

Diamond Williams

110A98-SU

From: Sheila Stanbro [sstanbro@co.volusia.fl.us]
Sent: Tuesday, November 29, 2011 9:56 AM
To: Filings@psc.state.fl.us
Subject: Notice of Filing Exhibit A - Docket No: 11-0298

Follow Up Flag: Follow up
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Attachments: notice of filing exhibit a1.pdf



notice of filing
exhibit a1.pd...

Attached for filing:

a. The full name, address, telephone number, and e-mail address of the person responsible for the electronic filing:

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b. The docket number and title if filed in an existing docket:
Docket No: 11-0298, Notice of Filing Exhibit A

c. The name of the party on whose behalf the document is filed:
County of Volusia

d. The total number of pages in each attached document:
49

and

e. A brief but complete description of each attached document:
Notice of Filing along with Exhibit A, a composite of Ordinance
2009-34 and Ordinance 2011-10, The Farmton Local Plan

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DOCUMENT NUMBER-DATE
08661 NOV 29 =
FPSC-COMMISSION CLERK

BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

In re: Application of Farmton Water)
Resources, LLC to operate wastewater)
service in Volusia and Brevard)
Counties, Florida)

DOCKET NO. 11-0298

110298-50

NOTICE OF FILING

The County of Volusia, by and through the undersigned attorneys, hereby files Exhibit A in support of the County of Volusia's Objection to Application for Original Wastewater Certificate (Document Number 07914-11 dated October 27, 2011, Florida Public Service Commission Clerk) and County of Volusia's Petition for Administrative Hearing which was filed with this Commission via email on November 28, 2011.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that an original hereof has been efiled upon the Director, Division of the Commission Clerk and Administrative Services, Florida Public Service Commission, 2540 Shumard Oak Blvd., Tallahassee, Florida 32399-0850 and one copy upon F. Marshall Deterding, Rose Sundstrum & Bentley, 2548 Blairstone Pines Drive, Tallahassee, Florida 32301 on November 29, 2011.

Respectfully submitted this 29th day of November, 2011.

/s/ Jamie Seaman
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14. FARMTON LOCAL PLAN

BACKGROUND:

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

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

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



The GreenKey land use designation is the cornerstone of the plan. GreenKey designates at least two-thirds of the Farmton Local Plan for permanent conservation. GreenKey

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

The Farmton Local Plan is a long term vision with a 50 year planning horizon coupled with an intermediate plan tied to an internal transfer of development rights. On the adoption of the plan, underlying densities from the GreenKey area will be transferred to the Gateway district at SR 442 and I-95. As a result, there will be no overall increase in residential densities based on the current underlying land use for the Farmton Local Plan through 2025. Development will proceed through a Master Development of Regional Impact (DRI) for the Sustainable Development Area districts through 2060. Development will be reviewed through the Master DRI process complying with financial feasibility and infrastructure requirements as they may be required in the future. Fiscal neutrality provisions of the Farmton Local Plan require future developers to pay for the costs of required infrastructure.

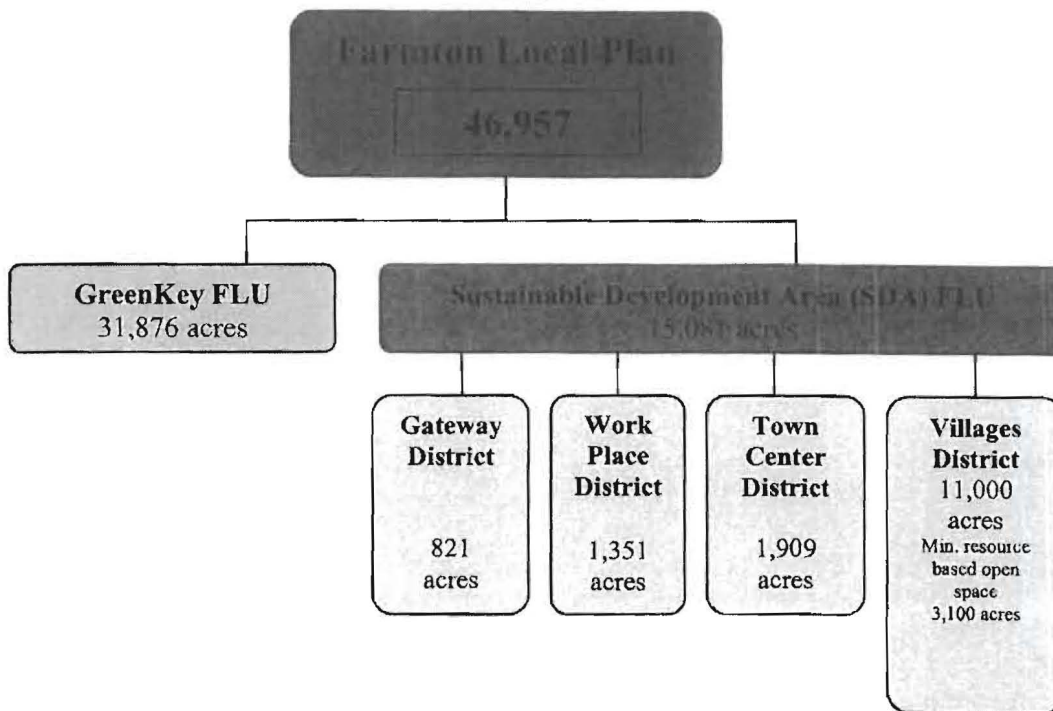
The Farmton Local Plan's 50 year vision provides for the permanent protection of regionally significant conservation lands coupled with the creation of sustainable new communities, subject to very high standards of sustainability including: environmental protection and energy and water conservation,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

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



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DESCRIPTIONS OF FUTURE LAND USE DESIGNATIONS AND DISTRICTS:



1. GreenKey (GK) future land use designation:

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

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

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

A. Gateway District

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



B. Work Place District

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



C. Town Center District

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



D. Villages District

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



GOAL:

The Farmton Local Plan provides a framework for a 50 year planning horizon utilizing transfer of development rights during the first 15 years, establishing regional wildlife corridors to be preserved immediately and reserving future development areas to be developed after 2025 upon certain conditions, subject to the following overarching guiding principles of sustainability:

- Protection of regionally significant conservation lands up front so as to preserve the majority of the site as integrated habitat.
- Planning, design, and construction shall meet the highest standards of sustainability as those standards shall evolve over time.
- Planning, design, and construction shall achieve high levels of energy and water conservation.

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OBJECTIVE FG 1

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

POLICIES:

FG 1.1 There shall be two planning horizons within the Farmton Local Plan. The initial planning horizon shall be 2025 and shall constitute phase one of the plan. The operation of two planning horizons over a 50 year period allows for greater opportunities to provide a long term plan for a more sustainable outcome as articulated in this

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objective. It is recognized that build out will necessarily extend beyond the county's current planning horizon as is consistent with other DRIs and Activity Centers provided for in this comprehensive plan. There shall be no increases in the density or intensity of development during phase one beyond what is allowed by the future land use plan in effect at the time of adoption of this amendment. The second planning horizon for the Farmton Local Plan shall be from 2026 to 2060. Any increases in density and intensity allowed by adoption of the Farmton Local Plan will be applicable to the second phase only. The initial density in phase one shall be 2,287 units and any increase to the currently allowable maximum density of 4,692 units will be effective only upon a finding of school adequacy from the Volusia County School District.

FG 1.2 The Future Land Use Map shall identify two land uses within the Farmton Local Plan: GreenKey and Sustainable Development Area. GreenKey areas shall be wildlife corridors and subject to the Environmental Core Overlay (ECO). Sustainable Development Area shall be designated for future development. The Sustainable Development Area will have designated districts with distinct policies as set forth herein.

FG 1.3 The Farmton Local Plan shall designate at least sixty-seven percent of the total area as GreenKey. These lands shall include substantially all ECO and ESC lands together with buffers and designated uplands so as to establish interconnected wildlife corridors.

FG 1.4 The Farmton Local Plan shall utilize an internal system of transfer of development rights to establish densities and intensities through 2025. For the purposes of this plan, GreenKey shall be designated sending areas and the Gateway district within the Sustainable Development Area shall be designated as the receiving area. The transfer of densities from the sending areas to the Gateway district is sufficient to authorize the mix of residential and non-residential uses set forth for the Gateway district. The underlying densities and intensities for the planning area are based upon existing maximum development potential plus densities, intensities, and bonuses authorized for conservation development and rural cluster provisions set forth in the Future Land Use Element. Upon the adoption of the Farmton Local Plan, the density and intensity in GreenKey shall be zero and the residential density in the Gateway district will be no more than 2,287 units, and the non-residential intensity shall not exceed 820,217 square feet. The residential density for the Gateway district shall not exceed 4,692 units and any increase in density for Gateway district above 2,287 units and up to 4,692 units shall not be effective until such time as the school district has issued a finding of school adequacy. An equivalency matrix is established in Objective 8 to convert residential density units to non-residential intensities established for the Gateway district. There shall be no increases in net external trips based upon current land uses in effect at the time of the adoption of this amendment.

FG 1.5 Any densities or intensities transferred to the Gateway district prior to 2025 that have not been constructed or approved as part of a development order may be transferred to other districts after 2025 upon application and approval as set forth in this plan. Any densities or intensities transferred to other districts shall still be subject to mix

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of use requirements and jobs to housing ratio required of the receiving districts and a finding of school adequacy.

FG 1.6 The Sustainable Development Area districts within the Farmton Local Plan:

- a. are located within the areas deemed most suitable for urban development based on the characteristics and limitations of the land;
- b. are designed in a compact form and utilize the keystone standards for smart growth including sustainable development planning and building techniques as more fully set forth herein; and
- c. shall contain Resource Based Open Space to protect substantially all wetlands and associated buffers and other areas such that when combined with GreenKey lands more than 36,000 acres or 75% of the area within the Farmton Local Plan shall be preserved.

FG 1.7 Any vested exempt subdivision of the Farmton property shall expire on the effective date of the ordinance adopting this Local Plan.

FG 1.8 Development shall not interfere with the continued use and operation of the existing regional electrical distribution lines running north to south through the Farmton property.

FG 1.9 Implementation of appropriate "firewise" community planning practices as recommended by the Florida Division of Forestry shall be incorporated into any master development plan and established in the Master DRI or equivalent development order. As part of the development review process, a covenant shall be placed on properties within the SDA districts to notify those property owners and residents that the nearby conservation areas may be managed by prescribed fire as part of a conservation management plan. In addition, the master development plan shall coordinate with the Division of Forestry a Wildfire Prevention and Mitigation Plan based upon National Fire Protection Association Standards to reduce wildlife risk factors.

OBJECTIVE FG 2

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

POLICIES

FG 2.1 The Farmton Local Plan is wholly within the Natural Resource Management Area (NRMA) Overlay. The policies contained within this Local Plan

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provide a greater level of natural resource protection than the existing NRMA policies of the comprehensive plan. These policies are supplemental to the NRMA and ECO overlay provisions. To the extent of any conflict between these policies and NRMA, the more specific or restrictive policies shall apply.

FG 2.2 Land uses allowed within GreenKey include Mitigation and Conservation Banks, Agriculture and Silviculture pursuant to Best Management Practices, roads which may be elevated where practicable and utility crossings, trails, boardwalks, passive recreation, water resource development, solar energy facilities, and environmental learning centers. As more particularly set forth herein, GreenKey lands will ultimately be subject to a perpetual conservation easement and managed pursuant to a conservation management plan.

FG 2.3 ECO lands have been identified by Volusia County as an area of interconnected natural systems of environmentally sensitive lands, including public and private conservation areas and lands linking these areas (including but not limited to agricultural/rural lands, scenic vistas, habitat buffers, and other open space connections) where possible to achieve wildlife and habitat connectivity. Upon the adoption of the GreenKey Land Use, the ECO overlay Map shall be amended to include all GreenKey lands.

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

FG 2.5 Southwest Wildlife Corridor. The Southwest Wildlife Corridor is indicated on the Farmton Local Plan map in black cross hatch on the Farmton Local Plan – Future Land Use Map Figure 1-12N. This area includes portions of the GreenKey land and Mandatory Resource Based Open Space located within the SDA. These lands

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combined create an undulating corridor that is approximately one mile in width. Lands within the Southwest Wildlife Corridor shall be managed consistent with a forestry management plan designed to provide prescribed fire, promote dense understory vegetation such as palmetto, and encouragement of uneven-age management techniques and consistent with the black bear management plan. Within the Mandatory Resource Based Open Space portions of the Southwest Wildlife Corridor lands shall be managed to protect wildlife habitat through conservation, enhancement and restoration. These Mandatory Resource Based Open Space portions of the Southwest Wildlife Corridor may include wetlands, flood plains, mitigation areas, vegetative buffers, and specialized habitat for flora or fauna which shall qualify as the minimum 25% requirement set forth in FG 2.4. Within the Southwest Wildlife Corridor the following additional policies shall apply:

- a. **Deep Creek Conservation Area.** Within the Southwest Wildlife Corridor is a special management area called the Deep Creek Conservation Area as depicted on the Farnton Local Plan - Future Land Use Map Figure 1-12N. The Deep Creek Conservation Area shall be subject to a site specific conservation management plan with the highest level of natural resource protection within the Farnton Local Plan. The Deep Creek Conservation Area shall be managed subject to the Mitigation Bank Permit and Forestry Stewardship Plan. Within the Deep Creek Conservation Area harvesting within wetlands shall be prohibited except as part of an approved restoration plan and wetlands shall be protected with a 300 foot buffer. Controlled upland access by canoe or kayak to Deep Creek shall be an allowed passive recreation use. Other passive recreational uses may be allowed by permit (as granted by the Community Stewardship Organization established in FG 2.16), consistent with the management plan, and designed to have limited impacts on the resource. Boardwalks and viewing platforms may be allowed within the Deep Creek Conservation area if permitted by SJRWMD. Protection of areas surrounding Bald Eagle nests shall be subject to National Bald Eagle Management Guidelines established by United States Fish and Wildlife Service (USFWS).

- b. **Black Bear Management.** The conservation management plan within the Southwest Wildlife Corridor shall specifically address habitat requirements of the Florida Black Bear. The black bear management plan shall be developed in consultation with the Florida Fish and Wildlife Conservation Commission consistent with their Black Bear Habitat Management Guidelines and best available science.

FG 2.6 As Sustainable Development Area districts are planned for future development, and shall employ Greenprinting decision support models to identify wetlands, flood plains, mitigation areas, vegetative buffers, specialized habitat for flora and fauna, and under-represented natural communities, water resource development areas

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and trails. When establishing Resource Based Open Space priority shall be given to lands on the perimeter of the SDA, which are contiguous to GreenKey lands.

FG 2.7 Resource Based Open Space shall, to the greatest extent practicable, be designed to eliminate or minimize fragmentation and promote habitat connectivity and the formation of linked networks to adjacent properties managed for conservation purposes.

FG 2.8 The identification of areas to be designated as Resource Based Open Space shall be approved in consultation with the Florida Fish and Wildlife Conservation Commission, Florida Department of Environmental Protection, St. Johns River Water Management District, and by all entities that are parties to the conservation easements required by FG 2.12. The County may seek consultation with The Nature Conservancy, Audubon of Florida or other established and knowledgeable conservation organization.

FG 2.9 Landowners shall coordinate with appropriate county agencies to implement an ecological monitoring program to monitor the quality and quantity of habitat type as well as target species number and diversity within the Farmton Local Plan. This information shall be used in preparation of the conservation management plans and the landowner shall not undertake management practices which diminish the quality of habitat within the area.

FG 2.10 Conservation Management Plans. GreenKey lands and Resource Based Open Space shall be designated, permanently protected, and maintained as undeveloped conservation or agriculture areas or for natural resource protection and passive recreational uses and shall be subject to a conservation management plan enforced through the conservation covenants or easements. The management plan shall establish management objectives, outline procedures, and define the roles and responsibilities for managing GreenKey and Resource Based Open Space. The plan shall also provide for the protection of species listed by FFWCC and USFWS.

FG 2.11 A conservation management plan shall be adequately funded by the owner, or its successors in interest, to meet the requirements of the plan over time. The conservation management plan shall set resource protection standards and management protocols designed to ensure the long-term maintenance of the ecology and restoration of the GreenKey and Resource Based Open Space of the site. The owner shall develop the plan through a task force appointed by the county within one year of the recording of the initial conservation easement. The county shall establish the task force which will be made up of representatives of the owner and grantees under the conservation easement, the community stewardship organization (CSO), as described in FG 2.16, and others with expertise in the area of ecosystem conservation and wildlife ecology to review the management plan. The task force shall present their recommendation to the County Council for approval. The approved management plan shall be incorporated into the conservation covenants and easement and made enforceable.

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

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

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

- a. A prioritized list of natural resource management objectives for the site and implementation methods that protect and enhance ecosystem integrity, function, and biodiversity.
- b. Identification of special areas, including but not limited to the Deep Creek Conservation Area, Southwest Wildlife Corridor, and USFWS consultation areas.
- c. Identification of natural and cultural resources in need of protection and discussion on how those resources will be protected.
- d. Description of natural communities and establish desired future conditions by specific habitat type.
- e. Identification of known threatened or endangered plants and animals occurring on site and strategies and habitat management plans as identified in the best available scientific literature.
- f. Identification of exotic species and a plan for control/removal.
- g. Forestry stewardship provisions consistent with Best Management Practices for silviculture, including location and logging road access management plan.
- h. Provisions for significant water resources (such as streams, creeks, natural drainage ways, floodplains, and wetlands) protection, enhancement, and restoration and planned hydrological restoration.
- i. Provisions for protection of habitat of listed or imperiled species and other indigenous species which may require special habitat protection.
- j. Provisions for water resource development, well fields, and protection of wellfields
- k. Erosion control.

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- l. Fencing, appropriate public access, and development of trails, boardwalks, and interpretive facilities.
- m. Provisions for elevated roadways or wildlife crossings.
- n. Prescribed fires specific to habitat types, Division of Forestry criteria, and addressing flexibility associated with climatic conditions and catastrophic events.
- o. Coordination of management plans with adjacent conservation lands and mitigation banks.
- p. Identification of ownership and management responsibilities including financial responsibility.
- q. Coordination of the management plans with the City of Edgewater so as to be consistent with the natural resource protection measures within the Resource Based Open Space and Conservation Areas of the Restoration Sustainable Community Development District.
- r. Establishment of a timetable for implementation of the conservation management plan and development of a monitoring and reporting program to track the implementation.
- s. Provisions for passive recreational use, environmental education, and public access where appropriate.
- t. Provisions for security and maintenance.
- u. Coordination of conservation management plans with management plan of the East Central Florida Regional Trail.

FG 2.12 No development shall occur within Resource Based Open Space except for development directly associated with the following uses, provided that impacts to environmental resources are minimized, required permits are obtained, and for the area permitted as a mitigation bank the uses are allowed by the permit and the conservation easements established for that area:

- a. Bicycle, pedestrian, and equestrian trails and rest areas for trails to include restrooms, water fountains, government initiated parking facilities for trail users, shelters to provide protection/ relief from the weather.
- b. Utility easements and lines.

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- c. Solar energy facilities to provide all, or portions of, the power source for illumination of on-site signage or on-site security .
- d. Roads, which cross GreenKey lands.
- e. Fencing if specifically directed by Florida Fish & Wildlife Conservation Commission.
- f. Agricultural or silvicultural activities using BMPs.
- g. Replacement of existing structures.
- h. Environmental education or interpretation facilities.
- i. Wellfields, water resource development or approved alternative water supply projects.

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

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

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

For the remaining GreenKey lands, a conservation covenant shall be recorded within one year of the effective date of the Farnton Local Plan. Such conservation covenant shall be consistent with the conservation purposes set forth in Sec. 704.06(1) Florida Statutes, except that its term shall run with the land for an initial term of ten years, which shall automatically be renewed every ten years thereafter so long as the maximum densities and intensities established in the Farnton Local Plan Objective 3 shall remain in effect; provided that a voluntary reduction in such densities and intensities sought by the applicant, grantor or its successors shall not affect the continued existence of the covenant. The terms of the conservation covenant shall provide for conservation restrictions to set forth limitations on the right to use the land and conserving or

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preserving land or water areas predominantly in their natural, scenic, open, agricultural, or wooded condition and as suitable habitat for fish, plants, and wildlife. At such time as the Master Development of Regional Impact equivalent Master Plan as provided in Objectives 8 is approved consistent with the densities and intensities as set forth in Objective 3 in effect at the time of the adoption of this plan, a perpetual conservation easement shall be recorded within 60 days.

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

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

FG 2.16 A Community Stewardship Organization or other tax exempt not for profit conservation organization (CSO) pursuant to Sec. 170(h)(3) I.R.C. shall have perpetual existence and be established for the purpose of conservation of areas of significant ecological integrity through fee acquisition of natural sites, acceptance or creation of conservation easements, development of managed and interpretive public access to areas of special ecological, aesthetic, and educational value. The owner/applicant shall fund and facilitate the creation of the CSO, but its governance shall be independent from the owner/applicant. The CSO shall be governed by a board of directors of seven individuals. At least four of the members of the board shall be representatives of statewide or national non-profit environmental/conservation organizations in existence at the time of the adoption of the Farmton Local Plan such as the Nature Conservancy, Florida Audubon Society, Trust for Public Lands, and Florida Wildlife Federation. The owner shall be represented on the board and other board members may include representatives of public agencies, stakeholders, and other interested citizens who participated in the development of the plan. The CSO may take title to designated GreenKey and/or Resource Based Open Space, or co-hold a conservation easement over such lands and shall participate in the development of the conservation management plan. The CSO may enter into contracts with the landowner or public agencies to undertake management responsibilities set forth in the conservation management plan and may manage and operate environmental or interpretive facilities associated with the site. Within one year of the effective date of the Farmton Local Plan, the Articles of Incorporation for the CSO shall be filed and the approximately 400 acres of the initial phase of the Deep Creek Conservation Area shall be conveyed by deed to the CSO. As credits are sold in the West Mitigation Bank, remaining lands within the Deep Creek Conservation Area shall be conveyed by deed to the CSO.

FG 2.17 The conservation easement shall accommodate the spine transportation network, as described in the Farmton Local Plan, and existing county maintained roads,

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with no access to the spine network permitted within the GreenKey land use designation area except for connection to an approved trail head. Roads and utilities shall share crossings unless the utility is pre-existing.

FG 2.18 Transportation Policies and Natural Resource Protection.

- a. The Spine Network as it traverses GreenKey lands shall be designed to avoid and minimize conflicts between motor vehicles and the movement of wildlife. Tools to minimize this conflict include, but are not limited to location criteria, landscaping techniques, fencing, speed limits, wildlife underpasses or overpasses, bridging, and elevating roadways. Transportation corridors shall be designed to avoid the areas permitted for mitigation banking.

- b. As Maytown Road and Arterial A are improved as required by the Farnton Local Plan to accommodate the long term regional transportation needs of the area they shall be designed consistent with the following additional design guidelines:
 - 1. Promotes “parkway” look with appropriate natural buffer between the roadways and the adjacent areas;

 - 2. Minimizes any impacts to habitat and species conserving habitat connectivity by innovative measures;

 - 3. Follows, where feasible, existing road alignments through environmentally sensitive areas although alignments may be re-aligned to provide for greater public safety or natural resource protection;

 - 4. At a minimum, the road design will mitigate for adverse impacts or maintain the existing habitat connectivity levels for wildlife afforded by the current road and traffic levels to the maximum extent practicable under the best available science as determined by FWCC.

- c. The design of Maytown Road and Arterial A as required by the Farnton Local Plan should include the following criteria for features and construction:
 - 1. Consideration of re-alignment of the existing right of way in locations which would reduce impacts on natural resources and/or enhance public safety;

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

FG 2.19 Minimum buffers and setbacks:

- a. **Boundary buffer:** There shall be a boundary buffer to minimize visual and noise impacts on surrounding land owners. The boundary buffer around Sustainable Development Area districts shall be a minimum of 200 feet. There shall be no encroachment within the buffer except for bike paths, boardwalks, equestrian and walking trails, fire lines and intersecting public roadways. The boundary buffer, where practicable, shall connect to other Resource Based Open Space. A boundary buffer in the Gateway district is not required adjacent to SR 442 and I-95, but shall be provided along all other district lines.
- b. **Arterial buffer:** The purpose of buffers and setbacks on arterial roads shall be to minimize visual intrusion of development activity on the traveling public. A minimum 75 foot “no encroachment” buffer is required on arterials except through the Town Center district. The buffer prohibits intrusion of any kind, excepting intersecting roadways and one monument project signage at such intersections intended for project identification and way finding. Lakes exceeding four acres may also encroach into this buffer. However, in such an event, any building setback shall be 200 feet from the arterial right of way.
- c. **Collector buffer:** For roads that are functionally classified as “collector” by the County, an applicant shall provide a “no encroachment” buffer of 50 feet.
- d. **Wetland buffer:** All preserved wetlands within an SDA district shall have an average 75 feet but no less than 50 feet buffer. Wetlands within GreenKey shall have an average 100 feet but no less than 75 feet buffer. If different buffer widths are required by a permitting agency, the wider buffer shall apply.

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- e. **East Central Regional Rail Trail Buffer:** A rail trail corridor ranging in width between 100 and 200 feet extends through the area of the Farmton Local Plan and will ultimately be developed as a public access multi-use trail. A 100 foot vegetative buffer shall be maintained on each side of the trail measured from the edge of the traveled way, so as to minimize encroachments on the trail and enhance the experience of the trail user.

FG 2.20 Proposed activities within the Farmton Local Plan shall be planned to avoid adverse impacts to wetlands and the required buffers as described in FG 2.19(d). Land uses which are incompatible with protection and conservation of wetlands shall be directed away from wetlands. However, it is recognized that the development of educational facilities and clustering of development in the Town Center and Work Place districts, necessary to ensure a compact development pattern within the urban core, may result in the loss of some wetlands. If these wetland impacts cannot be avoided, the developer shall impact only those wetlands which are determined through applicable regulatory review to be of low ecological significance to the overall integrity of the larger wetland regime. Impacted wetlands shall be evaluated through the applicable federal, state and county regulatory review, with the goal of avoiding wetland impacts to the fullest extent practicable. Where land uses are allowed to occur, mitigation shall be considered as one means to compensate for loss of wetlands function, so as to ensure that there is no overall net loss in wetland function and value. In cases where the alteration of the buffer is determined to be unavoidable, appropriate mitigation shall be required. It is also recognized that impacted or isolated wetlands may be enhanced or restored as part of water resource development or an approved alternative water supply project.

FG 2.21 Floodplains. Impacts to the 100-year floodplain shall be minimized. Any impacts must be fully mitigated by providing compensatory storage on-site.

FG 2.22 Activity Based Open Space. Activity Based Open Space includes areas such as walkways, bikeways, trails, picnic areas, playgrounds, tot lots, and sports parks (baseball, tennis, swimming, soccer facilities, lakes, boardwalks and the like). Activity Based Open Space shall be provided within the Sustainable Development Area districts.

FG 2.23 Unless modified by a development order or Conservation Management Plan adopted as part of a Conservation Easement, agricultural activities may take place within GreenKey lands so long as the activities are consistent with Best Management Practices approved by the Florida Department of Agriculture and Consumer Services.

FG 2.24 A phase I cultural resource assessment survey shall occur prior to initiating any project related land clearing or ground disturbing activities that are not agriculturally related within the project area. The purpose of this survey will be to locate and assess the significance of any historic properties present. The resultant survey report must conform to the specifications set forth in Chapter 1A-46, Florida Administrative Code, and be forwarded to the Division of Historical Resources for comment and recommendation in order to complete the process of reviewing the impact of the

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proposed project on historic resources. Should significant resources be present, additional archaeological testing may be necessary, and/or protection and preservation of significant sites may be required.

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

OBJECTIVE FG 3

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

POLICIES

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

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

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

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

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

FG 3.4 SDA Gateway District. The Gateway district is a distinct geographic area located at the northern end of the Farmton Local Plan which is the closest tract to SR 442 and the I-95 Interchange. It is separated from the lands to the south by significant wildlife corridors, and connected to other SDA districts via a 200 foot wide transportation corridor. Permitted uses include single family, townhome, and multi-family residential to create a diversity of residential types and price points. Non-residential permitted uses include retail, office, warehousing/light industrial, hotel and institutional. The most appropriate uses are those that would benefit by proximity to an interstate interchange, e.g. warehousing, light manufacturing, hotel, office, retail. Multi-family is an approved use in order to provide workforce housing for the area.

Gateway district development shall adhere to the following development guidelines:

- a. Development must be compatible with and complement the development and conservation management plans of the Restoration Sustainable Development District within the City of Edgewater adjacent to the Gateway district. All infrastructure planning and capital improvements in

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the Gateway district shall be coordinated with the Restoration DRI and the City of Edgewater.

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

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

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

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

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

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

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

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

FG 3.5 SDA Work Place District. The Work Place district is intended to provide and promote employment centers as well as provide work force housing in close proximity. Permitted uses include office, warehousing, light manufacturing, research and development, retail, multi family, hotel, recreational, and institutional uses and may include universities, colleges, community colleges, or other educational facilities.

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

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

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

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

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

Town Center district development shall adhere to the following guidelines:

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

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

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

The Town Square shall be a maximum of 180 acres.

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

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

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

FG 3.7 SDA Villages District. Villages are compact residential areas containing a mix of residential housing types to encourage affordability for a wide range of economic levels. Villages shall be supported by internally designed mixed use village centers which provide key goods and services and public facilities at the neighborhood level. Villages shall be surrounded by large expanses of Resource Based Open Space that are designed to protect the character of the rural landscape.

Villages shall adhere to the following basic guidelines:

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

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

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

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

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

Use	Minimum % of village center

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	acreage
Office	10
Retail	15
Parks/Civic	20
Residential	25

FG 3.8 Residential neighborhoods within SDA districts shall include a variety of dwelling types and lot sizes to provide opportunities for different age and income groups within an integrated and diverse community so as to avoid rigid segregation of dwelling types by price point within the community and to promote affordable housing. The target density for each Villages district is as follows:

- a. Minimum 3 dwelling units per acre.
- b. Target density for each Villages district overall of 6 dwelling units per gross acre.
- c. Target density for each village center of 10 dwelling units per gross acre.

FG 3.9 Notwithstanding other limitations set forth in these policies, overall densities within the Farmton Local Plan beyond 2025 shall not exceed the maximum allowable 23,100 residential units and 4.7 million square feet on non-residential, excluding educational facilities and other institutional uses.

FG 3.10 The Farmton Local Plan shall develop and implement a program designed to ensure an adequate number of jobs per residential dwelling unit exist in the SDA districts. At buildout of the Farmton Local Plan, a jobs-to-housing balance of 1:1 job per residential unit shall be achieved. During development phases, the jobs/housing balance shall be measured at no less than annual intervals as required in a Master DRI or equivalent development order and the results shall be reported to the county, the ECFRPC and the Department of Community Affairs. The Gateway district is phase one and is exempt from the ratio requirement. In phase two and subsequent phases, the development order shall require milestones for achieving the jobs to housing target ratio. In the event that the jobs to housing ratio drops below 0.65, residential development approvals shall be suspended until a remedial plan can be developed and approved as set forth in an accompanying development order.

FG 3.11 Proposed development shall provide for an on-site naturalist to provide environmental education and uphold the environmental and sustainability standards for any proposed development. Environmental education shall focus on the following:

- a. Landscaping activities.

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- b. Monitoring of environmental conditions and sustainability performance such as energy consumption, greenhouse gas emissions, water consumption, water quality on site and biodiversity.
- c. Analysis and education on community performance standards for energy and water use efficiency and facilitation of carbon credit sales for energy efficiency.
- d. Distribution of educational materials for home buyers that include landscape plans/lists of plants installed on their lots and basic maintenance requirements of any home features that received credits under the ENERGY STAR® or Florida Water StarSM certification programs.
- e. Distribution of educational and interpretive materials on bikeways and trail systems, wildlife and habitat protection issues.

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

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

OBJECTIVE FG 4

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

POLICIES

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

FG 4.2 SDA districts shall undertake the physical development of the community using a whole systems approach to the design, development, construction and operation of the community and to do so in a way where defined benchmarks and metrics can be used to measure its success. The details for these standards will be developed in

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cooperation with the University of Florida Program for Resource Efficient Communities (PREC) and will be set forth in a Master DRI or equivalent development order during the master planning process and will implement the following goals of sustainability:

- a. Landscape design shall encourage biodiversity using native vegetation with a goal of reducing water usage and treating groundwater.
- b. Energy design shall focus on incorporating green development practices in building design, construction and operation. Proposed development shall meet the requirements of a certification program from either USGBC LEED for Neighborhood Development, FGBC Green Development Designation Standard, or another third party program deemed comparable by University of Florida Program for Resource Efficient Communities (PREC) and Volusia County.
- c. Water design shall incorporate conservation measures and water reuse so that as nearly as possible it incorporates water neutrality into the construction and operation of the development such that potable water supply would equal water saved through conservation and reuse. Water neutrality shall mean that potable and nonpotable sources of water are provided solely within the boundaries of the Farmton Local Plan and sources outside the boundaries of the Farmton Local Plan are not needed to support new development.
- d. Community design shall promote walkability with linkages to employment centers and developing around multi-use compact cores so that the community can coexist harmoniously with the natural, social and economic environment.
- e. Detailed provisions for personal electronic vehicle (PEV) recharging stations within the SDA are included in Objective 5.
- f. Coordination with the school district to promote alternative travel modes for school children.

FG 4.3 Outdoor lighting in the community shall achieve the standards of the International Dark-Sky Association. Particularly effective best practices established in cooperation with the PREC or other credible agency will be integrated as prerequisites or established as minimum community standards such as solar powered street and pathway lighting.

FG 4.4 Infrastructure within GreenKey shall promote water and energy conservation and shall promote solid waste neutrality through recycling and composting.

FG 4.5 All residential and nonresidential development shall be served by central utilities for potable and nonpotable water uses including irrigation.

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FG 4.6 ENERGY STAR[®] and Florida Water StarSM standards shall be met for all residential development.

FG 4.7 Watering of lawns or other landscape areas shall be provided by sources other than potable water.

FG 4.8 A distribution system shall be planned and installed as a component of the utility system to provide non-potable water, including storm water, surface water and reclaimed water, to meet the landscape irrigation and other nonpotable water demands for all development within the Farmton Local Plan. All irrigation systems shall be designed to accept nonpotable water. A nonpotable water system infrastructure shall be installed concurrent with all other water and wastewater infrastructure.

FG 4.9 Multi-family residential development shall use sub-meters for all individual residential units with all uses within the Farmton Local Plan individually metered.

FG 4.10 Solar panels are allowed and encouraged on all buildings and in all districts, in adherence to design guidelines that may adapt to changing technologies.

FG 4.11 Waterwise and Florida Friendly principles shall be applied in the design of all landscape areas.

FG 4.12 The Farmton Local Plan shall promote carbon neutrality through energy conservation, use of development standards to reduce energy consumption, promote walkability and compact design so as to reduce automobile use, promotion of solar power and other alternatives to achieve overall reduction in production of greenhouse gases.

FG 4.13 It is recognized that the standards and protocols which define sustainability are constantly evolving such that what is determined to be acceptable today may be unacceptable in the future and that supportive programs may emerge tomorrow that more adequately accomplish the goal of the Farmton Local Plan. For the purpose of achieving sustainability goals, adaptive management will be employed over the life of the plan so as to ensure that the most current programs, policies, and protocols are used throughout the life of the community which shall be consistent with other comprehensive plan policies in effect in the future.

FG 4.14 Water Resources. Farmton Water Resources LLC and the City of Edgewater are the authorized water providers to the Farmton Local Plan area. Farmton Water Resources LLC is a utility certified by the Florida Public Service Commission and serves most of the area of the Farmton Local Plan. Farmton Water Resources, through extensive well placement and stress testing, has determined that significant groundwater resources exist within its jurisdiction perimeter that are far in excess of the water needs required by buildout under the Farmton Local Plan. Farmton Water Resources shall apply for a Consumptive Use Permit (CUP) from SJRWMD to supply groundwater to the

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areas and the proposed development allowed by the Farmton Local Plan. In the event SJRWMD deems the existing groundwater insufficient to serve buildout of the Farmton Local Plan, then any additional water supply needed shall be provided by an alternative water supply source identified in the SJRWMD's District Water Supply Plan. The landowner and/or developer shall coordinate with Farmton Water Resources LLC and City of Edgewater to develop an integrated water resources plan (including a long range waste water plan) for expeditious implementation of water supply projects, which meet the needs of the landowner and local utilities and shall enter into such agreements as are necessary to accommodate that plan for up to 50 years.

FG 4.15 Farmton Water Resources shall coordinate with the City of Edgewater and county to revise their 10-year water supply facilities work plans to include Farmton Water Resources service area and descriptions of projects needed to provide potable and nonpotable water to the service area. Farmton Water Resources, LLC shall coordinate with the County, the municipalities in the southeast and southwest part of Volusia County, and St. Johns River Water Management District (SJRWMD) to propose additions to the District Water Supply Plan to provide for water resource development and alternative water supply plans including storage of water, and acceptance of reuse or storm water, and augmentation or wetlands restoration.

FG 4.16 The county, Miami Corporation and/or Farmton Water Resources LLC, and municipalities located in the southeast and southwest part of Volusia County shall coordinate to plan short term and long term water resources.

FG 4.17 The proposed ground water supply within the authorized Farmton Water Resources, LLC area shall serve development within the Farmton Local Plan. In the event that the SJRWMD deems the existing ground water insufficient to serve buildout of the Farmton Local Plan, then any additional water supply needed shall be provided by an alternative water supply source as identified on the District Water Supply Plan.

FG 4.18 Farmton Water Resources, LLC is responsible for providing onsite and offsite infrastructure improvements necessary to provide potable and nonpotable water and waste water to development within the Farmton Local Plan area. Infrastructure improvements shall include wells, surface water intake facilities, pumps, raw water transmission lines, water treatment plants, waste water treatment plants (meeting public access reclaimed water standards), finished water transmission lines, reclaimed water transmission lines, potable and nonpotable water storage facilities. As the infrastructure projects are identified and approved by the County and the SJRWMD, those projects shall be included in the County's Water Supply Work Plan and Capital Improvements Element during the annual update.

FG 4.19 Gateway District. The Gateway district is within the City of Edgewater Utility Service Area and the City of Edgewater provides potable water to the County pursuant to an interlocal agreement. Prior to any development approval within the Gateway district, the owner shall enter into an agreement with the City of Edgewater to set forth terms and conditions upon which the City of Edgewater may establish a

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wellfield in order to provide potable water and wastewater to the Gateway district and provide additional potable water to the City to meet its obligations to the County.

FG 4.20 The County shall not issue any development orders or development permits for any development within the Farnton Local Plan until:

- a. A Consumptive Use Permit is issued to Farnton Water Resources, LLC, or the City of Edgewater receives a revised Consumptive Use Permit by the SJRWMD to meet the projected demand for potable water.
- b. The water supplier certifies it has facilities and capacity to serve the development.
- c. Adequate wastewater infrastructure shall be planned to serve the new development and shall be available no later than the anticipated date of issuance of building permits.

FG 4.21 Consistent with Policy 7.1.3.1 of the Potable Water Element, Farnton Water Resources LLC shall provide the county with sufficient support documentation for its Water Supply Facilities Work Plan and provide data to the SJRWMD for the District Water Supply Plan to address water supply facilities necessary to meet the existing and projected demand within the County's water supply planning areas to ensure that adequate water supplies exist to serve the new development and will be available no later than the anticipated date of issuance of building permits. The information provided to the County and SJRWMD in support of the Farnton Future Land Use Map amendment will be updated to support the application for a Master DRI. After a Master DRI is approved, updates will be provided by DRI increment. At a minimum, information to be provided includes:

- a. Existing potable and non potable demand based on the phasing schedule.
- b. Five year projection of potable and non potable demand.
- c. Assumptions used for calculating the demand such as level of service standards and adjustments for water conservation and reuse.
- d. Water conservation measures that have been implemented.
- e. Water conservation measures that are to be implemented in the next phase.
- f. Identification of water supply sources currently being used.
- g. Identification of water supply sources needed to accommodate the next proposed phase.

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- h. Location and pumping rates of any wells added to the Farnton Local Plan since the last update.
- i. Permit numbers obtained for wells in operation or pending before the SJRWMD.
- j. The onsite and offsite infrastructure improvements necessary to provide potable and nonpotable water and waste water service to development within the Farnton Local Plan area. Infrastructure improvements shall include wells, surface water intake facilities, pumps, raw water transmission lines, water treatment plants, wastewater treatment plants (meeting public access reclaimed water standards), finished water transmission lines, reclaimed water transmission lines, and potable and nonpotable water storage facilities.

OBJECTIVE FG 5

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

POLICIES

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

FG 5.2 The Farnton Local Plan shall be developed consistent with walkable community design standards to encourage walking as a means of transportation, recreation and social interaction.

- a. A mix of land uses, multi-modal transportation stations and transit stops shall be provided in close proximity to each other to foster walking as a viable means of transportation.

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- b. Shade shall be provided in the form of tree canopy or man-made structures in Town Center, Villages and the Gateway districts to accommodate walking by providing relief from direct sunlight.
- c. Sidewalks of not less than 8 ft. in width shall be provided on both sides of the streets in Town Center and Villages districts.
- d. Safely lit sidewalks with physical separation from adjacent roadways (via curbing or otherwise adequate spatial separation) shall be provided to encourage night-time use.
- e. Woonerfs, or streets designed to be shared with pedestrians, shall also be encouraged in appropriate locations in the design of neighborhoods.

FG 5.3 The Farnton Local Plan shall include a network of interconnected multi-use paths designed to accommodate pedestrian, bicycle and low speed electric vehicles. The path network shall connect neighborhoods to reasonably proximate destinations including public and commercial land uses.

- a. Multi-use paths shall be provided connecting neighborhoods with the Town Center, Villages, Work Place, and Gateway districts, as well as recreational centers, schools and parks.
- b. Multi-use paths shall not be less than 12 ft. in width.
- c. Multi-use paths shall accommodate walkers, bicyclers, skaters, rollerbladers, skateboarders, motorized wheel chairs, motorized scooters, Segways and low speed electric vehicles.
- d. Rest areas, including parking areas, water fountains, restroom facilities, shelter from the weather, shall be provided for trail users with access from public roads.
- e. Employment centers shall provide showering facilities and lockers to encourage employees to bike to work.
- f. The Farnton Local Plan shall coordinate connections between the multi-use path and the East Central Regional Rail Trail as administered by Volusia County.

FG 5.4 Accommodation of electric vehicles shall be provided in the development of residential units and at significant public, recreational, educational and commercial destinations.

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- a. Use of low speed electric vehicles on local streets and on multi-use paths shall be permitted.
- b. Major public and commercial destinations as well as multi-modal stations and village centers shall provide for parking spaces specifically designed and designated for electric vehicles.
- c. An electric vehicle charging station shall be provided for each residential unit within the Farmton Local Plan and shall be located at each Villages, Town Center, Gateway and Work Place district for personal electric vehicles (PEV).

FG 5.5 The Farmton Local Plan shall incorporate the features of transit-oriented development in the Town Center, Villages, Work Place and Gateway districts.

- a. The Town Center district shall incorporate a multi-modal station accommodating transit adjacent to the core area.
- b. The Villages district shall incorporate transit stops adjacent to the core area.
- c. Transit stops shall be provided within 1/4 mile of the majority of residential units in each neighborhood.
- d. Bicycle racks for the temporary, secure storage of bicycles shall be provided at all transit stops and at major public facilities, commercial destinations, recreational facilities, multi family buildings and schools. Detailed requirements shall be included in the land development regulations.
- e. Designated bicycle lanes shall be provided on all arterial roads.
- f. The Farmton Local Plan shall accommodate a transit system design within its major transportation corridors connecting on-site transit stops and stations to external transit line routes to be designed and approved during the Master DRI review process.
- g. A park and ride lot shall be provided within the Farmton Local Plan to encourage ride-sharing and transit utilization. The park and ride lot shall be located within the Town Center district and adjacent to the transit station.

FG 5.6 Each SDA within the Farmton Local Plan shall include an efficient road network designed to safely accommodate access to the external road network and the internal road network for all modes of transportation.

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

FG 5.7 Spine Transportation Network. The Farmton Local Plan establishes a transportation spine network of arterial roads upon adoption of the Farmton Local Plan that identifies approximate alignments and right-of-way widths of the arterials and interchanges consistent with the needs of access between major uses on-site and access to the external transportation network, as generally depicted in Figure 2-10 of the Transportation Map Series. The final alignment shall be determined during the Master Planning process and may be impacted by such factors as wetland avoidance, final design criteria, and utility impacts. Construction of the spine transportation network is the sole responsibility of the owner/developer. The following identifies the minimum right-of-way widths and connections of the spine transportation network:

- a. **Maytown Road.** A 200 ft. multi-modal right-of-way shall be preserved through the Farmton Local Plan area. Direct access from Maytown Road to SR 415 shall be required within five-years of the commencement of any development within the Farmton Local Plan occurring on, or accessing, Maytown Road. The improvement of Maytown Road shall provide for

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adequate path crossings, wildlife crossings, elevated roads, and utility crossings, as set forth in FG 2.18.

- b. **Maytown Road/ I 95 Interchange.** A future interchange access to Interstate 95 at the existing Maytown Road underpass shall be constructed in potential, partial mitigation of over-capacity conditions at adjacent interchange(s), subject to the procedural requirements set for by Florida Department of Transportation (FDOT) for interstate connections. Adequate setback from the proposed interchange shall be required to protect the traffic-handling capacity of the proposed interchange.
- c. **Williamson Boulevard.** A 200 ft. multi-modal right-of-way shall be preserved for the proposed Williamson Boulevard Extension from the SR 442 Extension, through the Farmton Local Plan in Brevard County, with access to the existing Interstate 95 interchange at SR 5A.
- d. **SR 5A Interchange.** Proposed Williamson Boulevard shall connect to the existing SR 5A interchange at I-95. Development setback from the proposed interchange shall be required to protect the traffic-handling capacity of the proposed interchange.
- e. **Proposed Arterial A.** This arterial shall provide a 200 foot multi-modal right of way for a new northwest quadrant connection between Williamson Boulevard and Maytown Road and its location is generally depicted on the Farmton Local Plan map.

FG 5.8 The ultimate location and design of the spine network shall be approved by the county and constructed to county arterial standards. However, construction costs for these improvements will not be paid for with impact fees, mobility fees or other fee credits, as this spine network is considered the minimum necessary improvements for development of the 2060 Farmton Local Plan.

FG 5.9 Given the potential for innovation in transportation, provision should be made for accommodating state-of-the-art travel modes (both for on-site facilities and access to off-site facilities) as they evolve throughout the development of the Farmton Local Plan. At such time as it is practicable, the Developer shall extend the transit ready corridor along Williamson Boulevard from Restoration DRI at SR 442 to SR 5A in Brevard County.

FG 5.10 The transportation mobility focus for the Farmton Local Plan represents a change from the historic approach to providing for mobility which previously focused on the personal automobile. This new focus emphasizes reduced vehicle miles of travel, increased vehicle occupancy, reduced energy costs and reduced greenhouse gas emissions while increasing the mobility of the traveling public. A byproduct of this approach will be a reduction in the rate of trip generation on a per vehicle basis. This is a necessary goal given the prevalent and growing deficits in the public's ability to fund

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new roads. Transportation goals are now focused on reducing travel demand while preserving existing transportation facilities.

FG 5.11 Transportation modeling and monitoring of the Farmton Local Plan shall be completed one year prior to the County's Evaluation and Appraisal Report (EAR) preparation, occurring every seven years unless otherwise required by the County, as a means to incrementally update the transportation needs and trip allowances through the 50 year build out. Before commencement of a modeling and monitoring analysis, the County shall require a methodology meeting with all agencies responsible for the development of transportation systems and services adjacent to the Farmton Local Plan area.

FG 5.12 Cumulative development permitted within the Farmton Local Plan prior to December 31, 2025 shall be limited to 6,821 external two-way p.m. peak-hour trips.

FG 5.13 For off-site transportation improvements, if a development needs to pay proportionate fair-share or proportionate share toward a needed improvement to meet concurrency and the remainder of that improvement's cost is not programmed for funding in either the 5 year Capital Improvements Element or the 10-year Concurrency Management System, then the sum of those proportionate share dollars shall be directed to improve specific facilities (pipe-lining) on a priority basis as determined by the county, except as it relates to the FDOT Strategic Intermodal System (SIS) facilities wherein FDOT will determine how funds will be directed. The County will consult and coordinate with all impacted roadway maintaining agencies (including FDOT and the Cities) regarding priorities on other than SIS facilities. The development will be approved if an agreement is executed on how the funds will be directed. The county reserves the right to condition the approval of development on the availability of funding for all necessary infrastructure to support and provide capacity for the proposed development. In the event the developer is responsible for off-site impacts, off-site county roads constructed by the developer with proportionate share dollars may be eligible for transportation impact fee and/or mobility fee credits. However, any said credit shall not exceed the amount of impact fee and/or mobility fees actually generated by the development. The spine transportation network, on and off-site, as indicated on the Farmton Local Plan map shall be the sole responsibility of the developer(s) of the Farmton Local Plan and are not eligible for transportation impact fee and/or mobility fee credits.

FG 5.14 Monitoring and Modeling. Prior to undertaking the Monitoring and Modeling effort, a meeting will be held with all affected agencies, including FDOT, to develop an acceptable Monitoring and Modeling methodology. The Monitoring effort shall include a comparison between actual trip generation and the projected trip generation based on ITE Trip Generation Rates and the Model. This Monitoring effort will indicate whether or not reduced trip generation due to reduced travel is resulting from the green design principles. In addition, projected levels of reduced VMT, increased auto occupancy and increases in mode split will be identified based on national data combined with planned increases in transit service. Modeling of future transportation system impacts due to the Farmton Local Plan shall be required at least every seven years during the county's EAR based amendment cycle, following

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commencement of construction of the first SDA within the Farmton Local Plan. The modeling period shall address, at a minimum, a five-year and a 10-year future analysis development period from the date of the modeling effort. The modeling effort shall address transportation impacts for a study area inclusive of transportation facilities impacted by proposed Farmton Local Plan cumulative development at five percent or greater of each facility’s capacity at the adopted level of service (significant impacts) as established by the governing body of the facility’s jurisdiction. The modeling effort shall be documented in a written report detailing the analysis procedure, results, recommendations and funding sources necessary to mitigate any transportation deficiencies whereon the trip generation caused by the Farmton Local Plan is significant and results in total traffic volumes exceeding the established capacity (adverse impacts) of the facility.

FG 5.15 Transportation impact analyses of the Farmton Local Plan shall be coordinated with adjacent jurisdictions including Seminole County, and FDOT, as well as significantly impacted municipalities and towns within Brevard and Volusia Counties (significance shall be determine consistent with procedures identified in Ch 380.06, F.S.).

FG 5.16 An external two-way p.m. peak-hour trips is established for each horizon year that distributes projected trips through buildout. The trip cap will be reevaluated every seven years coinciding with Volusia County’s Evaluation and Appraisal Report (EAR) process and the transportation planning horizon and the trip cap will be adjusted with the County’s EAR-based Comprehensive Plan Amendments based on a financially feasible plan in accordance with the following table:

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

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

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

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OBJECTIVE FG 6

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

POLICIES

FG 6.1 The School District has sufficient capacity to serve 2,287 residential dwelling units within the Farmton Local Plan. Any change in land use designation, zoning classification or the issuance of a development order allowing for increased residential density or residential units exceeding 2,287 shall require a finding of school adequacy. The County specifically finds that these 2,287 residential units are planned for under the Public School Facilities Element and do not constitute an increase in residential density.

FG 6.2 At the time of adoption of the Farmton Local Plan, the Interlocal Agreement for Public School Facility Planning (ILA) recognizes that there is no school capacity within the Central School Concurrency Service Area in which the Farmton Local Plan is located for the purpose of increasing residential densities or constructing new schools; therefore, no finding of school adequacy can be issued until and unless the Interlocal Agreement is amended to allow school capacity to be provided within the concurrency service area in which the Farmton Local Plan is located. The School District shall not be required to consider any request for adequate school capacity beyond the 2,287 units and the County shall not authorize development of residential units in excess of the 2,287 unless the ILA is amended.

FG 6.3 Finding of School Adequacy or Adequate School Capacity. In the event that the School District reports that there is not adequate school capacity to serve the proposed increase in residential density then the County shall not approve the rezoning unless and until such time as the School District can issue a finding that adequate school capacity will exist.

FG 6.4 In order to ensure fiscal neutrality and to issue a finding that adequate school capacity will exist the School Board reserves the right to condition a finding of adequate school capacity on the Developer's ability to provide funding necessary to ensure that adequate school capacity can be timely planned and constructed to serve the anticipated students and require terms and conditions for an executed agreement that will provide funding which has the effect of actually increasing capacity. The Developer's commitment to fund adequate school capacity will be set forth in a development agreement between the Developer, County and School District and identified in the

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Capital Improvement Element and School Facilities Element. Identified improvements located within the Farmton Local Plan shall not be paid for with impact fees or credits.

FG 6.5 Applications for rezoning for proposed residential housing within the SDA districts shall be coordinated with the Volusia County School District to determine if adequate school capacity can be timely planned and constructed to meet the requirements of the new development pursuant to the standards and procedures as more fully set forth in the Interlocal Agreement for Public School Facility Planning (ILA), the Public School Facilities Element (PSFE) and Section 206 of the Volusia County Charter.

FG 6.6 A full range of educational facilities such as public and private schools, universities, colleges, community colleges, or other post secondary educational facilities, or research facilities, including environmental educational facilities are permitted throughout the SDA districts.

FG 6.7 When school sites are designated within the Farmton Local Plan, each site shall co-locate with park facilities, other civic uses and/or other public open space. Any and all co-location sites shall be coordinated and approved by the School District and shall require approval and acceptance by the School District prior to designation.

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

OBJECTIVE FG 7

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

POLICIES

FG 7.1 Fiscal Neutrality. Each development within the SDA districts shall provide adequate infrastructure that meets or improves the levels of service standards adopted by the County and be Fiscally Neutral or results in a fiscal benefit to the county, school district, and municipalities outside that development. Fiscal Neutrality means the costs of additional school district and local government services and infrastructure that are built or provided for the SDA districts shall be funded by properties within the approved SDA districts.

FG 7.2 Landowners, developers, or Community Development Districts shall demonstrate Fiscal Neutrality as part of the Master DRI approval process set forth in Objective 8 of this plan, and for each phase of each development, according to the

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procedures established by the County and School District. Such procedures shall require that Fiscal Neutrality be determined for each development project on a case-by-case basis, considering the location, phasing, and development program of the project. For off-site impacts, the procedures will require that the total proportionate share cost of infrastructure be included and not simply the existing impact fee rates. Notwithstanding the provisions of the Concurrency Management System, this shall include, but not be limited to, both localized and countywide impacts on county, city, state, and federal transportation facilities (such as roads, intersections, sidewalks, lighting, medians, etc.), public transit, schools, water supply and delivery, sewage transmission and treatment, solid waste, storm and surface water management.

FG 7.3 The County requires that these procedures for measuring Fiscal Neutrality be reviewed and certified by independent advisors retained by the County at the expense of the landowner, developer or Community Development District prior to acceptance by the County.

FG 7.4 Each development within SDA districts shall have a financial strategy approved by the County to construct and maintain all required infrastructure. Community Development Districts are identified as the preferred financing technique for infrastructure needs.

FG 7.5 To ensure the provision of adequate public facilities that are fiscally neutral and avoid inequitable burdens on parties outside of the Farnton Local Plan, public infrastructure for developments may be funded and maintained by a Community Development District (CDD) formed in accordance with chapter 190, Florida Statutes, or such other financial mechanisms that are not dependent upon a budgetary allocation of Volusia County or the School Board of Volusia County.

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

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

OBJECTIVE FG 8

Establish an implementation strategy and development review process.

POLICIES

FG 8.1 The Farnton Local Plan allows for development over an extended period of time. The land owner/developer is required to apply for and receive a master

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

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

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

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

- a. Specific form based Design Guidelines for the development.

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- b. Provisions relating to implementation of the Principles of Sustainability.
- c. Fiscal Neutrality Plan and Procedure for Monitoring Fiscal Neutrality.
- d. Conservation Management Plan for GreenKey and Resource Based Open Space.
- e. Proposed Conservation Covenants/Easements for GreenKey and Resource Based Open Space.
- f. Increment and Phasing Plan for development, including timing and amount and phasing of residential and non-residential development.
- g. Provisions for public infrastructure including transportation, schools, stormwater, and water supply.
- h. Provisions that a finding of school adequacy has been made by Volusia County School District.
- i. Provisions to implement water and energy conservation measures.
- j. Provisions relating to implementation of jobs to housing ratio.
- k. Site Analysis of natural features including floodplains, drainage, wetlands, soils, habitat types, and a biological inventory.
- l. Block layout, street classification and layout, and recreational space and landscaping plans.
- m. Location of Resource Based Open Space, and Activity Based Open Space.
- n. Land Use Mix.
- o. Density and intensity of land uses proposed.
- p. Multi-modal Transportation Plan showing road network, transit, bike routes, and pedestrian plans including circulation routes.
- q. Integrated Water Plan showing provision for stormwater, water resource development, wellfields, and wastewater.
- r. Infrastructure Analysis on-site and off-site (e.g., water supply, sewer, stormwater, transportation, and schools).

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- s. A Master Transportation Planning Study (MTPS) of a representative buildout development program for the Farmton Local Plan that identifies the required transportation corridors needed to serve the development. A separate study will be required with the application for a development within any SDA identifying a feasible financial plan for transportation facilities needed to support that SDA and demonstrating that those facilities are consistent with the long term build out needs of the MTPS.
- t. A conceptual master stormwater plan.

FG 8.4 Standards for Review. On review of the Master DRI, the County shall ensure that the development conforms to the principles of sustainability and demonstrates the following:

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

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residential uses and outside of flood prone areas and are dedicated to the School Board of Volusia County.

- k. The conservation covenant, conservation easements, and conservation management plan requirements of Objective 2 have been met.

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

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

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

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

From	To									
	Single-Family	Multi-Family	Hotel	Hospital	School	Retail/Commercial	Office	Business/Flex-space	Light Industrial	Warehouse/Distribution
Single-Family	-	1.772	1.712	0.886	6.886	0.289	0.678	0.783	1.041	3.156
Multi-Family	0.564	-	0.966	0.500	3.886	0.152	0.383	0.442	0.588	1.781
Hotel	0.584	1.035	-	0.518	4.023	0.157	0.396	0.457	0.608	1.844
Hospital	1.129	2.000	1.932	-	7.773	0.304	0.765	0.884	1.175	3.563
School	0.145	0.257	0.249	0.129	-	0.039	0.098	0.114	0.151	0.458
Retail/Commercial	3.713	6.579	6.356	3.289	25.568	-	2.517	2.907	3.866	11.719
Office	1.475	2.614	2.525	1.307	10.159	0.397	-	1.155	1.536	4.656
Business/Flex-space	1.277	2.263	2.186	1.132	8.795	0.344	0.866	-	1.330	4.031
Light Industrial	0.960	1.702	1.644	0.851	6.614	0.269	0.651	0.752	-	3.031
Warehouse/Distribution	0.317	0.561	0.542	0.281	2.182	0.085	0.215	0.248	0.330	-

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

Example: To go from 250 KSF Retail/Commercial to Business/Flex-space, multiply 250 by 2.907 = 726.75 KSF Business Park
Example: To go from 100 Single-Family Dwelling Units to School, multiply 100 by 6.886 = 689 Students

ITE Average Trip Rates (8th Edition)

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

¹ Multi-family trip rate and directional distribution is an average of Condominium/Townhouse and Apartment rates
² School trip rate and directional distribution is an average of elementary school, middle school, and high school

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

- c. Within the Work Place and Town Center districts the implementation of the jobs to housing ratio shall guide the phasing of development.
- d. To limit the maximum amount of residential development that may be approved, the Villages districts shall not be approved through the rezoning and master development plan process if such approval would cause the potential dwelling unit supply for development within the unincorporated County to exceed 150 percent of the forecasted housing demand for the projected population of the subsequent 20-year planning period; provided however that this limitation may be adjusted in order to achieve or maintain the required jobs to housing ratio. The projected housing demand shall be calculated by the county and shall consider the medium range population projections of the University of Florida's Bureau of Economic

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and Business Research for Volusia County, or any other professionally accepted population projection methodology consistent with the Future Land Use Element. This policy does not apply to the Gateway, Work Place or Town Center districts because the potential for residential development is limited by the minimum job to housing ratio provisions of policy FG 3.10.

FG 8.7 Facilities Capacity. The increments and phasing conditions of each development shall address at a minimum:

- a. The requirement that adequate public facilities and services be available to accommodate the development and maintain or improve the adopted level of service standards. The School Board and County reserve the right to condition the approval of development on the availability of funding for the necessary infrastructure to support the proposed development.
- b. The spine transportation network that shall be constructed by the developer as needed to support the development projected to 2060, and described in Objective 5 of this Local Plan.
- c. The availability of water supply to serve the development. The availability of water supply shall be demonstrated through:
 1. A demand analysis for the proposed development extended throughout buildout and thereafter;
 2. A list of potential, permittable supply sources and the capacities thereof;
 3. A comparison of the demand vs. supply capacity of all sources on the list throughout buildout and thereafter;
 4. The availability of reclaimed water and stormwater for irrigation use within the developments and the quantity of potable water these sources will offset; and
 5. The potential for water conservation practices to reduce demand, such as installation of high-efficiency plumbing fixtures, appliances, and other water conserving devices in households, as well as public and commercial restroom facilities and the use of waterwise and Florida Friendly principles in all landscaped areas, where ecologically viable portions of existing native vegetation shall be incorporated into the landscape design to the greatest extent practicable so as not to require irrigation.

FG 8.8 Monitoring Program. To ensure efficient planning for public infrastructure, the County shall annually monitor the actual growth within the County, including development within the SDA districts, and adopt any necessary amendments to the Farnton Lcoal Plan in conjunction with the update of the Capital Improvements

Composite
Ordinance 2009-34 and Ordinance 2011-10

Program. Any amendments to the Capital Improvements Program will be made consistent with the requirement for Fiscal Neutrality for SDA districts.

FG 8.9 Land Use and Entitlements. Approval of development within the SDA districts is contingent upon the applicant demonstrating that any increase in density above the maximum potential development as of the time of the adoption of this plan can be accommodated with infrastructure at the time of the application for the increment under the Master DRI, to include road, utility and school capacity as well as meeting concurrency requirements which meet the requirements for fiscal neutrality.

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

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

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