

Comprehensive Plan
FUTURE LAND USE ELEMENT
GOALS, OBJECTIVES and POLICIES

Prepared for
The City of Deltona

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GOAL 1

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

9J-5.006(3)(a)

Objective A

Consistent with Section 163.3202(1) growth management criteria will be established to ensure that future land use patterns will be based on the Generalized Development Suitability Map in order to maintain vital natural functions and in conjunction with the availability of public facilities and services to support that development at the appropriate level of service.

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

Policy 1A

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 2A

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

- a. Regulate the subdivision of land;
- b. Regulate the use of land and water bodies consistent with this Element and ensure the compatibility of adjacent land uses;
- c. Provide for open space;
- d. Protect the natural resource areas designated on the Future Land Use Map series;
- e. Regulate areas subject to seasonal and periodic flooding and provide for drainage and stormwater management;
- f. Protect potable water well fields and aquifer recharge areas;
- g. Regulate signage;
- h. Ensure safe and convenient traffic flow on and off site and vehicle parking needs;

- i. Provide that development orders and permits issued shall not result in a reduction below the level of services standards adopted in this Comprehensive Plan;
 - j. Provide for the transfer of development rights;
 - k. Contain performance standards for protecting archaeological or historically significant properties or areas;
 - l. Protect against adverse impacts to wildlife and their habitats.
- 9J-5.006(3)(c)(1,2,3,4,5,6,7,8)

Policy 3A

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

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

Policy 4A

Densities and 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.

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

Policy 5A

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

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

Policy 6A

Regional shopping centers should be served by mass transportation routes and designed to accommodate mass transit riders, vehicles and amenities.

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

Policy 7A

Sites for industrial development shall be accessible to the following essential public facilities and services at the levels of service adopted in this Comprehensive Plan: fire services, transportation, potable water, an appropriate wastewater treatment facility, solid waste and stormwater management.

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

Policy 8A

The City of Deltona will coordinate with existing utilities when considering joint agreements to create future water and sewer service areas.

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

Policy 9A

The City of Deltona Future Land Use Element shall be coordinated with the Transportation Element to ensure compatibility between land use and the Transportation System necessary to support proposed land use.

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

Policy 10A

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, and sanitary sewer service, and public schools as defined in the Public School Facilities Element.

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

Policy 11A

Residential low intensity areas are required to have central potable water and sanitary sewer system, except for the following: Lot sizes ranging from 1 acre up to 2.49 acres shall require central potable water, but may utilize an individual waste water disposal system. Lot sizes 2.5 acres or larger in size may utilize individual water and wastewater disposal systems.

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

Policy 12A

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 Elements.

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

Policy 13A

The City of Deltona shall enter into Development Agreements with Owner/Developers to commemorate and clarify conditions of development approval. The Director of Development Services may approve development agreements unless containing issues of controversy, in which case they should be presented to the City Commission for approval.

Policy 14A -----

Policy 15A

The City of Deltona shall coordinate with Volusia County to plan appropriate land uses for the area locally known as “Osteen” as indicated on the Joint Planning Area boundary map which is map #2 of the Future Land Use Map Series. The City of Deltona shall enter 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 shall also address 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. Subsequent to any annexation of lands, and before a future land use map amendment is approved within this area, the City will create a mixed-use character through the integration of uses with clustered residential development with a mix of non-residential land uses with pedestrian access and the availability of alternative modes of transportation. Also, it is intended that the City will create a grid street network forming blocks of mixed use buildings that surround plazas, green spaces and civic uses. Alleys shall be encouraged for service delivery. Connectivity of development is extremely important in order to direct traffic away from SR415.

Policy 16A

The City of Deltona shall coordinate with the Florida Department of Transportation and the Metropolitan Planning Organization so that the SR415 road widening project, which currently extends from the Seminole County line to Acorn Lake Drive, is segmented into two parts. The two segments will be defined as Seminole County Line to Reed Ellis Road (most rural) and Reed Ellis Road to Acorn Lake Drive (most urban). The City shall coordinate and cooperate with the Florida Department of Transportation and the MPO to identify and prioritize funding sources that may be allocated to the most urban section of SR415 so that actual construction can commence before 2015.

Objective B

The City of Deltona shall limit urban sprawl by directing urban growth to those areas where public facilities and services are available inside designated service areas.

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

Policy 1B

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

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

Policy 2B

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 3B

In order to protect the City of Deltona's valuable natural resources, new development shall be encouraged to infill existing developed areas.

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

Objective C

The City of Deltona shall provide for the existing and future needs for 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 1C

The City of Deltona shall require sufficient setbacks and buffers 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 2C

The City of Deltona shall acquire or require sufficient right-of-way (R.O.W.) in all new roadway construction or improvements to provide for utility lines to locate these lines within the R.O.W.

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

Policy 3C

Public and county schools should be an allowable use in areas designated residential land use, consistent with applicable LOS requirements, policies related to environmental protection and comply with compatibility requirements as other non-residential (commercial) uses found in the land development code.

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

~~Policy 4C~~

~~The City of Deltona shall coordinate with the Volusia County School Board in locating future school sites and in the commitment of sites during the development approval process.~~

~~9J-5.006(3)(c)(1)~~

Policy 5C:

~~The City should coordinate with the School Board to establish criteria for new school(s) sites in urban and urbanizing residential areas.~~

~~Policy 6C:~~

~~The City shall encourage the siting and collocation of public schools with other public facilities as permitted land uses.~~

~~Policy 7C:~~

~~The City should coordinate with the School Board's 5-year facilities work program with the City's Capital Improvement Schedule.~~

~~Policy 8C:~~

~~The City shall work cooperatively and maintain an ongoing exchange of information with the School Board and other educational facility providers to ensure that new and expanded educational facilities are properly located, designed and constructed to be consistent with City's Comprehensive Plan. New and expanded educational facilities that provide educational services to Deltona residents shall be consistent with the City's Comprehensive Plan. The City shall also evaluate and review or deny proposed development plans for new public educational facilities based on City Code standards and consistency with the Comprehensive Plan, including the Urban Design element.~~

~~Policy 9C:~~

~~New public educational facilities in Deltona shall to the maximum extent possible be located, designed and constructed on or adjacent to public park or recreational facilities. The City shall coordinate its park construction plans and continue completion of interlocal agreements with the School board to encourage joint public use of park and school facilities.~~

~~Policy 10C:~~

~~Private educational facilities, such as but not limited to vocational schools, that provide educational services to persons 18 years or under, shall provide open space and passive or active recreational facilities as an integral part of the overall educational facility. The open space and passive or active recreational facilities shall be located, designed, constructed and maintained to provide recreational benefits to the facility users and open space benefits to the public. The City shall amend its land development regulations in 2001 to assist with implementation of this policy. The City shall also evaluate and review or deny proposed development plans for new private educational facilities based on City Code standards and consistency with the Comprehensive Plan, including the Urban Design element.~~

~~Policy 11C:~~

~~New educational facilities shall be constructed on sites that are adequately sized and located to meet the needs of the current and future facility users and the public. At a minimum, elementary, middle and high schools shall be located on school/public park facility sites that meet minimum City of Deltona and Volusia County School Board size and locational standards.~~

~~Policy 12C:~~

~~All new educational facilities shall be located, designed and constructed to minimize impacts to adjacent residential uses and the City's transportation system. To the extent permitted by law, developers or operators of educational facilities shall be responsible for construction of both on and off site improvements required to mitigate adverse impacts on the transportation system and residential properties.~~

~~Policy 13C:~~

~~All new public schools shall meet the levels of service standards as for the provision of services, water, sewer, solid waste, drainage, and transportation.~~

~~Policy 14C.~~

~~Public facilities and utilities shall be located to:~~

- ~~a. maximize the efficiency of services provided;~~
- ~~b. minimize their cost;~~
- ~~c. minimize their impacts on the natural environment; and~~
- ~~d. provide the designated level of service.~~

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

~~Policy 15C~~

~~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 16C~~

~~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)()~~

Objective D

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 1D

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 2D

Development occurring along the boundaries of environmentally sensitive areas shall be designed to protect and minimize the impact of development, consistent with the criteria included in the Conservation Element.

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

~~Policy 3D:~~

~~New public educational facilities including stadiums and expansions of existing public school facilities that change the primary use of the existing facility, or result in greater than five percent increase in student capacity, but excluding the placement of public temporary or portable classroom facilities shall be located, designed and constructed, to avoid adverse impacts to environmentally sensitive areas including the 100 year flood plain, wetlands, water bodies, endangered, threatened, and species of special concern plants and animals and their habitats.~~

~~Consistent with the requirements of Florida Statutes Chapters 235.193 and 235.34 (1), the City through interlocal agreement(s) and its development review process shall evaluate or cause evaluation of educational facilities plans to determine their environmental impacts. The City Commission shall have the authority to approve, modify or deny any educational facility development plan or proposal that is inconsistent with the City's Comprehensive Plan, Concurrence Management requirements, City zoning and land development regulations and the City's environmental protection codes and standards.~~

~~Proposed public educational facility development plans and proposals shall be evaluated and approved, modified or denied by the City consistent with this Comprehensive Plan and the requirements of Florida Statutes Chapters 235.193 and 235.34(1). The City shall not impose a public educational facility development approval condition or standard that is inconsistent with the requirements of the Florida Statutes Chapters 235.193 and 235.34(1) or the State Uniform Building Code, unless such condition(s) or standard(s) are mutually agreed upon by the City Commission and School Board.~~

~~All private educational facilities including expansions of existing facilities shall be located, designed and constructed, to avoid adverse impacts to environmentally sensitive areas including 100 year floodplains, wetlands water bodies, endangered, threatened, and species of special concern (plants and animals) and their habitats.~~

~~Before starting development, including site alteration, all proposed new private educational facilities and proposed expansions of private facilities shall be reviewed and approved by the City through the City's zoning and land development review processes and procedures.~~

Policy 43D

By June 30, 2002, those lands most suited for silviculture activities shall be identified and located in the Future Land Use Map series.

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

Policy 5 4D

Industrial location and proposed uses shall be consistent with the Conservation Element of this Comprehensive Plan.

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

Objective E

The City of Deltona shall protect natural, archaeological, and historic resources from the adverse impact of development. 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 1E

Development within areas prone to 100 year flooding due to soil conditions or compensate for 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 body quality below established levels.

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

Policy 2E

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. Proposed commercial, industrial and multifamily development proposals shall include an environmental site survey performed by a qualified environmental biologist.

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

Policy 3E

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

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

Policy 4E

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 5E

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 6E

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 7E

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

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

Policy 8E

Structures shall be discouraged within the 100-year flood plain; however, if located therein they shall be constructed to operate with no loss in existing 100 year floodplain storage, thereby reducing the potential for flood damage to the structure, supporting facilities, and adjacent property, consistent with the Land Development Code.

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

Policy 9E

The City shall consider by June 30, 2002, a land preservation program to protect species of flora and fauna listed in the Conservation Element of the plan as endangered, threatened, or species of special concern through protection of their habitats.

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

Policy 10E

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 11E

Agriculture and silviculture operations shall adhere to City of Deltona accepted Best Management Practices (BMP's) for surface water management and erosion control.

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

Policy 12E

Preserving and enhancing wildlife populations is recognized to be an important aspect of forestry management and should be a consideration, in managing forest resources.

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

Policy 13E

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

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

Policy 14E

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 15E

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 16E

Prior to 2008, the City of Deltona shall adopt and implement measures to preserve and protect significant historic and archaeological resources under public and private ownership.

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

Policy 17E

The City of Deltona shall promote public awareness and appreciation for local history and resources.

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

Policy 18E

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. *(Added by amendment, Ordinance 10-2001, adopted at second reading December 12, 2001, Deltona City Commission)*

Policy 19E

Reduce the spread of Melaleuca, Brazillian pepper and noxious aquatic vegetation by adoption of regulations prohibiting the planting of these species and by requiring their removal when land is developed. *(Added by amendment, Ordinance 10-2001, adopted at second reading December 12, 2001, Deltona City Commission)*

Objective F

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 1F

An environmental buffer of no less than 25 feet shall be utilized to protect the functional abilities of lake shores, streams, and upland extent of wetlands. The extent of the buffer will be determined by the location of the stream or wetland shoreline as described in the Conservation Element.

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

Policy 2F

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 developed by *July 1, 2002, (date amended by Ordinance 11-2001, adopted at second reading by Deltona City Commission December 12, 2001)* that will allow flexibility in considering environmentally sensitive land for density calculations.

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

Policy 3F

The City of Deltona shall encourage developments to preserve environmentally sensitive and other open space areas.

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

Policy 4F

The City of Deltona shall maintain a landscaped buffer requirement between all commercial areas and highway frontage in conjunction with sign controls to enhance community aesthetics, maintain neighborhood viability, reduce glare and shade parking areas.

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

Policy 5F

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 6F

The City of Deltona shall encourage crime prevention through environmental design.

9J-5.006(3)(c)(4,5)

Objective G

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

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

Policy 1G

The Future Land Use Map is hereby adopted as a graphic guide for the future development of property within the City and require development consistent with the land use classifications and appropriate sections of this Comprehensive Plan.

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

Policy 2G

The City of Deltona shall maintain the viability of existing and proposed residential neighborhoods by establishing guidelines 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 3G

As residential areas develop, sites for future public uses such as parks, schools, libraries, and open space areas should be obtained through dedication or purchase.

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

Policy 4G

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

Policy 5G

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 6G

Day care facilities (adult and child) may be included in employment areas (i.e., areas designated for commercial and industrial use on the Future Land Use Map).

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

Policy 7G

Protect residential neighborhoods from encroachment by incompatible land uses such as commercial and industrial development. The type of protection may range from landscape buffers to land use buffers to preventing the location of a particular land use near a residential area depending upon the intensity of the commercial or industrial use.

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

Policy 8G

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. Environmental constraints as established in the Conservation Element;
- b. Land use compatibility;
- c. Availability of public facilities and services at acceptable levels of service;
- d. Character of an area;
- e. Hurricane evacuation capabilities; and
- f. 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 9G

Neighborhood shopping centers shall locate within commercial areas according to the location criteria established in this Comprehensive Plan.

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

Policy 10G

The size, 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 11G

Commercial development shall use vegetative buffers and visual screens to minimize the negative impacts on surrounding residential uses.

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

Policy 12G

The City of Deltona shall encourage the development and improvement of appropriate existing industrial areas.

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

Policy 13G

Review of industrial development proposals shall include consideration of compatibility between industrial and surrounding land uses.

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

Policy 14G

Industrial uses when located adjacent to residential areas, shall have extensive buffering to protect existing residential areas from possible adverse impacts. New residential developments adjacent to industrial zoning shall be required to provide their appropriate share of buffering.

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

Policy 15G

All new development that desires mixed-uses shall be developed as a Planned Unit Development (PUD).

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

Policy 16G

Activity Center(s), for the areas identified on the Future Land Use Map, shall be developed and coordinated with the recommendation of a City approved the Economic Action Plan to ensure that they function as they were intended, as high intensity designed unified areas oriented toward providing basic employment opportunities and to not adversely impact the capacity of the nearby roadways and interchanges. These plans shall be coordinated with any adjacent City(s) and county and major modification shall be adopted through an amendment to this Comprehensive Plan.

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

Policy 17G

Mobile/manufactured homes shall be located in areas not included in the existing Deltona Lakes PUD.

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

Policy 18G

The City of Deltona shall evaluate compatibility, transitional uses, and buffers for public and institutional uses locating adjacent to existing and future residential neighborhoods.

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

Policy 19G

Recreational and open space areas should be utilized to separate incompatible land uses.

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

Policy 20G

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 21G

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.

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

Policy 22G

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 Plan map to accommodate projected population or economic growth of the City;
- b. Enhance or impede provision of services at adopted LOS Standards;
- c. Be compatible with abutting and nearby land uses; and
- d. Enhance or degrade environmental resources.

9J-5.006(3)(c)(1,2,3,4,5,6&7)

Policy 23G

Consistent with Section 163.3202(1) F.S. the City of Deltona shall adopt a schedule to eliminate existing land uses and regulations which are inconsistent with the purpose and intent of the Comprehensive Plan and to continue enforcement of 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 24G

Prior to 2002, the City of Deltona shall prepare and adopt a platted-lands study to address the problems of lands which are platted, but possess limitations to development based upon inadequate public facilities and services, substandard lot configurations, or environmental constraints. The recommendations of the study shall be used to initiate a program to resolve any conflicts between platted lands and the Comprehensive Plan.

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

Policy 25G

The City of Deltona shall adopt the Zoning Ordinance and Land Development Code to implement the appropriate policies of this Comprehensive Plan within one year of adoption.

9J-5.006(3)(c)(1,2,3,4,5,6&7)

Policy 26G

Consistency of existing zoning on specific parcels of land shall be implemented by the Future Land Use Map. If a lot is inconsistent with the Future Land Use designation the lot will be rezoned consistent with the Future Land Use Designation.

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

Policy 27G

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 28G

Permissible development of commercial and industrial land uses in the City of Deltona are hereby regulated through the establishment of a system of area wide maximum cumulative building gross floor area (GFA) limits. Suitable development of commercial and industrial buildings within the City of Deltona's municipal boundaries may occur subject to the following area wide maximum cumulative development limits, based on individual traffic analysis zone areas (TAZ). The traffic analysis zones used in this policy are the same TAZ's as established by the local Metropolitan Planning Organization and as shown on the Deltona Future Land Use Map. The City's TAZ boundaries as shown on the City's Future Land Use Map shall control in cases of conflict with the MPO's TAZ boundaries.

OFFICIAL DOCUMENT SUBJECT TO AMENDMENTS BY THE DELTONA CITY COMMISSION
Revised June 29, 2009

(The figures listed below were amended by Ordinance 13-2001 adopted at second reading by the Deltona City Commission, December 12, 2001)

TAZ	Industrial Land Uses Maximum Cumulative Total Amount of Allowable Building Gross Floor Area Within the TAZ	Commercial Land Uses Maximum Cumulative Total Amount of Allowable Building Gross Floor Area Within the TAZ	Transitional Office Land Uses Maximum Cumulative Total Amount of Allowable Building Gross Floor Area Within the TAZ
707*	0	828,000	0
709*	0	0	47,000
710	0	400,000	<u>580,000</u>
713	0	0	80,000
714	0	0	0
715	0	0	17,600
716	0	0	4,000
717	0	216,800	0
718	0	80,000	0
719	0	40,000	0
720	0	80,000	4,000
721	0	110,400	12,000
722*	388,000	4,307,200	0
723	0	1,206,000	<u>979,000</u>
724	0	8,000	36,000
725	0	20,000	16,000
726	0	0	15,200
727	0	0	26,880
727	0	80,000	6,720
728	0	32,000	19,520
729	0	42,400	36,000
730	0	47,200	47,200
731	0	0	47,200
732	0	160,000	18,480
733	0	0	14,400
734	0	100,800	20,160
735	0	188,000	10,400
736	0	24,000	20,160
737	0	240,000	10,080
738	0	45,800	12,240
739	0	0	16,800
740	0	256,000	48,000
741	0	0	10,400

TAZ	Industrial Land Uses Maximum Cumulative Total Amount of Allowable Building Gross Floor Area Within the TAZ	Commercial Land Uses Maximum Cumulative Total Amount of Allowable Building Gross Floor Area Within the TAZ	Transitional Office Land Uses Maximum Cumulative Total Amount of Allowable Building Gross Floor Area Within the TAZ
742	0	65,600	4,000
743	0	126,200	0
744	40,000	203,200	6,720
745	0	10,400	23,520
746	0	0	0
747	0	74,400	11,760
748	0	173,600	13,440
749	0	320,000	0
750	0	0	0
751	0	99,200	16,000
752	0	240,000	33,600
754	0	122,400	0
755	0	44,000	0
756	0	0	0
757	0	0	19,200

*= Deltona Activity Center TAZ; See also Future Land Use Policies 3J, 4J, 5J, and 6J for other applicable land use control requirements within the Deltona Activity Center.

Policy 29G

In cases where additional land(s) are annexed into the City of Deltona, that are located outside of the above TAZ's, the City of Deltona shall use and enforce appropriate Volusia County commercial or industrial land use intensity standards on the subject annexed properties, as an interim commercial/industrial land use intensity limit, until such time, if needed that the City Commission amends the City's Comprehensive Plan to provide for City commercial and/or industrial land use intensity standards applicable to such annexed lands. Such City intensity standards shall be consistent with the City's Comprehensive Plan.

Objective H

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 1H

The Future Land Use Map shall contain adequate residential land to accommodate the projected population.

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

Policy 2H

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 3H

Affordable housing is considered an allowable use within all residential zoning classifications, including farm worker living facilities in rural and agricultural areas.

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

Policy 4H

Group homes, community residential living facilities, nursing homes and boarding houses exceeding seven unrelated residents should be allowable in commercial land use designation and compatible with the character of the surrounding residential area.

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

Policy 5H

Housing for farm workers shall be permitted only in conjunction with bona fide agricultural pursuits and/or certification by the City and shall be buffered from adjoining properties. The density of these facilities shall not exceed the densities allowed under the Future Land Use designation.

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

Objective I

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 Guidelines are declared to be a part of the adopted Future Land Use Policies.

LAND USE LOCATION GUIDELINES:

Policy 1I

RESIDENTIAL

Residential Uses should:

1. be located on parcels greater than 6,000 square feet for low density and one acre for medium and high density residential to provide sufficient lot size to support and to provide adequate light, air, and open space;
2. be conveniently accessible to the transportation routes not to encourage sprawl;
3. be protected from arterial traffic and incompatible uses;
4. 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.
5. be encouraged as infill in areas with adequate existing infrastructure or as an expansion into areas capable of providing the adopted level of service for concurrency purposes;
6. limit impacts to environmentally sensitive lands or sites with natural qualities through buffering, preservation, and restoration;
7. 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; and
8. have availability of public facilities and services at acceptable levels of service;
9. be compatible with the character of an area;
10. have the following densities:
 - low density residential - not to exceed a gross density of six (6) dwelling units per acre.
 - Medium density residential - a minimum of six (6) dwelling units not to exceed twelve (12) dwelling units per acre gross density.
 - High density residential - a minimum of twelve (12) dwelling units per acre not to exceed a gross density of twenty (20) dwelling units per acre.
11. have density area boundaries that are not intended to be rigid delineations of land areas and the application of the density area boundaries should be based upon the following criteria:

- a. 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.
- b. Boundaries may extend to major physical barriers, such as water bodies and transportation corridors, providing such extensions do not exceed 660 feet and are consistent with this Comprehensive Plan.
- c. Density area boundaries are based upon the provision of public facilities, the character of the area, compatibility with existing land uses and natural hazards and environmental resource limitations.

Policy 2I

COMMERCIAL

1. 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 accommodated an internal transportation plan and not separated by public streets or highways
 - no more than two regional shopping facilities located at the same intersection.
 - types of land uses appropriate in regional commercial centers would include 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 up to 100 acres.
 - Shall meet all applicable land development regulations.
 - b. Community Shopping Centers;

- located at the intersection of two arterials or at the intersection of an arterial and collector, or along an arterial at an appropriate distance from such intersections not to exceed a ¼ mile.
 - Additional commercial land uses may only be considered where that pattern of development is established or appropriate.
 - Impacts upon Transportation should be mitigated through the reservation of right-of-way for road widening and marginal access streets. Access points for commercial complexes shall be provided along the primary travel corridor. 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.
 - A sidewalk or 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.
 - Infill development into the established commercial areas shall be preferred over the expansion of commercial areas.
 - 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, or branch medical centers.
 - Sites for community commercial complexes should not exceed 20 acres.
 - The gross floor areas of community commercial complexes should not exceed 150,000 square feet.
 - Shall meet all applicable land development regulations.
- c. Neighborhood Commercial
- located at intersections of collectors, or at the intersection of a collector with an arterial not to exceed 1/8 of a mile;
 - Sites for neighborhood commercial land uses should incorporate no more than four acres.

- Access points for neighborhood commercial complexes shall be provided as directed in the Transportation element of this Comprehensive Plan.
 - A sidewalk or a 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.
 - Neighborhood commercial clusters should be spaced at least ½ mile apart.
 - The gross floor areas of neighborhood commercial complexes should not exceed 35,000 square feet.
 - Shall meet all applicable land development regulations.
- d. Neighborhood Convenience Center;
- located along major, and minor arterial and collector streets abutting other existing commercial properties.
 - new convenience centers shall not be located internally (non-collector) within existing single family developments unless part of a Planned Unit Development (PUD).
 - shall meet all applicable land development regulations.
 - located within 200 feet of intersection
 - should be ½ to 2 acres in size
 - The gross floor areas of neighborhood commercial complexes should not exceed 10,000 square feet.
- e. Transitioning Commercial Area;
- shall be located adjacent to major, and minor or arterial(s) or abutting other existing commercial properties.
 - transitioning commercial areas should be a minimum lot depth of 200 feet from a major or minor arterial(s).
 - shall meet all applicable land development regulations.
 - should be maintained or developed in a compatible manner with surrounding residential

- should be minimum of one acre.
- The gross floor areas of should be minimum of 5,000 square feet not exceed 45,000 square feet.
- at the time of plan adoption or amendment, permitted residential uses shall remain consistent with transitioning commercial areas.
- Transitioning office land uses shall be permitted in the residential future land use classifications an accordance with the floor area limitations in policy 28G, and the location constraints in this policy, where in the word "should" shall be read as "shall" when transitioning office uses are permitted within the residential future land use categories.

GENERAL COMMERCIAL

General Commercial Uses should:

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 demonstrated an 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 and proper spacing between driveways to minimize the impact on the operating capacity and safety of the adjacent road network;
5. have sufficient area to provide adequate parking, landscaping, stormwater management, building setbacks and buffering;
6. be located in areas to best serve population concentrations; (where market studies are done for a proposed commercial development, they should be submitted for City consideration)
7. 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;
8. if developed as part of a Planned Unit Development (PUD), be located and designed to service primarily that development's population;

9. if located at the intersection of two major roads, there shall be a mix of commercial uses (i.e. office, retail, and service) to provide a wide range of goods and services.
10. provide appropriate pedestrian linkages (i.e. sidewalks, bicycling, etc.) and mass transit improvements.
11. have intensity dependent upon type of use as outlined in the land development code.
12. be no less than a ½ acre in land area.
13. Shall meet all applicable land development regulations.

TOURIST COMMERCIAL

1. There are distinct tourist commercial areas, which are highway service areas oriented towards the traveling public (i.e., service stations, motels, restaurants & truck stops.)
2. No new tourist commercial areas shall be created outside of such commercial areas shown on the Future Land Use Map.
3. Infill of a tourist commercial area shall be allowed if adjacent to and in-between existing commercial uses,
4. In accomplishing tourist commercial infill, assure that they provide for:
 - a) adequate subject parcel of land is of sufficient size to setbacks of buildings
 - b) sufficient off-street parking
 - c) loading and unloading spaces
 - d) landscaping and buffering
 - e) proper highway access
 - f) service roads, where appropriate
 - g) stormwater facilities
5. With the exception of collector roadways located within the Deltona Activity Center as shown on the Future Land Use Map, tourist commercial development shall not be located on roadways classified below a major/minor arterial, as identified in the Transportation Element.

6. Intensity shall be dependent upon type of use as outlined in the land development code.
7. Tourist commercial land uses shall provide convenience to the traveler with minimal adverse impacts upon the residential community.
8. Tourist commercial land uses shall be limited to locations at interstate interchanges and should be located within a ½ mile radius of the center point of the interchange.
9. The primary land uses in tourist commercial areas should be hotels and motels with densities not exceeding 50 units per acre. Supportive uses, such as restaurants, gas stations or drug stores, should be provided in these areas for convenience to the travelers and to minimize the impacts upon the residential community and the natural resources.
10. Shall meet all applicable land development regulations.

OFFICE DEVELOPMENT

1. Office development, whether on individual lots, or as a planned office or business park, may be suitable to serve as a transitional use between higher density development, retail, commercial, or industrial and lower density development, such as single family residential. Office development may also be used to provide a transition between single family development and public facilities.
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. Primary office development should be encouraged to locate at premium and high visibility sites within the Deltona Activity Center.
5. Intensity shall be dependent upon type of use as outlined in the land development code.
6. Office land uses should be utilized as a transitional use between residential and more intense land uses such as commercial or industrial land uses.
7. Office land uses should also be utilized to buffer residential land uses from the traffic impacts of transportation corridors.
8. Office land use sites should be no less than a half acre in land area.

9. Neighborhood office land use sites should be no less than a quarter acre in land area.
10. Shall meet all applicable land development regulations.

MAXIMUM INTENSITY

The maximum intensity of commercial structures in the City of Deltona shall be stated in Policies 28g and 29g. The maximum impervious surface ratio of all commercial developments is 65 percent.

Policy 3I

INDUSTRIAL

Industrial Uses should:

1. be located with all structures outside of the 100-year flood plain;
2. have vehicular access to one or more major transportation systems not to exceed ½ mile; such as: major thoroughfare trucking 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. Industrial parks should be a minimum of 10 acres in area.
8. Encourage research and development uses to locate at premium and high visibility sites within the Deltona Activity Center.
9. Have intensity dependent upon type of use as outlined in the land development code.
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
- 11 Industrial land uses shall not be located within 660 feet of the major transportation corridors.
- 12 Industrial parks should be ten acres or more in size.
- 13 Sites for individual industrial land uses shall be at least ½ acre in size.
- 14 Industrial land use shall be reviewed for compatibility with surrounding land uses.
15. Shall meet all applicable land development regulations.
16. The maximum intensity of industrial land use shall be as stated in Policies 28g and 29g. The maximum impervious surface ratios of all industrial developments is 65 percent.

Policy 4I

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.
4. The maximum intensity of recreation shall not exceed 43,560 square feet gross building area per acre with a maximum impervious surface ratio of 65 percent.

Policy 5I

Public, Semi-Public:

1. All public, and semi-public uses shall not exceed a maximum impervious surface area of .65.
2. Permitted uses include but are not limited to libraries, public and private schools and colleges, parks, open space, retention and drainage facilities, water and sewer facilities, maintenance facilities, City Hall and City offices.

Policy 6I

Conservation:

1. Conservation uses shall not exceed a maximum impervious surface area of .10.
2. All development improvements should be limited to functions that are required for protection, maintenance and conservation of the land.

Policy 7I (added by Ordinance 09-2001 adopted at second reading by the Deltona City Commission, December 12, 2001)

To encourage mixed-use development, commercial and office developments located outside of the Deltona Activity Center, that have a future land use designation of commercial may also include a multi-family styled residential component on parcels of land 5 acres or more in size. The residential portion of the development shall not be the primary use. The following incentives may be allowed by the City in negotiating the development agreement for any mixed office/residential project: reduction in parking spaces, reduction in road impact fees and increased building heights. The residential density shall not be less than 8 dwelling units / acre or exceed 20 dwelling units / acre as part of the mixed-use land development. Maximum intensity of commercial and/or office development shall not exceed a floor area ratio (F.A.A.) of 0.5. Residential uses shall not exceed 50% of the site area. Properties proposed for mixed-use development shall be rezoned to a Planned Unit Development (PUD) zoning district.

THE DELTONA ACTIVITY CENTER

GOAL 2

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.

2. LIGHT INDUSTRIAL/"FLEX SPACE" GUIDELINE:

Develop The Deltona Activity Center in a manner that contributes to the creation of quality light industrial space market for Deltona/Southwest Volusia County which can compete with the Lake Mary/Heathrow area and other areas in north Orange County and Seminole County for this land use product.

3. WAREHOUSING/DISTRIBUTION GUIDELINE:

To use The Deltona Activity Center's proximity to both Interstate Four (I-4) and Interstate Ninety Five (I-95) as a major asset to become one of the principal centers for warehousing/distribution activities.

4. RETAIL COMMERCIAL USE GUIDELINES:

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

5. COMMERCIAL RECREATION GUIDELINE:

To provide a far wider range of leisure time opportunities for leisure and recreation activities for the residents of Deltona and West Volusia, plus having the potential of attracting residents from adjacent and nearby counties who can bring new dollars into the community.

6. 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.

7. ANCILLARY AND SUPPORT USES GUIDELINE:

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

8. MULTIFAMILY RESIDENTIAL DENSITY GUIDELINE:

Multi-family is permissible along the periphery of The Deltona Activity Center. The density should be a minimum of eight dwelling units per acre to a maximum of 20 dwelling units, to ensure multi-family development and as compatible to the surrounding area. The total area to be used for multi-family shall not exceed 30% of the area designated for the Deltona Activity Center.

Objective J

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 1j

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 2j

The Future Land Use Map for The Deltona Activity Center is incorporated as an overlay guide for the future development of property within The Activity Center. Build-out of the Activity Center properties may extend beyond 2010.

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

Policy 3j

The Deltona Activity Center is intended to serve the retail/service/office/park needs generated by 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:

<u>Land Use Distribution</u>	<u>Target Land Use Distribution</u>	<u>Maximum Target Land Use</u>
Residential	10%	35%
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 allow to be decreased up to ten (10%) percent and the above-listed guidelines may be increased to the maximum listed.

Policy 4j

Until information is provided by the City of Deltona, that provides sufficient performance standards to evaluate traffic impacts for significant development which could take place within the Deltona Activity Center, all new development in the Deltona Activity Center which will exceed the employees per square foot and conversion factor totals for industrial, commercial, and service uses respectfully, for traffic zones 707 and 722 (amounting to 615,701 square feet of floor area based on the Metropolitan Planning Organization’s (MPO’s) 2020 Long Range Plan

Transportation Model/Traffic Analysis Zone/Population and Employment data or 20,000 average daily trips, whichever comes first, shall be processed as a planned development and shall be reviewed by the Volusia Growth Management Commission. Should the Volusia Growth Management Commission determine the proposed planned development is not consistent, then the City of Deltona shall submit an application for comprehensive plan consistency certification to the Volusia Growth Management Commission for the subject planned development.

Policy 5j

As an alternative, the City of Deltona can (a) develop an Interstate 4 Master Corridor Plan jointly with other Interstate 4 corridor communities which evaluates the impact of future development along the Interstate 4 corridor; and/or (b) the City of Deltona can adopt adequate intensity and density performance standards and provide a detailed traffic analysis to justify the maximum intensity of development currently proposed for the Activity Center within the City of Deltona's Comprehensive Plan and for the Deltona Activity Center.

Policy 6j

In conjunction with the City of Deltona's next large scale Comprehensive Plan amendment cycle, the City of Deltona shall coordinate with Volusia County, the Florida Department of Transportation and the surrounding communities of Orange City, DeBary, and DeLand, to determine if a Transportation Concurrency Management Area (TCMA) would be appropriate for the State Road 472/Saxon Boulevard/Interstate 4 corridor.

Policy 7j

The maximum building coverage for non-residential development within The Deltona Activity Center shall not exceed thirty-five (35%) percent of an individual lot, unless such development includes a mixture of uses, co-locates complimentary uses, reduces external trips, or furthers the vision, goals, objectives, and policies of this Plan. Maximum intensity of commercial not previously specified shall not exceed 1,000,000 square feet with a maximum impervious surface area of .65.

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

Policy 8j

A proposed roads map should be prepared consistent with a master land use plan, illustrating conceptual alignments of the proposed roads of The Activity Center Plan's support document should be maintained to the extent possible when reviewing development proposals for The Activity Center. However, minor modifications to these conceptual alignments shall not require an amendment to The Activity Center's future land use map.

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

Policy 9j

Future development within The Activity Center shall require rezoning to a Planned Unit Development (PUD) or amendment to an existing PUD (if said development is not permitted by the previously approved PUD). Provided, however, that any development of an existing parcel that is one and one half (1 1/2) acres or less in size and which is permissible by the existing zoning classification assigned the parcel shall not require rezoning to PUD if the existing zoning classification is consistent with the Activity Center Plan future land use designation.

Where a single ownership of land or unified project may encompass two or more future land use designations, the physical arrangement of land uses on the property may be modified during the Planned Unit Development (PUD) approval process.

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

Policy 10j

To encourage mixed-use development, commercial and office development may also include a multi-family styled residential component. 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; reduction in road impact fees; and increased building heights. The residential density shall not be less than 8 du/acre or exceed 20 du/acre as part of mixed use land development. Maximum intensity of commercial not previously specified shall not exceed 1,000,000 square feet with a maximum impervious surface area of .65. A minimum of 10% and a maximum of 33% of the Activity Center should be developed residential.

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

Policy 11j

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 12j

The Deltona Activity Center is providing a key portion of the retail market for Deltona and West Volusia; therefore transit commercial may be located near the I-4 interstate interchange.

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

Policy 13j

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 14j

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 during the development review process for The Activity Center.

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

Policy 15j

Individual developments within The Activity Center shall be designed to provide visual compatibility and functional continuity with other adjacent developments within The Activity Center.

9J-5.006(3)(b)(2)

Policy 16j

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, and building setbacks and height requirements;
- use shared parking, access and loading facilities, as practical in an effort to reduce impervious surfaces;
- promote pedestrian, 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.

It is not intended that each development within The Activity Center be aesthetically identical, but compatible.

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

Policy 17j

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 18j

Non-residential projects sharing a common boundary with an area planned for residential use shall be sensitive with the scale of a residential neighborhood. 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 19j

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 20j

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 21j

Promote development within The Activity Center which, protects and enhances the natural and built environment.

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

Policy 22j

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

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

Policy 23j

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

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

Policy 24j

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 25j

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 26j

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 27j

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 28j

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

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

Policy 29j

The City shall, in cooperation with the Florida Department of Transportation and Volusia County, evaluate the impacts of specific land development proposals upon future improvements to the Interstate interchange. Development approvals shall be designed to protect land critical for future interchange improvements.

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

Policy 30j

The Future Land Use Map serves as a guide in locating land uses. Public facilities and support uses are not shown on the map, but they may be allowed under the various land use categories. A public use is not necessarily required to meet the minimum acreage required by the Future Land Use category provided that said use contains sufficient land area to serve the intended purpose.

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

Policy 31j

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 32j

Promote development which enhances the economic base of the City.

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

Policy 33j

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 34j

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, Special Assessment Districts, Economic Development Administration Grants, and Tax Increment Financing Programs.

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

Policy 35j

The City shall consider conducting a study to determine the feasibility of applying a Special Assessment District, or other development and financing tools for the antiquated subdivisions inside The Activity Center for the purpose of installing the required infrastructure necessary to make the lots attractive for consolidation.

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

Policy 36j

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 37j

Development of educational facilities within the Deltona Activity Center shall be limited to development sites less than of 20 acres in gross size.

Objective K

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

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

Policy 1K

The City shall, in cooperation with the appropriate agencies, seek to promote mass transit service and pedestrian access to The Activity Center.

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

Policy 2K

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

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

Policy 3K

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

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

Policy 4K

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

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

Policy 5K

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

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

Policy 6K

The City shall coordinate with FDOT and Votran (Lynx as appropriate) to identify appropriate sites and establish an area inside the Activity Center for a multi-modal transportation facility such as a high occupancy vehicle facility that may be developed along I-4 and/or to serve other regional mass transit uses.

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

Policy 7K

Encourage beneficial development patterns during the development review process whenever practical, so that complementary uses can be located in close proximity to facilitate pedestrian travel.

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

Policy 8K

Locate tourist accommodations in close proximity to and with ease of access to restaurants, and encourage convenient pedestrian and local road access from lodging facilities to restaurants.

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

Policy 9K

Develop incentives such as in the Land Development Code and other ordinances, for the co-location of lodging facilities with restaurants such as, but not limited to, off-street parking requirements and road impact fees.

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

Policy 10K

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. 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)

Objective L *(added by Ordinance 28-2000, adopted at second reading by the Deltona City Commission, March 19, 2001)*

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

Policy 1L

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 Compatability

<i>Land Use</i>	<i>Compatible Designation</i>
<i>(1) Schools, private, or parochial, schools for retarded, exceptional or handicapped persons, academies.</i>	<i>May be compatible in all except Conservation, Industrial, and Recreation.</i>
<i>(2) Hospitals</i>	<i>Commercial, Industrial, Public/Semi-Public, Generalized Activity Center</i>
<i>(3) Administration Buildings</i>	<i>All except Conservation</i>
<i>(4) Fire, Law enforcement, rescue and emergency facilities.</i>	<i>All except Conservation, requires conditional use approval for location in Low Density Residential.</i>
<i>(5) Libraries and cultural centers, community centers.</i>	<i>All except Conservation.</i>
<i>(6) Communications facilities, including yards for machinery and equipment storage, maintenance and repair, materials and storage and distribution.</i>	<i>Commercial, Industrial, Public/Semi-Public.</i>
<i>(7) Gas pumping, metering, processing, distribution and storage.</i>	<i>Commercial, Industrial, Public/Semi-Public.</i>
<i>(8) Electric generating plants</i>	<i>Industrial and Public-Semi-Public.</i>
<i>(9) Sewage treatment plants</i>	<i>All except Conservation and Residential Low, Medium, or High Density.</i>
<i>(10) Water Treatment Plants</i>	<i>All except Conservation and Residential Low, Medium, or High Density.</i>
<i>(11) Armories and Reserve centers</i>	<i>All except Conservation and Residential Low, Medium, or High Density.</i>
<i>(12) Correctional institutions, detention homes, jails, prisons, mental institutions.</i>	<i>May be compatible in Commercial, Industrial, Public-Semi-Public.</i>

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 2L

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 3L

Lakes and lade 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 4L

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.