

A photograph of the City of Deltona City Hall building, featuring a central entrance with columns and a pediment. Two flagpoles stand in front of the building, one with the American flag and the other with the Florida state flag. The building is light-colored with teal accents. The text "CITY OF DELTONA" and "COMPREHENSIVE PLAN" is overlaid on the top half of the image.

CITY OF DELTONA

COMPREHENSIVE PLAN

EAR BASED AMENDMENTS

Adopted September 7, 2010
Ordinance No. 05-2010

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SECTION 1
Future Land Use Element
GOALS, OBJECTIVES, and POLICIES

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INTRODUCTION

The City of Deltona Future Land Use Element establishes a Future Land Use Map and related planning directives needed to implement appropriate land use allocation through the 20 year planning horizon (ending 2025). The Future Land Use Element is also intended to further the following City vision statement:

Deltona is a premiere City that takes pride in our neighborhoods and embraces the diversity of our residents. The caring community provides a high quality of life where the people live, work and play in a safe and secure environment. With an appreciation for our history, and our location along the St. John's River, we ensure a sustainable future through the careful stewardship of our resources.

The Future Land Use Element achieves this vision by establishing goals, objectives, and policies that support the City's economic development efforts, sense of community, and quality of life. As a result, the element ensures that Deltona's land use practices and development efforts accomplish the following objectives:

- Maintain vital natural functions in conjunction with the availability of public facilities and services to support development at an appropriate level of service.
- Discourages urban sprawl and provides for the full-range of uses and services in walkable, integrated, and design-unified environments.
- Provides for the existing and future needs at an appropriate level of service, for transportation, potable water, and wastewater facilities and other public facilities and services in a fiscally responsible manner.
- Reflects and respects the inherent capabilities and limitations of the existing natural features of the land.
- Protects natural, archaeological, and historic resources from any adverse development impacts.
- Provides for and encourages innovative development design, including but not limited to architectural standards and the conservation of open space and natural resources.
- Allocates appropriately for current and future populations, maximizes land use compatibility and supports future development by making a variety of land uses available.
- Provides a balance of needed land uses to maintain and increase the functionality of the City.

- Ensures compatibility between existing and future land uses.
- Manages traffic congestion to promote a mixture of land uses.

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.

FUTURE LAND USE MAP

The City Future Land Use categories are graphically represented on the City Future Land Use Map. The City Future Land Use Map coverage is automated as a Geographic Information System (GIS) geo-data base. As a printed copy, the preferred scale of the City Future Land Use Map is 1" = 1320'. More detailed graphic depictions of the Future Land Use coverage can be used by the City utilizing the GIS geo-data base. However, notwithstanding the detail afforded by the City GIS system, the Future Land Use Coverage is somewhat generalized. The generalized nature of the Future Land Use Map coverage is addressed within the Future Land Use Element by the establishment of criteria and provisions to facilitate possible and limited administrative adjustment of Future Land Use boundaries.

FUTURE LAND USE CATEGORIES

The City Future Land Use nomenclature consists of 12 Future Land Use designations. The designations are intended to recognize existing land use patterns within the City while facilitating a more diverse, economically appropriate, and ecologically sound mixture of land uses to serve City residents.

Each land use category is associated with a density or intensity. Residential land uses are expressed in the terms of the number of dwelling units per acre. Non-residential use intensities are determined utilizing a floor area ratio (FAR).

Density and intensity ranges and limitations represent gross figures. For the purposes of calculating the gross density the following land cover types are not considered eligible to be counted: artificial and natural water bodies, watercourses, communication facility sites, utility sites, easements and rights-of-way that extend through the border of a project boundary (existing power line easements, County, City, State or Federal roads, etc.) local and non-local parks and nature preserves. In addition, any land that has been credited for other development, previously dedicated road rights-of-way, and already developed parcels, whether underdeveloped or not may not be counted for the purposes of determining gross density/intensity.

The exact density and intensity will be implemented through local zoning ordinance acts of the City utilizing various compatibility, environmental and infrastructure parameters.

LAND USE DESCRIPTIONS

Low Density Residential (LDR): 0 – 6 units per acre. The LDR category is primarily a single-family, detached dwelling, individual lot oriented residential category. Lot sizes may range from parcels featuring multiple acres to much smaller offerings in the 7,000 square foot range. However, cluster subdivisions that feature townhomes, zero lot line developments and detached dwellings on smaller lots may be allowed if the overall density of 0-6 units per acre is not exceeded. The LDR is first and foremost a residential category but may allow commercial uses at the neighborhood convenience level, including office. Any commercial type proposal needs to be compatible with the residential character of the surrounding area, be sized to serve only the adjacent neighborhood and not generate traffic. In addition, commercial uses need to be consistent and in compliance with the Land Use Location and Design Criteria and other provisions of the Comprehensive Plan.

Medium Density Residential (MDR): 6.1 to 12 units per acre. The purpose and intent of the MDR is to facilitate a range of housing types and options including single family dwellings on small individual lots, townhouses and low and mid-rise multi-family formats. Cluster type subdivisions are allowed as long as the MDR density range is not exceeded. While residential is the primary use, commercial uses may be allowed at the neighborhood convenience scale. Commercial uses should be compatible with the neighborhood by not generating traffic, and being scaled appropriately to serve only the immediate neighborhood. Commercial uses need to be consistent and in compliance with the Land Use Location Standards and other provisions of the Comprehensive Plan. The MDR category shall be served by adequate infrastructure including central water and sewer service.

High Density Residential (HDR): 12.1 to 20 units per acre. The HDR facilitates high density residential development. Development types include intensive multi-family dwellings. This category should be served by adequate infrastructure including transportation, mass transit and central water and sewer. The HDR category would be appropriate for land near schools or employment centers.

Urban Infill Residential (UIR): 6 to 9.9 units per acre. The purpose and intent of the UIR category is to provide for a wider range of residential density options on smaller parcels (typically 10 acres or less) situated within either planned or existing urban areas. Residential development within the UIR may include single family dwellings on individual lots, zero-lot line projects, townhomes or low-rise multi-family formats.

Commercial (C): Max FAR - 0.55. The Commercial category allows a wide range of retail and service oriented commercial uses including big box, mall, shopping center, restaurant, and other self contained or clustered business uses. Heavy commercial type uses, such as storage and major repair activities may be allowed if compatible with the surrounding area. Commercial uses shall be subject to strict design and compatibility standards. As part of design, access should be managed and if appropriate limited to minimize traffic impacts on City roads or provide

appropriate transportation mitigation measures. Commercial uses should be clustered around arterial road intersections as to discourage linear, one store deep strip development patterns. However, in some cases limited strip commercial development patterns may be allowed if they are associated with existing commercial areas and do not result in unacceptable levels of traffic. Uses proposed within the Commercial category shall be consistent with the Land Use Location standards.

Office/Retail/Service (ORS): Max FAR - 0.35. The purpose of the ORS category is to foster stand alone and small scale office, retail and service type uses. The ORS is intended to be distinguished from the Commercial designation by facilitating only smaller less intensive business uses. However, uses within the ORS will be subject to strict design standards to enhance community aesthetics and compatibility with other uses. In addition, access should be managed in a manner that minimizes traffic impact on roads within the City. Strip commercial development patterns are intended to be discouraged. Therefore, the ORS should be located at non-local road intersections. The application of the ORS shall be consistent with the Land Use Location Guidelines.

Industrial (I): Max FAR-1.0. The Industrial designation allows a wide range of light manufacturing and distribution type uses. Light industrial uses may be allowed along with research facilities, and distribution centers. Industrial areas should be located in areas that have a full range of transportation and utility services. In addition, the location of industrial uses should be in close proximity to a suitable labor force.

Recreational (R): Max FAR – 0.10. The Recreational land use allows recreational uses such as sports fields, trails, playgrounds, tot lots, etc. Park facilities will typically be publicly owned and operated by the City.

Conservation (CN): Max FAR-0.10. The Conservation category recognizes land that has been set aside with the primary goal being natural resource preservation. Land designated as Conservation should be in public ownership. However, land that is designated as Conservation can be in private ownership at the owner's request. Private land designated as Conservation should be encumbered by a conservation easement or similar instrument. Development in the Conservation category should be low intensity and resource based. Passive development activities such as nature trails, interpretive activities and structures, limited recreation (fishing, etc) and other resource based uses would be allowed. Infrastructure intended to support development activities such as stormwater retention management, roads, utilities, etc. should be directed from Conservation designated land. However, stormwater retention may be allowed where retention activities are designed to mimic natural systems and to facilitate innovative, advanced treatment of stormwater, including water segregation. No more than 5% of upland acreage of a Conservation designated area may be used for stormwater management purposes. Wetlands shall not be impacted.

Agriculture (A): One unit per 5 acres. The Agricultural designation allows a wide range of agricultural and silvicultural type uses that are consistent with applicable State and Federal

prescribed best management practices. The Agriculture category is intended to be an interim land use. There is an assumption that eventually the land will be developed at an urban capacity at the time there is a demonstrated need determined through population projections, infrastructure availability and other related analysis.

Public/Semi-Public (P): Max FAR 1.0. The P category is intended to recognize a wide range of public and publically regulated uses. Such uses include water and sewage treatment plants, schools, power generation facilities, governmental centers, municipal staging and maintenance yards, fire and police stations, etc. Public/Semi Public land may be used for public/private ventures and partnerships including research parks, light industrial, etc.

Mixed Use (MU): Minimum parcel size: one (1) acre. The intent of the of the *Mixed Use* Land Use category is to encourage and promote a well-planned and flexible mix of land uses in proximity to each other with the intent of capturing internal trips, fostering multi-modal transportation, and reducing the cost of public infrastructure. Development associated with the Mixed Use designation is anticipated to reduce vehicle miles of travel and promote energy efficient land use patterns. Mixed use development also allows for and can act as a land use transition. This land use designation allows for any combination of two or more of the following uses; commercial, office, institutional, public, and multifamily residential. In order to realize the MU category entitlements, there needs to be enough land through assemblage or other mechanisms to create a fully functional and compatible development pattern that features adequate parking, stormwater, setbacks, etc. Parcels that contain only frontage on local roads shall not be eligible for commercial type uses, with the exception of office. In addition, development within the Mixed Use category should be served by central water and sewer. However, based on the unique character of mixed used development patterns, projects will need to be reviewed and analyzed on a case by case basis. Therefore, development that takes advantage of the MU entitlements will need to be processed and reviewed through the PUD zoning process and indicated on a site plan. With the intent of not creating non-conforming uses, single family dwellings may continue to be allowed within the MU area and can be permitted consistent with existing zoning.

Land Uses	Minimum Percentage	Maximum Percentage	Maximum Density/Intensity
Residential	20	80	5-9.9 units per Acre
Commercial, Office, Residential, Civic, Institutional	20	80	.50 FAR

To implement the MU category, each unified development proposal shall result in a mixture of uses as part of a unified development that is consistent with the above development matrix. It is

not the intent that uses, proposed or occurring on adjacent property not part of a unified development proposal be used to establish a mixture of uses.

GOAL FLU1

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

9J-5.006(3)(a)

OBJECTIVE FLU1-1

Consistent with Section 163.3202(1) growth management criteria will be established to maintain vital natural functions in conjunction with the availability of public facilities and services to support that development at an appropriate level of service.

9J-5.006(3)(b)(1)

Policy FLU1-1.1

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

9J-5.006(3)(c)(1,3,6)

Policy FLU1-1.2

The City of Deltona shall utilize land development regulations that contain specific and detailed provisions required to implement the Comprehensive Plan and which:

- a. Provide a balance of residential and non-residential land uses that offer opportunities to live, work and play within the City boundaries particularly in compact mixed-use developments;
- b. Regulate the subdivision of land;
- c. Regulate the use of land and water bodies consistent with this Element and ensure the compatibility of adjacent land uses;
- d. Provide for open space;
- e. Protect natural resource areas;
- f. Regulate areas subject to seasonal and periodic flooding and provide for drainage and stormwater management;
- g. Protect potable water well fields and aquifer recharge areas;
- h. Regulate signage;
- i. Ensure safe and convenient traffic flow on and off site and vehicle parking needs;
- j. Provide that development orders and permits issued shall not result in a reduction below the level of services standards adopted in this Comprehensive Plan;
- k. Provide for the transfer of development rights;
- l. Contain performance standards for protecting archaeological or historically significant properties or areas;

- m. Protect against adverse impacts to wildlife and their habitats.
 - n. Appropriately manage aesthetics and design, i.e. streetscape, building design, etc.
 - o. Promote an energy efficient urban development form intended to reduce greenhouse gas emissions both locally and regionally.
- 9J-5.006(3)(c)(1,2,3,4,5,6,7,8)

Policy FLU1-1.3

Extension of central sewer into non-urban areas must be consistent with Policies of the infrastructure element.

Policy FLU1-1.4

When the City of Deltona enters into development agreements with owner/developers to commemorate and clarify conditions of development approval, the Director of Planning and Development Services may make interpretations. Interpretations need to be consistent with this plan; however the Director may seek direction from the City Commission on any topic as deemed appropriate. An applicant may seek an appeal in writing from the City Commission concerning a determination from the Director of Planning and Development Services.

Policy FLU1-1.5

Densities or intensified new development shall not exceed the capacity of the existing transportation system or the capacity of improvements as programmed in the Transportation and Capital Improvements elements unless the City proceeds with implementing a transportation concurrency exception area (TCEA).

9J-5.006(3)(c)(3,4,7)

Policy FLU1-1.6

All neighborhood, community and regional shopping centers shall include bicycle parking areas, and where appropriate, bus cut outs or shelters to encourage alternative transportation modes.

9J-5.006(3)(c)(4)

Policy FLU1-1.7

Non-residential centers should be served, when available, by mass transportation routes and designed to accommodate mass transit riders, vehicles and amenities.

9J-5.006(3)(c)(4)

Policy FLU1-1.8

Sites for 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.

9J-5.006(3)(c)(3)

Policy FLU1-1.9

The City of Deltona will coordinate with the 2010 SJRWMD Water Supply Plan and amendments thereto with regard to the provision of potable water resources. 9J-5.006(3)(c)(3)

Policy FLU1-1.10

The City of Deltona Future Land Use Element shall be coordinated with the Transportation Element to ensure the capacity necessary to support proposed land use development. 9J-5.006(3)(c)(1,2,4&5)

Policy FLU1-1.11

The following public facilities and services shall be available for new development in all areas: roadways, solid waste collection, stormwater management, fire and police protection, emergency medical services, potable water, sanitary sewer service, and public schools as defined in the Public School Facilities Element.

9J-5.006(3)(c)(4)

Policy FLU1-1.12

Low Density Residential areas are required to have central potable water and sanitary sewer systems, consistent with the Infrastructure and Capital Improvement Elements. Where consistent with the Comprehensive Plan, septic systems may be utilized until central services are available. Lot sizes 2.5 acres or larger in size may utilize individual water and septic systems.

9J-5.006(3)(c)(4)

Policy FLU1-1.13

The provision of water and sewer to existing lots (as authorized by the City of Deltona Land Development Regulations) is provided for in the Infrastructure Element.

9J-5.006(3)(c)(4)

Policy FLU1-1.14

The City of Deltona shall continue to coordinate with Volusia County to plan and implement appropriate land uses for the area locally known as “Osteen” as indicated on the Joint Planning Area boundary map which is figure 1-6 of the Future Land Use Map Series. The City of Deltona has entered into a Joint Planning Agreement with Volusia County, the goal of which is to proactively plan for the future development character of the area and estimate the needs for public services. The Agreement also addresses strategies to maximize the direction of traffic away from SR 415 through a mix of compatible residential and non-residential land uses and through land use design to accommodate alternative modes of transportation including bus, bicycle, and pedestrian opportunities.

Policy FLU1-1.15

The City of Deltona shall continue to coordinate with the Florida Department of Transportation and the Metropolitan Planning Organization regarding the SR 415 road widening project.

Policy FLU1-1.16

The City shall continue to coordinate the allocation of future land use entitlements with the availability of existing and permitted water resources.

OBJECTIVE FLU1-2

The City shall encourage compact, mixed-use developments in appropriate locations in order to discourage urban sprawl, facilitate energy efficiency and provide the full-range of uses and services in walkable, vertically and horizontally-integrated, design-unified environments.

9J-5.006(3)(b)(8)

Policy FLU1-2.1

The City of Deltona shall establish and require level of service standards as set in the Transportation, Infrastructure, Capital Improvements, and Public School Facilities Elements.

9J-5.006(3)(c)(4)

Policy FLU1-2.2

Development orders cannot be issued unless the services are provided at the adopted level of service consistent with the concurrency provisions.

9J-5.006(3)(c)(4)

Policy FLU1-2.3

In order to direct growth and development away from valuable natural resources, the City shall utilize development bonuses, incentives, and other methods as deemed appropriate (i.e. transfer of development rights) to promote infill development and redevelopment projects.

9J-5.006(3)(c)(1,2,6)

Policy FLU1-2.4

The City shall expand commercial, industrial, and mixed-use developments in appropriate locations in order to discourage sprawl and to promote energy efficient development patterns. .

Policy FLU1-2.5

The City shall seek opportunities to provide for multi-family or other higher density residential uses, in appropriate locations such as near commercial nodes and employment centers, in order to effectuate lower VMT and reduce the consumption of land to meet existing and projected housing needs.

OBJECTIVE FLU1-3

The City of Deltona shall provide for the existing and future needs for transportation, potable water, and wastewater facilities and other public facilities and services, consistent with the Capital Improvements Element and the policies and criteria of this Comprehensive Plan.

9J-5.006(3)(b)(1)

Policy FLU1-3.1

The City of Deltona shall require sufficient setbacks and buffers, with appropriate screening, for residential development adjacent to future collector and arterial roadways to minimize the impacts resulting from future transportation improvements.

9J-5.006(3)(c)(2,4)

Policy FLU1-3.2

The City of Deltona shall acquire or require sufficient right-of-way (R.O.W.) to facilitate new roadway construction or improvements. In addition, R.O.W. shall be of sufficient width to provide for utility lines and other appropriate infrastructure.

9J-5.006(3)(c)(4).

Policy FLU1-3.3

Public facilities and utilities shall be located and developed to:

- a. maximize the efficiency of services provided;
- b. maximize cost effectiveness;
- c. minimize their impacts on the natural environment; and
- d. provide the designated level of service;
- e. be LEED certified consistent with City regulations.

9J-5.006(3)(c)(1,2,3,4,6&7)

Policy FLU1-3.4

Developers shall assess their needs for essential services (electric, gas, etc.) and seek confirmation of future availability from appropriate utility suppliers. Confirmation should be provided by the utility during the planning stages of development, prior to the issuance of a development order.

9J-5.006(3)(c)(3)

Policy FLU1-3.5

The City of Deltona shall acquire or dedicate adequate lands for parks and recreation to meet the City's existing and future recreational needs, as identified in the Recreation and Open Space Element of this Comprehensive Plan.

9J-5.006(3)(c)(3)

OBJECTIVE FLU1-4

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

9J-5.006(3)(b)(4)

Policy FLU1-4.1

The location and 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.

Policy FLU1-4.2

The City shall discourage development within any known flood plains as identified by the best available data, such as FEMA flood maps.

Policy FLU1-4.3

Consistent with Conservation Element, development occurring along the boundaries of environmentally sensitive areas shall be designed to protect and minimize impacts.

9J-5.006(3)(c)(6)

Policy FLU1-4.4

All development and proposed uses shall be consistent with the Conservation Element of this Comprehensive Plan.

9J-5.006(3)(c)(6)

OBJECTIVE FLU1-5

The City of Deltona shall protect natural, archaeological, and historic resources from any adverse development impacts. This will be accomplished through the implementation of the land development regulations and coordination with appropriate permitting agencies.

9J-5.006(3)(b)(4)

Policy FLU1-5.1

The City of Deltona shall protect the City's natural resources through the provisions contained in the Conservation and Infrastructure Elements of this Comprehensive Plan. All development proposals shall include adequate information concerning listed species and their habitat which may be on or adjacent to the proposed development site. Such information, including proposed mitigation actions, shall be reviewed and approved prior to the issuance of the site development permit. Where applicable, development proposals shall include an environmental site survey performed by a qualified environmental biologist. 9J-5.006(3)(c)(6)

Policy FLU1-5.2

The City of Deltona's regulations for the protection of groundwater aquifer recharge areas shall be consistent with the criteria contained in the Infrastructure and Conservation Elements.

9J-5.006(3)(c)(6)

Policy FLU1-5.3

Extraction of natural resources shall be permitted only where compatible with existing and proposed land uses, as determined in the land development regulations. 9J-5.006(3)(c)(6)

Policy FLU1-5.4

Land reclamation measures and sound conservation practices shall be required on lands used for the excavation of natural resources. A reclamation plan to be reviewed and approved by the City and appropriate Regional, State and Federal agencies shall be submitted as part of the required application for an excavation permit. 9J-5.006(3)(c)(6)

Policy FLU1-5.5

The environmental functions performed by wetland and Floridan aquifer recharge areas shall be protected in all phases of land development.

9J-5.006(3)(c)(6)

Policy FLU1-5.6

Septic tanks and drain fields shall be sited or installed to protect environmentally sensitive areas from the discharge of improperly treated effluent.

9J-5.006(3)(c)(6)

Policy FLU1-5.7

Development and structures shall be discouraged within the 100-year flood plain; however, if located therein they shall be constructed in a manner that results in a no loss ~~in~~ of existing 100 year floodplain storage and function.9J-5.006(3)(c)(6)

Policy FLU1-5.8

If structures are allowed in the 100-year flood plain, development within areas prone to 100 year flooding shall compensate for the full amount of flood storage displacement within the 100 year floodplain and shall not increase expected flood levels for adjacent properties or reduce receiving surface water quality below established levels.

Policy FLU1-5.9

The City shall continue to protect species of flora and fauna listed in the Conservation Element as endangered, threatened, or a species of special concern through the protection and appropriate management of associated habitats.

9J-5.006(3)(c)(6)

Policy FLU1-5.10

Potable water well fields and their zones of influence and groundwater aquifer recharge areas, as shown on the Future Land Use Map series, shall be protected from adverse impacts of land development consistent with the requirements of Florida Department of Environmental Protection, Volusia County, and the City of Deltona.

9J-5.006(3)(c)(6)

Policy FLU1-5.11

Agriculture and silviculture operations shall adhere to accepted Best Management Practices (BMP's) for environmental compatibility, surface water management and erosion control.

9J-5.006(3)(c)(4,6)

Policy FLU1-5.12

Industrial and commercial 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
- m. Trespass lighting to eliminate light pollution

9J-5.006(3)(c)(1,2,4,5&7)

Policy FLU1-5.13

In implementing the Future Land Use Element, the City shall develop and adopt regulations to ensure to the maximum extent feasible, compatibility of use of areas and properties, including but not limited to such factors as traffic circulation, air quality and odor control, noise control, lighting and aesthetics. 9J-5.006(3)(c)(2)

Policy FLU1-5.14

The City of Deltona, shall inventory and evaluate the archaeological, architectural, paleontological and historical resources associated with its past. 9J-5.006(3)(c)(8)

Policy FLU1-5.15

If identified, the City of Deltona shall protect significant historic and archaeological resources. 9J-5.006(3)(c)(8)

Policy FLU1-5.16

The City of Deltona shall promote public awareness and appreciation for local history and resources. 9J-5.006(3)(c)(8)

Policy FLU1-5.17

In conjunction with the development of any site, Melaleuca and Brazilian pepper are to be removed from the site and prevented from re-establishing on the site. The City shall also discourage the spread of noxious vegetative species, including aquatic types. Furthermore, the City shall coordinate with the appropriate agencies to facilitate public education and to manage, and, where possible, eradicate noxious vegetation.

OBJECTIVE FLU1-6

Consistent with Section 163.3202(1) F.S., the City of Deltona shall periodically review its land development regulations to determine if said regulations provide for innovative design and the conservation of open space and natural resources. 9J-5.006(3)(b)(10)

Policy FLU1-6.1

An environmental upland buffer of no less than 25 feet shall be utilized to protect the ecological functions of of lake shores, streams, and wetlands. 9J-5.006(3)(c)(4,6)

Policy FLU1-6.2

Land area deemed to be environmentally sensitive within a proposed development shall be limited to the density outlined in the Conservation Element. Performance standards shall be maintained to allow flexibility in considering environmentally sensitive land for density calculations. 9J-5.006(3)(c)(2,4,6)

Policy FLU1-6.3

The City of Deltona shall encourage the clustering of development to preserve environmentally sensitive and other open space areas. 9J-5.006(3)(c)(1,2,5,7)

Policy FLU1-6.4

The City of Deltona shall require a landscape buffer requirement between all non-residential and residential areas. 9J-5.006(3)(c)(1,2,4)

Policy FLU1-6.5

Recreational development and open space areas should be encouraged to coincide with the protection of aquifer recharge areas. 9J-5.006(3)(c)(1,6)

Policy FLU1-6.6

The City of Deltona shall encourage best management practices, including appropriate environmental design, to encourage crime prevention. 9J-5.006(3)(c)(4,5)

OBJECTIVE FLU1-7

The City of Deltona shall appropriately allocate land uses to adequately meet the current and future population needs while maximizing land use compatibility. The City shall promote a variety of land uses including residential, commercial, industrial, pedestrian oriented mixed-use, recreational, conservation, and public facilities. 9J-5.006(3)(b)(1)

Policy FLU1-7.1

The Future Land Use Map is hereby adopted as a graphic guide for the future development of property within the City. All development shall be consistent with the future land use classifications and appropriate sections of this Comprehensive Plan. 9J-5.006(3)(c)(1,2,7)

Policy FLU1-7.2

The Future Land Use boundaries are somewhat generalized and boundaries are not intended to be rigid delineations of land areas. The application of the boundaries should be based upon the following criteria:

- Boundaries may extend beyond the established delineation, as shown on the FLU Map(s), to a distance of 330 feet, providing such extensions are consistent with this Comprehensive Plan.
- Boundaries may extend to major physical barriers, such as water bodies, wetlands and transportation corridors, providing such extensions do not exceed 660 feet and are consistent with the Comprehensive Plan.

Policy FLU1-7.3

The City of Deltona shall maintain the viability of existing and proposed residential neighborhoods by maintaining guidelines and regulations for: vehicular and pedestrian access, roadway buffers, landscaping, fences and walls, and the maintenance and use of common open space areas. 9J-5.006(3)(c)(1,2,4&7)

Policy FLU1-7.4

As residential areas develop, sites for future public uses such as parks, schools, libraries, and open space areas shall be obtained through dedication, or purchase, or other methods as deemed appropriate. 9J-5.006(3)(c)(2)

Policy FLU1-7.5

Subdivisions shall be designed so that all individual lots have access to the internal street system network with peripheral lots buffered from major roads and incompatible land uses. 9J-5.006(3)(c)(2,4)

Policy FLU1-7.6

All new development shall provide the appropriate on-site parking for the proposed use in conjunction with providing safe and efficient traffic flow, consistent with City land development regulations. 9J-5.006(3)(c)(4)

Policy FLU1-7.7

Day care facilities shall be encouraged in employment areas (i.e., areas designated for commercial on the Future Land Use Map). 9J-5.006(3)(c)(2)

Policy FLU1-7.8

Appropriate buffers and transition areas shall be utilized to ensure compatibility between residential areas and commercial and industrial developments in a manner that balances neighborhood protection and economic development goals. 9J-5.006(3)(c)(2)

Policy FLU1-7.9

The residential density guidelines for each Future Land Use category represent an acceptable range and the allowable density shall be based upon the following minimum criteria:

- a. Reducing sprawl by providing options for higher residential densities in appropriate locations;
- b. Environmental constraints, as established in the Conservation Element;
- c. Land use compatibility;
- d. Availability of public facilities and services at acceptable levels of service;
- e. Character of an area;
- f. Energy efficient design such as the provision of pedestrian and transit oriented access and options, and the use of efficient subdivision and construction standards; and
- g. Other policies of this Comprehensive Plan or Land Development Code, which establish more stringent density requirements.

9J-5.006(3)(c)(1,2,7)

Policy FLU1-7.10

The size, orientation, location and function of shopping centers should be related and central to the population and market area they serve. 9J-5.006(3)(c)(1,2,7)

Policy FLU1-7.11

The City of Deltona shall encourage the development and improvement of appropriate existing industrial areas. 9J-5.006(3)(c)(1,2)

Policy FLU1-7.12

Review of industrial development proposals shall include consideration of compatibility between industrial and surrounding land uses. 9J-5.006(3)(c)(1,2)

Policy FLU1-7.13

New residential development shall afford a buffer to non-residential land uses. 9J-5.006(3)(c)(2)

Policy FLU1-7.14

Manufactured homes that are not mobile homes are allowed in all residential districts. Manufactured homes are defined as units prefabricated in a manufacturing facility and are certified and constructed to standards consistent with applicable State law and rules. Mobile homes are defined as prefabricated units that are supported by wheeled axles towed by a vehicle and are certified by Federal Code as mobile homes. Mobile homes are not included in the definition of manufactures homed for the purpose of this policy. 9J-5.006(3)(c)(2)

Policy FLU1-7.15

The City of Deltona shall encourage compatibility through transitional uses and buffers for public and institutional uses located adjacent to existing and future residential neighborhoods. 9J-5.006(3)(c)(2)

Policy FLU1-7.16

Public utilities which provide essential service to existing and future land uses authorized by this plan shall be conditional uses in all of the future land use categories, except Conservation, and shall conform to appropriate location and compatibility (buffering) criteria. 9J-5.006(3)(c)(2,4)

Policy FLU1-7.17

Applicants requesting amendments to the Future Land Use Map shall be evaluated with respect to consistency with the Goals, Objectives and Policies of all Elements, other timely issues, and in particular the extent to which the proposal, if approved, would:

- a. Satisfy a deficiency in the Future Land Use Map to accommodate projected population or economic growth of the City;
- b. Maintain and/or improve of the City's ratio of non-residential lands to residential lands available for economic use.
- c. Support efforts to increase the provision of a viable mixture of land uses in a compact, walkable area that is accessible to the full range of feasible non-motorized and motorized transportation modes;
- d. Enhance or impede provision of services at adopted LOS Standards;
- e. Be compatible with abutting and nearby land uses;
- f. Enhance or degrade environmental resources; and
- g. Based on the ability to provide adequate potable water resources.

Policy FLU1-7.18

Consistent with Section 163.3202(1) F.S., the City of Deltona shall maintain land uses and regulations consistent with the existing Comprehensive Plan and to continue to enforce the zoning ordinance and building code to bolster the efforts of the Community Development Block Grant program as appropriate. 9J-5.006(3)(b)(3)

Policy FLU1-7.19

The City of Deltona shall use the appropriate regulatory mechanisms to resolve conflicts between platted lands and the Comprehensive Plan and 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. 9J-5.006(3)(c)(1,7)

Policy FLU1-7.20

Consistency of existing zoning on specific parcels of land shall be implemented by the Future Land Use Map. 9J-5.006(3)(c)(1)

Policy FLU1-7.21

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. 9J-5.006(3)(c)(1,2,7)

Policy FLU1-7.22

The City of Deltona shall use and enforce appropriate Volusia County density/intensity standards on annexed properties, as an interim density/intensity limit, until such time the City Commission amends the City's Comprehensive Plan to apply City land uses to such annexed lands. Such City density/intensity standards shall be consistent with the City's Comprehensive Plan.

Policy FLU1-7.23

The City shall seek to ensure that its Future Land Use Plan Map provides for a minimum of six acres of commercial lands and four acres of industrial lands per 1,000 residents, with a goal of providing 10 or more acres of commercial lands and six or more acres of industrial lands per 1,000 residents by 2025.

Policy FLU1-7.24

The City shall implement strategies to ensure that new development and redevelopment contains a strong mixed-use component, defined as a mixture of at least two different land uses in a design-unified, vertically and/or horizontally integrated, pedestrian-friendly environment, or otherwise demonstrably furthers the achievement of specific goals, objectives and/or policies of the Comprehensive Plan.

Policy FLU1-7.25

The City shall require that development be designed consistent with the August 4, 2008 Urban Design Pattern Book as it may be amended from time to time.

Policy FLU1-7.26

The City shall seek to expand commercial, industrial and mixed-use development at appropriate locations.

Policy FLU1-7.27

There are no military installations within or in the vicinity of the City at present. However, the City will adhere to State statutory requirements to ensure compatibility of new development and redevelopment with military operations if a military installation is located within or within one-half mile of its boundaries in the future.

Policy FLU1-7.28

Electrical distribution substations shall be allowed in all Future Land Use categories except in the Conservation future land use designation.

Policy FLU1-7.29

By 2011, the City shall conduct a study with the intent of administratively designating certain areas of the City as Mixed Use on the Future Land Use Map. Areas that will be analyzed for a possible change to the Mixed Use designation include land associated with existing commercial nodes, acreage located at the intersections of major thoroughfares and larger (greater than 2 acres) parcels that may front on City thoroughfares and are in the vicinity of existing commercial development or significant institutional uses.

OBJECTIVE FLU1-8

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. 9J-5.006(3)(b)(10)

Policy FLU1-8.1

The Future Land Use Map shall contain adequate residential land to accommodate the projected population. 9J-5.006(3)(c)(1,2,7)

Policy FLU1-8.2

The Future Land Use Element shall allow for various types, sizes and costs of dwelling units in any category that allows residential uses. 9J-5.006(3)(c)(1,2)

Policy FLU1-8.3

Affordable housing is considered an allowable use within all residential zoning classifications. 9J-5.006(3)(c)(2)

Policy FLU1-8.4

Group homes, community residential living facilities, nursing homes and boarding houses exceeding seven unrelated residents shall be encouraged in commercial land use designations as long as it is compatible with the character of the surrounding residential area. 9J-5.006(3)(c)(2)

Policy FLU1-8.5

The City shall seek opportunities to provide for multi-family or other higher density residential uses in appropriate locations in order to provide additional opportunities for rental, workforce and/or affordable housing, and housing appropriate for residents and households at all stages of life.

Policy FLU1-8.6

The City shall provide for granny-flats, mother-in-law suites, and accessory apartments in residential areas, and for ensuring the availability of housing types appropriate to various age and

needs groups, including families with children, multi-generational households, young and/or single adults, empty nesters, and senior citizens.

Policy FLU1-8.7

The City shall periodically review City owned lands, including park sites to determine if these City owned land resources, or any portion thereof, would be appropriate to support affordable housing.

OBJECTIVE FLU1-9

Appropriate land use guidelines shall be utilized to direct the placement of future land uses and to ensure compatibility between land uses. The Land Use Location and Design Criteria are declared to be a part of the adopted Future Land Use Policies.

LAND USE LOCATION AND DESIGN CRITERIA:

Policy FLU1-9.1

RESIDENTIAL

1. have access to transportation systems;
2. be protected from incompatible uses;
3. be conveniently located in relation to:
 - community activities and services such as parks, libraries, community centers, churches, and social clubs.
 - basic services of police, fire, rescue, and schools.
4. be encouraged as infill in areas with adequate existing infrastructure or as an expansion into areas where there is a demonstration that infrastructure can be provided at the adopted level of service for concurrency purposes;
5. limit impacts to environmentally sensitive lands or sites with natural qualities through buffering, preservation, and restoration;
6. allow medium and high density residential development that may be suitable to serve as a transitional use between development, such as commercial, and lower density development;
7. have availability of public facilities and services at acceptable levels of service;
8. be compatible with the character of an area;
9. office, neighborhood convenience and civic uses be allowed as secondary uses at appropriate locations in residentially-designated areas under the condition that they are compatible with the surrounding neighborhood and have a service area limited to a ten minute (1/2 mile) walking radius
10. be designed to facilitate and enhance connectivity with existing transportation systems allowing for the connection with existing and planned residential uses and where applicable allowing connections with commercial, mixed use and civic areas

Policy FLU1-9.2

COMMERCIAL/MIXED USE

GENERAL COMMERCIAL CRITERIA

1. be located in planned centers to avoid strip commercial development;
2. not be located along or have access to local streets, unless there can be a demonstrated overriding public interest;
3. 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;
4. have adequate area and road frontage for controlled access points, cross access easements, and proper spacing between driveways to minimize the impact on level of service standards and safety of the adjacent road network;
5. have sufficient area to provide adequate parking, landscaping, stormwater management, building setbacks and buffering;
6. if located adjacent to existing residential neighborhoods, be developed to provide adequate buffers, maintain adequate tree cover, and maximize visual compatibility with the surrounding neighborhoods;
7. if developed as part of a Planned Unit Development (PUD), be located and designed to service that development's population;
8. if located at the intersection of two major roads, there should be a mix of commercial uses (i.e. office, retail, and service) to provide a wide range of goods and services.
9. provide appropriate pedestrian linkages (i.e. sidewalks, bicycling, etc.) and mass transit access.
10. have intensity dependent upon type of use as outlined in the land development code.
11. be no less than a ½ acre in land area.
12. Shall meet all applicable land development regulations.

Urban areas should be served by commercial facilities which are designed and planned around discrete market and service areas. These areas are generally categorized under one of the following commercial types:

- a. Regional Shopping Centers;
 - located at intersections of major and minor arterials or along an arterial at an appropriate distance from an interchange or major minor arterial intersections not to exceed 1/2 mile.
 - regional shopping centers and any planned expansion should be associated with an internal transportation plan and not separated by public streets or highways
Access shall be limited and managed to protect roadway capacity and promote internal trip capture.

- types of land uses appropriate in regional commercial centers would include lifestyle centers, theaters, department stores, specialty shops, furniture and appliance stores, general merchandise stores, and restaurants, in addition to those appropriate for community commercial complexes.
- Sites for regional commercial centers may incorporate a minimum of 50 acres to over 100 acres.
- Shall meet all applicable land development regulations.
- Such facilities should be served by mass transit routes.
- Sidewalks and bicycle facilities shall be required where appropriate, as directed in the Transportation element, to provide convenient access to surrounding residents and to reduce traffic volumes on the roadways.

b. Community Shopping Centers;

- Community shopping centers should be developed in a nodal fashion, located at the intersection of two arterials or at the intersection of an arterial and collector; however, such uses may be situated ~~or~~ along a City thoroughfare at an appropriate distance from such intersections not to exceed a ¼ mile.
- Transportation impacts should be mitigated through the reservation of right-of-way for road widening and the use of cross access easements. Access points for commercial complexes shall be provided along the primary travel corridor and where applicable, be limited to protect roadway capacity. Access points to local roads should be discouraged and only allowed if an overriding public interest can be demonstrated.
- Setbacks and landscaped or other appropriate buffers shall be established to mitigate the visual impacts of commercial development.
- Sidewalks and bicycle facilities shall be required where appropriate, as directed in the Transportation element, to provide convenient access to surrounding residents and to reduce traffic volumes on the roadways.
- The types of commercial uses appropriate for community commercial complexes would include retail, personal and professional uses such as grocery, drug or variety stores, restaurants, beauty salons, branch banks, offices or branch medical centers.
- Sites for community commercial complexes should not exceed 20 acres.

- Shall meet all applicable land development regulations.
- c. Neighborhood Convenience Commercial**
- may be located at appropriate sites in residentially designated neighborhoods as a secondary use consistent with the following criteria:
 - Shall not be located on parcels less than one acre and on parcels that are more than 4 acres;
 - In LDR and MDR areas, neighborhood convenience commercial shall be processed as a Planned Unit Development and shall be limited to an F.A.R of 0.12;
 - Shall have frontage on a City thoroughfare road;
 - Be served by central water and where available central sewer.
 - Unless located at the intersection of a City thoroughfare, neighborhood convenience uses should be spaced at least ½ mile apart
 - Access points for neighborhood commercial complexes shall be provided as directed in the Transportation element of this Comprehensive Plan.
 - A sidewalk and bicycle facility shall be required where appropriate, as directed in the Transportation element, to provide convenient access to surrounding residents and to reduce traffic volumes on the roadways.
 - Shall meet all applicable land development regulations.
- d. Mixed Use Areas shall be comprised of a mixture of development as illustrated in the Mixed Use definition.**
- shall be located adjacent to and preferably at the intersections of major, and minor or arterial(s) or abutting existing commercial nodes
 - Mixed Use developments shall be established on one acre or larger parcels. Shall meet all applicable land development regulations. Mixed Use developments that have sole access to local roads shall be reserved for lower intensity uses such as residential and office.
 - should be maintained or developed in a compatible manner with surrounding residential
 - where appropriate, on street parking may be allowed.

- at the time of plan adoption or amendment, permitted residential uses shall remain consistent with the Mixed Use designation.
- A sidewalk and bicycle facilities shall be required where appropriate, as directed in the Transportation element, to provide convenient access to surrounding residents and to reduce traffic volumes on the roadways.

OFFICE DEVELOPMENT

1. Office development may occur, on individual lots, or may be part of a planned office or business park. Office 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.
2. Office development should conform with the general guidelines established herein for commercial uses.
3. Office development should be encouraged to locate at the intersections of major roads developed with commercial uses, to provide for a mixture of uses.
4. -Office uses on individual lots may be allowed within LDR and MDR areas provided that the use is consistent with the following:
 - Be processed through a PUD rezoning
 - The site has frontage on a City thoroughfare and the site is located no more than 1,000 feet from the intersection of two City thoroughfares.
 - The site proposed for an office use must be of sufficient size and dimension to comply with City land development regulations.
 - Be limited to an FAR of 0.28
5. Shall meet all applicable land development regulations.

Policy FLU1-9.3

INDUSTRIAL

1. be located with all structures outside of the 100-year flood plain;
2. have vehicular access to one or more major transportation systems such as: major thoroughfare routes, rail or airport;
3. be accessible only to arterial roadways, either by direct access or via an internal street system within a planned industrial area;
4. be located in a manner that will not cause through traffic in nearby residential neighborhoods;

5. be within commuting time of the labor force and accessible to the labor force via the major thoroughfare system;
6. be served by central utilities and services;
7. 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.
8. Encourage research and development uses to locate at premium and high visibility sites.
9. Have intensity dependent upon type of use.
10. 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
 - m. Trespass lighting
11. Sites for individual industrial land uses shall be at least one acre in size.
12. Industrial land use shall be reviewed for compatibility with surrounding land uses.
13. Shall meet all applicable land development regulations.

Policy FLU1-9.4

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 City. Allocation of these areas should be done at the beginning of the land use design process.

Policy FLU1-9.5

PUBLIC FACILITIES AND UTILITIES

1. Be located in a manner that maximizes the efficiency of services provided.
2. Be located and constructed in a cost effective manner

3. Provide for appropriate levels of service.
4. Minimize the impact on natural resources.
5. When applicable, be used to promote and showcase energy efficient, greenhouse gas reduction oriented techniques, materials, and processes.
6. Be consistent with City green building standards.

THE DELTONA ACTIVITY CENTER

GOAL FLU2

Development within the Deltona 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 City 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.

SPECIFIC LAND USE GUIDELINES

In the City's efforts to promote the Deltona Activity Center, guidance is needed in pursuing appropriate economic growth and to maintain a focus on the ultimate goal of developing a key employment area for Deltona and Southwest Volusia County. The following land use guidelines will be utilized throughout the planning and implementation process of bringing the Deltona Activity Center to fruition.

1. OFFICE SPACE GUIDELINE:

Develop part of the Deltona Activity Center in a manner so that it will be considered a major competitor along the I-4 Corridor, north of the City of Orlando, with existing and other proposed office centers along this corridor such as: the Maitland Center, Heathrow Business Park, Seminole Town Center area, and other similar significant office centers. Maximum FAR 0.55

2. INDUSTRIAL GUIDELINE

Industrial areas should facilitate a wide range of light manufacturing, distribution and warehousing type of uses. Also, envisioned are research facilities and various flex space uses. Industrial uses should be located in areas that have a full range of transportation and utility services. Maximum FAR – 1.0

3. COMMERCIAL USE GUIDELINES:

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

- (b) To facilitate the development of neighborhood-scale retail facilities: These will supply the residential areas within the activity center, and generally residents/households within an approximate three mile radius from the activity center with convenient goods and services which are typically required to support households/families on a weekly or frequent basis. Maximum FAR 0.55

4. HOTELS/MOTELS/LODGING SERVICES GUIDELINE:

To develop an adequate range of lodging facilities and services to support the business travel functions related to the office and industrial segments of The Deltona Activity Center, as well as to help develop tourism, especially the Eco-tourism potentials for SW and West Volusia markets. Maximum density: 20 units per acre

5. MULTIFAMILY RESIDENTIAL DENSITY GUIDELINE:

Multi-family may be permissible along the periphery of the Deltona Activity Center or as ancillary uses for non-residential development. The density for standalone multifamily uses should be a minimum of eight dwelling units per acre to a maximum of 20 dwelling units; however density maybe less when residential uses are considered as ancillary to commercial development. In any case density may not exceed 20 units per acre. The total area to be used for multi-family shall not exceed 15% of the area designated for the Deltona Activity Center.

OBJECTIVE FLU2-1

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

9J-5.006(3)(b)(10)

Policy FLU2-1.1

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

9J-5.006(3)(c)(1,5)

Policy FLU2-1.2

The Deltona Activity Center, by 2012, will be designated as Mixed Use/Activity Center on the Future Land Use map. Uses within the Activity Center will be assigned using the Activity Center guidelines illustrated in this section of the Future Land Use Element. 9J-5.006(3)(c)(1)

Policy FLU2-1.3

The Deltona Activity Center is intended to serve a portion of the retail/service/office/park/industrial needs generated by mixed use residential development within the southwest Volusia Sub-region. As a guideline to ensure a diversity of uses within the City of Deltona's Activity Center, the following mix and land use distribution should be used:

Land Use	Minimum Target Land Use Distribution	Maximum Target Land Use Distribution
Residential	No minimum	15%
Commercial/Retail	30%	60%
Office	30%	60%
Industrial	25%	50%
Public Parks/Civic and Open Space	5%	No Maximum

In order to maintain flexibility, be responsive to market demands and maintain compatibility between uses, the target distributions shall be allowed to be decreased up to ten (10%) percent and the above-listed office and industrial guidelines may be increased to 90%.

Policy FLU2-1.4

The City shall explore the possibility of establishing a TCEA based on a mobility plan for the Activity Center.

Policy FLU2-1.5

The maximum impervious surface ratio area allowed is 75% of the lot coverage. However, distribution facilities may have a maximum impervious surface ration area of 80% of lot coverage. 9J-5.006(3)(c)(1,2,3,4&5)

Policy FLU2-1.6

To facilitate mobility within the Activity Center and surrounding areas, a road alignment map has been adopted by the City. However, the road alignments are conceptual and minor modifications to these alignments may occur. 9J-5.006(3)(c)(4)

Policy FLU2-1.7

Future development within the Activity Center shall require rezoning to a Planned Unit Development (PUD) or amendment to an existing PUD. Provided, however, that any development of an existing parcel that is 0.5 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 Activity Center Plan future land use designation. 9J-5.006(3)(c)(1,2)

Policy FLU2-1.8

To encourage mixed-use development, commercial and office development may also include a residential component. Existing single family uses within the Activity Center are allowed to remain and may be rebuilt. The residential portion of the development shall not be the primary use. The following incentives may be allowed in negotiating the development agreement for any mixed office/residential project: reduction in parking spaces; and increased building heights. 9J-5.006(3)(c)(1,2,4,5,7)

Policy FLU2-1.9

Office park and research and development uses should be encouraged to locate at premium and high visibility sites within the Activity Center. 9J-5.006(3)(c)(1,2)

Policy FLU2-1.10

The Deltona Activity Center is intended to provide a key portion of the retail market for Deltona and West Volusia; therefore transit oriented uses such as a multimodal center shall be located near the I-4 interstate interchange. 9J-5.006(3)(c)(4)

Policy FLU2-1.11

Locate tourist accommodations in close proximity to the I-4 corridor and its interchange with SR 472/Howland Boulevard. Accommodations should also be in close proximity and have easy access to the office and industrial segments of the Deltona Activity Center. 9J-5.006(3)(c)(1)

Policy FLU2-1.12

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, encourage the use of common access arrangements, shared parking and internal access during the development review process for The Activity Center. 9J-5.006(3)(c)(1,2)

Policy FLU2-1.13

Individual developments within the Activity Center shall be designed consistent with the City of Deltona's Urban Design Pattern Book and Urban Design Master Plan as it may be updated from time to time to provide visual compatibility and functional continuity with other adjacent developments within the Activity Center. 9J-5.006(3)(b)(2)

Policy FLU2-1.14

New development (including redevelopment) should, at a minimum, be required to: provide for a unified appearance by utilizing such mechanisms as sign control (i.e. number, height, and display area), landscape screening/buffering requirements (i.e. width and composition), underground utilities (including electric), and building setbacks and height requirements;

- use shared parking, access and loading facilities, as practical, in an effort to reduce impervious surfaces;
- promote pedestrian, bicycle vehicular (including mass transit) 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;
- cluster in order to protect listed species and their habitat;
- use common frontage/service roads;
- use shared or joint facilities such as stormwater, bus stops, and utility easements.

9J-5.006(3)(c)(1,2,3,4,5,7)

Policy FLU2-1.15

All uses within the Activity Center abutting residential areas shall be designed to minimize the disruptive effects of lighting, noise, and signage. 9J-5.006(3)(c)(1,2)

Policy FLU2-1.16

Non-residential projects sharing a common boundary with a planned or existing residential area shall be sensitive to the scale of existing or planned a residential areas. The design of non-residential uses should take into account adjacent residential styles (if existing), location of building masses, overall height, setbacks and areas in need of buffering. 9J-5.006(3)(c)(2)

Policy FLU2-1.17

Encourage mixed use development such as 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. 9J-5.006(3)(c)(5)

Policy FLU2-1.18

Encourage the creation of focal points so that the development can be centered around such features as plazas, parks, gardens, courtyards, recreation facilities, or other open space areas in the interior of large projects with commonly used development techniques. 9J-5.006(3)(c)(5)

Policy FLU2-1.19

Promote development within the Activity Center which, enhances the natural and built environment. 9J-5.006(3)(b)(6)

Policy FLU2-1.20

The clustering of activities and structures shall be encouraged so as to promote open space areas. 9J-5.006(3)(c)(4)

Policy FLU2-1.21

Developments shall be designed to add, protect, and if possible integrate wetlands and other environmentally sensitive lands into an open space areas and parks. 9J-5.006(3)(c)(6)

Policy FLU2-1.22

Where feasible, listed species and their habitat will remain undisturbed. If listed species and their habitat are impacted by development or plan, mitigation shall be required. Mitigation activities may include preservation, creation, restoration or management of like habitat, including creation or participation in a mitigation bank. A combination of the above-mentioned mitigation approaches shall also be considered. All mitigation plans on or off-site shall be in compliance as applicable with Federal, State, and local agencies. Mitigation plans shall be integrated into a linked-habitat management area to facilitate appropriate management and to afford long-term sustainability for listed species populations. 9J-5.006(3)(c)(6)

Policy FLU2-1.23

Open space and listed habitat areas will be identified prior to the issuance of a development order/permit for individual projects to promote the overall intent of the Activity Center concept. The open-space designation will also be utilized in identifying areas for habitat preservation or mitigation. The open-space areas may allow the following or similar uses: public places, retention, landscaping or tree protection, passive recreation, or habitat protection. If the open-space is utilized for habitat purposes, site plans or development agreements will identify these areas for such purposes, and restrict future usage in these areas. 9J-5.006(3)(c)(4)

Policy FLU2-1.24

All mitigation activities for listed species shall include a management plan intended to ensure the long term vitality of listed species populations. 9J-5.006(3)(c)(6)

Policy FLU2-1.25

All landscaping plans shall be required to utilize water-efficient landscaping techniques. Water-efficient landscaping techniques include the utilization of plants indigenous to the subject physiographic area of the City, strategic locations of plants, water-efficient irrigation systems, water reuse systems, and maintenance of native vegetation stands. 9J-5.006(3)(c)(3,4)

Policy FLU2-1.26

Promote cooperation and coordination between governmental jurisdictions and agencies when reviewing development proposals. 9J-5.006(3)(b)(3)

Policy FLU2-1.27

The use of potable water for irrigation and irrigation wells are prohibited.

Policy FLU2-1.28

The Future Land Use Map serves as a guide in locating land uses. Public facilities and support uses are not shown within the Activity Center on the future land use map. However, public facilities may be allowed anywhere within the Activity Center and do not need to be processed through a Planned Unit Development. 9J-5.006(3)(c)(1,3)

Policy FLU2-1.29

The Florida Game and Freshwater Fish Commission, the U.S. Fish and Wildlife Service, or other appropriate agencies shall be notified of any land development proposal within the Deltona Activity Center that may impact listed species or associated habitat. If deemed appropriate, the City shall coordinate with State and Federal agencies to ensure the proper management of listed species occurring in the Deltona Activity Center. 9J-5.006(3)(c)(6)

Policy FLU2-1.30

Promote development which enhances the economic base of the City. 9J-5.006(3)(b)(9)

Policy FLU2-1.31

The City shall attract and promote development within the Activity Center in a manner that is consistent with the City's vision statement. 9J-5.006(3)(c)(5,7)

Policy FLU2-1.32

The City shall explore (if City funds are utilized) various funding alternatives for the construction of required infrastructure. Examples of these financial mechanisms may include, but may not be limited to Economic Development Administration Grants and Tax Increment Financing Programs, or other methods as deemed appropriate. 9J-5.006(3)(c)(3)

Policy FLU2-1.33

With the intent of fostering mobility within and out of the Activity Center, the City, in conjunction with the County and affected landowners, shall strive to construct, if warranted, thoroughfares/roadways traversing the Activity Center which parallel existing thoroughfares. 9J-5.006(3)(c)(4)

Policy FLU2-1.34

Industrial and other land uses are planned for the Activity Center and that may be incompatible with K through 12 educational activities.

OBJECTIVE FLU2-2

Promote development and programs which are designed to alleviate traffic congestion. 9J-5.006(3)(b)(4)

Policy FLU2-2.1

The City shall, in cooperation with the appropriate agencies, seek to promote mass transit service and multimodal access to the Activity Center. 9J-5.006(3)(c)(4)

Policy FLU2-2.2

Mixed use buildings and projects shall be encouraged within the Activity Center in order to provide internal trip capture. 9J-5.006(3)(c)(1,2,3,4,5,7)

Policy FLU2-2.3

The City shall study methods of encouraging efficient mobility within the Activity Center, including but not limited to multi-modal options, the use of proportionate fair share payments and the establishment of a transportation concurrency management area consistent with State Planning Law. 9J-5.006(3)(c)(4)

Policy FLU2-2.4

The required number of parking spaces may be reduced by 10%, if a project is located on a bus route and provides bus stop accommodations and or bike parking and bike lanes. Additional reductions may be considered, if a non-residential project is part of a mixed-use development that includes residential uses. 9J-5.006(3)(c)(4)

Policy FLU2-2.5

The City shall encourage appropriate densities and intensities that support transit ridership.

OBJECTIVE FLU2-3

The placement of Public/Semi-public/Conservation and Recreation land uses will be compatible with surrounding land uses and promote future development.

Policy FLU2-3.1

Schools and other education uses (not including day care and private kindergartens), hospitals, public buildings and grounds, fire and police stations, libraries, community centers, stadiums, water treatment, sewer treatment, armories and reserve centers, public utility plants and transmission stations, and correctional facilities and uses are “Public/Semi-Public Land Uses”, and shall be grouped and so designated on the Future Land Use Map.

For the future development or expansion of sites for such public land uses are allowed in other compatible future land use designations the following location restrictions should be used:

Policy 1L Public/Semi-Public Land Use Compatibility

Land Use	Compatible Designation
(1) Schools, private, or parochial, schools for retarded, exceptional or handicapped persons, academies.	May be compatible in all except Conservation, Industrial, and Recreation.
(2) Hospitals	Commercial, Industrial, Public/Semi-Public, Generalized Activity Center
(3) Administration Buildings	All except Conservation
(4) Fire, Law enforcement, rescue and emergency facilities.	All except Conservation, requires conditional use approval for location in Low Density Residential.
(5) Libraries and cultural centers, community	All except Conservation.

centers.	
(6) Communications facilities, including yards for machinery and equipment storage, maintenance and repair, materials and storage and distribution.	Commercial, Industrial, Public/Semi-Public.
(7) Gas pumping, metering, processing, distribution and storage.	Commercial, Industrial, Public/Semi-Public.
(8) Electric generating plants	Industrial and Public-Semi-Public.
(9) Sewage treatment plants	All except Conservation and Residential Low, Medium, or High Density.
(10) Water Treatment Plants	All except Conservation and Residential Low, Medium, or High Density.
(11) Armories and Reserve centers	All except Conservation and Residential Low, Medium, or High Density.
(12) Correctional institutions, detention homes, jails, prisons, mental institutions.	May be compatible in Commercial, Industrial, Public-Semi-Public.

Development of such public/semi-public uses shall adhere to the density and intensity limitations established with the appropriate future land use designation, and concurrency management requirements and to other adopted policies guiding land development.

Policy FLU2-3.2

Public parks, public and private golf courses, tennis and racquetball centers and facilities, playgrounds, softball, baseball, football and soccer fields and associated concessions, parking and facilities, walking, jogging, and bike paths with exclusive right of way, and other similar facilities and uses are “Recreation Land Uses”, and shall be so designated on the Future Land Use Map.

Policy FLU2-3.3

Lakes and lake shores lying below established high water elevations, flood plains, jurisdictional wetland, public well fields and primary wellhead protection zones, habitat management areas for endangered or threatened vegetation or wildlife, conservation easements and similar environmental protection uses and zones are “Conservation Land Uses”, and will be grouped and so designated on the Future Land Use Map.

Policy FLU2-3.4

Encourage the collection of public facilities such as parks, libraries, and recreation or community centers with schools when planning and reviewing a proposed site for new or expanded school facilities.

OSTEEN LOCAL PLAN

Background:

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

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

Descriptions of Future Land Use Designations:

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

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

OCV Development Intensities/Densities

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

Intensity – Max FAR 0.5/Min FAR 0.25

Development Mix – 80% non residential/20% residential

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

MUV Development Intensities/Densities

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

Wetlands: 1 du/10 acres

Intensity – Max FAR 0.35

Development Mix – 70% residential /30% non residential

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

TC Development Intensity

Intensity – Max FAR 0.35

- 4) Urban Residential (UR) – The UR category is primarily a residential designation that allows single-family dwellings on individual lots. In some cases low rise multi-family or town home type developments may be allowed as a transition if located next to mixed or commercial urban land uses associated with the SR 415 corridor. Limited neighborhood

convenience type commercial uses may be allowed along collectors, arterials or thoroughfares. However, neighborhood commercial uses shall be of size and scale to only serve the immediate neighborhood and be compatible with the general residential nature of the UR.

UR Development Intensities/Densities

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

Intensity – Max FAR 0.25

Development Mix – Max 5% non-residential

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

TR Development Densities

Dwelling Units – Max 4 du per acre

Wetlands: 1 du/10 acres

- 6) Rural Estate (RE) – The RE designation generally allows a large lot, rural type development pattern. Single family dwellings on acreage oriented lots with either personal use or agribusiness is the preferred use. Stand alone agribusiness uses on lots which front SR 415 are consistent within this designation when accompanied by adequate screening, architectural elevations and easements for gateway signage to support community recognition. For purposes of this designation, agribusiness shall be defined as those activities associated with the producing operations of a farm, manufacture and distribution of farm equipment and supplies or the processing, storage and distribution of farm commodities. 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 FLU3

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 FLU3-1

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

Policy FLU3-1.1

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;

Policy FLU3-1.2

To ensure that the Osteen Local Plan is appropriately implemented all development requests must be processed as a Planned Unit Development (PUD) except as follows:

Individual single family dwellings on parcels situated within residential land use categories, provided that the parcel was legally created prior to the adoption of the Osteen Local Plan.

Policy FLU3-1.3

Existing individual single family dwelling uses and agricultural uses within the Osteen Local Plan area may continue.

Policy FLU3-1.4

Workforce housing shall be encouraged in the Osteen Commercial Village, Mixed Use Village and Urban Residential designations.

Policy FLU3-1.5

Incompatible land uses such as commercial and urban density shall be directed away from the Rural Estate area.

Policy FLU3-1.6

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.

Policy FLU3-1.7

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.

Policy FLU3-1.8

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.

Policy FLU3-1.9

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.

Policy FLU3-1.10

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 FLU3-2

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

Policy FLU3-2.1

To protect rural areas, infrastructure will be directed away from land within the Osteen Planning Area not designated or suitable for urban type development.

Policy FLU3-2.2

The City and the County shall continue to coordinate with the Florida Department of Transportation, ECRPC and Volusia County MPO to support the widening/improvement of SR 415 as approved by the Florida Department of Transportation.

Policy FLU3-2.3

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.

Policy FLU3-2.4

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 FLU3-3

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

Policy FLU3-3.1

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;

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

Policy FLU3-3.2

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 the County shall implement the provisions of Exhibit “B” which are not expressly incorporated in the local plan through their respective land development regulations.

Policy FLU3-3.3

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 FLU3-4

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

Policy FLU3-4.1

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.

Policy FLU3-4.2

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.

Policy FLU3-4.3

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 a 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.

Policy FLU3-4.4

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.

Policy FLU3-4.5

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.

Policy FLU3-4.6

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.

Policy FLU3-4.7

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 FLU3-5

Provide for transportation solutions of the SR415 corridor.

Policy FLU3-5.1

Beginning on August 20, 2009, no more than 5,440 dwelling units or 5.7 millions 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.

Policy FLU3-5.2

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 5 within twelve (12) months of the NOI issued by the Department of Community Affairs for this local plan.

Policy FLU3-5.3

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.

Policy FLU3-5.4

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.

DEVELOPMENT AGREEMENTS

The following section of this Element will contain policies that are intended to manage the development on individual properties within the City. If a property is covered in this section there will be an annotation on the City Future Land Use Map referencing this section. For purposes of tracking, each property will be referenced by the adopted ordinance number.

GOAL FLU4

Ensure a more effective allocation of density/intensity to protect environmental resources, foster compatibility and ensure appropriate levels of service for governmental services.

OBJECTIVE FLU4-1

Encourage an appropriate allocation of density.

Policy FLU4-1.1

The property covered by ordinance number 12-2009 is designated as Conservation and Low Density Residential. The gross density on the subject parcel will be limited to 240 dwelling units. The 240 units shall be located on the area designated as LDR.

SECTION 2
Transportation
GOALS, OBJECTIVES, and POLICIES

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GOAL T1

The City of Deltona shall develop programs to ensure that current and future land uses are served by adequate transportation and multi-modal system options. 9J-5.019(4)(a)

OBJECTIVE T1-1

The City of Deltona shall continue to coordinate with the Florida Department of Transportation, Volusia County, VOTRAN, and other governmental and transportation entities to implement programs as appropriate, with the intent of providing a safe, convenient, and efficient, multi-modal transportation system. 9J-5.019(4)(b)(1)

Policy T1-1.1

The City of Deltona shall maintain land use regulations designed to protect existing and future rights-of-way necessary for transportation system improvements. 9J-5.019(4)(c)(4,5)

Policy T1-1.2

The City of Deltona shall coordinate and cooperate with the FDOT and Volusia County to manage access to the State and County transportation system in order to facilitate efficient traffic flow and enhance State and County transportation system capacity. 9J-5.019(4)(c)(2)

Policy T1-1.3

The City of Deltona shall maintain a City-wide network of thoroughfare and related transportation system corridors. 9J-5.019(4)(c)(4)

Policy T1-1.4

The City of Deltona shall maintain land use regulations to facilitate safe and efficient transportation, which operates within the accepted levels of service as adopted by the City. 9J-5.019(4)(c)(5,7)

Policy T1-1.5

Where appropriate, the City of Deltona shall require applicants for new development proposals to dedicate the right-of-way necessary for future transportation system improvements at the time of development approval as determined in the City's land development regulations. 9J-5.019(4)(c)(4,5,9)

Policy T1-1.6

The City of Deltona shall coordinate major transportation system improvements with the Volusia County Metropolitan Planning Organization (MPO), Volusia County, VOTRAN, with appropriate local municipalities, and other applicable regional transportation entities. 9J-5.019(4)(c)(11)

Policy T1-1.7

The City of Deltona shall provide incentives which encourage compact, energy efficient urban development, in appropriate places, through coordination with the Future Land Use Element. 9J-5.019(4)(c)(7,9,12)

Policy T1-1.8

The City of Deltona shall work cooperatively with the MPO, VOTRAN, etc. in their efforts at developing convenient, efficient and cost effective mass transit and other ride sharing programs to expand ridership throughout the City. 9J-5.019(4)(c)

Policy T1-1.9

The City of Deltona shall implement programs directed toward monitoring surface road conditions and maintain roadway conditions in an acceptable manner to facilitate, safe driving. 9J-5.019(4)(c)(7)

Policy T1-1.10

The City of Deltona shall coordinate with the MPO and other entities, as deemed appropriate, to further develop City-wide bicycle and pedestrian infrastructure through the Parks and Recreation Master Plan or other programs to accomplish the following transportation oriented initiatives:

- a. Expand, with the intent of establishing connections to commercial, institutional and recreational nodes, the multi-modal trail system within the City for bicycle and pedestrian use;
- b. Expand the City sidewalk system;
- c. Promote the use of existing and future pedestrian and bicycle infrastructure by disseminating information to the public concerning the City pedestrian and bicycle system.

Policy T1-1.11

The City of Deltona shall maintain and implement land development regulations for the safe and efficient movement of pedestrians with all new development proposals.

9J-5.019(4)(c)(5)

Policy T1-1.12

To promote safety, the City of Deltona shall review accident data for major arterial thoroughfares. Analysis of accident data shall be utilized to prioritize roadway improvements.

9J-5.019(4)(c)(7)

Policy T1-1.13

The City of Deltona shall implement the City of Deltona's, thoroughfare system to improve the existing conditions of automobile, transit, pedestrian and bicycle infrastructure.

Policy T1-1.14

The City of Deltona shall assess the existing sidewalk network to locate specific problem areas related to interconnectivity, obstructions, damaged sidewalks, lack of crosswalks, inappropriate widths, the need for handicap ramps and other improvements.

Policy T1-1.15

The City of Deltona shall periodically assess the condition of the City sidewalk system. The assessment will focus on the cost and establish a priority and time schedule for the appropriate, expansion, management and maintenance of the City sidewalk network.

Policy T1-1.16

Priority for the installation of new sidewalk infrastructure within the City will be for areas within a ½ mile radius of elementary schools and a two mile radius of middle and high schools.

OBJECTIVE T1-2

The City of Deltona shall provide for the separation of local traffic from through traffic to facilitate efficient and safe vehicular movement. 9J-5.019(4)(b)(1)

Policy T1-2.1

Traffic circulation shall be coordinated with the Future Land Use Element to ensure compatibility between land use and the transportation system. 9J-5.019(4)(c)(9)

Policy T1-2.2

Residential neighborhoods shall be protected to the greatest extent possible from the impacts of improvements to high volume transportation systems.
9J-5.019(4)(c)(9)

Policy T1-2.3

Where appropriate, frontage or rear access roads and cross access easements shall be required for development proposals, as determined by the City's land development regulations. 9J-5.019(4)(c)(9)

Policy T1-2.4

The City of Deltona should adopt a Five Year Road Program, to be reflected in the Capital Improvements Element that will provide the capacity necessary to ensure an appropriate level of mobility.

OBJECTIVE T1-3

The City of Deltona shall continue to coordinate with other local governments, the MPO, and other entities to provide a coordinated system of arterials, collectors, and local streets.
9J-5.019(4)(b)(3)

Policy T1-3.1

The City of Deltona Transportation Element shall be coordinated with the Future Land Use Element and all other applicable elements to ensure compatibility between land use and the transportation system necessary to support it. 9J-5.019(4)(c)(5,9&12)

T1-3.2

The City of Deltona shall maintain land use regulations which provide for the continued safe and efficient movement of local traffic, and maintain a transportation system which accommodates demand at an acceptable level of service. 9J-5.019(4)(c)

OBJECTIVE T1-4

The City of Deltona shall establish, achieve and maintain peak hour level of service standards on the transportation system. 9J-5.019(4)(b)(2)

Policy T1-4.1

The City of Deltona shall utilize the most recent highway capacity tables offered by the Florida Department of Transportation as a guide in the determination of local Transportation System Capacity with all future updates of the Transportation Element. The City may prepare a more detailed traffic capacity analysis if determined necessary. 9J-5.019(4)(c)(1)

Policy T1-4.2

The City shall maintain peak hour level of service standards for identified roadway segments within the City as presented on the LOS Roadway Segment Table.

Policy T1-4.3

Unless a thoroughfare is designated separately within the LOS Roadway Segment Table of this document for a level of service standard, the City of Deltona shall establish the following *PM* peak hour level of service standards:

<u>Functional Classification</u>	<u>Acceptable Standard</u>
<i>I-4</i>	As determined by FDOT
Arterial	E
Collector	E
Local	D

9J-5.019(4)(c)(1)

Policy T1-4.4

Roadway level of service thresholds shall be defined consistent with the FDOT Quality/Level of Service Handbook (A.K.A. Look up tables). 9J- 5.019(4)(c)(1)

Policy T1-4.5

All new educational facilities in Deltona should be accessible from at least two public streets, to reduce facility traffic impacts and to improve public safety. New private educational facilities shall be located on a collector or arterial roadway. New public educational facilities shall, to the maximum extent possible, be located on or directly accessible from a collector or arterial roadway.

Policy T1-4.6

The City of Deltona shall encourage, through their representation on the MPO, and support of regional transportation studies and related planning efforts, the funding for congested areas within Deltona to improve traffic operations. 9J-5.019(4)(c)(1,7,11)

Policy T1-4.7

The City of Deltona's Future Transportation Map may be eligible for improvements as provided for in the Transportation Impact Fee Ordinance. For those thoroughfares on the Future Transportation Map which are City maintained, eligibility for the use of City transportation impact fees shall be considered by the City Commission. 9J-5.019(4)(c)(1)

Policy T1-4.8

In the evaluation of proposed changes in land use, the existing design of the transportation system shall be considered in addition to its functional classification to evaluate the impacts of the land use change on the operation of the transportation system. 9J-5.019(4)(c)

Policy T1-4.9

The City of Deltona shall coordinate any changes in its adopted level of service standards with the FDOT, the MPO, Volusia County, and if applicable, other local municipalities and shall identify constrained facilities and appropriate mitigation strategies. 9J-5.019(4)(c)(11)

Policy T1-4.10

The City shall maintain a traffic de minimis report associated with the annual CIE update. The de minimis report provides information on City development/building activity. 9J-5.019(4)(c)(4,7)

Policy T1-4.11

The City of Deltona shall include all capacity related transportation system improvements which are funded for construction in the first three years of the Florida Department of Transportation Five Year Road Program, the Volusia County Capital Improvement program and those funded for construction in the first three years of the City of Deltona Capital Improvements Program, in the inventory of existing facilities and shall consider the planned capacity as existing for the purpose of determining concurrency. 9J-5.019(4)(c)(1,7,11)

Policy T1-4.12

The City shall coordinate with the MPO, FDOT and Volusia County to lower the level of service on the segment of SR 415 from Enterprise-Osteen Road to the County line from a LOS standard of C to a LOS standard of D.

OBJECTIVE T1-5

The City of Deltona shall consider the need for future traffic operation measures in the design of all major transportation system improvements. 9J-5.019(4)(b)(3)

Policy T1-5.1

The City shall continue to utilize Florida Standard Urban Transportation Model Structure (FSUTMS), MPO TIA guidelines as approved by the City, and the latest addition of the ITE Manual along with other applicable data to evaluate the City transportation system.

Policy T1-5.2

The City of Deltona shall establish an inventory of all signalized intersection dimensions for which it has responsibility. This information may be used to study the effectiveness of improved signal timing in the design of all major transportation system improvements. 9J-5.019(4)(c)(7)

Policy T1-5.3

The City of Deltona shall study and undertake feasible intersection improvements as an interim solution to existing transportation system deficiencies. 9J-5.019(4)(c)(1,7)

Policy T1-5.4

The City of Deltona shall coordinate with the MPO VOTRAN, Volusia County, FDOT, and other transportation oriented entities to ensure that the provision of mass transit is considered in lieu of or as part of major highway construction projects. 9J-5.019(4)(c)(8,9,10,11&12)

Policy T1-5.5

The timing of intersection signalization and related intelligent transportation systems shall be investigated by the City to appropriately manage traffic.

OBJECTIVE T1-6

The City of Deltona shall coordinate traffic circulation improvements with both the Conservation and Future Land Use Elements and thereby direct development of the transportation system to areas that are consistent with the Conservation and Future Land Use Elements of the Comprehensive Plan and the City's minimum environmental standards. 9J-5.019(4)(b)(2)

Policy T1-6.1

The City of Deltona shall seek to avoid and if necessary mitigate the potential environmental impacts of major transportation system improvements. 9J-5.019(4)(c)(4)

Policy T1-6.2

The City of Deltona shall coordinate its transportation system with the Conservation Element of the City of Deltona to ensure that environmentally sensitive areas are protected from the impacts of the transportation system. 9J-5.019(4)(c)4)

Policy T1-6.3

The City shall utilize the following transportation strategies to address green house gas emission reduction:

- a. Coordinate transportation improvements to support existing/planned development nodes and mixed use development formats with the intent of reducing VMT and furthering compact urban development patterns;
- b. Continue to further develop the City's sidewalk system to provide safe and effective pedestrian access to schools, parks, commercial areas, etc;
- c. Continue to expand and establish non-automotive links to the multi-use trail system within the City;
- d. Maintain a viable and expanding bus service area within the City by continuing/implementing compact urban development activities, coordinating with VOTRAN, LYNX, or other providers to ensure appropriate funding, etc.;
- e. Expanding and maintaining park and ride type facilities to foster car pooling activities;
- f. Active participation including engaging in partnership oriented funding, securing of grants, etc. regarding the phased development of a multi-modal transportation center located along the I-4 corridor;
- g. Continue to support commuter rail along the existing CSX railroad;
- h. Prepare and plan for the I-4 envelope to be used for mass transit such as high speed rail, light rail, etc. through appropriate land use allocation, land development reviews and other techniques as deemed appropriate;
- i. Consider parts or the entire City a TCEA, consistent with State law to further compact urban growth objectives.

OBJECTIVE T1-7

The City of Deltona shall coordinate with the transportation and related plans and programs of the MPO, the FDOT, the ECFRPC, the St. Johns River Water Management District (SJRWMD), the U.S. Army Corps of Engineers, the Federal Aviation Administration, VOTRAN, Volusia County, local municipalities and all other affected agencies. 9J-5.019(4)(b)(3)

Policy T1-7.1

The City of Deltona shall coordinate transportation plans and studies with the MPO, local municipalities, Volusia County and the FDOT in the development of its Five Year Road Programs. 9J-5.019(4)(c)(1,7,11)

Policy T1-7.2

The City of Deltona shall continue to involve the citizens and those affected agencies in the development and implementation of its Five Year Road Programs. 9J-5.019(4)(c)(1,7,11)

Policy T1-7.3

The City of Deltona shall coordinate with the MPO, the FDOT, Volusia County, other regional and Federal agencies, local municipalities and affected departments in the City for comments on all major transportation system improvements. 9J-5.019(4)(c)(11)

Policy T1-7.4

The City of Deltona shall work with FDOT, Volusia County, VOTRAN, and other applicable entities to identify strategies in which it can achieve a more balanced multi - modal system to help meet the City's transportation needs.

Policy T1-7.5

The City of Deltona shall encourage VOTRAN to analyze the existing local transit route system for connection opportunities to the larger, regional system that is convenient to Deltona's residents and will result in greater opportunities for use of public transit for local and regional trips.

Policy T1-7.6

The City of Deltona shall coordinate with Volusia County, VOTRAN, and other appropriate entities to ensure a convenient connection between the City and the commuter rail system planned for the existing CSX rail lines located west of the City.

Policy T1-7.7

Regarding the use of the I-4 envelop for high speed rail or other mass transit initiatives, the City shall encourage a station/stop within the City to make any facility directly accessible to area residents. Such a facility could be integrated with the City's proposed multi-modal center referenced elsewhere in this Plan.

OBJECTIVE T1-8

The City of Deltona shall coordinate with and assist the Volusia County Metropolitan Planning Organization (MPO), the Volusia County Council, the Florida Department of Transportation, and other transit related agencies in their efforts to provide efficient and cost effective multi – modal services within the City. 9J-5.019(4)(b)(4)

Policy T1-8.1

Deltona shall continue to coordinate with the Volusia County MPO, Volusia Transit Authority (VOTRAN), the Florida Department of Transportation, and other entities to explore meaningful ways of ensuring efficient mass transit availability to residents of Deltona, including but not limited to lower headways in peak hours, implementation of transportation demand management measures, route evaluations and potential reorganization based on performance measures, etc. 9J-5.019(4)(c)(6,8,9,10,11,12&13)

Policy T1-8.2

The City of Deltona shall coordinate with the Volusia County MPO, VOTRAN and other entities as deemed appropriate to explore meaningful ways to ensure the transportation disadvantaged population is adequately served by transit. These may include implementation of service standards, reevaluation of routing based on demographic and land use information, implementation of special transit services, etc. 9J-5.019(4)(c)(9)

Policy T1-8.3

Where appropriate, City transportation projects, new or expanded, shall include: bicycle facilities, sidewalks, parking bays for buses, and passenger shelters for both public and private bus or ride sharing programs. 9J-5.019(4)(c)(9)

Policy T1-8.4

The City of Deltona, which is not a service provider of transit services, shall cooperate with VOTRAN and other entities to ensure that applicable mass transit is funded and levels of service are maintained or improved. 9J-5.019(4)(c)(9)

Policy T1-8.5

The City of Deltona shall encourage the phased development of a multi-modal center within the City that would be associated with the I-4 corridor.

OBJECTIVE T1-9

The City shall evaluate all other concurrency alternatives as defined in all applicable Florida Growth Management law and rules to encourage mixed use development formats, infill development and redevelopment resulting in more sustainable development patterns.

Policy T1-9.1

The City may consider, as a Dense Urban Land Area, an adoption of a mobility plan to recognize Traffic Concurrency Exception Areas where deemed appropriate.

Policy T1-9.2

TCEA areas would exempt from traffic concurrency requirements a proposed development that is otherwise consistent with the adopted City Comprehensive Plan and represents a project that promotes public transportation or is located within an appropriate urban area as designated in the Comprehensive Plan.

Policy T1-9.3

In order to promote infill development and redevelopment, one or more transportation concurrency management areas may be designated by the City. A transportation concurrency management area must be a compact geographic area with an existing network of roads where multiple, viable alternative travel paths or modes are available for common trips. The City may establish an area-wide level-of-service standard for such a transportation concurrency management area 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 funded and accomplished within the transportation concurrency management area.

Policy T1-9.4

The City may allow a landowner to proceed with development of a specific parcel of land, notwithstanding a failure of the development to satisfy transportation concurrency, when all the following factors are shown to exist:

- (a) The City has adopted a local comprehensive plan that is in compliance.
- (b) The proposed development would be consistent with the future land use designation for the specific property and with pertinent portions of the adopted plan, as determined by the City.
- (c) The local plan includes a financially feasible Capital Improvements Element that provides for transportation facilities adequate to serve the proposed development.
- (d) There is a means by which the landowner will be assessed appropriate cost of providing the transportation facilities necessary to serve the proposed development.
- (e) The landowner has made a binding commitment to pay a cost of providing the transportation facilities to serve the proposed development.

Rule 9J-5.0055(8), F.A.C.

SECTION 3
HOUSING ELEMENT
GOALS, OBJECTIVES and POLICIES

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INTRODUCTION

The City of Deltona Housing Element promotes the development of housing options that meet the diverse needs of the Deltona community. The goals, objectives, and policies support the quality of life and diverse community make-up. Additionally, this element confirms the City's commitment to providing community housing options in order to ensure that those who work in the community also have the opportunity to live in it. The intent is to establish a community for a lifetime by providing housing alternatives all age groups. As a result, the Housing Element helps implement Vision Deltona 2026 as a City that, *"takes pride in our neighborhoods and embraces the diversity of our residents."*

The Housing Element achieves this vision by establishing goals, objectives, and policies that support the City's economic development efforts, sense of community place, and quality of life. As a result, the element ensures that Deltona's land use practices and development efforts accomplish the following objectives:

- Provide affordable housing opportunities for all current and future residents.
- Identify and engage in activities which reduce the number of substandard housing units as identified in the year 2000 U.S. Census.
- Provide adequate and appropriate land use categories based on the amount and variety of housing types available in the City to meet present and anticipated future residents housing needs, including very-low, low and moderate income households.
- Encourage the integration of group living facilities by allowing said uses in compatible residential zoning classifications.
- Identify, recognize, preserve and protect historically significant housing.
- Coordinate with the other elements of the comprehensive plan and discourage residential development that results in urban sprawl.
- Prevent projects that dislocate existing residents from being approved without relocation measures included as part of the approval process.
- Identify, maintain and update governmental subsidy programs that are applicable to Deltona.

GOAL H1

Deltona, in cooperation with the private sector, shall provide for quality homes, in safe residential neighborhoods for the present and projected residents. 9J-5.010(3)(a)

OBJECTIVE H1-1

Deltona shall provide affordable housing opportunities for all current and future residents. 9J-5.010(3)(b)(1)

Policy H1-1.1

The City will allow through Land Development Regulations a variety of housing types. 9J-5.010(3)(c)(1,2)

Policy H1-1.2

All housing related activities occurring in the City shall be administered in accordance with Title VIII of the Civil Rights Act of 1968, as amended, and the Florida Fair Housing Act, Chapter 760.020, Florida Statutes. 9J-5.010(3)(c)(1,2)

Policy H1-1.3

The City shall coordinate with those involved in the housing delivery process to ensure non-discriminatory housing practices. 9J-5.010(3)(c)(1,2)

Policy H1-1.4

The City shall consider methods to reduce negative impacts of housing units; including yard maintenance, vehicle parking, the number of vehicles per unit, noise and physical maintenance of the structure.

OBJECTIVE H1-2

The City shall identify and engage in activities which reduce the number of substandard housing units as identified in the year 2000 U.S. Census. 9J-5.010(3)(b)(2)

Policy H1-2.1

The City shall coordinate with federal, state and local program funds to rehabilitate and revitalize housing units. 9J-5.010(3)(c)(3)

Policy H1-2.2

The City shall assure continued code compliance of the existing housing stock. 9J-5.010(3)(c)(3)

Policy H1-2.3

The City shall identify and prioritize those areas with a concentration of substandard and declining housing units for code enforcement. 9J-5.010(3)(c)(3)

Policy H1-2.4

The City shall enhance the built environment through effective code enforcement activities.

9J-5.010(3)(c)(3)

Policy H1-2.5

The City shall periodically review and improve building codes. 9J-5.010(3)(c)(3)

Policy H1-2.6

The City shall develop and utilize incentives programs to renovate, refurbish or revitalize homes and neighborhood(s). 9J-5.010(3)(c)(3)

Policy H1-2.7

The City shall not prohibit the appropriate installation of photovoltaic/solar cells associated with residential dwelling units.

Policy H1-2.8

The City shall continue to encourage residential construction that meets the United States Green Building Council, Leadership in Energy and Environmental Design and other appropriate building rating systems by facilitating expedited permitting, density increases consistent with the adopted Future Land Use Map or other incentives.

Policy H1-2.9

As part of renovation activities associated with the City housing programs, the City shall utilize, where possible, energy efficient construction techniques such as upgrading insulation and retrofit dwellings with energy star rated appliances and energy efficient HVAC systems.

OBJECTIVE H1-3

Deltona shall provide adequate and appropriate land use categories based on the amount and variety of housing types available in the City to meet present and anticipated future residents housing needs, including very-low, low and moderate income households. This objective will be measured based on the amount of housing available at the time of the 2000 U.S. Census to the subsequent evaluation and appraisal reports of the comprehensive plan. 9J-5.010(3)(b)(3, 4)

Policy H1-3.1

The City of Deltona shall designate lands for residential development consistent with the Future Land Use Map and the Comprehensive Plan. 9J-5.010(3)(c)(3,4,5,6&11)

Policy H1-3.2

The City of Deltona shall provide density bonuses consistent with the existing density requirements of the Future Land Use Element, a diversity of lot sizes, floor areas, setbacks and other design features which allow for flexibility and choice in housing types and may provide incentives to private developers to meet the City's housing goals. 9J-5.010(3)(c)(1,2&3)

Policy H1-3.3

The City shall designate lands for residential development consistent with the availability of public facilities at the Level of Service as outlined in this Comprehensive Plan for all households, including low and moderate income families, mobile homes, group homes and foster facilities and households with special needs. 9J-5.010(3)(c)(5,6)

Policy H1-3.4

The City shall continue to utilize the Florida Building Code as the primary guide in establishing standards for the quality of housing. 9J-5.010(3)(c)(3)

Policy H1-3.5

The City shall foster the provision of a variety of housing types to meet the needs of residents of various income and needs groups in appropriate locations identified by the City. The availability of such housing stock will be assessed at the end of this planning period. 9J-5.010(3)(c)(3,5)

Policy H1-3.6

By the end of the planning period, the City, shall evaluate the land development regulations to determine appropriate measures to create and maintain residential neighborhoods and community character for all housing types within sub-areas of the city.
9J-5.010(3)(c)(3,5)

Policy H1-3.7

The City shall seek opportunities to provide for multi-family or other higher density residential uses in appropriate locations in order to provide additional opportunities for rental, workforce and/or affordable housing, and housing appropriate for residents and households at all stages of life.

Policy H1-3.8

The City shall allow for the provision of granny-flats, mother-in-law suites, and accessory apartments in residential areas, and for ensuring the availability of housing types appropriate to various age and needs groups, including families with children, multi-generational households, young and/or single adults, empty nesters, and senior citizens.

Policy H1-3.9

The City shall periodically review City owned lands, including park sites to determine if these City owned land resources, or any portion thereof, would be appropriate to support affordable housing.

OBJECTIVE H1-4

The City shall continue to encourage the integration of group living facilities by allowing said uses in compatible residential zoning classifications. This objective will be measured based on the amount of group housing available at the time of Plan adoption as compared to the completion of the evaluation and appraisal report of the Comprehensive Plan. 9J-5.010(3)(b)(4)

Policy H1-4.1

Group living facilities location criteria shall be included in the Zoning Ordinance as amended. 9J-5.010(3)(c)(6)

Policy H1-4.2

The City shall establish within the development regulations appropriate lot size, setbacks and buffering for group living facilities. 9J-5.010(3)(c)(6)

OBJECTIVE H1-5

The City shall identify, recognize, preserve and protect historically significant housing. 9J-5.010(3)(b)(5)

Policy H1-5.1

The City shall develop a program to identify, preserve and protect historically significant housing. 9J-5.010(3)(c)(3)

Policy H1-5.2

The City shall conduct a survey to identify historically significant housing consistent with Florida Department of State Historic Resources Department's master site file criteria. 9J-5.010(3)(c)(3)

Policy H1-5.3

The City shall encourage and promote historic housing for nomination and listing on The National Register of Historic Places. 9J-5.010(3)(c)(3)

OBJECTIVE H1-6

The Housing Element shall be internally consistent with the other elements of the comprehensive plan and discourage residential development that results in urban sprawl. 9J-5.010(3)(b)(1,2,3&4)

Policy H1-6.1

The City shall discourage urban sprawl by encouraging compactness of development. 9J-5.010(3)(c)(11)

Policy H1-6.2

The City shall provide that housing development orders and permits issued shall not result in a reduction of level of service classification adopted in this Comprehensive Plan. 9J-5.010(3)(c)(2,11)

Policy H1-6.3

The City shall promote the reduction of sprawl by providing for higher residential densities in appropriate locations in order to minimize the consumption of land to meet residential needs.

Policy H1-6.4

The City shall encourage mixed land uses to include a residential component associated with office and other commercial type uses.

OBJECTIVE H1-7

City projects that dislocate existing residents shall not be approved without relocation measures included as part of the approval process. 9J-5.010(3)(b)(6)

Policy H1-7.1

During the approval of any City projects that will require the relocation of current residents, the City shall include detailed relocation measures to protect health, safety and welfare of affected residents. 9J-5.010(3)(c)(9)

Policy H1-7.2

All residents displaced as a result of government activity, other than enforcement activities, shall be provided with relocation housing or equitable compensation. 9J-5.010(3)(c)(3)

OBJECTIVE H1-8

The City shall maintain appropriate housing implementation programs that utilize subsidies of federal, state or local governmental agencies. 9J-5.010(3)(b)(7)

Policy H1-8.1

The City shall continue to identify, maintain and update governmental subsidy programs that are applicable to Deltona. 9J-5.010(3)(c)(7)

Policy H1-8.2

The City shall coordinate housing programs with housing providers and agencies that operate within Deltona. 9J-5.010(3)(c)(7)

Policy H1-8.3

The City shall evaluate the feasibility of job creation, job training and economic solutions to address affordable housing concerns. 9J-5.010(3)(c)(8)

SECTION 4
INFRASTRUCTURE ELEMENT
GOALS, OBJECTIVES, and POLICIES

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POTABLE WATER

GOAL I1

Provide safe efficient, cost effective and adequate public supply, treatment, and distribution of potable water for the City of Deltona.

9J-5.011(2)(a)

OBJECTIVE I1-PW1

The City of Deltona 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.

9J-5.011(2)(b)(2,3)

Policy I1-PW1.1

The City of Deltona adopts a level of service standard providing for an annual average daily volume of 300 gallons of potable water per equivalent residential unit. Projected flow for commercial, industrial, and institutional land uses will be calculated utilizing Deltona Water equivalent residential unit factors for water consumption specified by Land Development regulations.

9J-5.011(2)(c)(2d)

Policy I1-PW1.2

The City of Deltona shall require the installation of a central potable water distribution system in accordance with City land development regulations.

9J-5.011(2)(c)(2d)

Policy I1-PW1.3

The City of Deltona 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 City Codes.

9J-5.011(2)(c)(2d)

Policy I1-PW1.4

The City of Deltona shall require the developer to provide and dedicate to the City or service provider the potable water distribution system and treatment facilities within any new development as provided for in the City's land development regulations. The design criteria and construction standards for any addition to the water system shall be in conformance with City design and construction standards.

9J-5.011(2)(c)(2d)

Policy I1-PW1.5

Individual potable water wells are not encouraged but allowed under any one of the following applicable circumstances provided that the well has been approved by the City of Deltona or other agencies, as appropriate;

- a. The lot is one acre in size or larger and is designated as residential on the Future Land Use Map and the lot is within a single family subdivision, and connection to a central potable water system is not available within 500 feet of the residential boundary.
- b. The potable water well is installed in conjunction with the construction of a single family residence on an existing single family lot which is designated for residential land uses by the Future Land Use Map and which are less than one 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 distribution system.

or

- c. The potable water well is installed in conjunction with non-residential construction on an existing lot for landscape or agricultural irrigation purposes only until alternative reuse lines become available. When a central system becomes available, connection to said system is required.

9J-5.011(2)(c)(2d)

Policy I1-PW1.6

The City of Deltona shall require treatment of its water supply be at a minimum, in accordance with State and Federal standards of purity. 9J-5.011(2)(c)(2d)

Policy I1-PW1.7

The City of Deltona 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 adopted level of service standards. 9J-5.011(2)(c)(2d)

Policy I1-PW1.8

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 in lieu of upgrading existing potable water well. 9J-5.011(2)(c)(2d)

Policy I1-PW1.9

The January 2010 City Water Supply Work Plan is hereby adopted by the City and is intended to be included as support documentation for the Deltona Comprehensive Plan.

Policy I1-PW1.10

The City shall use the January 2010 City Water Supply Work Plan to serve as support and guidance for the implementation of policies with regard to the provision of potable water and water conservation activities.

The City shall accomplish the following:

1. Continue to use ground water supplies consistent with community needs and CUP requirements
2. Continue to satisfy wholesale agreements
3. Continue to pursue the development of financially feasible alternative water sources, such as surface water, brackish ground water, including the Lower Floridan Aquifer, and sea water
4. Reduce the use of water within the City under conservation measures, including but not limited to, the further development of a reuse distribution system, the requirement of low flow plumbing, and other water conservation techniques.

Policy I1-PW1.11

The City shall continue to participate in the SR 46 surface water plant project as a possible alternative water source. In addition, the City shall consider participating in other financially feasible alternative water supply projects as such projects are proposed.

Policy I1-PW1.12

The City shall ensure that adequate water supplies and facilities are available and in place consistent with the level of service established in policy 1a prior to issuing a certificate of occupancy or its functional equivalent.

Policy I1-PW1.13

Within the Deltona North service area, the City shall issue no development orders without first consulting with the County to determine whether adequate water supplies to serve the new development will be available no later than the anticipated date of issuance by the City of a certificate of occupancy or its functional equivalent.

OBJECTIVE I1-PW2

The City of Deltona shall provide for an adequate level of service standard for potable water service to meet the needs of current and future residents of the City of Deltona. *(Amended by Ordinance 32-2000 adopted by the Deltona City Commission at second reading March 19, 2001)* 9J-5.011(2)(b)(4)

Policy I1-PW2.1

The City of Deltona shall coordinate with the St. Johns River Water Management District, including the District water supply planning efforts to meet the projected water demand. 9J-5.011(2)(c)(3)

Policy I1-PW2.2

The City shall coordinate with the SJRWMD, and other governmental entities to share and update information.

Policy I1-PW2.3

The City shall coordinate and partner with the SJRWMD, and other governmental agencies to find and develop alternative water supply resources such as the SR 46 surface water plant project.

Policy I1-PW2.4

Prior to 2025, the City of Deltona shall develop facilities having the capability to access groundwater and financially feasible alternative water supplies of sufficient yield to provide the required potable water supply in the City water service areas. 9J-5.011(2)(c)(3)

Policy I1-PW2.5

The City of Deltona shall evaluate in conjunction other with potable water providers, additional potential water supply sources (surface water, brackish ground water, including the lower Floridan Aquifer, reclaimed water, stormwater, and sea water) and recovery technologies (e.g., reverse osmosis, membrane softening, desalinization) for the City water service areas.

9J-5.011(2)(c)(3)

Policy I1-PW2.6

By 2010, the City of Deltona shall adopt a water conservation ordinance. 9J-5.011(2)(c)(4)

Policy I1-PW2.7

Consistent with the January 2010 City Water Supply Work Plan, the City of Deltona shall maintain and expand water treatment capacity to produce and have available sufficient quantities of potable water to meet the projected long-range (2025) needs described in this Element. 9J-5.011(2)(c)(4)

Policy I1-PW2.8

The City of Deltona shall collect and use impact fees, connection fees, utility revenues, or other methods, as deemed appropriate to offset the cost of the capacity necessitated by the impact of new users and to develop alternative water supplies.

9J-5.011(2)(c)(4)

Policy I1-PW2.9

The City of Deltona shall maintain a potable water treatment and distribution facilities master plan for the City water service areas in the City of Deltona that is based on year 2025 demand projections and the level of service standards contained in this Element. 9J-5.011(2)(c)(4)

Policy I1-PW2.10

The City of Deltona shall allow the installation of individual shallow wells on residential and commercial lots for landscape irrigation, subject to applicable regulations in effect. This policy shall not apply to those areas where reclaimed water service facilities are available or can become readily available by identifying the customer demand. 9J-5.011(2)(c)(4)

Policy I1-PW2.11

The City of Deltona shall continue to require the use of potable water-conserving plumbing fixtures in all new development. 9J-5.011(2)(c)(4)

Policy I1-PW2.12

To further conserve water consistent with the wastewater master plan, the City shall extend reuse lines to activate dry lines that have been installed consistent with City Land Development Regulations when reclaimed water becomes available.

Policy I1-PW2.13

The City of Deltona shall require the use of reclaimed water by private landowners for landscape irrigation, car washing, and other activities, as allowed by the FDEP and/or the SJRWMD where the City or other utility owners can supply it. 9J-5.011(2)(c)(4)

Policy I1-PW2.14

As allowed by FDEP and/or the SJRWMD, the City of Deltona shall provide facilities to allow the use of reclaimed water for agricultural purposes, where the City supplies it. 9J-5.011(2)(c)(4)

Policy I1-PW2.15

To encourage water conservation activities, the City shall continue to do the following:

- 1) Maintain an inclined rate structure;
- 2) require the installation of individual service collection meters;
- 3) assist in home leak inspections; and
- 4) maintain and check flow meters.

Policy I1-PW2.16

To further encourage water conservation the City shall:

- 1) By 2010 adopt a water conservation plan consistent with the SJRWMD water conservation plan;
- 2) by 2010 incorporate water wise landscaping requirements into the City land development regulations; and
- 3) require the use and maintenance of rain sensors.

Policy I1-PW2.17

The City shall continue to promote the use of low impact development techniques to protect native vegetation with the intent of minimizing the need for future irrigation.

Policy I1-PW2.18

The City shall continue to participate in applicable rebate programs for rain barrels, water efficient appliances, etc.

OBJECTIVE I1-PW3

Throughout the planning period the City of Deltona shall encourage the use of existing and future facilities, so as to discourage urban sprawl. 9J-5.011(2)(b)(3)

Policy I1-PW3.1

The extension of water lines or establishment of central systems of potable water outside of City urban land use categories shall be prohibited unless said extension or facility construction will mitigate existing or potential problems of public health, safety, or welfare and water service area. 9J-5.011(2)(c)(1)

Policy I1-PW3.2

The City shall be the sole provider of central water service in the City's Chapter 180, F.S. service area franchise.

Policy I1-PW3.3

The City of Deltona shall negotiate agreements with developers for the City to provide potable water facilities in accordance with the proposed Water Master Plan for the affected service area and the City's design and construction standards. 9J-5.011(2)(c)(1,2d)

Policy I1-PW3.4

The City of Deltona shall coordinate with the County and other water suppliers to 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 flows. 9J-5.011(2)(c)(1)

Policy I1-PW3.5

The "infilling" of developed 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. 9J-5.011(2)(c)(1)

Policy I1-PW3.6

The City may create Special Assessment Districts encompassing existing lots or subdivisions in the manner prescribed by City rules and regulations for the purposes of installing or improving central potable water systems. 9J-5.011(2)(c)(1)

Policy I1-PW3.7

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. 9J-5.011(2)(c)(1)

OBJECTIVE I1-PW4

Throughout the planning period, the City of Deltona shall coordinate the provision of potable water service to ensure the efficient and cost effective delivery of this service.

Policy I1-PW4.1

The City should negotiate interlocal agreements with the County and other service providers for the purpose of establishing interconnections to accomplish the following:

- a. Improvement of system reliability in the event of diminished water supplies, line breaks, or excessively high localized, water demand conditions through interconnections, retrofits or other methods as deemed appropriate..
- b. Consider the option of purchasing water services dependent on appropriate funding in a proposed acquisition study.
- c. Coordinate recommendations of the St. Johns River Water Management District, and other local, regional and State agencies involved in determining water demand conditions.

Policy I1-PW4.2

The City of Deltona 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.

SANITARY SEWER**GOAL I2**

Provide safe adequate cost effective and environmentally acceptable sanitary sewer systems for the City of Deltona.

OBJECTIVE I2-SS1

The City of Deltona shall require that the following policies which establish minimum level of service standards, are met when planning capital improvements and for reviewing applications for development approval. 9J-5.011(2)(b)(2)

Policy I2-SS1.1

The City of Deltona adopts a level of service standard providing for an annual average daily volume of 284 gallons of domestic wastewater per equivalent residential unit. Projected flow for commercial, industrial, and institutional land uses will be calculated utilizing Deltona Water equivalent residential unit factors for water and wastewater service as illustrated in City land development regulations. 9J-5.011(2)(c)(1)

Policy I2-SS1.2

The City of Deltona shall require "advanced secondary treatment" of wastewater (including high-level chlorination and sand filtration) at all wastewater treatment plants with capacities of 0.1 MGD or more within the City. 9J-5.011(2)(c)(1)

Policy I2-SS1.3

The City of Deltona shall require the installation of a central sewer collection and transmission system, and reclaimed water mains in accordance with City land development regulations where connection to an existing central sanitary sewer system or reclaimed system is not available.

9J-5.011(2)(c)(2)

Policy I2-SS1.4

The City of Deltona shall require the utilization of a central sewer system where connection to a central system is available. The use of existing septic tanks serving land uses within the sewer service areas may continue in the manner consistent with the requirements specified by the Florida Administrative Code. Existing package treatment plants shall be connected to a central sewer system when connection to said system is available. 9J-5.011(2)(c)(2)

Policy I2-SS1.5

New septic tanks are discouraged, but may only be allowed under any one of the following applicable circumstances provided that the septic tank has been approved by the Florida Department of Health and Rehabilitative Services;

- a. The lot is one acre or larger in size and is designated as residential on the Future Land Use Map, or
- b. The septic tank is installed in conjunction with the construction of a single family residence upon an existing platted single family lot, which is designated for residential use on the Future Land Use Map and the lot is 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

- c. The septic tank is installed in conjunction with non-residential construction on an existing lot, that central wastewater service is not currently available, and that the estimated wastewater flow from said non-residential use is less than five thousand (5,000) gallons per day. Connection to a central system of sanitary sewer service is required when said system is available.

9J-5.011(2)(c)(2)

Policy I2-SS1.6

The City of Deltona 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. 9J-5.011(2)(c)(2)

Policy I2-SS1.7

The City of Deltona shall regularly inspect all City-owned and private wastewater treatment facilities to ensure proper operation and maintenance. 9J-5.011(2)(c)(2)

Policy I2-SS1.8

The location and siting of new package treatment plants shall be prohibited by the City in areas where the disposal of improperly treated effluent may degrade the quality of groundwater or adjacent surface waters. In addition, package plants shall be connected to central sewer as it becomes available and after package plants are no longer used they shall be abandoned and removed from the site. 9J-5.011(2)(c)(2)

Policy I2-SS1.9

An existing septic tank system may be upgraded, provided that a central sanitary sewer system is not available. However, connection to a central sanitary sewer system is required, where said system is available in lieu of upgrading an existing septic tank system.
9J-5.011(2)(c)(2)

Policy I1-SS1.10

The City shall further expand its wastewater treatment capacity to support new development and redevelopment activities within the City.

Policy I1-SS1.11

The City shall investigate methods, including funding sources, to retrofit areas of the City that are currently served by septic systems. A priority for such retrofit activity, if deemed feasible, will be as follows:

- a. Correct threats to public health and safety;
- b. Improve the environmental conditions of surface and ground water resources; and
- c. Encourage sustainable redevelopment and compact urban development patterns.

OBJECTIVE I2-SS2

Throughout the planning period, the City of Deltona shall maximize the use of existing facilities within sewer service areas, so as to discourage urban sprawl.
9J-5.011(2)(b)(3)

Policy I2-SS2.1

The City of Deltona may coordinate and negotiate agreements with developers and service providers in accordance with the affected City sewer service area and the City's design and construction standards.
9J-5.011(2)(c)(1)

Policy I2-SS2.2

Development and redevelopment 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 City's Concurrency Management Ordinance or Land Development Regulations as may be determined by the City Commission.

9J-5.011(2)(c)(1)

Policy I2-SS2.3

The City may create Special Assessment Districts encompassing existing lots or subdivisions, in the manner prescribed by State and City rules and regulations, for the purposes of installing or improving central wastewater systems.

9J-5.011(2)(c)(1)

Policy I2-SS2.4

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 and the cost of abandonment and proper removal.

9J-5.011(2)(c)(1)

OBJECTIVE I2-SS3

The City of Deltona shall encourage the development of an effluent recharge, reuse and disposal program to recharge wetlands and groundwater supplies and provide irrigation water.

9J-5.011(2)(b)(5)

Policy I2-SS3.1

The City of Deltona shall require use of reclaimed water 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 as determined by the City.

9J-5.011(2)(c)(3)

Policy I2-SS3.2

The City of Deltona shall monitor enforcement of 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. 9J-5.011(2)(c)(3)

Policy I2-SS3.3

The City of Deltona shall participate in long-term agreements with land owners to accept reclaimed water for irrigation of horticultural or agricultural uses. 9J-5.011(2)(c)(3)

Policy I2-SS3.4

Where development occurs, the City of Deltona shall require a dual water system utilizing reclaimed wastewater for parks, golf courses, cemeteries, large agricultural, commercial, or governmental complexes and other water customers. 9J-5.011(2)(c)(3)

Policy I2-SS3.5

The City shall continue to reuse 100% of normal weather wastewater generated at City water reclamation facilities.

Policy I2-SS3.6

The City shall improve reclaimed water reuse by expanding and improving reclaimed water infrastructure.

Policy I2-SS3.7

The City shall continue to meter individual reclaimed water connections.

OBJECTIVE I2-SS4

The City of Deltona shall coordinate with service providers to develop plans to extend wastewater facilities and to expand wastewater treatment capacity necessary to accommodate projected 2025 wastewater service needs. 9J-5.011(2)(b)(2)

Policy I2-SS4.1

The City of Deltona shall annually designate as appropriate and financially feasible a portion of its capital improvements budget for the correction of existing deficiencies in its wastewater disposal system as determined by the application of the standards contained in this Element.

9J-5.011(2)(c)(1,2&9)

Policy I2-SS4.2

The City of Deltona shall collect and use impact fees to offset the cost of capacity necessitated by the impact of new users. 9J-5.011(2)(c)(1,2&9)

Policy I2-SS4.3

The City of Deltona shall maintain and update a wastewater collection, treatment facilities, and reclaimed water reuse master plan for the sewer service areas in the City that is based on year 2025 effluent projections and the level of service standards contained in this Element. 9J-5.011(2)(c)(1,2&9)

Policy I2-SS4.4

The City of Deltona shall negotiate sewer service area agreements with Volusia County and other applicable governmental entities to better coordinate the orderly, efficient, and cost effective provision of wastewater service. 9J-5.011(2)(c)(1)

SOLID WASTE**GOAL I3**

The City of Deltona shall cooperate, coordinate and in a cost effective manner, strive for the reduction of landfill waste needs.

OBJECTIVE I3-SW1

The City of Deltona shall strive to assist the County's goal of reducing the waste stream for disposal in area landfills. 9J-5.011(2)(b)(1,2)

Policy I3-SW1.1

The City of Deltona shall participate in the education of the public to avoid products which: are not recyclable, cannot be converted, or cannot be used as a resource or derived fuel.

9J-5.011(2)(c)(1,2b)

Policy I3-SW1.2

All solid waste facilities (landfills, transfer stations, 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. The City shall coordinate with the provider on the location of future solid waste facilities.

Policy I3-SW1.3

The City of Deltona shall maintain programs designed to eliminate littering and illegal dumping.

9J-5.011(2)(b)(1, 2b)

Policy I3-SW1.4

Educate the public regarding the problems, health hazards and additional costs that result from littering and illegal dumping. The City laws regarding solid waste should also be widely publicized. Citizen groups will be encouraged to report violations to the City. 9J-5.011(2)(c)(1)

Policy I3-SW1.5

Coordinate with the appropriate enforcement agencies for the effective enforcement of anti-littering and illegal dumping laws. 9J-5.011(2)(c)(1)

OBJECTIVE I3-SW2

Locate and maintain solid waste facilities in a manner, which does not adversely affect residential neighborhoods or local streets. 9J-5.011(2)(b)(2)

Policy I3-SW2.1

Landfills and resource recovery facilities shall not be located in residential neighborhoods.

9J-5.011(2)(c)(1,2b)

Policy I3-SW2.2

Avoid transfer truck traffic and reduce local haul (any refuse transported within the City of Deltona) on residential neighborhood streets. 9J-5.011(2)(c)(1,2b)

Policy I3-SW2.3

The City of Deltona shall continue to locate future solid waste transfer stations so as 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. Reduction in adverse impacts of local haul and transfer truck traffic on residential neighborhood streets.
2. Encourage increased cost efficiency in the operation of the solid waste flow stream.

9J-5.011(2)(c)(1,2b)

OBJECTIVE I3-SW3

Ensure that the availability and quality of solid waste disposal facilities and 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.

Policy I3-SW3.1

Maintain an 8.6 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 solid waste landfills. 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. 9J-5.011(2)(b)(1)

Policy I3-SW3.2

The City shall maintain the permit tracking system. This system shall provide, on a timely basis, information on development and building activity. This information will be used to determine whether an area wide level of service is being maintained for the purposes of Solid Waste Concurrency Management. 9J-5.011(2)(c)(1)

Policy I3-SW3.3

In order to reduce the volume of improperly disposed hazardous waste disposal, the Building Division shall provide each industrial park and industrial subdivision the following information: Federal, State and local regulations for the storage and disposal of hazardous waste and waste exchange, and management/disposal options. 9J-5.011(2)(c)(1)

Policy I3-SW3.4

Guidelines shall be established through the Land Development Regulation process to regulate the location of private hazardous waste transport facilities. 9J-5.011(2)(c)(1)

STORMWATER

GOAL I4

To protect the health and safety of the public by ensuring stormwater management facilities and services are properly maintained, environmentally sound, cost effective, and meet the community's present and future demands.

OBJECTIVE I4-STW1

The City shall continue to implement the watershed study and assess other watersheds for flooding and pollution problems and for changes in land use in the event that further detailed Watershed Master Plans may be warranted in the future. 9J-5.011(2)(b)(5)

Policy I4-STW1.1

The City of Deltona shall continue to implement the comprehensive surface and groundwater watershed management plan. 9J-5.011(2)(c)(4,5)

Policy I4-STW1.2

Additionally, the City shall, in implementation of the plan:

- (a) Consult with and obtain permits as may be necessary from proper regulatory authorities before initiating alteration for wetlands; and
- (b) Recognize landowners' statutory and common-law vested private property rights, including riparian rights.

Policy I4-STW1.3

All land use and development approval decisions which impact water resources in Deltona shall conform to the comprehensive surface and groundwater watershed management plan, when approved by the City Commission.

Level of Service for Storm Water Quantity and Quality:

- a. **Closed Basing LOS:** The City will establish a Level of Service design standard in closed drainage basins as follows: All development shall 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 a 24 hour, 100 year frequency storm.
- b. **Basins with Outfall LOS:** The City will establish a Level of Service design standard in non-closed basins as follows: All development shall 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 a 24 hour, 25 year frequency storm.

Policy I4-STW1.4

The City of Deltona shall use the watershed studies to determine level of service, capacity analysis, demand level and geographic service area for stormwater management areas and shall include mosquito control facilities which function as stormwater facilities.

9J-5.011(2)(c)(1,2c&5)

Policy I4-STW1.5

All new development and redevelopment projects shall meet or exceed these minimum State water quality standards; Chapter 62-40 Florida Administrative Code (FAC), Chapter 62-302 FAC, Chapter 40C-42 FAC. All new development or redevelopment projects shall also meet or exceed minimum environmental protection standards of Volusia County and this Comprehensive Plan. Stormwater discharges from all new development and redevelopment projects shall also meet or exceed State water quality standards for Class III Waters as stated in Chapter 62-302 FAC.

OBJECTIVE I4-STW2

The City of Deltona shall at a minimum maintain current standards regulating the design, construction, and management of drainage systems used for stormwater management.

9J-5.011(2)(b)(5)

Policy I4-STW2.1

The City of Deltona shall identify and prioritize drainage systems in need of retrofitting and upgrade of these systems, as funding becomes available. Watershed studies will be used to identify and prioritize systems in need of retrofitting. The City of Deltona may apply for any grants and loans available from the DEP Revolving Loan Fund. 9J-5.011(2)(c)(1,4,5)

Policy I4-STW2.2

The City of Deltona shall develop an inspection and enforcement program to ensure proper maintenance of stormwater management systems. 9J-5.011(2)(c)(1)

Policy I4-STW2.3

Best Management Practices (BMPs) for control of erosion and sedimentation shall be employed for all construction and agricultural activities in order to protect natural water bodies, watercourses and wetland from off-site pollutants.

9J-5.011(2)(c)(4,5)

Policy I4-STW2.4

The City of Deltona shall complete a study to examine innovative stormwater BMP's (such as turf block, porous concrete "Rigby" cleaning machine, as a way to improve its stormwater management program.

9J-5.011(2)(c)(4,5)

NATURAL GROUNDWATER AND AQUIFER RECHARGE

GOAL I5

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 City. 9J-5.011(2)(b)(4,5)

OBJECTIVE I5-NGW1

Consistent with the January 2010 City Water Supply Work Plan, potable water resources shall be identified, protected and conserved. 9J-5.011(2)(b)(4)

Policy I5-NGW1.1

The City of Deltona shall coordinate with the St. Johns River Water Management District and continue to monitor and evaluate groundwater resources. 9J-5.011(2)(c)(4,5)

Policy I5-NGW1.2

The City of Deltona shall determine water supply levels, including alternative sources of water, consistent with the January 2010 City Water Supply Work Plan. 9J-5.011(2)(c)(1,4)

Policy I5-NGW1.3

The City of Deltona shall promote the efficient use of groundwater supplies as outlined in the January 2010 City Water Supply Work Plan and Potable Water Element of this Comprehensive Plan. 9J-5.011(2)(c)(3)

Policy I5-NGW1.4

The City of Deltona shall require the use of water conserving plumbing fixtures in all new development, subject to City regulations in effect. 9J-5.011(2)(c)(3)

Policy I5-NGW1.5

Prime (or high) aquifer recharge areas appropriate for development shall be developed so as to continue to maintain pre-development net retention, exempting agricultural activities utilizing those Best Management Practices adopted by U.S. Natural Resources Conservation Service and Florida Department of Environmental Protection, which in fact protect ground and surface water quality. 9J-5.011(2)(c)(4)

Policy I5-NGW1.6

The City of Deltona shall consider purchase or secure environmental easements on recharge lands where feasible for the purpose of water detention and recharge. 9J-5.011(2)(c)(4,5)

Policy I5-NGW1.7

The City of Deltona shall continue a comprehensive program responsible for educating businesses and residents of: the City's current water conservation policies, the fragility of the aquifer, methods to reuse and conserve water, well abandonment problems and rules, and benefits of drought resistant plants. 9J-5.011(2)(c)(3)

OBJECTIVE I5-NGW2

The City of Deltona shall continue to appropriately protect and manage the Floridan and surficial Aquifers' water quality and quantity. 9J-5.011(2)(b)(5)

Policy I5-NGW2.1

The City of Deltona shall adopt additional policies, within its jurisdiction, using applicable information, including the January 2010 City Water Supply Work Plan to protect the aquifer.

These shall include policies that address:

- 1 .public well field siting
2. siting of industrial land uses which use hazardous materials or generate hazardous waste
3. siting of additional hazardous waste collection facilities for households and conditionally exempt small quantity generators of hazardous waste
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 to agricultural activities regarding the use of pesticides or fertilizers.
7. identification and development of alternative sources of water; and
8. further development of wastewater reuse.

9J-5.011(2)(c)(5)

Policy I5-NGW2.2

The City of Deltona shall continue to enforce the local and State regulations pertaining to the protection of the surficial and Floridan Aquifers from such contaminants as hazardous and biological wastes, and petroleum products including, but not limited to: fuel oils, transportation fuels, machinery fluids, and their wastes. 9J-5.011(2)(c)(4,5)

Policy I5-NGW2.3

The City of Deltona shall maintain a wellhead/well-field protection ordinance for which shall, at minimum, do the following:

1. determine the zone of influence and/or area for protection for each public well field,
2. determine restrictions for the handling and storage of hazardous substances in order to protect potable water supplies,
3. permit regional well fields to serve a multi-purpose function, such as conservation and passive public recreational facilities.

9J-5.011(2)(c)(3,4&5)

Policy I5-NGW2.4

The City should utilize water quality standards included in the “Stormwater and Watershed Management Master Plan,” as a benchmark for water quality, to determine if degradation, maintenance or improvement has occurred.

SECTION 5
CONSERVATION ELEMENT
GOALS, OBJECTIVES, and POLICIES

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WATER RESOURCES

GOAL CON1

Ensure the protection and improvement of the natural functions and quality of the City of Deltona's Water Resources.

9J-5.013 (2)(a)

OBJECTIVE CON1-WR1

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

9J-5.013(2)(b)(2)

Policy CON1-WR1.1

On-site sewage disposal systems and associated drain fields shall be discouraged 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 as consistent with applicable State regulations.

9J-5.013(2)(c)(1, 6)

Policy CON1-WR1.2

Best management practices which control erosion and limit the amount of sediment reaching surface waters shall be required for construction, agriculture, silviculture, excavation, dredge and fill, and stormwater management activities.

9J-5.013(2)(c)(1, 6)

Policy CON1-WR1.3

The City shall maintain in conjunction with the SJRWMD and other applicable entities, standards for stormwater which discharge into surface water bodies in order not to degrade the ambient water quality of the receiving water body.

9J-5.013(2)(c)(1, 6)

Policy CON1-WR1.4

The City will continue to implement and update, from time to time, adopted surface and stormwater management regulations that assure that systems are designed to meet or exceed current standards, and can be practically and easily maintained.

Enforcement of these requirements are intended to increase retention of stormwater, minimize degradation of surface waters and protect wetlands through treatment of stormwater runoff. At a minimum, surface and stormwater treatments may include, but are not limited to:

1. Appropriate on-site retention or detention in accordance with adopted local and state regulations including filtration, exfiltration, water segregation techniques; the establishment of littoral zones in wet detention systems; and the use of wetland areas and grassy areas for filtration.
2. Protection of wetlands and environmentally sensitive areas; and
3. Management and protection of the quantity, timing and quality of water releases and discharges.

Policy CON1-WR1.5

Retrofitting of substandard public drainage systems shall occur during repair, expansion, or redevelopment activities. This policy is intended to address potential water quality problems resulting from poorly designed, inadequate systems, or those systems constructed previous to a complete understanding of the effects of stormwater runoff on water quality.

GOAL CON2

Improve Water Quality in all Waters of the State, including Creeks, Rivers, Canals and Shorelines Connected to Waters of the State.

OBJECTIVE CON2-WR1

The City shall participate with surrounding local governments to improve water quality in drainage basins within the County; and provide assistance to improve water quality in other mutually shared drainage basins.

The City shall coordinate with existing resource protection plans of other government agencies, including; Volusia County; St. Johns River Water Management District; Florida Fish and Wildlife Conservation Commission; Florida Department of Environmental Protection; Army Corp of Engineers; and U.S. Fish & Wildlife Service and others.

Policy CON2-WR1.1

The City will coordinate with resource protection efforts of the St. Johns River Water Management SWIM Plan by further maintaining and/or enhancing the environmental resources of local lakes to benefit the lake and regional ecosystem.

Policy CON2-WR1.2

The City will coordinate with the resource protection efforts of the St. Johns River Water Management SWIM Plan by identifying other restoration projects that will provide environmental benefits to areas within the SWIM Planning Area.

Policy CON2-WR1.3

Drainage Basin Plans Must Meet Adopted Water Quality Standards. All drainage basin plans shall be designed to meet water quality standards of surface water bodies by assuring that the rate, timing and quality of runoff meet adopted local and state water quality standards.

Policy CON2-WR1.4

All drainage outfalls to natural surface water features, including those associated with agricultural uses, shall be designed to maintain, and where possible, improve water quality.

Policy CON2-WR1.5

The City shall identify water supply sources through the January 2010 City Water Supply Work Plan that will meet the 2025 planning horizon needs of the Comprehensive Plan, while protecting ecological resources.

Policy CON2-WR1.6

The City shall coordinate with the SJRWMD, Volusia County, and other entities, as deemed appropriate to identify and appropriately utilize alternative water resources to ensure the following:

- a. The maintenance of flows and levels of surface water resources consistent with SJRWMD rules;
- b. Groundwater sources are not overly impacted by groundwater withdraws; and
- c. Any by-products associated with the treatment of water are managed in a manner where natural resources are not adversely impacted.

OBJECTIVE CON2-WR2

Protect and enhance the natural hydrologic functions and wildlife habitat attributes of surface water resources, wetlands, and the floodplains associated with these waters.

9J-5.013(2)(b)(2)

Policy CON2-WR2.1

Natural shoreline buffers or setbacks shall continue to be required 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.

9J-5.013(2)(c)(1,3,6,8&9)

Policy CON2-WR2.2

Permitted periodic, removal or control of nuisance submerged, emergent, or floating vegetation shall 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.

9J-5.013(2)(c)(6)

Policy CON2-WR2.3

The City shall ensure that proposed withdrawals from or discharges to natural surface water bodies which alter hydroperiods or water stage levels do not adversely impact water dependent ecosystems. 9J-5.013(2)(c)(8)

Policy CON2-WR2.4

Undisturbed segments of flood plains shall be protected through public acquisition, land use controls, conservation easements, or other methods as appropriate.

9J-5.013(2)(c)(9)

Policy CON2-WR2.5

Proposed structures located within the flood plain of surface water bodies and within flood prone areas, shall 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 flood prone areas shall be considered both sites specifically and cumulatively. 9J-5.013(2)(c)(9)

Policy CON2-WR2.6

Dwelling unit densities shall not be increased within the flood plains of surface water bodies and in other flood prone areas as provided for in land development regulations, and per Florida Statute in that allowable densities do not create potential flood hazards, or degrade the natural functions of the flood plain. Dwelling unit density determinations in the floodplain shall consider both site specific and cumulative impacts.

9J-5.013(2)(c)(9)

OBJECTIVE CON2-WR3

Protect and appropriately utilize the physical and ecological functions of natural drainage ways and related drainage patterns.

9J-5.013(2)(b)(4)

Policy CON2-WR3.1

Land planning and development proposals shall 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 and off-site (or area-wide) stormwater management systems.

9J-5.013(2)(c)(1)

Policy CON2-WR3.2

Isolated wetlands may be considered for integration into a stormwater management system. In such cases, natural hydroperiods and stage elevations shall be designed to maintain or improve the existing wetland community. No direct discharge will occur in the wetland community without appropriate water quality treatment.

9J-5.013(2)(c)(1)

Policy CON2-WR3.3

The City shall maintain criteria and standards for the mitigation of environmentally sensitive lands and critical habitats which are destroyed or altered. The standards shall provide for, at minimum, collection of a mitigation fee to be used specifically for the acquisition and management of environmentally sensitive lands, and/or preservation or replacement of like kind habitat.

9J-5.013(2)(c)(3,5,8&9)

Policy CON2-WR3.4

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 low density residential. Otherwise, proposed land use activities must ensure that such activities will not degrade the natural physical, biological, aesthetic, or recreational functions of such lands through the use of buffers, environmental swales, and other acceptable practices.

9J-5.013(2)(c)(5,7,8&9)

OBJECTIVE CON2-WR4

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.

9J-5.013(2)(b)(3)

Policy CON2-WR4.1

The City shall utilize various mapping inventories of ecological communities by type (as indicated by vegetative composition), generated by various sources (FNAI, Volusia County, etc.) to monitor the following communities:

Wetland Communities	Upland Communities
Freshwater marsh	Pine flatwood
Wet prairie	Mixed hardwood hammock
Bottomland hardwood swamp	Oak hammock
Cypress swamp	Cabbage palm hammock

Bay head swamp	Pine/xeric oak thicket
Mixed hardwood swamp	Scrub oak thicket
Sand pine forest	Grassland and shrub

9J-5.013(2)(c)(3)

Policy CON2-WR4.2

Utilizing data from the Florida Natural Areas Inventory, East Central Florida Regional Planning Council (ECFRPC), and the FFWCC, the City shall evaluate 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 as outlined elsewhere in this Element. 9J-5.013(2)(c)(3)

Policy CON2-WR4.3

Based on the ecological data inventory, including site specific information, the City shall consider potential site specific, off-site, and cumulative impacts to ecological communities for land development projects. 9J-5.013(2)(c)(3)

Policy CON2-WR4.4

The City shall require 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. 9J-5.013(2)(c)(3)

Policy CON2-WR4.5

The City shall consider the status of endangered ecosystems and other environmentally sensitive lands when reviewing land use proposals and acquisitions. 9J-5.013(2)(c)(3)

Policy CON2-WR4.6

The City shall coordinate with appropriate governmental entities to protect environmentally sensitive lands which extend into adjacent counties and municipalities. 9J-5.013(2)(c)(8)

Policy CON2-WR4.7

At a minimum, Environmentally Sensitive Areas shall contain one or more of the following natural resources:

- a) Rare, Threatened or endangered wildlife and/or vegetation, e.g., wildlife; vegetation. A complete list is defined by the U.S. Fish and Wildlife Service, FFWCC, the East Central Florida Regional Planning Council and other applicable regulatory agencies;
- b) Rare and unique upland habitat that support endangered or threatened species;
- c) Wetlands;
- d) Special geologic formations;
- e) Artifacts of archaeological or historic significance;
- f) Within public water supply system wellfield cone(s) of influence;

- g) Within floodways and areas subject to flooding.

OBJECTIVE CON2-WR5

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.

9J-5.013(2)(b)(3, 4)

Policy CON2-WR5.1

Wetlands shall be preserved wherever possible. In cases where adverse impacts to such wetlands are found by the City to be the necessary to the overriding public interest, appropriate mitigation shall be required by appropriate permitting agency prior to land use or development approvals.

9J-5.013(2)(c)(1,3,5,6,8 &9)

Policy CON2-WR5.2

Isolated wetlands which are shown to be significantly degraded, or cover small areas (less 1/3 an acre), may be modified while allowing no net loss of wetlands.

Policy CON2-WR5.3

Wetland buffers and setbacks shall be required landward of all protected wetlands.

- a. Buffers for the protection of wetlands shall be determined on an individual basis with standards and formulas derived for the following criteria, at minimum: existing soil erodibility; cover and type of vegetation; slope; water table depths; water quality; wildlife; and the protective status of the receiving waters. Buffers shall consist of intact natural communities comprised predominantly of appropriate native vegetative species in the overstory, shrub, and understory layers. Activities within wetland buffers 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 shall afford setbacks and natural buffers measured from the upland/wetland interface, as determined by utilizing appropriate State wetland determination methodology. Upland buffers shall be no less than 25 feet.
- c. In cases where the alteration of the wetland buffers is determined to be unavoidable, appropriate mitigation shall be required. 9J-5.013(2)(c)(1,3,6,8&9)

Policy CON2-WR5.4

If, by restriction of attainment of reasonable use through the City's land development regulations, it is determined by the City that wetland alteration is unavoidable, mitigation proposals shall be considered, which should include restoration of existing degraded or converted wetlands, or creation of new wetland habitat. Such mitigation activities shall replace like land habitat and

function, and shall not result in a net loss of wetlands. Preservation of upland habitat may be considered in certain instances if deemed appropriate but shall not result in a net loss of wetlands. In no case shall mitigation activities degrade environmentally sensitive upland habitat. 9J-5.013(2)(c)(5,6)

Policy CON2-WR5.5

The City shall consider the purchase of mitigation credits from various basin appropriate wetland mitigation banks as a suitable method of mitigating unavoidable wetland impacts. 9J-5.013(2)(c)(8)

OBJECTIVE CON2-WR6

To protect habitats of wildlife species occurring in the City, particularly those which are threatened, endangered, or of special concern, to maintain, and enhance where necessary, existing species population numbers and distributions, and consistent with State and Federal law.

9J-5.013(2)(b)(4)

Policy CON2-WR6.1

The City shall monitor and inventory wildlife species, including state and federally listed species utilizing information from various sources, which utilize habitat within the City. This information shall be used in concert with ecological community data to help determine type and occurrence of environmentally sensitive wildlife habitat. This information shall be updated periodically and used to review projects which may impact environmentally sensitive habitat. The City will comply with state and Federal regulations for the protection of endangered species.

9J-5.013(2)(c)(9)

Policy CON2-WR6.2

Land development proposals shall 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.

9J-5.013(2)(c)(6)

Policy CON2-WR6.3

Where financially feasible, the City 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.

9J-5.013(2)(c)(7)

Policy CON2-WR6.4

The City shall utilize federal and state management guidelines for particular endangered species in reviewing land development proposals. 9J-5.013(2)(c)(6)

Policy CON2-WR6.5

Concurrent with the revision of the City's Land Development Regulations, the City will adopt an ordinance to manage development, to, if appropriate, require on-site protection of habitat, or require the ~~and~~ managed relocation of species, which are listed and identified as Endangered,

Threatened, or Species of Special Concern. Protection and relocation measures will be based on guidelines/requirements from appropriate State and Federal agencies and on local conditions.

AIR QUALITY

GOAL CON3

To ensure the highest quality of life, maintain and improve air quality and facilitate carbon/green house gas sequestration, for the protection of the natural environment and the health, safety, and welfare of the citizens of the City of Deltona. 9J-5.013(2)(b)(1)

OBJECTIVE CON3-AQ1

To maintain or exceed current levels of air quality exceeding minimum acceptable air quality standards as established by EPA and FDEP.

9J-5.013(2)(b)(1)

Policy CON3-AQ1.1

As specified in the Transportation, and Capital Improvements Elements, the City of Deltona shall encourage alternative modes of transportation by, at minimum: encourage mass transit system, establish a City-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. 9J-5.013(2)(c)(8)

Policy CON3-AQ1.2

The City of Deltona should work with the Department of Environmental Protection and Volusia County so that if deemed appropriate, the Department of Environmental Protection/Volusia County can develop an air quality database, monitoring, and assessment system with information regarding primary air pollutants as well as volatile organic compounds to determine ambient air quality. 9J-5.013(2)(c)(8)

Policy CON3-AQ1.3

Businesses which request development orders shall be required to install all appropriate pollution control devices and practices, and demonstrate that all necessary air quality permits have been approved prior to occupancy. 9J-5.013(2)(c)(8)

Policy CON3-AQ1.4

Industrial or other 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. 9J-5.013(2)(c)(8)

Policy CON3-AQ1.5

Newly developed industrial parks, industrial subdivisions, public and private utilities, and arterial roads shall, where appropriate, 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.).

9J-5.013(2)(c)(8)

OBJECTIVE CON3 –AQ2

To reduce energy consumption and reduce green house gas emissions, by encouraging efficient building construction and community design.

Policy CON3-AQ2.1

As illustrated by the Future Land Use Element, the City shall encourage compact urban land use patterns through the allowance of mixed use development formats, or other methods as deemed appropriate, with the intent of minimizing VMT.

Policy CON3-AQ2.2

The City shall maintain land development regulations that require energy efficient standards that at a minimum, comply with applicable LEED standards:

- a. Provide incentives for energy efficient building projects and development;
- b. Establish educational oriented activities regarding energy efficient design and development techniques;
- c. Take precedence over conflicting covenants and other instruments, and;
- d. Require City projects to comply with applicable green building standards such as LEED certification.

MINERAL EXTRACTION/SOIL

GOAL CON4

Ensure that mineral and soil resources are protected and utilized in a sustainable manner.

OBJECTIVE CON4- ME1

To minimize the impacts of mineral extraction activities on natural systems, while allowing appropriate utilization of the mineral resources. 9J-5.013(2)(b)(3)

Policy CON4-ME1.1

Proposed mineral extraction activities shall minimize impacts to environmentally sensitive lands and critical habitats. In cases where adverse alterations of such lands are unavoidable, appropriate mitigation shall be required. 9J-5.013(2)(c)(2)

Policy CON4-ME1.2

The City shall maintain 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.

9J-5.013(2)(c)(2)

Policy CON4-ME1.3

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

9J-5.013(2)(b)(2)

Policy CON4-ME1.4

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.

9J-5.013(2)(c)(6)

Policy CON4-ME1.5

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.

9J-5.013(2)(c)(6)

Policy CON4-ME1.6

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

9J-5.013(2)(c)(6)

SECTION 6
Parks and Recreation
GOALS, OBJECTIVES, and POLICIES

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INTRODUCTION

Deltona has a variety of parks, public spaces, and recreational facilities which support the City's strong quality of life. The purpose of the Parks and Recreation Element is to establish planning directives for the development, use, and accessibility of these resources in both private and publicly owned areas. These planning directives will ensure that Deltona's built environment is supported and enhanced by its parks and public spaces. As a result the element helps ensure that Deltona's vision of being a City which "*provides a high quality of life where the people live, work and play in a safe and secure environment*" becomes a reality.

The Parks and Recreation Element achieves this vision by establishing goals, objectives, and policies that support the City's economic development efforts, sense of community place, and quality of life. As a result, the element ensures that Deltona's land use practices and development efforts accomplish the following objectives:

- Establish a set of City level of service standards that provide minimum requirements for park and recreational services for the Deltona community through the year 2020.
- Improve and maintain the level of service and quality of City parks as financially feasible to enable Deltona residents to achieve a level of service for parks and recreation.
- Identify and obtain the necessary financial resources to achieve the established Comprehensive Plan's parks and recreation service level standards.
- Increase multi-modal transportation links to recreational facilities.

GOAL PR1

The development of a park and recreation system which provides for a myriad of recreational opportunities that is cost effective and efficient to develop; preserve and maintain the natural environment and makes the best use of the land; incorporates aesthetics as an essential component of park and facility design; and produces a sense of place and community for its users and nearby neighborhoods.

OBJECTIVE PR1-1

Maintain the City level of service standards for suitable park, recreation and open space land acreage, developed park and recreation land acreage, and major park and recreation facilities that provide minimum requirements for park and recreational services when used in conjunction with the natural and man-made features associated with individual park sites-for the Deltona community through the year 2025.

Policy PR1-1.1

Total Available Park and Recreation Lands

Through the year 2025, the City of Deltona shall maintain a minimum of four (4) acres of suitable developed and undeveloped park, recreation and open space land per 1000 residents. This minimum level of service standard may be exceeded by decision of the City Commission, through approval of an amendment to the Comprehensive Plan, in order to protect or enhance public health and welfare, to provide additional lands for the provision of needed park, recreation or open space facilities and to provide for specialized natural resource based park, recreation or open space facilities and lands. The City Commission shall be the final authority to determine which park lands and sites are suitable for public recreational purposes.

Policy PR1-1.2

Total Developed Park and Recreation Lands

The City of Deltona establishes the following minimum, incremental level of service standard for developed park and recreation lands within the City:

<u>Planning Period</u>	<u>Level of Service Standard</u>	<u>Incremental Increase</u>
	<u>Developed Acres per 1000 Residents</u>	<u>Additional Needed Developed Park Land</u>
Through Year 2000	1.72	0 acres
By Year 2005	2.10	62.89 acres (2000-2005)
By Year 2010	2.60	69.63 acres (2005-2010)
By Year 2015	3.00	72.09 + buy 7.61 acres (2010-2015)
By Year 2025	3.50	93.84 acres buy & dev. (2015-2025)

Within the Planning Period, the City Commission shall maintain this minimum level of service standard for developed park and recreation lands in the City based upon the availability of City

resources to achieve compliance with the standard. However, the overall objective is to increase the amount and quality of developed City park and recreational lands, to provide adequate recreational services to Deltona residents.

The term-“developed park and recreation land” shall mean that typically 50% of total project site is useable for passive, or active recreational purposes. For individual park or open space sites the amount of developed land will vary due to the purpose of the park site, or environmental, site and social conditions.

Developed park and recreation acres shall be the critical long-term measurement in terms of service level-standards for land or acreage by the year 2025. This new land service level standard shall be 3.5 acres of developed land per 1,000 residents, by the year 2025.

Policy PR1-1.3

Park and Recreation Facility Classifications

The following types of facilities should be provided for the residents of Deltona:

1. Passive recreational facilities including, but not limited to, multi-use trails, boardwalks, docks, fishing piers, etc.
2. Active recreational facilities including, but not limited to, sports fields and courts, playgrounds, community swimming pool(s), etc.
3. Indoor recreational facilities such as clubhouses, games, dancing, youth activities, etc.
4. Park, recreation, and open space facilities that are utilized and equally accessible by elderly or handicapped persons.
5. Community parks and neighborhood parks, both active and passive.
6. Open space and natural resource based lands and areas, used for relaxation, educational, conservation or passive recreational purposes.

Policy PR1-1.4

The City shall maintain specific, revised recreational facilities guidelines, including specific level of service standards for use within the Comprehensive Plan, for different types of recreational facilities (i.e. diamond sports fields, soccer, recreational trails, football fields, boat and fishing docks, and swimming facilities) to be provided in the City’s park system.

Policy PR1-1.5

The following facilities shall be counted and included in the City’s park and recreation facility inventory for the purposes of meeting the City’s service level guidelines for both land and recreation facilities (including land and facilities owned, operated, leased or utilized through valid joint public use agreements by the City of Deltona):

- Land and facilities from the Deltona parks system.
- Specific recreation facilities of the Volusia County School District located within the City boundaries and covered in a valid current "Joint Use Agreement”

arraignments approved or authorized by both the School District Board and the City Commission. With the exception of swimming pool(s) and gyms, useable school - recreational facilities shall not exceed 25% of the total number or acres of required City recreational facilities—used to calculate level of service.

- Specific recreation facilities located within the City boundaries where the City of Deltona is a party to a written multi-year use agreement with either a private non-profit or private for profit entity for the provision of public recreation facilities and/or services.
- Specific recreation facilities located outside the City boundaries but within three (3) miles from the City boundaries where the facilities are determined or estimated by the City to provide recreational services to City residents. For such facilities to count against level of service requirements, the City of Deltona shall be a party to a written, current and valid multi-year agreement with another government agency, public school agency, private non-profit or private for profit entity that provides recreation facilities and/or services to the citizens of Southwest Volusia, and the City of Deltona. This provision is not applicable to local or neighborhood parks located within a three mile radius, outside of the City of Deltona boundaries.

Policy PR1-1.6

Neighborhood Parks

The neighborhood park is the base of the City’s parks system. The major purpose of the neighborhood park is to provide an enjoyable space for informal recreation activities within walking distance. Neighborhood parks, where appropriate, may provide organized activities to serve recreation activities of Deltona residents.

A. Basic facility guidelines for the neighborhood park may consist of the following:

- playground apparatus
- ADA compliance
- an open play area
- a paved hard court facility
- small family picnic area (1-5 bench table combination)
- security lighting
- landscaping
- limited parking area or pervious parking area
- water fountains
- bike rack
- restrooms
- entrance facilities (gate and sign)
- storm water management facilities as required

- typical development guidelines - 50% of total project site, or lower if constrained by environmental, site and social conditions
 - connection to pedestrian or related facilities
- B. The following are some typical service level/facility enhancements for the neighborhood park that may be considered over and above the basic facility requirements:
- an additional open play area with a backstop for additional pick-up games for baseball or softball or for football or soccer goals as space permits, plus for limited practice for leagues
 - trail facilities for walking, jogging/exercising
 - facility lighting, if determined to be essential
 - any other facility that the community may request, compatible with the basic park purpose and the adjacent/nearby residential neighborhood
- C. Recommended size and service radius area ranges for the neighborhood park (Neighborhood Park) category shall include the following:
- Recommended size range: 3-9.99 acres
 - Typical service area radius range: ½-1- mile

Policy PR1-1.7

Community Parks

The Community Park is the second level in the Deltona park system. The higher intensity Community Park should serve City residents. Its major market focus should consist of all demographic groups including a broad range of age groups with various recreation facilities, activities and needs. These activities include a mix of formal, organized and supervised activities and programs as well as informal enterprises.

A major purpose of this park is to provide a variety of recreation activities. In addition, the Community Park may provide regulation or game fields for teams or leagues which have traditionally used such parks in the past.

- A. Basic facility guidelines for the Community Park could consist of the following:
- multi-purpose ball fields - fields suitable for team practice, and for league games
 - tennis courts, if compatible with surrounding residences and land uses, and subject to site constraints

- other hard court facilities (either basketball, shuffleboard, handball or racquetball), if compatible with surrounding residences and land uses
- playground apparatus area
- covered picnic area (pavilion or shelter) with grills for small group outings
- scattered picnic tables/benches for individuals, families and very small groups
- lighting for fields and courts as necessary
- comfort stations (restrooms for males and females) located near field facilities
- water fountains, located near field facilities
- trails for either walking, jogging or exercising
- parking area
- Served by VOTRAN or other mass transit providers
- bike racks
- security lighting
- landscaping
- gates, fencing, entrance sign
- storm water management as required
- typical development-50% of total project site, or lower if constrained by environmental, site and social conditions

B. The following are some typical service level/facility enhancements for the Community Park that may be considered over and above the basic facility requirements:

- additional multi-purpose fields, subject to site constraints
- specialized fields for a specific sport or league, if compatible with surrounding residences and land uses, subject to site constraints
- additional game fields, if compatible with surrounding residences and land uses, subject to site constraints
- additional lighted fields, if compatible with surrounding residences and land uses
- additional tennis courts, subject to site constraints
- additional hard court facilities, subject to site constraints
- additional lighted court facilities, if compatible with surrounding residences and land uses
- additional play apparatus areas
- an additional comfort station
- gymnasium/recreation center/activity building
- additional water fountains
- additional picnic pavilions/shelters
- specialized recreation facilities (compatible with this park's purpose and the surrounding residences and land uses)

- any other facility that the community may request, compatible with the basic park purpose and the adjacent/nearby residential neighborhood and land uses
- C. Recommended size and service radius area ranges for the community park category shall include the following:
- recommended size range: 12-39.99 acres
 - Typical service area radius range: 1-3 miles

Policy PR1-1.8

Open Space

Open space, trails, green ways, natural resource based lands, conservation areas and specialized (i.e. nature walk area) recreational facilities are the third level of the Deltona parks system. This category includes a wide variety of special lands, open space areas, scenic view sheds, and specialized recreational facilities that meet special open space, environmental conservation, and passive recreational needs or appropriately utilize environmentally sensitive lands, consistent with the Conservation element of the Comprehensive Plan. These lands and facilities provide relief from pressures of urban life by taking advantage of their environmental assets or location. Development of these lands shall be done in recognition of each site's intended purpose, site constraints and the requirement to balance both conservation and recreational that may be associated with each individual site. These open space/conservation/ specialized lands if developed, shall be developed, consistent with the Conservation element of the Comprehensive Plan, with due respect to individual site and environmental features and assets. Open space, conservation and specialized lands are not required to be counted in the City's inventory or level of service calculations for developed parks.

- A. Recommended size and service radius area ranges for the open space/ resource based category shall include the following:
- Recommended size range: minimum of 0.10 acre.
 - Typical service area radius range: Open space, ¼ to one-half mile; other lands and facilities, variable depending on resource availability.

Policy PR1-1.9

Neighborhood Parks Service Area Standard

By, 2025 the City of Deltona shall provide all neighborhoods with leisure time opportunities at neighborhood parks within a service area radius of between one half (1/2) and two (2) miles.

Policy PR1-1.10

Park Service Area Development Priority

Existing neighborhoods within the City boundaries which are not served by a neighborhood park or community park (service area voids) using the stated service area radius ranges shall have

priority for new park development as revenues and logistics permit. The development of community parks shall be the preferred format to fills service area or park facility voids

Policy PR1-1.11

Master Park Site Inventory for Existing and Future Facilities

The City shall maintain an inventory of existing and potential park sites, including natural resource areas as part of the City Parks Master Plan. The Plan will be continuously updated and include recommendations for possible disposal or reuse of existing unsuitable City owned park lands. The Plan shall recommended new community, and neighborhood parks and possible open space/natural resource based areas. The Master Plan inventory shall be created to be consistent with the Comprehensive Plan and the directives of the City Commission.

Policy PR1-1.12

Surplus Park Land

The City shall evaluate uses for park land deemed to be surplus. Potential uses include sites for affordable housing, public utilities, etc.

Policy PR1-1.13

Recreation Facility Development Standards

Field and court facilities designated for league play and other recreation facilities should be planned and developed to meet the recommended space, size and dimension standards as advocated by the National Recreation and Park Association (NRPA), and/or similar standards from the Statewide Comprehensive Outdoor Recreation Plan, or local leagues whenever practical and as funds permit.

Policy PR1-1.14

Periodic Review of Level of Service Guidelines and Standards

Suitable open spaces shall be minimally developed and supplied with furnishings (i.e., benches, picnic tables, shaded areas, etc.) to allow public use and enjoyment where appropriate.

OBJECTIVE PR1-2

The City shall improve and maintain the level of service and quality of City parks, as financially feasible, to enable Deltona residents to enjoy parks and recreation amenities which fits local needs and are comparable with any similar sized urban community.

Policy PR1-2.1

Phased Park Development

The City shall primarily develop and maintain basic park and recreation facilities in multiple phases over several years. Park development and maintenance improvements shall be implemented based on overall City park system needs, with due consideration of the desires of local residents and the characteristics of the park site and surrounding area.

Policy PR1-2.2**Basis for Park Classifications**

The parks in the City system shall continue to be classified and differentiated based on size, location, site characteristics, facilities, activities, need for facility lighting, and use.

Policy PR1-2.3**Americans with Disabilities Act Compliance**

The City shall continue to make City park facilities and services equally accessible to physically impaired persons, in compliance with the Americans with Disabilities Act. The City shall utilize funds such as Community Development Block Grant funds; to help off set required park services improvements.

Policy PR1-2.4**Desired effort to Provide Additional Game fields**

The City should implement the Parks Master Plan recommendations regarding the need for additional sport/game fields. In addition, the City should perform an assessment plan to determine the need for additional sport / game fields.

Policy PR1-2.5**Intergovernmental Coordination**

The City shall continue to strengthen the working relationship between the City of Deltona, Volusia County, Volusia County School Board and other recreational type organizations, to improve planning, and delivery of recreational services in the Deltona area.

Policy PR1-2.6**Public Participation Efforts**

The City shall actively and continuously solicit specific ideas from the public to improve recreation services, programs and activities.

Policy PR1-2.7**Encouragement of Multiple Uses and Activities at City Parks**

New City parks shall primarily be designed and developed to provide for multiple uses and recreational activities, suitable for the park site and its intended users. The City shall also improve existing suitable parks to expand the types of recreational facilities or opportunities available at each suitable park site.

Policy PR1-2.8

The City, in cooperation with Volusia County, adjacent cities, the MPO and other interested organizations, shall complete design of an open space master plan which addresses issues regarding master trails and pedestrian facilities, greenways, and environmentally important open spaces. The City shall coordinate creation of the master trails plan to take advantage of and provide linkages to other existing and proposed trails and pedestrian facilities in the Deltona

area. Additionally, the plan shall be used to increase the supply and quality of such lands and facilities available to Deltona area residents, consistent with this Comprehensive Plan, available City financial resources and the directives of the City Commission.

Policy PR1-2.9

Recreational Planning for Improved Views and Use of Suitable Lakes in City

The City shall identify suitable park sites and proposed improvements to existing City parks to enable improved public views, access and use of suitable lakes in the City. Construction of such potential facilities as fishing docks, freshwater beaches, boardwalks, catwalks, nature trails, sidewalks, pedestrian trails and boat docks shall be considered in the City's park and recreational planning efforts.

Policy PR1-2.10

Creation of Inventory of new Resource based Park Sites

The City in cooperation with Volusia County shall continue to identify new suitable resource based park sites in the Deltona area. These park sites shall emphasize passive recreational activities that are based on and conserve the natural resources of the park site, and/or the adjacent environmentally sensitive lands.

Policy PR1-2.11

- (1) All parks shall have adequate and safe vehicular and bicycle access, and safe pedestrian access when located in a built-up area.
- (2) Additional public access points and boat/canoe launching facilities should be provided along those lakes that abut publicly owned parks and recreational areas, when compatible with surrounding land uses and existing lake usage.
- (3) The City shall provide barrier-free access to all user oriented public recreation facilities.

Policy PR1-2.12

Natural Area Green Ways and Wildlife Corridors

The City shall coordinate with pertinent state wildlife agencies and regional planning entities to identify natural area greenways and wildlife corridors to link existing public parks, preserve areas and similar areas for conservation and habitat preservation purposes.

OBJECTIVE PR1-3

The City should identify and obtain the necessary financial resources to achieve the established Comprehensive Plan's parks and recreation level of service standards. Compliance with these standards assists the City of Deltona to maintain a full service parks and recreation system. The City shall strive to secure the necessary resources including contractual and volunteer assets to meet the challenges of expanding and maintaining a City parks and recreation system.

Policy PR1-3.1

Capital Improvements Priorities for Parks

City parks and recreation system capital improvements and capital outlay priorities shall include the following:

- The City should continue to provide more, and increase the variety of playground apparatus in existing developed and developing parks.
- The City should continue to replace older and worn-out playground apparatus in existing developed parks with modern and ADA compliant play pieces.
- The City should continue to add more picnic facilities in existing parks. Emphasis shall be placed on providing and repairing covered picnic facilities such as pavilions and shelters instead of scattered and unprotected benches and tables.
- Major repair or replacement of existing park facilities showing deterioration shall also be a high priority.
- The City should continue installation of needed security lighting at most parks and fencing at selected parks. Exterior lighting shall be installed in a manner to prevent the creation of lighting glare on adjacent properties and to reduce crime/vandalism opportunities.
- The City should maximize the potential of Deltona's most developed parks by utilizing capital improvements to improve existing facilities.
- The City should complete major capital projects currently in their initial phase.
- The City shall develop new parks and recreation facilities, especially new community parks to meet increasing demand for these facilities and to provide relief for those existing parks, which are inadequate or have been over utilized for some time. New community park development and feasible facility expansions of existing large neighborhood parks shall be a high priority.
- The City shall encourage pedestrian, transit and bike interconnectivity between parks, neighborhoods, community commercial areas, and other suitable land uses.

Policy PR1-3.2

Creation of Park Site Inventory

The City shall by 2012 identify the existing undeveloped and less desirable park sites as candidates for alternate uses or possible sale (pending legal research). The City Commission shall determine which properties are unsuitable to be used for current or future recreational, open space or conservation purposes. The City shall utilize profits of any such sales for park development/enhancement.

Policy PR1-3.3

Capital Resources

The City shall use a variety of funding sources including, but not limited to, the Local Park Impact Fee (for growth related capital improvements) and Community Development Block Grant revenues to finance capital improvements, capital outlay items, and growth related park enhancements.

Policy PR1-3.4

Required Use of Year 2025 Level of Service Standards for the Collection of Parks Impact Fees

The City shall review and if necessary revise the Park and recreation impact fee ordinance, to assist with implementation of the Comprehensive Plan. For the purpose of capital facilities planning and impact fee collection, the City shall use and enforce 2025 year level of service standards.

Policy PR1-3.5

Review of City Park Facility User Fees

The City shall continue to evaluate its user fee structure to determine if park user fees should continue or be modified. User fee rates should be reevaluated in light of the community's anticipated growing demand for additional recreation programs. Operating expenses may be an evaluation factor in this review of existing fees.

Policy PR1-3.6

Public Swimming Pool Construction Feasibility Study and Joint Venture

The City should explore the feasibility of using a joint venture with other public or private non-profit organizations to construct one school/community pool at a high school within Deltona for student and public use.

Policy PR1-3.7

Use of Non City Contractual and Volunteer Services for Park Maintenance

The City should investigate the possible use of other contractual services as necessary, including private-for-profit, private non-profit and volunteer services to supplement only the function of the City's Park and Recreation maintenance staff. The possible use of such services assumes the required staff cannot be added to satisfactorily maintain the City's park and recreation facilities.

Policy PR1-3.8**Joint Ventures Encouraged for Specialized Facilities**

Joint venture public/private partnerships with either private non-profit entities and/or private for profit recreation contractors should be strongly considered in developing unusual or highly specialized recreation facilities and programs.

Policy PR1-3.9**Adopt A Park Efforts**

The City shall encourage parks to be "adopted" by various sports, neighborhood, civic or business organizations to provide active assistance in their adopted park's maintenance or adopted field/court.

Policy PR1-3.10**Grant Applications for Desirable Park Improvements**

The City shall secure available foundation and corporate grants as well as the more traditional regional, state and federal grants as potential supplementary revenue sources for desirable parks, recreation facility developments, programs and conservation of open space purposes.

Policy PR1-3.11**Funding Capacity Building**

The City should increase it's capacity for private fund raising for parks, recreation, and conservation of environmentally sensitive lands activities through workshops, grants, seminars and other means.

Policy PR1-3.12**City Commission may Adjust Scheduled Park Improvements to meet Available Resources**

The City Commission may make, adjustments to the scheduling of capital improvements projects (i.e., by postponing them to later years) if available revenues cannot finance such improvements. Service level standards may also have to be revised if necessary to reflect future possible financial difficulties.

Policy PR1-3.13

The City will pursue acquisition of appropriate parcels of land through the Florida Communities Trust Program or other appropriate City/State/County partnerships for the protection of environmentally sensitive lands, which protect unique, rare and or endangered habitat, assure survival of listed wildlife species, protect scenic water corridors and their shoreline ecosystems and provide public access and open space.

SECTION 7
INTERGOVERNMENTAL COORDINATION
GOALS, OBJECTIVES, and POLICIES

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INTRODUCTION

The City of Deltona is nearly 41 square miles located in east-central Florida, in southwest Volusia County, about 25 miles north of the City of Orlando and west of Daytona Beach. The community is strongly influenced by development and community growth issues affecting the Central Florida Region. As a result, Deltona must coordinate with its regional partners to ensure that its residents continue to experience a higher quality of life and benefit from an adequate level of public services. The City of Deltona Intergovernmental Coordination Element establishes the planning directives needed to address the many regional issues that impact the City.

The Intergovernmental Coordination Element addresses these regional influences by establishing goals, objectives, and policies that support the City's economic development efforts, sense of community place, and quality of life. As a result, the element ensures that Deltona's land use practices and development efforts accomplish the following objectives:

- Coordinate with partner agencies and organizations to ensure consistency in planning related matters and coordinating the impacts of development.
- Negotiate interlocal agreements, coordinating land and planning development activities to allow for orderly growth, and facilitate the efficient provision of government services and facilities. Coordinate level of service standards with partner agencies that have operation and maintenance responsibilities.
- Resolve inconsistencies which may arise between the City and local governments by utilizing the informal and formal negotiating techniques.
- Participate in and initiate intergovernmental coordination as necessary to ensure that adopted level of service standards are maintained in Deltona.

GOAL IC1

The City of Deltona shall initiate and/or participate in the intergovernmental coordination mechanisms necessary to ensure the city identifies consistency and compatibility issues among governmental agencies, plans and policies and to resolve any conflicts that may arise.

9J-5.015(a)

OBJECTIVE IC1-1

The City of Deltona shall coordinate with adjacent cities, counties, federal, state and regional agencies, and other governmental agencies, via effective formal and informal coordination mechanisms. This will ensure consistency in planning related matters and coordinating the impacts of development. The formal and informal mechanisms shall include membership in appropriate area-wide organizations, inter-agency staff communication and other methods as deemed appropriate.

9J-5.015(b)(1&2)

Policy IC1-1.1

The City of Deltona shall 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.

9J-5.015(c)(5&7)

Policy IC1-1.2

As deemed appropriate, the City of Deltona shall continue to support and cooperate with the Volusia Council of Governments or other like agencies.

9J-5.015(c)(5)

Policy IC1-1.3

The City shall continue to coordinate and cooperate with the East Central Florida Regional Planning Council and the St. Johns River Water Management District, Department of Environmental Protection, Florida Department of Transportation and other appropriate agencies to establish a review process for development proposals that may have significant local and regional impact.

9J-5.015(c)(1)

Policy IC1-1.4

The City of Deltona shall continue to coordinate with the Metropolitan Planning Organization to achieve consistent and compatible area-wide transportation planning.

9J-5.015(c)(3)

Policy IC1-1.5

The City of Deltona shall maintain close contact with public utilities that provide essential services and develop guidelines to assure continuity and availability of service.9J-5.015(c)(3)

Policy IC1-1.6

The City will utilize annexation as a growth management tool to achieve the following planning priorities:

- a) Support sustainable growth of the City, including a more balanced land use structure.
- b) Foster cost effective municipal service delivery.

Policy IC1-1.7

The City should work with its state planning partners to discourage counties from assuming municipal functions and responsibilities, and should affirm the role of municipalities as municipal service providers.

Policy IC1-1.8

The City shall require that development in newly annexed areas be consistent with the August 4, 2008 Urban Design Pattern Book as it may be amended from time to time.

OBJECTIVE IC1-2

The City of Deltona shall negotiate, as appropriate, interlocal agreements coordinating land and planning development activities to allow for orderly growth and facilitate the efficient provision of governmental services and facilities. The City shall coordinate with those States, 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
- * Conservation
- * Housing
- * Libraries
- * Schools
- * Alternative water supplies

9J-5.015(b)(3)

Policy IC1-2.1

The City of Deltona shall aggressively negotiate interlocal agreements addressing extra-jurisdictional service delivery when increased efficiency and effectiveness will be achieved. 9J-5.015(c)(3)

Policy IC1-2.2

The City shall initiate dialog with Volusia County with an interlocal agreement being the expected outcome to accomplish the following:

- a. establishment of a water supply planning area;
- b. establishment of future service areas;
- c. recognition of the Deltona North service area; and
- d. annexation agreements.

Policy IC1-2.3

The City shall coordinate with the SJRWMD and applicable local governments regarding the development of alternative water supplies including but not limited to the proposed SR 46 surface water treatment plant project.

Policy IC1-2.4

The City shall review the St. John's River Water Management District's water supply plan, and the water supply facility work plans of its potable water providers, as they are adopted and periodically updated in order to identify alternative projects that will increase its water supply, and shall coordinate as appropriate with these agencies in the implementation of these projects. In addition, the City shall maintain adopt and maintain a Ten-Year Water Supply Work plan.

OBJECTIVE IC1-3

The City of Deltona shall resolve inconsistencies which may arise between the City and local governments by utilizing the informal and formal negotiating techniques described below.

Policy IC1-3.1

When necessary, the City shall utilize the Conflict Resolution Program, or similar type of programs including the informal mediation process of the East Central Florida Regional Planning Council to resolve planning-related conflicts between the City and adjacent local governments. 9J-5.015(c)(2)

Policy IC1-3.2

The City of Deltona shall continue to participate and support the intergovernmental coordination efforts of the Volusia Growth Management Commission. The City of Deltona shall also comply with requirements of Section 202.3 of the Volusia County Charter which state the Volusia Growth Management Commission has authority to determine the consistency of the City's Comprehensive Plan or Plan amendment(s) with Volusia County and each municipality within the Volusia County

OBJECTIVE IC1-4

The City shall participate in and initiate intergovernmental coordination as necessary to ensure that adopted level of service standards are maintained in Deltona as and in this vicinity of Volusia County.

Policy IC1-4.1

Public participation shall be encouraged to best address a dynamic interest in level of service standards and desires of the community.

Policy IC1-4.2

For amendments to City provided level of service standards, the City shall disseminate information that is meaningful to the public, that provides intent, cost and benefit information (as available) and encourage input from the residents.

Policy IC1-4.3

For amendments to non-City provided level of service standards, the City shall disseminate information that is meaningful to the public, by requesting the service provider's intent, cost benefit information (as available) and encourage input from the residents. The City should strive for cost effectiveness and efficiency with non-City providers to reduce or limit financial impacts on existing and future residents.

Policy IC1-4.4

The City should evaluate the use of impact fees as one method to address the cost of growth and address level of service needs in a timely manner.

Policy IC1-4.5

The City shall participate in the regional water supply planning process including updates to the SJRWMD District Water Supply Plan. In addition, the City shall participate in other water supply oriented activities with the SJRWMD, Volusia County or other water supply entities as applicable.

Policy IC1-4.6

Updates to the January 2010 City Water Supply Work Plan will be coordinated with the SJRWMD and other applicable entities.

Policy IC1-4.7

The City shall coordinate with the County to ensure that adequate levels of service, including fire flow, etc., are maintained within the Deltona North service area.

GOAL IC2

Establish and maintain a cooperative relationship between the City 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 IC2-1

The City 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.

Policy IC2-1.1

In cooperation with the School Board, the City 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
- h. Resolution of disputes

Policy IC2-1.2

In accordance with the schedule established in the interlocal agreement, the City 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
- f. Student enrollment and school utilization including portable classroom assignments

Policy IC2-1.3

The City shall provide the School Board with a copy of each planning board and Council/Commission agenda.

Policy IC2-1.4

The City 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.

Policy IC2-1.5

The City shall adopt regulations necessary to implement school concurrency and Section 206 of the Volusia County Charter no later than February 1, 2008.

OBJECTIVE IC2-2

The City 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.

Policy IC2-2.1

In accordance with the Interlocal Agreement, but no less than once per year, the City shall submit a report to the School Board reporting on the implementation actions and coordinated planning efforts for planning and developing school facilities including joint development opportunities. If the School Board or (local planning agency) finds that implementation of the plan or interlocal agreement is not occurring, the School Board or (LPA) shall make recommendations to the (local government body) of steps necessary to achieve successful implementation.

Policy IC2-2.2

For each comprehensive plan amendment reviewed by the Volusia Growth Management Commission (VGMC), the City shall identify in the VGMC application support materials how anticipated impacts of the proposed amendment to school facilities are addressed.

Policy IC2-2.3

The City 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.

SECTION 8
CAPITAL IMPROVEMENTS ELEMENT
GOALS, OBJECTIVES, and POLICIES

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INTRODUCTION

The City of Deltona Capital Improvements Element establishes the planning directives needed to ensure the City effectively 1) manages its resources, 2) provides the services its community members need, and 3) fosters a high quality of life. The goals, objectives, and policies ensure the City is able to implement the improvements identified in the other comprehensive plan elements.

A capital improvement are defined in this element as a permanent addition to the City's assets if the addition is equal or greater than \$25,000 and has a physical life equal or exceeding five years.

The Capital Improvements Element achieves this goal by evaluating the costs, priorities, and needs for improvements, the City's fiscal capabilities, and statutory requirements. Through this analysis, the City establishes a set of financial policies that guide the funding of improvements and a capital improvement schedule which sets the timeline and budget for project implementation. The Capital Improvement policies and schedule helps ensure that the City provides the community an adequate level of public facilities and services. As a result, the element ensures that Deltona's land use practices and development efforts accomplish the following objectives:

- Concentrate public facilities and services to provide compact, efficient and cost-effective provision of services and to meet existing deficiencies, accommodate future growth and replace obsolete or worn out facilities.
- Coordinate land use decisions and fiscal resources with a schedule of capital improvements, which maintains adopted level of service standards and meets the existing and future facility needs.
- Require future development to pay a proportionate cost of facility improvements in order to adequately maintain adopted levels of service standards. The City shall modify, revise or add service level standards based on changing circumstances and needs.
- Establish standards for levels of service for public facilities and shall apply the standards based on the policies specified within the Comprehensive Plan.

GOAL CIE1

Public facilities shall be provided efficiently, safely, and cost effectively to promote timely, compact development, which is compatible with existing and designated land uses, and with the natural environment.

9J-5.016(3)(a)

OBJECTIVE CIE1-1

Deltona shall concentrate public facilities and services to areas that are delineated on the Future Land Use Map to provide, compact, efficient and cost-effective provision of services as a means necessary to meet existing deficiencies, accommodate future growth and replace obsolete or worn out facilities. 9J-5.016(3)(b)(1)

Policy CIE1-1.1

Deltona shall provide and maintain the necessary capital improvements to eliminate existing deficiencies and repair, renovate or replace its worn out capital stock by establishing a rational system for evaluating and reviewing Capital Improvement projects. 9J-5.016(3)(c)(3)

Policy CIE1-1.2

The City shall prioritize the availability of required level of service capacity for concurrency facilities. No development order or permit shall be issued to a development that would degrade service levels for the concurrency facilities below levels established in this Plan, unless specifically provided for in the Capital Improvements Element which may enumerate special circumstances for a limited duration. 9J-5.016(3)(c)(4&6)

Policy CIE1-1.3

The City shall maximize the use of existing public facilities and target funding to services that are deficit or distressed in the development of its five year capital program. 9J-5.016(3)(c)(1,3,4,6&7)

Policy CIE1-1.4

The determination of concurrency for backlogged facilities, included in the Thoroughfare System segments shall be consistent with the revised Land Development Regulations and established in the following manner:

9J-5.016(3)(c)(1,3,4&6)

a. Establish Benchmark Traffic Counts

The most recent twenty-four hour traffic counts taken prior to the adoption of this Comprehensive Plan shall be used as the benchmark counts for each backlogged road identified in the Transportation Element.

b. Set Percent Thresholds of Benchmark Traffic Counts

Each of these backlogged thoroughfare roads shall not be allowed to degrade its operational service standards on a peak hour basis (using the most recent sanction FDOT Highway Capacity Tables) by allowing no more than twenty (20) percent of the peak hour bench mark counts for such facilities in The City. Some backlogged thoroughfare roads will only be allowed to be degraded ten (10) or fifteen (15) percent from the adopted Level of Service.

c. Track Development - Trip Generation/Distribution

The City shall track all proposed new developments and based on generally accepted traffic modeling procedures identify the likely number of trips generated by such developments and their distribution specifically for this objective to the previously identified backlogged thoroughfare roads. Tracking shall start upon the Comprehensive Plan's effective date of the revised Land Development Regulations.

d. Tracking On A Cumulative Basis

This tracking of the additional trips to the twenty percent threshold of the benchmark counts and trips originating within the boundaries of the Future Transportation Map, shall be done on a cumulative basis following the adoption of this plan.

e. Cumulative Thresholds Twenty, Fifteen and Ten Percent

The City shall not approve any additional final development orders, (excluding vested properties) including building permits, once the percent threshold for projects that would generate trips in excess of ten/fifteen/twenty percent on a peak hour basis, unless a final development order is subject to the adoption and implementation of an Area-wide Traffic Action Mitigation Plan. An Area-wide Traffic Action Mitigation Plan shall include, but not be limited to, the following activities:

- * additional or modified turn lanes
- * additional or modified signalization
- * incentives for mass transit use where available
- * incentives for van/car pooling programs
- * promote staggered work hours
- * operating lanes

f. It shall be the goal of each Area-wide Traffic Action Mitigation Plan to achieve 100 percent mitigation of the impacts of a proposed development. Such plans shall include, when applicable, participants in addition to the property owner or

applicant in question such as but not limited to adjacent property owners and business establishments.

Policy CIE1-1.5

The City shall develop and implement concurrency management policies and strategies in the area of roads as they relate to backlogged and constrained facilities identified in this Capital Improvements and the Transportation Element. 9J-5.016(3)(c)(6)

Policy CIE1-1.6

The City shall, with the exception of State and County Roads, eliminate all capacity deficiencies within service levels identified in this plan within the City thoroughfare system to the extent revenue is available. This objective shall be coordinated with the Transportation Element. 9J-5.016(3)(c)(1,3,4&6)

Policy CIE1-1.7

The City shall program City road projects that either eliminates existing capacity deficiencies directly or indirectly through parallel facilities within the first three years of the five year capital program to the maximum extent practical. Funding limitations or logistical reasons shall be the principal deviations from this general policy. 9J-5.016(3)(c)(1,3&6)

Policy CIE1-1.8

Projects that at the traffic operations level eliminate existing or potential (future) capacity deficiencies such as turn lanes and signalization projects shall be given the highest priority after road projects that at the planning level eliminate existing or potential (future) capacity deficiencies such as adding new lane miles (new construction). 9J-5.016(3)(c)(1,3,4&6)

OBJECTIVE CIE1-2

The City will coordinate land use decisions and fiscal resources with a schedule of capital improvements, which maintains adopted level of service standards and meets the existing and future facility needs. 9J-5.016(3)(b)(3)

Policy CIE1-2.1

Each proposed development shall be reviewed at the stage in the development review process where precise densities and/or intensities of uses are first established for their impact on facility capacity(s) and compliance with level of service standards established in the plan. 9J-5.016(3)(c)(1,4&6)

Policy CIE1-2.2

Development orders executed by the City concurrent with the adopted Concurrency Management Provisions, Land Development Regulations, and any other applicable City ordinance shall include provisions that:

- a) Clearly detail the development’s specific density and intensity standards.
- b) Relate the development’s specific standards to needed public facility and infrastructure capacities and capital projects.

9J-5.016(3)(c)(6)

Policy CIE1-2.3

Deltona shall adopt and maintain levels of service as appropriate to protect the health, safety and welfare of its citizens and enhance the quality of life in the City. 9J-5.016(3)(c)(1&4)

Policy CIE1-2.4

A capital improvement shall be defined for the purposes of this element, including the five year program of scheduled improvements as a permanent addition to the City's assets if the addition is equal or greater than \$25,000 and has a physical life equal or exceeding five years. 9J-5.016(3)(c)(1,2,7&9)

Policy CIE1-2.5

Individual Capital Improvement projects shall be evaluated and ranked in priority based on the following order of criteria with "a" being the highest priority:

- a. whether an individual project is needed to protect the community from an immediate threat to its public health, safety and welfare; such projects shall be of an emergency nature.
- b. direct elimination or reduction of existing facility capacity deficiencies.
- c. future facility capacity deficiencies, including those needed to support development order(s) originating from a Development of Regional Impact and to support those uses defined as urban in the City's Future Land Use Element and urban uses within municipalities (growth related projects).
- d. capital improvements to support the attraction, expansion, and retention of business and industry.
- e. provide mitigation or relief to an existing facility that has an existing capacity deficiency that cannot be expanded in the short term by increasing its own capacity; such relief can be provided by expanding existing capacity to a similar facility located in the same service area and to support those uses defined as urban on the City's Future Land Use Map and urban uses within municipalities.
- f. repair, renovate, replace existing worn out or deteriorated facilities.
- g. operating impacts.
- h. to fulfill the requirements of an interlocal agreement(s) with municipalities, public school district, and Volusia County.
- i. to support the objectives and plans of regional, state and federal agencies.

- j. to foster cooperation with the private sector through joint ventures such as development agreements.
- k. to support vested property actively developed during the preceding five year period.
- l. to support redevelopment and infill development in blighted areas.
- m. to support new development orders in designated urban service areas not previously addressed in Items a-f.
- n. non-emergency safety projects to protect the general health, safety and welfare of the public.
- o. service and support facilities that improve operational efficiency and that may indirectly increase facility capacity.
- p. to accommodate all other unexpected new growth not covered in Items A-I and not specifically identified in the Future Land Use Element and Map (such as thoroughfare amendments to the Future Land Use Map).
- q. Service enhancements - that 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. However, if the operating departments can justify such service enhancements by providing economies of scale or by having such service enhancements that will actually reduce capital and/or operating costs over a twenty year period, then projects classified as service enhancements shall have the same priority level as priority (c) (growth related projects). 9J-5.016(3)(c)(1,7&9)

Policy CIE1-2.6

The annual update of the Capital Improvements Five Year Program Document must include projects and their scheduling that have been part of a development agreement. Also, this annual document must include material covering service levels of either each facility or facility category, and expenditures. 9J-5.016(3)(c)(2,7&9)

Policy CIE1-2.7

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 Programmed Capital Improvements. 9J-5.016(3)(c)(1&7)

Policy CIE1-2.8

The City shall identify projects that help maximize the use of existing public facilities by identifying such projects as part of the five year program of capital improvements. 9J-5.016(3)(c)(7&8)

Policy CIE1-2.9

The City shall adhere to debt management policies that:

- a. Limit the use of revenue bonds as a percentage of total debt.
- b. Establish a maximum ratio of total debt service to total revenue.
- c. Establish a maximum ratio of outstanding capital indebtedness to property tax base.

9J-5.016(3)(c)(2)

Policy CIE1-2.10

The City of Deltona shall only be permitted to exceed the maximum debt ratio when the City Commission determines that:

- 1) There in an emergency need to provide public services, facilities, or infrastructure and
- 2) The lack of services threatens the health, safety, and welfare of the community.

9J-5.016(3)(c)(1&2)

Policy CIE-2.11

Revenue estimates and forecasts as they effect the Five Year Schedule of Programmed Capital Improvements shall be reviewed and updated annually. 9J-5.016(3)(c)(2&7)

Policy CIE1-2.12

Pursuant to Florida Statute 163.3187, the City, may undertake any comprehensive plan amendment that changes the schedule of programmed improvements in the Capital Improvements Element, and any statements directly coincides with the adoption of the City's annual budget. A Plan amendment(s) shall be required to eliminate, defer, or delay construction of any facility that is needed to maintain the established level of service standards for all classes of public facilities, including concurrency facilities, and which are listed in the previously adopted Five Year Schedule of (Programmed) Improvements. No plan amendment shall be required for repair, renovation, replacement or service and support projects or any other project that has no direct impact on the maintenance of service level standards. These changes shall be done by ordinance.

Policy CIE1-2.13

The Five Year program of scheduled capital improvements shall be reviewed and updated annually by the City Manager. This annual review and update shall be integrated into the City's annual budget process, complete with time tables and deadlines for specific tasks in the City's operating budget process recognizing direct expenditures for capital improvements of element of the comprehensive plan. The Capital Improvements document shall be completed subsequent to the completion of the annual budget document. 9J-5.016(3)(c)(1,2&7)

Policy CIE1-2.14

The City shall implement its impact fee ordinances for all new development that appropriately assesses the costs necessary to finance public facility improvements necessary to adequately maintain adopted level of service standards. 9J-5.016(3)(c)(9)

Policy CIE1-2.15

The City shall annually update the five year Capital Improvements Schedule included in this Element through the Comprehensive Plan amendment process in order to adjust the five year planning horizon, reflect project status, and ensure the Plan's financial feasibility and the City's ability to meet its adopted Level of Service standards. The Schedule shall include all publicly and privately funded projects scheduled to meet or improve the adopted Level of Service standards, including projects funded and implemented by other public agencies that serve City residents.

OBJECTIVE CIE1-3

The City shall require future development to pay a proportionate cost of facility improvements in order to adequately maintain adopted levels of service standards. The City shall modify, revise or add service level standards based on changing circumstances and needs. 9J-5.016(3)(b)(4)

Policy CIE1-3.1

Capital facilities constructed, improved or renovated by the private sector shall be included and identified in the Five Year Schedule of Improvements provided that relevant information is available to the City and such capital improvements are directly related to the maintenance or improvement of the City's adopted level of service standards. 9J-5.016(3)(c)(7,8&9)

Policy CIE1-3.2

The cost of new facilities, including land costs, shall be revised and updated annually based on the most appropriate cost indices and methods. 9J-5.016(3)(c)(1&7)

Policy CIE1-3.3

Operating cost impacts arising from the needed Capital Improvements shall be reviewed and updated annually based on changes in personnel, salary, fringe benefits, materials, and other operating criteria. 9J-5.016(3)(c)(1)

Policy CIE1-3.4

Specific applications for rezoning(s) and if an applicant for such a development order(s) requests to apply for a certificate of capacity 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. 9J-5.016(3)(c)(4,5&6)

Policy CIE1-3.5

The City may create level of service standards for unique geographic areas or based on a phased level of service, changing periodically from time period to time period.
9J-5.016(3)(c)(7&8)

Policy CIE1-3.6

The Capital Improvements Element's five year schedule of capital improvements will provide the capacity necessary to relieve backlogged roads. In the event that revenues collected from transportation (road) impact fees falls short of projections and the need arises to delay any of the identified capacity projects, Deltona shall amend this element and the Transportation Element through coordination with the Florida Department of Transportation and performing speed delay

studies to more accurately evaluate the level of service on the effected backlogged road. The City shall temporarily defer the issuance of development orders having direct impact on the facility which cannot be corrected through the implementation of a Traffic Action Mitigation Plan or as identified in this element, until such time that the level of service has been improved to the acceptable level. Any change in service level standards as a result of speed delay studies shall be done through a plan amendment. 9J-5.016(3)(c)(4&6)

Policy CIE1-3.7

The City, in coordination with the Volusia County Metropolitan Planning Organization, shall maintain a technical advisory committee consisting of but not limited to the City Traffic Engineer, representatives from the appropriate City agencies (Planning, Public Works-Traffic Engineering), a representative from the Metropolitan Planning Organization (MPO)/Volusia Council of Governments (VCOG) and representatives of private traffic engineering/planning firms to advise City planning staff on the use and maintenance of the City's traffic impact model. 9J-5.016(3)(c)(1,4&6)

Policy CIE1-3.8

The City shall utilize the Metropolitan Planning Organization's methodology to determine the geographic limits or extent of the impact to the City's thoroughfares network likely to result from proposed development. The limits or extent of such impact may be a function of the proposed land uses involved, their densities and/or intensities, the proposed project and its relationships to the existing road network. The exact limits or the extent of the impacts are determined in the revised Land Development Regulations. 9J-5.016(3)(c)(4&6)

Policy CIE1-3.9

The City shall maintain an inventory of thoroughfares in order to track development and the impact of the development on the thoroughfare system. All developments shall be evaluated with the Metropolitan Planning Organization's methodology. All vehicle trips attributable to a development shall be subtracted from the available capacity inventory to enable the City to maintain adopted level of service standards. 9J-5.016(3)(c)(6)

Policy CIE1-3.10

Thoroughfares which are adversely impacted by the implementation of Policy 3J shall be evaluated with consideration given to existing traffic counts in addition to the Metropolitan Planning Organization's methodology and procedure utilized in concurrency management. 9J-5.016(3)(c)(6)

Policy CIE1-3.11

All utility providers having established interlocal agreements will develop conceptual wastewater facility plans for areas at the periphery of their utility jurisdictions consistent with the Future Land Use Element. As long as such services can be provided by extension of existing central systems, Deltona shall not permit construction of any interim facilities without completing an analysis documenting funding services that such construction is more cost-effective than extension of the existing central system. 9J-5.016(3)(c)(1,3,4,6,8&9)

Policy CIE1-3.12

The City Commission shall be the ultimate and final authority for the establishment and maintenance of all City transportation trust funds for ~~all~~ transportation related revenues and expenditures. 9J-5.016(3)(c)(1&2)

Policy CIE1-3.13

Connection to central water is required for all uses within potable ~~water service areas~~. Lines should only be extended if the absence of such facilities would result in a threat to the public health or safety, and funded by those properties receiving service benefits along with an agreement that describes the method and timing of when these services would be provided.

9J-5.016(3)(c)(1,4&6)

Policy CIE1-3.14

Connection to central sewer is required for all uses with a 1/4 mile of sewer main as required by the Florida Administrative Code, Chapter 10 D-6. Lines should only be extended if the absence of such facilities would result in a threat to the overall environmental and water quality, and public health or safety and be funded by those property owners receiving benefits along with an agreement that describes the method and timing of when these services would be provided. All uses except single family residential shall be required to connect to the City's central sewer system. 9J-5.016(3)(c)(1,4&6)

Policy CIE1-3.15

Regarding the provision of centralized water and sewerage facilities/services: the duties and responsibilities which flow from an interlocal agreement previously entered into between the service providers and Deltona shall prevail over subsequent amendments to the Comprehensive Plan until and unless such interlocal agreement is re-negotiated as deemed appropriate by the City and service provider(s). 9J-5.016(3)(c)(5)

Policy CIE1-3.16

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 and collectors) at the designated service levels, existing land use patterns and the carrying capacity of the natural environment. 9J-5.016(3)(c)(1,4&6)

Policy CIE1-3.17

Public facilities and services needed to support development shall be available concurrent with the impacts of development. 9J-5.016(3)(c)(6)

OBJECTIVE CIE1-4

The City shall establish standards for levels of service for public facilities and shall apply the standards based on the policies specified within the Comprehensive Plan. The following order of facility categories shall be considered as the order of importance and priority among the various facility categories. This is a general priority list. It is mandatory to spend restricted revenues for the facilities which they are restricted to, therefore expenditures may be made on lower priority categories if higher priority categories have not been completed. 9J-5.016(3)(b)(5)

Facilities (Concurrency):

- 1. ROADS
- 2. POTABLE WATER*
- 3. WASTEWATER TREATMENT/SANITARY SEWER SYSTEMS *
- 4. SOLID WASTE SYSTEM *
- 5. STORMWATER/WATER QUALITY
- 6. PARKS-LAND
- 7. PARKS-RECREATION FACILITIES
- 8. PUBLIC SCHOOL FACILITIES

* Are facilities provided entirely by public and private entities other than the City of Deltona.

Policy CIE1-4.1

The City shall adopt the following service standards for Potable Water.

- a. The City shall adopt a minimum service level standard for supply and treatment of potable water of an annual average daily volume of 300 gallons of potable water per equivalent residential connection.
- b. Projected flow for commercial industrial and institutional land uses will be calculated utilizing Deltona Water equivalent residential unit factors for water and wastewater service as illustrated City land development regulations.
- c. The City shall require the developer to provide and dedicate to the City the potable water distribution system and treatment facilities within any new development.
- d. The City shall adopt a level of service standard for water supply needed for public fire protection as 60 psi at 20 pounds residual pressure.
- e. The City shall adopt minimum distribution requirements for its planned water urban service areas:

Distribution

Requirements for the installation of public water system:

- (1) net residential - density of more than 1 unit per 2.5 acres.
- (2) The use of existing potable water wells servicing land uses within water service areas may continue until a central potable water system becomes available.
- (3) Individual water wells may be permitted consistent with policy II-PW1.5 of the Infrastructure Element. 9J-5.016(3)c(1,4&6)

Policy CIE1-4.2

The City shall adopt the following minimum service standards for Wastewater Treatment/Sanitary Sewage Collection:

- a. The City shall adopt the following minimum service level standards for wastewater treatment:
 - annual average daily volume of 284 gallons of domestic wastewater per equivalent residential connection. Projected flow for commercial, industrial, and institutional land uses will be calculated utilizing Deltona Water equivalent residential unit factors for water and wastewater service as illustrated in City land development regulations.
- b. The City shall require that all new development, which is located within an area encompassed by an adopted sewer service agreement, shall comply, at a minimum, with the level of service standards adopted by the City of Deltona as a condition of granting development approval.
- c. Development of existing exempt or approved single family lots, which are less than one (1) acre in size, may use individual septic tanks:
 - (1) where central service is currently not available to the lot. Connection to central sewer service is required when said service becomes available.
 - (2) the septic tank has been permitted by the Department of Health and Rehabilitative Services.
 - (3) the lot is not located within a Special Assessment District, which has been established for the purpose of installing a wastewater system.
 - (4) Non-residential development on existing lots may be allowed to use individual wastewater disposal systems as an interim method, provided that central wastewater service is not currently available. Connection to a central system of sanitary sewer service is required when said system is available.
 - (5) The City shall require that all new development, which is located within an area encompassed by an adopted municipal utility service agreement shall comply, at a minimum, with the level of service standards adopted by said municipality as a condition of granting development approval.

- (6) An existing septic tank system may be upgraded, provided that a central sanitary sewer system is not available. However, connection to a central sanitary sewer system is required where said system is available in lieu of upgrading an existing septic tank system.
- (7) The installation of septic tanks shall be per applicable State requirements.

The above items shall constitute the minimum acceptable service level provisions for sanitary sewage collection under the circumstances described above.

d. The following are service levels and provisions regarding the use of private septic tanks:

- (1) the lot is one acre or larger in size and the lot is within a single family subdivision (new or previously approved under Volusia County or City),
or
- (2) the septic tank is installed in conjunction with the construction of a single family residence upon an existing single family lot and which is less than one (1) acre in size, provided that:
 - i) that central service is currently not available to the lot. Connection to central sewer service is required when said service becomes available, and
 - ii) the septic tank has been permitted by the Florida Department of Health and Rehabilitative Services, and
 - iii) the lot is not located within a Special ~~a~~ Assessment District, which has been established for the purpose of installing a wastewater system.or
- (3) the septic tank is installed in conjunction with non-residential construction on an existing lot, provided that central wastewater service is not currently available. Connection to a central system of sanitary sewer service is required when said system is available.

Notwithstanding the above criteria [(1)-(3)], the requirements of Florida Administrative Code, Chapter 10D-6, shall regulate the connection to central sewer systems.
9J-5.016(3)(c)(1,4&6)

Policy CIE1-4.3

The City shall adopt the following minimum service standards for the City's Solid Waste System:

- a. 1.57 tons per capita per year of solid waste generated and processed by The Solid Waste System or 8.6 pounds per capita per day solid waste generated.
- b. The effective level of service for solid waste capacity shall be measured in effective construction life, measured in years remaining of all City owned landfills. The minimum requirement shall be five years of construction life remaining.

9J-5.016(3)(c)(1,4&6)

Policy CIE1-4.4

The City shall adopt the following minimum service level standards for storm drainage.

- a. The City shall require developments to meet the performance and design standards for a 25 year storm event (pre and post development).
- b. Water quality standards within the infrastructure element.
- c. Finished floor elevations shall be above the 100 year flood plain.

9J-5.016(3)(c)(1,4&6)

Policy CIE1-4.5

The City of Deltona establishes the following minimum, incremental, level of service standard for developed park and recreation lands within the City:

Planning Period	Level of Service Standard	Incremental Increase
Developed Acres per 1000 Residents	Additional	Needed Developed Park Land
Through Year 2000	1.72	0 acres
By Year 2005	2.10	62.89 acres (2000-2005)
By Year 2010	2.60	69.63 acres (2005-2010)
By Year 2015	3.00	72.09 + buy 7.61 acres (2010-
2015)By Year 2025	3.50	93.84 acres buy & dev. (-2020-2025)

Within the Planning Period, the City Commission shall maintain this minimum level of service standard for developed park and recreation lands in the City based upon the availability of City resources to achieve compliance with the standard. However, the overall objective is to increase the amount and quality of developed City park and recreational lands, to provide adequate recreational services to Deltona residents.

The term-“developed park and recreation land” shall mean that typically 50% of total project site is useable for passive, or active recreational purposes. For individual park or open space sites the amount of developed land will vary due to the purpose of the park site, or environmental, site and social conditions.

Developed park and recreation acres shall be the critical long-term measurement in terms of service level-standards for land or acreage by the year 2020. This new land service level standard shall be 3.5 acres of developed land per 1,000 residents, by the year 2020.

9J-5.016(3)(c)(1,4&6)

Policy CIE1-4.6

The City shall achieve and maintain standards for peak hour levels of service on the thoroughfare system. 9J-5.016(3)(c)(6)

Policy CIE1-4.7

Public facilities and services shall meet or exceed level of service standards and must be available concurrent with development. 9J-5.016(3)(c)(4&6)

Policy CIE1-4.8

Public facilities and services intended to serve proposed development that are inconsistent with the adopted Future Land Use Element shall not be permitted (unless the Future Land Use Element has been amended in accordance with Florida Statutes and the Florida Administrative Code). 9J-5.016(3)(c)(4&6)

Policy CIE1-4.9

Detailed capacity/concurrency review and determination shall be made during the City's development review including but not limited to the following development orders:

- a. Preliminary plats, Final plats
- b. Overall Development Plans as defined by the Land Development Regulations
- c. Final Site plans
- d. Developments of Regional Impact
- e. All other development orders prescribed in the Land Development Regulations

9J-5.016(3)(c)(6)

Policy CIE1-4.10

If concurrency and facility capacity is not available or cannot be made available for applications of the above development permits or any other development permits subject to review by City' staff, these findings shall be reasons for denial of such development orders. 9J-5.016(3)(c)(6)

Policy CIE1-4.11

The City of Deltona shall utilize the Capital Improvement Element goals, objectives, and policies as a guide to 1) allocate resources appropriately and 2) manage the City’s concurrency system. 9J-5.016(3)(c)(1,2,3,7,8&9)

Policy CIE1-4.12

The City shall develop, in conjunction with other local governments within and adjacent to the City, a permit tracking system. This system shall require that each jurisdiction provide, on a timely basis, information on development/building activity. The information will be used to determine whether area wide levels of service are being maintained for the thoroughfare system, drainage system, and solid waste. 9J-5.016(3)(c)(4&6)

Policy CIE1-4.13

The capacity of public facility(s) shall be determined for applications for new development orders according to either subsection (a) as follows:

(1) The determination that such capacity is available 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 that such capacity is available shall be valid for development that is completed within a period

[1] not to exceed two years, or

[2] Any period of time acceptable to the City and the applicant, provided that the period of time is explicitly set forth in a binding development agreement as authorized by Florida Statutes or time periods specified in the Land Development Regulations and the applicant provides one or more of the following assurances, acceptable to the City in form and amount, to guarantee the applicant's pro rated share of the City's financial obligation for public facilities which are constructed by the City for the benefit of the subject property:

[a] cash escrow,

[b] irrevocable letter of credit,

[c] prepayment of impact fees, (prepayment of capacity or reservation fees),

or

[d] formation of a Community Development District pursuant to Chapter 190, Florida Statutes.

- (3) Whenever an applicant's pro rata share of a public facility is less than the full cost of the facility, the City shall do one of the following:
- [1] contract with the applicant for the full cost of the facility, including terms regarding reimbursement of the applicant for costs in excess of the applicant's pro rata share, or
 - [2] obtain assurances similar to those in subsection (2) [2] from other sources,
- or
- [3] amend this Comprehensive Plan to modify the adopted standard for the level of service so as to reduce the required facility to equal the applicant's needs.
 - [4] denial of a development order where conditions [1],[2] or [3] cannot be met.
- (4) Pursuant to subsection (1) and (2), no further determination of capacity for the subject property as required by this Element shall be required prior to the expiration of the determination of capacity for a preliminary development order, except that any 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 City, and the subject property shall be vested to the extent provided for the concurrency review.

9J-5.016(3)(c)(6)

Policy CIE1-4.14

The City shall maintain a record of the impact(s) on facility capacity by property owners who have paid a capacity reservation fee(s). 9J-5.016(3)(c)(5&6)

Policy CIE1-4.15

The City shall as part of its annual monitoring and evaluation requirements undertake the following activities:

- a. take annual traffic counts at established count stations
- b. take traffic counts more than twice a year if a roadway segment was operating at 95 percent or more of the adopted level of service standard at the time of the last count
- c. add new count stations as warranted by the City Engineer
- d. coordinate with the Metropolitan Planning Organization's implementation of procedures for an "Area-Wide Traffic Action Mitigation Plan" or Individual Mitigation Plan

- e. coordinate with the Metropolitan Planning Organization's in identifying "Special Traffic Management Zones" around any roadway segment within a two mile radius which is at or below the adopted level of service and therefore is subject to an "Area-wide Traffic Action Mitigation Plan"
- f. update socio-economic zonal data for the traffic impact model
- g. input water/wastewater treatment plants and service areas, existing urban system service coverage area into the geographic information system
- h. develop a procedures guide for the use of the traffic impact model
- i. establish fees for inquiries and reservation of capacity fees

9J-5.016(3)(c)(6,7,8&9)

Policy CIE1-4.16

The following facilities shall be available concurrent with development and impacts of development, these facilities are subject to the concurrency determination:

- * parks and recreation (land and recreation facilities)
- * roads (in thoroughfare and local system)
- * storm drainage
- * potable water, including facilities and supply
- * wastewater treatment/sanitary sewer
- * solid waste

9J-5.016(3)(c)(4&6)

Policy CIE1-4.17

The required public services and facilities will be available at the time of certificate of occupancy or as consistent with Rule 9J-5.0055(3)(a-c). The following summarizes when services and facilities will be available: water, sewer, solid waste, mass transit and drainage shall be available at the time of certificate of occupancy; parks shall be available within one year of certificate of occupancy; roads shall be programmed for completion within three years of the certificate of occupancy.

Policy CIE1-4.18

For projects involving multiple phases and where either residential dwelling units, nonresidential uses shall be in a position of being constructed and/or occupied over a multi-year period: developer-City 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 Improvements shall be included as part of the concurrency determination as long as their availability coincides with the impact of such a multi-year, multi-phased development. 9J-5.016(3)(c)(4&6)

Policy CIE1-4.19

A schedule of public facilities and their availability shall be established for each proposed development. 9J-5.016(3)(c)(4,6&7)

Policy CIE1-4.20

For the purpose of determining concurrency, the City shall include all capacity related thoroughfare system improvements which are funded for construction in the first three years of the Florida Department of Transportation Five Year Road Program and those funded for construction in the Volusia County Capital Improvements Program and City's Capital Improvements Program in the inventory of existing facilities and shall consider the planned capacity as existing. 9J-5.016(3)(c)(7)

Policy CIE1-4.21

The City may use the most recent sanctioned highway capacity tables from the Florida Department of Transportation, to make its capacity analysis for concurrency management purposes. 9J-5.016(3)(c)(6)

Policy CIE1-4.22

The City shall maintain records to determine whether a cumulative 110% de minimis transportation impact threshold has been reached, and shall submit such documentation as part of its annual updates to the Capital Improvements Schedule.

Policy CIE1-4.23

Potable and non-potable water supply facility improvements, including alternative water supply expenditures illustrated in the January 2010 City Water Supply Work Plan shall be included within the City 5 year capital improvements program. As part of annual review of the City 5 year capital improvements program the January 2010 City Water Supply Work Plan shall be updated as deemed appropriate.

Policy CIE1-4.24

Water supply projects shall be funded through impact fees, connection fees, revenue bonds, grants and other methods, as deemed appropriate.

Policy CIE1-4.25

The allocation of land use intensities and densities will be based in part on the City ability to supply new development with appropriate and permitted potable water resources.

GOAL CIE2

Provide for a financially feasible public school facilities program.

OBJECTIVE CIE2-1

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

Policy CIE2-1.1

The level of service standard adopted by the City 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.

Policy CIE2-1.2

The uniform, district-wide level of service standard is as follows:

- Elementary Schools: 115% of permanent FISH capacity for the concurrency service area
- K- 8 Schools: 115% of permanent FISH capacity for the concurrency service area.
- Middle Schools: 115% of permanent FISH capacity for the concurrency service area
- High Schools: 120% of permanent FISH capacity for the concurrency service area
- Special Purpose Schools: 100% of permanent FISH capacity

Policy CIE2-1.3

The following schools shall achieve the adopted level of service no later than the identified date.

School	<u>LOS</u>	DATE
Orange City Elementary	<u>117%</u>	July 1, 2012
Horizon Elementary	158%	July 1, 2012
Freedom Elementary	126%	July 1, 2012
Osceola Elementary	117%	July 1, 2012
Ortona Elementary	150%	July 1, 2012
Ormond Beach Elementary	116%	July 1, 2012
Southwestern Middle	120%	July 1, 2013
New Smyrna Beach Middle	122%	July 1, 2014

(Note: This policy designates a tiered LOS for those schools that exceed the desired levels at the end of the first five year capital improvements program.)

OBJECTIVE CIE2-2

The City shall cooperate with the School Board to ensure existing deficiencies and future needs are addressed consistent with adopted level of service standards for public schools.

Policy CIE2-2.1

The City adopts by reference the School Board's five-year work program approved annually each September as part of the overall School District budget. The City shall review the annual work program to verify that it is financially feasible and will maintain the level of service standards by the end of the five-year period.

Policy CIE2-2.2

The City 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 level of service standards via impact fees and other legally available and appropriate methods.



CITY OF DELTONA
CAPITAL IMPROVEMENTS PROJECTS



*Ordinance No. 20-2009
Adopted December 14, 2009*

PARKS & RECREATION**CAPITAL IMPROVEMENT PROJECTS SUMMARY**

Project No.	Project	Prior Year	FY 09/10	FY 10/11	FY 11/12	FY 12/13	FY 13/14	Total
03033	Boundless Playground	\$0	\$600,000	\$193,750	\$0	\$0	\$0	\$793,750
Total Projects Expenditures			\$600,000	\$193,750	\$0	\$0	\$0	\$793,750

Source/YR	Prior Year	FY 09/10	FY 10/11	FY 11/12	FY 12/13	FY 13/14	Total
Drawdown of Fund Balance	\$0	\$200,000	\$0	\$0	\$0	\$0	\$200,000
Grants	\$0	\$400,000	\$193,750	\$0	\$0	\$0	\$593,750
Total Revenues	\$0	\$600,000	\$193,750	\$0	\$0	\$0	\$793,750

PROJECT NAME: Boundless Playground

PROJECT NUMBER: 03033

PLAN ELEMENT: Parks & Recreation

POLICY NUMBER: 2N

PROJECT DESCRIPTION

All Inclusive Playground

Location: 8 acres of land located southwest Volusia County along the St. Johns River

This park will consist of an entrance roadway, parking facility, restroom facility, landscaping, water main, fire hydrant, storm water management facility, grading to accommodate ADA accessible program elements, and design layout of other minor amenities.

Funding Summary

Source/YR	Prior Year	FY 09/10	FY 10/11	FY 11/12	FY 12/13	FY 13/14	Total
Drawdown of Fund Balance	\$0	\$200,000	\$0	\$0	\$0	\$0	\$200,000
Grants	\$0	\$400,000	\$193,750	\$0	\$0	\$0	\$593,750
Total Revenues	\$0	\$600,000	\$193,750	\$0	\$0	\$0	\$793,750

POTABLE WATER

CAPITAL IMPROVEMENT PROJECTS SUMMARY

Project No.	Project	Prior Year	FY 2009-2010	FY 2010-2011	FY 2011-2012	FY 2012-2013	FY 2013-2014	Total
40015	1MG Ground Storage Tank	\$77,045	\$1,426,000	\$0	\$0	\$0	\$0	\$1,503,045
46011	Fort Smith Utility Relocate (Section 3)	\$1,955,662	\$850,000	\$0	\$0	\$0	\$0	\$2,805,662
46014	Fort Smith Utility Relocate (Section 2)	\$100,795	\$884,000	\$487,000	\$0	\$0	\$0	\$1,471,795
40002	Plan 11 Well	\$17,320	\$520,000	\$0	\$0	\$0	\$0	\$537,320
46900	Water Main Replacements	\$352,595	\$750,000	\$500,000	\$500,000	\$750,000	\$750,000	\$3,602,595
45003	Well Rehabs	\$250,000	\$250,000	\$250,000	\$0	\$500,000	\$250,000	\$1,500,000
42013	Vicksburg RWM to Normandy	\$35,346	\$300,000	\$0	\$0	\$0	\$0	\$335,346
41009	Alternative Water Supply	\$0	\$0	\$1,250,000	\$1,250,000	\$0	\$0	\$2,500,000
41009	State Road 46 Alternative Water Supply	\$97,822	\$300,000	\$200,000	\$250,000	\$250,000	\$5,000,000	\$6,097,822
40016	Magdalena WTP-GST-HSP	\$80,545	\$0	\$0	\$0	\$90,000	\$1,500,000	\$1,670,545
Total Projects Expenditures		\$2,967,130	\$5,280,000	\$2,687,000	\$2,000,000	\$1,590,000	\$7,500,000	\$22,024,130

Revenue Source	Prior Year	FY 2009-2010	FY 2010-2011	FY 2011-2012	FY 2012-2013	FY 2013-2014	Total
Operating Surplus	\$102,693	\$741,807	\$2,038,687	\$1,926,437	\$1,590,000	\$1,087,212	\$7,486,836
Drawdown of Fund Balance	\$2,859,437	\$4,488,193	\$595,313	\$17,563	\$0	\$1,412,788	\$9,373,294
Impact Fees	\$5,000	\$50,000	\$53,000	\$56,000	\$0	\$0	\$164,000
Loan Proceeds	\$0	\$0	\$0	\$0	\$0	\$5,000,000	\$5,000,000
Total Revenues	\$2,967,130	\$5,280,000	\$2,687,000	\$2,000,000	\$1,590,000	\$7,500,000	\$22,024,130

PROJECT NAME: Fort Smith Utility Relocate
*(Section 3) Primrose Terr to
 Rookery Ave.*

PROJECT NUMBER: 46011

POLICY NUMBER: 4d

PLAN ELEMENT: Infrastructure

PROJECT DESCRIPTION

There are currently four road widening projects within the city that require the relocation of water and/or wastewater lines (Normandy Blvd., Howland Blvd., DeBary Ave., & Fort Smith Blvd). These pipes will be replaced with new pipes and, in some cases, with larger pipe to provide better services.

Funding Summary

Source/YR	Prior Year	FY 09/10	FY 10/11	FY 11/12	FY 12/13	FY 13/14	Total
Drawdown of Fund Balance	\$1,950,662	\$800,000	\$0	\$0	\$0	\$0	\$2,750,662
Impact Fees	\$5,000	\$50,000	\$0	\$0	\$0	\$0	\$55,000
Total	\$1,955,662	\$850,000	\$0	\$0	\$0	\$0	\$2,805,662

PROJECT NAME: Fort Smith Utility Relocate
 (Section 2) Providence Blvd to
 Primrose Terr.

PROJECT NUMBER: 46014

POLICY NUMBER: 4d

PLAN ELEMENT: Infrastructure

PROJECT DESCRIPTION

There are currently four road widening projects within the city that require the relocation of water and/or wastewater lines (Normandy Blvd., Howland Blvd., DeBary Ave., & Fort Smith Blvd). These pipes will be replaced with new pipes and, in some cases, with larger pipe to provide better services.

Funding Summary

Source/YR	Prior Year	FY 09/10	FY 10/11	FY 11/12	FY 12/13	FY 13/14	Total
Operating Surplus	\$0	\$0	\$434,000	\$0	\$0	\$0	\$434,000
Drawdown of Fund Balance	\$100,795	\$884,000	\$0	\$0	\$0	\$0	\$984,795
Impact Fees	\$0	\$0	\$53,000	\$0	\$0	\$0	\$53,000
Total	\$100,795	\$884,000	\$487,000	\$0	\$0	\$0	\$1,471,795

PROJECT NAME: 1MG Ground Storage Tank

PROJECT NUMBER: 40015

PLAN ELEMENT: Infrastructure

POLICY NUMBER: 2b

PROJECT DESCRIPTION

This project will consist of the design, permitting, and construction of a 1MG storage tank with additional HSP. The tank will be installed at the Normandy WTP located at 2308 N. Normandy. The tank will increase available water supplies to the surrounding service area to equalize peak demands and improve fire protection.

Funding Summary

Source/YR	Prior Year	FY 09/10	FY 10/11	FY 11/12	FY 12/13	FY 13/14	Total
Operating Surplus	\$77,045	\$741,807	\$0	\$0	\$0	\$0	\$818,852
Drawdown of Fund Balance	\$0	\$684,193	\$0	\$0	\$0	\$0	\$684,193
Total	\$77,045	\$1,426,000	\$0	\$0	\$0	\$0	\$1,503,045

PROJECT NAME: Alternative Water Supply

PROJECT NUMBER: 41009

PLAN ELEMENT: Infrastructure

POLICY NUMBER: 2g

PROJECT DESCRIPTION

Deltona Water is currently updating its 10-year plan. This line is for planning purposes only in anticipation of the final Master Plan.

Funding Summary

Source/YR	Prior Year	FY 09/10	FY 10/11	FY 11/12	FY 12/13	FY 13/14	Total
Operating Surplus	\$0	\$0	\$854,687	\$1,194,000	\$0	\$0	\$2,048,687
Drawdown of Fund Balance	\$0	\$0	\$395,313	\$0	\$0	\$0	\$395,313
Impact Fees	\$0	\$0	\$0	\$56,000	\$0	\$0	\$56,000
Total	\$0	\$0	\$1,250,000	\$1,250,000	\$0	\$0	\$2,500,000

PROJECT NAME: Plan 11 Well

PROJECT NUMBER: 40002

PLAN ELEMENT: Infrastructure

POLICY NUMBER: 1b

PROJECT DESCRIPTION

Design and construction of a new Water Treatment Plant for the east side of the city. This plant is part of the original Capital Improvement Plan when the utility was first purchased. The plan is currently being designed and wells are being tested to ensure water quality and volume.

Funding Summary

Source/YR	Prior Year	FY 09/10	FY 10/11	FY 11/12	FY 12/13	FY 13/14	Total
Drawdown of Fund Balance	\$17,320	\$520,000	\$0	\$0	\$0	\$0	\$537,320
Total	\$17,320	\$520,000	\$0	\$0	\$0	\$0	\$537,320

PROJECT NAME: Water Main Replacements

PROJECT NUMBER: 46900

PLAN ELEMENT: Infrastructure

POLICY NUMBER: 1b

PROJECT DESCRIPTION

Water main failures result in an interruption in service and impact public health and fire protection. Replacement mains may be increased in size thereby improving water flow and distribution. In some cases, mains are increased in size to accommodate the installation of fire hydrants in the surrounding area.

Funding Summary

Source/YR	Prior Year	FY 09/10	FY 10/11	FY 11/12	FY 12/13	FY 13/14	Total
Operating Surplus	\$0	\$0	\$500,000	\$500,000	\$750,000	\$750,000	\$2,500,000
Drawdown of Fund Balance	\$352,595	\$750,000	\$0	\$0	\$0	\$0	\$1,102,595
Total	\$352,595	\$750,000	\$500,000	\$500,000	\$750,000	\$750,000	\$3,602,595

PROJECT NAME: Vicksburg RWM to Normandy

PROJECT NUMBER: 42013

PLAN ELEMENT: Infrastructure

POLICY NUMBER: 1b

PROJECT DESCRIPTION

Construction of Vicksburg Raw Water Main to Normandy is part of the original Capital Improvement Plan when the utility was first purchased.

Funding Summary

Source/YR	Prior Year	FY 09/10	FY 10/11	FY 11/12	FY 12/13	FY 13/14	Total
Operating Surplus	\$25,648	\$0	\$0	\$0	\$0	\$0	\$25,648
Drawdown of Fund Balance	\$9,698	\$300,000	\$0	\$0	\$0	\$0	\$309,698
Total	\$35,346	\$300,000	\$0	\$0	\$0	\$0	\$335,346

PROJECT NAME: Well Rehabs

PROJECT NUMBER: 45003

PLAN ELEMENT: Infrastructure

POLICY NUMBER: 1b

PROJECT DESCRIPTION

The water department utilizes potable supply wells to produce drinking water for consumption and fire protection within the City. These wells require maintenance to the pumping equipment and the actual well formations to maintain production. A failure to maintain the wells results in reduced water for consumption and fire protection. Increasing well production increases available water for future development within the City.

Funding Summary

Source/YR	Prior Year	FY 09/10	FY 10/11	FY 11/12	FY 12/13	FY 13/14	Total
Operating Surplus	\$0	\$0	\$250,000	\$0	\$500,000	\$0	\$750,000
Drawdown of Fund Balance	\$250,000	\$250,000	\$0	\$0	\$0	\$250,000	\$750,000
Total	\$250,000	\$250,000	\$250,000	\$0	\$500,000	\$250,000	\$1,500,000

PROJECT NAME: SR46 Alternative Water Supply

PROJECT NUMBER: 41009

PLAN ELEMENT: Infrastructure

POLICY NUMBER: 2c

PROJECT DESCRIPTION

Reductions in groundwater allocations by the Water Management District are the impetus for this capital expense.

Funding Summary

Source/YR	Prior Year	FY 09/10	FY 10/11	FY 11/12	FY 12/13	FY 13/14	Total
Operating Surplus	\$0	\$0	\$0	\$232,437	\$250,000	\$0	\$482,437
Drawdown of Fund Balance	\$97,822	\$300,000	\$200,000	\$17,563	\$0	\$0	\$750,000
Loan Proceeds	\$0	\$0	\$0	\$0	\$0	\$5,000,000	\$5,000,000
Total	\$97,822	\$300,000	\$200,000	\$250,000	\$250,000	\$5,000,000	\$6,097,822

PROJECT NAME: Magdalena Water Treatment Plant/Ground Storage Tank/High Speed Pump

PROJECT NUMBER: 40016

PLAN ELEMENT: Infrastructure

POLICY NUMBER: 1b

PROJECT DESCRIPTION

This area is experiencing water pressure problems due to the small capacity well at this site. This affects the level of service as well as fire protection in this area. Water quality at this well is poor and the new facilities would also improve overall quality.

Funding Summary

Source/YR	Prior Year	FY 09/10	FY 10/11	FY 11/12	FY 12/13	FY 13/14	Total
Operating Surplus	\$0	\$0	\$0	\$0	90,000	\$337,212	\$427,212
Drawdown of Fund Balance	\$80,545	\$0	\$0	\$0	\$0	\$1,162,788	\$1,243,333
Total	\$80,545	\$0	\$0	\$0	\$90,000	\$1,500,000	\$1,670,545

TRANSPORTATION

CAPITAL IMPROVEMENT PROJECTS SUMMARY

Project No.	Project	Prior Year	FY 2009-2010	FY 2010-2011	FY 2011-2012	FY 2012-2013	FY 2013-2014	Total
	Normandy Blvd – Widening Section B	\$4,251	\$119,799	\$0	\$0	\$0	\$0	\$124,050
33025	Fort Smith Blvd – Section 3	\$6,108,148	\$3,550,000	\$0	\$0	\$0	\$0	\$9,658,148
33023	Fort Smith Blvd – Section 2	\$3,750	\$5,000,000	\$311,676	\$0	\$0	\$0	\$5,315,426
33022	Fort Smith Blvd – Section 1	\$0	\$0	\$0	\$0	\$2,300,000	\$1,173,565	\$3,473,565
33021	Fort Smith Blvd – Section 4	\$49,004	\$190,000	\$500,000	\$50,000	\$1,950,000	\$1,249,647	\$3,988,651
	Road Resurfacing	\$2,055,465	\$1,000,000	\$750,000	\$200,000	\$1,050,000	\$1,000,000	\$6,055,465
Total Projects Expenditures		\$8,220,618	\$9,859,799	\$1,561,676	\$250,000	\$5,300,000	\$3,423,212	\$28,615,305

Revenue Source	Prior Years	FY 2009-2010	FY 2010-2011	FY 2011-2012	FY 2012-2013	FY 2013-2014	Total
Operating Surplus	\$435,688	\$52,065	\$79,625	\$124,425	\$161,425	\$205,425	\$1,058,653
Drawdown of Fund Balance	\$7,784,930	\$9,189,734	\$1,432,051	\$75,575	\$9,143	\$0	\$18,491,433
Grants	\$0	\$568,000	\$0	\$0	\$0	\$0	\$568,000
Impact Fees	\$0	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$250,000
Unidentified Funding	\$0	\$0	\$0	\$0	\$5,079,432	\$3,167,787	\$8,247,219
Total Revenues	\$8,220,618	\$9,859,799	\$1,561,676	\$250,000	\$5,300,000	\$3,423,212	\$28,615,305

PROJECT NAME: Normandy Blvd – Section B

PROJECT NUMBER:

PLAN ELEMENT: Transportation

POLICY NUMBER: 5B

PROJECT DESCRIPTION

This project is part of the City’s overall road widening plan and has been scheduled for a couple of years. As the City has grown, traffic congestion has also increased. This expenditure represents design cost and the project is designed to help alleviate congestion.

Funding Summary

Source/YR	Prior Year	FY 09/10	FY 10/11	FY 11/12	FY 12/13	FY 13/14	Total
Drawdown of Fund Balance	\$4,251	\$69,799	\$0	\$0	\$0	\$0	\$74,050
Impact Fees	\$0	\$50,000	\$0	\$0	\$0	\$0	\$50,000
Total	\$4,251	\$119,799	\$0	\$0	\$0	\$0	\$124,050

PROJECT NAME: Fort Smith Blvd – Section 3

PROJECT NUMBER: 33025

PLAN ELEMENT: Transportation

POLICY NUMBER: 5B

PROJECT DESCRIPTION

*This is a widening project.
Project Limits: Primrose Terrace to Rookery Avenue
Widen to three lanes.*

Funding Summary

Source/YR	Prior Year	FY 09/10	FY 10/11	FY 11/12	FY 12/13	FY 13/14	Total
Drawdown of Fund Balance	\$6,108,148	\$3,550,000	\$0	\$0	\$0	\$0	\$9,658,148
Total	\$6,108,148	\$3,550,000	\$0	\$0	\$0	\$0	\$9,658,148

PROJECT NAME: Fort Smith Blvd – Section 2

PROJECT NUMBER: 33023

PLAN ELEMENT: Transportation

POLICY NUMBER: 5B

PROJECT DESCRIPTION

*This is a widening project.
Project Limits: Providence Blvd to Primrose Terrace
Widen to three lanes.*

Funding Summary

Source/YR	Prior Year	FY 09/10	FY 10/11	FY 11/12	FY 12/13	FY 13/14	Total
Drawdown of Fund Balance	\$3,750	\$5,000,000	\$261,676	\$0	\$0	\$0	\$5,265,426
Impact Fees	\$0	\$0	\$50,000	\$0	\$0	\$0	\$50,000
Total	\$3,750	\$5,000,000	\$311,676	\$0	\$0	\$0	\$5,315,426

PROJECT NAME: Fort Smith Blvd – Section 1

PROJECT NUMBER: 33022

PLAN ELEMENT: Transportation

POLICY NUMBER: 5B

PROJECT DESCRIPTION

*This is a widening project.
Project Limits: Elkcam Blvd to Providence Blvd
Widen to three lanes.*

Funding Summary

Source/YR	Prior Year	FY 09/10	FY 10/11	FY 11/12	FY 12/13	FY 13/14	Total
Unidentified Funding	\$0	\$0	\$0	\$0	2,300,000	\$1,173,565	\$3,473,565
Total	\$0	\$0	\$0	\$0	\$2,300,000	\$1,173,565	\$3,473,565

PROJECT NAME: Fort Smith Blvd – Section 4

PROJECT NUMBER: 33021

PLAN ELEMENT: Transportation

POLICY NUMBER: 5B

PROJECT DESCRIPTION

*This is a widening project.
Project Limits: Rookery Avenue to SR 415
Widen to three lanes.*

Funding Summary

Source/YR	Prior Year	FY 09/10	FY 10/11	FY 11/12	FY 12/13	FY 13/14	Total
Drawdown of Fund Balance	\$49,004	\$190,000	\$500,000	\$0	\$0	\$0	\$739,004
Impact Fees	\$0	\$0	\$0	\$50,000	\$50,000	\$50,000	\$150,000
Unidentified Funding	\$0	\$0	\$0	\$0	\$1,900,000	\$1,199,647	\$3,099,647
Total	\$49,004	\$190,000	\$500,000	\$50,000	\$1,950,000	\$1,249,647	\$3,988,651

PROJECT NAME: Road Resurfacing

PROJECT NUMBER: _____

PLAN ELEMENT: Transportation

POLICY NUMBER: 9A

PROJECT DESCRIPTION

Road Resurfacing. Projected costs are figured at the current per/ton price plus .03 percent per year.

Funding Summary

Source/YR	Prior Year	FY 09/10	FY 10/11	FY 11/12	FY 12/13	FY 13/14	Total
Operating Surplus	\$435,688	\$52,065	\$79,625	\$124,425	\$161,425	\$205,425	\$1,058,653
Drawdown of Fund Balance	\$1,619,777	\$697,935	\$670,375	\$75,575	\$9,143	\$0	\$3,072,805
Grants	\$0	\$250,000	\$0	\$0	\$0	\$0	\$250,000
Unidentified Funding	\$0	\$0	\$0	\$0	\$879,432	\$794,575	\$1,674,007
Total	\$2,055,465	\$1,000,000	\$750,000	\$200,000	\$1,050,000	\$1,000,000	\$6,055,465

STORMWATER**CAPITAL IMPROVEMENT PROJECTS SUMMARY**

Project No.	Project	Prior Year	FY 2009-2010	FY 2010-2011	FY 2011-2012	FY 2012-2013	FY 2013-2014	Total
28156	Lackland Pond	\$48,480	\$0	\$250,000	\$0	\$0	\$0	\$298,480
29173	Covington Dr./Slater Dr. Drainage Retrofit	\$469,813	\$600,000	\$0	\$0	\$0	\$0	\$1,069,813
28222	Kraft/Bluefield Pump Station	\$0	\$60,000	\$400,000	\$0	\$0	\$0	\$460,000
21001	Leland Pump Station	\$7,760	\$0	\$280,000	\$0	\$0	\$0	\$287,760
29234	Collingswood DRA modifications	\$15,710	\$0	\$0	\$0	\$45,000	\$439,290	\$500,000
25229	McGarrity/Kirkhill Project	\$0	\$1,350,000	\$0	\$0	\$0	\$0	\$1,350,000
25226	Drysdale /Chapel	\$0	\$1,200,000	\$0	\$0	\$0	\$0	\$1,200,000
	Lake Windsor Pump Station	\$0	\$386,725	\$0	\$0	\$0	\$0	\$386,725
	Future Unidentified Projects	\$0	\$0	\$0	\$0	\$0	\$500,000	\$500,000
23216	Piedmont Pump Station Improvements	\$0	\$300,000	\$0	\$0	\$0	\$0	\$300,000
	Drainage Pipe Rehab	\$0	\$300,000	\$300,000	\$0	\$300,000	\$300,000	\$1,200,000
26136	Lake Gleason/Cloverleaf Outfall Project	\$0	\$190,000	\$0	\$0	\$0	\$0	\$190,000
24115	Lake Norwood Pump Station Improvements	\$0	\$0	\$250,000	\$0	\$0	\$0	\$250,000
	Stanton/Worthington Dr. Drainage Improvements	\$0	\$0	\$250,000	\$0	\$0	\$0	\$250,000
	Tipton Dr. Retention Pond Improvement	\$0	\$0	\$0	\$50,000	\$250,000	\$0	\$300,000
	Holston Drainage Improvements	\$0	\$0	\$0	\$25,000	\$100,000	\$0	\$125,000
	Mapleshade Retention Pond Improvements	\$0	\$0	\$0	\$0	\$50,000	\$200,000	\$250,000
	Newmark/Tune Drainage Improvements	\$0	\$0	\$0	\$0	\$50,000	\$350,000	\$400,000
25225	Lake Tivoli Force Main Upgrade	\$0	\$0	\$250,000	\$0	\$0	\$0	\$250,000
24127	Wheeling/Tivoli PS w/Interconnects	\$48,000	\$702,500	\$0	\$0	\$0	\$0	\$750,500
Total Projects Expenditures		\$589,763	\$5,089,225	\$1,980,000	\$75,000	\$795,000	\$2,089,290	\$10,318,278

CAPITAL IMPROVEMENTS PROJECTS

Revenue Source	Prior Year	FY 2009-2010	FY 2010-2011	FY 2011-2012	FY 2012-2013	FY 2013-2014	Total
Drawdown of Fund Balance	\$0	\$3,702,500	\$1,980,000	\$75,000	\$61,246	\$0	\$5,818,746
Grants	\$352,000	\$1,386,725	\$0	\$0	\$0	\$0	\$1,738,725
Loan Proceeds	\$237,763	\$0	\$0	\$0	\$0	\$0	\$237,763
Unidentified Funding	\$0	\$0	\$0	\$0	\$733,754	\$1,789,290	\$2,523,044
Total Revenues	\$589,763	\$5,089,225	\$1,980,000	\$75,000	\$795,000	\$1,789,290	\$10,318,278

PROJECT NAME: Lackland Pond

PROJECT NUMBER: 28156

PLAN ELEMENT: Infrastructure

POLICY NUMBER: 13a

PROJECT DESCRIPTION

This pond needs to be enlarged to allow more storage for stormwater runoff in the Lackland/Windsor Heights area.

Funding Summary

Source/YR	Prior Year	FY 09/10	FY 10/11	FY 11/12	FY 12/13	FY 13/14	Total
Drawdown of Fund Balance	\$0	\$0	\$250,000	\$0	\$0	\$0	\$250,000
Loan Proceeds	\$48,480	\$0	\$0	\$0	\$0	\$0	\$48,480
Total	\$48,480	\$0	\$250,000	\$0	\$0	\$0	\$298,480

PROJECT NAME: Covington Dr./Slater Dr. Drainage Retrofit

PROJECT NUMBER: 29173

PLAN ELEMENT: Infrastructure

POLICY NUMBER: 13a

PROJECT DESCRIPTION

This project will eliminate standing water in the Covington/Slater area.

Funding Summary

Source/YR	Prior Year	FY 09/10	FY 10/11	FY 11/12	FY 12/13	FY 13/14	Total
Drawdown of Fund Balance	\$0	\$600,000	\$0	\$0	\$0	\$0	\$600,000
Grants	\$352,000	\$0	\$0	\$0	\$0	\$0	\$352,000
Loan Proceeds	\$117,813	\$0	\$0	\$0	\$0	\$0	\$117,813
Total	\$469,813	\$600,000	\$0	\$0	\$0	\$0	\$1,069,813

PROJECT NAME: Kraft/Bluefield Pump Station

PROJECT NUMBER: 28222

PLAN ELEMENT: Infrastructure

POLICY NUMBER: 13a

PROJECT DESCRIPTION

This project will relieve flooding in the Kraft Drive/Bluefield area. The large drainage area needs a pump station to lower the high stormwater levels.

Funding Summary

Source/YR	Prior Year	FY 09/10	FY 10/11	FY 11/12	FY 12/13	FY 13/14	Total
Drawdown of Fund Balance	\$0	\$60,000	\$400,000	\$0	\$0	\$0	\$460,000
Total	\$0	\$60,000	\$400,000	\$0	\$0	\$0	\$460,000

PROJECT NAME: Leland Pump Station

PROJECT NUMBER: 21001

PLAN ELEMENT: Infrastructure

POLICY NUMBER: 13a

PROJECT DESCRIPTION

The Leland retention pond needs a pump station to relieve high stormwater levels that over flow on to residents' property in the Leland area.

Funding Summary

Source/YR	Prior Year	FY 09/10	FY 10/11	FY 11/12	FY 12/13	FY 13/14	Total
Drawdown of Fund Balance	\$0	\$0	\$280,000	\$0	\$0	\$0	\$280,000
Loan Proceeds	\$7,760	\$0	\$0	\$0	\$0	\$0	\$7,760
Total	\$7,760	\$0	\$280,000	\$0	\$0	\$0	\$287,760

PROJECT NAME: Collingswood DRA modifications
and pump station
PLAN ELEMENT: Infrastructure

PROJECT NUMBER: 29234
POLICY NUMBER: 13a

PROJECT DESCRIPTION

This project will relieve flooding in the Collingswood/Howland Blvd area.

- *Modification of existing DRA*
- *Installation of a pump station*

Funding Summary

Source/YR	Prior Year	FY 09/10	FY 10/11	FY 11/12	FY 12/13	FY 13/14	Total
Loan Proceeds	\$15,710	\$0	\$0	\$0	\$0	\$0	\$15,710
Unidentified Funding	\$0	\$0	\$0	\$0	\$45,000	\$439,290	\$484,290
Total	\$15,710	\$0	\$0	\$0	\$45,000	\$439,290	\$500,000

PROJECT NAME: McGarrity/Kirkhill Project
PLAN ELEMENT: Infrastructure

PROJECT NUMBER: 25229
POLICY NUMBER: 13a

PROJECT DESCRIPTION

Regional treatment pond for stormwater treatment which will allow the City to discharge stormwater into the St. John's River.

Funding Summary

Source/YR	Prior Year	FY 09/10	FY 10/11	FY 11/12	FY 12/13	FY 13/14	Total
Drawdown of Fund Balance	\$0	\$250,000	\$0	\$0	\$0	\$0	\$250,000
Grants	\$0	\$1,100,000	\$0	\$0	\$0	\$0	\$1,100,000
Total	\$0	\$1,350,000	\$0	\$0	\$0	\$0	\$1,350,000

PROJECT NAME: Drysdale/Chapel Interconnect

PROJECT NUMBER: 25226

PLAN ELEMENT: Infrastructure

POLICY NUMBER: 13a

PROJECT DESCRIPTION

This has been an area of concern for severe flooding in previous storms. This project provides flood protection for several areas in the City including the Beechdale area which experienced significant flooding in 1994, 1998, 2003, and 2004.

Funding Summary

Source/YR	Prior Year	FY 09/10	FY 10/11	FY 11/12	FY 12/13	FY 13/14	Total
Drawdown of Fund Balance	\$0	\$1,200,000	\$0	\$0	\$0	\$0	\$1,200,000
Total	\$0	\$1,200,000	\$0	\$0	\$0	\$0	\$1,200,000

PROJECT NAME: Lake Windsor Pump Station

PROJECT NUMBER: 29196

PLAN ELEMENT: Infrastructure

POLICY NUMBER: 13a

PROJECT DESCRIPTION

This station will eliminate severe flooding in the Lake Windsor area.

Funding Summary

Source/YR	Prior Year	FY 09/10	FY 10/11	FY 11/12	FY 12/13	FY 13/14	Total
Drawdown of Fund Balance	\$0	\$100,000	\$0	\$0	\$0	\$0	\$100,000
Grant	\$0	\$286,725	\$0	\$0	\$0	\$0	\$286,725
Total	\$0	\$386,725	\$0	\$0	\$0	\$0	\$386,725

PROJECT NAME: Future Projects

PROJECT NUMBER:

PLAN ELEMENT: Infrastructure

POLICY NUMBER: 12b

PROJECT DESCRIPTION

The Stormwater Department is currently updating its 5-year plan. This line item is for planning purposes only in anticipation of the final Plan.

Funding Summary

Source/YR	Prior Year	FY 09/10	FY 10/11	FY 11/12	FY 12/13	FY 13/14	Total
Unidentified Funding	\$0	\$0	\$0	\$0	\$0	\$500,000	\$500,000
Total	\$0	\$0	\$0	\$0	\$0	\$500,000	\$500,000

PROJECT NAME: Piedmont Pump Station Improvements

PROJECT NUMBER: 23216

PLAN ELEMENT: Infrastructure

POLICY NUMBER: 13a

PROJECT DESCRIPTION

The current pump station at Piedmont is in need of upgrading. The impervious area around the station has increased. It is necessary to upgrade the current pump station to keep up with the increased amount of stormwater.

Funding Summary

Source/YR	Prior Year	FY 09/10	FY 10/11	FY 11/12	FY 12/13	FY 13/14	Total
Drawdown of Fund Balance	\$0	\$300,00	\$0	\$0	\$0	\$0	\$300,000
Total	\$0	\$300,000	\$0	\$0	\$0	\$0	\$300,000

PROJECT NAME: Drainage Pipe Rehab.

PROJECT NUMBER:

PLAN ELEMENT: Infrastructure

POLICY NUMBER: 13a

PROJECT DESCRIPTION

The City has several stormwater pipe runs that require lining. These runs are in areas where digging them up would jeopardize structures on private property. The threat of damage to private property will be eliminated and the effectiveness of the stormwater conveyance system will be restored with the completion of this project.

Funding Summary

Source/YR	Prior Year	FY 09/10	FY 10/11	FY 11/12	FY 12/13	FY 13/14	Total
Drawdown of Fund Balance	\$0	\$300,000	\$300,000	\$0	\$61,246	\$0	\$661,246
Unidentified Funding	\$0	\$0	\$0	\$0	\$238,754	\$300,000	\$538,754
Total	\$0	\$300,000	\$300,000	\$0	\$300,000	\$300,000	1,200,000

PROJECT NAME: Lake Gleason/Cloverleaf Outfall Project

PROJECT NUMBER:

PLAN ELEMENT: Infrastructure

POLICY NUMBER: 13a

PROJECT DESCRIPTION

The Lake Gleason outfall currently has some severe restrictions in its flow. The current outfall cannot keep up with the capacity of water that needs to be moved. This project would prove to be sufficient to move a vast volume of stormwater during heavy rain events. This area is a key transition point in the City outfall system and provides flood relief for a large section of the City. Many lakes and ponds either flow to or are pumped into Lake Gleason for flood protection.

Funding Summary

Source/YR	Prior Year	FY 09/10	FY 10/11	FY 11/12	FY 12/13	FY 13/14	Total
Drawdown of Fund Balance	\$0	\$190,000	\$0	\$0	\$0	\$0	\$190,000
Total	\$0	\$190,000	\$0	\$0	\$0	\$0	\$190,000

PROJECT NAME: Lake Norwood Pump
Station Improvements
PLAN ELEMENT: Infrastructure

PROJECT NUMBER:
POLICY NUMBER: 13a

PROJECT DESCRIPTION

The intent of this project is to increase the pumping capacity during high water events to more efficiently and effectively manage stormwater.

Funding Summary

Source/YR	Prior Year	FY 09/10	FY 10/11	FY 11/12	FY 12/13	FY 13/14	Total
Drawdown of Fund Balance	\$0	\$0	\$250,000	\$0	\$0	\$0	\$250,000
Total	\$0	\$0	\$250,000	\$0	\$0	\$0	\$250,000

PROJECT NAME: Staton/Worthington Dr.
Drainage Improvements
PLAN ELEMENT: Infrastructure

PROJECT NUMBER:
POLICY NUMBER: 13a

PROJECT DESCRIPTION

Project consists of upgrading stormwater gravity drains to alleviate flooding that impacts the Staton/Worthington intersection.

Funding Summary

Source/YR	Prior Year	FY 09/10	FY 10/11	FY 11/12	FY 12/13	FY 13/14	Total
Drawdown of Fund Balance	\$0	\$0	\$250,000	\$0	\$0	\$0	\$250,000
Total	\$0	\$0	\$250,000	\$0	\$0	\$0	\$250,000

PROJECT NAME: Tipton Dr. Retention
Pond Improvements
PLAN ELEMENT: Infrastructure

PROJECT NUMBER:
POLICY NUMBER: 13a

PROJECT DESCRIPTION

The outfall and related piping will be improved to facilitate more efficient stormwater flow.

Funding Summary

Source/YR	Prior Year	FY 09/10	FY 10/11	FY 11/12	FY 12/13	FY 13/14	Total
Drawdown of Fund Balance	\$0	\$0	\$0	\$50,000	\$0	\$0	\$50,000
Unidentified Funding	\$0	\$0	\$0	\$0	\$250,000	\$0	\$250,000
Total	\$0	\$0	\$0	\$50,000	\$250,000	\$0	\$300,000

PROJECT NAME: Holston Drainage Improvements
PLAN ELEMENT: Infrastructure

PROJECT NUMBER:
POLICY NUMBER: 13a

PROJECT DESCRIPTION

The outfall and related piping will be improved to facilitate more efficient stormwater flow.

Funding Summary

Source/YR	Prior Year	FY 09/10	FY 10/11	FY 11/12	FY 12/13	FY 13/14	Total
Drawdown of Fund Balance	\$0	\$0	\$0	\$25,000	\$0	\$0	\$25,000
Unidentified Funding	\$0	\$0	\$0	\$0	\$100,000	\$0	\$100,000
Total	\$0	\$0	\$0	\$25,000	\$100,000	\$0	\$125,000

PROJECT NAME: Mapleshade Retention Pond

PROJECT NUMBER:

PLAN ELEMENT: Infrastructure

POLICY NUMBER: 13a

PROJECT DESCRIPTION

Project consists of a new retention pond. The pond was identified as a need by the City Stormwater Master Plan.

Funding Summary

Source/YR	Prior Year	FY 09/10	FY 10/11	FY 11/12	FY 12/13	FY 13/14	Total
Unidentified Funding	\$0	\$0	\$0	\$0	\$50,000	\$200,000	\$250,000
Total	\$0	\$0	\$0	\$0	\$50,000	\$200,000	\$250,000

PROJECT NAME: Newmark/Tune
Drainage Improvements
PLAN ELEMENT: Infrastructure

PROJECT NUMBER:

POLICY NUMBER: 13a

PROJECT DESCRIPTION

This project is intended to manage appropriate levels in a local retention area by the installation/upgrade of pipes and a pump.

Funding Summary

Source/YR	Prior Year	FY 09/10	FY 10/11	FY 11/12	FY 12/13	FY 13/14	Total
Unidentified Funding	\$0	\$0	\$0	\$0	\$50,000	\$350,000	\$400,000
Total	\$0	\$0	\$0	\$0	\$50,000	\$350,000	\$400,000

PROJECT NAME: Lake Tivoli Force Main Upgrade

PROJECT NUMBER:

PLAN ELEMENT: Infrastructure

POLICY NUMBER: 13a

PROJECT DESCRIPTION

Upgrade of pipe size to facilitate more effective stormwater management in the Tivoli basin.

Funding Summary

Source/YR	Prior Year	FY 09/10	FY 10/11	FY 11/12	FY 12/13	FY 13/14	Total
Drawdown of Fund Balance	\$0	\$0	\$250,000	\$0	\$0	\$0	\$250,000
Total	\$0	\$0	\$250,000	\$0	\$0	\$0	\$250,000

PROJECT NAME: Wheeling/Tivoli Pump Station
w/Interconnects

PROJECT NUMBER:

PLAN ELEMENT: Infrastructure

POLICY NUMBER: 13a

PROJECT DESCRIPTION

Upgrade pumping facilities in the Tivoli/Wheeling area.

Source/YR	Prior Year	FY 09/10	FY 10/11	FY 11/12	FY 12/13	FY 13/14	Total
Drawdown of Fund Balance	\$0	\$702,500	\$0	\$0	\$0	\$0	\$702,500
Loan Proceeds	\$48,000	\$0	\$0	\$0	\$0	\$0	\$48,000
Total	\$48,000	\$702,500	\$0	\$0	\$0	\$0	\$750,500

WASTEWATER

CAPITAL IMPROVEMENT PROJECTS SUMMARY

Project No.	Project	Prior Year	FY 2009-2010	FY 2010-2011	FY 2011-2012	FY 2012-2013	FY 2013-2014	Total
43002	16" Force Main – Elkcarn Blvd	\$12,600	\$1,000,000	\$0	\$0	\$0	\$0	\$1,012,600
46010	New Wastewater Treatment Plant	\$180,722	\$0	\$0	\$0	\$6,250,000	\$6,250,000	\$12,680,722
45003	Rehab Sewer Collection System	\$335,140	\$750,000	\$750,000	\$0	\$1,500,000	\$750,000	\$4,085,140
Total Projects Expenditures		\$ 528,462	\$1,750,000	\$750,000	\$0	\$7,750,000	\$7,000,000	\$17,778,462

Revenue Source	Prior Year	FY 2009-2010	FY 2010-2011	FY 2011-2012	FY 2012-2013	FY 2013-2014	Total
Drawdown of Fund Balance	\$528,462	\$1,750,000	\$750,000	\$0	\$0	\$0	\$3,028,462
Loan Proceeds	\$0	\$0	\$0	\$0	\$7,750,000	\$7,000,000	\$14,750,000
Total Revenues	\$528,462	\$1,750,000	\$750,000	\$0	\$7,750,000	\$7,000,000	\$17,778,462

PROJECT NAME: New Wastewater Treatment Plant

PROJECT NUMBER: 46010

PLAN ELEMENT: Infrastructure

POLICY NUMBER: 5c

PROJECT DESCRIPTION

As new road-widening projects are approved for both city and county roads, it will be necessary to include the Utility Relocation costs associated with those projects. This line item is for planning purposes only and is not related to any specific road project.

Funding Summary

Source/YR	Prior Year	FY 09/10	FY 10/11	FY 11/12	FY 12/13	FY 13/14	Total
Drawdown of Fund Balance	\$180,722	\$0	\$0	\$0	\$0	\$0	\$180,722
Loan Proceeds	\$0	\$0	\$0	\$0	\$6,250,000	\$6,250,000	\$12,500,000
Total	\$180,722	\$0	\$0	\$0	\$6,250,000	\$6,250,000	\$12,680,722

PROJECT NAME: 16" Force Main – Elkcam Blvd

PROJECT NUMBER: 43002

PLAN ELEMENT: Infrastructure

POLICY NUMBER: 5c

PROJECT DESCRIPTION

Construction of the 16" Force Main along Elkcam Blvd is part of the original Capital Improvement plan when the utility was first purchased.

Funding Summary

Source/YR	Prior Year	FY 09/10	FY 10/11	FY 11/12	FY 12/13	FY 13/14	Total
Drawdown of Fund Balance	\$12,600	\$1,000,000	\$0	\$0	\$0	\$0	\$1,012,600
Total	\$12,600	\$1,000,000	\$0	\$0	\$0	\$0	\$1,012,600

PROJECT NAME: Rehab Sewer Collection System

PROJECT NUMBER: 45003

PLAN ELEMENT: Infrastructure

POLICY NUMBER: 5g

PROJECT DESCRIPTION

This project will rehabilitate the sewer collection system. The system is aged and requires maintenance to function as intended. The scope of work will cover manholes, gravity and forcemain repairs and /or replacements, maintaining the collection system required under FAC 62-604. Timely rehabilitations will minimize the liability associated with environmental spills and adverse affects on public health as well as maintaining the LOS.

Funding Summary

Source/YR	Prior Year	FY 09/10	FY 10/11	FY 11/12	FY 12/13	FY 13/14	Total
Drawdown of Fund Balance	\$335,140	\$750,000	\$750,000	\$0	\$0	\$0	\$1,835,140
Loan Proceeds	\$0	\$0	\$0	\$0	1,500,000	\$750,000	\$2,250,000
Total	\$335,140	\$750,000	\$750,000	\$0	\$1,500,000	\$750,000	\$4,085,140

WASTEWATER & WATER**CAPITAL IMPROVEMENT PROJECTS SUMMARY**

Project No.	Project	Prior Year	FY 2009-2010	FY 2010-2011	FY 2011-2012	FY 2012-2013	FY 2013-2014	Total
46012	Debary Utility Relocate	\$752,746	\$150,000	\$0	\$0	\$0	\$0	\$902,746
46013	Howland Utility Relocate (Phase 3)	\$0	\$0	\$0	\$100,000	\$1,600,000	\$1,564,000	\$3,264,000
46015	Fort Smith Utility Relocate (Section 4)	\$0	\$0	\$0	\$120,000	\$649,000	\$366,000	\$1,135,000
Total Projects Expenditures		\$752,746	\$150,000	\$0	\$220,000	\$2,249,000	\$1,930,000	\$5,301,746

Revenue Source	Prior Year	FY 2009-2010	FY 2010-2011	FY 2011-2012	FY 2012-2013	FY 2013-2014	Total
Operating Surplus	\$0	\$0	\$0	\$0	\$1,636,237	\$0	\$1,636,237
Drawdown of Fund Balance	\$752,746	\$150,000	\$0	\$220,000	\$0	\$0	\$1,122,746
Impact Fees	\$0	\$0	\$0	\$0	\$612,763	\$428,000	\$1,040,763
Loan Proceeds	\$0	\$0	\$0	\$0	\$0	\$250,000	\$250,000
Unidentified Funds	\$0	\$0	\$0	\$0	\$0	\$1,252,000	\$1,252,000
Total Revenues	\$752,746	\$150,000	\$0	\$220,000	\$2,249,000	\$1,930,000	\$5,301,746

PROJECT NAME: Debary Utility Relocate
(Deltona – Providence)
PLAN ELEMENT: Infrastructure

PROJECT NUMBER: 46012
POLICY NUMBER: 4d

PROJECT DESCRIPTION

There are currently four road widening projects within the City that require the relocation of water and/or wastewater lines (Normandy Blvd., Howland Blvd., DeBary Ave., & Fort Smith Blvd). These pipes will be replaced with new pipes and, in some cases, with larger pipe to provide better services.

Funding Summary

Source/YR	Prior Year	FY 09/10	FY 10/11	FY 11/12	FY 12/13	FY 13/14	Total
Drawdown of Fund Balance	\$752,746	\$150,000	\$0	\$0	\$0	\$0	\$902,746
Total	\$752,746	\$150,000	\$0	\$0	\$0	\$0	\$902,746

PROJECT NAME: Howland Utility Relocate
(Phase 3)
PLAN ELEMENT: Infrastructure

PROJECT NUMBER: 46013
POLICY NUMBER: 4d

PROJECT DESCRIPTION

There are currently four road widening projects within the City that require the relocation of water and/or wastewater lines (Normandy Blvd., Howland Blvd., DeBary Ave., & Fort Smith Blvd). These pipes will be replaced with new pipes and, in some cases, with larger pipe to provide better services.

Funding Summary

Source/YR	Prior Year	FY 09/10	FY 10/11	FY 11/12	FY 12/13	FY 13/14	Total
Operating Surplus	\$0	\$0	\$0	\$0	\$1,541,000	\$0	\$1,541,000
Drawdown of Fund Balance	\$0	\$0	\$0	\$100,000	\$0	\$0	\$100,000
Impact Fees	\$0	\$0	\$0	\$0	\$59,000	\$62,000	\$121,000
Loan Proceeds	\$0	\$0	\$0	\$0	\$0	\$250,000	\$250,000
Unidentified Funding	\$0	\$0	\$0	\$0	\$0	\$1,252,000	\$1,252,000
Total	\$0	\$0	\$0	\$100,000	\$1,600,000	\$1,564,000	\$3,264,000

PROJECT NAME: Fort Smith Utility Relocate
 (Section 4) Rookery Ave. to SR 415
PLAN ELEMENT: Infrastructure

PROJECT NUMBER: 46015
POLICY NUMBER: 4d

PROJECT DESCRIPTION

There are currently four road widening projects within the City that require the relocation of water and/or wastewater lines (Normandy Blvd., Howland Blvd., DeBary Ave., & Fort Smith Blvd). These pipes will be replaced with new pipes and, in some cases, a larger pipe to provide better services.

Funding Summary

Source/YR	Prior Year	FY 09/10	FY 10/11	FY 11/12	FY 12/13	FY 13/14	Total
Operating Surplus	\$0	\$0	\$0	\$0	\$95,237	\$0	\$95,237
Drawdown of Fund Balance	\$0	\$0	\$0	\$120,000	\$0	\$0	\$120,000
Impact Fees	\$0	\$0	\$0	\$0	\$553,763	\$366,000	\$919,763
Total	\$0	\$0	\$0	\$120,000	\$649,000	\$366,000	\$1,135,000

SECTION 9
PUBLIC SCHOOL FACILITIES ELEMENT
GOALS, OBJECTIVES, and POLICIES

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GOAL PSF1

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 PSF1-1

The City shall implement and maintain mechanisms designed to coordinate with the School Board to provide consistency between local government comprehensive plans and public school facilities and programs.

Policy PSF1-1.1

Pursuant to the procedures and requirements of the adopted interlocal agreement, the City 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 the City are based on consistent data.

Policy PSF1-1.2

At the time of transmittal of the Public Schools Facilities Element, the City developed a report of projects not subject to school concurrency and submitted the report to the School Board. The report included the type, number and location of residential units that have received subdivision or site plan approval and provided a projected annual rate of growth for such projects.

Policy PSF1-1.3

The City shall provide the representative of the School Board with copies of all meeting agendas and staff reports.

OBJECTIVE PSF1-2

The City 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.

Policy PSF1-2.1

The City 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 Industrial land use classifications and environmentally restricted land use classifications.

Policy PSF1-2.2

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.

Policy PSF1-2.3

The City 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.

Policy PSF1-2.4

The City shall encourage the School Board to land bank sites for future use as school facilities. The City 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.

Policy PSF1-2.5

The City 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 school.

Policy PSF1-2.6

In developing capital improvements plans and programs for public services, the City shall consider required infrastructure to service existing and proposed schools and any land banked school sites.

OBJECTIVE PSF1-3

The City 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.

Policy PSF1-3.1

The City shall coordinate with the School Board on opportunities for the expansion and rehabilitation of existing schools, so as to support neighborhoods and redevelopment.

Policy PSF1-3.2

The City 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.

Policy PSF1-3.3

The City 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 City specifying operating procedures and maintenance and operating responsibilities.

Policy PSF1-3.4

The City shall reduce hazardous walking conditions consistent with Florida's safe ways to school program. In conjunction with the School Board, the City 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 City 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 City shall coordinate with the Metropolitan 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.

Policy PSF1-3.5

The City 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 PSF1-4

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

Policy PSF1-4.1

The City 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.

Policy PSF1-4.2

Amendments to the future land use map shall be coordinated with the School Board and the Public School Facilities Planning Maps.

Policy PSF1-4.3

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 City 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 PSF2

The City 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 City's 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 City 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 PSF2-1

The City 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.

Policy PSF2-1.1

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.

Policy PSF2-1.2

Consistent with the interlocal agreement, the uniform, district-wide level-of-service standards are set as follows:

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

Policy PSF2-1.3

The following schools shall achieve the adopted level of service no later than the identified date.

School	LOS	DATE
Orange City Elementary	117%	July 1, 2012
Horizon Elementary	158%	July 1, 2012
Freedom Elementary	126%	July 1, 2012
Osceola Elementary	117%	July 1, 2012
Ortona Elementary	150%	July 1, 2012
Ormond Beach Elementary	116%	July 1, 2012
Southwestern Middle	120%	July 1, 2013
New Smyrna Beach Middle	122%	July 1, 2014

(Note: This policy designates a tiered LOS for those schools that exceed the desired levels at the end of the first five year capital improvements program.)

Policy PSF2-1.4

The (local government) 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.

Policy PSF2-1.5

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 PSF2-2

The City 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.

Policy PSF2-2.1

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.

Policy PSF2-2.2

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.

Policy PSF2-2.3

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.

Policy PSF2-2.4

The concurrency service area for special use schools shall be district wide.

Policy PSF2-2.5

The concurrency service area maps designate three areas where school capacity is not anticipated for the planning period.

Policy PSF2-2.6

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 the following criteria:

1. Adopted level of service standards shall not exceed the level of service standard within the initial five-year planning period
2. The utilization of school capacity is maximized to the greatest extent possible taking into account 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.

Policy PSF2-2.7

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 assigned school and that school’s concurrency service area. If adequate capacity is not available in the assigned concurrency service area, the proposed development shall be evaluated in comparison to the concurrency service areas adjacent to the assigned concurrency service area, subject to the limitations of Volusia County Policy 2.3.7. The school district shall maintain a listing of assigned and adjacent concurrency service areas for each central school concurrency service area.

Policy PSF2-2.8

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.

OBJECTIVE PSF2-3

In coordination with the School Board the City will establish a process for implementation of school concurrency which includes applicability and capacity determination, availability standards and school capacity methods. The City 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.

Policy PSF2-3.1

School concurrency applies to residential development not otherwise exempt as specified by Policy 2.3.3.

Policy PSF2-3.2

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 2.3.7. 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 City 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 2.4 and its supporting policies.

Policy PSF2-3.3

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 prior to the implementation date of school concurrency or is exempt from concurrency under the City concurrency regulations 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.
4. Age restricted developments that are subject to deed restrictions prohibiting the permanent occupancy by a resident under the age of fifty-five (55). Such deed restrictions must be recorded and be irrevocable for a period of at least thirty (30) 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.

Policy PSF2-3.4

The creation of subdivisions and/or single family lots equal to or less than ten (10) units shall be subject to school concurrency as part of an annual concurrency management review. The City 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.

Policy PSF2-3.5

By February 1, 2008, the City shall adopt a school concurrency ordinance, which establishes the application procedures and process for evaluating school capacity and making concurrency determinations consistent with the provisions of the interlocal agreement.

Policy PSF2-3.6

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.

Policy PSF2-3.7

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 concurrency service areas or 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 requiring 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.
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.

Policy PSF2-3.8

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.
5. Eliminate variances to overcrowded facilities that are not otherwise restricted by State or Federal requirements.

OBJECTIVE PSF2-4

The City 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.

Policy PSF2-4.1

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.

Policy PSF2-4.2

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.

Policy PSF2-4.3

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 City, and the applicant which shall be executed prior to the City 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.

Policy PSF2-4.4

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.)

Policy PSF2-4.5

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.

Policy PSF2-4.6

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.

Policy PSF2-4.7

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. Upfront 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 sites.
11. Phasing of construction or delay of construction in order to timely plan for the availability of school capacity and to use resources wisely.
12. Establishment of an educational facilities benefit district.
13. Establishment of educational facilities mitigation banks.

OBJECTIVE PSF2-5

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

Policy PSF2-5.1

In accordance with the adopted interlocal agreement, the City 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.

Policy PSF2-5.2

The City 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.

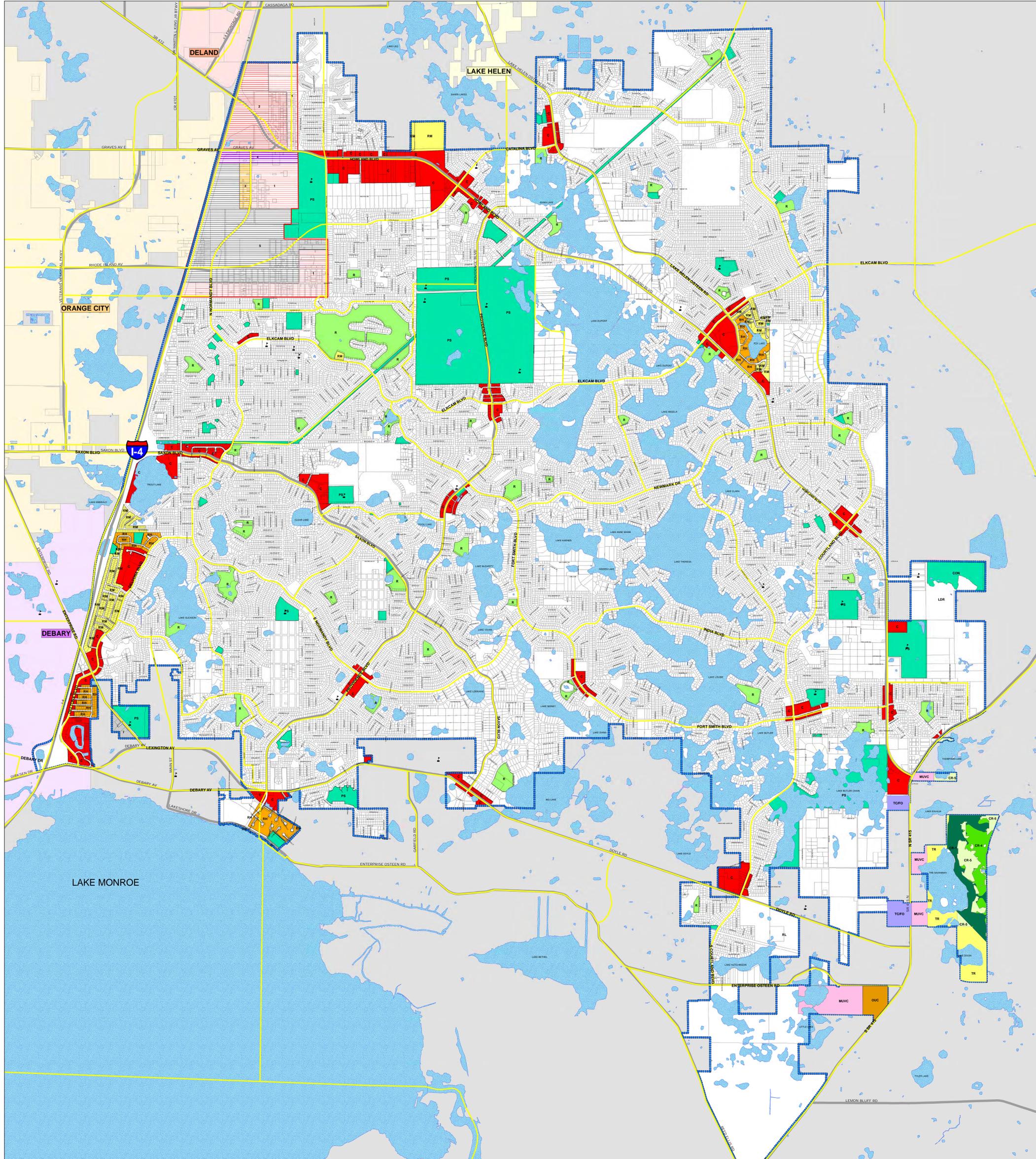
Policy PSF2-5.3

The City adopts by reference the School Board's five-year work program approved annually each September, as part of the overall School District budget. The City shall review the annual work program to verify that it is financially feasible and will maintain the level of service standards by the end of the five-year period.

APPENDIX 1

MAPS AND FIGURES

Figure 1-1	2025 Generalized Future Land Use Map
Figure 1-2	2025 Future Land Use Map (North East)
Figure 1-3	2025 Future Land Use Map (South East)
Figure 1-4	2025 Future Land Use Map (North West)
Figure 1-5	2025 Future Land Use Map (South West)
Figure 1-6	Joint Planning Area (JPA) Map
Figure 1-7	Mineral Resources Map
Figure 1-8	General Soils Categories
Figure 1-9	Major Wetland Systems
Figure 1-10	City Water Bodies
Figure 1-11	Flood Zone Map (Existing FEMA – 2002)
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Figure 2-1	Thoroughfare Roadway System 2025 Map
Figure 2-2	Roadway Number of Lanes 2025 Map
Figure 2-3	2025 Public Transit Routes
Figure 2-4	2025 Transit Service Area Map
Figure 2-5	2025 Public Transit Terminal
Figure 2-6	2025 Bicycle and Trail Facilities Map
Table 1	Roadway Number of Lanes 2025



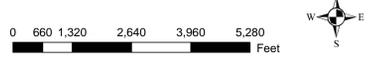
2025 GENERALIZED FUTURE LAND USE MAP
PREPARED BY:
CITY OF DELTONA PLANNING AND DEVELOPMENT SERVICES
 2345 PROVIDENCE BLVD., DELTONA, FL, 32725
 PHONE: (386) 878-8600 FAX: (386) 878-8601

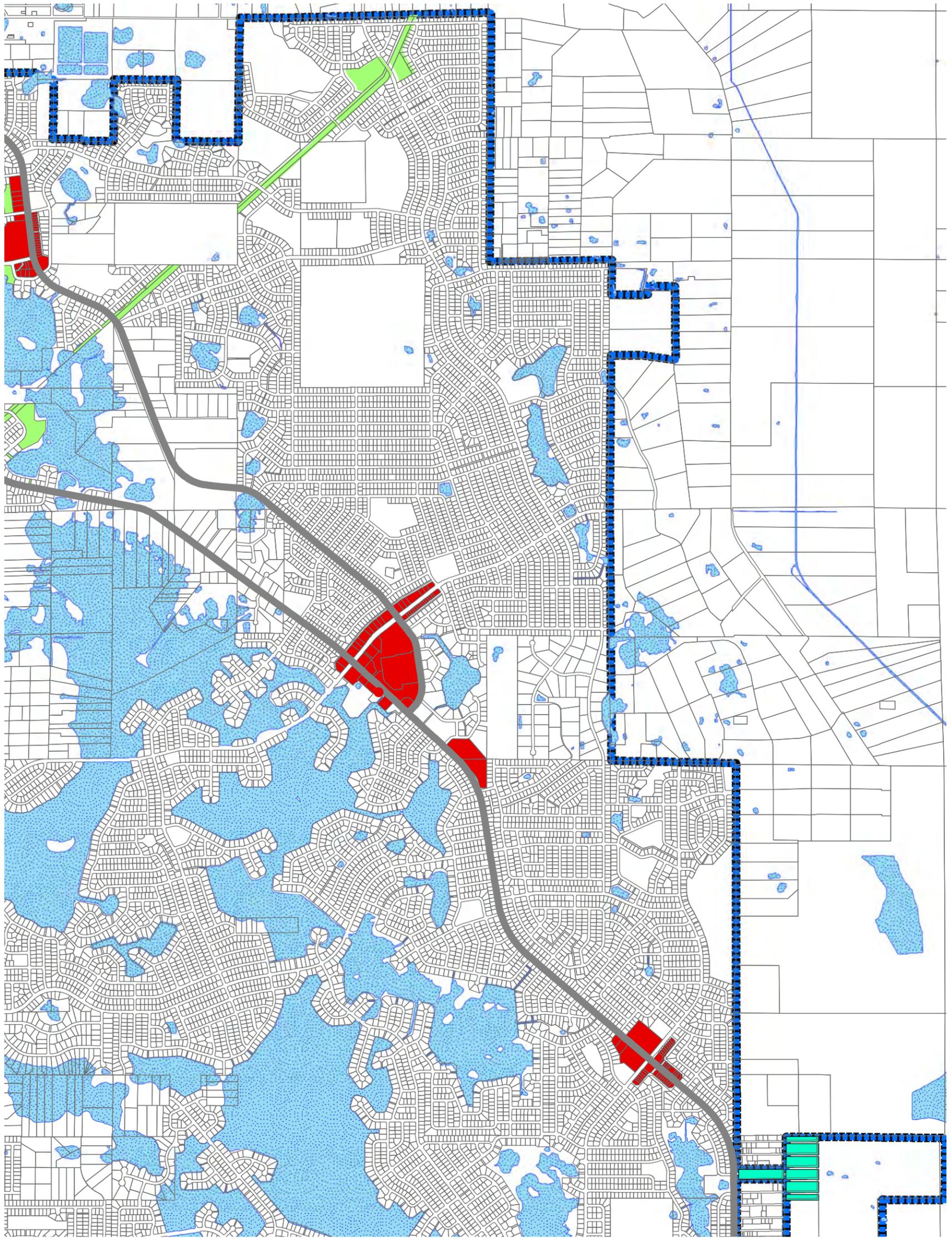
SHEET NO. 1 of 1
DRAWN BY: SHERRI CAMPBELL
UPDATED DATE: 11/02/2009
CHECKED BY: SCOTT MCGRATH
APPROVED BY: CHRIS BOWLEY, AICP
 DIRECTOR PLANNING AND DEVELOPMENT SERVICES

- LEGEND**
FUTURE LAND USE
- COMMERCIAL
 - LDR
 - CONSERVATION
 - INDUSTRIAL
 - PUBLIC / SEMI-PUBLIC / CONSERVATION
 - RECREATIONAL
 - RESIDENTIAL HIGH DENSITY (12 - 20 UNITS / ACRE)
 - RESIDENTIAL LOW DENSITY (0 - 6 UNITS / ACRE)
 - RESIDENTIAL MEDIUM DENSITY (6 - 12 UNITS / ACRE)
 - 1. MIXED OFFICE (ACTIVITY CENTER)
 - 2. COMMERCIAL POWER CENTER (ACTIVITY CENTER)
 - 3. COMMERCIAL ACTIVITY CENTER SUPPORT (ACTIVITY CENTER)
 - 4. COMMERCIAL TOURIST (ACTIVITY CENTER)
 - 5. INDUSTRIAL/BUSINESS PARK (ACTIVITY CENTER)
 - AGRICULTURE RESOURCE (VOLUSIA COUNTY)
 - ENVIRONMENTAL SYSTEMS CORRIDOR (VOLUSIA COUNTY)
 - FORESTRY RESOURCE (VOLUSIA COUNTY)
 - LOW IMPACT URBAN (VOLUSIA COUNTY)
 - RURAL (VOLUSIA COUNTY)
 - URBAN LOW DENSITY (VOLUSIA COUNTY)
- JPA_Landuse**
- Cluster Residential, 1
 - Cluster Residential, 2
 - Cluster Residential, 3
 - Cluster Residential, 4
 - Cluster Residential, 5
 - Mixed-Use Village Center
 - Osteen Urban Core
 - Rural Estate
 - Tech Center/Flex Office
 - Transition Residential

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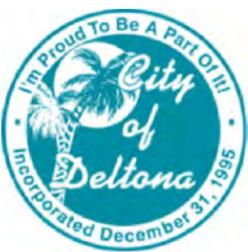
Figure 1-1





CITY OF DELTONA
 2025 FUTURE LAND USE MAP (NORTH EAST)
 PREPARED BY DEVELOPMENT SERVICES
 2345 PROVIDENCE BLVD
 DELTONA, FL 32725
 PHONE: (386) 878-8600 FAX: (386)878-8601

CREATED: APRIL 2010



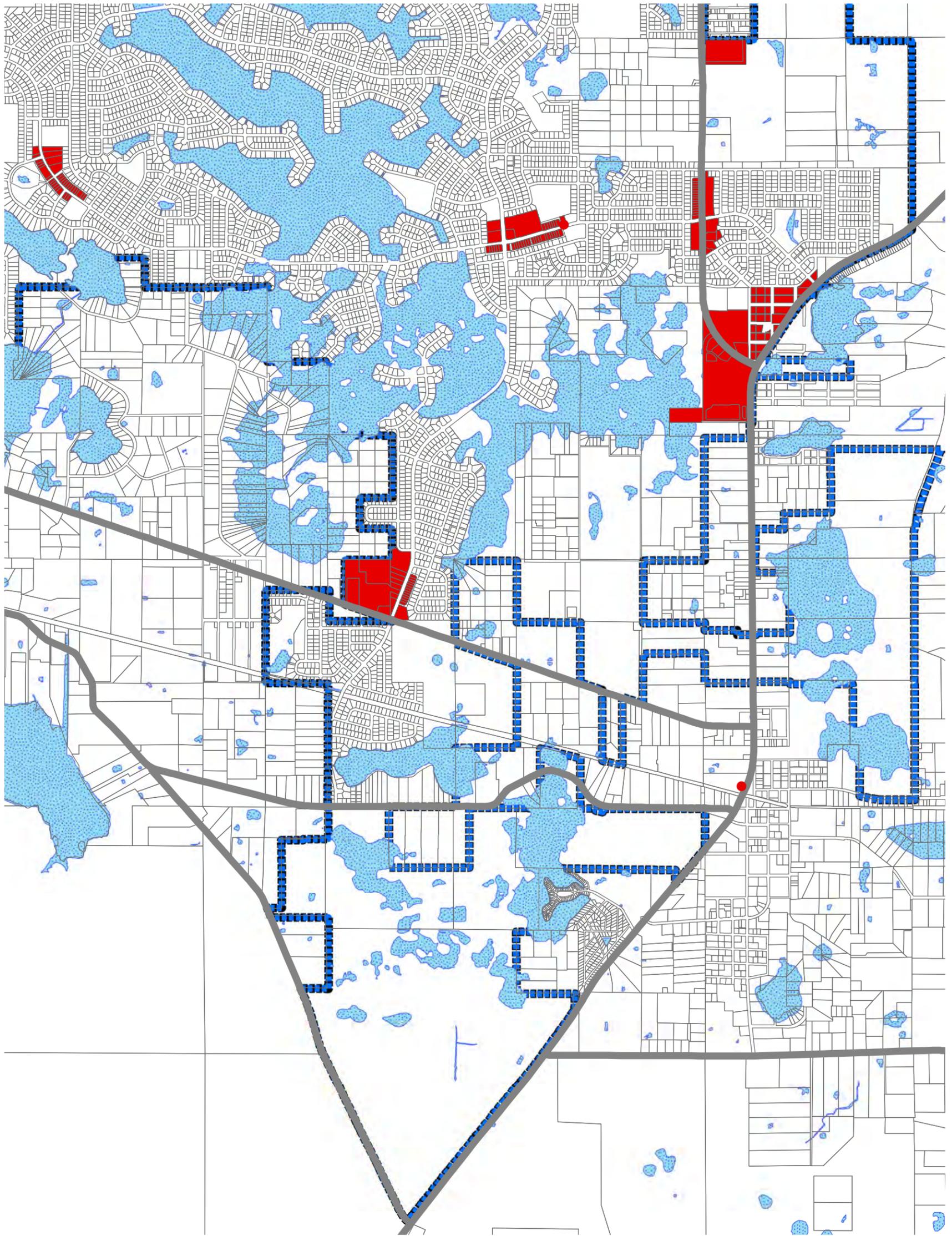
Legend

- | | | |
|----------------------------|--------------------------|--------------|
| Residential Low Density | Activity Center Boundary | LIBRARY |
| Residential Medium Density | City Boundary | FIRE STATION |
| Residential High Density | Lakes | Thoroughfare |
| Commercial | | |
| Public / Semi-Public | | |
| Industrial | | |
| Recreational | | |



Figure 1-2

0 1,000 2,000 4,000 6,000 8,000 Feet



CITY OF DELTONA
 2025 FUTURE LAND USE MAP (SOUTH EAST)
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 2345 PROVIDENCE BLVD
 DELTONA, FL 32725
 PHONE: (386) 878-8600 FAX: (386)878-8601

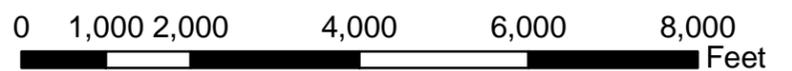
CREATED: APRIL 2010

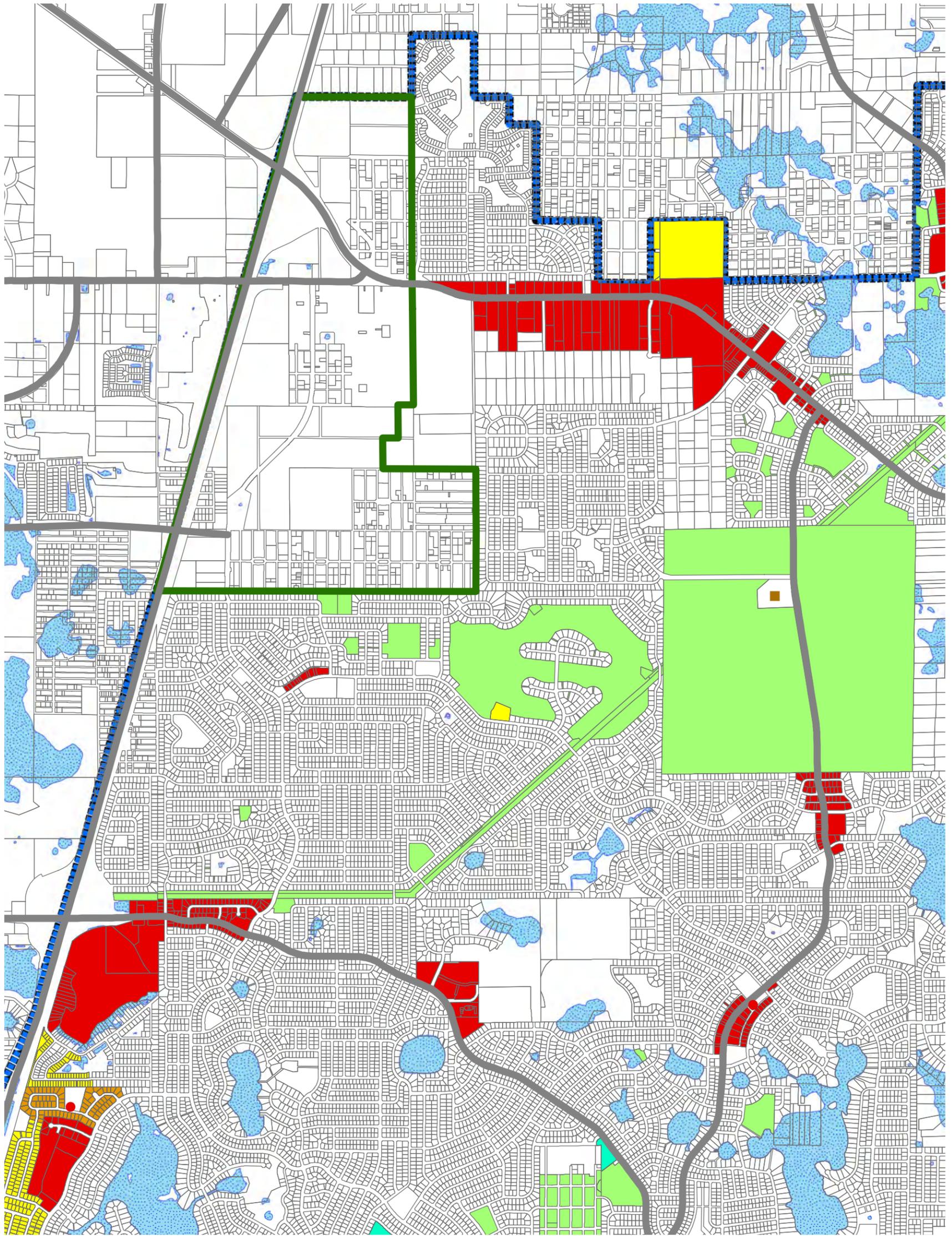
Legend

- | | | |
|----------------------------|------------------------|--------------|
| Residential Low Density | ActivityCenterBoundary | LIBRARY |
| Residential Medium Density | CityBoundary | FIRE STATION |
| Residential High Density | Lakes | ThroughFare |
| Commercial | | |
| Public / Semi-Public | | |
| Industrial | | |
| Recreational | | |



Figure 1-3





CITY OF DELTONA
 2025 FUTURE LAND USE MAP (NORTH WEST)
 PREPARED BY DEVELOPMENT SERVICES
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 DELTONA, FL 32725
 PHONE: (386) 878-8600 FAX: (386)878-8601

CREATED: APRIL 2010



Legend

- | | | |
|----------------------------|--------------------------|--------------|
| Residential Low Density | Activity Center Boundary | LIBRARY |
| Residential Medium Density | City Boundary | FIRE STATION |
| Residential High Density | Lakes | Thoroughfare |
| Commercial | | |
| Public / Semi-Public | | |
| Industrial | | |
| Recreational | | |

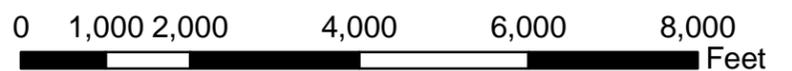
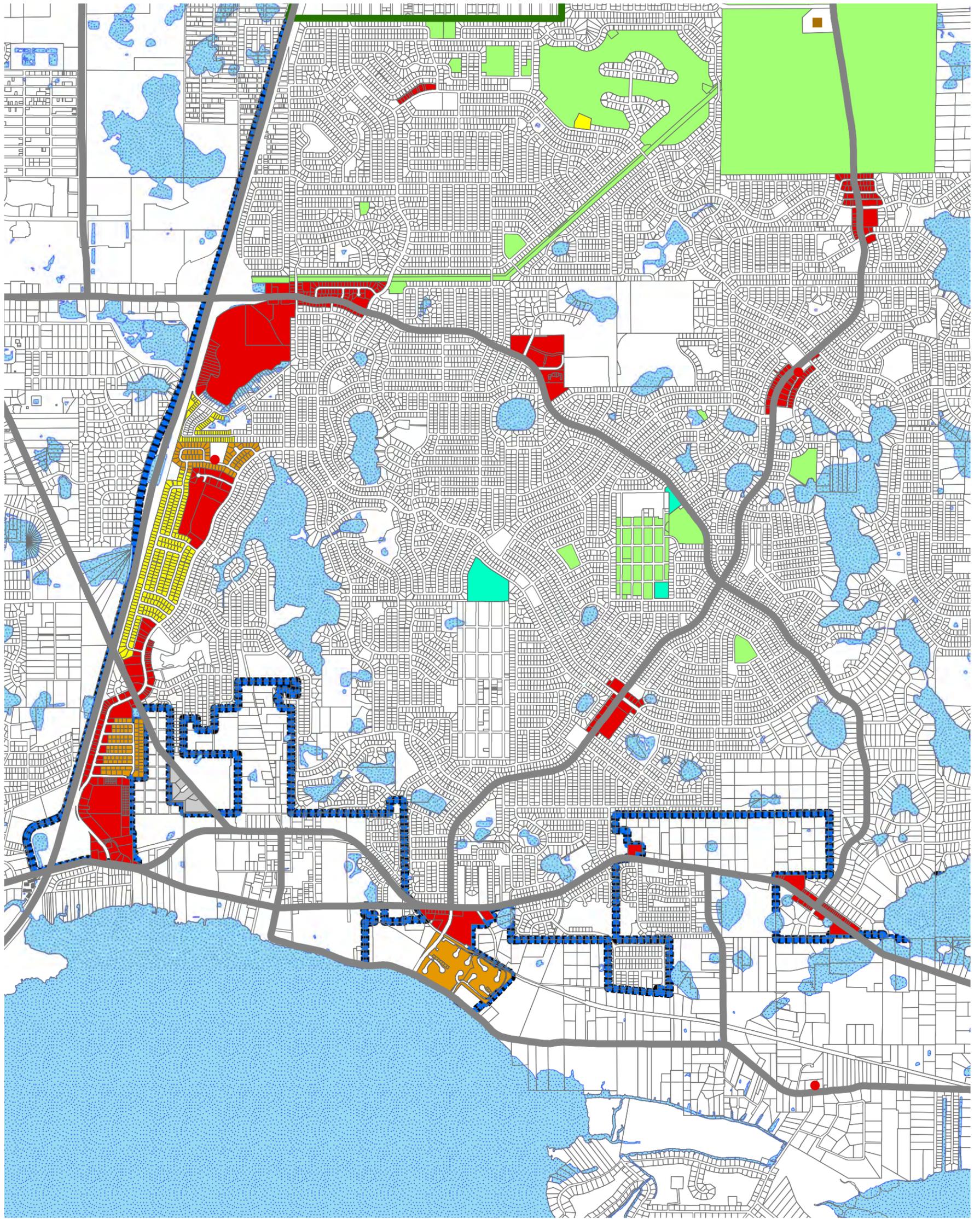


Figure 1-4



CITY OF DELTONA
 2025 FUTURE LAND USE MAP (SOUTH WEST)
 PREPARED BY DEVELOPMENT SERVICES
 2345 PROVIDENCE BLVD
 DELTONA, FL 32725
 PHONE: (386) 878-8600 FAX: (386)878-8601

Legend

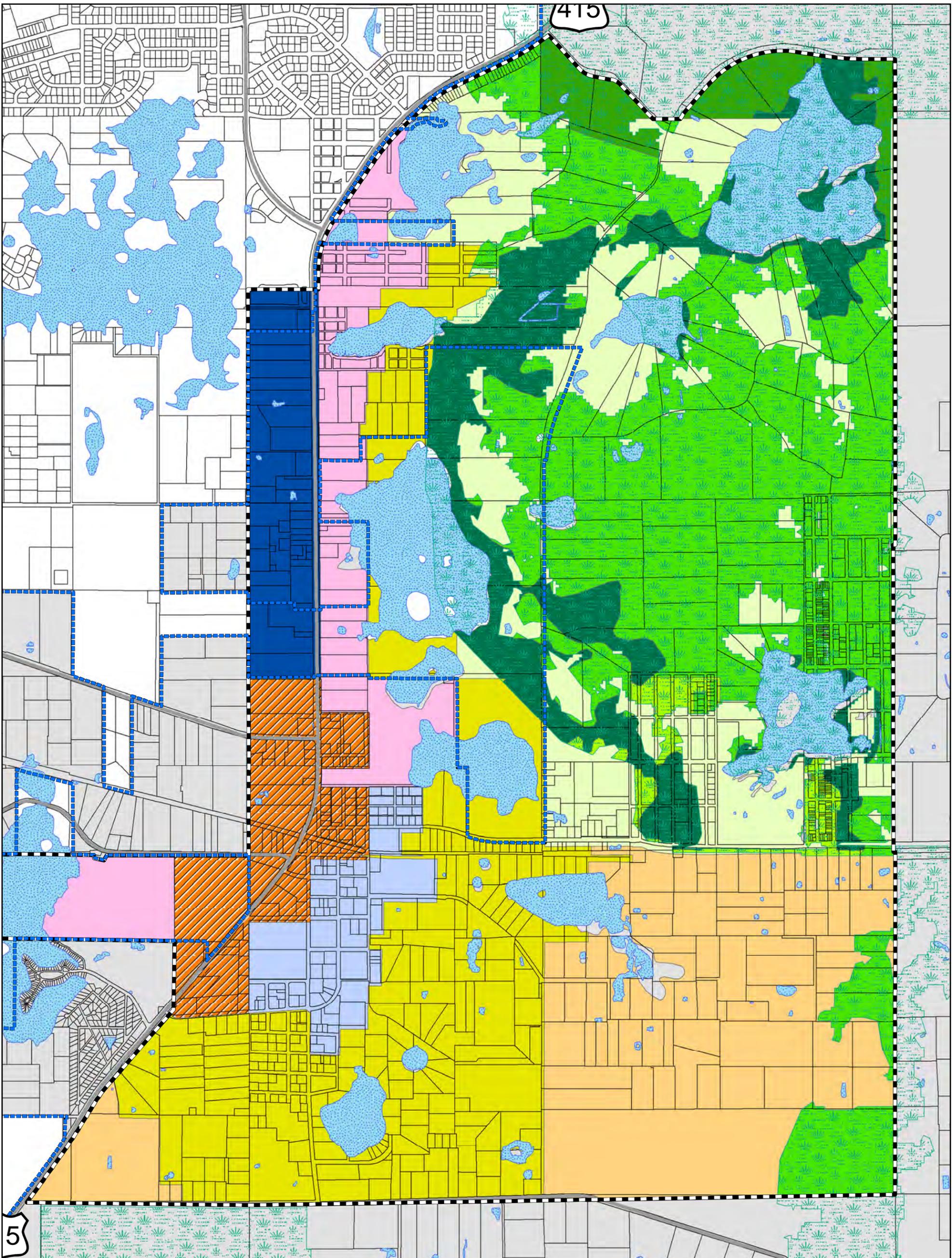
- | | | |
|----------------------------|------------------------|--------------|
| Residential Low Density | ActivityCenterBoundary | LIBRARY |
| Residential Medium Density | CityBoundary | FIRE STATION |
| Residential High Density | Lakes | Thoroughfare |
| Commercial | | |
| Public / Semi-Public | | |
| Industrial | | |
| Recreational | | |



0 1,000 2,000 4,000 6,000 8,000 Feet

Figure 1-5





JPA MAP
PREPARED BY:
 CITY OF DELTONA
 DEPT. OF PLANNING AND DEVELOPMENT SERVICES
 2345 PROVIDENCE BLVD., DELTONA, FL, 32725
 PHONE: (386) 878-8600 FAX: (386) 878-8601
 SHEET NO. 1 of 1
DRAWN BY: SHERRI CAMPBELL
 01/03/2008
UPDATED DATE:
CHECKED BY: SCOTT MCGRATH
APPROVED BY: CHRIS BOWLEY, AICP,
 DIRECTOR PLANNING AND DEVELOPMENT SERVICES

Legend

Proposed Land Use:

- Light Blue: Low-Density Residential
- Green: Cluster Residential Category 1
- Light Green: Cluster Residential Category 2
- Yellow-Green: Cluster Residential Category 3
- Yellow: Cluster Residential Category 4
- Orange: Cluster Residential Category 5
- Pink: Mixed-Use Village Center
- Light Blue: Mixed-Use Commercial Village
- Blue: Tech Center/Flex Office
- Dark Blue: Rural Estate
- Light Blue: Transition Residential
- Light Blue: Urban Residential

Other Symbols:

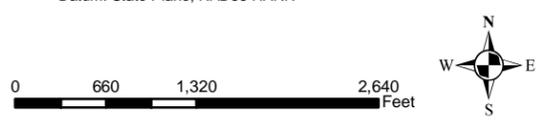
- Blue Dotted: Lakes
- Blue Dotted: Wetlands
- Blue Dotted: EEO Lands
- Blue Dotted: City of Deltona Boundary
- Blue Dotted: Metropolitan Area (State County)

Land Use for JPA	GIS Acres
Cluster Residential Category 1	306
Cluster Residential Category 2	82
Cluster Residential Category 3	812
Cluster Residential Category 4	39
Cluster Residential Category 5	430
Mixed-Use Village Center	250
Osteen Commercial Village	184
Rural Estate	570
Tech Center/Flex Office	147
Transition Residential	672
Urban Residential	122
Lakes	376
Total	3,990

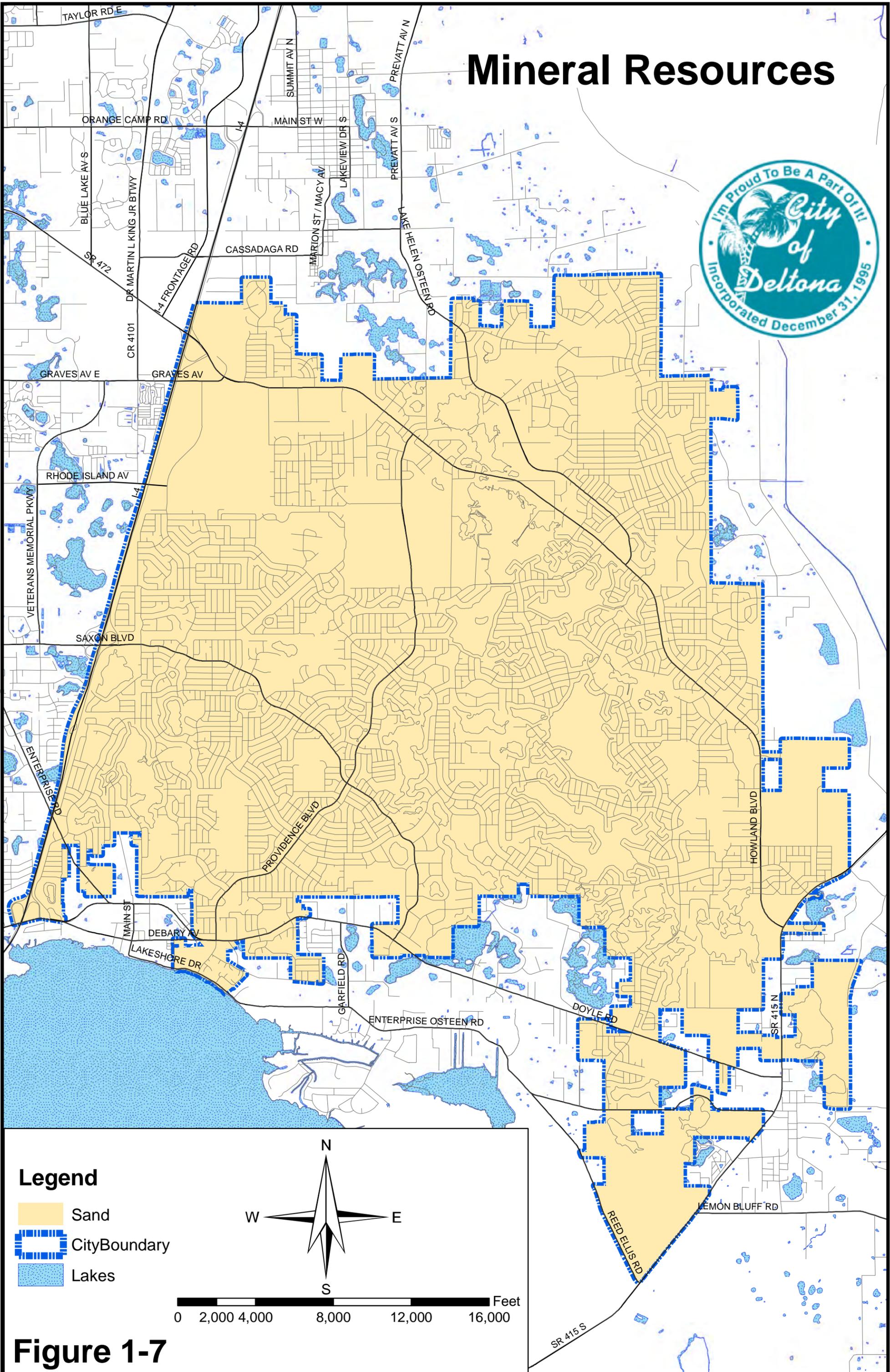
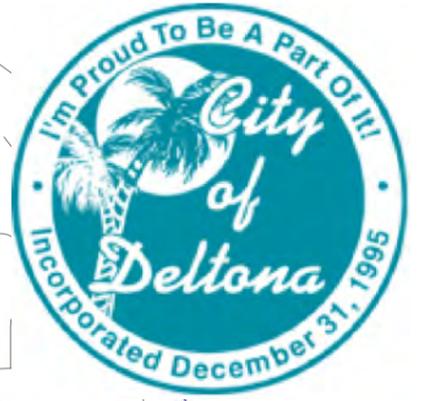
Category	GIS Acre	Acre Per Unit	Possible Total # of Units
Category 1	306	1 D/U per 25 acres	12
Category 2	82	1 D/U per 20 acres	4
Category 3	812	1 D/U per 10 acres	81
Category 4	39	1 D/U per 5 acres	8
Category 5	430	1 D/U per 1 acre	430

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Figure 1-6

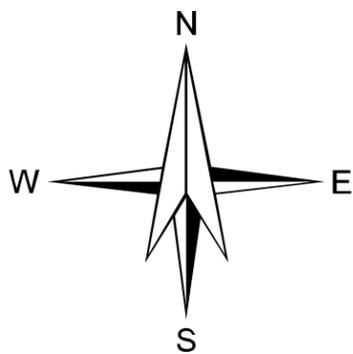


Mineral Resources



Legend

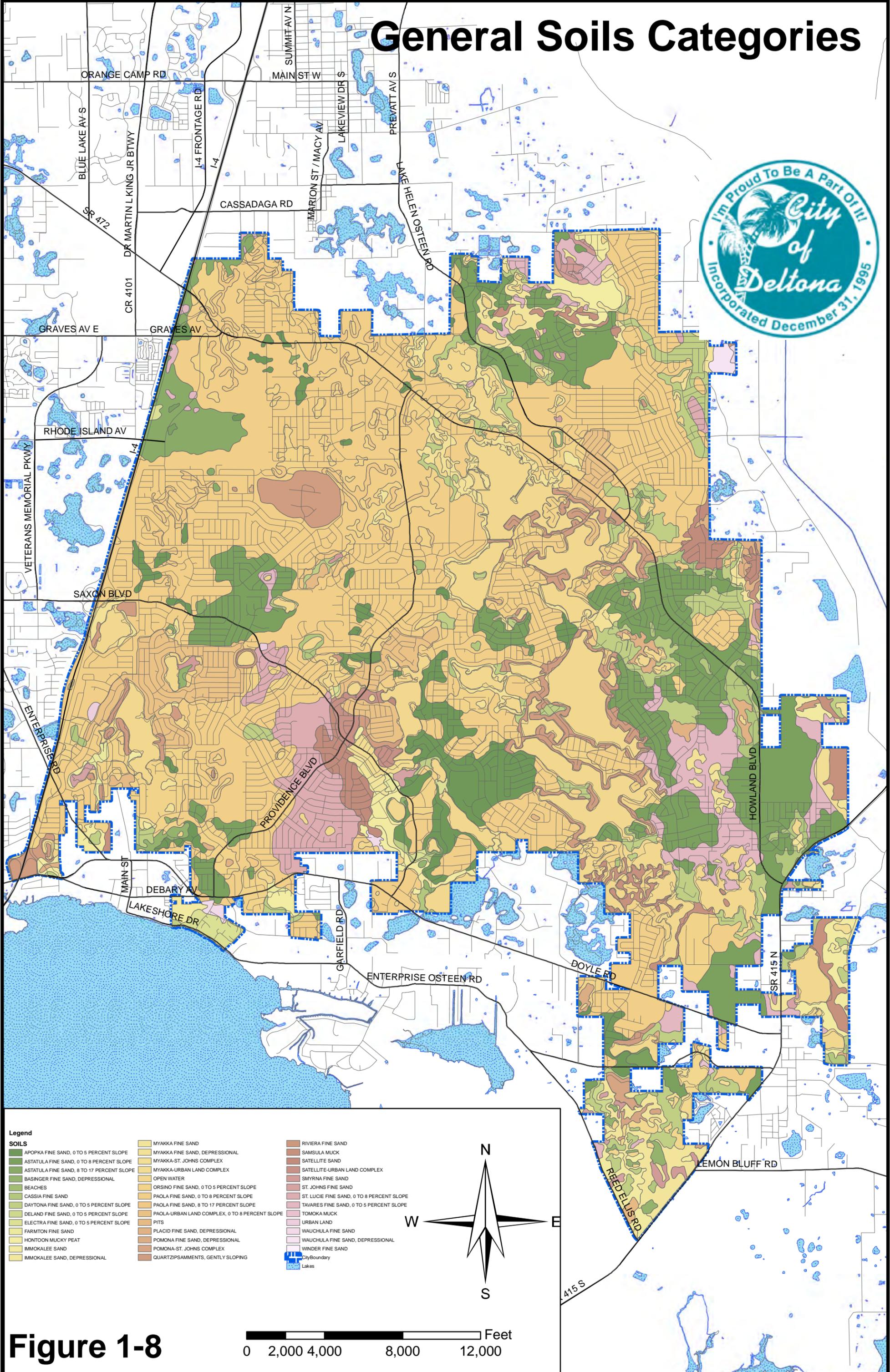
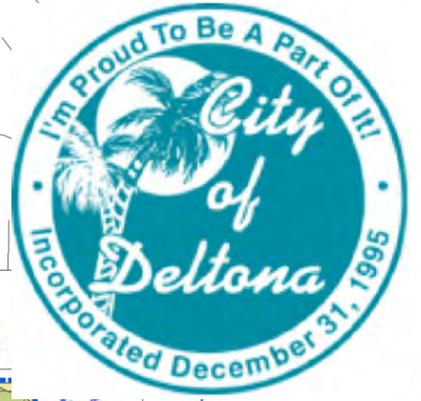
-  Sand
-  City Boundary
-  Lakes



0 2,000 4,000 8,000 12,000 16,000 Feet

Figure 1-7

General Soils Categories



Legend

SOILS

- | | | |
|---|--|---|
| ■ APOPKA FINE SAND, 0 TO 5 PERCENT SLOPE | ■ MYAKKA FINE SAND | ■ RIVIERA FINE SAND |
| ■ ASTATULA FINE SAND, 0 TO 8 PERCENT SLOPE | ■ MYAKKA FINE SAND, DEPRESSIONAL | ■ SAMSULA MUCK |
| ■ ASTATULA FINE SAND, 8 TO 17 PERCENT SLOPE | ■ MYAKKA-ST. JOHNS COMPLEX | ■ SATELLITE SAND |
| ■ BASINGER FINE SAND, DEPRESSIONAL | ■ MYAKKA-URBAN LAND COMPLEX | ■ SATELLITE-URBAN LAND COMPLEX |
| ■ BEACHES | ■ OPEN WATER | ■ SMYRNA FINE SAND |
| ■ CASSIA FINE SAND | ■ ORSINO FINE SAND, 0 TO 5 PERCENT SLOPE | ■ ST. JOHNS FINE SAND |
| ■ DAYTONA FINE SAND, 0 TO 5 PERCENT SLOPE | ■ PAOLA FINE SAND, 0 TO 8 PERCENT SLOPE | ■ ST. LUCIE FINE SAND, 0 TO 8 PERCENT SLOPE |
| ■ DELAND FINE SAND, 0 TO 5 PERCENT SLOPE | ■ PAOLA FINE SAND, 8 TO 17 PERCENT SLOPE | ■ TAVARES FINE SAND, 0 TO 5 PERCENT SLOPE |
| ■ ELECTRA FINE SAND, 0 TO 5 PERCENT SLOPE | ■ PAOLA-URBAN LAND COMPLEX, 0 TO 8 PERCENT SLOPE | ■ TOMOKA MUCK |
| ■ FARMTON FINE SAND | ■ PITS | ■ URBAN LAND |
| ■ HONTOON MUCKY PEAT | ■ PLACID FINE SAND, DEPRESSIONAL | ■ WAUCHULA FINE SAND |
| ■ IMMOKALEE SAND | ■ POMONA FINE SAND, DEPRESSIONAL | ■ WAUCHULA FINE SAND, DEPRESSIONAL |
| ■ IMMOKALEE SAND, DEPRESSIONAL | ■ POMONA-ST. JOHNS COMPLEX | ■ WINDER FINE SAND |
| | ■ QUARTZIPSAMMENTS, GENTLY SLOPING | |

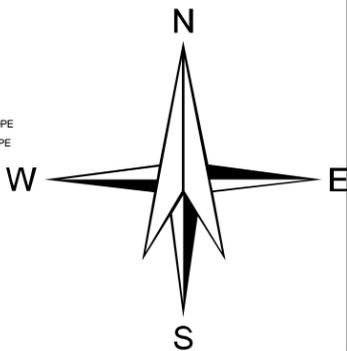
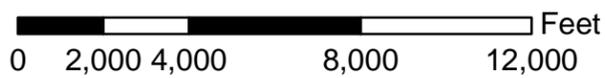
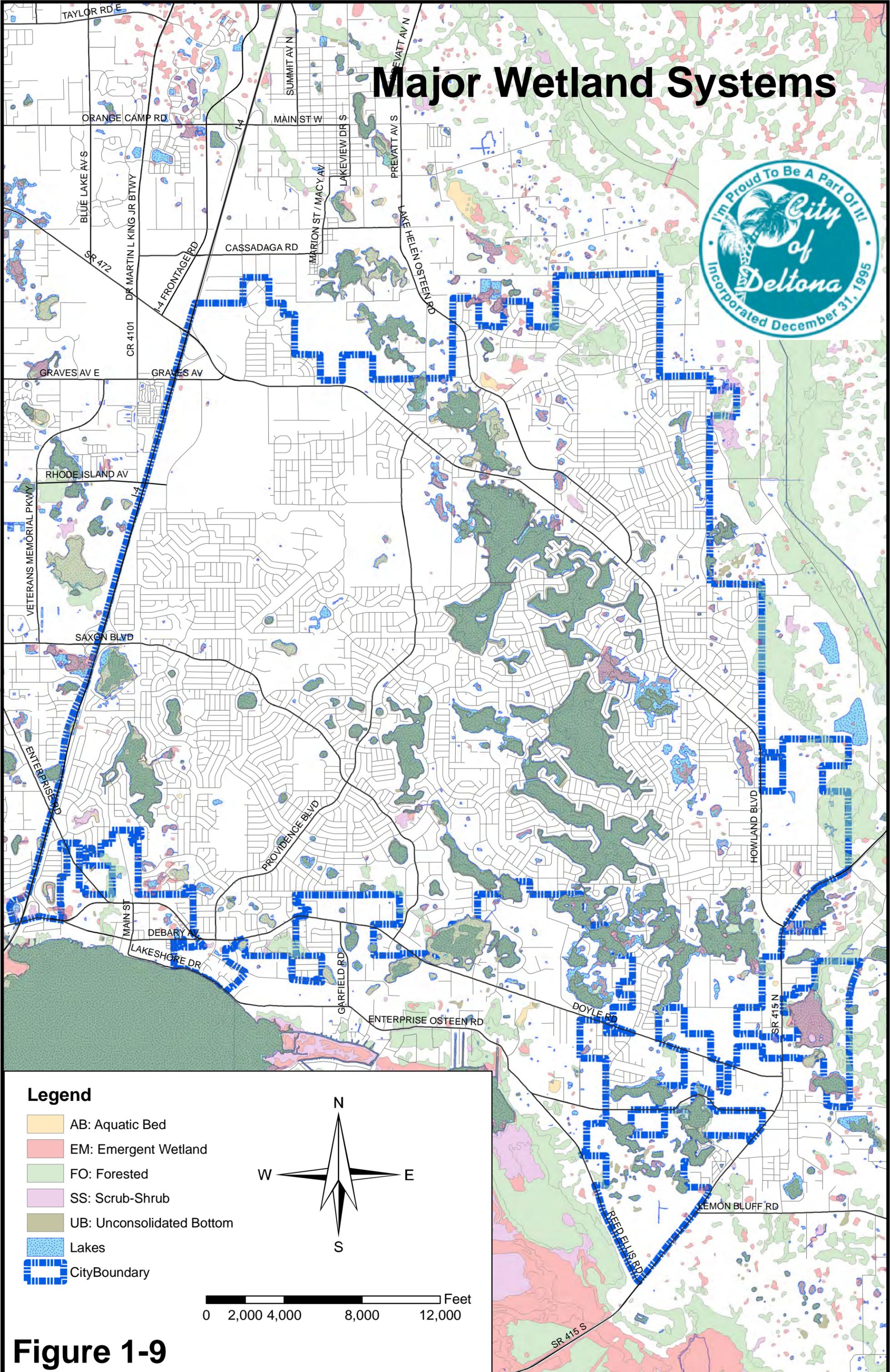
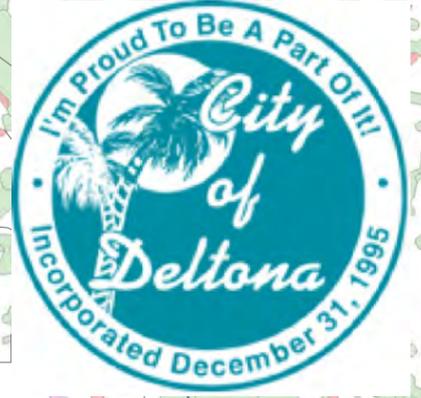


Figure 1-8



Major Wetland Systems



Legend

- AB: Aquatic Bed
- EM: Emergent Wetland
- FO: Forested
- SS: Scrub-Shrub
- UB: Unconsolidated Bottom
- Lakes
- CityBoundary

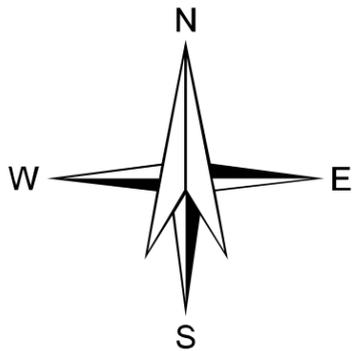
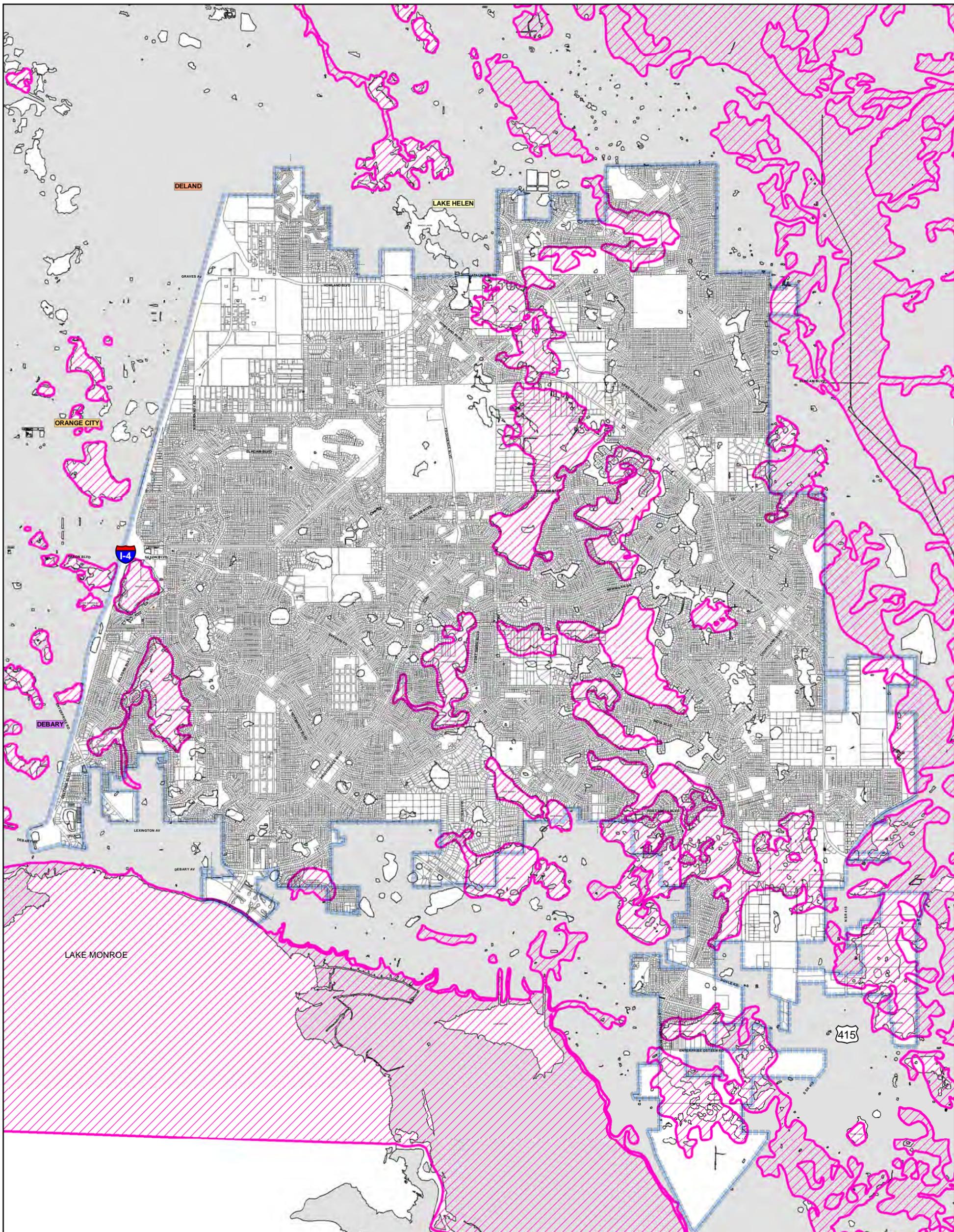


Figure 1-9



FLOOD ZONE MAP (EXISTING FEMA (2002))

PREPARED BY:
CITY OF DELTONA
 DEPT. OF PLANNING AND DEVELOPMENT SERVICES
 2345 PROVIDENCE BLVD., DELTONA, FL, 32725
 PHONE: (386) 878-8600 FAX: (386) 878-8601

LEGEND
 100 YEAR FLOOD ZONE (FEMA)
 CITY BOUNDARY
 LAKES
 THOROUGHFARE STREETS

SHEET NO. 1 of 1
DRAWN BY: SHERRI CAMPBELL
UPDATED DATE: 11/10/2008
CHECKED BY: SCOTT MCGRATH
APPROVED BY: CHRIS BOWLEY, AICP
 DIRECTOR PLANNING AND DEVELOPMENT SERVICES

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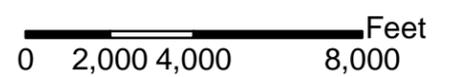
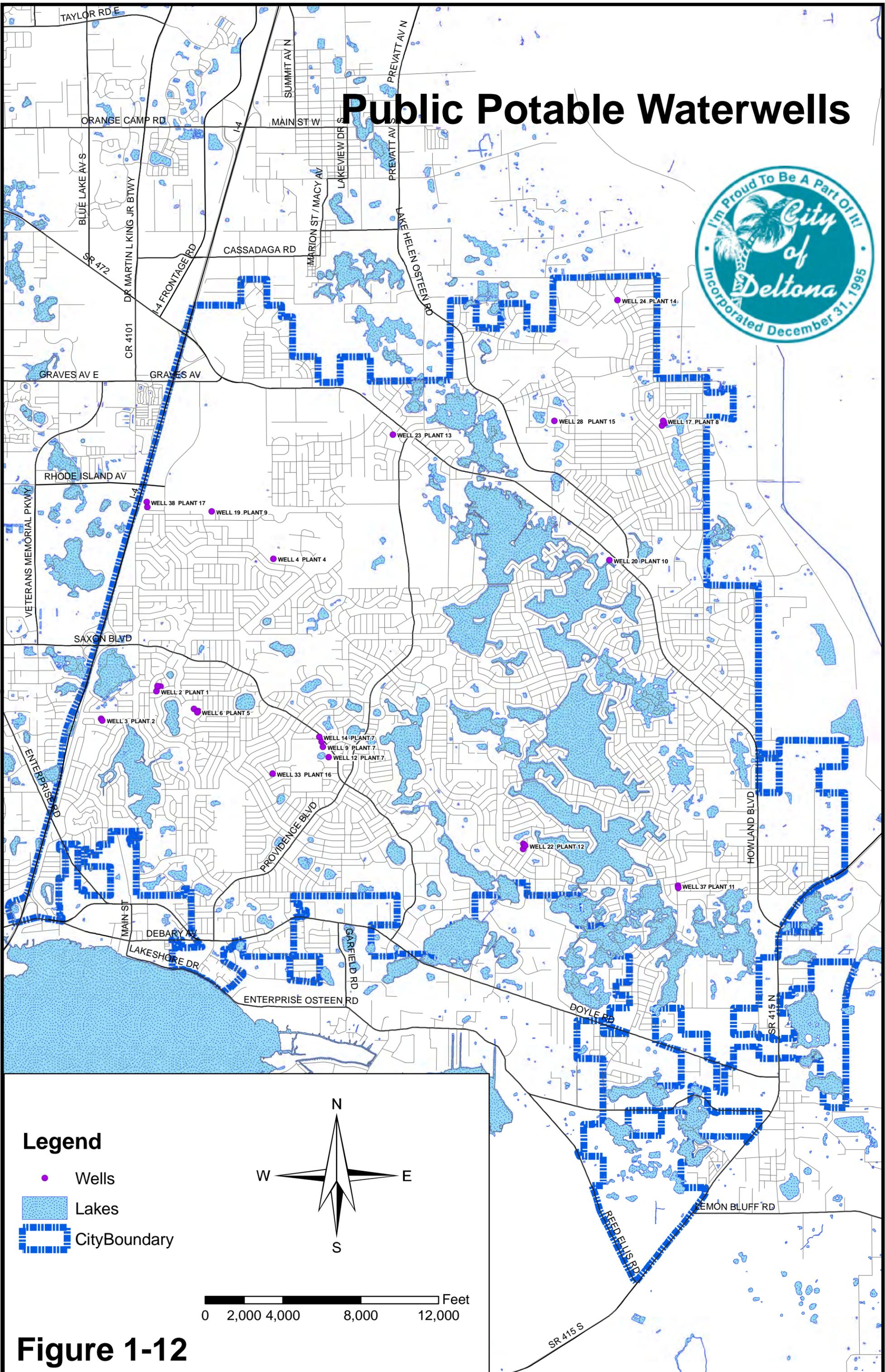
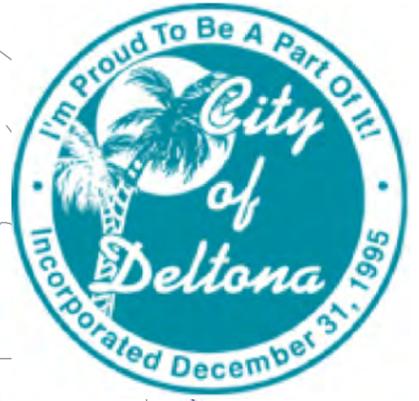


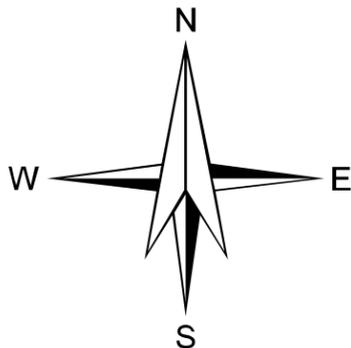
Figure 1-11

Public Potable Waterwells



Legend

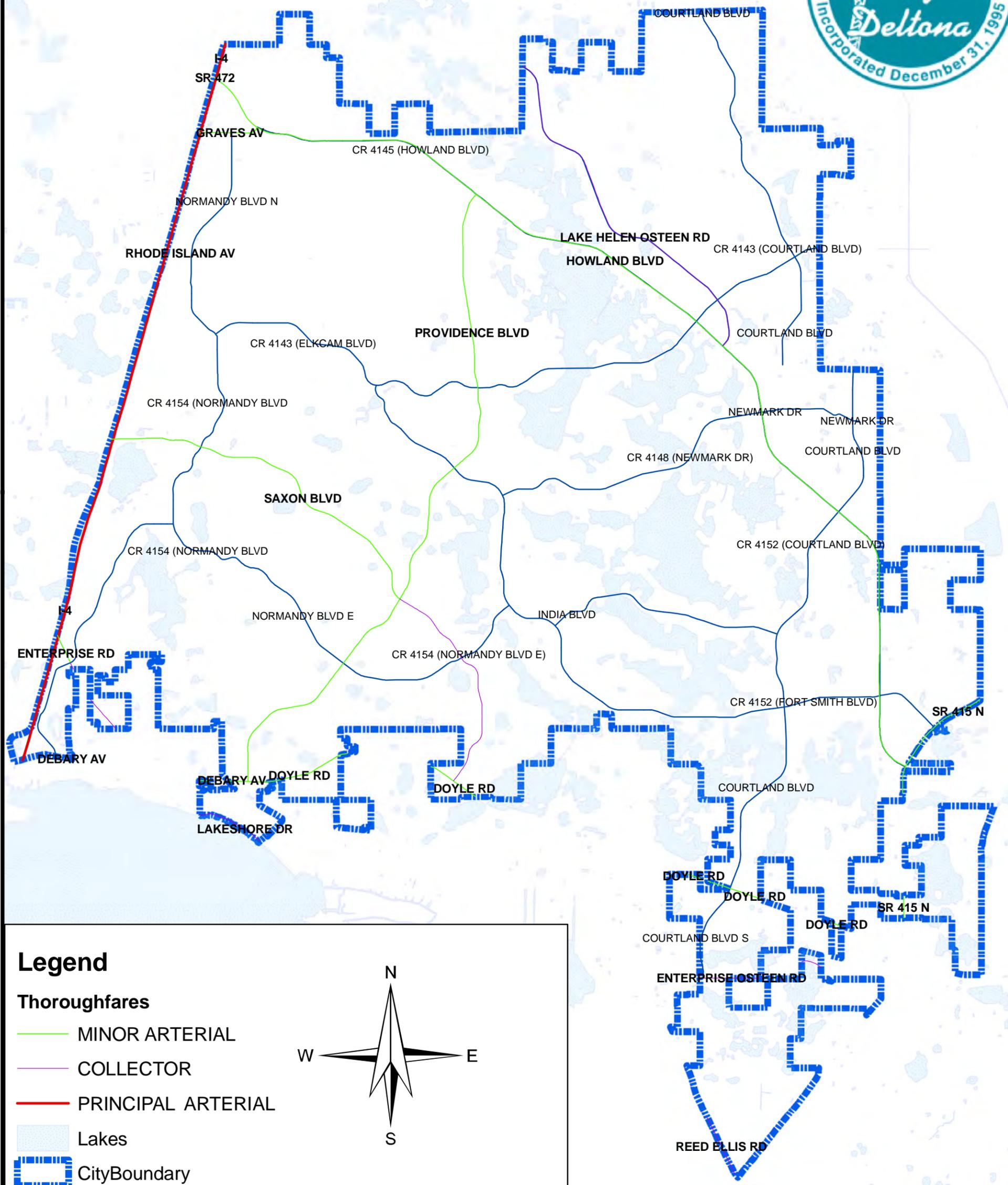
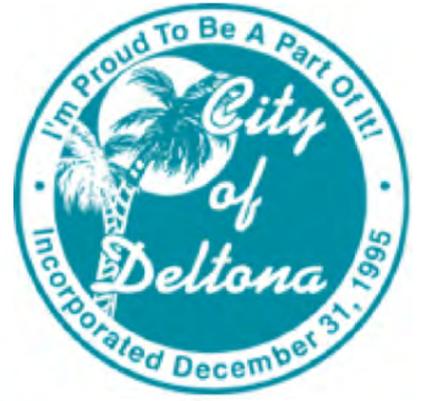
- Wells
- Lakes
- ▬ City Boundary



0 2,000 4,000 8,000 12,000 Feet

Figure 1-12

Thoroughfare Roadway System 2025 Map



Legend

Thoroughfares

- MINOR ARTERIAL
- COLLECTOR
- PRINCIPAL ARTERIAL
- Lakes
- City Boundary

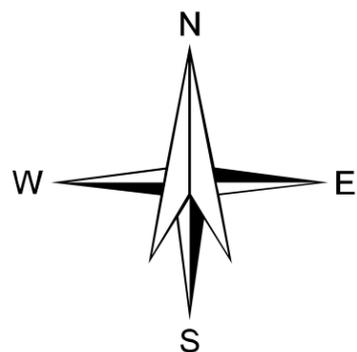
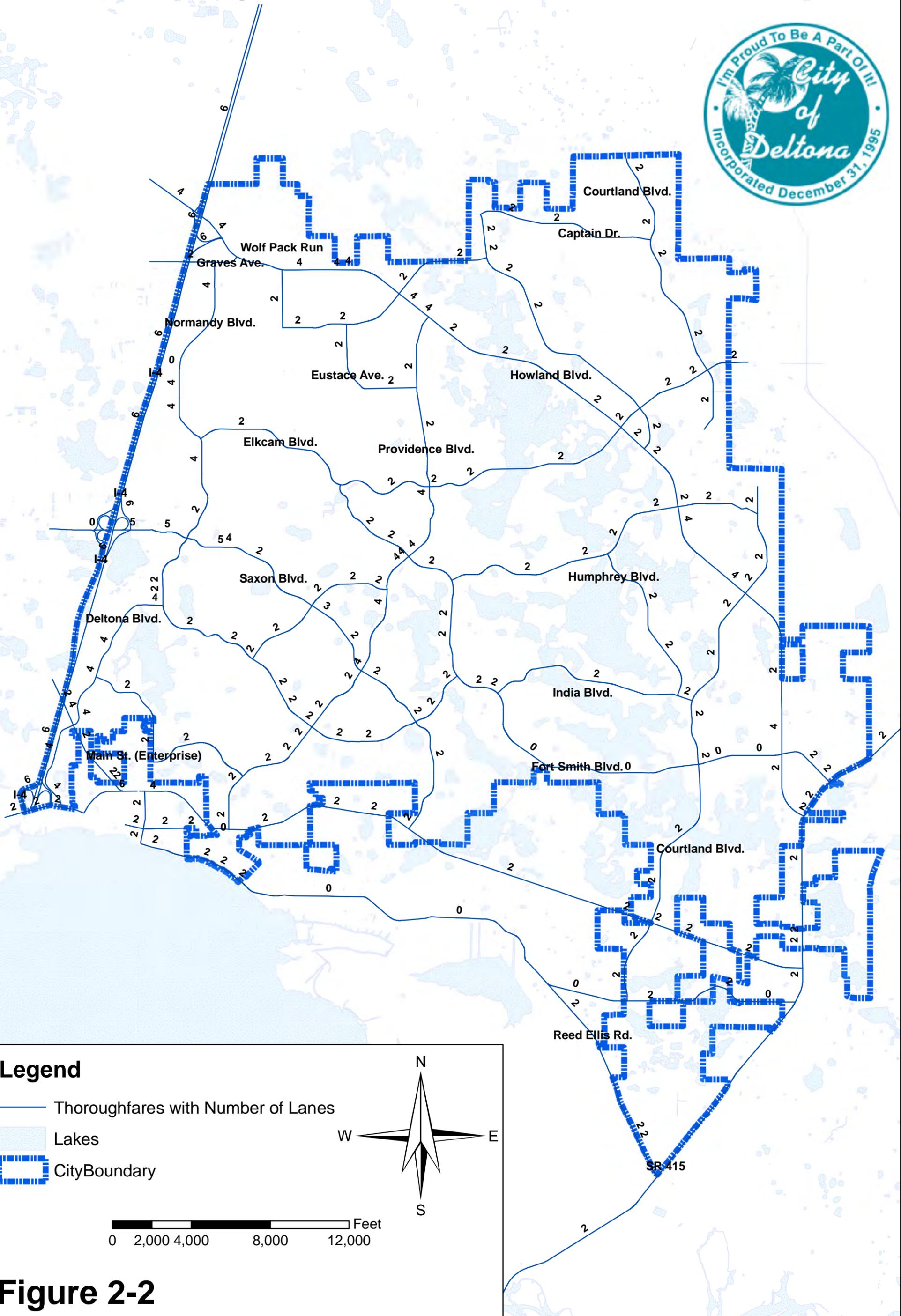
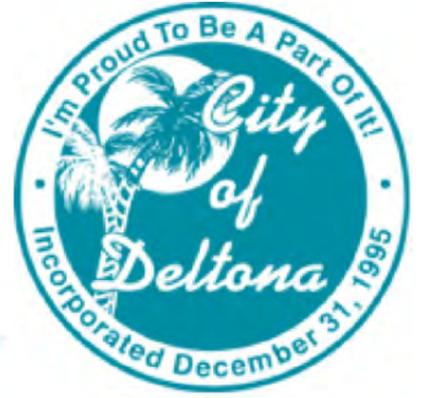


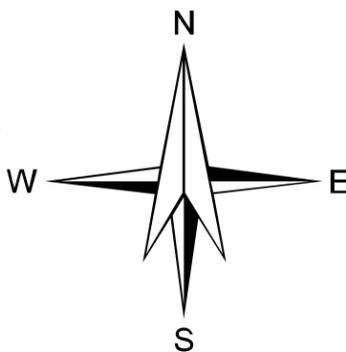
Figure 2-1

Roadway Number of Lanes 2025 Map



Legend

- Thoroughfares with Number of Lanes
- ▒ Lakes
- ▒ CityBoundary



0 2,000 4,000 8,000 12,000 Feet

Figure 2-2

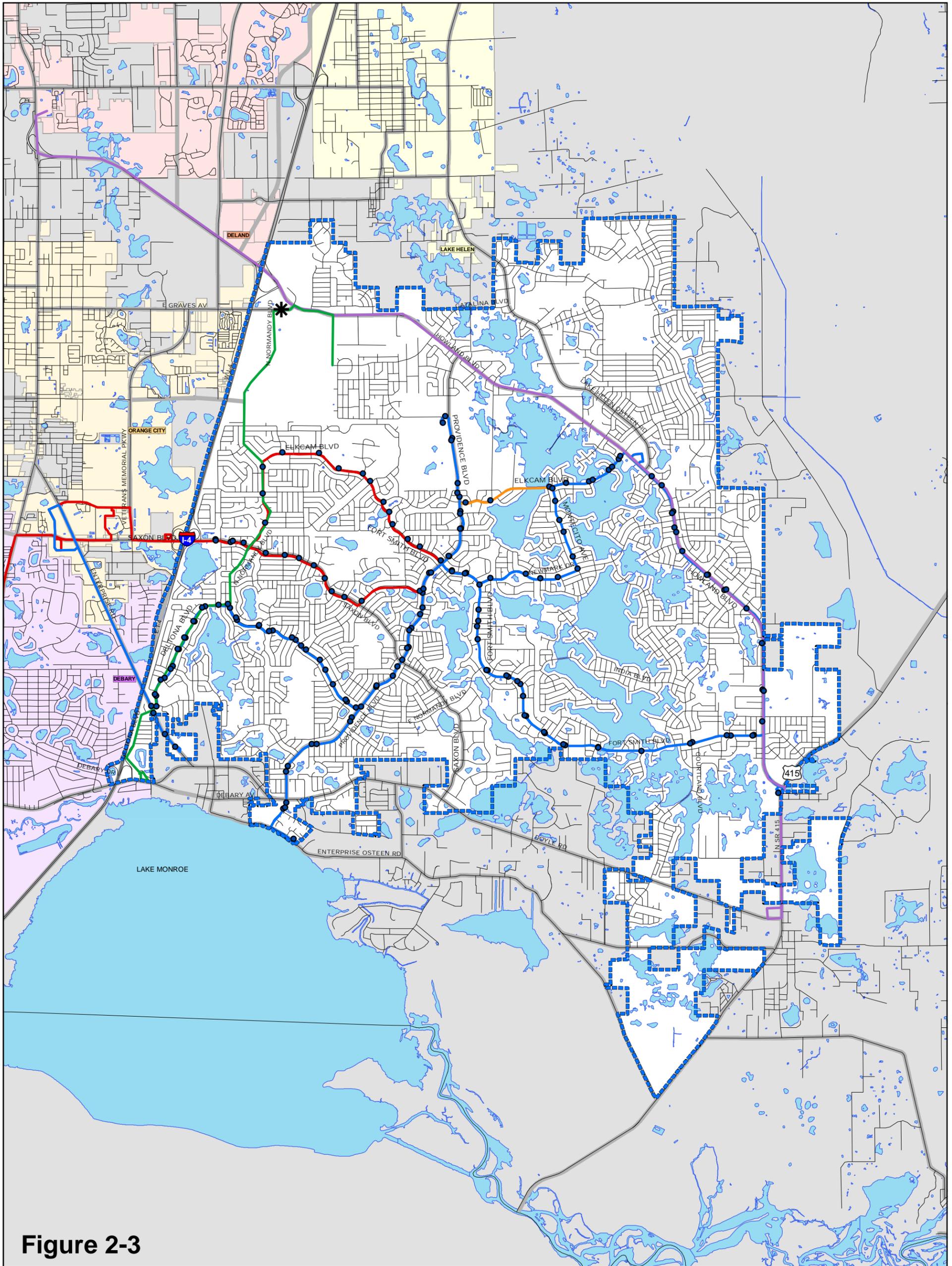


Figure 2-3



2025 PUBLIC TRANSIT ROUTES

PREPARED BY:
CITY OF DELTONA
DEPT. OF PLANNING AND DEVELOPMENT SERVICES
2345 PROVIDENCE BLVD., DELTONA, FL, 32725
PHONE: (386) 878-8600 FAX: (386) 878-8601

DRAWN BY: SCOTT MCGRATH

UPDATED DATE: 07/28/2010

CHECKED BY: RON PARADISE

APPROVED BY: CHRIS BOWLEY, AICP
DIRECTOR PLANNING AND DEVELOPMENT SERVICES

LEGEND

- Existing Bus Stops
- PROPOSED ROUTE 121
- PROPOSED ROUTE 122
- ROUTE 23
- ROUTE 22
- ROUTE 21
- * Proposed Multimodal Center

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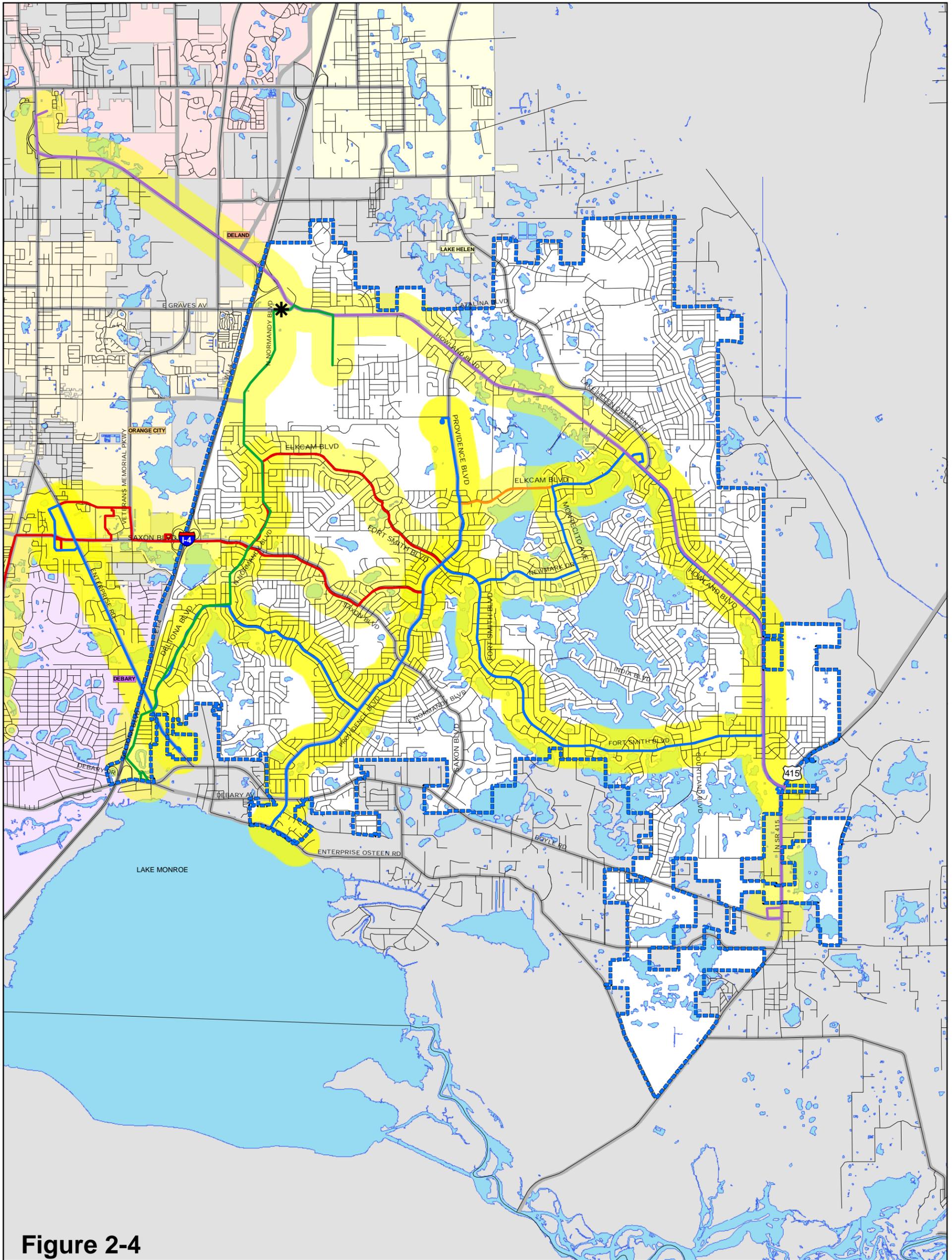


Figure 2-4



2025 TRANSIT SERVICE AREA MAP

PREPARED BY:
CITY OF DELTONA
DEPT. OF PLANNING AND DEVELOPMENT SERVICES
2345 PROVIDENCE BLVD., DELTONA, FL, 32725
PHONE: (386) 878-8600 FAX: (386) 878-8601

DRAWN BY: SCOTT MCGRATH

UPDATED DATE: 07/28/2010

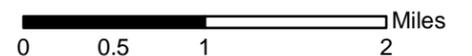
CHECKED BY: RON PARADISE

APPROVED BY: CHRIS BOWLEY, AICP
DIRECTOR PLANNING AND DEVELOPMENT SERVICES

LEGEND

-  PROPOSED ROUTE 121
-  PROPOSED ROUTE 122
-  ROUTE 23
-  ROUTE 22
-  ROUTE 21
-  2025 Service Area
-  Proposed Multimodal Center

GIS MAP DISCLAIMER:
 THIS MAP IS NOT TO BE USED FOR TRANSFER OF PROPERTY AND DOES NOT REPRESENT A SURVEY.
 This map was created by the City of Deltona staff using data gathered by the City and Volusia County. No decision involving a risk of economic loss or physical injury should be made in reliance of this Map nor should it be used as a substitute for a survey. The information provided on this document should be used as a guide only. The City of Deltona shall not be held liable for any claim for any loss or damage as a result of reliance on the information contain in this document.
 Please report any inaccuracies to the City of Deltona GIS manager at 386-878-8624
 Datum: State plain, NAD83 HARN



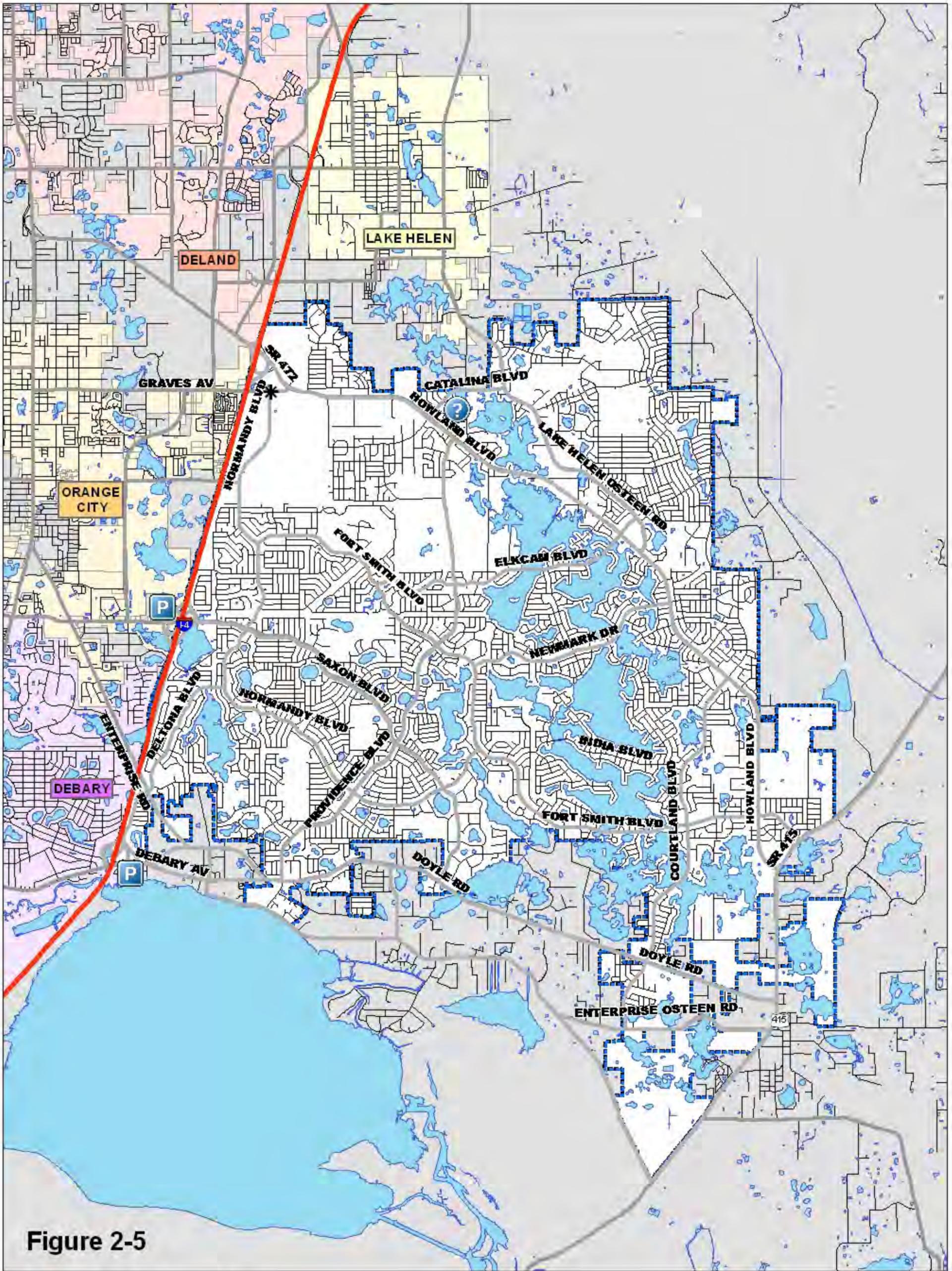


Figure 2-5



2025 PUBLIC TRANSIT TERMINALS

PREPARED BY:
 CITY OF DELTONA
 DEPT. OF PLANNING AND DEVELOPMENT SERVICES
 2345 PROVIDENCE BLVD., DELTONA, FL, 32725
 PHONE: (386) 878-8600 FAX: (386) 878-8601

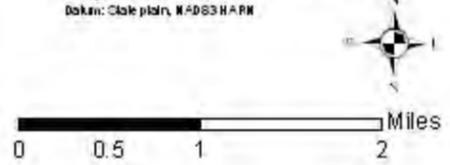
DRAWN BY: SCOTT MCGRATH
UPDATED DATE: 07/28/2010
CHECKED BY: RON PARADISE

APPROVED BY: CHRIS BOWLEY, AICP
 DIRECTOR PLANNING AND DEVELOPMENT SERVICES

Legend

-  I-4
-  Thoroughfare
-  Proposed Park and Ride Facility
-  Existing Park and Ride Facility
-  Proposed Multimodal Center

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 Datum: Clark datum, NAD83 HARN



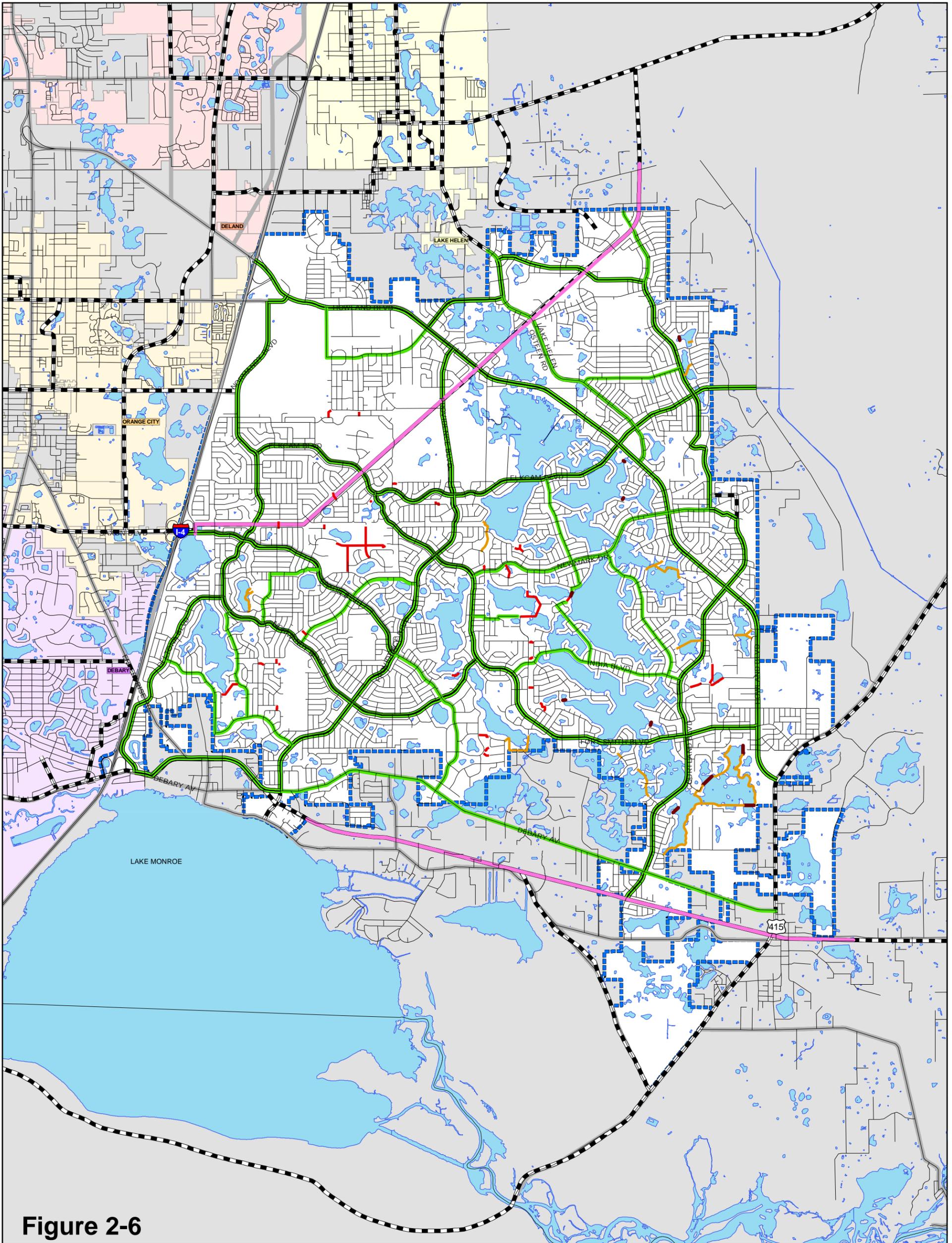


Figure 2-6



2025 BICYCLE AND TRAIL FACILITIES MAP

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UPDATED DATE: **07/30/2010**

CHECKED BY: **RON PARADISE**

APPROVED BY: **CHRIS BOWLEY, AICP**
DIRECTOR PLANNING AND DEVELOPMENT SERVICES

LEGEND

CITY PROPOSED BICYCLE AND TRAIL FACILITIES

-  PROPOSED BOARDWALK
-  PROPOSED BOULEVARD
-  PROPOSED BRIDGE
-  PROPOSED COMPLETE RESIDENTIAL STREET
-  PROPOSED FOOTPATH
-  PROPOSED MULTI-USE TRAIL (PAVED)
-  OTHER TRAIL INITIATIVES

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 Datum: State plain, NAD83 HARN



ROADWAY NUMBER OF LANES

TABLE 1

Street Segment	Current Number of Lanes	2025 Number of Lanes
Howland -I-4 to Graves	4	6
Howland - Graves to Providence	4	4
Howland - Providence to Elkcam	2	4
Howland - Elkcam to Courtland	4	4
Howland - Courtland to Tabb	2	4
Howland - Tabb to SR 415	4	4
Lake Helen Osteen - Captain to Elkcam	2	2
Lake Helen Osteen - Elkcam to Howland	2	3
India - Howland to Ft. Smith	2	2
Newmark - Howland to Ft Smith	2	2
Elkcam - Normandy to Howland	2	2
Elkcam - Howland to Lk Helen Osteen	2	4
Providence - Howland to Ft. Smith	2	4
Providence - Ft. Smith to Tivoli	4	4
Providence - Tivoli to Normandy	2	4
Providence - Normandy to Sacramento	3	4
Providence - Sacramento to Doyle	2	4
Saxon - I-4 to Normandy	5	5
Saxon - Normandy to Tivoli	5	5
Saxon - Tivoli to Providence	2	3
Saxon - Providence to E. Normandy	2	2
Saxon - E. Normandy to Doyle	2	2
N. Normandy - Graves to Firwood	2	5
N. Normandy - Firwood to Elkcam	4	4
N. Normandy - Elkcam to Saxon	4	4

Street Segment	Current Number of Lanes	2025 Number of Lanes
N. Normandy - Saxon to Deltona	2	3
E. Normandy - Deltona to Tivoli	2	3
E. Normandy - Tivoli to Providence	2	3
E. Normandy - Providence to Saxon	2	2
E. Normandy - Saxon to Ft. Smith	2	2
Ft. Smith - Elkcam to Providence	2	3
Ft. Smith - Providence to Newmark	2	3
Ft. Smith - Newmark to E. Normandy	2	3
Ft. Smith - E. Normandy to India	3	3
Ft. Smith - India to Courtland	3	3
Ft. Smith - Courtland to Howland	2	3
Ft. Smith - Howland to SR 415	2	3
Courtland - Beckwith to Chamberlain	2	2
Courtland - Wavecrest to Howland	2	2
Courtland - Howland to India	2	3
Courtland - India to Ft. Smith	2	5
Courtland - Ft. Smith to Doyle	2	4
Deltona - N. Normady to Enterprise	4	4
Deltona - Doyle/Dirkson to Enterprise	3	3
Doyle (Dirkson) - I-4 to Providence	4	4
Doyle - Providence to Saxon	2	4
Doyle - Saxon to SR 415	2	4
Enterprise - I-4 to Deltona	4	4
Enterprise - Deltona to Doyle	2	2

APPENDIX 2

ACRONYMS

A Agriculture	FDEP Florida Department of Environmental Protection
ACOE US Army Corps of Engineers	FDOT Florida Department of Transportation
ADA Americans with Disabilities Act	FFWCC Florida Fish and Wildlife Conservation Commission
BMP Best Management Practice	FISH Florida Inventory of School Houses
C Commercial	FLU Future Land Use
CDBG Community Development Block Grant	FNAI Florida Natural Areas Inventory
CN Conservation	F.S. Florida Statutes
CR Cluster Residential (Osteen)	FSUTMS Florida Standard Urban Transportation Model Structure
DRI Development of Regional Impact	GFA Gross Floor Area
DULA Dense Urban Land Area	GIS Geographic Information System
EAR Evaluation and Appraisal Report	HDR High Density Residential
ECHO Ecological, Cultural, Heritage, Outdoor (County Acquisition Grant)	HUD Housing and Urban Development
ECFRPC East Central Florida Regional Planning Council	I Industrial
ECO Environmental Conservation Overlay	ITE Institute of Transportation Engineers
EPA Environmental Permitting Agency	JPA Joint Planning Area
F.A.C. Florida Administrative Code	LDR Low Density Residential
FAR Floor Area Ratio	LPA Local Planning Agency (Planning and Zoning Board)
FDCA Florida Department of Community Affairs	

LOS Level of Service

MDR Medium Density Residential

MGD Million Gallons per Day

MPO Metropolitan Planning Organization

MU Mixed Use

MUV Mixed Use Village (Osteen)

NOI Notice of Intent

NRPA National Recreation and Park Association

OCV Osteen Commercial Village (Osteen)

ORS Office/Retail/Service

P Public/Semi-Public

PSFE Public School Facilities Element

PUD Planned Unit Development

R Recreational

RE Rural Estate (Osteen)

SAD Special Assessment District

SJRWMD St. Johns River Water Management District

SWIM Surface Water Improvement and Management

SR State Road

TAZ Traffic Analysis Zone

TC Tech Center (Osteen)

TCEA Traffic Concurrency Exception Area

TCMA Traffic Concurrency Management Area

TIA Traffic Impact Analysis

TR Transitional Residential (Osteen)

UIR Urban Infill Residential

UR Urban Residential (Osteen)

VGMC Volusia Growth Management Commission

VOTRAN Volusia Transit (County wide bus service)