allowed in area “A-2” shall be limited to the following:

Adult/vocational Education

Agriculture: pasture/forestry
Biosolid treatment and Disposal
Camouflaged or monopole communications towers
City Facilities and Yards
Class "AA" EQ biosolid treatment and disposal, as per 40 CFR 503
Colleges and Universities
Environmental Education
Essential Utility Services
Permitted improvements pursuant to County Development Order 03-F-FSP-0427
Hospitals
Houses of Worship
Managed fishing, forestry, soil and wildlife areas (including hunt clubs)
Parks and Recreation areas
Potable Water Recharge Areas and Potable Water Supply Wells
Potable Water Treatment, Production, Storage and Pumping
Public and Private Schools
Public Utility Services/Stations/Plants
Reclaimed Water Treatment, Production, Storage and Pumping
Roadways
Soil Storage as Temporary Stockpile
Stormwater Treatment, Storage, Pumping and Disposal
Wetlands Mitigation Bank

14.1.2.7 The uses allowed in area "A-1" shall be limited to the following:

Communications Towers (camouflaged or monopole only)
Class "AA"EQ biosolid disposal, as per 40 CFR 503
Environmental Education
Essential Utility Services
Forestry/Silviculture (see Exhibit "B" of the subject interlocal agreement)
Managed fishing, forestry, soil and wildlife areas (including hunt clubs)
Preserve, resource based Parks & Recreation (e.g. hiking trails and primitive camping)
Potable Water Recharge Areas and Potable Water Supply Wells
Reclaimed Water Treatment, Production, Storage and Pumping (maximum of 320 acres) and permitted improvements pursuant to County Development Order 03-F-FSP-0427
Roadways (Private, non-public access) and associated stormwater treatment
Wetlands Mitigation Bank

14.1.2.8 To ensure that the level of service on roads that serve the land identified as area "A-2" by the Port Orange Wellfield Property Interlocal Agreement of 2004 is maintained, no development or aggregate thereof shall generate trips in excess of five percent over the adopted LOS.

14.1.2.9 Volusia County and the City of Port Orange adopted an "Interlocal Agreement" in 2008. The agreement establishes a Water Supply Planning Area intended to strengthen the link between comprehensive planning and the regional water supply planning process.

- 14.1.2.10 Consistent with the 2008 Interlocal Agreement between Volusia County and the City of Port Orange that established the Port Orange Water Planning Area and the City of Port Orange Wellfield Property Interlocal Agreement of 2004, these uses allowed in the Wellfield Expansion area Shall be limited to the following:
- Communications Towers (camouflaged or monopole only)
 - Environmental Education
 - Essential Utility Services
 - Forestry/Silviculture
 - Managed fishing, forestry, soil and wildlife areas (including hunt clubs)
 - Preserve, resource based Parks & Recreation (e.g. hiking trails and primitive camping)
 - Potable Water Recharge Areas and Potable Water Supply Wells
 - Reclaimed Water Treatment, Production, Storage and Pumping (maximum of 320 acres) and permitted improvements pursuant to County Development Order 03-F-FSP-0427
 - Roadways (Private, non-public access) and associated stormwater treatment
 - Wetlands Mitigation Bank
- 14.1.2.11 The County will coordinate with the City of Daytona Beach on future development plans for the Daytona Beach International Airport to promote a joint vision for the area and satisfy any "gateway" standards established by the city.
- 14.1.2.12 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 consistent with the level of service and timing established by the applicable local government's comprehensive plan.
- 14.1.2.13 Projected water supply needs for unincorporated areas that are provided on a retail or wholesale basis within a municipal water supply planning area shall be coordinated with the respective city during the preparation of its Water Supply Facilities Work Plan.
- 14.1.2.14 Pursuant to Chapter 171, Part II, Florida Statutes, Volusia County and the City of New Smyrna Beach have established an Interlocal Service Boundary Agreement (ISBA) effective May 10, 2013. The agreement allows the City to annex properties within the Joint Planning Area that would not otherwise be eligible for annexation subject to the provisions established in the ISBA.
- 14.1.2.15 Pursuant to Chapter 171, Part II, Florida Statutes, Volusia County and the City of Ormond Beach have established an ISBA adopted on August 21, 2014. The agreement allows the City to annex properties within the Joint Planning Area that would not otherwise be eligible for annexation subject to provisions established in the ISBA. The ISBA also incorporates a Joint Planning Agreement and grants extraterritorial authority to the City of Ormond Beach pursuant to Section 163.3171, Florida Statutes.
- 14.1.2.16 Pursuant to Chapter 171, Part II, Florida Statutes, Volusia County and the City of Edgewater have established an ISBA recorded and effective on October 21, 2015. The agreement allows the City to annex properties within the Joint Planning Area that would not otherwise be eligible for annexation subject to provisions established in the

ISBA.

- 14.1.2.17 Pursuant to Chapter 171, Part II, Florida Statutes, Volusia County and the City of Daytona Beach have established an ISBA recorded and effective on July 5, 2017. The agreement allows the City to annex properties within the Joint Planning Area that would not otherwise be eligible for annexation subject to provisions established in the ISBA.
- 14.1.2.18 Pursuant to Chapter 171, Part II, Florida Statutes, Volusia County and the City of Oak Hill have established an ISBA adopted on August 17, 2017 with an effective date of September 1, 2017. The agreement allows the City to annex properties within the Joint Planning Area that would not otherwise be eligible for annexation subject to provisions established in the ISBA.

OBJECTIVE:

- 14.1.3 Volusia County shall resolve inconsistencies which may arise between the County and local governments by utilizing the informal and formal negotiating techniques described below.

POLICIES:

- 14.1.3.1 Volusia County shall utilize the dispute resolution process of the East Central Florida Regional Planning Council (ECRPC) to resolve planning-related conflicts between the County and adjacent local governments when appropriate.

CHAPTER 15
CAPITAL IMPROVEMENTS ELEMENT

CHAPTER 15

CAPITAL IMPROVEMENTS ELEMENT

A. OVERVIEW

The purpose of the Capital Improvements Element (CIE) and the Five-Year Schedule of Capital Improvements (Schedule) is to identify the capital improvements needed to implement the Comprehensive Plan and ensure that the adopted Level-of-Service (LOS) Standards are achieved and maintained for concurrency-related facilities. As mandated by Chapter 163, Florida Statutes, it describes the new facilities and financing needed to correct existing deficiencies, accommodate new growth, and maintain existing facilities. It further provides for consideration of the need, location, and efficient use of public facilities in support of the Dynamic Master Plan.

The LOS standards in the Capital Improvements Element reference all concurrency facilities by the appropriate chapter of the Volusia County Comprehensive Plan.

B. GOALS, OBJECTIVES AND POLICIES

GOAL: Principles

- 15.1 To provide public facilities and services identified in the Dynamic Master Plan in an efficient manner that maximizes the use of existing facilities, promotes orderly compact urban growth, and is compatible with existing and future designated land uses and with the natural environment.

OBJECTIVE: Serving Appropriate Growth

- 15.1.1 The County shall concentrate public facilities and services in areas that are delineated on the Future Land Use Map with land use categories defined as urban in the Future Land Use Element.

POLICIES:

- 15.1.1.1 Concurrency facilities and services shall be provided to serve existing and future urban areas unless specifically excluded elsewhere in this Plan, and must be available for new development in said areas designated on the Future Land Use Map.
- 15.1.1.2 Where appropriate, LOS standards for urban facilities shall be identified by specific facility and/or geographic area.
- 15.1.1.3 The County shall prioritize the availability of required LOS capacity for concurrency facilities to those areas designated urban on the Future Land Use Map. Future growth and development shall be attracted to these designated areas by the availability of services.
- 15.1.1.4 Public facilities and services intended to serve proposed developments that are

inconsistent with the adopted Future Land Use Element shall not be permitted.

- 15.1.1.5 Public facilities shall be planned and constructed in a manner that encourages compact urban growth based on proximity to existing central water and sewer systems, accessibility to the major road network (arterials, collectors) at the designated service levels, existing land use patterns, and the carrying capacity of the natural environment. The extension of water and sewer lines outside of urban service areas shall be prohibited unless there is a threat to health and safety or other exceptions under the guidelines delineated in the Future Land Use Element.
- 15.1.1.6 The County shall program public facilities needed to support activity centers, employment centers, and other economic development activity identified in the Dynamic Master Plan.

OBJECTIVE: Correcting Deficiencies

- 15.1.2 The County shall provide and maintain the necessary capital improvements to eliminate existing deficiencies, support new development orders, and repair, renovate, or replace its worn out capital stock as identified in the Dynamic Master Plan.

POLICIES:

- 15.1.2.1 The County shall, with the exception of State Roads, eliminate all LOS capacity deficiencies on non-constrained roads on the County thoroughfare system by the end of the planning period, to the extent revenue is available. This objective shall be coordinated with the Transportation Element.
- 15.1.2.2 Projects that at the planning level eliminate existing or potential (future) capacity deficiencies, such as adding new lane miles (new construction), shall be prioritized higher than operational improvements, such as turn lanes and signalization projects.
- 15.1.2.3 The County shall include road capacity projects in its future five-year program to reduce the number of backlogged county roads.

OBJECTIVE: Maintenance

- 15.1.3 Capital improvement projects identified in the Dynamic Master Plan as repair, renovation, and replacement shall be included in the Five-Year Schedule of Capital Improvements.

POLICIES:

- 15.1.3.1 The County shall develop and maintain a database that identifies the capital facilities that will need major repair, renovation or replacement for a five-year time period.
- 15.1.3.2 The County shall continue its program of routine and preventive maintenance for its capital assets in order to reduce the need for major repair and renovation.

15.1.3.3 The County shall not provide a public facility, nor shall it accept the provision of a public facility by others, if the County is unable to pay for the subsequent annual operating and maintenance costs of these additional facilities.

15.1.3.4 The County shall allocate sufficient funds to cover the annual costs of maintaining the county thoroughfare system.

OBJECTIVE: Efficient Use

15.1.4 The County shall maximize the use of existing public facilities that support urban uses as designated by the County's Future Land Use Map and urban uses within municipalities.

POLICIES:

15.1.4.1 The County shall continue to develop and implement programs that reduce the demand for new capital facilities and thus delay the need to construct and operate such facilities. These programs shall include, but not be limited to, the following:

1. Increased operational support for all forms of mass transit;
2. Van-/car-pooling programs;
3. Staggered work hours;
4. Trash recycling;
5. Utilization of reclaimed water instead of potable water for certain uses; and
6. Water conservation programs.

15.1.4.2 Public facilities shall be constructed, expanded, renovated or rehabilitated to achieve greater economies of scale and improve operational efficiency.

GOAL: Concurrency Management System

15.2 To ensure consistent delivery of public facilities and services in accordance with adopted level-of-service standards and expectations of the Dynamic Master Plan.

OBJECTIVE: Level of Service (LOS)

15.2.1 The County shall maintain LOS standards for a full range of public facilities in order to protect the health, safety and welfare of its citizens and enhance the quality of life in the County.

POLICIES:

15.2.1.1 The County shall maintain LOS standards for public facilities related to concurrency,

and shall apply the standards based on the policies specified for each facility type. The LOS standards are adopted by reference in specified chapters and elements of the Volusia County Comprehensive Plan as follows:

Transportation	Chapter 2
Schools	Chapter 3
Potable Water	Chapter 6
Sanitary Sewer	Chapter 7
Solid Waste	Chapter 8
Stormwater Management (Drainage)	Chapter 9
Parks, Recreation and Open Space	Chapter 13

- 15.2.1.2 The LOS standards for each type of public facility shall apply to development orders issued by the County on or after October 1, 1990.
- 15.2.1.3 The County may create LOS standards based on unique geographic areas, phased levels of service, alternative service delivery concepts, or as necessary to address changing needs and circumstances.
- 15.2.1.4 If a quadrant (impact fee zone) or any sub-area of a quadrant, including but not limited to a municipal services district, requests a higher LOS standard for any facility category established in this plan, then it shall be the financial responsibility of that quadrant or sub-area to achieve the difference between its desired higher LOS standard and the lower county-wide LOS standard in this Comprehensive Plan. This financial responsibility shall include both capital and annual recurring operations and maintenance responsibilities.

OBJECTIVE: Concurrency

- 15.2.2 Volusia County shall maintain its concurrency management system to ensure compliance with adopted LOS standards.

POLICIES:

- 15.2.2.1 The County shall maintain specific definitions and criteria as to what will satisfy state and local concurrency requirements. Additional definitions and criteria shall be maintained in the Concurrency Management Ordinance.
- 15.2.2.2 The public facilities for which LOS standards have been adopted shall be subject to a concurrency determination.
- 15.2.2.3 Required facilities shall be deemed concurrent under the following four conditions:
1. The facilities are in place and operating at an adopted LOS established in this Comprehensive Plan at the time a building permit or final development order is issued.
 2. The facilities are under construction at the time a building permit is issued.

3. The facilities are the subject of a binding contract executed for construction or acquisition at the time a building permit is issued.
 4. The facilities are contained in the first year (Capital Budget) of the Five-Year Schedule of Capital Improvements, in the year following development order approval. This policy shall pertain to transportation and parks. Specific conditions for the timing of private development and completion of the facilities shall be part of an enforceable development agreement and shall be part of the County's development review process when changes to land uses and densities/intensities are first proposed. Specific timing and phasing of such facilities in relationship to the issuance of building permits and other final development orders shall be consistent with the concurrency management provisions of the Land Development Code.
- 15.2.2.4 Improvements, renovations and repair to existing structures shall only affect facility capacity and concurrency to the extent such work increases the number of dwelling units, floor area for non-residential uses or other measures of intensity. In such cases, a determination of its effect on facility capacity shall be made prior to any approval of a building permit. If existing facility capacity is available and no degradation of LOS for the concurrency facilities will result, a final development order or building permit may be issued. Site improvements to an existing development that may lead to increased facility demand, such as additional parking spaces, may be considered an increase in intensity and may be subject to a facility capacity test and concurrency review.

OBJECTIVE: Capacity Determination

15.2.3 The County shall maintain provisions how and when capacity/concurrency determination will take place in the development review process.

POLICIES:

- 15.2.3.1 The capacity of public facilities shall be determined for applications for new development orders as follows:
1. The capacity availability determination shall apply only to specific uses, densities and intensities based on information provided by the applicant and included in the development order, and
 2. The determination shall be valid for development that is completed within a period of time acceptable to the County and the applicant, as explicitly set forth in a binding development agreement as authorized by Florida Statutes or the Land Development Code, and guaranteed by:
 - a. Cash escrow,
 - b. Irrevocable letter of credit,

- c. Prepayment of impact fees,
 - d. Formation of a Community Development District pursuant to Chapter 190, Florida Statutes, or
 - e. Any other assurance acceptable to the County in form and amount.
3. If an applicant has a proportionate share obligation for a public facility, the County shall do one of the following:
- a. Contract with the applicant for the full cost of the facility, including terms regarding reimbursement for costs in excess of the applicant's proportionate share;
 - b. Obtain assurances similar to those in paragraph (2) from other sources;
 - c. Accept proportionate-share mitigation payment from the applicant;
 - d. Pool the applicant's contribution together with contributions from other applicants to "pipeline" incremental improvements that increase facility capacity;
 - e. Allow the applicant to construct operational improvements that increase the efficiency and/or capacity of existing facilities; or
 - f. Deny the development order where the conditions above cannot be met.
4. Pursuant to paragraphs 1 and 2 above, no further determination of capacity for the subject property shall be required for a preliminary development order, and the subject property shall be vested to the extent provided in the Land Development Code. Any subsequent change in the density, intensity or land use that requires additional public facilities or capacity is subject to review and approval or denial by the County.

- 15.2.3.2 An applicant for development may request approval of a preliminary development order, without a determination of capacity, with the understanding that:
- 1. Final development orders for the subject property are subject to a determination of capacity of public facilities.
 - 2. No rights to obtain final development orders nor any other rights to develop the subject property have been granted or implied by the County's approval of the preliminary development order without determining the capacity of public facilities.

- 15.2.3.3 Specific applications for rezoning(s) may be subject to capacity/concurrency review

where such rezonings may conflict with policies of this element or other adopted elements of this plan, or if the applicant requests such a review

- 15.2.3.4 Detailed capacity/concurrency review and determination shall be made by the County's Development Review Committee including, but not limited to, the following development orders:
1. Preliminary plats, Final plats.
 2. Overall Development Plans as defined by the Land Development Code.
 3. Final Site plans.
 4. Developments of Regional Impact.
 5. All other development orders prescribed in the Land Development Code.
- 15.2.3.5 If concurrency and facility capacity is not available or cannot be made available through Policy 15.2.3.1, such findings shall be reasons for denial of the development application.
- 15.2.3.6 For all other applicable development, a capacity/concurrency check shall be made prior to the issuance of a development order or building permit. No development order or building permit will be issued to an applicant where concurrency is not met through the policies of this element.

OBJECTIVE: Facility Availability

- 15.2.4 The County shall maintain standards for the timing of capital improvement availability by facility type.

POLICIES:

- 15.2.4.1 The following facilities shall be provided and available to a proposed development prior to the issuance of a certificate of occupancy: potable water service, including both facilities and supplies; centralized public or private sanitary sewer collection; solid waste system service; and drainage facilities.

Potable water service directly serving a development shall include a publicly or privately owned water distribution network for urban service areas and wells serving individual parcels of land for rural areas.

Centralized public or private sanitary sewer collection shall be available within designated urban service areas. Individual sanitary sewer disposal, treatment and discharge systems shall be utilized where central sewer collection is not required.

- 15.2.4.2 Specific timing and phasing conditions related to transportation and recreation

facilities shall be consistent with the concurrency management provisions of the Land Development Code.

- 15.2.4.3 For multi-phase projects or projects constructed and/or occupied over a multi-year period, the required facilities must be in place with each phase. Developer-County agreements shall be the prescribed method of ensuring facilities are concurrent with the impacts of such development. In these cases, programmed improvements from the Five-Year Schedule of Capital Improvements shall be included as part of the concurrency determination as long as their availability coincides with the impacts of each phase.
- 15.2.4.4 An evaluation of public facility availability shall be established for each proposed private development. Land clearing, site preparation and construction for each private development shall be programmed with facilities scheduled to ensure that the concurrency requirements are met. Where public or private facility availability is delayed, the County may require permitted development to be delayed as a condition of approval until the required facilities are available. The County may only exercise this policy provision where the delayed public or private facility availability may imperil public health, welfare and safety.

GOAL: Implementation and Planning

- 15.3 To ensure existing deficiencies and future needs are prioritized, funded, and constructed consistent with adopted LOS standards and the Dynamic Master Plan.

OBJECTIVE: Funding

- 15.3.1 The County shall fund necessary public facilities in a fair, equitable, timely and efficient manner, relying on the broadest revenue bases possible.

POLICIES:

- 15.3.1.1 The County shall annually review and update its revenue estimates and forecasts, cost of new facilities, and ongoing operating costs as they affect the Five-Year Schedule of Capital Improvements.
- 15.3.1.2 Unless other sources of funding become available, user charges shall be the primary revenue sources for financing the construction, operations and maintenance of all County-owned potable water and sanitary sewer facilities. User fees shall cover part of the operating and maintenance costs of solid waste and stormwater drainage facilities. User fees and charges shall be applied to other public facilities to the maximum extent possible.
- 15.3.1.3 Potable water and sanitary sewage facilities shall be financed and accounted for in County Enterprise Funds so that the continuing costs to the general public shall be financed or recovered primarily through user charges. Solid waste and stormwater drainage may be totally or partially financed through user charges in either enterprise or special funds.

- 15.3.1.4 County water and sewer connection fee revenues shall be used primarily to cover the incremental costs to the system of the specific connection.
- 15.3.1.5 Non-enterprise fund revenue sources may be used to finance water and sewer distribution and collection main lines to incentivize the retention, expansion or new development of targeted industries. These costs may be recovered from subsequent utility customers who connect to such main lines. However, such funding sources shall not include CIACs (Contributions In Aid Of Construction), water and sewer impact fees, connection fees and user charges.
- 15.3.1.6 The County shall continue to utilize all gas taxes under its control so that revenue shall be available for needed roadway capacity improvements as well as road maintenance.
- 15.3.1.7 The County shall use various types of non-discretionary user-oriented taxes or fees for roadway capacity expansion and maintenance to the maximum extent possible, such as tolls, utility taxes, special assessments and various State revenue sharing money.
- 15.3.1.8 The County shall adopt user fees for the review of development order applications related to concurrency to cover the costs of such reviews and operation of the Concurrency Management system.
- 15.3.1.9 The County shall continue to rely on revenue sources that are responsive to growth for financing public facilities, such as a local option sales tax.
- 15.3.1.10 The County shall use ad valorem tax (property tax) increases only to fund the additional operations and maintenance costs related to future additional capital facilities. The county may also utilize such increases to provide necessary capital improvements to support the retention, expansion, or location of a business or industry which will employ long-term and non-temporary workers in high value-added industries, consistent with the Dynamic Master Plan.
- 15.3.1.11 The County shall require developers of private road, water, and sewer systems to post a bond to protect the County in case those systems are ever abandoned. The bond shall cover the expenses of acquiring such facilities in these cases.
- 15.3.1.12 Private contributions, gifts, grants and joint public-private partnerships shall be encouraged as a means of achieving public facility service levels
- 15.3.1.13 The use of Special Assessment Districts or other alternatives provided for by local or State law shall be considered, especially for large-scale projects such as activity centers and planned communities.

OBJECTIVE: Impact Fees and Proportionate Fair-Share

- 15.3.2 The County shall continue to require new development to pay for its share of the public facilities and services needed to support the development concurrent with its impacts.

POLICIES:

- 15.3.2.1 The county's impact fee ordinances shall be maintained and updated.
- 15.3.2.2 Impact fees shall be used to fund capital facility needs resulting from new development and shall not be used to fund existing deficiencies.
- 15.3.2.3 Impact fees shall be used to finance capital projects in the vicinity of the development's impact. Special geographic fee zones shall be maintained, so that funds derived from impact fees can be spent near the areas of impact. Impact fees allocated to zones shall be based on court guidelines and Florida case law concerning this subject.
- 15.3.2.4 The geographic area of impact fee zones shall be large enough so that sufficient impact fee funds can be generated to fund the necessary improvements to support new development.
- 15.3.2.5 Mechanisms for credits and refunds shall continue to be provided in each impact fee ordinance. Credits shall be granted when other additional revenue sources become available, excluding one-time grants from other governmental entities to support capital facilities.
- 15.3.2.6 The County shall study and verify that its impact fees are sufficient to cover the pro-rata share of improvement costs necessitated by new development. The County shall ensure that the necessary technical and professional staff are available to maintain the data bases necessary to carry out this policy.
- 15.3.2.7 The development and maintenance of a park and recreation impact fee shall be based on the costs of land acquisition and facilities for district and local parks needed to be concurrent with future growth following the original effective date of this plan. This impact fee shall apply to the unincorporated areas of Volusia County only.
- 15.3.2.8 The County shall continue to allow alternative impact fee payment methods to encourage targeted industries for economic development that would increase the County's economic base, increase per capita and household incomes, and further other economic development objectives/policies set forth in the Dynamic Master Plan.
- 15.3.2.9 Exemptions of land use categories from impact fees shall be a policy determination made by the County Council that will balance the need for economic development versus the needs of the County Road program.
- 15.3.2.10 The County shall maintain a record of the impact(s) on facility capacity by property owners who have paid a capacity reservation fee(s).
- 15.3.2.11 Future development shall bear its fair-share (pro rata) percentage of road facility costs, including right of way, in order to achieve and maintain the adopted LOS standards and other measurable standards.

OBJECTIVE: Evaluation

15.3.3 The County shall maintain a rational system for evaluating and prioritizing capital improvement projects.

POLICIES:

15.3.3.1 Individual capital improvement projects shall be evaluated in priority based on the following criteria:

1. Elimination of public hazards of an emergency nature.
2. Projects identified in the Dynamic Master Plan.
3. Elimination of existing capacity deficits.
4. To support the attraction, expansion, and retention of business and industry.
5. To repair, renovate, replace existing worn out, deteriorated, or obsolete facilities.
6. To support redevelopment and infill development in blighted areas.
7. Non-emergency safety enhancement projects to protect the general health, safety and welfare of the public.
8. Service and support facilities that improve operational efficiency and that may indirectly increase facility capacity.

15.3.3.2 The County shall continue to evaluate its operational structure to ensure it is employing the most effective methods to monitor and manage facility capacity, service levels, and concurrency.

OBJECTIVE: Five-Year Schedule

- 15.3.4 The County will coordinate land use decisions and fiscal resources with the Five-Year Schedule of Capital Improvements, to maintain adopted LOS standards for public facilities necessary to implement the comprehensive plan. The County shall review and update this schedule annually as required by state law.

POLICIES:

- 15.3.4.1 The annual update of the Five-Year Schedule of Capital Improvements must include projects necessary to maintain adopted LOS standards, along with anticipated revenue sources. Projects on the schedule shall be listed as "funded" or "unfunded," and assigned with a level of priority for funding.
- 15.3.4.2 Potable water supply facility improvements in the first five years of the Water Supply Facilities Work Plan shall be incorporated into the County's Five-Year Schedule of Capital Improvements.
- 15.3.4.3 The County shall base its Five-Year Schedule of Capital Improvements for parks on the desire to develop a high-quality district park system. The allocation of financial resources in the Five-Year Schedule shall be heavily weighted toward district park facility development.
- 15.3.4.4 The County shall identify projects that help maximize the use of existing public facilities as part of the Five-Year Schedule of Capital Improvements.
- 15.3.4.5 Proposed changes to the Future Land Use Element shall be evaluated in part based on their potential impact on existing and future facility capacity requirements and to the Five-Year Schedule of Capital Improvements.
- 15.3.4.6 Capital facilities constructed, improved or renovated by the private sector through County-developer and County-private party agreements that will eventually be part of the County's capital facility inventory shall be included and identified in the Five-Year Schedule of Capital Improvements.
- 15.3.4.7 Stormwater or watershed engineering projects prepared under the Five-Year Schedule of Capital Improvements shall address not only existing deficiencies within the respective watersheds, but also stormwater management needs required to support future growth and water quality standards for new development.
- 15.3.4.8 The County, through its annual Five-Year Schedule of Capital Improvements update, shall include those capital renovations and improvements necessary to bring all County facilities into compliance with the Americans with Disabilities Act, as finances and logistics may permit.
- 15.3.4.9 The County, through its annual Five-Year Schedule of Capital Improvements update, shall include those specific capital projects that require environmental mitigation to be undertaken by the County as a condition of approval from federal, State, regional and local agencies.

OBJECTIVE: Long-term Needs

- 15.3.5 Future public services and facilities shall be planned and coordinated over the long term to encourage orderly growth that is compatible with future desired land uses.

POLICIES:

- 15.3.5.1 The County shall review its population projections for the long-term planning horizon and assess the projected need for major additional infrastructure improvements, such as new water and wastewater treatment plants, well fields, landfills, and schools.
- 15.3.5.2 The County shall coordinate with local jurisdictions and the TPO to identify long-term transportation and mobility needs in urban areas through the TPO Long-Range Transportation Planning process.
- 15.3.5.3 The County shall monitor public facility planning trends throughout the state and nation, and consider the necessary changes to the Capital Improvements Element.
- 15.3.5.4 The County's infrastructure planning shall consider the need to refurbish or replace public facilities that may become obsolete in the long term.
- 15.3.5.5 If long-term LOS deficiencies are projected, the County may choose to adopt a long-term concurrency management system and a long-term capital improvements schedule to address those deficiencies.
- 15.3.5.6 The County shall examine and pursue long-term planning strategies to facilitate development patterns that support multimodal solutions, including urban design, and appropriate mix of land uses, intensity, and density.

GOAL: Schools

- 15.4 Provide for a financially feasible public school facilities program.

OBJECTIVE: Level-of-Service Standards

- 15.4.1 The County shall ensure that the capacity of schools is sufficient to support residential subdivisions and site plans at the adopted LOS standard. This LOS standard shall be consistent with the LOS standard adopted in the interlocal agreement entered into by the School Board and the local governments within Volusia County.

POLICIES:

- 15.4.1.1 The County LOS standard for public school facilities is adopted by reference in Chapter 3, Public Schools Facility Element, herein. The LOS standard shall be applied consistently by all local governments within Volusia County and by the School Board district-wide to all schools of the same type.

OBJECTIVE: School Capital Facilities Planning

- 15.4.2 The County shall cooperate with the School Board to ensure existing deficiencies and future needs are addressed consistent with adopted LOS standards for public schools.

POLICIES:

- 15.4.2.1 The County shall adopt as part of its Capital Improvement Element the Volusia County School District five-year work program approved in September of each year as part of the School District budget, including planned facilities and funding sources to ensure a financially feasible capital improvements program and to ensure the LOS standards will be achieved by the end of the five-year period.
- 15.4.2.2 The County shall coordinate with the School Board and adopt development conditions to ensure that future development pays a proportionate share of the costs of capital facility capacity needed to accommodate new development and to assist in maintaining the adopted LOS standards via impact fees and other legally available and appropriate methods.

CHAPTER 16

CHAPTER IS RESERVED FOR FUTURE USE

CHAPTER 17
HISTORIC PRESERVATION ELEMENT

CHAPTER 17

HISTORICAL PRESERVATION ELEMENT

A. OVERVIEW

In an effort to enrich the quality of life for Volusia's citizens, the goals, objectives, and policies in this Element further preservation of the County's historic resources by redeveloping and enhancing the physical, social, aesthetic and economic aspects of the existing built environment; fostering a "public memory" and identity rooted in an accurate interpretation of past events, peoples and places; promoting a resource conservation ethic; and assisting in the collection, curation and dissemination of scientific and historical information.

The adopted components of the Historical Preservation Element include an Overview and Goals, Objectives and Policies. Also within this Element are maps showing 1) the location of significant historic resources under County jurisdiction 2) archaeologically sensitive areas within the unincorporated areas of the County; and 3) significant historic resources under County ownership and/or management. These maps are contained in Appendix 1, Maps and Figures as follows:

Figure 17-1 Archaeologically Sensitive Areas in Unincorporated Volusia County

Figure 17-2 Historic Resources Map Series Unincorporated Volusia County

 Figure 17-2A Individually Significant Properties

 Figure 17-2B Cassadaga Historic District

 Figure 17-2C Enterprise Historic District

 Figure 17-2D Spring Garden Ranch Historic District

Figure 17-3 Significant Historic Resources Owned and Managed by Volusia County

Supporting documentation providing additional information in regards to the development and implementation of the Historical Preservation Element can be found in the following documents:

- Historic Properties Survey, Volusia County, Florida; prepared by: Historic Property Associates, 1989
- Historic Properties Survey of Unincorporated Volusia County, Florida: The Second of Two Surveys; prepared by History Property Associates, 1992
- An Archaeological Site Inventory and Management Plan for Volusia County, Florida; prepared by Piper Archaeological Research, Inc., 1989
- The Evaluation and Appraisal Report for the Historic Preservation Element of the Volusia County Comprehensive Plan - Chapter 17; prepared by the Volusia County Growth Management Services Group, 1996

B. GOALS, OBJECTIVES AND POLICIES

GOAL:

- 17.1 Continue to operate as a Certified Local Government to manage and preserve, where possible, significant historic resources located in unincorporated areas of the County.

OBJECTIVE:

- 17.1.1 Continue to provide an accurate and comprehensive inventory of those historic resources located in unincorporated areas of the County.

POLICIES:

17.1.1.1 Continue to develop and maintain an inventory of all archaeological sites and all buildings and structures 50 years in age and older located in unincorporated Volusia County utilizing, as a minimum, the variables provided by the Florida Master Site File. Any new information shall be forwarded to the keeper of the Florida Master Site File, the Florida Department of State, Division of Historical Resources.

17.1.1.2 Continue to maintain, refine, and utilize the archaeological predictive model and archaeological sensitivity map (a facsimile of this map is shown as Figure 17-1, see Appendix 1, Maps and Figures) developed by professional archaeologists for Volusia County to identify areas that should be subjected to an archaeological survey when land development is proposed.

17.1.1.3 Volusia County shall refer inquiries regarding the documentation of known paleontological deposits and discovery of additional significant paleontological remains to the Florida Museum of Natural History affiliated with the University of Florida, Gainesville.

17.1.1.4 Continue to actively solicit the help of individuals and organizations who possess knowledge of local history to help with determining site locations, conducting historical research, cataloging private artifact collections and any other appropriate activities relating to the inventory of historic resources.

OBJECTIVE:

- 17.1.2 Evaluate the significance of each historic resource identified in the inventory of unincorporated Volusia County utilizing established criteria and nominate eligible historic resources for designation as provided by the National Register of Historic Places and the Volusia County Historic Preservation Ordinance (Chapter 62, Volusia County Code of Ordinances, April 20, 1995).

POLICIES:

- 17.1.2.1 Continue to identify significant historic resources located in the unincorporated portions of the County. Historic resources identified as significant shall include those: listed on the National Register of Historic Places; determined eligible for listing on the National

Register by the Florida Department of State, Division of Historical Resources; issued a Certificate of Designation by the Volusia County Historic Preservation Board, as provided in the Volusia County Historic Preservation Ordinance (Chapter 62, Volusia County Code of Ordinances or considered eligible for designation by the local ordinance as referenced above, as determined by the County Historic Preservation Officer. Data are shown as a map series (Figures 17-2(A-D), See Appendix 1, Maps and Figures) and shall serve the purpose of fulfilling the requirements for identifying significant historic resources on the Future Land Use Map series.

- 17.1.2.2 Continue to submit National Register of Historic Places Nomination Forms for eligible districts, buildings, sites and objects as funding and/or staff time is available and with notice provided to the property owner(s) as required by federal law.
- 17.1.2.3 Continue to consider issuance of Certificates of Designation for eligible historic resources.

OBJECTIVE:

- 17.1.3 Mitigate the negative and destructive effects of proposed development on significant historic resources in unincorporated areas of Volusia County.

POLICIES:

- 17.1.3.1 Continue reviewing proposed demolitions of any building or structure built 50 years in age and older.
- 17.1.3.2 The Secretary of the Interior's Standards for the Treatment of Historic Properties will be used as a basis for guidelines for new construction in designated historic districts or associated with an individually-designated historic resource so that such construction will not be obtrusive in historic landscapes and contexts.
- 17.1.3.3 Continue Certificate of Appropriateness proceedings for any project that would involve demolition, relocation, and exterior alteration of, or new construction associated with, a historic resource designated under the authority of the Volusia County Historic Preservation Ordinance (Chapter 62, Volusia County Code of Ordinances).
- 17.1.3.4 Continue requiring the issuance of an Excavation Certificate for any earth disturbing activity within the boundary of a designated archaeological site as provided in the Volusia County Historic Preservation Ordinance (Article V, Chapter 62, Volusia County Code of Ordinances).
- 17.1.3.5 Continue to require an archaeological survey for appropriate land development proposals located or partially located in an area of high archaeological potential as identified by the archaeological sensitivity maps (a compilation of these maps is shown in Figure 17-1, See Appendix 1, Maps and Figures). If the project area has never been subjected to an archaeological survey using a subsurface sampling strategy, such a survey shall be conducted, prior to application approval, by a qualified survey team. As one of the requirements for plan approval, a mitigation plan must be provided and implemented for any significant historic resource adversely impacted by the project.

- 17.1.3.6 Any individual person, organization and/or corporation involved in earth disturbing activity shall be responsible for notifying the Volusia County Medical Examiner and the Florida Department of State, Bureau of Archaeological Research when human remains and/or related artifactual materials in an unmarked burial are discovered (Chapter 872, Florida Statutes). Volusia County shall continue to reserve the right to monitor any earth disturbing activity relating to a development project that requires the issuance of a permit by the County. The County Historic Preservation Officer shall halt such earth disturbing activity if an unmarked burial is encountered and said agent shall contact the proper authorities.
- 17.1.3.7 Continue to adopt procedures for the effective enforcement of any historic preservation regulations that are created.
- 17.1.3.8 Continue periodic review of the Volusia County Zoning Ordinance as amended, to ensure that requirements and policies promote the protection and viable economic use of designated historic resources.
- 17.1.3.9 Continue providing a Historic Preservation Board appointed by County Council with the duties and powers outlined in the Volusia County Historic Preservation Ordinance (Chapter 62, Volusia County Code of Ordinances).
- 17.1.3.10 Continue providing a Historic Preservation Officer to implement regulations outlined in the Volusia County Historic Preservation Ordinance (Chapter 62, Volusia County Code of Ordinances) and to serve as staff for the Volusia County Historic Preservation Board.
- 17.1.3.11 Continue requiring a detailed photographic record and any other appropriate form of documentation prior to the scheduled destruction of any significant historic resource.
- 17.1.3.12 Continue promoting the salvage and reuse of non-toxic materials in buildings and structures approved for demolition to achieve sustainability objectives and reduce use of landfills.

OBJECTIVE:

- 17.1.4 Offer incentives to owners of significant historic resources as a means of encouraging preservation of historic resources.

POLICIES:

- 17.1.4.1 Develop methods to allow developers and property owners with the option of transferring the development rights of a land parcel containing a significant historic resource to another land parcel as a mitigation alternative. The significant historic resource shall be protected in perpetuity by legal instrument simultaneous with the execution of such a transfer.
- 17.1.4.2 Volusia County Land Development Regulations shall be monitored to identify historic preservation deterrents. The possibility of offering selected waivers to owners of designated historic properties will be considered as long as the violation does not

endanger the health, safety and welfare of the public and the property's occupant(s). Volusia County Land Development Regulations will promote the preservation and protection of historic resources.

Volusia County shall provide the option for building permit applicants to utilize the provisions outlined in the model building and fire safety codes (current edition of the Florida Fire Prevention Code).

- 17.1.4.3 Provide property tax abatement as an incentive for owners to rehabilitate designated historic properties, as per Chapter 196.1997, Florida Statutes.
- 17.1.4.4 Volusia County shall continue to utilize the ECHO program to fund historic properties.
- 17.1.4.5 Study and consider implementation of the use of other legal and financial tools, such as preservation easements and grant programs, to protect historic and archaeological resources.
- 17.1.4.6 Continue to distribute to the public, information on historic preservation incentives that are available from local, State, Federal and private sources.

GOAL:

- 17.2 Manage, preserve and protect significant historic resources owned and leased by the County of Volusia.

OBJECTIVE:

- 17.2.1 Inventory and assess historic resources located in County-owned lands and facilities.

POLICIES:

- 17.2.1.1 Continue to maintain the inventory of significant historic resources on properties owned and leased by Volusia County, and update it as new properties are acquired.
- 17.2.1.2 Continue to nominate County-owned historic resources deemed eligible for listing on the National Register of Historic Places and eligible for designation by city and/or county ordinance.
- 17.2.1.3 Continue to prepare and monitor preservation management plans for historic resources owned, leased, and/or operated by the County. The County's preservation management plans shall, at a minimum, address the following:
 - a summary of the history of the property;
 - a description of significant historic resources on the property;
 - recommended methods for stabilization and preservation of the identified significant resources;
 - recommended on-site interpretive exhibits, markers and other infrastructure and informative literature for identified significant resources; and

- a bibliography of all previous research, historical documents and photographs relating to the identified significant resources.

OBJECTIVE:

- 17.2.2 Adopt policy and take action to ensure the stabilization, preservation and protection of County-owned significant historic resources.

POLICIES:

- 17.2.2.1 Continue to follow The Secretary of the Interior's Standards for the Treatment of Historic Properties when modifying any significant County-owned historic resource that is a building or structure.

- 17.2.2.2 The disturbance or removal of artifacts, human remains and/or paleontological remains from property owned by Volusia County or property held in trust for the County unless an excavation plan is filed and approved by the Volusia County Preservation Officer and the Florida Department of State, Division of Historical Resources shall be illegal.

- 17.2.2.3 Continue policy that all treasure troves, artifacts, paleontological remains and such objects having intrinsic, historical and/or archaeological value discovered on County-owned lands shall belong to the citizens of Volusia County and curation and protection of such objects are considered the County's responsibility.

- 17.2.2.4 Continue to pursue grants, donations and other types of funding alternatives to acquire, stabilize, rehabilitate, restore, interpret or protect the following significant historic resources:

- DeBary Hall Estate
- Dunlawton Sugar Factory Ruins
- Green Spring
- The Historic Volusia County Courthouse
- Lake Ashby Indian Midden
- New Smyrna Sugar Factory Ruins
- Padgett House at Gemini Springs
- 252 South Beach St., Daytona Beach
- 440 South Beach St., Daytona Beach
- Cornelia Young Library
- Dickinson Memorial Library
- Bisset Indian Mound
- Beck Ranch Agricultural Structures
- Calle Grande Arch
- Spruce Creek Mound
- Any other significant historic resource as directed by the Historic Preservation Board and County Council

- 17.2.2.5 Continue to require and fund mitigation alternatives for a project or activity proposed and/or funded by the County that will have a substantial adverse impact on significant historic resources. Mitigation shall be consistent with historic preservation practice and

procedure as stated in The Secretary of the Interior's Standards for the Treatment of Historic Properties.

- 17.2.2.6 Continue to develop and maintain interpretive exhibits and information on historic resources in County-owned parks.

GOAL:

- 17.3 Provide a comprehensive perspective and approach to historic preservation planning in Volusia County.

OBJECTIVE:

- 17.3.1 Offer historic preservation services to municipalities in Volusia County.

POLICIES:

- 17.3.1.1 Volusia County, at the request of a local municipality may enter contractual arrangements with those municipalities who request historic preservation planning services.

OBJECTIVE:

- 17.3.2 Serve as a local, comprehensive clearinghouse for technical information on historic preservation.

POLICIES:

- 17.3.2.1 Continue to rely on the archival facilities provided by the West Volusia Historical Society, South East Volusia Historical Society, Halifax Historical Society and any other community partners to provide the curation necessary for preservation of documents, photographs, maps, and other primary-source information significant to the history of Volusia County.

- 17.3.2.2 Continue to make available to the citizens of Volusia County, information on historic preservation programs, activities, and opportunities.

- 17.3.2.3 Continue to assist non-profit organizations in applying for grants to stabilize rehabilitate, restore and promote significant historic resources located in Volusia County.

GOAL:

- 17.4 Develop, enhance and promote heritage tourism opportunities, experiences, and resources in Volusia County.

OBJECTIVE:

- 17.4.1 Acquire, develop, and operate significant historic resources and facilities for the education and enjoyment of Volusia's citizens and visitors.

POLICIES:

- 17.4.1.1 Continue to include historic resources and their associated landscapes and contexts as a part of the County's land acquisition programs when purchasing property for recreation, conservation, and open space uses.
- 17.4.1.2 The County shall consider leasing from the State of Florida, any property containing a significant historic resource owned by the State, that is neglected and under a substantial threat that may irreversibly affect the historical or archaeological integrity of said resource. The County shall enter such lease agreements only if it appears that the integrity of said resource is more likely to be preserved and protected under County management, than under State management.
- 17.4.1.3 If Volusia County obtains ownership and/or management responsibilities for any museum, the County will provide professional staff trained in museum operations. A separate management plan, collections policy, interpretive program and budget will be established for each facility no later than one year after the purchase and/or receiving responsibility for the management of the facility.

OBJECTIVE:

- 17.4.2 Foster a sense of history, public memory and community identity by promoting and providing access to destinations and experiences associated with past events, peoples and places significant to Volusia's history.

POLICIES:

- 17.4.2.1 Continue to assist in the collection, curation and dissemination of scientific and historical information.
- 17.4.2.2 Continue to utilize ECHO as a dedicated funding source for the restoration, management, and operation of significant historic properties.
- 17.4.2.3 Start creating an opportunity for the development and enhancement of an intra-County historic preservation network that would serve to build a coalition of regional history museums and other heritage tourism interests.

CHAPTER 18
CULTURAL FACILITIES ELEMENT

CHAPTER 18

CULTURAL FACILITIES ELEMENT

A. OVERVIEW

Volusia County has selected to do this optional element since it believes improving the quality of the arts and culture in the County will improve the quality of life for its citizens, enhance the County's image in Florida and throughout the United States, as well increase its tourism-based economy.

The Element focuses primarily on the issues and needs with respect to cultural buildings or facilities in the County, public, private, and non-profit. However, any analysis of cultural buildings cannot be divorced from its relationships with existing cultural organizations, cultural programs and activities, as well as the lifestyles and cultural needs of the general public, and that part of the general public that has supported cultural activities and organizations in the past. Therefore, considerable attention was paid to these factors with their respective impacts and influences on cultural facilities.

This Element encourages the role of arts in redevelopment. This is supportive of compact urban growth as specified in the Future Land Use Element. Including arts and culture in downtowns and other urban core environments, encourages people to spend time in these urban areas, during the evenings and on weekends beyond normal business and working hours.

The adopted components of the Cultural Facilities Element include the Overview, the Goals, Objectives and Policies.

B. GOALS, OBJECTIVES AND POLICIES

GOAL:

- 18.1 Enrich the quality of life for Volusia's citizens by increasing awareness of cultural opportunities in Volusia County and support those agencies that provide said opportunities.

OBJECTIVE:

- 18.1.1 Cultural facilities and opportunities shall be available and accessible to 100 percent of the County's population.

POLICIES:

- 18.1.1.1 The County shall encourage its municipalities and the private sector to support cultural facilities that provide access to the arts in all sections of the County.
- 18.1.1.2 The County shall seek increased access to arts facilities for disabled people consistent with requirements of the Americans with Disabilities Act.

OBJECTIVE:

- 18.1.2 The County shall recognize and continue to help support the unique cultural needs and facilities of various areas within the County.

POLICIES:

- 18.1.2.1 The County shall recognize and help support the cornerstones of Volusia County's cultural life. They include, but are not limited to, the following unique educational facilities: The Museum of Arts and Sciences, the primary art and science museum and planetarium for the County; The Atlantic Center for the Arts, the major cultural facility for Southeast Volusia County; and the Museum of Art-DeLand, located in DeLand the major multi-purpose arts/cultural facility for West Volusia County.
- 18.1.2.2 The County recognizes and appreciates the contributions made to improve the cultural life of its residents by the following events, facilities, and organizations not mentioned in other policy statements:

African American Museum of the Arts
Art League of Daytona Beach
Artists' Workshop of New Smyrna Beach
Art Haus Foundation
Bel Canto Singers
Bethune Cookman University: Mary McLeod Bethune House and Mary McLeod
Bethune Performing Arts Center
Cinematique of Daytona
City of Daytona Beach: Peabody Auditorium, Daytona Beach Bandshell
City of Ormond Beach: The Casements, Ormond Memorial Art Museum,
Amphitheater (Central Park), Birthplace of Speed Park, Ormond Beach
Performing Arts Center
Civic Ballet of Volusia County
Creative Happiness, Inc.
Cultural Council of Volusia County
Daytona Beach Choral Society
Daytona State College Cultural Arts Program, News-Journal Center, and Southeast
Museum of Photography
Daytona Playhouse
Daytona Beach Symphony Society
The DeLand House
DeBary Hall
DeLand Naval Air Station Museum
Enterprise Preservation Society
Friends of the Volusia County Library Center
Friends of the Bandshell
Gamble Place Spruce Creek Preserve
Gateway Center for the Arts
Halifax Arts Festivals
Halifax Historical Museum

Harris House
Heritage Preservation Trust: Hotchkiss House and Lilian Place
Howard Thurman Home
HUB on Canal
IMAGES: A Festival of the Arts
Iranian American Society
Little Theatre of New Smyrna Beach, Inc.
Mary S. Harrell Black Heritage Museum
New Smyrna Museum of History
Ocean Center – ECHO Gallery
Ormond Historical Society
Ormond Memorial Art Museum
Ormond Writer's League
Peabody Auditorium
Pioneer Settlement for the Creative Arts
Ponce de Leon Lighthouse
Port Orange Historical Trust
Shoestring Theater, Inc.
Stetson University School of Music, Elizabeth Hall, Gillespie Museum, Sampson
Gallery, Second Stage Theatre, and Homer and Dolly Hand Art Center
Storybook Theatre Company (Division of Theatre Center, Inc.)
Theater Center Repertory Co. (Division of Theater Center, Inc.)
Volusia Community Symphony
Volusia County Cultural Alliance

Such recognition by the County does not imply funding of operations or special programs for the above organizations.

OBJECTIVE:

- 18.1.3 The County shall incorporate a greater role for cultural/arts activities and programs in the tourist development of the County, as well as for its permanent and seasonal residents.

POLICIES:

- 18.1.3.1 The County shall support cultural activities and events and their sponsoring organizations that enhance the image of the County to the rest of the state and nation and generate tourist revenues for the County's economy.
- 18.1.3.2 The County shall encourage local arts/cultural organizations to work more closely with the various area and local chambers of commerce, tourist development agencies and hotel/motel and restaurant sectors of the economy to incorporate and integrate cultural activities and programs into tourist development.
- 18.1.3.3 The County may work with area chambers of commerce, tourist development agencies and local arts organizations on a periodic basis to estimate the economic

and social impact of cultural activities and events on the community, County residents' participation at such activities and on tourist development.

- 18.1.3.4 The County may work with the Cultural Council of Volusia County, local media, financial institutions, realtors, public utilities, etc., to make available information identifying the wide range of cultural facilities, events, activities and organizations available in Volusia County.

OBJECTIVE:

- 18.1.4 The County shall encourage a stronger role for the arts in local development and redevelopment plans.

POLICIES:

- 18.1.4.1 The County shall coordinate with city redevelopment agencies to ensure a role for art and culture in future redevelopment plans and projects when practical.

- 18.1.4.2 The County may encourage work with local arts organizations and local redevelopment officials to assist securing temporary space for art exhibitions in vacant buildings within redevelopment areas.

- 18.1.4.3 The County shall encourage work with local redevelopment organizations to provide adequate public open space is available in redevelopment plans and projects for outdoor cultural exhibits and festivals.

OBJECTIVE:

- 18.1.5 The County shall maintain the viability of cultural facilities and opportunities by assisting the relevant sponsoring cultural organizations through an annual County budget appropriation disbursed as competitive grants to local cultural arts organizations to be used for operating costs and limited capital expenditures.

POLICIES:

- 18.1.5.1 The County shall help support cultural organizations that demonstrate artistic merit and a history of public support through the percent or number of the public served, amount of private funding, professional management capacity, number of volunteer hours, amount of in-kind (contributed) services and demonstrating a substantial positive economic impact to the County.

- 18.1.5.2 The County through the Cultural Arts Grant requirements shall set a ceiling for allocations to a cultural organization for operating grants.

- 18.1.5.3 Arts organizations applying for funding through the County's art organizations grant program may be required to consult with the County's grant consulting agency or representative thereof to seek alternative, non-County revenue sources.

OBJECTIVE:

- 18.1.6 The County shall help support the arts and cultural events in outdoor and indoor public spaces using existing County buildings and public spaces.

POLICIES:

- 18.1.6.1 The County shall encourage art exhibitions and cultural events in and around the Volusia County Administration Center Building when practical and other appropriate facilities, when practical.
- 18.1.6.2 The County shall continue procedures for the selection of permanent art to be placed in County buildings as stipulated in the Art in Public Places Ordinance and with the assistance of the Cultural Council of Volusia County appointed by County Council.
- 18.1.6.3 The County may increase its arts and cultural activities commensurate with demand for such activities and using user fees to support such activities.
- 18.1.6.4 The County may encourage incorporation of arts and crafts and other cultural activities into the summer recreational program for children.
- 18.1.6.5 Protection of sensitive environmental areas and aesthetic considerations including, but not limited to the preservation of open space, scenic vistas and unique visual corridors may be included in the development of any cultural facility funded totally or in part using County funds.

OBJECTIVE:

- 18.1.7 The County shall designate a specific staff person to be the liaison to the cultural/arts community to work on the preceding objectives and policies as well as other miscellaneous tasks listed under this objective.

POLICIES:

- 18.1.7.1 The County may-monitor National and Statewide trends in cultural facility financing as well as funding for cultural operations and make amendments to this Element when practical.
- 18.1.7.2 The County may review ordinances pertaining to commercial activities to determine whether such ordinances are detrimental to aesthetics or cultural opportunities.
- 18.1.7.3 The County shall encourage public and private transit organizations that receive funding from the county to provide reasonable access to cultural facilities and activities.

- 18.1.7.4 The County may work with the Volusia County School Board and cultural organizations to encourage adequate support for arts in the public and private schools and cultural activities for children in general.

Chapter 19

Property Rights Element

A. Introduction

House Bill 59 (2021), which became law on June 29, 2021, amended the provisions of Section 163.3177(6)i, Florida Statutes, to require local governments to protect judicially acknowledged and constitutionally protected private property rights. In the fulfillment of this requirement, each local government is required to include in its comprehensive plan, a property rights element to ensure that private property rights are considered in local decision-making. In lieu of adopting its own property rights element, the local government may adopt the statement of rights provided in the aforementioned house bill 59 (2021). Volusia County has elected to adopt the statutory statement of rights.

B. Statement of Rights

Volusia County respects judicially acknowledged and constitutionally protected private property rights. The following statement of rights is hereby adopted into the Volusia County Comprehensive plan and shall be considered in local decision-making:

1. The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.
2. The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.
3. The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.
4. The right of a property owner to dispose of his or her property through sale or gift.

CHAPTER 2
TRANSPORTATION ELEMENT

CHAPTER 2

TRANSPORTATION ELEMENT

A. INTRODUCTION

The purpose of the Transportation Element is to establish policies to guide the delivery of multi-modal transportation services, including performance standards, future expansions, and plan coordination. The element coordinates local transportation planning with the long range transportation plan of the Volusia Transportation Planning Organization (“TPO”) and the mobility strategies of local municipalities. The multimodal system is intended to provide a choice of modes such as convenient pedestrian paths, bicycle facility networks, and connections to transit, rather than focus solely on building new roads. From the county’s perspective, the transportation system should work in conjunction with the local municipalities to provide a county-wide mobility network, with consideration given to both transportation policies and land use development policies. The transportation network is identified to maintain adequate service levels to the public based on estimates of future development and population growth.

Chapter 163, Part II of the Florida Statutes requires that a local government that has all or part of its jurisdiction included within the urbanized area of the Volusia TPO, prepare and adopt a transportation element consistent with the provisions of the Chapter. This element addresses Traffic Circulation, Mass Transit, Ports, Aviation and Related Facilities, along with recreational traffic such as scenic roadways and trails. Since 2011, the mandate for transportation concurrency has been delegated to the local government level and made optional. The Volusia County Council has chosen to retain transportation concurrency.

The Transportation Element is an important part of the policy framework and implementation of other Comprehensive Plan elements. The intrinsic relationship between the use of land and the need for access to the property makes the transportation system one of the primary factors in projecting future growth and development in Volusia County. The need to coordinate local decisions on the appropriate use of land with the infrastructure necessary for access and development requires common goals and objectives. The element is consistent with the plans and programs of the TPO, the Florida Transportation Plan, and the Florida Department of Transportation (“FDOT”) work program.

B. THOROUGHFARE ROADWAY SYSTEM

The Thoroughfare Roadway System depicted in Figure 2-1 is based on the functional classification criteria established by the Federal Highway Administration. The Thoroughfare Roadway System is generally defined as:

- Arterial Roads are those roads that serve longer trip lengths and major travel purposes to or through urban areas; and
- Collector Roads are those roads that serve moderate trip lengths and minor travel purposes, provide access to the Arterial Road system, and connect concentrated land uses.

All other roads are considered local roads which serve to facilitate travel between home, work, entertainment, shopping, and connect to the nearest road on the Thoroughfare Roadway System (Arterials and Collectors). Volusia County Council approved roadway design standards in 2002 that consider the full spectrum of users' needs, including sidewalks, landscaping, bike lanes, and consideration of rural versus urban sections. The county continues to update its standards to be consistent with FDOT policies.

The Thoroughfare Roadway System was analyzed and evaluated looking at the future number of through lanes (Figure 2-3) and Level of Service (Figure 2-4) of these roadways. Figures 2-1, 2-2, and 2-3 show the planned future roadway system of Volusia County and how it is expected to operate. Level of service standards are defined for the Volusia County roadway system. The County's adopted Thoroughfare Road Map is the basis for the preservation of roadway rights-of-way within the County. This map is a long-range planning tool, which identifies the network of roadways required to meet future traffic demands. The Thoroughfare Road Map serves as the premise for future roadway system expansions, but it is not entirely cost-feasible at this time. The map should be interpreted as a map of roadways that the Volusia County Council previously adopted. The network will be incrementally improved based on demonstrated need and financial resource availability. It is important to note that not all roadways on the Thoroughfare Roadway System map are County-owned. The Thoroughfare Roadway System also includes roads that are maintained by FDOT. Roadways not owned by the County are not eligible for impact fee-based improvements or credits.

C. THOROUGHFARE OVERLAY ZONE

Commercial development typically tends to expand along arterial transportation corridors as growth increases within the vicinity of and along roadway corridors. Auto-dependent development leads to an increase in vehicular traffic, eventually compromising the corridor's ability to function at the adopted Level of Service ("LOS") standard. Congestion then intensifies until further development activity is halted or the roadway capacity is increased to accommodate additional vehicles and/or transportation modes. Eventually, conflicts result between the corridor's function and its ability to move high volumes of people and traffic through an area.

Unplanned, haphazard commercial growth also changes the public's image of the transportation corridor. What was once considered an attractive tree-lined corridor gradually and often rapidly begins to exhibit characteristics of uncontrolled strip commercial development. Once this pattern has been initiated, it is difficult to establish alternative types of development (e.g., pedestrian oriented mixed use) along these corridors. It is for these reasons that the County has applied additional regulations for its arterial transportation corridors so that they can continue to operate at their adopted LOS, do not become overdeveloped with significant amounts of auto-dependent strip commercial development, maintain safe, controlled access with adequate separation, and accommodate a variety of travel modes and users.

The objectives of the regulations are to maintain traffic flow, facilitate transportation mobility alternatives, establish a high standard of quality for development, and create a more attractive streetscape. These objectives were best achieved by establishing design standards for these corridors, including access management, landscape buffers, maintenance of natural vegetation, maintenance of natural vegetation, sidewalks, and aesthetically pleasing building and sign regulations.

The standards were incorporated into the County Zoning Ordinance as an overlay zone on several arterials (State Road 40, US 92, State Road 44, US 17, US 17-92, State Road 15A, and West Volusia Beltway). The overlay zone has been applied to the County Zoning maps and includes the additional requirements along these arterial roads in addition to those of the underlying zoning classification.

D. PUBLIC TRANSPORTATION

Public transportation is a necessary service provided as a cost-effective alternative to the automobile. In Volusia County, public transportation is provided by VOTRAN through fixed route and flex route service, paratransit services as required under the Americans with Disabilities Act (“ADA”), peak-hour connecting bus service to the DeBary SunRail Station, and a commuter van pool program. VOTRAN also functions as the Community Transportation Coordinator (“CTC”), providing services under the Transportation Disadvantaged Program, rural trips, and agency-sponsored trips.

As a recipient of State Public Transit Block Grant Funds, FDOT requires a major update of the system’s Transit Development Plan (“TDP”) every five years to ensure that the provision of public transportation is consistent with the mobility needs of the local communities. The latest update is intended to provide a 10-year plan for transit and mobility needs that incorporates cost and revenue projections, community transit goals, objectives, and policies. As required by state law, the plan also specifically addresses potential enhancements to productivity and performance that would increase fare box recovery.

The TDP includes goals, objectives, and initiatives, many of which are ongoing and operational or capital-related. Important planning recommendations include: (1) continue to pursue additional funding; (2) coordinate with local agencies to ensure that all bus stops are ADA accessible; (3) review and strengthen policies that maximize pedestrian safety and access to transit stops; (4) coordinate with local agencies concerning opportunities to improve connectivity of public transportation to other modes of transportation, including rail service; and (5) improve local knowledge of the benefits of transit-friendly land uses and land use patterns consistent with the Transit Development Design Guidelines. These recommendations are significant since VOTRAN operates countywide among sixteen (16) municipalities, making intergovernmental coordination vital to the success of public transportation.

E. PORTS AND AVIATION

The Daytona Beach International Airport and the Ponce de Leon Inlet & Port District are aviation/port facilities managed by Volusia County government. A description of each follows.

Ponce de Leon Port Authority

The County of Volusia-Ponce de Leon Inlet & Port District is a special taxing district on the eastern half of the county that functions primarily as the “Local Sponsor” for the Federal channel project at Ponce de Leon Inlet. In this capacity, the Port District provides locally derived ad valorem tax revenue to the U.S. Army Corps of Engineers in support of channel works aimed at maintaining the Inlet channel as a safe navigable access from the Atlantic Ocean to the Intracoastal Waterway.

The Inlet & Port District supports implementation of the Ponce de Leon Inlet Management Plan. The inlet management plan, formally approved and adopted by the State of Florida, provides inlet

channel management guidance as related to the littoral system of beaches and rivers in the vicinity of Ponce de Leon Inlet. The Inlet & Port District also provides support for a variety of coastal zone management efforts throughout east Volusia County including beach erosion control, estuarine habitat restoration, artificial reef construction, public waterway channel dredging, derelict vessel removal, coastal land acquisition and coastal and waterway park facility development.

Daytona Beach International Airport

Daytona Beach International Airport (“DAB”) is not only a major transportation hub in Volusia County, but it is also a significant economic asset. Since 2017, the entire county-owned airport property has been placed under a uniform future land use designation and zoning classification in order to plan for and facilitate future airport improvements and related economic development. These entitlements, in conjunction with the DAB Master Plan, help to guide capital improvement programming for facilities, property development, and transportation needs. The airport property presents a tremendous opportunity given its size, accessibility, and location to accommodate future economic development related to aeronautical uses. It is anticipated that future development of this nature would be able to work synergistically with the existing DAB facilities and aviation-related businesses, as well as with the technological infrastructure and expertise at Embry-Riddle Aeronautical University. The County is in the process of updating DAB. The Master Plan, as required by the Federal Aviation Authority (“FAA”), contains projections on the number of passengers expected to use the terminal over time, expansion of airport facilities needed to meet demand, evaluation of existing facilities, property management, an environmental impact assessment, and other information required by state and federal regulations. The adopted Master Plan offers the opportunity to capitalize on and maintain the airport as an important economic asset for the County into the future, as outlined in the Volusia County Dynamic Master Plan.

The continued improvement and development of DAB and its property is governed by policies in the Transportation Element, Future Land Use Element, and Intergovernmental Coordination Element. The location of the Airport within the City of Daytona Beach makes intergovernmental cooperation crucial. The County and the City have entered into an interlocal agreement and memorandum of understanding that together govern permitting authority, infrastructure responsibility, levels of service, development standards, and mitigation of impacts to adjacent properties.

F. RAIL

FDOT, in cooperation with local governments in Orange, Seminole, Volusia and Osceola counties and the federal government, developed a commuter rail transit system called SunRail to run along a 61-mile stretch of existing rail freight tracks in the four-county area. Phase 1 currently operates along a 31-mile segment serving twelve stations, linking DeBary to Orlando. Phase 2 extends the line south to Poinciana. A new station in DeLand is planned but not currently funded. The proposed DeLand stop will provide transit access to most of west Volusia County, as well as Lake County. In addition, the area immediately surrounding the station provides a unique opportunity for transit-oriented development. Volusia County has updated its Comprehensive Plan to include the SunRail Activity Center as a Future Land Use Designation.

G. FREIGHT MOVEMENT

In 2015, FDOT completed the Florida Transportation Plan, which places a high priority on

connecting Florida regions to one another in a variety of ways—highway, rail, water, and air. The dependability of the transportation system is important to Florida's economy and residents. Traffic congestion negatively affects freight activity and the state's economic competitiveness. Ultimately, the goal is to increase the efficiency of the transportation system for freight moving to, through, and from Florida. Truck routes are an important component of GPS navigation services utilized by the freight industry to find the most efficient path between factories, distribution points, and destinations.

Volusia County emphasizes the need to maintain a healthy transportation system to move people and goods. Because today's economy is so dependent on trucks for delivery of goods, services and other vital functions, it is important to develop a safe and efficient means for trucks to share the roads with personal vehicles. The Volusia County Freight Movement Goods Study was completed in 2008 to develop a truck route map, a model ordinance, and recommendation for time-of-day restrictions for certain vehicles. The study was coordinated with the trucking industry, TPO, Volusia county cities, and FDOT. Truck route designation criteria were developed based on roadway characteristics. The completed draft truck route map consists of most state and county thoroughfares (with the exception of those that have characteristics resembling local roads) and some city thoroughfares.

The County truck route map has not officially been adopted, although it has been requested by Google and other on-line navigation services. To fully adopt the truck route map, it must first be coordinated with the cities for consistency with local restrictions on delivery vehicles and routes. An ordinance and/or interlocal agreement between Volusia County and the cities is needed to implement the routes and any route restrictions. A comprehensive county-wide truck route network will further the County's broad goal of "Economic and Financial Vitality," as stated in the Dynamic Master Plan.

H. BICYCLE AND PEDESTRIAN

Volusia County recognizes the importance of providing pedestrian and bicycle facilities as a means of expanding the travel opportunities for residents who, either by choice or by circumstance, do not use an automobile. Volusia County supports the intent of federal and state programs that help support an integrated, intermodal transportation system. Volusia County continues to build sidewalks and trails in needed areas through its sidewalk construction program. Additionally, the County utilizes FDOT design standards on the Thoroughfare Road System. Volusia County continues to promote the safe use of bicycle facilities by educating users about Florida traffic laws. Safety, promotion, education, and injury prevention goals are emphasized through involvement in the Volusia County Community-Wide Traffic Safety Teams, the Volusia County Crossing Guard Committee, and the Volusia TPO Bicycle and Pedestrian Committee ("BPAC"). These organizations cultivate partnerships that assist with community outreach, public awareness, and safety programs.

BPAC focuses on providing improvements for pedestrians and bicyclists such as building sidewalks, bike lanes and paths, installing safe pedestrian crossings, addressing ADA issues and addressing safety issues through coordinated planning efforts. The committee prioritizes bicycle and pedestrian projects based on approved criteria and continues to research and identify additional funding sources and opportunities. Volusia County continues to implement programs to meet the intent of this objective.

I. TRAILS AND SCENIC CORRIDORS

There is an ongoing commitment within the Volusia County community to work together in the development of a cohesive network of sidewalks, paths and trails. The County allocates funds for the construction of trails in the County's Trails Master Plan. The Trails Master Plan envisions a network of trails and bicycle/pedestrian facilities that cover 271 "showcase" miles linking conservation areas, neighborhoods, parks, schools, and downtowns. Bicycle and pedestrian facilities provide expanded recreational opportunities for residents and visitors alike.

Volusia County's first multi-use trail opened in August 2000. The River-to-Sea Trail located in Gemini Springs Park, which connects to DeBary Mansion, is the first of many trails that will eventually extend throughout Volusia County and to adjacent Seminole, Brevard and Flagler Counties. In 2006, the Lake Monroe Trail opened and connected trails in Gemini Springs Park to Lake Monroe Park. Officials continue to work diligently to fund and construct the Cross-Florida Trail, a multi-use trail that was started in 2007. When complete, the Volusia County portion of the Cross-Florida Trail will traverse more than fifty miles from Enterprise to Edgewater and then to Titusville along an abandoned rail corridor that was purchased by the State of Florida.

The natural and manmade environments of Volusia County provide a diversity of visual opportunities which are incorporated into a Scenic Corridors program. Figure 2-8 depicts several roadways that the county, state or federal government has designated as Scenic Corridors. The County has been actively participating with byway groups through the Florida Scenic Highways Program for six designated scenic highways: Florida Black Bear Scenic Byway, River of Lakes Heritage Corridor, Ormond Scenic Loop & Trail, Heritage Crossroads: Miles of History, the Indian River Lagoon National Scenic Byway, and Halifax Heritage Byway – An American Tapestry. The county also participates in byway meetings for those organizations who are working to achieve their byway designation through FDOT. The grassroots efforts continue to work in partnership with local governments to acquire state designation in order to showcase outstanding cultural, historical, archeological, recreational, natural and scenic resources.

J. GOALS, OBJECTIVES, AND POLICIES

GOAL:

- 2.1 Volusia County shall provide a safe, convenient, and coordinated multimodal transportation system to serve current and future land uses and population needs. The multimodal transportation system will discourage urban sprawl and encourage energy efficient land use patterns.

OBJECTIVE:

- 2.1.1 Volusia County shall implement programs to provide a safe, convenient, and energy efficient multimodal transportation system, thereby reducing vehicle miles traveled and greenhouse gas emissions.

POLICIES:

- 2.1.1.1 Volusia County has adopted the Federal Functional Classification criteria to classify all roads within Volusia County. In addition, the County recognizes FDOT

context-based classification system linking transportation needs and adjacent land use patterns for its transportation system.

- 2.1.1.2 Volusia County has designated a county-wide network of thoroughfare system corridors and shall continue to annually monitor and analyze for LOS issues. Before the designation of new thoroughfares in non-urban areas or communities with local plans, a study will be conducted that demonstrates a need for the new thoroughfares related to existing or projected traffic demands, assesses impacts to environmental resources, and analyzes land use trends. Urban and Non-Urban areas are defined by the latest approved TPO and FDOT Urban and Transitioning Area Boundaries maps.
- 2.1.1.3 Volusia County shall coordinate and cooperate with FDOT to enhance the State thoroughfare system's capacity.
- 2.1.1.4 Volusia County shall continue to provide alternatives for local traffic to the Florida Intrastate Highway System and Strategic Intermodal System ("SIS") to protect its interregional and intrastate functions.
- 2.1.1.5 Volusia County shall coordinate major transportation system improvements with the Volusia TPO and with all appropriate Volusia County municipalities.
- 2.1.1.6 Volusia County shall look for opportunities to add multimodal terminals and access to multimodal facilities in its assessment of future transportation needs.
- 2.1.1.7 Volusia County shall coordinate with FDOT, the TPO, MetroPlan Orlando, VOTRAN, LYNX, and other agencies to support SunRail, state-wide high speed rail, and other potential passenger rail systems in Volusia County.
- 2.1.1.8 Volusia County shall work with cities to assist planning and building city thoroughfares in high growth areas to provide residents with travel options and to move traffic more efficiently while not over-burdening county thoroughfares.
- 2.1.1.9 The County's policies will consider the mobility needs of people of all ages and abilities, including children, teenagers, adults, senior citizens, and persons with disabilities.
- 2.1.1.10 All new construction and rehabilitation of roadways on the County Thoroughfare Network will be planned, designed, constructed, and maintained to benefit all users, with consideration given to land use context, right-of-way availability, and costs.
- 2.1.1.11 Volusia County shall continue to monitor the surface conditions of the Thoroughfare Roadway System to provide a safe driving environment, and to maintain those conditions in an acceptable manner.
- 2.1.1.12 Volusia County shall continue to analyze crash data for arterial and collector thoroughfares in order to identify and implement safety improvements. Additionally, safety issues on local streets, arterials, and collector roads shall continue to be reviewed through engineering studies.

- 2.1.1.13 Volusia County shall require development proposals to limit connections and access points of driveways and roads to the County Thoroughfare Roadway System. Access to thoroughfares shall be managed in a manner that reduces stop and go traffic, protects public investments in roadway capacity, and enhances safety.
- 2.1.1.14 Developers desiring new county thoroughfares must provide conceptual land use and infrastructure plans that show the regional significance of the proposed thoroughfare. In addition, they need to demonstrate the development's local roadway system and mix of land uses that would alleviate any local trip impacts to the proposed thoroughfare.
- 2.1.1.15 Volusia County shall require applicants for development proposals to incorporate adopted transportation plans of FDOT, the TPO, Volusia County, and all affected municipalities.
- 2.1.1.16 Volusia County shall continue to utilize strategies that promote carpooling, ridesharing, and other methods of reducing the reliance on single-occupant vehicles. For example, the County shall support designated bike-sharing and car-sharing programs, as well as curb pick-up and drop-off locations on county roads for on-demand ride-sharing vehicles.
- 2.1.1.17 The County shall amend its regulations to allow the use of low-speed electric vehicles only on local streets where appropriate, as authorized pursuant to Chapter 316, Florida Statutes and Chapter 118, Volusia County Code of Ordinances.
- 2.1.1.18 Volusia County supports the use of electric vehicle charging stations pursuant to Chapters 366 and 377, Florida Statutes.
- 2.1.1.19 Volusia County shall continue to work with the Volusia TPO and VOTRAN to establish transportation system management strategies as appropriate to improve system efficiency and enhance public safety.
- 2.1.1.20 Volusia County shall work with the Volusia TPO, VOTRAN, and area employers to encourage the development of transportation demand management programs (e.g., telecommuting, compressed work weeks, flex work schedules, etc.) to modify peak hour travel demand and to reduce the number of vehicle miles traveled per capita within the community and region.
- 2.1.1.21 Volusia County shall work with the Volusia TPO and VOTRAN to develop numerical indicators against which the achievement of the mobility goals of the community can be measured, such as: modal split, annual transit trips per capita, or an automobile occupancy rate.
- 2.1.1.22 Volusia County shall continue to utilize the Beach Driving Safety Plan, based on the Beach Safety Study, which maximizes safety while driving and parking on the beach.
- 2.1.1.23 Volusia County shall continue to work with the City of Daytona Beach to implement the Ocean Center/Peabody Auditorium Transportation Parking Plan.

- 2.1.1.24 Volusia County shall research traffic calming techniques and explore their feasibility.
- 2.1.1.25 Volusia County shall participate in safety education programs to include all types of roadway users on the road.
- 2.1.1.26 Volusia County shall continue to work with FDOT, the TPO, and local jurisdictions to establish a designated truck route network that maximizes the efficiency of goods movement and minimizes delay. The network shall be coordinated with the municipalities for consistency with local restrictions on delivery vehicles.

OBJECTIVE:

- 2.1.2 Volusia County shall coordinate the transportation system with the Future Land Use Element to ensure compatibility between land use and the thoroughfare system necessary to support it. The County shall strive to create a context-based classification system that specifically requires transportation design to consider local land development patterns and built form.

POLICIES:

- 2.1.2.1 The Transportation, Future Land Use, and Capital Improvements Elements shall be coordinated to ensure compatibility between land uses, the transportation network and individual County Thoroughfare projects.
- 2.1.2.2 Volusia County shall continue to maintain and update its land use regulations to provide for continued improvement of the Thoroughfare Roadway System.
- 2.1.2.3 The Transportation Element shall be coordinated with the Future Land Use Element to ensure that future high intensity areas are served by a variety of public and developer-funded multi-modal transportation options.
- 2.1.2.4 For proposed land use changes, the existing and proposed design of the Thoroughfare Roadway System shall be considered in addition to its functional classifications, LOS standards and the mobility plans of local governments to evaluate the impacts that a land use change would have on the operation of the Thoroughfare Roadway System.
- 2.1.2.5 Volusia County shall maintain an inventory of state, county, city, and developer-maintained thoroughfares in order to assess the impacts of development on the Thoroughfare Roadway System. All proposed developments shall be evaluated using the TPO's latest adopted Transportation Impact Analysis ("TIA") Guidelines.
- 2.1.2.6 Volusia County shall provide for the separation of local traffic from through traffic through its use of road hierarchies, limited-access drives, internal drives, and cross access connectors to facilitate efficient and safe vehicular movement.
- 2.1.2.7 Frontage roads and cross-access connectors shall be considered with development proposals, as determined by the County's zoning and land development regulations.

- 2.1.2.8 Residential neighborhoods shall be buffered from the impacts of high traffic volumes on the Thoroughfare Roadway System, but they should provide convenient pedestrian shortcuts to nearby transit stops, adjacent neighborhoods, and appropriate non-residential locations.
- 2.1.2.9 Volusia County shall encourage new developments to provide through-streets (collectors) and shorter blocks, and provide easements for pedestrians and bicyclists to access public transportation. The use of dead-end streets, loop streets, and oversized blocks should be discouraged in urban and suburban areas.
- 2.1.2.10 Volusia County shall continue to monitor development in and around the Daytona Beach International Airport for incompatible land uses.
- 2.1.2.11 Volusia County shall continue to coordinate land use decisions affecting access to the airport with FDOT, the FAA, the military services, the Continuing Florida Aviation Systems Plan, TPO, and the City of Daytona Beach.
- 2.1.2.12 Volusia County shall amend its land development regulations when appropriate to allow for the creation of walkable urban and suburban environments, such as mixed use town centers and transit-oriented developments.
- 2.1.2.13 Volusia County shall encourage street designs to incorporate elements such as lighting, appropriate street and sidewalk widths, and intersection dimensions to allow for pedestrian, bicycle, landscaping, street furniture, and multi-modal vehicular use.

OBJECTIVE:

- 2.1.3 Volusia County shall continue to employ measures for the acquisition, preservation, and protection of the existing and future Thoroughfare Road System rights-of-way.

POLICIES:

- 2.1.3.1 Volusia County shall review and update as necessary, the 2025 Thoroughfare Roadway System Map ([Figure 2-1](#)) to protect rights-of-way needed for transportation improvements. The 2035 Thoroughfare Roadway System Map, and subsequent amendments to the 2035 Thoroughfare Roadway System Map, shall not be in effect until a subsequent analysis of the amendment on the Volusia County Thoroughfare Road Impact Fee has been completed and, if needed, an ordinance amending the Volusia County Thoroughfare Road Impact Fee based on that analysis is approved and in effect.
- 2.1.3.2 Volusia County will maintain land use regulations designed to protect existing and future rights-of-way necessary for the Thoroughfare Roadway System.
- 2.1.3.3 Volusia County shall require applicants for new development proposals adjacent to Thoroughfare Roadway System roads slated for construction within the County's Five Year Road Program to dedicate the right-of-way necessary for future transportation system improvements at the time of development approval as determined in the County's land development regulations.

- 2.1.3.4 Volusia County shall utilize a Needs List to identify planned future thoroughfares that are not financially feasible during the currently adopted Volusia County comprehensive planning horizon. The current needs list includes : 1-4 Frontage Road (Summit Ave to SR 372), Madeline Ave Extension (Tomoka Farms Road to Williamson Blvd), LPGA Blvd Extension (US 92 to Tomoka Farms Road), the Westside Connector (Minnesota Ave-Hamilton Ave to SR 44), and Martin Luther King Jr. Blvd/Veterans Memorial Highway Realignment.
- 2.1.3.5 Local governments and landowners are encouraged to secure needed right of way for roads on the Future Needs List. Volusia County will provide transportation impact fee credits for said right of way for these projects, subject to approval of the alignment by the County Engineer. Upon the County Engineer's approval, if said road is designed and constructed to thoroughfare roadway standards, the road may be eligible for impact fee credits.
- 2.1.3.6 Volusia County shall look for opportunities to move Future Needs List improvements to the Thoroughfare Roadway Map by partnering with local governments and landowners that have secured right of way.

OBJECTIVE:

- 2.1.4 Volusia County shall coordinate the County's transportation system with FDOT, the TPO, and all appropriate Volusia County municipalities to provide a coordinated system of arterials, collectors, local streets, public transportation, and air service.

POLICIES:

- 2.1.4.1 Volusia County shall coordinate with applicable local governments and regional and state agencies to implement transportation, land use, parking and other provisions of the Transportation Element.
- 2.1.4.2 Volusia County shall coordinate the transportation system with the plans and programs of the TPO, the Florida Transportation Plan, FDOT's adopted work program, and the Scenic Highway and Byway programs.
- 2.1.4.3 Volusia County shall coordinate with the cities and the TPO to maintain the capability to evacuate the coastal population before an impending natural disaster, consistent with the Coastal Management Element.
- 2.1.4.4 Volusia County will maintain representation on the TPO Technical Coordinating Committee, the Citizen's Advisory Committee, Bicycle and Pedestrian Advisory Committee, and Transportation Improvement Plan Subcommittee.
- 2.1.4.5 Volusia County shall coordinate all major transportation system improvements with the TPO, the Central Florida MPO Alliance, FDOT, East Central Florida Regional Planning Council ("ECFRPC"), St. Johns River Water Management District ("SJRWMD"), U.S. Army Corps of Engineers, FAA, VOTRAN, Volusia County municipalities, and all other affected agencies in Volusia County.

- 2.1.4.6 Volusia County shall consult with FDOT when proposed plan amendments affect facilities on the SIS.
- 2.1.4.7 The Volusia County Five-Year Road Program shall be developed considering acceptable LOS methodology, modeling, intergovernmental coordination, public-private partnership projects, local jurisdiction mobility plans, and support for job creation and economic development opportunities in furtherance of the Dynamic Master Plan.
- 2.1.4.8 Volusia County shall continue to involve the citizens and those affected agencies within Volusia County in the development and implementation of its Five Year Road Program.
- 2.1.4.9 Volusia County will assist federal, regional, state, and local agencies to plan for a multi-modal transportation network in support of commuter rail.

OBJECTIVE:

- 2.1.5 Volusia County shall coordinate with and assist the Volusia TPO, VOTRAN, and the Daytona Beach International Airport to provide efficient public transportation services based upon existing and proposed major trip generators and attractors, safe and convenient public transportation terminals, land uses, passenger amenities, and accommodation of the special needs of the transportation disadvantaged.

POLICIES:

- 2.1.5.1 Volusia County shall continue to work to develop a coordinated and consistent policy with the Future Land Use Element to encourage land uses which promote public transportation in designated public transportation corridors.
- 2.1.5.2 Volusia County shall continue to work to develop opportunities to address intermodal terminals and access to aviation, rail, and seaport facilities.
- 2.1.5.3 Volusia County shall work to include VOTRAN's Transit Development Design Guidelines and establish land use, site, and building design guidelines for development in exclusive public transportation corridors to assure the accessibility of new development to public transportation.
- 2.1.5.4 Volusia County shall coordinate with the TPO, VOTRAN, and all affected local municipalities to provide passenger amenities along existing and future transit corridors, as identified in the VOTRAN Transit Development Plan.
- 2.1.5.5 Volusia County shall coordinate with the TPO to ensure that the provision of public transportation is considered as part of major construction projects.
- 2.1.5.6 Volusia County shall coordinate with the TPO, VOTRAN, and all affected local municipalities to establish financing programs for current and future transit as identified in the VOTRAN Transit Development Plan.

- 2.1.5.7 Volusia County shall coordinate with the TPO and VOTRAN on all roadway and public transportation needs of Daytona Beach International Airport and other related public transportation facilities. Volusia County will continue to work with VOTRAN in providing public transportation service for passengers to and from the DAB.
- 2.1.5.8 Volusia County shall coordinate and cooperate with the TPO, VOTRAN, and the Orange and Seminole County's public transportation provider (LYNX) to provide public transportation services between Volusia, Seminole, and Orange Counties.
- 2.1.5.9 Volusia County shall coordinate with the TPO and VOTRAN to ensure the transportation disadvantage population is adequately served.
- 2.1.5.10 Volusia County shall work cooperatively with the TPO and VOTRAN in their efforts at developing efficient and effective public transportation and other commuter assistance programs.
- 2.1.5.11 The County will plan to provide convenient access between the SunRail Activity Center and downtown DeLand via Votran.
- 2.1.5.12 New office and job center developments are encouraged to provide amenities such as transit pass program, bus and train schedules, bike lockers and racks, shower and changing rooms, car pool parking, pick up and drop off lanes, weather-protected pedestrian routes, and a direct connection to the roadway sidewalk.

OBJECTIVE:

- 2.1.6 Volusia County shall coordinate with the TPO and other related agencies to evaluate and consider levels of service (LOS) on the thoroughfare system when developing the Five-Year Road Program and the TPO Long Range Transportation Plan ("LRTP").

POLICIES:

- 2.1.6.1 Volusia County shall evaluate the transportation system LOS based on a professionally acceptable methodology.
- 2.1.6.2 Volusia County shall utilize the most recent capacity tables developed by FDOT as a guide in the determination of the local system capacity to be used for all future updates and amendments of the comprehensive plan.
- 2.1.6.3 Volusia County shall set peak hour LOS "D" standard for urbanized areas and LOS "C" standard for those areas outside urbanized areas for all Florida State Highway System roads.
- 2.1.6.4 Volusia County shall maintain the following LOS standards for County maintained thoroughfares as shown on the Thoroughfare Roadway System Map:

County Maintained Thoroughfares Minimum Level of Service Standards					
Roadway Type	Rural Areas	Transitioning Areas	All Urbanized Areas	InsideTCMAs/TCEAs ¹ , Transportation Deficiency Areas, and Multi-Modal Transportation Districts	Constrained
Arterials	C (B) ²	E (D)	E (D)	Refer to Local Jurisdictional Comprehensive Plan	Maintain
Collectors	C (B)	E (D)	E (D)	Refer to Local Jurisdictional Comprehensive Plan	Maintain

¹Transportation Concurrency Management and Exception Areas

²Level of service standards inside of parentheses apply to County maintained Transportation Regional Incentive Program (TRIP) funded Thoroughfare Roadways consistent with FDOT standards.

- 2.1.6.5 Volusia County shall coordinate any changes in its adopted LOS standards with FDOT, the TPO, and local jurisdictions.
- 2.1.6.6 Volusia County shall coordinate with FDOT and local jurisdictions seeking LOS variances on the constrained facilities listed below:

State Constrained Facilities			
Roadway Name	From	To	Constraints
SR 40 (Granada Blvd.)	I-95	SR A1A (Ocean Shore Blvd./S. Atlantic Ave.)	P, PO
SR A1A (Ocean Shore Blvd.)	Flagler County Line	SR 40 (Granada Blvd.)	PO
SR A1A (Atlantic Ave.)	SR 40 (Granada Blvd.)	Atlantic Avenue (CR 4075)	P, PO
SR 5A (Nova Road)	SR 400 (Beville Road)	Brentwood Drive	PO
US 17/92	Plymouth Avenue	Beresford Avenue	P, PO
SR 44	Woodward Ave.	Gasline Road	P, PO
SR 5A (Nova Road)	Dunlawton Avenue	US 1	P
US 1	Dunlawton Avenue	Rose Bay Bridge	P
Dunlawton Ave/SR A1A	Spruce Creek Road	Peninsula Avenue	P

P (Physical): constraints based on a physical lack of room, owing to intensive land use development or natural barriers immediately adjacent to the roadway)

PO (Policy): constraints based on environmental, historical, archaeological, aesthetic or social impact considerations

- 2.1.6.7 Volusia County shall coordinate with FDOT, the TPO, municipalities of Volusia County, and ECFRPC to identify the following County thoroughfares as constrained:

County Constrained Facilities			
Roadway Name	From	To	Constraints
Amelia Avenue	Plymouth Avenue	Ohio Avenue	PO
Dirksen/DeBary/Doyle	Deltona Blvd.	Providence Blvd.	PO
CR 4139/ Summit Avenue/Lakeview Drive/Cassadaga Road	Lake Helen northern city limits	Cassadaga Road and I-4	PO
Enterprise-Osteen Road	Green Springs Road	SR 415	PO
Grand Avenue	Spencer Street	Plymouth Avenue	PO
Highbridge Road	Walter Boardman Lane	SR A1A	P, PO
John Anderson Drive	Highbridge Road	Halifax Drive	PO
John Anderson Highway	Flagler County Line	Walter Boardman Lane	PO
Kicklighter Road	CR 4139	Prevatt Avenue	PO
Lakeshore Drive	Main Street	Green Springs Road	PO
Main Street	DeBary Avenue	Lakeshore Drive	PO
Old Dixie Highway	Flagler County Line/I-95	Tomoka River Bridge	PO
Saxon Drive (NSB)	3rd Avenue/SR A1A	NSB south City Limits	P, PO
Walter Boardman Lane	Old Dixie Highway	John Anderson Highway	P, PO
Williamson Blvd (Port Orange)	Taylor Road	Airport Road	PO
Taylor Branch Road	Dunlawton Avenue	Yorktown Blvd	P
Spruce Creek Road	Taylor Road	Nova Road/SR 5A	P
Taylor Road (Port Orange)	Clyde Morris Blvd	Spruce Creek Road	P, PO

P = Physical

PO = Policy

- 2.1.6.8 For those roadway and public transportation facilities that indicate a lower LOS than the adopted standard which are not scheduled in either the FDOT or Volusia County 5-Year Work programs, Volusia County shall require the developer to provide credible evidence that the roadway is operating at an acceptable LOS and that the proposed use would not lower the LOS below the acceptable standard. If this cannot be done, the developer shall mitigate the adverse impacts of the project in a manner that is satisfactory to the County and the affected municipality or municipalities.
- 2.1.6.9 Volusia County recognizes that establishing constrained corridors is essential to promote alternative modes and to preserve community character and the built environment. On County roads designated as Constrained Facilities, Volusia County shall maintain the existing road but shall not schedule improvements to increase the number of through lanes. At the time a County Constrained Facility

- reaches its minimum acceptable LOS standard, the County may not allow further development that cannot provide acceptable mitigation measures to the adverse transportation impacts of the proposed development. Acceptable measures may include TSM improvements such as the addition of turn lanes, bike lanes, sidewalks, accessory transit amenities, and exclusive transit lanes, where appropriate.
- 2.1.6.10 Volusia County shall require the developer of property in the unincorporated County which impacts constrained thoroughfares to prepare a Transportation Impact Analysis consistent with the most recent methodology contained in the TPO TIA Guidelines, as adopted by Volusia County Council.
- 2.1.6.11 Volusia County recognizes the Transportation Concurrency Exception Area ("TCEA") and the Transportation Concurrency Management Area ("TCMA") established within the municipalities as depicted on the Thoroughfare Roadway System Map (Figure 2-1). The County further recognizes any Transportation Deficiency Areas established by municipalities pursuant to Chapter 163.3812, Florida Statutes.
- 2.1.6.12 For those State and/or County thoroughfares on which another local government wishes to establish LOS standards higher than that established by Volusia County, the County shall accept and respect that higher standard provided that the local government demonstrates in its Capital Improvements Program the ability to maintain the applicable thoroughfares at that higher standard using their own revenue sources, or unless such municipalities are able to program these improvements to meet these higher service levels with the approval of the Volusia County Council.
- 2.1.6.13 Volusia County has approved an LOS standard of "C" for all County roads in the Hontoon Island Study Area as identified in the Future Land Use Element.
- 2.1.6.14 For the purpose of determining concurrency, Volusia County shall include all capacity-related transportation improvements which are fully funded for construction in the FDOT Five- Year Work Program, in the most recently adopted TPO Transportation Improvement Program, and in the Volusia County Five-Year Schedule of Capital Improvements, and shall consider the planned capacity as existing in the concurrency analysis.
- 2.1.6.15 Volusia County, in conjunction with the TPO, shall develop a methodology to track development in both the incorporated and unincorporated areas of Volusia County. The information will be used to determine whether areawide LOS are being maintained for the County transportation system.
- 2.1.6.16 Volusia County shall explore opportunities to complement the application of transportation concurrency with the following tools and techniques: 1) adoption of long-term strategies to facilitate development patterns that support multimodal solutions, including urban design and appropriate land use mixes; 2) Adoption of an area-wide LOS not dependent on any single road segment function; 3) Exempting or discounting impacts of locally-desired development such as development in urban areas, redevelopment, job creation, and mixed use on the

transportation system; 4) Assigning secondary priority to vehicle mobility and primary priority to ensuring a safe, comfortable, and attractive pedestrian environment with convenient transit connections; and 5) Reducing impact fees or local access fees to promote development within urban areas, multimodal transportation districts, and a balance of mixed use development in certain areas or districts, or for affordable and workforce housing.

OBJECTIVE:

- 2.1.7 Volusia County shall ensure that current and future transportation system needs are financed in an effective, efficient, and equitable manner.

POLICIES:

- 2.1.7.1 Volusia County shall continue to finance transportation system improvements necessitated by new development through the use of impact fees, proportionate share contributions, mobility fees, and/or public-private partnership ventures.
- 2.1.7.2 Volusia County shall regularly evaluate its transportation impact fee schedule by monitoring the cost of developing its transportation system to meet the demand attributable to new development.
- 2.1.7.3 Volusia County shall pursue and support alternative and innovative methods of financing transportation system improvements to meet the County's transportation needs, as encouraged by Section 163.3180(5), Florida Statutes.
- 2.1.7.4 All thoroughfares represented on the Volusia County 2025 Thoroughfare Roadway System Map may be eligible for improvements as provided for in the Transportation Impact Fee Ordinance. For those thoroughfares on the 2025 Thoroughfare Roadway System Map which are city and state-maintained, the use of county impact fees is not permitted.
- 2.1.7.5 Volusia County shall allocate transportation funds on projects that attract above-average wage jobs and support designated economic development areas as a means to stimulate, diversify, and strengthen its economy, as identified in the Dynamic Master Plan.
- 2.1.7.6 Volusia County shall evaluate and prioritize transportation improvement projects based on the criteria in the Capital Improvements Element.

OBJECTIVE:

- 2.1.8 Volusia County shall support the continued development and improvement of Daytona Beach International Airport ("DAB") as recommended in the latest Airport Master Plan.

POLICIES:

- 2.1.8.1 Volusia County shall fund land and facility improvements for DAB necessary to accommodate forecasted aviation demand in the Airport Master Plan and future updates.

- 2.1.8.2 The Volusia County Growth & Resource Management Department will continue to receive notices of development projects at the Daytona Beach International Airport and comment on them for consistency with the Volusia County Comprehensive Plan.
- 2.1.8.3 Volusia County shall continue to coordinate land use decisions affecting access to DAB with FDOT, the FAA, the military services, the Continuing Florida Aviation Systems Plan, the TPO, and the City of Daytona Beach.
- 2.1.8.4 Volusia County shall support recommendations in the Continuing Florida Aviation Systems Plan that are consistent with the Volusia County Comprehensive Plan.
- 2.1.8.5 Volusia County shall follow and implement the recommendations contained in the Environmental Overview and Airport Drainage Plan sections of the Airport Master Plan, which conform to FAA Order 5050.4A.

OBJECTIVE:

- 2.1.9 Volusia County shall consider the need for future traffic operation measures in the design of all major transportation system improvements.

POLICIES:

- 2.1.9.1 Volusia County shall continue to maintain an inventory of all signalized intersections and geometries for which it has responsibility.
- 2.1.9.2 Volusia County shall assist FDOT on an Active Arterial Management Program for state roads to help reduce congestion associated with incidents and special events.
- 2.1.9.3 Volusia County shall seek to optimize the effectiveness of improved signal timing in the design of all major transportation system improvements.
- 2.1.9.4 Volusia County shall consider the effectiveness of intersection improvements as an interim solution to existing transportation system deficiencies.
- 2.1.9.5 Volusia County may implement, where appropriate and beneficial, Intelligent Transportation Systems ("ITS"), such as computerized signal systems, travel information resources, traffic monitoring devices, real-time transit dispatching, and incident management programs to improve safety and reduce delay, optimize the capacity of the transportation system, and achieve greater operating efficiency.
- 2.1.9.6 Volusia County shall implement traffic calming techniques, where appropriate and feasible, to slow vehicular traffic and increase pedestrian safety. Such techniques may include roundabouts, narrow traffic lanes, curb extensions or bulb-outs, on street parking or bicycle lanes, pedestrian refuge medians, changes in pavement material, texture, and/or color, raised pedestrian crossings, and horizontal deflections or chicanes, or other industry approved measures.

OBJECTIVE:

2.1.10 The County will continue to coordinate with FDOT and municipalities to construct safe and convenient bicycle and pedestrian facilities throughout Volusia County.

POLICIES:

- 2.1.10.1 Volusia County shall use the Volusia Trails Plan as a guide to supplement the transportation network with interconnected, non-motorized recreational traffic corridors.
- 2.1.10.2 Volusia County shall develop pedestrian and bicycle ways to connect major activity centers and other special trip generators with public uses such as schools, libraries, parks, and intermodal transit nodes where feasible.
- 2.1.10.3 Volusia County shall follow FDOT bicycle-compatible design standards for all new and reconstructed collector and arterial roads.
- 2.1.10.4 Volusia County shall include sidewalks in county road designs consistent with the requirements of the Land Development Code.
- 2.1.10.5 Volusia County shall integrate bicycle and pedestrian features into transit planning (i.e., bicycle racks on buses, secure bicycle storage lockers, etc.).
- 2.1.10.6 Volusia County shall coordinate bicycle and pedestrian improvements with the TPO Bicycle and Pedestrian Advisory Committee and shall work to support the implementation of the TPO Bicycle/Pedestrian Plan
- 2.1.10.7 Volusia County shall continue to employ land use and other strategies to promote the use of bicycles and walking, such as road retrofits and use of the multi-modal TIA guidelines, especially within corridors served by transit to promote transit ridership.
- 2.1.10.8 Volusia County shall continue to coordinate with the TPO to develop and update the Countywide Bicycle and Pedestrian Plan.
- 2.1.10.9 Pursuant to Section 163.3180(5)(f), Florida Statutes, Volusia County shall explore opportunities to prioritize pedestrian access, mobility, and convenience over vehicular access in urban core areas where appropriate.
- 2.1.10.10 Volusia County will continue to look for opportunities to complete connections between existing and proposed bicycle and pedestrian facilities.
- 2.1.10.11 Working with FDOT and the municipalities, Volusia County will continue closing the gaps in crosswalks along the major thoroughfare network, at intersections, and at designated pedestrian crossings.

GOAL:

- 2.2 The Volusia County multimodal transportation system shall minimize adverse effects on the environment, including loss or destruction of scenic views and natural vegetation.

OBJECTIVE:

- 2.2.1 Where possible, development of the Volusia County transportation system shall be directed away from areas which are naturally incapable of the service capacity to accommodate growth in an environmentally acceptable manner.

POLICIES:

- 2.2.1.1 Where possible, Volusia County shall direct major transportation system improvements away from environmentally sensitive areas.
- 2.2.1.2 Volusia County shall evaluate the potential environmental impacts of major transportation system improvements.
- 2.2.1.3 Volusia County shall coordinate its transportation system with the Conservation Element of the Comprehensive Plan to ensure that environmentally sensitive areas are protected from transportation system impacts.
- 2.2.1.4 Volusia County shall follow the recommendations contained in the latest adopted version of the Ponce de Leon Inlet Management Plan.
- 2.2.1.5 Volusia County shall maintain a beach parking plan incorporated into the Volusia County Beach Management Plan to protect natural beach resources and provide public beach access.

GOAL:

- 2.3 Volusia County shall support the designation and management of a system of Scenic Corridors which reflect the varying aesthetic qualities of the County.

OBJECTIVE:

- 2.3.1 Volusia County shall continue to maintain its program for the designation of aesthetically significant corridors.

POLICIES:

- 2.3.1.1 Volusia County shall continue to utilize established procedures and criteria from federal, state or local authorities for designating Scenic Corridors.
- 2.3.1.2 Volusia County may not designate a new Scenic Corridor which traverses an incorporated area unless the governing body of the appropriate municipality has entered into an interlocal agreement with the County to preserve the scenic value of the roadway corridor.

- 2.3.1.3 Wherever historical sites, parks, recreational, and other public uses exist along a Scenic Corridor, consideration shall be given to connections to these sites.
- 2.3.1.4 Volusia County shall promote and protect scenic views by recognizing and participating in voluntary community based scenic highway initiatives through state and federal scenic highways programs.

OBJECTIVE:

- 2.3.2 Volusia County will continue to maintain a program for the management of County designated Scenic Corridors.

POLICIES:

- 2.3.2.1 The County's land development regulations may include standards designed to ensure preservation of the scenic value of designated corridors. Such standards may include, but are not necessarily limited to, identification of permissible adjacent land uses, location and heights of structures, establishment of scenic easements, landscaping requirements, access controls, signage, and the placement of utilities.
- 2.3.2.2 After a Scenic Corridor has been designated, a management plan for each corridor should be prepared by the managing entity. The plan should, at a minimum, analyze existing conditions and provide guidelines for managing the vegetation within the public right-of-way, establish speed limits along the designated route, consider the potential for multiple-use bicycle and pedestrian facilities, design and placement of information and directional signs, and needed roadway improvements.
- 2.3.2.3 Should the Volusia County Council find that the scenic value of a designated corridor outweighs the benefits of increased vehicular capacity or other considerations, exceptions to minimum LOS standards and roadway design standards may be considered on county-managed roadways.
- 2.3.2.4 Volusia County shall hold a public hearing prior to the construction or reconstruction, except for routine maintenance, of any designated Scenic Corridor under county management.

OBJECTIVE:

- 2.3.3 Volusia County will cooperate with volunteer byway organizations and the FDOT in the management of federal and state-designated scenic highways located in Volusia County.

POLICIES:

- 2.3.3.1 Volusia County recognizes the boundaries of designated scenic highways in Figure 2-8 of the transportation map series.
- 2.3.3.2 Volusia County will adopt by reference the Corridor Vision of the following designated scenic highways: (1) the Ormond Scenic Loop and Trail; (2) Florida

Black Bear National Scenic Byway; (3) River of Lakes Heritage Corridor; (4) Heritage Crossroads: Miles of History Heritage Highway; (5) Indian River Lagoon National Scenic Byway, and (6) Halifax Heritage Byway – An American Tapestry.

- 2.3.3.3 Infrastructure and utility structures, such as cellular communications, water, sewer, and energy transmission should be designed and located to minimize adverse visual impacts upon the scenic qualities of designated scenic highways. Utilities should be located underground to the maximum extent possible in an effort to minimize visual impacts along the corridors.
- 2.3.3.4 The County shall coordinate with FDOT, affected municipalities, and volunteer groups in the preparation of Master Plans for designated scenic highways to provide for safe bicycle and pedestrian circulation, traffic calming and aesthetic improvements.
- 2.3.3.5 Volusia County shall cooperate with FDOT, byways organizations, and affected municipalities in the development of interpretive/educational signage along designated scenic highways.

K. TRANSPORTATION ELEMENT MAP SERIES

The Transportation Map Series as referenced herein is contained in Appendix 1, Maps and Figures.

- Figure 2-1: Thoroughfare Roadway System 2035 Map
- Figure 2-2: Roadway Number of Lanes 2035 Map
- Figure 2-3: Roadway Level of Service Standard 2035 Map
- Figure 2-4: Designated Evacuation Routes 2035 Map
- Figure 2-5: Scenic Corridors 2035 Map
- Figure 2-6: Farmton Local Plan – Spine Transportation Network

CHAPTER 20

DEFINITIONS

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DEFINITIONS

1. **"AD VALOREM (PROPERTY) TAX"** - The primary source and only major source under the control of the County to fund its general operations. This tax includes real property, including land and buildings, as well as improvements erected or affixed to the land. The County Property Appraiser determines the value of all taxable land.
2. **"AFFORDABLE HOUSING"** – Monthly rents or mortgage payments including taxes, insurance, and utilities do not exceed 30 percent of that amount which represents the percentage of the median adjusted gross annual income for extremely low, low, very low, and moderate income persons.
3. **"AQUIFER"** - A formation that contains sufficient saturated permeable material to yield significant quantities of water to wells and springs (see also "FLORIDAN", "SURFICAL", AND "SOLE SOURCE AQUIFER").
4. **"ARCHAEOLOGICAL PREDICTIVE MODEL"** - A scientific estimate of archaeological site location in a given area based on environmental variables and the distribution of known sites.
5. **"ARCHAEOLOGICAL SITE"** - Any area that provides the context for and contains evidence of past human activity. An archaeological site can be as vast and intricate as an ancient city or as simple as the remains of an overnight campfire.
6. **"ARTIFICIAL DRAINAGE SYSTEM"** - A man-made conveyance system for stormwater runoff.
7. **"ASSESSMENT BONDS"** - Special obligations of a district which are payable solely from proceeds of the special assessment levied for an assessable project.
8. **"BACKLOGGED THOROUGHFARE"** - A state or county roadway operating at a level of service below the minimum standard level of service adopted by the Volusia County Council and that is not in either, the first three years of the State of Florida Department of Transportation's Five-Year Road Program or the Volusia County Five Year Road Program for capacity improvements and has not been designated by the Florida Department of Transportation or the Volusia County Council as a constrained facility.
9. **"BASIN MANAGEMENT ACTION PLAN (BMAP)"** – A framework for water quality restoration that contains local and state commitments to reduce pollutant loading through current and future projects and strategies.
10. **"BEST MANAGEMENT PRACTICES (BMPs)"** - Design, construction, operational or maintenance techniques which are accepted by research institutes, professional societies or regulatory agencies as the most advance and effective for any given application. Best

Management Practices have been developed for stormwater pollution control, agricultural activities, silvicultural management and construction practices.

11. **BINDING DEVELOPMENT AGREEMENT** - An agreement entered into between the County of Volusia and another party or parties. The purpose of the agreement is to specify enforceable terms to insure that the actions of all those party to the agreement will result in compliance with the purpose and intent of the Comprehensive Plan. Binding Development Agreements may include reference to other applicable rules and regulations of the County which are to be subordinate to the Comprehensive Plan and its policies. The preparation, adoption and implementation of Binding Development Agreements may include but are not necessarily limited to those specified in Chapter 163.3220, F.S. cited as the "Florida Local Government Development Agreement Act".
12. **BOND FUNDS** - The revenues derived from the issuance of bonds used to finance capital projects.
13. **BUDGET (OPERATING)** - An annual financial plan of operation which includes an estimate of proposed expenditures and revenues for a given period.
14. **BUFFER** - An area or zone between two land uses which is intended to ameliorate, reduce or mitigate the adverse effects one may have on the other. Buffer may include but is not limited to:
 1. **ENVIRONMENTAL BUFFER** - An area of land normally left in its natural state to separate an area of development from an environmentally sensitive land.
 2. **LANDSCAPED BUFFER** - The addition of lawns, trees, plants, and other natural and decorative features along the entire length of any property line to visually and physically separate one land use from another.
 3. **LAND USE BUFFER** - A land use which is of an intermediate intensity between a more intensive and less intensive use.
15. **CAPACITY RESERVATION FEE** - A fee paid for the reservation of capacity for roads, water, wastewater/sanitary sewer, parks and recreation facilities to ensure that capacity will be available to serve future development and ensure public facilities will be concurrent with new development at least at a minimum service level prescribed in this plan. This fee is a prepayment of impact fees as described in the Development Code.
16. **CAPITAL BUDGET** - An annual plan of proposed expenditures for capital improvements and the means of financing these expenditures. The Capital Budget is the first year in the five-year schedule of capital improvements.
17. **CAPITAL IMPROVEMENT** - Pursuant to Section 163.3164(7), Florida Statutes, a physical asset constructed or purchased to provide, improve or replace a public facility identified as an existing or projected need in the Comprehensive Plan. Such assets are typically large in scale and high in cost. The cost of a capital improvement is generally nonrecurring and may require multi-year financing.
18. **CAPITAL IMPROVEMENTS PROGRAM** - See "FIVE-YEAR SCHEDULE OF CAPITAL

IMPROVEMENTS."

19. "CAPITAL OUTLAY" - Items with a per unit cost of more than \$200, including furniture and equipment, but less than \$25,000 and having an economic life of less than five years.
20. "CAPITAL ROLLING STOCK" - Vehicles and equipment that cost less than \$25,000 and are replaced on a routine and periodic basis, generally less than five years. This category includes all local government vehicles on wheels.
21. "CHARGES FOR SERVICES (USER CHARGES/USER FEES)" - The charge for goods or services provided by local government to those private individuals who receive the services. Such charges reduce the reliance on property tax funding.
22. "CHARTER" - Counties operating under county charters shall have all the powers of local self-government not inconsistent with general law, or with special law approved by vote of the electors...the charter shall provide which shall prevail in the event of conflict between county and municipal ordinances" (Article VIII, Section 1(g), Constitution of the State of Florida). The authority to adopt a charter government is Ch. 125.60, Florida Statutes. Volusia County operates under Home Rule Charter of Volusia County, Florida is defined in Special Acts Ch. 70-966, as amended in 1986.
23. "COASTAL HIGH HAZARD AREA (CHHA)" – the area below the elevation of the category 1 storm surge line as established by a Sea, Lake and Overland Surges from Hurricanes (SLOSH) computerized storm surge model.
24. "COMMUNITY DEVELOPMENT DISTRICT" (CDD) - a unit of special purpose government which is created pursuant to Chapter 190, Florida Statutes and limited to the performance of those specialized functions authorized by Chapter 190; the boundaries of which are contained wholly within a single county; the governing head of which is created, organized and constituted and authorized to function specifically as prescribed by the Florida Statutes for the delivery of urban community development services; and the formation, powers, governing body, operation, duration, accountability, requirements for disclosure, and termination of which are required by general law.

The Community Development District (CDD) is a specific type of independent taxing district that under certain limiting conditions and following certain types of guidelines and processes allows private interests to have a quasi-governmental status to finance the costs of infrastructure by using financing tools traditionally available to local governments. A CDD is authorized to plan, finance, operate and maintain water, sewer, roads, drainage and certain other select categories of public facilities upon approval of the general purpose local government. Community Development Districts may comprise land intended to be developed for residential, commercial, office, industrial and other uses or a combination and mix of all of the above land uses.

25. "COMMUNITY RESIDENTIAL HOME" - a dwelling unit licensed to serve residents who are clients of the Department of Elderly Affairs, the Agency for Persons with Disabilities, the Department of Juvenile Justice, or the Department of Children and Families or licensed by the Agency for Health Care Administration which provides a living environment for 7 to 14 unrelated residents who operate as the functional equivalent of a family, including such

supervision and care by supportive staff as may be necessary to meet the physical, emotional, and social needs of the residents.

26. "COMPLETE STREETS" – Rights of way that are designed and operated to enable safe access for all users, including pedestrians, bicyclists, freight, motorists and transit.
 27. "CONCURRENCY" - The finding that certain required public facilities, as outlined in the Capital Improvements Element, are available to serve new development concurrent with the impacts of that development. Required facilities are deemed concurrent under the following four conditions:
 1. [FACILITIES IN PLACE OR SUBJECT TO A CONDITION TO BE IN PLACE] The required facilities shall be in place and operating at an adopted level of service established in this Comprehensive Plan at the time a building permit or final development order is issued.
 2. [FACILITIES UNDER CONSTRUCTION] The required facilities are under construction at the time a building permit is issued.
 3. [SUBJECT TO A BINDING CONTRACT FOR CONSTRUCTION/ACQUISITION] The required facilities are the subject of a binding contract executed for construction or acquisition at the time a building permit is issued.
 4. [SUBJECT TO INCLUSION IN CAPITAL BUDGET]
- The facilities are contained in the first year (Capital Budget) of the Five-Year Schedule of the Capital Improvements in the year following development order approval. This policy shall pertain to transportation and park facilities.
28. "CONCURRENCY FACILITIES" - The following facilities shall be subject to the concurrency determination: potable water, sanitary sewer, solid waste, parks & recreation, transportation, drainage (stormwater), and schools.
 29. "CONCURRENCY MANAGEMENT SYSTEM" - Administrative procedures, programs, and Land Development Regulations that specify if and when a proposed development meets the test for concurrency. The system also specifies when or at what point in the development review process proposed projects will be tested for facility capacity and concurrency.
 30. "CONSTRAINED THOROUGHFARE" - A state or county roadway upon which adding two or more through lanes to meet current or future traffic needs is not possible because of physical or policy barriers.
 31. "CONSUMPTIVE USE" - Withdrawal and use of water in such a way as to make the water unavailable for immediate reuse. The use of potable water by humans is a consumptive, since the result (wastewater) cannot be immediately reused. Use of water by power plants usually is not a consumptive use, since the water can be immediately recycled or returned to the source.
 32. "COORDINATING MECHANISM" - Any formal or informal means established to resolve and/or negotiate planning related matters. For example: interlocal agreements, Volusia County Growth Management Commission, etc.

33. "COUNTY" - The County of Volusia, Florida.
34. "DEBT SERVICE" - The payment of principal and interest obligations resulting from the issuance of bonds.
35. "DEFICIT OR BUDGET DEFICIT" - The excess of budget expenditures over revenue receipts.
36. "DETENTION" - The collection and temporary storage of stormwater in such a manner as to provide for control of peak runoff discharges and velocities to levels permitted by St. Johns River Water Management District. "DETENTION" implies that a surface water outlet from the system exists, except in the case of "detention with filtration," in which stormwater is passed through a layer of suitable fine textured granular medium, such as porous soil, which may be used in conjunction with filter fabric and/or under drain pipe. (See also, "RETENTION," "DIVERSION").
37. "DETENTION BASIN" - Where detention is used as a method of controlling stormwater pollution, water is detained in such a manner as to provide for treatment through physical, chemical or biological processes, as well as whatever water quantity control is needed.
38. "DEVELOPMENT ORDER" - An order authorizing the denial, approval or approval with conditions of a development plan. Once the development plan is approved, the applicant may apply for the necessary development permits. A building permit should be considered as the final development order.
39. "DISTRICT PARK" - This park will satisfy recreational needs in terms of resource based and active based facilities that are not typically available or suitable for the local park system. In consideration of developing a district park where acreage and locational factors are to be studied, the district parks may eliminate the need for a regional park system. These large park sites may adjoin the public junior/senior high schools or a community college site. The district park service area shall include a large population sector and should be located and designed as an outdoor recreation unit.
40. "DIVERSION" - With regard to stormwater management systems, refers to the separation of the "FIRST FLUSH" of stormwater runoff (which contains the majority of stormwater pollutants) into a retention basin, while allowing the tailwater following the first flush to be discharged into surface waters or a detention basin, as appropriate. The diversion is accomplished through use of a specially designed baffle. (See also, "DETENTION," "RETENTION").
41. "DRAINAGE BASIN" - See "WATERSHED".
42. "DRINKING WATER STANDARDS" - State drinking water standards which appear in Chapter 62-550, F.A.C.
43. "DYNAMIC MASTER PLAN (DMP)" – A strategic plan and performance measurement framework used to align and track programs, budgets, and policies with the mission, goals, objectives, and priorities established by the County Council.

44. "EARTH DISTURBING ACTIVITY" - The digging, excavating, or other direct or indirect displacement of soil below the ground surface in a manner not consistent with standard professional archaeological methods and practice.
45. "EASEMENT" - A right, as a right of way, afforded a person, government, or utility to make limited use of another's real property.
46. "EAST CENTRAL FLORIDA REGIONAL PLANNING COUNCIL (ECRPC)" - The independent governmental agency which provides technical assistance to local governments in a 6 county area, in Central Florida. This agency reviews DRI's, and conducts federal intergovernmental coordination and coastal zone consistency reviews, and has the responsibility of reviewing local comprehensive plans within its region for consistency with the Comprehensive Regional Policy Plan. Brevard, Lake, Osceola, Orange, Seminole and Volusia Counties are members of the ECRPC.
47. "EMERGENCY WATER SHORTAGE PLANS" - Plans developed by WMDs which detail the graded response to various levels of water shortage during drought conditions developed pursuant to Florida Statutes. Water shortage plans may also be developed by local governments, however, they may not be less restrictive than that government's WMD's plan.
48. "ENTERPRISE FUND" - A fund established to account for operations that are financed and operated in a manner similar to private business enterprises. The intent is that the full cost of providing the goods or services be financed primarily through charges and fees, thus removing the expense from the taxpayers and the ad valorem tax. Facilities such as potable water, wastewater/sanitary sewer, solid waste and the Daytona Beach Regional Airport are set up as Enterprise Funds.
49. "ENTITLEMENT COMMUNITY" - Under Title I of the Housing and Community Development Act of 1974, a metropolitan city (the central city of a metropolitan area or a city with a population of 50,000 or greater) or an urban county with a population of 200,000 or greater is assured of an annual sum of money to carry out its community development program.
50. "ENVIRONMENTAL CORE OVERLAY (ECO) M" (formally known as Map "A") The County Council has approved Map "A" as recommended by the Volusia Smart Growth Implementation Committee Final Report (August 2005) and as modified by the Volusia Council of Governments Smart Growth Committee on October 19, 2007. "Map A" was formally changed to the "Environmental Core Overlay Map" by the County Council on April 24, 2008. 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.

51. "ESSENTIAL SERVICES" - Publicly owned or regulated utility distribution systems for gas, telephone, television, radio or electricity.
52. "EXCAVATOR" - Any person who sells or offers for sale, whether directly or indirectly, any materials excavated within the unincorporated areas of the County, or any person who excavates in the unincorporated areas of the County any material and transfers such excavated material from one parcel of land to any noncontiguous parcel.
53. "EXISTING CAPACITY DEFICIENCY CAPITAL PROJECTS" - A capital improvement project that corrects or eliminates a deficiency that is related to a service level standard. Such a project either eliminates a capacity deficiency for a specific capital facility, group of facilities, system of facilities or facility category. These are called "backlogged" projects.
54. "EXPENDITURE" - The amount of money actually paid or obligated for payment from County Funds.
55. "FACILITY CAPACITY" - The total supply of a facility, group of facilities, system of facilities or facility category.
56. "FARM PONDS" - Ponds established in conjunction with an agricultural use and which are 3/4 of an acre or less in area. Farm ponds are to be constructed to the standards and specifications promulgated by the U.S. Department of Agriculture, Soil Conservation Service and shall be approved by that agency.
57. "FIRST FLUSH" - The initial volume of stormwater runoff generated following the onset of rainfall which contains the majority of stormwater pollutants. For the purpose of stormwater regulations, the first flush is usually defined as the runoff generated by the first one inch of rainfall, or the first one-half inch of runoff. (See also "DETENTION", "DIVERSION" AND "RETENTION").
58. "FISCAL YEAR" - The twelve-month biannual period used by the County which begins October 1 and ends September 30 of the following calendar year.
59. "FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS" – A proposed timetable or schedule of all future capital improvements to be carried out during a specific period and listed in order of priority, together with cost estimates and the anticipated means of financing each project.
60. "FLOODWAY" - The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.
61. "FLOOR AREA RATIO (FAR)" – The floor area of a building or buildings on a lot divided by the lot area.

FAR = Building Floor Area
Lot Area

62. "FLORIDA SITE FILE" - An inventory of historic resources in each Florida county maintained by the Florida Department of State, Division of Historical Resources. Resources listed in this inventory do not have to meet a historical or cultural significance requirement.
63. "FLORIDAN AQUIFER" - The confined, artesian aquifer underlying the East Central Florida Region which serves as the principal supply of water for this region. (See also "SOLE SOURCE AQUIFER").
64. "FULL SERVICE MUNICIPALITY" - A city which provides a full range of basic municipal type services including, fire and police protection, recreation and parks, public works, planning and zoning, and solid waste collection. Said municipality also owns and operates central system for the treatment and distribution of potable water and the collection and treatment of sanitary sewer. Said systems presently provide, or are planned for expansion so as to be capable of providing, service to land uses within its corporate area.
65. "FUND" - A set of interrelated accounts which records assets and liabilities related to a specified purpose.
66. "FUTURE CAPACITY DEFICIENCY/GROWTH RELATED CAPITAL PROJECTS" - These are capital improvement projects that are needed to meet new growth. If the project is not completed during or by the end of the five year program of scheduled improvements, a capacity deficiency will result for either a specific facility, group of facilities, system of facilities or facility category.
67. "GENERAL OBLIGATION BONDS (G.O. BONDS)" - Bonds which are secured by the full faith and credit of the issuer. General obligation bonds issued by local units of government are secured usually by a pledge of the issuer's ad valorem taxing power or other continuing revenue source. Such bonds constitute debts of the issuer and normally require approval by the public in an election prior to issuance.
68. "GROWTH MANAGEMENT COMMISSION (GMC)" - See Volusia Growth Management Commission.
69. "HAZARDOUS SUBSTANCE" - A hazardous substance is any solution, mixture, or formulation containing materials which, due to its chemical or physical characteristics, poses a substantial threat to the life, health, or safety of persons or property or to the environment. Such substances are identified by local jurisdictions, and state and federal codes, including but not limited to the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), the Clean Water Act, the Resource Conservation and Recovery Act, the Clean Air Act, the Toxic Substances Control Act, and the Emergency Planning and Community Right-to-Know Act (EPCRA). The terms "hazardous substance" and "pollutant or contaminant" do not include petroleum or natural gas.
70. "HAZARDOUS WASTE" - Solid Waste regulated by the Florida Department of Environmental Regulation as hazardous waste pursuant to Chapter 62-730, F.A.C.

71. "HAZARDOUS WASTE MANAGEMENT" - The systematic control of the collection, accumulation, source separation, storage, transportation, processing, treatment, recovery, and disposal of hazardous waste.
72. "HAZARDOUS WASTE TRANSFER FACILITY" - A facility for the temporary collection of hazardous waste prior to transport to a processing plant or to final disposal.
73. "HIGH VALUE-ADDED INDUSTRIES" - Industries and/or services which have a high ratio of output price to input costs. Examples of such industries or services include, but are not limited to, computers, communication equipment, information and business services, specialty agricultural products and processed food products. High value-added industries and services compete on the basis of quality and productivity (high output per unit of input), rather than simply cost.
74. "HISTORIC RESOURCE" - Any prehistoric or historic district, site, building, object or other real or personal property of historical, architectural or archaeological value. These properties or resources may include, but are not limited to, monuments, memorials, Indian habitations, ceremonial sites, abandoned settlements, sunken or abandoned ships, engineering works, treasure troves, artifacts, or other objects with intrinsic historical or archaeological value, or any part thereof, relating to the history, government, and culture of Volusia County.
75. "HISTORICAL SIGNIFICANCE" - A term used to denote the relative importance of a historic resource to local, regional, or national prehistory or history.
76. "HOME RULE CHARTER" - See "CHARTER."
77. "IMPACT FEES" - Single payments required to be made by builders or developers at the time of development approval, usually tied to the issuance of a building permit unless such a fee is to reserve capacity for concurrency purposes and must be paid at the time of preliminary plat approval or final site plan approval or however prescribed in the Land Development Code and calculated to be that development's proportionate (fair) share of the capital costs of providing major facilities serving that development.

Implied in this definition is that new developments will not be required to pay more than their proportionate share. Deficiencies in facility capacity due to the accumulated demand resulting from previous development taking place before the implementation of an impact fee ordinance cannot be paid for or cured from revenues derived from impact fees. Also implied in this definition is that impact fees collected from a particular development must be spent for facilities in the vicinity of that development that will directly or indirectly serve that development.
78. "INDUSTRIAL, HAZARDOUS OR TOXIC SEWAGE WASTE" - Wastewater not otherwise defined as domestic sewage waste. Wastewater carried off by floor drains located in buildings in industrial or manufacturing parks, total wastewater flows exceeding 3000 gallons per day from commercial food service establishments, wastewater from commercial laundry facilities, and wastewater from animal holding facilities are included in this definition.

79. "INSTITUTIONAL RESIDENCES" - Group homes, recovery homes, orphanages, prisons, school dormitories and other congregate living facilities owned and/or operated by governmental agencies or private organizations.
80. "INTERBASIN TRANSFER (OF WATER)" - The transport of water, usually for the purpose of public water supply, from one surface water or ground water basin to another. However, "interbasin transfer" may also refer to those instances wherein water is moved between basins for reason other than public water supply, such as agricultural drainage canals.
81. "INTER-DISTRICT TRANSFER (OF WATER)" - The transport of water from within one Water Management District (WMD) to another. Since WMDs are organized along surface watershed boundaries, such a transfer will usually also be an interbasin transfer, where surface water is involved. However, an inter-district transfer of groundwater may not be an interbasin transfer. Inter-district transfers are regulated pursuant to 62-40.22 F.A.C.
82. "INTERGOVERNMENTAL COORDINATION" - Two or more governments working together to establish a common understanding of mutual concern.
83. "INTERLOCAL AGREEMENT" - Formal written arrangements between local governments which specify each jurisdiction's rights, responsibilities and obligations.
84. "LAND DEVELOPMENT CODE" - The Land Development Code of Volusia County, Florida, Ordinance No. 88-3, including all amendments thereto.
85. "LAND DEVELOPMENT REGULATIONS" - The Combination of II County ordinances that regulate land development. These include, but are not limited to, the Land Development Code and the Zoning Ordinance.
86. "LEACHATE" - A discharge, in the form of an aqueous solution, particulate suspension or emulsion, from an underground source carried through the groundwater which penetrates and/or permeates the source. For example, groundwater flowing through a landfill and carrying chemical wastes picked up from domestic wastes off the site of the landfill would constitute leachate. Leachate frequently contains large numbers of inorganic contaminants and total dissolved solids.
87. "LEVEL OF SERVICE" - An indicator of the extent or degree of service provided by or proposed to be provided by a facility based on the operational characteristics of the facility.
88. "LOCAL PARK" - A park designated and located to provide the recreational needs of neighborhoods, urbanized communities (North Peninsula, Silver Sands/Bethune Beach, DeBary, Deltona) or rural communities (DeLeon Springs, Samsula, Cassadaga, Barberville, Volusia, Tomoka Farms, Lake Ashby, Glenwood, Osteen, Seville). This park is primarily land based with a diversity of active/user facilities and may serve a combination of the urban and rural communities.
89. "LOCALLY UNPOPULAR LAND USE (LULU)" - A term that has been applied to projects which have historically generated intense local opposition to their siting. It is often used in referring to such land uses as prison, hazardous waste facilities, landfills, power plants and other uses perceived by the public.

90. "LONG RANGE TRANSPORTATION PLAN (LRTP)" - A document resulting from regional or statewide collaboration and consensus on a region or state's transportation system, and serving as the defining vision for the region's or state's transportation systems and services. In metropolitan areas, the plan indicates all of the transportation improvements scheduled for funding over the next 20 years.
91. "MANUFACTURED DWELLING", "MANUFACTURED MODULAR DWELLING" - A structure or building module as defined by statute and under the jurisdiction of the State of Florida, installed and used as a residence, transportable in one or more sections on a temporary chassis or other conveyance device, and designed to be used on a permanent foundation system. The structure contains plumbing, heating, air conditioning, and an electrical system. The term does not include a mobile home as defined by statute; nor does it include building modules incorporating concrete or masonry as the primary structural component.
90. "MARINA" or Boat Facility - A public or private structure or operation where boats are moored and/or launched, including commercial, recreational, industrial and residential marinas, dry storage, boat ramps and private docks. For the purposes of this plan, marina shall be synonymous with "marine facility", or "boat facility"; however, single family docks with (2) or fewer wet and/or dry slips are not considered boat facilities.
91. "MARINE RESOURCES COUNCIL (MRC)" - An independent non-profit organization, formed in 1983 as a part of Florida Institute of Technology's Community Outreach efforts. MRC disseminates information and provides a forum for all governments with jurisdiction over the Mosquito Lagoon/Indian River to work to preserve and improve the Lagoon's water quality.
92. "MILL" - One one-thousandth of a United States dollar (\$.001). In terms of the millage rate, 1 mill is equal to \$1 per \$1,000 of assessed real property valuation.
93. "MOBILE HOME" - A structure, transportable in one or more sections, which is eight (8) body feet or more in width and which is built on a integral chassis and designed to be used as a dwelling when connected to the required utilities and includes the plumbing, heating, air-conditioning, and electrical systems contained therein. All single family mobile home manufactured since June 1976 must be built to standards established by the U.S. Department of Housing and Urban Development (HUD), and must display a label certifying compliance.
94. "NATIONAL PARK" - Parks in the United States which cover large and diverse land areas of outstanding natural and/or historical quality.
95. "NATIONAL REGISTER OF HISTORIC PLACES" - Maintained by the United States Department of Interior, National Park Service, the National Register of Historic Places is a listing of historic resources, nationwide, that are recognized for significance at a national, regional or local level. To consider a resource for listing, a nomination form, including a detailed description and significance statement, must be completed and submitted for review at the state and federal level. The National Register is primarily a means of

recognition, although limited protection and preservation incentives are provided to listed properties.

96. "NON CONCURRENCY FACILITIES" - Public facilities or private non-profit facilities (cultural facilities) included in the Five-Year Schedule of Capital Improvements or its long term (20-year) assessment of facility needs but which have no relationship to the issuance of development orders.
97. "ONE TIME REVENUES" - These are revenues that cannot reasonably be expected to continue into the future, such as a single purpose Federal or State grant, an interfund transfer, or use of a reserve. Continual use of one time revenues to balance the budget can indicate the revenue base is not strong enough to fund or support current service levels.
98. "OPEN SPACE" - Any parcel or area essentially unimproved and set aside, dedicated or reserved for public or private use or enjoyment, or for the use and enjoyment of owners and occupants of land adjoining or neighboring such open space.
99. "PALEONTOLOGICAL RESOURCE" - Fossilized deposits and/or remains of non-human life forms from past geological periods.
100. "PEACE TIME EMERGENCY PLAN" - The plans prepared by the Florida Division of Emergency Management, Emergency Management/Communications agency addressing weather related natural hazards and man-made disasters except nuclear power plant accidents and war. The plan covers hazard mitigation, emergency preparedness, emergency response, and emergency recovery.
101. "PHYSICAL BARRIERS" - Physical barriers occur when intensive land use is immediately adjacent to the thoroughfare making roadway expansion cost prohibitive, or a thoroughfare has been constructed to the maximum through lane standards acceptable to the Florida Department of Transportation.
102. "PLANNING AND LAND DEVELOPMENT REGULATION COMMISSION (PLDRC)" – A seven member appointed board which serves as Volusia County's Local Planning Agency. The PLDRC reviews all County planning staff recommendations and serves as an advisory board to the County Council on planning policy.
103. "PLANT CAPACITY" - The maximum treatment potential of a potable water or sanitary sewer facility, usually expressed in terms of gallons per day (gpd).
104. "PLAT" - A map or delineated representation of the subdivision of land showing the designation of such land as lot(s), block(s), parcel(s), or other portions thereof, and other information. "Plat" may include the terms "replat," "amended plat," or "revised plat."
105. "POINT SOURCE POLLUTION" - Any source of water pollution that constitutes a discernible, confined, and discrete conveyance, including but not limited to any pipe, ditch, channel, tunnel, conduit, well, discrete fissure container, rolling stock, concentrated animal feeding operation, or vessel or other floating craft, from which pollutants are or may be discharged. This term does not include return flows from irrigated agriculture.

106. "POLICY BARRIERS" - Policy barriers are artificial barriers to thoroughfare expansion based on environmental, scenic, or political realities within a community. Policy barriers are subject to change over time.
107. "POLLUTION" - Is the presence in the outdoor atmosphere, ground or surface waters any substances, contaminants, noise, or man-made or man-induced alteration of the chemical, physical, biological, or radiological integrity of air or water, in quantities or at levels which are or may be potentially harmful or injurious to human health or welfare, animal or plant life, or property, or unreasonably interfere with the enjoyment of life or property. Pollution includes, but is not necessarily limited to, violations of FDEP standards for air quality water quality, dredge and fill, and drinking water.
108. "POPULATION GUIDELINE" - An optimum ratio of a given quantity of resources and facilities to a hypothetical number of people; e.g., 1 tennis court per 2,000 population. Population guidelines are provided for both resource based and user oriented activities and are used primarily by local government and private development agencies.
109. "POTABLE WATER" - Water which is suitable for human consumption.
110. "POTABLE WATER FACILITIES" - A system of structures designed to collect, treat, or distribute potable water, and includes water wells, treatment plants, storage tanks, reservoirs, and distribution mains.
111. "PRIME GROUNDWATER OR AQUIFER RECHARGE AREA" - Recharge areas designated by Water Management Districts pursuant to Florida Statutes.
112. "PRIORITY FOCUS AREA (PFA)" – The area om the basin where the aquifer is most vulnerable to inputs and where there are the most connections between the groundwater and affected spring.
113. "PROPORTIONATE FAIR SHARE MITIGATION" - a method whereby the impacts of development on transportation facilities can be mitigated by the cooperative efforts of the public and private sectors.
114. "PUBLIC FACILITIES" - Transportation systems, wastewater treatment systems, solid waste systems, drainage systems, potable water systems, educational systems, parks and recreation systems and public health systems that are owned, leased or operated by a government entity.
115. "PUBLIC HOUSING AGENCY" - The term "public housing agency" means any state, county, municipality, or other governmental entity or public body (or agency or instrumentality, thereof) which is authorized to engage in or assist in the development of operation of lower income housing. The term includes any Indian housing authority.
116. "PUBLIC SERVICES" - Programs and employees determined necessary by local government to provide adequate operation and maintenance of "PUBLIC FACILITIES" and "INFRASTRUCTURE" as well as those education, health care, social and other programs necessary to support the programs, public facilities, and infrastructure set out in the local plan or required by local, state, or federal law.

117. "PUBLIC TRANSIT FACILITIES" – Pursuant to F.S. Ch. 163.3180, includes transit stations and terminals; transit station parking; park-and-ride lots; intermodal public transit connection or transfer facilities; fixed bus, guideway, and rail stations; and airport passenger terminals and concourses, air cargo facilities, and hangars for the assembly, manufacture, maintenance, or storage of aircraft. The terms "terminals" and "transit facilities" do not include seaports or commercial or residential development constructed in conjunction with a public transit facility.
118. "PUBLIC UTILITY" - An enterprise providing an essential service authorized and regulated by state or federal public utility commissions, or services owned, franchised, or permitted by Volusia County. Included are facilities necessary to provide the service such as water towers well houses, utility poles, transmission towers, substations, sewerage, communication equipment, street lighting and other similar equipment.
119. "PUBLIC WATER SYSTEM" – A system that provides piped water to the public for human consumption, if it has at least fifteen service connections or regularly serves at least twenty-five individuals daily at least 60 days out of the year, pursuant to Chapter 17-550, Florida Administrative Code.
120. "RECHARGE" - The process by which water falls on the land surface percolates into the soil and is stored in an underground aquifer. Recharge may be to a "SURFICAL AQUIFER" or (under special conditions) to the artesian "FLORIDAN AQUIFER".
121. "RECREATION FACILITIES" - Those improvements or artificially installed accessories which facilitate the use of an area or a resource for outdoor recreation. Facilities are divided into two categories: primary facilities are those that are essential or extremely desirable for conducting a particular outdoor recreation activity, such as launching ramps for boating, trails for cycling, roads for access to areas, etc.; secondary facilities are those that are desirable as a further enhancement of the recreational experience but are still dispensable, such as outdoor grills for picnicking and camping, docks for boating, etc.
122. "RECREATION PROGRAM" - An ongoing series or related and coordinated efforts designed to further a common outdoor recreation purpose.
123. "RECREATION RESOURCES" - Those natural resources used for the support of outdoor recreation, such as land, water, wildlife, natural scenery, etc. A special case is made where historical and archaeological remains are concerned. Although not natural resources, they are included because of their limited, non-renewable character.
124. "RECREATION SYSTEM" - A purposeful assemblage of physical units or elements made up of recreation areas, resources, and facilities designed to meet the demands of a given segment of the public.
125. "RECYCLING" - The reuse of liquid, gaseous, or solid wastes in manufacturing, agriculture, power production, or other processes (also see "RESOURCE RECOVERY").

126. "REPAIR/RENOVATION/REPLACEMENT CAPITAL PROJECT" - This is a capital project that is nonrecurring, prolongs the physical and useful life of a facility by reducing or eliminating physical, functional or economic depreciation or obsolescence.
1. Renovation (Capital) - Activities that restore a public facility back to its original physical condition.
 2. Repair (Capital) - Activities consisting of improvements to the various components of a public facility that will prolong its physical and economic life. A repair activity should not be considered as extensive as a renovation activity.
127. "RESOURCE-BASED RECREATION" - Outdoor recreation of types dependent on certain specific outdoor recreation resources, such as boating on water, hunting in forests, etc., contrasted with "user-oriented" outdoor recreation.
128. "RESOURCE RECOVERY" - The process by which material, excluding those under control of the Atomic Energy Commission, which still has useful physical or chemical properties after serving a specific purpose are reused or RECYCLED for the same or other purpose, including use as an energy source(also see "RECYCLE").
129. "RETENTION" - To prevent the discharge of a given volume of stormwater into surface waters through complete on-site storage (see also "DETENTION", "DIVERSSION").
130. "RETROFITTING" - To improve or reconstruct an existing facility with the intent of bringing it into compliance (or, where that is not feasible, more nearly into compliance) with modern standards for such facilities. This term is most frequently used in reference to upgrading of wastewater treatment plants to more advanced treatment standards, or improvement of existing drainage systems to include stormwater pollutant control facilities where such facilities are either nonexistent or insufficient.
131. "REVENUE BONDS" - Bonds payable from a specific source of revenue and which do not pledge the full faith and credit of the issuer. Pledged revenues may be derived from operations of the financed project(s), grants or other specified non-ad valorem taxes. Generally no approval by the voting public is required prior to issuance or validation of such obligations.
132. "ROLLBACK AD VALOREM TAX RATE" - The millage rate needed to be levied in order to generate the same amount of tax dollars as collected in the previous fiscal year.
133. "RUNOFF" - That portion of precipitation that does not return to the atmosphere nor infiltrate the soil to recharge groundwater, but leaves the hydrologic system as stream flow. Runoff is directed by artificial (man-made) and natural drainage.
134. "SAFE YIELD" - The amount of water that can be drawn annually from a groundwater basin without producing undesirable effects such as: groundwater reserves depletion, saltwater intrusion, land subsidence, stream flow (springs) depletion, etc.
135. "SALTWATER INTRUSION" - The process by which saline water contaminates fresh groundwater supplies, making them unusable for use as drinking water. Intrusion may be

"lateral", from the ocean, or "vertical" from the relict seawater, which underlays the FLORIDAN AQUIFER. This is usually influenced by groundwater development (pumping).

136. **"SANITARY LANDFILL"** - A disposal facility which meets the criteria of Chapter 62-701, Florida Administrative Code, and is permitted by the Florida Department of Environmental Regulation. This term shall not include a land spreading site, a surface impoundment, or an injection well defined under and subject to the provisions of Chapter 62-528, Florida Administrative Code, or a construction and demolition debris disposal site regulated by Rule 62-701.730, Florida Administrative Code.
137. **"SATURATED ZONE"** - See "ZONE OF SATURATION".
138. **"SCENIC CORRIDOR"** - A roadway which has been designated as a "Scenic Corridor" under the terms of Volusia County Ordinance 88-6. Said roadways provide outstanding visual experiences in any uninterrupted sequence, which are representative of the county's wide variety of natural resources and scenic vistas.
139. **"SEASONAL RESIDENCE"** - Any dwelling unit in which the occupant resides less than 6 months.
140. **"SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION"** - initially used by the United States Department of the Interior in determining the applicability of proposed project work on registered properties within the Historic Preservation Fund grant-in-aid program, these standards have also been used by State and local agencies in the review of other types of rehabilitation proposals. "Rehabilitation" is defined, by the Department of the Interior, as "the process of returning a property to a state of utility, through repair or alteration, which makes efficient, contemporary use possible while preserving those positions and features of the property which are significant to its historical, architectural and cultural values."
141. **"SECTION 8 - EXISTING LEASED HOUSING"** - Since 1974, the principal form of housing assistance provided by HUD for low and moderate income persons. A portion of the low income tenant's fair market rent is paid directly to private landlords through the local public housing agency.
142. **"SECTION 202"** - The major federal effort in financial assistance for elderly and handicapped housing. HUD provides direct loans at a regulated interest rate to nonprofit and limited dividend sponsors of housing for the elderly and handicapped.
143. **"SECTION 515"** - Rural Rental Housing Program through the Farmers Home Administration provides direct loans to sponsors of multifamily rental housing projects. The occupancy of such housing is intended for rural low and moderate income families.
144. **"SERVICE AND SUPPORT CAPITAL PROJECT"** - This is a capital project that cannot be directly measured in terms of level of service, nor is this project related to the repair, renovation or replacement of a capital facility. Service and support projects indirectly enhance the level of service for either a group of facilities or a facility category and increase the effectiveness/efficiency of both capital and the personnel using or operating capital

facilities. Common service and support projects include: training facilities, maintenance facilities, communications and information technologies.

145. **SERVICE AREA** - (Water & Sewer) Those areas which the County or other provider, (as established by an adopted water and sewer service area agreement), proposes to provide potable water and sanitary sewer services at some point in time within the planning period.
146. **SERVICE ENHANCEMENTS** - Provides a level of service that exceeds the service levels adopted in the plan and provides for capacity requirements beyond the next five years in the capital improvement programming cycle.
147. **SHOPPING CENTERS** - Are characterized by a unified design which seeks to group commercial uses served by common parking areas, limit ingress and egress, provide uniform signage and landscaping, and to develop the center according to a consistent design theme. Due to market changes in recent years, a single large building may perform the same function as a shopping center. A shopping center's specific characteristics vary according to the major tenant and overall size and can be categorized as follows:

1. **Super Regional Center**

The general characteristics of Super Regional Shopping Centers are described by the following standards:

Typical Site Area	100 acres or more
Gross Leasable Area (GLA)	1,000,000 sq. ft. or more
Uses	Retail, office, service (4 or more anchor tenants)
Market Area	Unlimited

2. **Regional Shopping Center**

The general characteristics of Regional Shopping Centers are described by the following standards:

Typical Site Area	30-50 acres or more
Gross Leasable Area (GLA)	300,000-1,000,000 sq. ft.
Uses	Retail, service (at least 1 anchor tenant)
Market Area Radius	45 minute drive

3. **Community Shopping Center**

The general characteristics of Community Shopping Centers are described by the following standards:

Typical Site Area	10-25 acres
Gross Leasable Area (GLA)	100,000 to 300,000 sq. ft.
Uses	Discount or junior department store, supermarket

Market Area Radius	10 minute drive
4. <u>Neighborhood Shopping Center</u>	
The general characteristics of neighborhood shopping centers are to serve a population between 2,000 to 40,000 with convenience goods and personal services. These uses are typically located within the Commercial land use category but may be allowed within the UHI designation. A neighborhood shopping center is represented by the following standards:	
Typical Site Area	Up to 10 acres
Gross Leasable Area (GLA)	30,000 to 100,000 sq. ft.
Uses	Supermarket; Stores providing convenience goods and personal services for the day-to-day needs of the immediate neighborhood.
Market Area Radius	5 minute drive
The next two types of commercial areas may be applicable to the UHI, UMI, ULI or LIU designations. These areas may not be specifically designated on the Future Land Use Map due to their small size. Higher intensive commercial uses should be constructed in areas designated for Commercial.	
5. <u>Neighborhood Business Area</u>	
A neighborhood business area is located on an arterial or collector street, providing convenience goods and services for residents of the surrounding area. The major characteristic of the neighborhood business area is its scale. It does not contain any large stores designed to serve several neighborhoods.	
Typical Site Area	Not Applicable
Gross Leasable	50,000 sq. ft. (No one use to exceed 15,000 sq. ft.)
Uses	Convenience goods & services, and specialty stores.
Market Area Radius	Less than 5 minute drive
6. <u>Neighborhood Convenience</u>	
The general characteristics of Neighborhood Convenience are represented by the following standards:	
Typical Site Area	2 acres
Gross Leasable Area (GLA)	3,000 to 8,500 sq. ft. (max) (No one use to exceed 5,000 sq. ft.)
Uses	Convenience store, dry cleaning, video store
Market Area Radius	1 mile

148. "**SINGLE FAMILY RESIDENCE**" - A building that comprises a single dwelling unit occupied by one person or two or more persons related by blood, marriage or social commitment and its primary use is as a residence.
149. "**SITE GUIDELINE**" - An estimate of park and recreation area acreage proposed for serving various specific service areas or particular populations residing within a given radius; e.g., 2 acres of park per 1,000 population, serving not more than 5,000 people, and a population residing within 1/4 to 1/2 mile of the park.
150. "**SLUDGE**" - The material precipitated after sewage has been treated. Sludge may be toxic and/or harmful depending upon the constituents and characteristics of the influent wastewater and therefore pose a public health or safety hazard if improperly managed.
151. "**SOLE SOURCE AQUIFER**" - A provision of the Safe Drinking Water Act (SDWA) 42 U.S.C. Section 300(f) et. seq. adopted by Congress in 1974 and amended in 1986. Section 1424(e) gave the U.S. Environmental Protection Agency the authority to designate those aquifers which provide the principal source of drinking water to an area. The Volusian - Floridan aquifer underlying all of Volusia County has been so designated.
152. "**SOLID WASTE FACILITIES**" - Structures or systems designed for the collection, processing or disposal of SOLID WASTES and includes transfer stations, processing plants, recycling plants, and disposal systems.
153. "**SOLID WASTE PROCESSING PLANT**" - A facility which would be able to perform one or more of the following operations: incineration; resource recovery; or recycling of SOLID WASTE prior to its final disposal.
154. "**SOLID WASTE TRANSFER STATION**" - A facility for temporarily collection of SOLID WASTE prior to transport to a processing plant or to its final disposal.
155. "**SPECIAL (OR LOCAL) ASSESSMENTS**" - Charges publicly assessed against the property of some particular locality because that property derives some special benefit from the expenditure of the money collected by the assessment in addition to the general benefit accruing to all property or citizens. The term "special assessment" is a broad one and may embrace various methods and terms of charges collectible to finance usual and recognized municipal improvements and services.
156. "**SPECIAL DISTRICT FINANCING**" - Single or limited purpose units of government formed under State enabling legislation that meet certain local needs not satisfied or capable of being satisfied by existing general purpose governments in a given geographic area. Special districts may be granted taxing powers. An independent special district is one whose governing body is an independent entity and whose budget is established independently of the local governing body.
157. "**ST. JOHNS RIVER WATER MANAGEMENT DISTRICT (SJRWMD)**" - A governmental agency responsible for managing groundwater and surface water resources in all or part of 18 counties in northeast and east-central Florida. Counties entirely in the District are Nassau, Baker, Brevard, Clay, Duval, Flagler, Seminole, Indian River, St. Johns and

Volusia. Counties partially in the District are Alachua, Okeechobee, Bradford, Orange, Osceola, Putnam, Lake and Marion.

158. **"STATE PARK"** - State parks are relatively spacious areas established primarily to preserve and maintain a natural setting of exceptional quality, while at the same time permitting a full program of compatible recreational activities, both active and passive.
159. **"STORAGE"** - When used in conjunction with HAZARDOUS WASTE, means the containment or holding of a hazardous waste, either on a temporary basis or for a period of years, in a manner which does not constitute disposal.
160. **"STORMWATER"** - The flow of RUNOFF which results from a rainfall event.
161. **"STORMWATER MANAGEMENT SYSTEMS FACILITY"** - A system of man-made structures or natural resources designed or used to collect, convey, hold, divert or discharge STORMWATER, and includes stormwater sewers, canals, detention structures, retention structures, lakes, holding basins, wetlands, and natural depressions.
162. **"STORMWATER RETENTION FACILITY"** - A structure designed to collect and prevent the release of a given volume of STORMWATER by complete on-site storage for a given storm event.
163. **"STORMWATER UTILITY"** - This is a funding mechanism that relies on user fees rather than general tax revenue to construct, repair, renovate, operate, maintain and administer stormwater facilities. The utility system is user oriented with costs allocated according to the service received. Each parcel of land within a local government's jurisdiction is assessed a charge based on its runoff characteristics. Charges are generally determined according to the parcel's size and its percent of impervious or paved area.
164. **"STRUCTURAL CONTROLS"** - Dams, weirs, locks, levees, canals, pumps, drainage wells or other artificial mechanism or works designed to modify the stage and/or flow of surface waters. Includes, at a minimum, those structures adopted as official "works of district" by the governing boards of the Water Management Districts.
165. **"SURFACE WATER"** - That which is not groundwater and can be seen on the ground. Includes lakes, rivers, ponds, estuaries, and bays.
166. **"SURFICIAL AQUIFER"** - An unconfined, non-artesian body of water stored in the soil. The top of the surficial aquifer may form the groundwater table.
167. **"SWALES"** - A slight depression in generally level land which directs the flow of surface water.
168. **"TAX RATE"** - The amount of tax stated in terms of a unit of the tax base, usually stated in terms mills per valuation of taxable property.
169. **"TOTAL MAXIMUM DAILY LOAD (TMDL)"** – The calculation of the maximum amount of a pollutant allowed to enter a waterbody so that the waterbody will meet and continue to meet water quality standards for that particular pollutant.

170. **"TRANSIT-ORIENTED DEVELOPMENT (TOD)"** - Pursuant to Section 163.3164, Florida Statutes, a project or projects, in areas identified in a local government comprehensive plan, that is or will be served by existing or planned transit service. These designated areas shall be compact, moderate to high density developments, of mixed-use character, interconnected with other land uses, bicycle and pedestrian friendly, and designed to support frequent transit service operating through, collectively or separately, rail, fixed guideway, streetcar, or bus systems on dedicated facilities or available roadway connections.
171. **"TRANSPORTATION CONCURRENCY EXCEPTION AREAS (TCEA)"** - Areas designated for urban infill development, urban redevelopment or downtown revitalization. Local governments may grant exceptions from concurrency requirements for transportation facilities located within TCEAs.
172. **"TRANSPORTATION CONCURRENCY MANAGEMENT AREAS (TCMA)"** - A compact geographic area with an existing network of roads where multiple, viable alternative travel paths or modes are available for common trips. A local government may establish an area-wide level-of service standard based upon an analysis that provides for a justification for the area-wide level-of service, how urban infill development or redevelopment will be promoted, and how mobility will be accomplished.
173. **"TRANSPORTATION IMPACT ANALYSIS (TIA) GUIDELINES"** - A standardized methodology to assess the impacts of proposed development on municipal, county, and state transportation networks, adopted and utilized by the TPO, FDOT, and local government jurisdictions within the TPO metropolitan planning area.

174. "TRANSPORTATION PLANNING ORGANIZATION (TPO)" – An organization formed through an interlocal agreement between municipal and county government jurisdictions in Volusia and Flagler counties, and the Florida Department of Transportation. The TPO develops transportation plans and provides programming guidance for short- and long-range transportation projects.
175. "TREATMENT" - When used in conjunction with HAZARDOUS WASTE, means any method, technique, or process, including neutralization, designed to change the physical, chemical, or biological character or composition of any hazardous waste so as to neutralize it or render it nonhazardous, safe for transport, amenable to recover, amendable to storage or disposal, or reduced in volume or concentration. The term includes any activity or processing designed to change the physical form or chemical composition of hazardous waste so as to render it nonhazardous.
176. "TREATMENT (WASTEWATER)" - The treatment plant is the component of the sanitary sewer facility which functions to remove solid and organic contaminants from the sewage. There are a large number of processes which can accomplish this, but they are generally grouped into one of the following three categories depending on the proportion of materials removed:
1. Primary Treatment - This refers to the removal of between 30 and 35 percent of the organic materials and up to 50 percent of the solids from the sewage. This is also commonly referred to as physical treatment because screens and settling tanks are the most common methods used to remove solids.
 2. Secondary Treatment - Secondary treatment processes remove between 80 and 90 percent of total organic materials and suspended solids from sewage. This level of treatment generally requires multiple steps involving one biological process and one or more processes for removal of suspended solids.
 3. Tertiary Treatment - Sewage may also contain large quantities of synthetic organic compounds or inorganic chemicals which may create pollution problems if not removed. Tertiary (or advanced) treatment adds steps to primary and secondary processes to remove these pollutants. The most common tertiary processes remove compounds of phosphorus and nitrogen. The effluent of advanced treatment processes often approaches potable water purity.
177. "UNDERGROUND STORAGE TANK" - Tanks which contain various liquids and are placed below the surface of the ground. Many of these tanks contain gasoline, oil or other liquids which might contaminate the groundwater.
178. "URBAN INFILL" – Pursuant to Section 163.3164, Florida Statutes, the development of vacant parcels in otherwise built-up areas where public facilities such as sewer systems, roads, schools, and recreation areas are already in place.
179. "URBAN INFRASTRUCTURE" - Those public and private man-made structures and amenities which serve the common needs of the population, such as: schools, shops, hospitals, employment centers, sanitary disposal systems, potable water wells and distribution systems, solid waste disposal sites, stormwater systems, utilities, piers, docks,

wharves, breakwaters, bulkheads, seawalls, bullworks, revetments, causeways, Marinas, navigation channels, roadways, and sidewalks.

180. **"URBAN REDEVELOPMENT"** – Demolition and reconstruction or substantial renovation of existing buildings or infrastructure within urban infill areas, existing urban service areas, or community redevelopment areas.
181. **"URBAN SERVICE AREA"** - An area in which urban services are available to support development at urban densities and intensities without conflict with the public interest. The elements of infrastructure in an urban service area are public water and sewer, solid waste collection, major thoroughfares, stormwater facilities, availability of police and fire protection and emergency medical, school conditions, availability of parks and recreational facilities and location of employment centers.
182. **"URBAN SPRAWL"** - Pursuant to Section 163.3164, Florida Statutes, a development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses.
183. **"USE GUIDELINE (OR USE STANDARD)"** - A hypothetical measure of use conditions for outdoor recreation resources and facilities; e.g., the number of hikers per unit of trail, the number of bathers per unit of beach, etc. Use guidelines are used to translate outdoor recreation supply (expressed in physical units of measure) into outdoor recreation demand (expressed in user occasions).
184. **"USER FEES"** - Charges for services paid by the user of the service.
185. **"USER ORIENTED RECREATION"** - Outdoor recreation of types that can be placed at the convenience of the user to take advantage of proximity to population centers, such as swimming in artificial pools, golf, tennis, organized sports, etc. Land areas for space is usually the only consideration dealing with the natural resource base. Some types of outdoor recreation may be either "user oriented" or "resource based" depending on the setting they utilize and the conjunctive values involved, as with the case of swimming, bicycling, picnicking, camping, etc.
186. **"UTILITIES"** - "Including, but not limited to, water systems, electric power, sanitary sewer systems, gas distribution systems, storm drainage systems, telephone systems and cable television systems."
187. **"VOLUSIA GROWTH MANAGEMENT COMMISSION (VGMC)"** - That group represented by appointees from each city and Volusia County, whose decisions are binding regarding the consistency of comprehensive plans, element, plan amendments, or portions thereof with other applicable plans, as described in Ordinance 87-24. Non-voting members include: St. Johns River Water Management District, Volusia County School Board and the Volusia County Business Development Corporation.
188. **"WATER COURSE"** - Any natural or artificial channel, ditch, canal, stream, river, creek, waterway or wetland through which water flows in a definite direction, either continuously

or intermittently, and which has a definite channel, bed, banks or other discernible boundary.

189. "WATER-DEPENDENT USES" - Activities which can be carried out only on, in or adjacent to water areas because the use requires access to the water body for: waterborne transportation including ports or marinas; recreation; electrical generating facilities; or water supply.
190. "WATER RECHARGE AREAS" - See "RECHARGE."
191. "WATER RECLAMATION" - Similar to "WATER REUSE", but implies that some form of processing and/or decontamination is required before the water can be used. Except as specifically provided in Chapter 62-610 F.A.C., reclaimed water means water that has received at least secondary treatment and basic disinfection and is reused after flowing out of a domestic wastewater treatment facility. For example, wastewater can be treated to advanced standards and then reused for irrigation. Even "GRAYWATER" may need some processing to reduce high risks associated with its use.
192. "WATER-RELATED USES" - Activities which may not be directly dependent upon access to a water body, but which provide goods and services that are directly associated with water-dependent or waterway uses.
191. "WATER REUSE" - The recovery of water after its application for one use (which requires relatively high-quality water), and diverting it to another use (which requires water of lesser quality). Water reuse means the deliberate application of reclaimed water, in compliance with the Department of Environmental Protection and St. Johns River Water Management District Rules, for a beneficial purpose.
192. "WATERSHED" - The area defined by topographic boundaries which contributes to a drainage system, estuarine water, or oceanic waters, including all artificial drainage systems.
193. "WATER SUPPLY PLANNING AREA" – A water supply planning area is a geographically defined area created for the purpose of addressing existing and future water supplies and facilities consistent with the requirements of State Statute. A municipal utility may include unincorporated area within its respective water supply planning area if the unincorporated area is encompassed by an interlocal agreement with the County which sets the ground rules for the water supply planning activities allowed within the unincorporated area. A municipal water supply planning area may include unincorporated areas that do not fall within an interlocal agreement if potable water service within the unincorporated area occurred prior to the adoption of the County's Comprehensive Plan.
194. "WATER TABLE" - The depth or level below which the ground is saturated with water.
195. "WATER WELLS" - Wells excavated, drilled, dug, or driven for the supply of industrial, agricultural or potable water for general public consumption.
196. "WETLANDS" - Lands which are identified by being inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal

circumstances do or would support, a prevalence of vegetation typically adapted for life in saturated soil conditions. The definition includes all contiguous and non-contiguous or isolated wetlands to waters, water bodies, and watercourses. Wetlands include, but are not limited to, swamp hammocks, hardwood hydric hammocks, riverine cypress, cypress ponds, bayheads, bogs, wet prairies, freshwater marshes, tidal flats, salt marshes, mangrove swamps and marine meadows. The landward extent of wetlands shall be determined in accordance with 62-340 F.A.C.

197. **"WHITE GOODS"** - Large appliances, including refrigerators, stoves, clothes washers and dryers.
198. **"WORKFORCE HOUSING"** - housing affordable to natural persons or families whose total annual household income does not exceed 80 percent of the area median income, adjusted for household size, or 120 percent of area median income, adjusted for household size, in areas of critical state concern designated under s. 380.05, F.S., for which the Legislature has declared its intent to provide affordable housing, and areas that were designated as areas of critical state concern for at least 20 consecutive years before removal of the designation.
199. **"YARD TRASH"** - Usually cut grass, leaves or tree debris.
200. **"ZONE OF SATURATION"** – Where the pore spaces of the soil or rock are fully soaked or loaded to capacity by “GROUNDWATER.” This area behaves in response to gravitational force.
201. **"ZONING ORDINANCE"** - The Zoning Ordinance of Volusia County, Florida, No. 80-8, as amended.

List of Acronyms and Abbreviations

Acronyms	Abbreviations
ABOS	Activity Based Open Space
AC	Activity Center
ADA	Americans for Disabilities Act
AIPP	Arts in Public Places
AR	Agricultural Resource
BAR	Bureau of Archaeological Research
BEBR	Bureau of Economic and Business Research
BMAP	Basin Management Action Plan
BMP	Best Management Practices
BPAC	Bicycle and Pedestrian Access Committee
BPUD	Business Planned Unit Development
C	Conservation
COM	Commercial
CAAB	Cultural Arts Advisory Board
CAG	Cultural Arts Grant
CCCL	Coastal Construction Control Line
CDBG	Community Development Block Grant
CEMP	Comprehensive Emergency Management Plan
CES	Cooperation Extension Service
CHHA	Coastal High Hazard Area
CIAC	Contributions in Aid of Construction
CIE	Capital Improvements Element
CIP	Capital Improvements Plan
CRS	Community Rating System
CSO	Community Stewardship Organization
CUP	Consumptive Use Permit
CUTR	Center for Urban Transportation Research
DBIA	Daytona Beach International Airport
DEO	Department of Economic Opportunity
DEP	Department of Environmental Protection
DER	Department of Environmental Regulation (now is DEP)
DHR	Division of Historical Resources
DMP	Dynamic Master Plan
DRI	Development of Regional Impact
DUPA	Dwelling Units per Acre
DWSP	District Water Supply Plan
ECFRPC	East Central Florida Regional Planning Council
ECHO	Ecological, Cultural, Historical and Outdoor
ECO	Environmental Core Overlay
EIA	Environmental Impact Assessment
EMF	Emergency Medical Foundation
EMS	Emergency Medical Services
ENRAC	Environmental Natural Resources Advisory Committee
ERU	Equivalent Residential Unit

Acronyms	Abbreviations
ESC	Environmental Systems Corridor
F.S.	Florida Statutes
FAA	Federal Aviation Authority
F.A.C.	Florida Administrative Code
FAR	Floor Area Ratio
FBIP	Florida Boating Improvement Program
FCTP	Florida Communities Trust Program
FDACS	Florida Department of Agriculture and Consumer Services
FDCA	Florida Department of Community Affairs (now DEO)
FDOF	Florida Division of Forestry (now FFS)
FDS	Florida Department of State
FF	Florida Forever
FFS	Florida Forest Service
FFWCC	Florida Fish and Wildlife Conservation Commission
FIHS	Florida Interstate Highway System
FIND	Florida Inlet Navigational District
FISH	Florida Inventory of School Housing
FLU	Future Land Use
FLUC	Florida Land Use Cover and Forms Classification System
FLUM	Future Land Use Map
FMSF	Florida Master Site File
FR	Forestry Resource
FRDAP	Florida Recreation Development Assistance Program
FWC or FWCC	Shortened abbreviation for FFWCC
FWS	Florida Wildlife Service
GK	Green Key
GPD	Gallons Per Day
GOPs	Goals, Objectives and Policies
GRDCA	Government Refuse Collection and Disposal Association
HAZMAT	Hazardous Materials
HHS	Halifax Historical Society
HPB	Historic Preservation Board
HVZ	Hurricane Vulnerability Zone
I	Industrial
IFAS	Institute of Food and Agricultural Science
IRC	Internal Revenue Code
ISTEA	Intermodal Safety Transportation Equity Act
ITE	Institute of Traffic Engineers
JPA	Joint Planning Agreement
LDC	Land Development Code
LDR	Land Development Regulations
LHAP	Local Housing Assistance Plan
LIU	Low Impact Urban
LLC	Limited Liability Corporation
LMS	Local Mitigation Strategy

Acronyms	Abbreviations
LWCF	Land and Water Conservation Fund
LRTP	Long Range Transportation Plan
MGD	Millions of Gallons per Day
MMTD	Multi-Modal Transportation District
MPO	Metropolitan Planning Organization (now TPO)
MPP	Manatee Protection Plan
MPUD	Mixed Planned Use Development
MTPS	Master Transportation Planning Study
MUA	Multiple Use Areas
MX	Mixed Use Zones
NEP	National Environmental Program
NFIP	National Flood Insurance Program
NRCS	Natural Resource Conservation Service
NRHP	National Register of Historic Places
NRHPNF	National Register of Historic Places Nomination Forms
NRMA	Natural Resource Management Area
ODP	Overall Development Plan
OEDP	Overall Economic Development Plan
OFW	Outstanding Florida Waters
P/SP	Public/Semi-Public
PC	Planned Community
PFA	Priority Focus Area
PFR	Public Facilities Report
PSFE	Public School Facility Element
PUD	Planned Unit Development
R	Rural
RBOS	Resource Based Open Space
RCRA	Resource Conservation & Recovery Act
REC	Recreation
ROW	Right-of-Way
RPUD	Residential Planned Unit Development
RR	Rural Recreation
SAD	Special Assessment Districts
SAFETEA	Safe, Accountable, Flexible, Efficient Transportation Equity Act
SCARP	Stormwater Control and Aquifer Recharge Program
SDA	Sustainable Development Area
SEVHS	Southeast Volusia Historical Society
SIS	Strategic Intermodal System
SISTHP	Secretary of the Interior's Standards for Treatment of Historic Properties
SJRWMD	St Johns River Water Management District
SLOSH	Sea Lake and Overland Surges from Hurricanes
SOR	Save Our Rivers Program
SWIM	Surface Water Management Improvement Program
TCEA	Transportation Concurrency Exception Area
TCMA	Transportation Concurrency Management Area

Acronyms	Abbreviations
TDP	Transit Development Plan
TDR	Transfer of Development Rights
TIA	Transportation Impact Analysis
TID	Tax Increment Finance District
TIF	Tax Increment Financing
TMDL	Total Maximum Daily Load
TND	Traditional Neighborhood Development
TOD	Transit Oriented Development
TPO	Transportation Planning Organization
TRIP	Transportation Regional Incentive Program
UHI	Urban High Intensity
ULI	Urban Low Intensity
UMI	Urban Medium Intensity
USACE	United States Army Corps of Engineers
USFWS	United States Fish and Wildlife Service
USGBC	United States Green Building Coalition
USGS	United States Geological Survey
VCPO	Volusia County Preservation Officer
VGMC	Volusia Growth Management Commission
VOTRAN	Volusia Transportation (bus service)
WAV	Water Authority of Volusia
WMD	Water Management District
WSWP	Water Supply Facilities Work Plan
WVHS	West Volusia Historical Society

CHAPTER 21
ADMINISTRATION AND INTERPRETATION

CHAPTER 21
COMPREHENSIVE PLAN
ADMINISTRATION AND INTERPRETATION

A. INTRODUCTION

This Chapter sets forth the guidelines and criteria to accomplish the administration and interpretation of the Volusia County Comprehensive Plan. Proper Plan administration requires the establishment of procedures to insure that the Plan provides for the following:

- a means of Plan interpretation;
- a means of appealing a Plan interpretation; and,
- a means of considering Plan amendments.

B. PLAN INTERPRETATION

It is the responsibility of the Planning & Development Services Director (herein after referred to as the Director), or a duly authorized representative to interpret the Comprehensive Plan and its application to public and private land and to activities permitted thereon. Plan interpretations are to be based on the applicable text, maps, figures and tables within the adopted Comprehensive Plan along with the support documentation developed to support the Comprehensive Plan. Plan interpretations shall follow guideline three as stated in the Introduction of this Plan document and as restated here. "The Comprehensive Plan will be construed as a complete document and no specific goal, objective, policy or recommendation shall be used independently."

1. Use and Status of Support Documentation. The published Support Documentation establishes the base data compiled to support the Comprehensive Plan. The Support Documentation is not adopted as part of the Plan but may be used in any review, interpretation and update of the adopted Comprehensive Plan. The Support Documentation may be updated as part of a future Comprehensive Plan amendment and portions may be incorporated as a Plan amendment if deemed appropriate.
2. Interpretation of Implementation Mechanisms. Implementation mechanisms as identified within each Plan Element or Sub-element are representative activities to be engaged in to accomplish Plan policies. Other implementation measures may be employed along with or instead of those listed.

It is not the intent of the County to limit the number of means available to implement the Comprehensive Plan. Use of additional implementation mechanisms to supplement or replace those enumerated will not require a Plan amendment.

In addition where the development of appropriate land development regulations is not specified as an implementation mechanism for any policy, nothing shall preclude the use of land development regulations to implement that policy. Likewise binding development agreements may be used as a measure to implement the purpose and intent of the Comprehensive Plan and its policies.

3. Interpretation of Conflicts. Conflicts shall be judged under the following guidelines:

- a. In the event of any difference of meaning or implication between the text of the Plan and any caption, illustration, summary table, or illustrative table, the text shall control pending an administrative interpretation.
- b. In the event of an apparent conflict between the Future Land Use Map and any other map or figure in the adopted Comprehensive Plan, the Future Land Use Map shall prevail.
- c. In the event of an apparent conflict between Plan goals, objectives and policies or any other portion of the Plan text, the conflict shall be subject to an administrative interpretation.

4. Interpretation of Undefined Terms. Terms not otherwise defined herein shall be interpreted first by reference to the relevant provisions of the Local Government Comprehensive Planning and Land Development Regulation Act, if specifically defined therein, or other relevant and appropriate State statutes or rules. Second, terms shall be interpreted by reference to generally accepted planning or otherwise professional terminology. Otherwise undefined terms shall be defined according to the most current Webster's New Collegiate Dictionary.

5. Administrative Interpretations. It is the responsibility of the Director to make Comprehensive Plan administrative interpretations. Applications for an administrative interpretation, together with the appropriate fee as may be required by resolution of the County Council, shall be filed with the Director. Administrative interpretations may be required as a result of one of the following actions:

- a. Failure to obtain a Comprehensive Plan consistency finding based on submission of a building permit or site plan application.

In the event of a failure to find a building permit or site plan consistent with the Plan, the application may be forwarded to the Director for an administrative interpretation. The building permit or site plan application shall stand as the application for an administrative interpretation. Interpretations made by the Director may be appealed to the County Council as set forth in this Chapter.

- b. Request for delineation of boundaries of land use categories under the "Areas Between Future Land Use Categories" provision found in the Future Land Use Element.

Written requests may be required for administrative interpretations under the "areas between Future Land Use Categories" provision. Required supporting information could include a survey and legal description of the parcel(s) in question. The applicant may submit additional materials that support the application and may be asked for additional information to explain the request.

- c. Any other action which would require a Comprehensive Plan interpretation.

Any affected party may make application for a formal administrative interpretation of the Comprehensive Plan. The application would be for a set of circumstances not covered under one of the aforementioned provisions. The application shall include a written statement which clearly identifies the section(s) of the Plan for which an interpretation is required. Along with the statement, the applicant should include any text references, maps, figures and support documents that may support the application.

6. Administrative Rulings on Plan Consistency and their Relationship to the Concurrency Provisions of the Capital Improvement Element. A finding of consistency does not constitute a finding of concurrency. A finding of concurrency is a separate determination that is subject to Article III, Division 14, Concurrency Management, of the Volusia County Land Development Code (Ord.90-33), developed pursuant to the terms of the Plan's Capital Improvements Element.
7. Appeal of an Administrative Interpretation. Any administrative interpretation made by the Director under the provisions of this section may be appealed. The County Council has the sole authority to hear and decide appeals. Appeals may be initiated by any person aggrieved or by any officer, board, department or agency of County Government. An appeal shall be submitted within 10 days after rendition of the interpretation by filing with the Director and with the Legal Department, a written Notice of Appeal specifying its grounds, together with the appropriate fee, as may be required by resolution of the County Council. The appeal shall be submitted on a form prescribed by the Director.

Upon receipt of the Notice of Appeal, the Director shall transmit to the County Council all documents, plans, papers, minutes, applications, recommendations or other materials relating to the appealed decision.

In its deliberations, the County Council shall decide that the determination of the Director is either consistent or inconsistent with the Comprehensive Plan, and then shall direct the disposition of the appeal. In lieu of a consistency/non-consistency ruling the Council may determine that the scope of the appeal goes beyond a simple interpretation of the Plan and deals with a substantive issue affecting County policy. Having found so, the County Council may then refer the application to the Planning and Land Development Regulation Commission for its recommendation on the policy implications of the appeal and for its recommendation for considering the appeal as a Comprehensive Plan amendment.

8. **Recourses to Decisions of the County Council.** Any decision on an administrative interpretation by the County Council may be appealed by any aggrieved person to the Circuit Court for review by certiorari, within 30 days after the rendition of the decision of the County Council. The aggrieved person shall notify all interested persons as required by law and have established a record before the County Council during its hearing on the appeal.

C. **PLAN AMENDMENTS**

From time to time, it will be necessary to amend the Volusia County Comprehensive Plan: to keep up with changing conditions, to comply with State mandated updates and evaluations, to achieve implementation of the Plan, and to provide citizens and affected parties a means of recourse to participate in the County's Comprehensive Planning Program.

All amendments and procedures for amendment to the Comprehensive Plan shall be of the kind and type as prescribed by State Law (Chapter 163 F.S.) and by Volusia County Ordinance 87-24. Any action, except administrative land use boundary shifts as authorized by the Plan, which requires that a change be made to any of the maps, text, figures, tables or charts and any other change having the effect of altering the use of land as prescribed by this Plan shall be deemed to require a Comprehensive Plan amendment. Plan amendments may be initiated by elected bodies, public agencies, appointed officials, advisory boards, public, semi-public or private utilities, individuals and groups, or any other affected person or combinations thereof.

1. **Types of Comprehensive Plan Amendments.** The Comprehensive Plan may be amended as a result of one of the following types of application:
 - a. Mandated Amendment: An amendment required to comply with State laws and rules thereof. A mandated amendment would include court directed settlements in accord with State law.
 - b. Administrative Amendment: An amendment which is initiated by the County Council through their own actions or acting on the advice or recommendation of an appointed advisory board, staff or other agency of government.
 - c. Development Amendment: An amendment which is initiated by the property owner(s) to change the Plan so that a particular development type or land use not otherwise consistent with the Plan, would become consistent following the adoption of the amendment. Applicants may be private individuals or a public agency sponsoring an amendment subject to the Comprehensive Plan.
 - d. Small Scale Amendment: An amendment which qualifies under the small scale amendment provisions of Chapter 163.3187(1)(c) F.S. This section exempts small scale amendments from the two a year amendment limitations and provides for an accelerated review and adoption schedule.
2. **Submission of an Application for a Comprehensive Plan Amendment.**

- a. Mandated and Administrative Amendments shall not require a formal application but shall be constructed in form to meet the requirements of Chapter 163, Florida Statutes. No fee is required for a Mandated or Administrative Plan Amendment.

Development amendments shall be submitted on a form prescribed by the Director. Fees for development amendments shall be as determined by resolution of the County Council.

Development amendments may include an application conference. The Growth and Resource Management Department will schedule the conference and may invite other public agencies and representatives as appropriate to attend the meeting.

Comprehensive Plan amendments shall, at a minimum, be publicly noticed as required by Chapter 163.3184(15), Florida Statutes and Chapter 125.66, Florida Statutes.

- b. Processing of Plan Amendment Applications. All complete Plan amendment applications shall be transmitted by the Growth and Resource Management Department to the Planning and Land Development Regulation Commission (PLDRC). The application shall contain all required exhibits, information and materials and a staff report.

The Planning and Land Development Regulation Commission shall meet and consider the application and shall forward its recommendation for County Council action. It shall be the responsibility of the County Council to approve, approve with conditions, continue, or deny the amendment. All amendments must meet the requirements as set forth by Chapter 163, Part II, F.S. and the applicable rules of the Volusia County Growth Management Commission. No amendment can be considered in effect until certified by the Volusia County Growth Management Commission.

- c. In its review of each application, the commission and county council shall consider the following criteria:

1. Whether it is consistent with all adopted elements of the comprehensive plan.
2. Whether it discourages the proliferation of urban sprawl by incorporating a development pattern or urban form that achieves four or more of the following:
 - i. Does not have an adverse impact on and protects natural resources and ecosystems.
 - ii. Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

- iii. Promotes walkable and connected communities and provides for compact development and mix of uses at densities and intensities that will support a range of housing choices.
 - iv. Promotes conservation of water and energy.
 - v. Preserves agricultural areas and activities.
 - vi. Preserves open space and natural lands and provides for public open space and recreational needs.
 - vii. Creates a balance of land uses based upon demands of residential population for the nonresidential needs of an area.
 - viii. Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in Section 163.3164, Florida Statutes.
3. Whether it enhances or impedes provision of services for concurrency monitored facilities, which include; transportation; potable water; sanitary sewer; drainage; solid waste; and parks & recreation, and school planning in accordance with the Volusia County Charter and Interlocal Agreement between the county and school district.
 4. Whether it is compatible with abutting and nearby land uses, and can coexist in relative proximity to each other in a stable fashion over time such that no use is unduly negatively impacted directly or indirectly by another use.
 5. Whether the adjacent roadway(s) and right(s)-of-way within a two-mile radius of the proposed amendment site are substandard, requiring county un-funded roadway improvements or acquisition. Substandard in this context means the roadway(s) and/or right(s)-of-way do not meet the minimum requirements of the county's land development code.

D. RIGHT TO CHALLENGE THE CONSISTENCY OF A DEVELOPMENT ORDER

The right of any aggrieved or adversely affected party to bring action for injunctive or other relief against any local government to prevent such local government from taking any action on a development order shall be as set forth in Part II, Chapter 163 F.S., section 163.3215.

E. CONCURRENCY AS RELATED TO THE ADMINISTRATION & INTERPRETATION OF THE VOLUSIA COUNTY COMPREHENSIVE PLAN

Volusia County implemented, as part of its Concurrency Management requirements, tests to determine if the impact of a development order would meet or exceed the capacity of the available public infrastructure to support that development order. This same Ordinance establishes the tests to determine if a development order can achieve a vested status. Those development orders which achieve the vested status are not subject to a concurrency determination. The concurrency ordinance is one of the regulatory tools required under the schedule established by Part II, Chapter 163, Florida Statutes, Section 163.3202.

Consistency and concurrency are separate determinations. Consistency tests were effective April 3, 1990, the date of Plan approval by the Volusia Growth Management Commission as set forth in the adopting ordinance of this Plan document. Concurrency tests are required by Article III, Division 14, Concurrency Management, of the Land Development Code, Ord. 90-33. Development orders must at a minimum, meet both tests before issuance of an approved development order.

F. VESTED RIGHTS

Nothing contained in this Comprehensive Plan shall be construed or applied to constitute a temporary or permanent taking of private property or the abrogation of validly existing vested rights. Such vested rights are generally defined as: the property owner (1) has relied in good faith (2) upon some act or omission of the government and (3) has made such a substantial change in position or incurred such extensive obligations and expenses to their detriment that it would be highly inequitable to deny relief.

This Plan shall be construed to be consistent with the provisions of the Florida Statutes specifically, Section 163, 3167(5) that states: "Nothing in this act shall limit or modify the rights of any person to complete any development that has been authorized as a development of regional impact pursuant to Chapter 380, Florida Statutes or who has been issued a final local development order and development has commenced and is continuing in good faith."

CHAPTER 3

PUBLIC SCHOOL FACILITIES ELEMENT

Chapter 3
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March 15, 2022 (through CPA 22-002)

CHAPTER 3

PUBLIC SCHOOL FACILITIES ELEMENT

GOAL:

- 3.1 Collaborate and coordinate with the School Board of Volusia County to provide and maintain a public education system which meets the needs of Volusia County's current and future population.

OBJECTIVE:

- 3.1.1 The County of Volusia shall implement and maintain mechanisms designed to coordinate with the School Board to provide consistency between Volusia County comprehensive plans and public school facilities and programs.

POLICIES:

3.1.1.1 Pursuant to the procedures and requirements of the adopted interlocal agreement, the County of Volusia shall coordinate with the School Board on growth and development trends, general population and student projections to ensure that the plans of the School Board and County of Volusia are based on consistent data.

3.1.1.2 The County of Volusia shall provide the representative of the School Board with copies of all meeting agendas and staff reports through the county website.

3.1.1.3 The County of Volusia shall meet at least annually with representatives from the School District and the other local governments in Volusia County to review the Public School Facilities Element including enrollment projects. The timing and content of these meetings shall be done according to the requirements and procedures set forth in the adopted interlocal agreement.

3.1.1.4 Volusia County and the Volusia County School Board have adopted an interlocal agreement to facilitate a joint planning process. The agreement ensures that the development of school facilities and supporting land use, services, and infrastructure are coordinated through the joint review and sharing of plans, programs, and data between the two agencies.

OBJECTIVE:

- 3.1.2 The County of Volusia shall coordinate with the School Board on the planning and siting of new public schools and ancillary facilities to ensure school facilities are coordinated with necessary services and infrastructure and are compatible and consistent with the comprehensive plan.

POLICIES:

- 3.1.2.1 The County of Volusia shall coordinate with the School Board to assure that proposed public school facility sites are consistent with the applicable land use categories and policies of the comprehensive plan. Schools shall be permitted in all future land use classifications except for schools shall not be located in Conservation or Environmental System Corridor and the siting of schools in industrial and commercial areas shall be discouraged.
- 3.1.2 Coordination of the location, acquisition, phasing and development of future school sites and ancillary facilities shall be accomplished through the procedures adopted in the interlocal agreement.
- 3.1.2.3 The County of Volusia and School Board will jointly determine the need for and timing of on-site and off-site improvements necessary to support each new school or the proposed renovation, expansion or closure of an existing school. If deemed necessary, the parties may enter into a written agreement as to the timing, location, and party or parties responsible for constructing, operating and maintaining the required improvements.
- 3.1.2.4 The County of Volusia shall encourage the School Board to land bank sites for future use as school facilities. The County of Volusia shall coordinate with the School Board on the acquisition and use of land banked sites in the same manner as established for other sites in order to ensure adequate infrastructure is planned and constructed in advance of school construction.
- 3.1.2.5 The County of Volusia shall protect schools and land banked school sites from the adverse impact of incompatible land uses by providing the School District with the opportunity to participate in the review process for all proposed development adjacent to schools.
- 3.1.2.6 In developing capital improvements plans and programs for public services, the County of Volusia shall consider required infrastructure to service existing and proposed schools and any land banked school sites.

OBJECTIVE:

- 3.1.3 The County of Volusia shall enhance community and neighborhood design through effective school facility design and siting standards and encourage the siting of school facilities in order to serve as community focal points and are compatible with surrounding land uses.

POLICIES:

- 3.1.3.1 The County of Volusia shall coordinate with the School Board on opportunities for the expansion and rehabilitation of existing schools so as to support neighborhoods and redevelopment.

- 3.1.3.2 The County of Volusia shall collaborate with the School Board on the siting of public facilities such as parks, libraries, and community centers near existing or planned public schools, to the extent feasible.
- 3.1.3.3 The County of Volusia shall look for opportunities to co-locate and share the use of public facilities when preparing updates to the comprehensive plan's schedule of capital improvements and when planning and designing new or renovating existing, community facilities. Co-located facilities shall be governed by a written agreement between the School Board and the County of Volusia specifying operating procedures and maintenance and operating responsibilities.
- 3.1.3.4 The County of Volusia shall reduce hazardous walking conditions consistent with Florida's Safe Ways to School program. In conjunction with the School Board, the County of Volusia shall implement the following strategies:
1. New developments adjacent to schools shall be required to provide a right-of-way and direct safe access path for pedestrian travel to existing and planned schools and shall connect to the neighborhood's pedestrian network.
 2. New development and redevelopment within two miles of a school shall be required to provide sidewalks within or adjacent to the property for the corridor that directly serves the school or qualifies as an acceptable designated walk or bicycle route to the school.
 3. In order to ensure continuous pedestrian access to public schools, the County of Volusia shall consider infill sidewalk and bicycle projects connecting networks serving schools as part of the annual capital budget process. Priority shall be given to hazardous walking conditions pursuant to Section 1006.23, Florida Statutes.
 4. The County of Volusia shall coordinate with the Transportation Planning Organization to maximize the funding from the Florida Department of Transportation and other sources that may be devoted to improving pedestrian networks serving schools.
- 3.1.3.5 The County of Volusia and School Board shall coordinate with Volusia County Emergency Services on efforts to build new school facilities, and facility rehabilitation and expansion, to be designed to serve as and provide emergency shelters as required by Section 1013.372, Florida Statutes.

OBJECTIVE:

- 3.1.4 Manage the timing of new development to coordinate with adequate school capacity as determined by the Volusia County School District.

POLICIES:

- 3.1.4.1 The County of Volusia shall take into consideration the School Board comments and findings on the availability of adequate school capacity in the evaluation of comprehensive plan amendments and other land use decisions including but not

limited to developments of regional impact. School Board review shall follow the policies and procedures set forth in the interlocal agreement.

- 3.1.4.2 Amendments to the future land use map shall be coordinated with the School Board.
- 3.1.4.3 Where capacity will not be available to serve students from the property seeking a land use change or other land use determination that increases residential density, the County of Volusia shall not approve the proposed land use change until such time as the School Board can find that adequate public schools can be timely planned and constructed to serve the student population or that the applicant has provided adequate mitigation to offset the inadequacies in anticipated school capacity.

GOAL:

- 3.2 The County of Volusia shall assure the future availability of public school facilities to serve new development consistent with the adopted level of service standards. This goal will be accomplished recognizing the School District's statutory and constitutional responsibility to provide a uniform system of free and adequate public schools and the County of Volusia authority for land use, including the authority to approve or deny comprehensive plan amendments, re-zonings or other development orders that generate students and impact the public school system. The County of Volusia shall operate and maintain in a timely and efficient manner adequate public facilities for both existing and future populations consistent with the available financial resources.

OBJECTIVE:

- 3.2.1 The County of Volusia through coordinated planning with the School District and implementation of its concurrency management system shall ensure that the capacity of schools is sufficient to support residential subdivisions and site plans at the adopted level of service standard within the period covered by the five-year schedule of capital improvements. These standards and the concurrency management system shall be consistent with the interlocal agreement approved by the School Board and the local governments in Volusia County.

POLICIES:

- 3.2.1.1 The level of service standards for schools shall be applied consistently by all the local governments in Volusia County and by the School Board district-wide to all schools of the same type.
- 3.2.1.2 Consistent with the interlocal agreement, the uniform, district-wide level-of-service standards are set as follows using Florida Inventory of School Houses (FISH) capacity based on the traditional school calendar:

1. Elementary Schools: 115% of permanent FISH capacity for the concurrency service area
 2. K-8 Schools: 115% of permanent FISH capacity for the concurrency service area.
 3. Middle Schools: 115% of permanent FISH capacity for the concurrency service area
 4. High Schools: 120% of permanent FISH capacity for the concurrency service area
 5. Special Purpose Schools: 100% of permanent FISH capacity
- 3.2.1.3 The County of Volusia and School Board recognize and agree that short-term changes in enrollment unrelated to new development approvals can and do occur, and that students enrolling in their assigned school will be accepted consistent with the School District's constitutional obligations regardless of the utilization levels at the assigned school.
- 3.2.1.4 If there is a consensus to amend any level of service, the amendment shall be accomplished by execution of an amendment to the interlocal agreement by all parties and the adoption of amendments to each local government's comprehensive plan. The amended level of service shall not be effective until all plan amendments are effective and the amended interlocal agreement is fully executed. No level of service standard shall be amended without showing that the amended level of service standard is financially feasible and can be achieved and maintained within the five years of the capital facilities plan.

OBJECTIVE:

- 3.2.2 The County of Volusia shall establish School Concurrency Service Areas as the area within which an evaluation is made of whether adequate school capacity is available based on the adopted level of service standard. Maps of the School Concurrency Service Areas are adopted in the Volusia County Interlocal Agreement for Public School Facilities Planning.

POLICIES:

- 3.2.2.1 The concurrency service area for elementary schools shall be the elementary school attendance boundary as represented on the map series "Public School Facilities Element Elementary School Concurrency Service Areas" adopted as part of the Volusia County Comprehensive Plan and which is incorporated herein by reference (See Figure 3-2 in the Appendix).
- 3.2.2.2 The concurrency service area for middle schools shall be the middle school attendance boundary as represented on the map series "Public School Facilities Element Middle School Concurrency Service Areas" adopted as part of the Volusia County Comprehensive Plan and which is incorporated herein by reference (See Figure 3-3 in the Appendix).

- 3.2.2.3 The concurrency service area for high schools shall be as represented on the map series "Public School Facilities Element High School Concurrency Service Areas" adopted as part of the Volusia County Comprehensive Plan and which is incorporated herein by reference (See Figure 3-4 in the Appendix).
- 3.2.2.4 The concurrency service area for K-8 schools shall be the attendance boundary as represented on the map serried "Public School Facilities Element K-8 Concurrency Service Areas" adopted as part of the Volusia County Comprehensive Plan and which is incorporated herein by reference.
- 3.2.2.5 The concurrency service area for special purpose schools shall be district wide.
- 3.2.2.6 The concurrency service area maps designate three areas where school capacity is not anticipated for the planning period, except schools as specifically authorized pursuant to policy 3.2.2.8 and approved in a Master DRI.
- 3.2.2.7 Within the central concurrency service areas all current and future students shall be assigned to schools designated for them as part of the School District's normal school assignment procedures. Requests for development orders for new development consistent with the future land use designations and existing residential zoning densities shall be evaluated for concurrency based on the adjacent concurrency service areas subject to the limitations in Policy 3.2.3.6. The school district shall maintain a listing of assigned and adjacent concurrency service areas for each central school concurrency service area.
- 3.2.2.8 Requests to develop properties within the central school concurrency service areas at residential densities and intensities greater than the current land use or zoning designations shall be done via a comprehensive plan amendment consistent with the Volusia County Charter provision 206 regarding school planning. The comprehensive plan amendment shall demonstrate how school capacity will be met consistent with the terms of the First Amendment to the Interlocal Agreement for Public School Facility Planning effective July 2007 and Section 206 of the Volusia County Charter. If the project area is to be annexed by a municipality, the comprehensive plan amendment shall include an amendment of the central concurrency service area boundary by Volusia County to exclude the subject parcel.
- 3.2.2.9 Amendments to the School Concurrency Service Areas shall be completed according to the procedures specified in the Volusia County Interlocal Agreement for School Facilities Planning. Amendments to concurrency service areas shall consider utilizing the maximum school capacity to the greatest extent possible taking into account level of service, transportation costs, court approved desegregation plans, proximity to schools, ethnic and socio-economic diversity, subdivisions and neighborhoods, demographic changes, future land development patterns, crossing guard availability and other relevant factors.

OBJECTIVE

- 3.2.3 In coordination with the School Board the County of Volusia will establish a process for implementation of school concurrency which includes applicability and capacity determination, availability standards and school capacity methods. The County of Volusia shall manage the timing of residential subdivision approvals and site plans to ensure adequate school capacity is available consistent with the adopted level of service standards for public schools.

POLICIES:

- 3.2.3.1 School concurrency applies to residential development not otherwise exempt as specified by Policy 3.2.3.3.
- 3.2.3.2 Development orders may be issued for residential development where:
1. Adequate school capacity, as determined by the School Board, exists or will be under construction for each level of school in the affected concurrency service area within three years after the issuance of the development order allowing the residential development.
 2. Adequate school facilities, as determined by the School Board, are available within an adjacent concurrency service area subject to the limitations of Policy 3.2.3.6. Where capacity from an adjacent concurrency service area or areas is utilized, the impacts of development shall be shifted to that area. If capacity exists in more than one concurrency service area or school within a concurrency service area, the School District shall determine where the impacts of development shall be allocated based on the School District policies for student assignment.
 3. The developer executes a legally binding commitment with the School Board and County of Volusia to provide mitigation proportionate to the demand for public school facilities to be created by the actual development of the property as provided by Objective 3.2.4 and its supporting policies.
- 3.2.3.3 The following residential development shall be considered exempt from the school concurrency requirements:
1. Single family lots of record existing as such at the time School Concurrency implementing ordinance is adopted which otherwise would be entitled to build, shall be exempt from School Concurrency requirements.
 2. Any residential development or any other development with a residential component that received approval of a Final Development Order or functional equivalent or is otherwise vested prior to the implementation date of school concurrency is considered vested for that component which was previously approved for construction and shall not be considered as proposed new residential development for purposes of school concurrency.

3. Amendments to residential development approvals which do not increase the number of students generated by the development based on the student generation rates for each school type as determined by the School District.
 4. Age restricted developments that are subject to deed restrictions prohibiting the permanent occupancy by a resident under the age of fifty-five. Such deed restrictions must be recorded and be irrevocable for a period of at least thirty years.
 5. Group quarters that do not generate students including residential facilities such as jails, prisons, hospitals, bed and breakfast, hotels and motels, temporary emergency shelters for the homeless, adult halfway houses, firehouse dorms, college dorms exclusive of married student housing, and religious non-youth facilities.
 6. The creation of subdivisions and/or single-family lots equal to or less than ten (10) residential units.
- 3.2.3.4 The creation of subdivisions and/or single family lots equal to or less than ten units shall be subject to school concurrency as part of an annual concurrency management review. The County of Volusia shall report such projects to the School Board as part of the annual planning coordination process established by the interlocal agreement and these units shall be included by the School Board in planning student allocations by school.
- 3.2.3.5 The School Board shall conduct a concurrency review that includes findings and recommendations of whether there is adequate capacity to accommodate proposed development for each type of school within the affected concurrency service area consistent with the adopted level of service. The School Board may issue a certificate of school concurrency if sufficient capacity exists for the proposed development or the School Board may set forth conditions required to satisfy the requirements of school concurrency including proportionate share mitigation.
- 3.2.3.6 If the adopted level of service standard cannot be met within a particular concurrency service area as applied to an application for development order and if the needed capacity is available in one or more contiguous service areas, then this capacity shall be applied to the concurrency evaluation of the application for development approval subject to the following limitations:
1. Areas established for diversity at schools shall not be considered contiguous.
 2. Concurrency service areas generating excessive transportation costs shall not be considered contiguous. Excessive transportation costs are defined as transporting students beyond the a transport time of fifty minutes one way as determined by School District transportation routing staff.
 3. Concurrency service areas shall not be considered contiguous when the concurrency service areas are separated by a natural or man-made barrier such

as a river, water body, or interstate highway that requires indirect transport of students through a third concurrency service area. ~~(Refer to graphic examples.)~~

4. When capacity in an adjacent concurrency service area is allocated to a development application, assignment of the students to the school with available capacity may be accomplished by applying any of the techniques used to establish school attendance zones including modification of existing attendance zone boundaries or creation of island zones.
 5. Student transportation not in conformance with the conditions established in items 1 through 4 above shall be permitted to allow student assignments based on specific educational programming options; to comply with State and Federal mandatory transfer opportunities; or for other transfer opportunities that School Board shall deem appropriate for the specific circumstances of an individual student.
- 3.2.3.7 If the adopted level of service cannot be met within a particular concurrency service area the School Board may apply one or more of the following techniques to maximize use of available capacity and provide for adequate numbers of student stations to meet current and future demand:
1. Construct new school facilities;
 2. Construct additions to current facilities;
 3. Adjust program assignments to schools with available capacity;
 4. Modify attendance boundaries to assign students to schools with available capacity; and
 5. Eliminate variances to overcrowded facilities that are not otherwise restricted by State or Federal requirements.

OBJECTIVE:

- 3.2.4 The County of Volusia shall provide for mitigation alternatives that are financially feasible and will achieve and maintain the adopted level of service standard consistent with the School Board's adopted financially feasible work program.

POLICIES

- 3.2.4.1 In the event that sufficient school capacity is not available in the affected concurrency service area, the developer shall have the option to propose proportionate share mitigation to address the impacts of the proposed development.
- 3.2.4.2 Mitigation shall be directed toward a permanent capacity improvement identified in the School Board's financially feasible work program, which satisfies the demands

created by the proposed development consistent with the adopted level of service standards.

- 3.2.4.3 Mitigation shall be directed to projects on the School Board's financially feasible work program that the School Board agrees will satisfy the demand created by the proposed development approval and shall be assured by a legally binding development agreement between the School Board, the County of Volusia, and the applicant which shall be executed prior to the County of Volusia issuance of the subdivision or site plan approval. If the School Board agrees to the mitigation, the School Board shall commit in the agreement to placing the improvement required for mitigation in its work plan.
- 3.2.4.4 The applicant's total proportionate share obligation shall be based on multiplying the number of needed student stations generated from the proposed project times the School Board's current cost per student station plus land cost for each type of school. The applicant's proportionate share mitigation obligation shall be credited toward any impact fee or exaction fee imposed by local ordinance for the same need on a dollar for dollar basis. (For example, if the proportionate share mitigation provides only for land, the credit is applied only against that portion of the impact fee or other exaction devoted to land costs.)
- 3.2.4.5 The student generation rates used to determine the impact of a particular development shall be the student generation rates adopted in the most recent school impact fee study.
- 3.2.4.6 The cost per student station shall be the most recent actual costs per student station, and capitalization costs if applicable, paid by the School Board for the equivalent school facility.
- 3.2.4.7 Mitigation options must consider the School Board's educational delivery methods and requirements and the State Requirements for Educational Facilities and may include, but not be limited to, the following:
1. Donation of buildings for use as a primary or alternative learning facility
 2. Renovation of existing buildings for use as learning facilities
 3. Funding dedicated to, or construction of permanent student stations or core capacity
 4. For schools contained in the School Board's adopted five-year capital facilities work program, upon agreement with the School Board, the applicant may build the school in advance of the time set forth in the five-year work program
 5. Dedication of a school site as approved by the School Board
 6. Up front lump sum payment of school impact fees

7. Up front payment of interest and other costs of borrowing
8. Payment of off-site infrastructure expenses including but not limited to roads, water, and/or sewer improvements
9. Payment of transportation costs associated with the movement of students as a result of overcapacity school
10. Funding assistance with acquisition of school site
11. Phasing of construction or delay of construction in order to timely plan for the availability of school capacity,
12. Establishment of an educational facilities benefit district
13. Establishment of educational facilities mitigation banks

OBJECTIVE:

- 3.2.5 The County of Volusia shall ensure existing deficiencies and future needs are addressed consistent with the adopted level of service standards for schools.

POLICIES:

- 3.2.5.1 In accordance with the adopted interlocal agreement the County of Volusia shall collaborate with the School Board in locating required school sites as identified in the School Board's five, ten and twenty year capital facilities plan.
- 3.2.5.2 The County of Volusia shall ensure that future development pays a proportionate share of the costs of capital facilities capacity needed to accommodate new development and to assist in maintaining the adopted level of service standards via impact fees and other legally available and appropriate methods.
- 3.2.5.3 By December 1 of each year, the County of Volusia shall adopt as part of its Capital Improvement Element the Volusia County School District five year work program approved in September of each year as part of the School District budget including planned facilities and funding sources to ensure a financially feasible capital improvements program and to ensure the level of service standards will be achieved by the end of the five-year period.

GOAL:

- 3.3 Establish and maintain a cooperative relationship between the County of Volusia and School District to provide an effective joint planning process including procedures to coordinate land use planning with the development of school facilities including public school siting, calculate population projections, and provide for the development of public education facilities concurrently with residential development and other public facilities and services.

OBJECTIVE:

3.3.1 The County of Volusia shall establish coordination mechanisms with the School Board to achieve a collaborative effort to identify school needs provide for schools facilities and implement school concurrency using consistent supporting data and analysis.

POLICIES:

3.3.1.1 In cooperation with the School Board, the County of Volusia shall adopt and implement the interlocal agreement as required by Section 1013.33 F.S., which includes procedures for:

- a. Coordinating and sharing information;
- b. Educational and ancillary siting procedures;
- c. Comprehensive plans and plan amendment review;
- d. Site design and development plan review;
- e. Joint development of schools, parks and other uses;
- f. School concurrency implementation;
- g. Implementation and amendments; and
- h. Resolution of disputes.

3.3.1.2 In accordance with the schedule established in the interlocal agreement, the County of Volusia shall appoint a representative to meet with School Board and other local government representatives to review data and annually approve a projection of the amount, type, and distribution of population growth and student enrollment. Data shall include but not be limited to:

- a. Capital budgets for each jurisdiction;
- b. School Board five-year facilities work program;
- c. School Board educational plant survey (every fifth year);
- d. Volusia County five-year road improvement program;
- e. Anticipated new development, infill development and redevelopment; and
- f. Student enrollment and school utilization including portable classroom assignments.

3.3.1.3 The County of Volusia and the School Board shall coordinate the acquisition and development of sites for future educational and ancillary facilities in accordance with the process established in the interlocal agreement.

OBJECTIVE:

3.3.2 The County of Volusia shall regularly monitor and evaluate the implementation of the Public School Facilities Element to assure compliance with the provisions of the comprehensive plan and the interlocal agreement, to assure the use of best practices in the joint planning of school facilities, and to provide for the continuing coordination of school planning.

POLICIES:

- 3.3.2.1 For each comprehensive plan amendment reviewed by the Volusia Growth Management Commission (VGMC), the County of Volusia shall identify in the VGMC application support materials how anticipated impacts of the proposed amendment to school facilities are addressed.
- 3.3.2.2 The County of Volusia shall appoint a citizen to serve as a member of the oversight committee created by the adopted Interlocal Agreement and shall appoint a staff member to serve on the technical committee created by the adopted Interlocal Agreement.

CHAPTER 4

CHAPTER IS RESERVED FOR FUTURE USE

CHAPTER 5
HOUSING ELEMENT

CHAPTER 5

HOUSING ELEMENT

A. OVERVIEW

The goal of the Housing Element is to provide, in cooperation with the private sector, "a broad geographic choice of decent, safe and sanitary housing types at affordable prices for present and projected residents." The provision and maintenance of housing is traditionally a function of the private market with the exception of housing opportunities provided to citizens of very low, low, and moderate income. The role of Volusia County in the housing arena is to:

1. serve as a conduit for federal and state public housing assistance programs (a component of the "affordable housing" issue);
2. implement, monitor and enforce state and federal building codes promoting health, safety and energy conservation standards;
3. encourage conformity and homogeneity in the development of residential subdivisions (types, sizes, setbacks) and the segregation of housing from other types of land uses;
4. offer certain aesthetic controls in existing districts and neighborhoods that possess unique or unusual environmental, landscape and/or historical characteristics.
5. promote the construction of a diversity of housing choices (types, locations and prices);
6. provide land area to accommodate projected population growth;
7. encourage the private sector to provide congregate living through community residential homes for people with special needs.

All of these functions can be found in regulations, actions and programs currently implemented by Volusia County government. The Planning Division is responsible for facilitating updates to the comprehensive plan. The Community Services Division administers a variety of assistance programs including affordable housing allocations received from local, state and federal sources. The Building Department through the Permitting and Code Compliance units ensure that existing housing units, renovations, retrofits, and new housing units are safe and meet current code requirements. Together, they continue to work with their private sector partners and the residents to ensure safe, affordable housing for the residents of unincorporated Volusia County.

B. GOALS, OBJECTIVES AND POLICIES

GOAL:

- 5.1 Volusia County shall devote the necessary and effective resources available, (including private sector incentives and public programs) to ensure sanitary, affordable, and safe housing for county residents.

OBJECTIVE:

- 5.1.1 Volusia County shall ensure the provision of adequate infrastructure and appropriate residential land use categories, in unincorporated areas of the County, to

accommodate projected growth in population and a range of housing types, including adequate sites and distribution of housing for very low, low, and moderate income households.

POLICIES:

- 5.1.1.1 Volusia County shall continue to work with the private sector and the municipalities toward retrofitting or replacing inadequate infrastructure or install new infrastructure for existing residential development that is located in targeted environmentally sensitive areas.
- 5.1.1.2 Volusia County shall encourage require residents using septic tanks in existing urban residential areas to connect with municipal or County operated sewage treatment plants.
- 5.1.1.3 Volusia County shall continue to utilize strategies for traffic calming in residential settings.
- 5.1.1.4 Volusia County shall continue to use a combination of information provided by the Shimberg Center for Affordable Housing and other local, state, and regional data to project growth in residential land use categories.
- 5.1.1.5 Volusia County shall continue to monitor national, state, regional and local housing trends and programs affecting the local housing market for the projected use of funds related to housing and community development.
- 5.1.1.6 The Future Land Use Map (see Figure 1-11, Appendix 1) shall designate lands for residential development consistent with this element and provide for the increase in population in unincorporated Volusia County.
- 5.1.1.7 The Housing Element shall be compatible and consistent with the Future Land Use Element and discourage residential development that results in urban sprawl.
- 5.1.1.8 The Volusia County Zoning Ordinance shall allow a diversity of lot sizes, floor areas, setbacks and other design features that allow for flexibility and choice in housing types and prices.
- 5.1.1.9 Volusia County shall not issue development orders for urban residential development in the Natural Resource Management Area.
- 5.1.1.10 Volusia County shall continue to adopt and utilize community design standards that promote sustainability and enhance community identity.
- 5.1.1.11 Volusia County shall continue to conduct studies to determine if an incentive-based impact fee program (decrease in fees for projects that further community values and sustainability objectives) benefits housing goals and objectives outlined in this element.

- 5.1.1.12 Continue to implement the expedited building permit process, which is offered to all building contractors for new construction and rehabilitation of county-verified affordable housing units in Volusia County.
- 5.1.1.13 The following principles and criteria shall be used to provide guidance in the location of housing:
- The County shall seek to minimize the effect of gentrification and economic displacement of existing residents for any redevelopment or neighborhood revitalization project in which it directly participates.
 - The County shall continue to maintain specific zoning categories in the Volusia County Zoning Ordinance that allow for the construction of mobile home parks and subdivisions.
 - The County shall continue to allow the construction of state-certified manufactured homes in residential zoning categories, as long as building code requirements, minimum zoning standards, and state requirements are met.
 - In an effort to maintain affordable housing opportunities, the County shall: a) continue to allow the construction of accessory dwelling units in zoning categories outlined in Section 72-277 of the Zoning Code b) continue to allow a minimum floor area of 750 square feet in a majority of residential zoning categories.
 - The County shall continue to allow, as a special exception, the construction of farmworker living facilities on agricultural properties that are five acres and larger in size.
- 5.1.1.14 The County, through its five-year capital improvements planning process, shall continue to identify the public facility needs of unincorporated Volusia County, including all areas with concentrations of very low, low and moderate income households.
- 5.1.1.15 Capital projects needed to correct public facility deficiencies shall be incorporated into the preparation of Community Development Block Grant applications and other potential grant opportunities.
- 5.1.1.16 The County, in cooperation with the private sector and the municipalities, shall monitor the effect of impact fees on the cost of housing for low and moderate income households.
- 5.1.1.17 Volusia County will continue to maintain an Affordable Housing Advisory Committee whose state-mandated mission is to review affordable housing incentives. In an effort to further address and evaluate the availability and the provision of affordable options, the role will be expanded beyond the state statute, as approved by the county council.

- 5.1.1.18 The Volusia County Council may approve the development of affordable housing on any parcel designated or zoned for commercial or industrial if any of the following apply:
- The development receives funding from the Florida Housing Finance Corporation, the State Housing Initiatives Partnership program, or other federal, state, or local affordable housing funding source; or
 - With a resolution of support from the Volusia County Council; or
 - If the development agrees to a land use restriction agreement that reserves thirty (30) percent or more of the dwelling units for affordable housing for households with a gross income at or below 120 percent of the median income adjusted for family size for a period of 50 years or more.
 - New development consisting of one principal structure with an accessory dwelling unit would be subject to a 20-year affordability agreement on the accessory dwelling unit.

- 5.1.1.19 To assist in providing affordable units for students, multi-generational families, retirees, special needs individuals, and others in need of affordable housing options, impact fees may be waived for accessory dwelling units if all impact fees have been paid for the principal dwelling unit and if the applicant records a restrictive covenant on the accessory dwelling unit that limits the rental cost to households with a gross income at or below 120 percent of the median income adjusted for family size for a period of 20 years or more. The accessory unit remains accessory to the principal unit and may not be sold separately. Impact fees are due and payable to the county upon the expiration of the covenant, unless both parties agree to extend the land use restriction. This provision does not apply to public lodging establishments, as defined in s. 509.013(4)(a)(1), such as short term or vacation rentals.

OBJECTIVE:

- 5.1.2 For those very low, low, and moderate income residents, Volusia County shall continue to provide housing assistance through programs outlined in the Consolidated Plan and the Local Housing Assistant Plan or other special directives dictated by emergency declaration as identified and updated regularly by the Community Assistance Division with incentives to encourage private sector participation.

POLICIES:

- 5.1.2.1 Volusia County shall ensure that housing assistance is available to all qualified residents regardless of age, race, disability, gender, or family size, in accordance with Title VIII of the Civil Rights Act of 1968, as amended and the Florida Fair Housing Act

Chapter 760 Florida Statutes. The implementation of this policy shall include adoption and enforcement of a Fair Housing Ordinance by the County of Volusia.

- 5.1.2.2 Volusia County shall continue to develop and implement incentive programs including waivers to permit fees, inspection fees, and application fees, density bonuses, as well as donations of county-owned land to encourage the private sector to participate in the provision of affordable and workforce housing.
- 5.1.2.3 Pending funding availability, the County shall make available housing programs that provide financial assistance specifically for those families earning less than the median income for Volusia County.
- 5.1.2.4 Volusia County shall actively promote and distribute information regarding the availability of housing assistance programs and proposed affordable housing projects to the public through various media platforms.
- 5.1.2.5 Volusia County shall continue to expend federal and other state/local housing program funds to provide financial assistance to very low, low, and moderate income residents.
- 5.1.2.6 Volusia shall support and increase coordination among the public and private sectors of the housing delivery system, by maintaining an in house network with those departments involved in housing assistance.
- 5.1.2.7 Volusia shall coordinate-with city housing planners or the appropriate representative of each municipality for housing initiatives.
- 5.1.2.8 The Consolidated Plan and Local Housing Assistance Plan_shall function as the guides for housing programs to benefit families of very low, low and moderate income. This document shall be prepared and submitted by the Community Assistance Division of Volusia County consistent with established deadlines.
- 5.1.2.9 The county shall create a countywide affordable housing zoning overlay to assist in the prioritization of available county, state, and federal funding for new affordable housing projects.
- 5.1.2.10 Volusia County is committed to providing the professional staffing, infrastructure and technology required to support affordable housing initiatives.

OBJECTIVE:

- 5.1.3 Volusia County shall encourage reinvestment in existing housing stock and assist in the rehabilitation or removal of substandard dwellings.

POLICIES:

- 5.1.3.1 Volusia County shall assist in the reduction of substandard dwelling units Countywide through its Code Compliance Division.
- 5.1.3.2 Volusia shall assure continued code compliance of existing housing stock in unincorporated Volusia County.
- 5.1.3.3 Volusia County will identify and prioritize areas with a concentration of substandard conditions for code enforcement.
- 5.1.3.4 Volusia County shall conduct all condemnation and demolition proceedings in a timely and efficient manner. Housing rehabilitation assistance is offered through Community Assistance to eligible very low, low and moderate income homeowners as a voluntary program.
- 5.1.3.5 Volusia County shall continue to guide conservation, rehabilitation and demolition program techniques and strategies in accordance with the ongoing five-year Consolidated Plan as amended, or the local housing assistance plan.
- 5.1.3.6 Volusia County shall continue to seek and utilize federal and other state/local program funds to rehabilitate substandard housing.
- 5.1.3.7 Pending funding availability, Volusia County, through its housing rehabilitation program, will demolish substandard and derelict housing units when not feasible for reconstruction; construct new housing units for persons/families of very low, low and moderate income; and rehabilitate additional substandard housing units.

OBJECTIVE:

- 5.1.4 Volusia County shall upgrade the efficiency of rehabilitated units when feasible and encourage development that promotes energy efficiency and continued use of existing housing units.

POLICIES:

- 5.1.4.1 Volusia County shall continue to implement utilize the Florida Building Code for all housing units.
- 5.1.4.2 Volusia County shall continue to install energy efficient features in rehabilitated affordable housing properties.
- 5.1.4.3 Volusia County shall repair functional dwelling units with energy efficient features when the replacement of a substandard home is not feasible.
- 5.1.4.4 Volusia County shall monitor innovations in national, state and regional housing programs to devise a local sustainable housing strategy.

OBJECTIVE:

- 5.1.5 Volusia County shall assist in providing, those citizens with special needs who desire to live in a congregate living environment, community residential homes that are safe, sanitary, and affordable.

POLICIES:

- 5.1.5.1 Volusia County shall identify special needs groups to include, but not limited to, the farmworkers, people with physical and mental disabilities, the elderly, children, homeless persons, and individuals with chronic illnesses.
- 5.1.5.2 The County shall participate in the distribution of existing information on housing programs for special needs groups to the public through various means.
- 5.1.5.3 The County shall address complaints for farmworker housing that is in substandard condition and shall seek means to improve such conditions through code compliance.
- 5.1.5.4 Volusia County shall assist in the reduction of the total number of substandard rural/farm worker units, by engaging in construction, rehabilitation and demolition projects.
- 5.1.5.5 Volusia County shall establish guidelines for the location of community residential homes consistent with Chapter 419, F.S.
- 5.1.5.6 "Group homes" and "group housing" are defined as "community residential homes" pursuant to Chapter 419, F.S. to ensure consistent usage in such documents as the Comprehensive Plan, Land Development Code and Zoning Ordinance.
- 5.1.5.7 Volusia County shall continue to provide for the inclusion of community residential homes in urban and rural land use and zoning classifications in the Volusia County Comprehensive Plan and Zoning Ordinance.
- 5.1.5.8 Volusia County shall ensure that community residential homes and facilities are licensed by the Florida Department of Health and the Florida Department of Children and Families.
- 5.1.5.9 Volusia County shall continue to expend federal and other state/local housing program funds to assist in the provision of community residential homes for special needs groups and other shelter facilities.
- 5.1.5.10 Volusia County shall continue to seek partnerships with municipalities and the private sector to provide facilities for people with special needs.

OBJECTIVE:

5.1.6 Volusia County shall offer incentives to assist in the provision of affordable housing and preservation of significant historic housing.

POLICIES:

- 5.1.6.1 Volusia County has conducted a review of the Land Development Code and Zoning Ordinance to evaluate potential impacts on affordable housing goals and has determined that administrative approval by the Development Review Committee (DRC) for affordable housing projects would greatly reduce deterrents to affordability in the housing stock.
- 5.1.6.2 Volusia County shall continue to use a density bonus program that encourages the private sector to provide affordable and workforce housing for very low, low, and moderate income persons. Said density bonus shall amount to at least a 10% increase for projects that provide very low and low income housing needs, provided that increased density is consistent with environmental and concurrency goals set forth in this plan.
- 5.1.6.3 The protection of historically significant housing shall be achieved through a variety of means, of which, the following have been embraced by Volusia County:
1. Provide for local incentives that encourage rehabilitation and adaptive use of such structures;
 2. Development of regulations that discourage incompatible exterior alterations and the wanton demolition of historically significant housing;
 3. Assistance to property owners interested in participating in local, state and federal historic preservation programs.
- 5.1.6.4 Volusia County may donate appropriate land and buildings to organizations dedicated in providing housing for families of very low, low and moderate incomes.
- 5.1.6.5 Volusia County shall seek partnerships with other local governments and private non-profit organizations to provide affordable and workforce housing.
- 5.1.6.6 Volusia County shall maintain an affordable housing review team for affordable and workforce housing. The team will consist of county staff from development engineering, community assistance, traffic engineering, utilities, planning, zoning, land development, environmental, fire department, and the building department and other affected organizations. It will be charged with assisting affordable housing developers to increase the available housing stock in Volusia County through density bonuses, fee waivers, deed restrictions, and other incentives established by the County Council.

5.1.6.7 The DRC may approve modifications to lot sizes, lot widths, house sizes, setbacks, parking requirements, lot coverage, height requirements, open space, landscaping, and any other development standards in Chapter 72 Land Planning by up to 10 percent for certified affordable housing projects, unless governed by state or federal law.

OBJECTIVE:

5.1.7 In the event that Volusia County directly participates in a project that displaces a family or occupants from their place of residence, the County shall provide just compensation in the form of financial remuneration or shall relocate the displaced family or occupants in a comparable housing unit. Housing relocation due to voluntary housing rehabilitation assistance, offered through Community Assistance Division to eligible very low, low and moderate income homeowners, is a voluntary program and does not require compensation.

POLICIES:

5.1.7.1 The County shall ensure that any relocation housing shall be dwellings that are decent, safe, and sanitary and within the financial means of the families or occupants displaced.

GOAL:

5.2 Volusia County shall merge housing assistance objectives with community revitalization and redevelopment efforts to meet sustainability targets.

OBJECTIVE:

5.2.1 Volusia County shall work with municipalities to redevelop existing commercial areas and districts in an effort to strengthen the local economy (facilitate job creation and incubate small business growth) and to improve the aesthetic and functional value of the built environment (reinvestment in existing infrastructure and ensuring future sustainable development).

POLICIES:

5.2.1.1 Volusia County shall encourage investment and pursue efforts to strengthen commercial districts and to improve land use transitions from commercial to residential areas.

5.2.1.2 Volusia County shall participate with municipalities in the beautification of existing commercial corridors.

- 5.2.1.3 Volusia County shall continue to allow home occupations in residential areas by special exception.
- 5.2.1.4 Volusia County shall encourage the redevelopment of commercial districts in municipalities to include assistance in the creation of Tax Increment Districts to fund Community Redevelopment Plans, as provided for in Chapter 163, Part III, F.S.
- 5.2.1.5 Volusia County shall establish a program for the reuse of vacant commercial buildings and centers. This shall include possible incentives for reuse and developing community standards for sustainable commercial development.

OBJECTIVE:

- 5.2.2 Volusia County shall provide public assistance to declining neighborhoods while engaging in partnerships with municipalities and/or the private sector where applicable.

POLICIES:

- 5.2.2.1 Pending funding availability, Volusia County shall continue to expend federal and other state and local program funds to assist in the revitalization of declining neighborhoods.
- 5.2.2.2 Volusia County will work with municipalities to target neighborhoods for redevelopment that cross jurisdictional boundaries. Targeted neighborhoods shall receive available services from the County for upgrading neighborhood conditions to a safe, respectable and desirable living environment. Two such neighborhoods include the Spring Hill area in DeLand and the Mission City/Inwood area of New Smyrna Beach. Volusia County shall continue to work with cities to identify other targeted neighborhoods that will benefit from this policy.
- 5.2.2.3 Volusia County, through neighborhood input, shall involve residents of neighborhoods in decision making and problem solving procedures and nurture leadership within said neighborhoods, with the intentions of generating a sense of community pride, responsibility and improvement.
- 5.2.2.4 The County shall continue in the efforts of rehabilitating existing substandard units, removal of dilapidated units and construction of new units within targeted areas.

CHAPTER 6

SANITARY SEWER ELEMENT

CHAPTER 6

SANITARY SEWER ELEMENT

A. OVERVIEW

Wastewater service within the unincorporated area includes a combination of publicly and privately owned facilities consisting of septic tanks, package plants, and central wastewater treatment facilities. Volusia County Water Resources and Utilities Division is one of many service providers in the county. It provides services to approximately seven percent of the entire county. The remaining publicly held systems are operated by the municipalities. Privately held systems, which are negotiated by developers and are subject to a binding developer order, are typically maintained by a homeowner's association and are inspected regularly by the county's Environmental Management team. The County continues to negotiate service area agreements with municipalities to maximize services to residents who live in Volusia County. A generalized map depicting service providers in Volusia County is provided as Figure 6-1. Service provider boundaries may shift to accommodate growth depending on the available capacity at each facility.

This element, which is intended to comply with the requirements of Chapter 163, Florida Statutes, represents an effort to address the use of on-site systems, the increase/expansion of County systems, and consolidation and regionalization of the wastewater collection, treatment and disposal systems under its control, as well as coordination efforts with municipal service providers and developers of privately-run systems. Finally, the plan incorporates the FDEP goals and objectives for implementing the Basin Management Plans (BMAP) and improving conditions within the Priority Focus Areas (PFA) of watersheds in Volusia County.

B. GOALS, OBJECTIVES, AND POLICIES

GOAL:

- 6.1 Ensure that adequate and environmentally acceptable sanitary sewer systems are provided to areas appropriate for service within unincorporated Volusia County.

OBJECTIVE:

- 6.1.1 Volusia County shall require the following policies that establish minimum level of service standards are met when planning capital improvements and for reviewing applications for development approval.

POLICIES:

- 6.1.1.1 Volusia County adopts level of service standards of 200 gallons per day, per Equivalent Residential Unit (ERU).
- 6.1.1.2 Volusia County shall continue to require "advanced secondary treatment" of wastewater (including high-level chlorination and sand filtration) at all County owned wastewater treatment plants with capacities of 0.1 MGD or more.

- 6.1.1.3 Volusia County shall require that all new development which is located within an area encompassed by an adopted municipal sewer service agreement, shall comply with the Sanitary Sewer element and the level of service standards adopted by said municipality.
- 6.1.1.4 Central sewer is not required for non-urban areas, except as required by Florida Statutes. Lines should only be extended if the absence of such facilities would result in a threat to the public health or safety or a designated rural area is inside an approved sewer service area with an agreement that describes the method and timing of when these services would be provided, or within the Priority Focus Area (PFA) identified in the FDEP Basin Management Action Plans (BMAP) for DeLeon, Gemini, and Blue Springs (Figure 6-2).
- 6.1.1.5 Central sewer systems may be installed in Rural Communities, and Rural Recreational areas that are established in the Comprehensive Plan provided that said systems are designed to serve only the development within the geographic area encompassed by the Rural Community or Rural Recreational area.
- 6.1.1.6 Volusia County may negotiate agreements with developers for the County to provide wastewater facilities in accordance with the Master Plan for the affected County sewer service area and the County's design and construction standards.
- 6.1.1.7 Except as may otherwise be permitted by this element, the extension of wastewater lines and the establishment of central wastewater systems outside of sewer service areas (County, municipal, or other as established by an adopted service area agreement) shall be prohibited unless such extension or facility construction will mitigate existing or potential problems identified by state and federal authorities pertaining to public health, safety, or welfare or other exceptions under the guidelines delineated in the Future Land Use Element.
- 6.1.1.8 Except as may otherwise be permitted by this element, Volusia County shall require the installation of a central sewer collection and transmission system. The County may require the installation of a wastewater treatment plant, in accordance with County land development regulations where connection to an existing central sanitary sewer system is not available and connection to a central sanitary sewer system when said system is available within areas designated for urban uses by the Future Land Use Map.
- 6.1.1.9 The County shall reserve the right to allow industrial and commercial land uses to continue provided that effluent is pre-treated prior to discharge to a County-owned treatment facility.
- 6.1.1.10 Volusia County shall regularly inspect all County-owned and private wastewater treatment facilities to ensure proper operation and maintenance. All County-owned wastewater treatment plants shall be operated and maintained in a manner which complies with the applicable State regulation(s).

- 6.1.1.11 For undeveloped land in unincorporated urban areas where the developer agrees to provide necessary urban services, the necessary system shall be guaranteed in an enforceable development agreement. An enforceable development agreement may include, but is not limited to, development agreements pursuant to County land development/utility regulations, or an agreement or development order issued pursuant to Chapter 380, (F.S.).
- 6.1.1.12 Unless otherwise required by a BMAP, septic systems are only allowed under any one of the following applicable circumstances provided that the septic tank has been approved by the Florida Department of Health:
- a. the lot is not designated for urban land uses by the Future Land Map, or
 - b. the lot is one acre or larger in size and is designated as either Low Impact Urban or Urban Low Intensity by the Future Land Use Map and the lot is within a single family subdivision (new or previously approved under Volusia County Ordinance 72-2 or 88-3, as amended), or
 - c. the septic system is installed in conjunction with the construction of a single family residence upon an existing single family lot or a new subdivision of six (6) lots or less in size (exempt or approved under Volusia County Ordinance 72-2 or 88-3, as amended) which is designated for urban land uses by the Future Land Use Map and which the lots are less than one (1) acre in size provided that:
 - i) central service is currently not available to the lot. Connection to central sewer service is required when said service becomes available, and
 - ii) the lot is not located within a Special Assessment District which has been established for the purpose of installing a wastewater system.
or
 - d. the septic system is installed in conjunction with non-residential construction on an existing lot (exempt or approved under Volusia County Ordinance 72-2 or 88-3, as amended), which is designated for urban land uses by the Future Land Use Map provided that central wastewater service is not currently available and that the estimated wastewater flow from said non-residential use meets the state mandated thresholds. Connection to a central system of sanitary sewer service is required when said system is available.
- 6.1.1.13 Volusia County shall require all sewage treatment and disposal systems including septic tanks to be located and constructed in a manner consistent with all applicable local, State, and Federal regulations, including the applicable Goals, Objectives, Policies, and level of service standards contained in this Comprehensive Plan.

- 6.1.1.14 Existing septic systems may be repaired or upgraded, provided that a central sanitary sewer system is not available, subject to any FDEP regulations contained in an adopted BMAP, TMDL, or reasonable assurance plan. However, connection to a central sanitary sewer system is required where said system is available in lieu of repairing or upgrading an existing septic tank system.
- 6.1.1.15 The establishment of central wastewater service outside of sewer service areas is prohibited except for Rural Communities, and Rural Recreational areas as provided for by this element or where the Florida Department of Environmental Protection, or other appropriate regulatory agency, has determined that such a facility is necessary to correct existing or potential problems of public health, safety, or welfare.
- 6.1.1.16 Within the County sewer service areas, package treatment plants may be permitted as an interim measure provided that said plants are constructed and designed to County standards including provisions to allow the interim system to be connected to a central wastewater system when said connection is available pursuant to Policy 6.1.2.5. Interim package treatment plants serving residential developments shall be dedicated to the County. When the interim facility is located within an area encompassed by an adopted sewer service area agreement, the package plant may be dedicated to the entity responsible for providing sewer service to the region.
- 6.1.1.17 Existing privately-owned package treatment plants that are not located in County sewer service areas, Rural Communities, Rural Recreational Areas, or a region encompassed by an adopted sewer service area agreement may expand only so long as said expansion is for the purpose of correcting existing conditions which have been determined to be a hazard to the public health, safety, or welfare. Expansion of said system will require that the facility comply with the appropriate level of service standards and other County rules and regulations, as applicable.
- 6.1.1.18 The location and siting of new package treatment plants shall be prohibited in areas where the disposal of effluent will result in the lowering of the ambient quality, where such information is available, of surface water or groundwater unless such discharge can be shown to be of overriding public interest.
- 6.1.1.19 The County shall not approve the use of interim treatment facilities within the boundaries of an adopted sewer service area agreement unless the facilities are approved by both the County and the appropriate entity responsible for providing the service. As a result of this policy, the interlocal agreements shall also require that the County and the municipality develop a set of criteria to address the following items for interim treatment facilities: system design operation, construction standards, future dedication/acquisition and payment of capital charges.

OBJECTIVE:

- 6.1.2 Volusia County shall maximize the use of existing facilities within sewer service areas to discourage urban sprawl.

POLICIES:

- 6.1.2.1 Volusia County shall replace and/or consolidate smaller package plants owned by the County with "advanced secondary" sewage treatment plants, or they may enlarge existing plants as determined by the county's Water Resources and Utilities Division.
- 6.1.2.2 The "infilling" of urban areas shall be directed to locations where an existing wastewater collection network is available and where treatment capacity is adequate to service the intended development or to those areas where funds have been committed for the provision of adequate capacity, unless otherwise vested under the County's Concurrency Management Ordinance, Vested Rights Ordinance, or Land Development Regulations, or as determined by the County Council.
- 6.1.2.3 Volusia County shall continue to maintain programs and schedules that are intended to promote facility longevity and optimum operating levels.
- 6.1.2.4 Where feasible, Volusia County may acquire and upgrade wastewater systems to eliminate service voids in sanitary sewer service areas.
- 6.1.2.5 Existing package treatment plants shall be connected to a central sewer system when connection to said system is available. When an existing privately-owned package treatment facility is phased out and connected to a central public wastewater system, the owner of said private plant may be required to assume the cost of the connection.
- 6.1.2.6 Volusia County shall require the utilization of a central sewer system where connection to a central system is available, pursuant to state statute.

OBJECTIVE:

- 6.1.3 Volusia County shall continue to maintain, and expand where feasible, its program of effluent recharge, reuse and disposal.

POLICIES:

- 6.1.3.1 Volusia County shall require use of recovered wastewater for irrigation and non-potable use for all new development and other appropriate uses, where such use can be feasibly implemented and permitted by the Florida Department of Environmental Protection and as determined by Volusia County's land development regulations.
- 6.1.3.2 Volusia County shall comply with State regulations for water quality, especially with respect to wastewater plant operations and effluent disposal and, if necessary, develop an appropriate alternative management strategy which may include reduction in wastewater effluent loadings and discharge rates.
- 6.1.3.3 Volusia County may participate in long-term agreements with land owners to accept reclaimed water.

- 6.1.3.4 As provided in the Water Supply Facilities Work Plan, Volusia County shall develop a dual water system utilizing reclaimed wastewater.
- 6.1.3.5 Volusia County shall encourage the use of reclaimed water by establishing differential rates and fees for its supply.
- 6.1.3.6 Volusia County shall continue to require provisions for reuse, where County or other utility owners supply it.
- 6.1.3.7 Volusia County shall, to the extent feasible, provide facilities to allow the use of recovered wastewater for agricultural and other purposes, where County or other utility owners supply it.
- 6.1.3.8 Volusia County shall continue to develop a reclaimed water distribution system to ensure that reclaimed water is available to a sufficient number of users so that available reclaimed water is utilized for landscape irrigation within the Southwest, Deltona North, and Southeast service areas.
- 6.1.3.9 Volusia County shall utilize non-potable water to be supplied by the City of Sanford, pursuant to the Joint Participation Agreement with this City, to augment the County's reclaimed water system during periods of high demand within the Southwest and Deltona North water supply planning areas.
- 6.1.3.10 Volusia County shall coordinate with the St. Johns River Water Management District to implement projects in The Central Springs/East Coast Regional Water Supply Plan.

OBJECTIVE:

- 6.1.4 Volusia County shall develop plans to extend wastewater facilities and to expand wastewater treatment capacity necessary to accommodate projected 2035 wastewater service needs within its sewer service area.

POLICIES:

- 6.1.4.1 Volusia County shall annually designate a portion of its capital improvements budget for its wastewater disposal system.
- 6.1.4.2 Volusia County shall collect and use impact fees to offset the cost of capacity necessitated by the impact of new users.
- 6.1.4.3 Volusia County shall begin planning for expanded or replacement wastewater treatment facilities on or before the annual average wastewater flows exceed 80% of the permitted capacity.
- 6.1.4.4 Volusia County shall develop, or update, on an as needed basis, wastewater collection and treatment facility master plans for selected County sewer service areas.

- 6.1.4.5 Volusia County shall seek to lessen the land application of septage countywide by exploring pre-treatment options that allow for the septage to be received at the sanitary sewer treatment facility.

OBJECTIVE:

- 6.1.5 Volusia County shall coordinate the provision of sanitary sewer service to the unincorporated area based upon the Comprehensive Plan, so as to ensure the efficient and economical delivery of this service.

POLICIES:

- 6.1.5.1 Volusia County shall coordinate its utility and transportation construction and planning efforts to take advantage of the most economical construction and maintenance costs.
- 6.1.5.2 Volusia County shall negotiate sewer service area agreements with adjacent municipalities to better coordinate the orderly, efficient, and economical provision of wastewater service.
- 6.1.5.3 The County may provide, or allow the provision of, wastewater service within the agreed upon municipal or private utility service area in a manner which is consistent with adopted interlocal agreements.
- 6.1.5.4 The duties and responsibilities which flow from an interlocal agreement previously entered into between the County and a municipality shall prevail over subsequent amendments to the Comprehensive Plan until and unless such interlocal agreement is renegotiated as deemed appropriate by the County and a municipality.
- 6.1.5.5 The County shall initiate a program with the owners of the various privately-held wastewater systems (especially the area-wide systems) serving portions of the unincorporated region. The purpose of this program will be to foster coordination and may include the submission of periodic reports by the utility to the County.
- 6.1.5.6 The County shall seek to establish and strengthen ties to the Florida Public Service Commission and other appropriate regulatory agencies.

OBJECTIVE:

- 6.1.6 Volusia County shall provide for the correction of County wastewater systems having unacceptable capabilities/capacities and areas lacking sufficient treatment and/or disposal facilities.

POLICIES:

- 6.1.6.1 Volusia County shall designate a portion of its annual budget to be used for the correction of existing deficiencies in its sanitary sewer systems.

- 6.1.6.2 The County may create Special Assessment districts encompassing existing lots or subdivisions, in the manner prescribed by State and County rules and regulations, for the purposes of installing central wastewater systems.
- 6.1.6.3 The County may seek alternative sources of funding, (i.e., grants and loans) to finance wastewater system construction and/or expansion.

GOAL:

- 6.2 Protect Volusia County's groundwater and surface waters from the negative impacts of nutrient pollution from waste water.

OBJECTIVE:

- 6.2.1 Protect 1st and 2nd magnitude springs and springshed areas where the Floridian Aquifer is generally most vulnerable to pollutant inputs in the areas where there is connectivity between groundwater and the springs.

POLICIES:

- 6.2.1.1 The County shall implement the FDEP requirements prohibiting new septic systems on lots less than one-acre within the identified PFAs, unless the system includes enhanced treatment of nitrogen, as to not allow any further degradation of Gemini, Blue, and DeLeon Springs.
- 6.2.1.2 Upon the need for repair or replacement, an existing OSTDS must include at least one of the recommended FDOH nitrogen reducing enhancements, unless the OSTDS permit applicant demonstrates that sewer connections will be available within five (5) years. Connection is required when sewer becomes available.
- 6.2.1.3 All existing conventional OSTDS within the PFAs are required to adopt enhanced treatment of nitrogen or connect to central sewer no later than 20 years after BMAP adoption.
- 6.2.1.4 Volusia County shall develop a Master Wastewater Treatment Feasibility Analysis to identify specific areas where sewer lines should be extended.
- 6.2.1.5 Volusia County Water Resources and Utilities shall provide notice to OSTDS owners within their service area of the availability of sewer lines for connection no later than one (1) year prior to the date the sanitary sewer will become available.
- 6.2.1.6 All residential development on lots less than one-acre within the PFAs shall connect to central wastewater treatment facilities within one (1) year of when facilities become available, pursuant to Chapter 381.00.65, FS.

- 6.2.1.7 For residential development, the use of package treatment plants within the PFAs shall be discouraged. In areas served by wastewater treatment plants the use of package treatment plants shall be prohibited.
- 6.2.1.8 New non-residential development shall be required to connect to sanitary sewer when sewer becomes available, pursuant to state statutes.
- 6.2.1.9 New domestic wastewater disposal facilities, including rapid infiltration basins (RIBs), with permitted capacities of 100,000 gallons per day (gpd) or more are prohibited, except for those facilities that meet an advanced wastewater treatment standard for total nitrogen on an annual permitted basis.
- 6.2.1.10 Volusia County Utilities shall upgrade wastewater treatment plants to advanced wastewater standards as required by the FDEP Basin Management Action Plans for Gemini, DeLeon, and Blue Springs.
- 6.2.1.11 Volusia County shall educate its citizens about the impacts of wastewater on surface water bodies, groundwater, and springsheds.

CHAPTER 7

POTABLE WATER ELEMENT

CHAPTER 7

POTABLE WATER ELEMENT

Potable water service within the unincorporated area represents the complete spectrum of facilities, consisting of individual wells, package plants, and area-wide systems. The majority of the package plants are privately-owned. The area-wide systems serving portions of the unincorporated region include both privately-held and publicly-owned facilities. The publicly-owned systems are either operated by municipalities or the County. The Volusia County Water Resources and Utilities Division serves as the county utility for approximately seven percent (7%) of the entire county. The division has interlocal agreements with other utility service providers to ensure that residents of Volusia County are adequately served by the potable water system. A map depicting the generalized location of utility service providers is included in the map section of the Comprehensive Plan. The County continues to negotiate water service area agreements with municipalities. Unless provisions are required to recognize any existing water lines in non-urban areas which are within municipal service areas, the County's requirements for connection to potable water service shall remain effect within these agreed upon service areas.

Potable water service issues include improving existing facilities to County-approved service standards, expanding the water service area to developing areas, maintaining adequate supply and pressure for fire protection, improving quantity and quality of water treatment, planning and funding the maintenance, repair, replacement and extension of the system, and monitoring the availability of water supply sources and facilities to meet the projected potable water demand. These issues will be addressed in conjunction with the Central Springs/East Coast Regional Water Supply Plan, standards for level of service, concurrency and capital budgeting improvements. The provision of potable water is intended to adequately accommodate the projected population. The County's Capital Improvements Program addresses the necessary funding for improvements to existing facilities and the development of new facilities. It incorporates regional water supply projects identified in the Central Springs/East Coast Regional Water Supply Plan. The Capital Improvements Plan also includes recurring funding to address TMDL requirements, land acquisition, stormwater improvements, waste water treatment plant upgrades, potable water, water and sewer line upgrades, sewer extension to DeLeon Springs, lift station repair and replacement, as well as recharge projects.

The following Future Land Use categories are considered to be urban and require the provision of Potable Water facilities: Urban Low Intensity, Urban Medium Intensity, Urban High Intensity, Commercial, Industrial, Mixed Use, Activity Center, Planned Community, and Low Impact Urban. Individual potable water wells are only allowed if a parcel is not designated as an urban land use, if the lot is greater than 2 ½ acres in size within a single family subdivision, if the well is installed with the construction of a new single family residence on a single lot or in a subdivision of less than six lots, and only if connection to a central water service is not available or located within a special assessment district for a potable water system.

The provision of potable water within the unincorporated areas of the County falls under four categories: 1) unincorporated areas served by Volusia County Utilities; 2) unincorporated areas served by municipal water systems; 3) unincorporated areas served by private community systems or non-community systems; and 4) unincorporated areas using private individual wells. Some of the population within the unincorporated area of the County utilizes private individual water wells as a water supply source.

The potable water supply production, treatment, storage, and distribution facilities owned and operated by Volusia County are comprised of geographically separated systems of various sizes. The County's potable water supply system is grouped into several water supply planning areas including Deltona North, Southwest, Northwest, Spruce Creek, and Southeast. Each of these areas has level of service standards for unincorporated Volusia County. The county's Water Resources and Utilities Division maintains 16 water and wastewater treatment facilities, along with 26 water production wells, and several hundred miles of potable water, reclaimed water, and sanitary sewer mains. Funding is set aside annually for well rehabilitation, minor plan improvements, security and technology upgrades, and water main replacements.

Some water customers within the unincorporated area of Volusia County are also provided potable water service from a municipal provider. Many of these interlocal agreements for water delivery have existed for many years and were initially developed because at one time, the County did not have an established water utility system. The adjacent cities who had established water systems extended them into the unincorporated area. In some cases, the water system may have started as a private utility and then was acquired by a city and integrated into the city's system.

The most important aspect of water supply planning in Volusia County is the need for coordination between utility service providers. This is done on the local level and on the regional level in an effort to maximize the services and water saving technologies necessary to meet the future water supply needs. Funding is provided by the county, with support from the other utility service providers, the St. John's River Water Management District, and the Florida Department of Environmental Protection. The following projects in the Central Springs/East Central Florida Regional Water Supply Plan and the county's work program have been incorporated into the five-year capital improvements plan:

Project	Total Expenditures (\$)
Aerial Canal	1,924,630
Gabordy Canal	3,199,960
Lakeside Drive Stormwater Treatment	863,972
Land Acquisition for flood mitigation and water quality	993,172
Local Projects	6,416,842
Mosquito Lagoon Reasonable Assurance Plan	536,795
NPDES Reporting	234,241
North Peninsula Stormwater Improvements	4,576,832
Thornby Park Water Quality Improvement Project	498,282
TMDL Requirements	781,507
Volusia Retention Pond	222,724
Blue Springs Borrow Pit for wetland and aquifer recharge	2,150,000
Glen Abbey WTP Water Quality Improvements	16,517,207
Total Expenditures	38,916,164

GOALS, OBJECTIVES AND POLICIES

GOAL:

- 7.1 Ensure that an adequate public supply, treatment, and distribution of potable water to areas appropriate for service within the unincorporated area of Volusia County.

OBJECTIVE:

- 7.1.1 Volusia County shall require that the following policies which establish minimum level of service standards are met when planning capital improvements and reviewing applications for development approval.

POLICIES:

- 7.1.1.1 Volusia County adopts minimum level of service standards of 300 gallons of potable water per day, per ERU of the unincorporated service areas.

Potable Water Level Of Service Standards			
	Residential Connection (ERU/GPD*)	Non-Residential	
		Office	Retail, Institutional, & Industrial
Deltona North	265	0.15 GPD per sq. ft. of Building Area	0.10 GPD per sq. ft. of Building Area
Southwest	265		
Northeast	200		
Spruce Creek	200		
Southeast	200		

*ERU – Equivalent Residential Unit/GPD - Gallons per Day

Within unincorporated areas encompassed by an adopted service area agreement with a municipality, the municipal level of service standards shall be applicable.

Within unincorporated areas without an adopted service area agreement with Volusia County, a level of service value of 200 GPD/ERU is recommended.

- 7.1.1.2 Volusia County shall require the installation of both a central potable water system and potable water treatment plant in accordance with County land development regulations where connection to a central potable water system is not available. Connection to a central potable water system shall be required when the system is available within areas designated for urban uses by the Future Land Use Map.

- 7.1.1.3 Volusia County shall require the construction of facilities for providing a minimum fire flow as a condition of development approval. Applicable fire flow rates for individual land uses shall be required as provided for by the Land Development Code.

- 7.1.1.4 Volusia County may require the developer to provide and dedicate to the County the potable water distribution system and treatment facilities within any new development. The design criteria and construction standards for any addition to the water system shall be in conformance with County design and construction standards.

- 7.1.1.5 Volusia County shall treat its water supply in accordance with State and Federal water quality standards.

- 7.1.1.6 Volusia County shall require that all new development which is located within an area encompassed by an adopted municipal water service area agreement shall comply

with the Potable Water element and the level of service standards adopted by said municipality.

- 7.1.1.7 The extension of water lines or establishment of central systems of potable water outside of the water service areas shall be prohibited unless said extension or facility construction will mitigate existing or potential problems of public health, safety, or welfare or other exceptions under the guidelines delineated in the Future Land Use Element, or otherwise required by State, Federal, or other agencies.
- 7.1.1.8 Volusia County may negotiate agreements with developers for the County to provide potable water facilities for the affected service area.
- 7.1.1.9 Existing privately-owned potable water systems that are not located in an area encompassed by an adopted water service area agreement, a County water service area, Rural Community or Rural Recreational area, may expand only so long as said expansion is for the purpose of correcting existing or potential conditions which have been determined to be a hazard to the public health, safety or welfare. Expansion of said systems will require that the facility comply with the appropriate level of service standards and other applicable County rules and regulations.
- 7.1.1.10 Central potable water systems may be installed in Rural Communities and Rural Recreational Areas that are established in the Comprehensive Plan provided that said systems are designed to serve only the development within the geographic area encompassed by the Rural Community or Rural Recreational area.
- 7.1.1.11 Central water is not required for non-urban areas. Lines should only be extended if the absence of such facilities would result in a threat to the public health or safety or a designated rural area is inside an approved water service area with an agreement that describes the method and timing of when these services would be provided, or the Comprehensive Plan is amended to change rural areas to urban areas.
- 7.1.1.12 Individual potable water wells are only allowed under any one of the following applicable circumstances provided that the well has been approved by the Volusia County Department of Health permitting or other agencies, as appropriate;
 - a. the lot is not designated for urban land uses by the Future Land Use Map, or
 - b. the lot is two and a half (2-1/2) acres in size or larger and is designated as either Low Impact Urban or Urban Low Intensity by the Future Land Use Map and the lot is within a single-family subdivision (new or previously approved under Volusia County Ordinance 72-2 or 88-3, as amended), or
 - c. The potable water well is installed in conjunction with the construction of a single family residence on an existing single family lot or a new subdivision of six (6) lots or less in size, (exempt or approved under Volusia County Ordinance 72-2 or 88-3, as amended) which is designated for urban land uses by the Future Land Use Map and which the lots are less than two and a half (2-1/2) acre in size provided that;

- I) that central service is currently not available to the lot. Connection to central water service is required when said service becomes available, and
 - ii) the lot is not located within a Special Assessment District which has been established for the purpose of installing a potable water system.
- or
- d. The potable water well is installed in conjunction with non-residential construction on an existing lot (exempt or approved under Volusia County Ordinance 72-2 or 83-3, as amended) which is designated for urban land uses by the Future Land Use Map, provided that central potable water service is not currently available and said well complies with applicable provisions as specified in Chapter 62-532, Florida Administrative Code. When a central system becomes available, connection to said system is required.
- 7.1.1.13 An existing potable water well may be upgraded, provided that a central potable water system is not available. However, connection to a central potable water system is required where said system is available.
- 7.1.1.14 The establishment of package treatment plants outside of water service areas is prohibited except for Rural Communities and Rural Recreational Areas permitted by this element or where State, Federal or other agency, has determined that such a facility is necessary to correct existing or potential problems of public health, safety, or welfare.
- 7.1.1.15 Within the County water service areas, package water treatment plants may be permitted as an interim measure, provided that said plants are constructed and designed to County standards including provisions to allow the interim system to be connected to a central water system when said connection is available. Interim water package treatment plants serving residential developments shall be dedicated to the County. When the interim facility is located within an area encompassed by an adopted water service area agreement, the plant may be dedicated to the entity providing water service to the region.
- 7.1.1.16 When an existing privately-owned package treatment facility is phased out and connected to a central public potable water system, the owner of said private plant shall be required to assume the cost of the connection.
- 7.1.1.17 The County shall not approve interim package treatment facilities within the boundaries of an adopted service area agreement unless the facilities are approved by both the County and the appropriate entity responsible for providing the service. The Interlocal Agreements shall require that the County and a municipality shall develop a set of criteria to address the following items for interim treatment facilities: system design operation, construction standards, future dedication/acquisition and payment of capital charges.
- 7.1.1.18 The County will ensure that adequate water supplies and facilities meet LOS

standards and are available and in place within the County's service areas. Consistent with the level of service standards prior to issuing a Certificate of Occupancy or its functional equivalent.

- 7.1.1.19 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.

OBJECTIVE:

- 7.1.2 The county shall correct inadequacies in specific locations where the County water systems have unacceptable supply, storage, treatment, and/or distribution facilities.

POLICIES:

- 7.1.2.1 Volusia County shall designate a portion of its annual budget to be used for the correction of existing deficiencies in its potable water systems.
- 7.1.2.2 The County may create Special Assessment districts encompassing existing lots or subdivisions for the purposes of installing central potable water systems.

OBJECTIVE:

- 7.1.3 Volusia County shall provide adequate public potable water sources commensurate with growth to service the needs of current and future residents.

POLICIES:

- 7.1.3.1 Volusia County Water Resources and Utilities Division shall maintain a Work Plan that is coordinated with the St. Johns River Water Management District Central Springs/East Coast Regional Water Supply Plan and the plans of other area utility service providers to address water supply facilities necessary to meet the existing and projected demand within the County's water supply planning areas.
- 7.1.3.2 Volusia County adopts the following water supply strategies:
- a. Continue to use ground water supplies to meet projected potable water demands consistent with CUP constraints;
 - b. Pursue an increase in the CUP ground water allocation as an interim measure to meet the projected demand for the Southwest and Deltona North water supply planning areas until such time as an alternative source becomes available;
 - c. Continue to obtain potable water through wholesale arrangements for the Stone Island and Southeast water supply planning areas;

- d. Continue to implement the water conservation program to reduce system-wide potable water demand by 10 percent by 2035 consistent with Objective 7.1.5;
 - e. Continue to expand the County's reuse system to reduce potable water demand; and
 - f. Partner with other utility service providers to pursue withdrawal of surface water as an alternative water supply source.
- 7.1.3.3 Volusia County shall annually review and update its workplan to incorporate regional water supply initiatives.
- 7.1.3.4 Facility improvements in the Water Supply Facilities Work Plan shall be incorporated into the County's five-year capital improvements program and annual update to the Capital Improvements Element.
- 7.1.3.5 Volusia County will continue to utilize the Central Springs/East Coast Regional Water Supply Plan and its assessment of the long-term potable water needs and sources.

OBJECTIVE:

- 7.1.4 Provide water facility extensions and/or expand the treatment capacity of Volusia County water supply systems where feasible to meet the demands of future growth within the respective service areas.

POLICIES:

- 7.1.4.1 Volusia County shall develop sufficient water treatment capacity to meet the projected demand consistent with the Central Springs/East Coast Regional Water Supply Plan and the county's water supply facility work plan.
- 7.1.4.2 Volusia County shall collect and use impact fees to offset the cost of the capacity necessitated by the impact of new users.
- 7.1.4.3 County water service areas includes undeveloped land inside existing unincorporated urban areas where the developer agrees to provide necessary urban services. If those areas are not able to be served by the County, an enforceable Development Agreement may authorize a facility that is constructed and operated by a third-party provider.
- 7.1.4.4 The County may seek alternative sources of funding, (i.e., grants and loans) to finance potable water system construction and/or expansion.

OBJECTIVE:

- 7.1.5 Volusia County shall continue to expand its program of water conservation to reduce system-wide potable water demand by 10% by the year 2035.

POLICIES:

- 7.1.5.1 Volusia County shall maintain the customer rate structure, such that the unit cost of water will not decrease with increased usage, subject to County regulations in effect for the purpose of reducing demand for potable water.
- 7.1.5.2 Volusia County shall continue to require the use of water-conserving plumbing fixtures in all new development, subject to County regulations in effect and use of incentive programs to encourage retrofits for older buildings.
- 7.1.5.3 The Water Wise Landscape Irrigation Ordinance shall continue to be enforced to reduce the amount of potable water used for landscape irrigation.
- 7.1.5.4 Volusia County shall maintain its leak detection program for County-owned potable water facilities and distribution systems.
- 7.1.5.5 The County shall continue to enforce watering restrictions along with educating residents of the benefits of reduced watering for landscaping.
- 7.1.5.6 The County shall comply with conservation efforts outlined in the Consumptive Use Permit issued by the SJRWMD.
- 7.1.5.7 The County shall continue to undertake meter calibration, water audit, and leak detection programs to reduce the potential for any wasteful system losses.
- 7.1.5.8 The County shall continue to explore and study methods to reduce the average potable water demand with particular emphasis placed on reducing landscape irrigation demand.
- 7.1.5.9 The County shall regularly monitor conservation programs to assess their success.

OBJECTIVE:

- 7.1.6 Volusia County shall maximize the use of existing facilities in the water service areas, so as to discourage urban sprawl.

POLICIES:

- 7.1.6.1 The County will acquire and upgrade available water systems and consolidate them by interconnecting service area water systems where feasible to eliminate water service voids in water service areas.
- 7.1.6.2 Volusia County shall develop strategies, as needed, to balance fluctuation in water demand, safeguard continuance of supply in case of plant or water main breakdown, and to provide required fire flow.

- 7.1.6.3 The "infilling" of urban areas shall be directed to locations where an existing central system of potable water is available and where capacity is adequate to service the intended development or to those areas where funds have been committed for the provision of adequate capacity, unless otherwise vested under the County's Concurrency Management Ordinance, Vested Rights Ordinance, or Land Development Regulations or as may be determined by the County Council.
- 7.1.6.4 Volusia County shall continue to implement its established programs and schedules (i.e., continuing education for plant operators and schedules of routine maintenance) that are intended to promote facility longevity and optimum operating levels.
- 7.1.6.5 Volusia County shall require connection to a central water system where available. The use of existing wells serving land uses within the water service areas may continue in the manner consistent with the County's Comprehensive Plan and applicable local and state regulations.

OBJECTIVE:

- 7.1.7 The Water Resources and Utilities Division will plan and budget on an annual basis the necessary funds to maintain, repair and replace water system components owned and operated by Volusia County.

POLICIES:

- 7.1.7.1 The Volusia County Water Resources & Utilities Division shall maintain records and procedures for identifying needed repairs, their cost and subsequent implementation.
- 7.1.7.2 The Volusia County Water Resources & Utilities Division shall meter all water customers for billing purposes.
- 7.1.7.3 The Volusia County Water Resources & Utilities Division shall maintain a water conserving rate schedule based upon the cost of providing service and adjust rates and fees periodically to produce sufficient water revenues to finance existing operations, repair and replacement and future expansion that also encourages a reduction in demand.
- 7.1.7.4 Volusia County shall begin planning for expanded or replacement treatment facilities on or before the annual average water flow meets 80% of the permitted capacity.

OBJECTIVE:

- 7.1.8 Volusia County shall coordinate the provision of potable water service to the unincorporated area so as to ensure the safe, efficient, and economical delivery of this service.

POLICIES:

- 7.1.8.1 Negotiate necessary interlocal agreements with adjacent cities for the purpose of establishing interconnections with the municipalities' water systems to achieve:
- a. Improvement of system reliability in the event of diminished water supplies, line breaks, or excessively high localized, water demand conditions.
 - b. The option of purchasing water by "wholesale agreement" from adjacent water systems or regional water supply authorities, should this alternative prove to be more economically desirable than developing additional County water supply wells and transmission lines, for developing areas.
- 7.1.8.2 Volusia County shall negotiate water service area agreements with adjacent municipalities to better coordinate the orderly, efficient, and economical distribution of water throughout the County.
- 7.1.8.3 Volusia County shall coordinate the utility and transportation planning efforts to take advantage of the most economical construction and maintenance costs possible when installing utility lines and roads.
- 7.1.8.4 The County may provide, or allow the provision of, potable water service within agreed upon municipal or private utility service areas in a manner which is consistent with the adopted interlocal agreement.
- 7.1.8.5 The duties and responsibilities which flow from an interlocal agreement previously entered into between the County and a municipality shall prevail over subsequent amendments to the Comprehensive Plan until and unless such interlocal agreement is renegotiated as deemed appropriate by the County and a municipality.
- 7.1.8.6 The County shall initiate a program with the owners of the various privately-held potable water systems serving portions of the unincorporated region.
- 7.1.8.7 The County shall seek to establish and strengthen ties to the Florida Public Service Commission and other appropriate regulatory agencies.
- 7.1.8.8 Volusia County, in partnership with SJRWMD and other utility service providers, shall pursue development of an alternative water supply source or sources to meet the projected demand of the Central Springs/East Central Florida Regional Water Supply Plan.

CHAPTER 8
SOLID WASTE ELEMENT

CHAPTER 8

SOLID WASTE ELEMENT

A. OVERVIEW

The purpose of the Solid Waste Sub-element of the Comprehensive Plan is to provide effective and safe disposal of solid waste for the present and anticipated future residents of Volusia County.

The modern era of solid waste and recycling management in Florida began with the Florida Legislature's passage of the Solid Waste Management Act (SWMA) of 1988, including a 30% recycling goal. In 2008, the Florida Legislature, through the Energy, Climate Change and Economic Security Act of 2008, established a new statewide weight-based recycling goal of 75% by 2020.

The Solid Waste Division adheres to the reporting requirements of the legislation. Chapter 62-708, F.A.C. requires Volusia County to annually calculate the full cost of solid waste management. Chapter 62-716.450, F.A.C. requires Volusia County to submit a solid waste and recycling annual report to the Florida Department of Environmental Protection by April 1 of each year. The Solid Waste Division manages and operates the Tomoka Farms Road Landfill, the West Volusia Transfer Station and maintains the closed Plymouth Avenue Landfill. Tipping fees are authorized by Resolution 2018-179 and may be amended when necessary by the County Council at a duly advertised public hearing.

The management of solid waste is important to the health, safety and welfare of all Volusia County residents. The proper management of solid waste is particularly important to the Aquifer Recharge, Sanitary Sewer, and Potable Water Sub-elements of the Comprehensive Plan. Improper disposal of solid and hazardous waste in unauthorized areas can contaminate our drinking water or expose residents to dangerous health risks when toxic chemicals are illegally disposed of in residential neighborhoods.

In June 2020, S2L, Incorporated completed an update to the Tomoka Farms Road Ten (10) Year Development Plan and plans for current and future disposal capacity, stormwater drainage improvements, recycling and alternative energy opportunities, leachate management improvements, and costs for implementation. In May 2020, Neel Schaffer completed the Feasibility Study and Conceptual Design for the West Volusia Transfer Station Expansion and Improvements. This report recommends and plans for entrance and site improvements, stormwater management, customer convenience center expansion and transfer building expansion to fully service growth on the west side of Volusia County. These plans meet the requirements of Section 163.3177 (6) (c), Florida Statutes and the Solid Waste Management Act of 1988 and the Florida Legislature, through the Energy, Climate Change and Economic Security Act of 2008 which establishes minimum requirements for the content of the Solid Waste Sub-element.

The adopted components of the Solid Waste Sub-element include the Overview, the Goals, Objectives and Policies. The Solid Waste Management Plan and the Feasibility Study and Conceptual Design for the West Volusia Transfer Station Expansion and Improvements support documents for this element. This Comprehensive Plan and these support documents provide for

the proper management and disposal of solid and hazardous waste to provide in excess 100-years of disposal capacity.

B. GOALS, OBJECTIVES AND POLICIES

GOAL:

- 8.1 Volusia County shall plan for current and future needs of solid waste disposal and continue waste reduction and recycling opportunities.

OBJECTIVE:

- 8.1.1 Maintain the reduction in the amount of Volusia County's solid waste stream and to strive to reduce the amount.

POLICIES:

- 8.1.1.1 Objectives shall be met with the recycling of yard trash, white goods, construction/demolition and tires as market conditions determine.
- 8.1.1.2 Volusia County shall continue voluntary curbside recycling from households as market conditions determine.
- 8.1.1.3 The mandatory commercial recycling program shall continue. Increase educational efforts to encourage compliance with the County Code 106, Article V.
- 8.1.1.4 The previously implemented program requiring that a collection center be operated at the landfill for white goods shall continue.
- 8.1.1.5 Maintain alternative disposal methods for yard trash.
- 8.1.1.6 The solid waste division shall continue to recycle tires.
- 8.1.1.7 Volusia County shall continue education of the public to avoid products which: are not recyclable, cannot be converted, or cannot be used as a resource or derived fuel.
- 8.1.1.8 Continue to research cost effective recycling opportunities and alternative energy solutions.
- 8.1.1.9 Continue a multi-jurisdictional team which includes: Volusia County Growth and Resource Management and Public Works Division, all municipalities and interested adjacent cities and counties to maintain recycling and solid waste reduction programs.

GOAL:

- 8.2 All solid waste facilities (landfills, transfer stations, household hazardous waste collection centers) shall be conveniently and cost effectively located and built and maintained in such a manner as to minimize the adverse impacts on the environment, residential neighborhoods and road networks.

OBJECTIVE:

- 8.2.1 Volusia County shall continue to implement programs designed to eliminate littering and illegal dumping.

POLICIES:

- 8.2.1.1 Educate the public regarding the problems, health hazards and additional costs that result from littering and illegal dumping. County laws regarding solid waste should also be widely publicized. Citizen groups will be encouraged to report violations to the County.
- 8.2.1.2 Continue to require a mandatory solid waste collection program to include all of Volusia County (incorporated as well as unincorporated).
- 8.2.1.3 Maintain the proper number and/or size of trash receptacles and increase the opportunities to recycle on County owned properties.
- 8.2.1.4 Coordinate with the appropriate enforcement agencies for the effective enforcement of anti-littering and illegal dumping laws.
- 8.2.1.5 Continue to develop volunteer clean-up programs and support major clean-up projects where feasible and appropriate. Increase public awareness through educational campaigns directed at the public and business sections of the County.

OBJECTIVE:

- 8.2.2 All solid waste facilities shall be located and maintained so as not to degrade surface water quality.

POLICIES:

- 8.2.2.1 Follow all federal, State and County regulations which protect water quality and regulate solid waste facilities' construction.
- 8.2.2.2 Future solid waste disposal facilities shall not be located in areas which are designated by the County as environmentally or ecologically sensitive areas (see Conservation and Land Use Elements).

OBJECTIVE:

- 8.2.3 Locate and maintain solid waste facilities in a manner which does not adversely affect residential neighborhoods or local streets.

POLICIES:

- 8.2.3.1 New proposed landfills and resource recovery facilities shall not be located in residential neighborhoods.
- 8.2.3.2 Avoid transfer truck traffic and reduce local haul (any refuse transported within Volusia County) on residential neighborhood streets.
- 8.2.3.3 Locate new solid waste facilities on or within 10 miles of arterial roadways. (See Transportation Element).
- 8.2.3.4 Volusia County shall continue to research the need for future solid waste transfer stations to provide for efficient and cost-effective management of waste flows, while minimizing the adverse impacts on the environment and residential neighborhoods. Consideration of this policy includes, at a minimum, that:
1. Location criteria for transfer stations should include, but not limited to:
 - a. Compatibility with existing land uses and land development trends in the vicinity of the proposed site;
 - b. Accessibility of the site to the regional road network, with minimal use of neighborhood streets for local haul transit to and from the site;
 - c. Minimum feasible haul time and distance from the proposed site to the ultimate disposal area(s); and
 - d. Availability of water supply for fire protection.
 2. Reduction in adverse impacts of local haul and transfer truck traffic on residential neighborhood streets.
 3. Increased cost efficiency in the operation of the solid waste flow stream.
- 8.2.3.5 Encourage closed landfills to be converted to uses compatible with their surroundings especially if landfill is located in close proximity to a residential neighborhood.

GOAL:

- 8.3 Ensure that the availability and quality of solid waste disposal facilities and household hazardous waste collection facilities: meet public needs, conform to state and federal standards, are managed properly, and are provided for in an efficient and coordinated manner.

OBJECTIVE:

- 8.3.1 Maintain a 9.3 pounds per capita per day disposal capacity at all solid waste facilities combined. The level of service for solid waste capacity shall be a minimum of 5 years of construction life for the County landfill. Any development that results in the landfill falling below this capacity will not be issued a certificate of capacity for concurrency unless the impacts of the developments are mitigated.

POLICIES:

- 8.3.1.1 Maintain existing enterprise fund to pay for solid waste disposal.
- 8.3.1.2 Operators of solid waste facilities shall be certified utilizing training courses pre-approved by the Department pursuant to Section 403.716, F.S.
- 8.3.1.3 Volusia County Public Works working with Volusia County municipalities and other appropriate agencies will determine where temporary debris sites will be located to manage debris generated from hurricanes and other natural disasters.

OBJECTIVE:

- 8.3.2 Maintain the current number of household hazardous waste collection facilities.

POLICIES:

- 8.3.2.1 The Volusia County Solid Waste Division shall continue to collect data regarding the amount and type of household hazardous waste collected to assess the need of additional collection facilities.
- 8.3.2.2 Guidelines shall be established through the Land Development Regulation process to regulate the location of private hazardous waste transporter facilities.

OBJECTIVE:

- 8.3.3 The County shall assist in the enforcement of those mechanisms regulating the proper accumulation and disposal of hazardous waste.

POLICIES:

- 8.3.3.1 The Environmental Management Division shall maintain a list of state approved hazardous waste transporters who service Florida.
- 8.3.3.2 Funding shall continue to be provided for the continuing education of Environmental Management and Solid Waste Division personnel involved with the hazardous waste program so they keep current of hazardous wastes rules and regulations.

- 8.3.3.3 Volusia County shall provide adequate Environmental Management staff as well as Solid Waste Division staff dedicated to hazardous waste inspections.
- 8.3.3.4 Fire Rescue will be notified if a hazardous waste violation is identified.
- 8.3.3.5 The Volusia County Solid Waste Services Division shall institute a program responsible for educating the public through community group meetings, internet, social media, newspaper and radio advertising, and literature placed in the County's libraries, regarding the health and environmental hazards of improperly disposing of household hazardous and other special wastes. The purpose of this program shall be to increase the usage of the County's household hazardous waste collection facility by residential households. The wastes to be discussed should include, but not limited to: waste oils, transportation fluids, pesticides, batteries, lead-based paints, infectious wastes, fluorescent tubes, obsolete electronics and/or mercury containing devices.

OBJECTIVE:

- 8.3.4 Volusia County shall continue to maintain a program to dispose of septic tank and wastewater treatment plant sludge in an environmentally acceptable manner.

POLICIES:

- 8.3.4.1 Volusia County shall continue to maintain the wastewater Residual Program established under Section 50-451 et seq. Code of Ordinances of the County of Volusia.
- 8.3.4.2 Volusia County shall continue to require a regulating permitting program for disposal of septic and wastewater sludge pursuant to Section 50-451-*et seq.* Code of Ordinances of the County of Volusia.

CHAPTER 9

DRAINAGE ELEMENT

CHAPTER 9

DRAINAGE ELEMENT

A. OVERVIEW

Volusia County Council has determined that the management of stormwater runoff and the preservation of the water resources are critical to the health, safety and welfare of the citizens of Volusia County. Stormwater is the flow of water during and immediately after a rainfall. As stormwater flows, it picks up particles and pollutants from roads, yards, parking lots and roofs, which results in stormwater runoff. Stormwater runoff is a concern for both water quantity and water quality. Pollutants can include nutrients, fertilizers, metals, oils and greases, and animal waste.

The county's stormwater management program is designed to reduce flooding and improve water quality from stormwater runoff. Capital projects and improved maintenance of drainage facilities have reduced erosion and sedimentation in canals and ditches and have reduced building and street flooding. Other projects have improved the quality of water in our canals, lakes and rivers. Volusia County continues to identify stormwater management projects for implementation. Funding for these projects comes from stormwater fees and through grants.

Stormwater is regulated through Chapter 72, Article III, Division 8 of the Land Development Regulations. It is intended to allow landowners reasonable use of their property, provided stormwater runoff peak rates and volumes and the quality of stormwater retained after development shall approximate existing predevelopment conditions.

B. GOALS, OBJECTIVES AND POLICIES

GOAL:

- 9.1 Ensure the protection of the surface waters and groundwater for the residents of Volusia County.

OBJECTIVE:

- 9.1.1 Volusia County shall fund and complete comprehensive watershed studies for all areas currently developed, or developing with essentially urban land uses, and areas where the Future Land Use Map has designated essentially urban land uses within the unincorporated County, as part of an overall Stormwater Master Plan. The County shall continue to assess other watersheds for flooding and pollution problems and for changes in land use. Future studies should take into account anticipated future flood conditions based on sea level rise.

POLICIES:

- 9.1.1.1 Volusia County shall develop a comprehensive surface and groundwater watershed management plan within six months after completion and adoption of the comprehensive drainage watershed studies.
- 9.1.1.2 All land use and development approval decisions which impact water resources in Volusia County shall conform to the comprehensive surface and groundwater watershed management plan. As each watershed study is completed and adopted by Volusia County, its recommendations will be used for all land use and development approval decisions which impact water resources until the comprehensive watershed management plan is implemented. Volusia County shall adopt the following minimum service level standards for Class A facilities (concurrency) for storm drainage in the unincorporated county.

Level of Service for Storm Water Quantity and Quality:

- a. Volusia County shall require that lesser developments meet the minimum volume of retention equivalent to one-half inch of depth over the entire project area, and the discharge hydrograph produced for the developed or redeveloped site shall not exceed, in terms of peak flow and total volume, the hydrograph produced by conditions existing before development or redevelopment for the 24-hour, 25-year frequency storm.
- 9.1.1.3 The County shall maintain, in conjunction with other local governments within and adjacent to Volusia County, a permit tracking system. This system requires that each jurisdiction provide on a timely basis, information that will be used to determine whether an area-wide level of service is being maintained for the County Drainage System.
- 9.1.1.4 Volusia County shall use the watershed studies to determine level of service, capacity analysis, demand level, anticipated capacity impacts resulting from rising sea level, and geographic service area for stormwater management areas and shall include mosquito control facilities which function as stormwater facilities.
- 9.1.1.5 Volusia County shall establish joint working groups composed of the County and its municipalities for the purposes of coordinating stormwater management programs County-wide. The committee should be charged with avoiding duplication and overlap of drainage facilities and participate in the implementation of a county-wide stormwater master plan, cross-jurisdictional projects, and individual drainage basin studies. Adjacent municipalities in other counties and other county governments may be represented on the committee to address problems that cross political boundaries or where siting of regional drainage facilities may be cost-effective.
- 9.1.1.6 Volusia County will establish a Level of Service design standard in closed drainage basins as follows: The discharge hydrograph produced for the developed or redeveloped site shall not exceed, in terms of peak flow and total volume, the

hydrograph produced by conditions existing before development or redevelopment for 24-hour, 100-year frequency storm.

The purpose of these higher LOS design standards is to ensure greater protection of the public from flooding and pollution from stormwater runoff. This policy is to be interpreted as permitting stricter stormwater LOS standards than the minimum standards of the Comprehensive Plan based on the characteristics of the stormwater basin. This is consistent with Policy 9.1.1.4, which allows stricter stormwater standards in areas where watershed or drainage basin studies have been completed.

- 9.1.1.7 Volusia County will study the increase in groundwater elevation caused by predicted sea level rise and then use that information to develop new standards for stormwater infrastructure.

OBJECTIVE:

- 9.1.2 Volusia County shall at a minimum maintain current standards regulating the design, construction, and management of drainage systems used for stormwater management to the extent financially and environmentally feasible when considering future flood conditions.

POLICIES:

- 9.1.2.1 Volusia County shall identify and prioritize urban drainage systems in need of retrofitting and upgrade these systems as funding becomes available. Watershed studies will be used to identify and prioritize systems in need of retrofitting. Volusia County will apply for any grants available from the Florida Department of Environmental Protection and St. Johns River Water Management District or other identified funding sources.
- 9.1.2.2 Volusia County shall continue to implement a stormwater utility to fund stormwater improvements.
- 9.1.2.3 Volusia County shall coordinate with its municipalities and the East Volusia Mosquito Control District in determining jurisdictional responsibilities of mosquito control facilities used for stormwater management.
- 9.1.2.4 Volusia County shall encourage proper maintenance of stormwater management systems.
- 9.1.2.5 Best Management Practices (BMPs) for control of erosion and sedimentation shall be employed for all construction, urban development, and agricultural activities in order to protect natural waterbodies, water courses and wetlands from siltation. BMPs that are acceptable for erosion and sediment control include those published by the United States Environmental Protection Agency (USEPA), Natural Resources Conservation Service (NRCS), Florida Department of Transportation (FDOT), Florida Department of Environmental Protection (FDEP), Florida Department of Agriculture and Consumer Services (FDACS), and the Institute of Food and Agricultural Sciences

(IFAS). Other BMPs may be accepted provided that they control erosion and sedimentation and protects the function of stormwater management systems as well as any of the BMP's published by the above referenced agencies.

- 9.1.2.6 Volusia County will encourage the use of low-impact development/green infrastructure as a method of stormwater management.

OBJECTIVE:

- 9.1.3 Volusia County shall develop minimum standards to regulate stormwater discharge into surface waters and primary sinkholes in karst (areas prone to sinkholes) terrain through the use of percolation ponds and other appropriate methods.

POLICIES:

- 9.1.3.1 Volusia County shall maintain an effluent reuse and disposal program to recharge wetlands and groundwater supplies and providing irrigation water thereby conserving potable water resource and improving surface water quality of the County.

- 9.1.3.2 Volusia County shall develop standards to preserve native vegetation to aid water conservation. Native plants include but are not limited to those in Florida Native Plant Society's publication, "Native Plants for Landscaping in Florida", or comparable guides prepared by the Florida Department of Agriculture and Conservation Services (FDACS), Florida Department of Environmental Protection (FDEP), the Institute of Food and Agricultural Sciences (IFAS), and the St. Johns River Water Management District.



Volusia County

Comprehensive Plan



**Growth and Resource Management Department
Comprehensive Planning Division**

Updated: April 4, 2024

HELPFUL PHONE NUMBERS

Subject of Inquiry	Phone Number
Beaches and Dunes	386-238-4668
Building and Code Administration	386-626-6591
Building Inspections	386-822-5739
Building Permits	386-736-5929
Building Plan Review	386-626-6591
Building Setbacks	386-943-7059
Business Tax Receipts	386-943-7085
Clerk of the Circuit Court	386-736-5915
Code Compliance/Enforcement	386-736-5925
Connect Live Support	386-736-5943
Contractor Licensing	386-736-5957
DBPR (Department of Business & Professional Regulations)	850-487-1395
Development Engineering	386-736-5967
Environmental Inspections	386-736-5927
Environmental Management	386-736-5927
Environmental Permitting	386-736-5927
Fire Services/Permitting	386-736-5940
Fishing Licenses	386-254-4610
Flood Zones	386-626-6591
Gopher Tortoises	386-736-5927
Graphics	386-736-5959
Growth and Resource Management	386-822-5013
Health Department	386-822-6250
Hunting Licenses	386-254-4610
Impact Fees	386-736-5924
Land Development	386-736-5942
Lyonia Environmental Center	386-789-7207
Mapping and Addressing	386-736-5959
Marine Science Center	386-304-5545
Occupational Licenses	386-943-7085
Online Permitting Help	386-736-5943
Permit Center	386-736-5929
Permit Processing	386-736-5929
Planning	386-736-5959
Planning and Development Services	386-736-5959
Public Record Requests	386-822-5013
Real Estate	386-736-5959
Right-of-Way Use Permits	386-736-5942
Sea Turtle Lighting	386-238-4773
Sea Turtle Strandings (24-hour)	386-804-5587
Sea Turtles	386-238-4668
Septic Systems	386-822-6250
Sign Renewals	386-736-5925
Trees	386-736-5927
Universal Engineering (Private Provider)	386-756-1105
Use Permits	386-736-5942
Watering Violations	386-943-7027
Wells	386-822-6250
Wetlands	386-736-5927
Zoning	386-943-7059

INTRODUCTION

INTRODUCTION

In 1985 the State Legislature passed Florida's Growth Management Act. Officially referred to as the "Local Government Comprehensive Planning and Land Development Regulation Act of 1985," this bill requires all local governments in the State to adopt Comprehensive Land Use Plans. This legislation was in response to the tremendous population growth in the State. Growth pressure and population growth continue into the 21st century. The growth rate has continued to stress and, in some cases, exceed the ability of local and state governments to provide basic facilities and services to adequately support the needs of its citizens. Daily we encounter the evidence of growth related problems; crowded schools, traffic snarls, dwindling open space areas, water shortages, and water use restrictions have become all too common. The Growth Management Act is the State's formula to cope with the problems created by rapid growth.

The challenge presented by the legislation to Volusia County was threefold. First to meet the requirements of the State, second to deal with growth issues, and most importantly to prepare a plan responsive to the needs and concerns of the citizens of Volusia County.

MEETING THE CHALLENGE

The County organized the planning program to meet the State requirements by breaking the work into three (3) areas. The first area was the technical requirements with which County staff must deal. The second area was the policy direction of the Plan which must be determined by the Local Planning Agency and the County Council; and the third was the citizen participation program which coordinates citizen participation in the planning process. These three organizational components are more fully explained as follows:

Technical Requirements

The technical requirements of the State Act were prepared by the Department of Community Affairs in Tallahassee. These requirements are referred to as Administrative Rule 9-J5. The first organizational step taken at the staff level was to form an interdepartmental task group to review the State rules. Based on the efforts of this group, a work program was put together and an overall schedule was formulated to coordinate the work activities.

Policy Direction

Although the technical work of the Comprehensive Plan is coordinated by County staff, the two official groups responsible for the policy direction of the Plan are the County Council and the Planning and Land Development Regulation Commission (PLDRC). The Commission is advisory to the County Council and, in addition to many other duties, has the responsibility of recommending the Comprehensive Plan to the Council. They fulfill the role of the Local Planning Agency (LPA) required by the State Rule 9-J5.

Citizen Participation

The County made a major commitment to comply with the citizen participation requirements of the State law. The key to citizen participation in Volusia County are the Citizen Resource Committees. These committees were formed at the direction of County Council and the PLDRC to include citizen involvement in the planning process. Members of the CRC's (there are five CRC's altogether) were nominated by organizations in the County. These organizations represent individual citizens, development interests, environmental groups, industry, service sector organizations, agricultural interests, municipal service district board members, academic institutions and others. The CRC's met over a period of a year. To facilitate the process, the major

elements of the planning program were divided among the CRC's. The function of the CRC's was to review draft information and to comment on the proposed goals, objectives, and policies within each plan element.

UPDATES

Since the 1990 adoption of the Comprehensive Plan, the County has updated the Plan twice through the Evaluation and Appraisal process – once in 1998 and the next time in 2007. The intent of the updates is to take into account changes to state law and to reflect changing conditions within the community. The intent is that the Plan would stay relevant by efficiently addressing contemporary growth related challenges in a fiscally responsible manner.

BUILDING BLOCKS OF THE PLAN

Chapters 1 through 18 of the Comprehensive Plan contain the elements and sub-elements which are the basic building blocks of the Plan. There are eleven required elements that cover the subjects of: Future Land Use, Transportation, Housing, Utility (which includes; Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge), Coastal Management, Conservation, Recreation and Open Space, Capital Improvements, Intergovernmental Coordination, and Public School Facilities (Scheduled for 2008). In addition, there are two non-required optional elements covering the subjects of: Cultural Facilities, and Historic Preservation. Within each of these subject areas, it was the responsibility of the County to: inventory and analyze existing conditions and facilities; to establish standards to determine if there are any existing deficiencies or needs; and, to project future needs.

An important component of the program was that each element and the plan as a whole is goal directed. For each element, goals, objectives and policies were established for the purposes listed below:

- Goals - determine the direction of the plan elements.
- Objectives - represent measures of goal fulfillment and activities.
- Policies - are programs which implement the objectives.

FITTING THE BLOCKS TOGETHER

There are some important terms and concepts which should be presented to help explain how the elements fit together. These concepts are as follows:

"Future Land Use Plan" - this term refers to the fact that the Comprehensive Plan must contain a plan map which, along with the supporting elements, must serve to direct future actions of the local government which affect the use of land. The time frame of the Volusia County Comprehensive Plan is from 2005 to 2025, which represents the traditional twenty year time frame for which land use plans are prepared.

"Comprehensive" - the term comprehensive as applied to the Plan means that the Plan is to cover, at a minimum, the entire area under the government's jurisdiction and that the Plan covers all the elements and subjects required by the State rule. Comprehensive also implies that the subject areas are coordinated with one another so that each element supports the other in a "comprehensive" manner.

"Guidelines" - early in the planning process it was recognized that guidelines should be established to give continuity to the planning program. Plan guidelines are statements which

represent the underlying assumptions which support the Plan preparation. The first guideline was formulated to set forth the overall direction of the program and to establish a link with the "quality of life." This guideline is stated as:

Guideline One

The Comprehensive Land Use Plan shall be prepared to direct the activities of the County toward the achievement of a planning program which coordinates urban growth. The Plan shall be guided by sound planning principles and practices which will be applied to improve urban conditions and to protect the agricultural areas and the County's natural resources. The overall intent of the Plan is to maintain and improve the quality of life for the present and future residents of Volusia County.

The next guideline established the target or horizon of the Plan which is tied to projected population over a twenty year period to the year 2025. This guideline is stated as:

Guideline Two

It is the intent of the Plan to maintain and extend appropriate levels of urban service necessary to support the existing and projected populations over the length of the planning period.

The third guideline deals with the comprehensive scope of the numerous goals, objectives, and policies contained within the Plan document. Goals, objectives, and policies deal with diverse topics such as the coastal zone, commerce, industry, recreation and open space, transportation, conservation, housing and utilities. Because no one policy in one area can be applied independently of other policies in other areas, the following guideline was established:

Guideline Three

The Comprehensive Plan will be construed as a complete document and no specific goal, objective, policy or recommendation shall be used independently.

CONCURRENCY/LEVEL OF SERVICE

The most significant requirement of the 1985 Growth Management Act is the concurrency requirement. This requirement goes to the heart of growth management, and in simple terms, means that local governments must coordinate development with the provision of certain facilities. The required facilities are roads, water, sewer, drainage, solid waste, recreation and Mass transit. The local government must establish minimum levels of service at which these facilities operate. Once the levels of service are established, no development may be permitted which would cause one of the required facilities to operate below the minimum level. The concurrency provision requires that the basic infrastructure will be in place prior to, or concurrent with, the impact of development and that no development order, or permit, may be issued until a determination is made that concurrency can be achieved.

BUILDING AND TESTING LEVELS OF SERVICE

The financial test of the Plan is its ability to balance the cost of the Plans facilities with the projected revenues of the County. The Plan's cost is the accumulative total to construct all the facilities projected in all the elements at the desired level of service. In this way we test, or balance

the projected level of service. If projected capital revenues exceed the total cost of facilities, we have a surplus of funds and have the option to improve service levels. On the other hand, if the projected cost exceeds anticipated revenues then we have to find a way to balance cost with revenue. To do this may require lower levels of service, or an increase in revenues, or the moderation of the rate of growth.

The work of building and testing levels of service is accomplished in the Capital Improvement Element. It is within this element that the Plan must demonstrate that it is financially feasible.

HOW DOES THE PLAN AFFECT THE INDIVIDUAL RESIDENTS OF VOLUSIA COUNTY?

The Plan deals with the relationship between revenues, services, and population growth and in so doing addresses questions related to the quality of life. Questions such as what will the trip to work, home, shopping, or to the beach be like in the future? Will there be sufficient parks and recreation areas? Are there measures being taken and planned for to protect the quantity and quality of the water resources? Will there be a sufficient number of well stocked libraries? Will there be school space to educate our children? Will there be enough potable water without negatively impacting natural resources? Will there be any large areas which are left in a natural state so that nature can be observed and studied? Will it cost more in the future to support a lower level of service than exists now? Who should pay and what will be the total price? These are examples of some of the questions which the Plan deals with and which affect the lives of residents and the quality of life in Volusia County.

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