

FUTURE LAND USE ELEMENT ESTABLISHMENT OF FUTURE LAND USE CATEGORIES
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**FUTURE LAND USE ELEMENT
GOALS OBJECTIVES AND POLICIES**

<p style="text-align:center">FUTURE LAND USE ELEMENT ESTABLISHMENT OF FUTURE LAND USE CATEGORIES</p>
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OVERVIEW

The Future Land Use Element establishes the pattern of land uses and location of urban growth for the City of Ormond Beach through 2025. It identifies locations in the City of Ormond Beach where various land uses and intensities of use will be permitted to occur in the future. It establishes and articulates broad policy in keeping with the traditional role of the comprehensive plan as a framework for future development.

The Future Land Use Element reflects previously adopted plans, current development trends, established land uses, and zoning patterns. Upon adoption, the Future Land Use Element sets forth the City's policy regarding future zoning and land use patterns. The major goal of the Future land Use Element is to achieve the highest quality of life for all the residents of the City, its visitors and businesses by managing growth in a manner that is consistent with sound social, economic, fiscal, and environmental principals. The element reflects existing urban service capacities and constraints, and it also establishes locations where future service improvements will follow.

Regarding public infrastructure, the areas adjacent to existing public infrastructure will be the primary areas for future infrastructure development. Expansion of existing facilities in a fiscally and environmentally appropriate manner will be the primary objective. The intent is to maximize efficiency of urban services through compact development and utilization of existing development and facilities for planned developments otherwise consistent with the City of Ormond Beach Comprehensive Plan.

In addition to encouraging development near existing or planned public facilities, areas that are outside the proposed development areas or contain environmentally sensitive or historical attributes will receive special attention to ensure proper management of the City's natural and historic resources.

The Future Land Use Element contains all of the material required by Section 163.3177(6)(a), (F.S.) and Section 9J-5.006, Florida Administrative Code (F.A.C.) which establish the minimum requirements for the content of the Future Land Use Element. The adopted components of the Future Land Use Element include the Goals, Objectives and Policies and the Future Land Use Map presented as Figure 1.

FUTURE LAND USE ELEMENT GOALS OBJECTIVES AND POLICIES

FUTURE LAND USE CATEGORIES

The Future Land Use categories are declared to be a part of the adopted Future Land Use Policies. The below general future land use categories have been developed to help in the determination of where development should occur through 2025. The categories are described below:

1. Residential

A. Rural Estate/Agriculture (REA)

Purpose: To protect the rural character of certain sections of the City where lands are environmentally sensitive, and also to protect those areas where it is the desire of the property owners to maintain their exurban character. Limited agricultural uses, such as kennels and veterinarians, and institutional uses may be permitted in accordance with the maximum floor area ratio.

Density: 1 unit per five acres

Maximum FAR: 0.2

B. Rural Residential (RR)

Purpose: To provide one-acre or larger “exurban” homesites for those landowners who desire a semi-rural environment in close proximity to urban facilities and services. Areas in this classification can also serve as a transition zone between Rural Estate/Agricultural uses and areas proposed for development at suburban level densities. Institutional uses may be permitted in accordance with the maximum floor area ratio.

Density: 1 unit per 2.5 acres to 1 unit per acre

Maximum FAR: 0.2

C. Suburban Low Density Residential (SLDR)

Purpose: To establish development guidelines, densities and land uses appropriate to the undeveloped and outlying suburban areas of the City, including areas that may be the subject of future annexations within the Ormond Water and Sewer Utility Service Area. It is the intent of the SLDR District to establish density standards that will achieve an intensity of development approximately 20% to 30% less than in the urban core (e.g., 1.6 to 2.5 units per acre, gross density) while encouraging smart growth principles such as compact and cluster development to reduce the cost of extending utilities and allow for the efficient delivery of government services.

Maximum potential density or holding capacity within the SLDR District is determined on a case by case basis based on site specific conditions relative to on-site environmental constraints and the availability of central water and sewer services. Environmental constraints for each parcel of property proposed for development are synthesized from high water table, soil characteristics and flood prone area data derived from the U.S. Soil Conservation Service study and the National Flood Insurance Program maps.

**FUTURE LAND USE ELEMENT
GOALS OBJECTIVES AND POLICIES**

This information is used by the applicant to arrive at the maximum potential density, or holding capacity, for a particular parcel of land. Actual densities may differ from the maximum potential densities due to zoning requirements that establish minimum lot sizes and setbacks and due to environmental protection requirements, that are designed to maintain the integrity of the natural ecological system. The actual density figure is dependent upon the degree of severity of the environmental constraints, the availability of central utilities, and the type of development that is proposed.

Limited daily need retail, not to exceed 20% of the gross project area, and institutional uses may be permitted in accordance with the maximum floor area ratio.

Density: Minimum .2-6 units per acre. Requires holding capacity analysis per the Land Development Code

Maximum FAR: 0.2

D. Low Density Residential (LDR)

Purpose: To protect and encourage the continued development of typical single-family residential areas and stabilize and protect the character of such neighborhoods. Institutional uses may be permitted in accordance with the maximum floor area ratio.

Density: up to 4.3 units per acre

Maximum FAR: 0.2

E. Medium Density Residential (MDR)

Purpose: To allow a variety of highly aesthetic dwelling units, encouraging the establishment of recreation areas and open space and discouraging look-alike rows of dwellings. MDR also allows the development of relatively low-density duplex, townhouse and multi-family projects which emphasize open space and maintain a low profile, thus maximizing the compatibility with single-family areas. Institutional uses may be permitted in accordance with the maximum floor area ratio.

Density: Minimum 5-12 units per acre except in the Downtown Community Redevelopment Area where 5 - 15 units shall be allowed.

Maximum FAR: 0.3

F. High Density Residential (MDR)

Purpose: To provide lands suitable for the development of multi-family residential structures. Institutional uses may be permitted in accordance with the maximum floor area ratio.

Density: Minimum 12-32 units per acre

Maximum FAR: 0.3

**FUTURE LAND USE ELEMENT
GOALS OBJECTIVES AND POLICIES**

2. Commercial

A. General Commercial (GC)

Purpose: A multi-use land use category to provide for the sales of retail goods and services, high density multi-family, professional offices and services, and restaurants, depending on the range of population to be served and the availability of transit. For projects that propose a mixture of residential and non-residential uses, the minimum FAR should be 0.2.

Density: Maximum: 32 units per acre.

Maximum FAR: 0.7 (2.0 within the Downtown Community Redevelopment area)

B. Heavy Commercial (HC)

Purpose: A multi-use land use category to provide for the sale, service, display, and storage of certain commodities which, by their nature, are not compatible with most retail uses. Such uses are often related to the automobile, but may also include business and home improvement services. For projects that propose a mixture of residential and non-residential uses, the minimum FAR should be 0.2.

Density: Maximum: 18 units per acre.

Maximum FAR: 0.8

C. Tourist Commercial (TC)

Purpose: A multi-use land use category to provide uses along the Atlantic Ocean, SR A1A and highway interchanges, that include transit availability, retail services, tourist attractions, restaurants, multi-family and lodging to visitors to the City. For projects that propose a mixture of residential and non-residential uses, the minimum FAR should be 0.2.

Density: Maximum: 32 units per acre.

Maximum FAR: 1.5

D. Residential, Office, Retail (ROR)

Purpose: A multi-use land use category to provide areas served by transit for use by residential uses, general office, medical and professional uses, restaurants, retail sales and personal services. It is expected that at least 30% of the undeveloped office/professional lands in the City will be developed with multi-family residential uses and adult care/retirement facilities. For projects that propose a mixture of residential and non-residential uses, the minimum FAR should be 0.2.

Density: Maximum: 15 units per acre.

Maximum FAR: Restaurants, retail sales, and personal services shall not exceed a 0.2 FAR. All other uses shall not exceed 0.5.

**FUTURE LAND USE ELEMENT
GOALS OBJECTIVES AND POLICIES**

E. Low Intensity Commercial (LIC)

Purpose: A multi-use land use category to depict those areas of the city that are now developed, or appropriate to be developed, for retail, office and professional services, residential, and restaurants consistent with the surrounding uses, transportation facilities and natural resource characteristics of such areas. For projects that propose a mixture of residential and non-residential uses, the minimum FAR should be 0.2.

Density: Maximum 10 units per acre.

Maximum FAR: 0.6

3. Public Institutional

A. Public Institutional (PI)

Purpose: This category includes governmental and public uses, such as City Hall, post offices, fire and police stations, and libraries; educational facilities, such as elementary, middle, and high schools, whether public, parochial or private; cemeteries; religious facilities; airport, hospitals, and other facilities, such as civic associations and service clubs, child care centers, and facilities for the care of the aged and infirm. Public uses are provided for in all zoning districts either as permitted or special exception uses.

The City does not have a special zoning district for this land use category. Therefore, the underlying zoning district may be any district, provided that it is compatible with the surrounding zoning districts and the use of the parcel is consistent with the uses allowed in the district. In districts where such uses may be questionable, a public hearing may be required.

Due to the scale and impracticability of showing all public/institutional uses, such uses are not always shown on the Land Use Map, even when permitted.

Density: Maximum: Not permitted.

Maximum FAR: 0.8

4. Industrial

A. Light Industrial/Utilities (LI/U)

Purpose: To provide for the location of light industrial operations and similar uses and would generally include the I-1 (Light Industrial) type of development as stipulated in the zoning district regulations. This land use category also includes areas of the City which will be used for public utilities such as water and wastewater treatment plants, water tanks, and power stations and transit.

Density: Not permitted.

Maximum FAR: 0.8

**FUTURE LAND USE ELEMENT
GOALS OBJECTIVES AND POLICIES**

B. Heavy Industrial

Purpose: To depict those areas of the City that are now developed, or appropriate to be developed, in a general industrial manner and location consistent with surrounding use, transportation facilities, and natural resource characteristics. Heavier industrial land uses are generally appropriate to locations with sufficient size to encourage either an industrial park type arrangement with provision for internal service access or as a stand-alone industrial location, both of which incorporate adequate buffering of adverse noise, odor, or emissions; with minimal adverse impact on adjoining uses; and served directly by an arterial road network as well as by transit.

Density: Not permitted.

Maximum FAR: 0.75

5. Recreation/Open Space

A. Recreation/Open Space (R/OS)

Purpose: To provide land for public, semipublic, or privately-owned areas intended for active recreational uses. Permitted uses within this category include ball fields, golf courses, archery ranges, sports complexes, outdoor recreation areas, contoured golf courses, public parks, picnic areas and gymnasiums. Recreation uses are provided for in all zoning districts as principal uses or special exceptions depending on the specific districts and whether they are public or private and indoor or outdoor.

Density: Not permitted.

Maximum FAR: 0.5

6. Open Space/Conservation

A. Open Space/Conservation (OS/C).

Purpose: This category includes two (2) subcategories: Parks, which includes public areas used for passive recreation, and Conservation which consists of areas within the City that have significant limitations to development, related to elevations, soils, probability of flooding, relationship to a major water body, wetland characteristics, or similar factors. This category of land use is applicable to all zoning districts.

Density: Not permitted.

Maximum FAR: 0.5

B. Activity Center

Purpose: To encourage the development of master planned, mixed-use developments that serve as a catalyst for economic development opportunities and provide for balanced, integrated communities. Density and intensity standards are listed under Policy 1.7.7 of the Future Land Use Element.

**FUTURE LAND USE ELEMENT
GOALS OBJECTIVES AND POLICIES**

GOAL 1. LAND USE DISTRIBUTION

FUTURE DEVELOPMENT AND REDEVELOPMENT ACTIVITIES SHOULD BE DIRECTED IN APPROPRIATE AREAS AS DEPICTED ON THE FUTURE LAND USE MAP TO MEET THE LAND USE NEEDS OF THE ANTICIPATED POPULATION, IN A MANNER CONSISTENT WITH SOUND PLANNING PRINCIPLES, THE GOALS, OBJECTIVES AND POLICIES CONTAINED HEREIN, AND THE DESIRED COMMUNITY CHARACTER.

THE FUTURE LAND USE ELEMENT SHOULD ALLOW LIMITED COMMERCIAL EXPANSION, PROMOTE INDUSTRIAL USE, AND MAINTAIN CURRENT RESIDENTIAL DENSITIES IN THE CORE AREA WHILE ESTABLISHING LOWER DENSITIES IN THE PERIMETER AREAS, FOCUSING REDEVELOPMENT IN THE DOWNTOWN COMMUNITY REDEVELOPMENT AREA, US1, AND SRA1A, AND PROVIDING OR A CONTINUED HIGH LEVEL OF OPEN SPACE. FUTURE GROWTH SHALL BE TIMED AND LOCATED TO MAXIMIZE EXISTING PUBLIC INFRASTRUCTURE.

OBJECTIVE 1.1. RESIDENTIAL LAND USE

Ensure the availability of adequate lands to meet the residential land use needs of the community.

POLICY 1.1.1.

The basic unit of measurement for residential density is dwelling unit per gross residential acre. In calculating maximum potential densities for any given parcel of property, such calculations shall be exclusive of that portion of the property, which is considered to be submerged lands. Assisted living facilities and transient lodging shall be measured based on the floor area ratio with the maximum number of units established in the Land Development Code.

POLICY 1.1.2.

Continue to promote sound planning for the location and design of new residential developments including on-site common open space and recreation facilities.

POLICY 1.1.3.

Preserve the character of existing neighborhoods by not allowing intrusion of land uses that would threaten to alter the neighborhood character and by encouraging voluntary rehabilitation and sound maintenance programs in viable neighborhoods which are capable of self-renewal and establishing code enforcement or public redevelopment activities in areas not capable of self-renewal.

FUTURE LAND USE ELEMENT GOALS OBJECTIVES AND POLICIES

POLICY 1.1.4.

Preserve the single-family estate character of oceanfront properties north of Granada Boulevard. Preserve the existing beachside, single-family residential areas, south of Granada Boulevard and east of South Atlantic Avenue, by maintaining their land use designation of “Low Density Residential.”

POLICY 1.1.5.

Encourage innovative design measures for new residential developments and ensure that adequate provision is made for neighborhood facilities suitable to the type of development proposed.

POLICY 1.1.6.

Provide the opportunity, through zoning and other land use controls, for the development of a variety of housing types (i.e., single-family, duplex, townhouse, multi-family) in both conventional, planned unit and cluster type developments, that will meet the varied needs of the citizens of Ormond Beach.

POLICY 1.1.7.

Continuously review and modify development and building regulations to provide for sound residential communities and quality housing.

POLICY 1.1.8.

Maintain the holding capacity requirement of the SLDR land use designation in the Land Development Code.

POLICY 1.1.9.

Medium and high-density multi-family residential development shall be encouraged near employment centers with convenient access to public recreational facilities, the thoroughfare system and mass transit routes.

POLICY 1.1.10.

Provide opportunities for housing geared to lower income families and the elderly in close proximity to shopping areas, mass transit facilities, convenient shopping, hospitals and recreational opportunities by designating these “opportunity” areas as Medium Density Residential on the Future Land Use Map.

POLICY 1.1.11.

Encourage medium density multi-family residential development within the Downtown CRA and in areas where excessive commercial uses currently occur. Generally, maintain

FUTURE LAND USE ELEMENT GOALS OBJECTIVES AND POLICIES

the current density ranges in the core City while providing for lower density development in the perimeter areas of the City.

POLICY 1.1.12.

The City shall continue to implement its Community Development Block Grant Program to improve the general quality of existing viable, but deteriorating neighborhoods, and remove blighting influences, in accordance with the programs described in the Housing Element. Building and housing codes shall be strictly enforced to help prevent or eliminate urban blight.

POLICY 1.1.13.

Encourage the redevelopment of blighted residential areas and promote the rehabilitation of deteriorated residential areas to increase the supply of affordable housing.

POLICY 1.1.14.

Enhance community livability in the central core and older sections of the City by encouraging infill as appropriate, transit-oriented development and walkable residential areas.

POLICY 1.1.15.

Densities in the Medium Density Residential (MDR) land use category shall be limited as provided in Section B of the Future Land Use Element. Notwithstanding, on or after April 1, 1993, whenever an individual site is designated MDR and zoned Manufactured Home Community District (T-1), the density of development of such site shall be limited to a maximum of 5 du/ac.

In the event that such site is subsequently rezoned or is otherwise developed under zoning provisions other than those for Manufactured Home Community District, the maximum density shall nevertheless remain 5 du/ac unless changed pursuant to a duly adopted amendment to the Comprehensive Plan.

POLICY 1.1.16.

Properties with the REA land use designation shall maintain their existing land use density. These properties shall not have their land use modified to permit more intensive residential uses.

**FUTURE LAND USE ELEMENT
GOALS OBJECTIVES AND POLICIES**

OBJECTIVE 1.2. COMMERCIAL LAND USE

Ensure that adequate amounts of land are available to meet the commercial land use needs of the community.

POLICY 1.2.1.

New development and redevelopment shall not exceed the FAR established in Section B of the Future Land Use Element. Parking garages shall not be calculated as floor area ratio.

POLICY 1.2.2.

Auto based strip commercial development along existing and future roads shall be discouraged while compact centers located near major intersections with adequate off-street parking shall be encouraged. Uses generating high traffic volumes should be restricted to corner locations.

POLICY 1.2.3.

Shopping centers shall be located in areas along arterials with secondary access to another collector or arterial street providing convenient access to surrounding residential areas as well as opportunity to facilitate return trips. Such uses shall provide adequate off-street parking and loading spaces; adequate on-site traffic circulation; and be encouraged to incorporate landscaping and other aesthetic amenities in their design.

POLICY 1.2.4.

Tourist oriented hotel/motel development and appropriate support facilities shall be located along A1A south of Granada Boulevard and near highway interchanges, and shall not be permitted to intrude into established residential areas north of Granada Boulevard nor established residential areas east of South Atlantic Avenue, further westward of A1A than is currently permitted south of Granada Boulevard.

POLICY 1.2.5.

The redevelopment and renewal of blighted commercial areas shall be encouraged.

POLICY 1.2.6.

New commercial development shall be required to provide appropriate buffers and landscaping to minimize negative impacts on surrounding uses.

POLICY 1.2.7.

Maintain the tourist commercial character of the A1A corridor, except as noted in Policies 1.1.4. and 1.2.4. Design guidelines should be established for all new

FUTURE LAND USE ELEMENT GOALS OBJECTIVES AND POLICIES

development along the ocean so that, in the future, buildings will be homogeneous and compatible with surrounding constructions and will represent a common theme. Maintain oceanfront setbacks for properties located along the Atlantic Ocean. Oceanfront development should be airy and open with a minimum of interference with the ocean view and breeze.

POLICY 1.2.8.

Professional and medical uses shall be encouraged to locate along the Greenbelt corridor and in the area accessible to their respective clientele.

POLICY 1.2.9.

Commercial uses that require open storage should be developed with such areas in the rear while preserving the road frontage for offices, showrooms and landscaping. Adequate landscape buffers shall be provided and maintained by the property owner.

POLICY 1.2.10.

Commercial truck traffic not destined for residential areas should not travel through residential areas.

POLICY 1.2.11.

The present use of those sites that have billboards shall not be allowed to expand as long as the billboards, which are non-conforming structures, remain.

POLICY 1.2.12.

The City shall maintain an overlay district for US 1 that encourages redevelopment with a mixture of open space, commercial and industrial uses to the north and commercial to the south, to create an attractive entranceway to the City, as implemented by the Land Development Code.

POLICY 1.2.13.

Those properties for which a BPUD has been approved in the County can develop under those land uses, provided that the Development Agreement with the County is still valid and in effect. Applicants shall be encouraged to meet City land development standards.

POLICY 2.1.14.

The City shall maintain citywide architectural standards for the new development and redevelopment of existing buildings.

**FUTURE LAND USE ELEMENT
GOALS OBJECTIVES AND POLICIES**

OBJECTIVE 1.3. PUBLIC AND INSTITUTIONAL USES

Ensure that public and institutional facilities are developed in support of residential developments and are based on projected needs.

POLICY 1.3.1.

Avoid deterioration of existing City facilities, and encourage renovation or expansion where needed.

POLICY 1.3.2.

Coordinate with the School Board to provide for the location and development of schools where needed. Provide for shared use of facilities wherever feasible.

POLICY 1.3.3.

The location of public and institutional facilities shall maximize their efficient use, minimize their cost and impact on the natural environment, and provide for an adequate level-of-service.

POLICY 1.3.4.

Care facilities such as day-care centers, nursing homes and ALF's, should be located in areas where their impact will be reduced such as on the perimeter of residential neighborhoods, or within residential neighborhoods on sites that can be developed with adequate buffers to prevent noise, visual, or traffic impacts on residential properties. When located in residential areas, they shall be designed in a way that will not interfere with the character of the neighborhood.

POLICY 1.3.5.

Public and private schools may be located in all zoning districts permitted under the residential and commercial land use classifications, except for the B-2 (Neighborhood Commercial) and the B-6 (Oceanfront Tourist Commercial) zoning district in the Tourist Commercial classification.

**FUTURE LAND USE ELEMENT
GOALS OBJECTIVES AND POLICIES**

OBJECTIVE 1.4. UTILITY/INDUSTRIAL LAND USES

Provide sufficient land area for the location of utility/industrial land uses, and encourage light industrial development in order to provide increased employment opportunities and to broaden the City's economic base.

POLICY 1.4.1.

Light industry shall be encouraged to locate in the community in those areas where transportation, power, and water and sewer facilities are available or can be provided, and where impact on surrounding residential areas and the environment can be kept to a minimum.

POLICY 1.4.2.

Heavy industrial uses shall be located to minimize impacts to adjoining properties, especially residential uses. It is anticipated that some heavy industrial uses will be annexed into the City as they require connection to City utilities. In general, the heavy industrial land use category should be used sparingly and where no adverse impacts can be demonstrated.

POLICY 1.4.3.

Continue to develop the Airport Business Park and encourage employee-intensive, light industry to locate there.

POLICY 1.4.4.

Excessive air, noise, water, and visual pollution from industrial activities shall be prohibited and incorporation of landscaping and other aesthetic amenities in industrial project design shall be encouraged.

POLICY 1.4.5.

Industrial uses shall provide required buffers and landscaping to minimize the negative impact on surrounding less intensive uses.

POLICY 1.4.6.

Development of industrial sites shall be coordinated with the Goals and Policies of the Conservation Element.

POLICY 1.4.7.

Industrial sites with rail access shall be preserved to the maximum extent possible.

FUTURE LAND USE ELEMENT GOALS OBJECTIVES AND POLICIES

POLICY 1.4.8.

Blight in industrial areas should be avoided. Code enforcement activities shall continue to target such areas.

POLICY 1.4.9.

Industrial uses that require open storage of materials should not occupy sites along major roads. Where such uses occur, the road frontage shall be dedicated to showroom, office and landscaping uses, with the open storage proportion located in the rear. Adequate landscape buffers shall be provided and maintained by the property owner.

POLICY 1.4.10.

Industrial truck traffic not destined for residential areas should not travel through residential neighborhoods.

POLICY 1.4.11.

Adequate sites shall be provided for utility facilities and services (solid waste, drainage, potable water, sanitary sewer, electric, and telephone). Such facilities and services shall be improved and expanded to maintain adopted level of service standards consistent with the Capital Improvements Element.

POLICY 1.4.12.

Industrial and commercial operations shall minimize or, where possible eliminate, the following impacts on the environment:

- a. Odor, fumes, vapors and gases;
- b. Erosion and stormwater runoff;
- c. Noise;
- d. Fire and explosion hazards;
- e. Radioactive elements;
- f. Electromagnetic interference;
- g. Smoke, dust and dirt;
- h. Vibrations;
- i. Glare;
- j. Hazardous Waste;
- k. Toxic Waste; and
- l. Petroleum contaminants.

**FUTURE LAND USE ELEMENT
GOALS OBJECTIVES AND POLICIES**

OBJECTIVE 1.5. RECREATION/OPEN SPACE

The City shall acquire or dedicate lands for the provision or expansion of active recreation facilities to meet the existing and future needs of the population, as determined in Capital Improvements Element.

POLICY 1.5.1.

The recreation impact fee rebate program should be continued to offset the recreation and open space impacts of new development.

POLICY 1.5.2.

The City shall upgrade existing facilities when needed to assure that they provide for adequate active recreation opportunities.

OBJECTIVE 1.6. OPEN SPACE/CONSERVATION USE

The City shall acquire or dedicate lands to ensure their protection where there are environmental assets that shall be preserved, as well as providing community access and/or recreation opportunities/value to the community.

POLICY 1.6.1.

The City shall upgrade existing City-owned parks when, as financially feasible, to assure that they provide for adequate access to passive recreation areas.

POLICY 1.6.2.

The City shall maintain a zoning category to assure protection of open space/conservation uses entitled: “Special Environmental District” (SE). The following criteria shall apply to the implementation of this Policy:

- The SE district applies to all Department of Environmental Protection or Army Corps of Engineers jurisdictional wetland lines. This area includes mosquito impoundment districts.
- The SE district applies to environmentally sensitive areas designated for public acquisition and protection or areas currently in public ownership which should be subject to open space and conservation type land uses.

POLICY 1.6.3.

Project existing agricultural lands by allowing existing agricultural operations to continue; rezoning of these lands should not occur unless requested by property owners.

FUTURE LAND USE ELEMENT GOALS OBJECTIVES AND POLICIES

POLICY 1.6.4.

Encourage retention of natural vegetation and use of native plant species in all projects in order to reduce irrigation needs and minimize vegetation loss during deep freeze periods, protect wildlife habitat areas, and provide suitable natural open space areas in the urban environment.

POLICY 1.6.5.

The City shall continually consider the acquisition of sensitive lands in the US 1 North corridor and in the flood prone area south of Granada Boulevard that are shown in the Future Land Use Map as Open Space/Conservation for passive open space use. Environmentally sensitive areas as defined in Policy 4.1.1. of this Element with an underlying land use in the Land Use Element are to be carefully monitored for on and off-site environmental impacts during the site plan review process.

OBJECTIVE 1.7 ACTIVITY CENTERS

The City of Ormond Beach establishes the “Activity Center” land use classification to encourage the development of master planned, mixed-use developments that serve as a catalyst for economic development opportunities and provide for balanced, integrated communities.

POLICY 1.7.1.

The application of the Activity Center land use designation shall be limited to properties with minimum area of 2,000 acres that are under single ownership. A Development of Regional Impact or rezoning to Planned Development shall be required of all properties designated as “Activity Center” on the Future Land Use Map. The Florida Community Renewal Act of 2009 identified that property owners can decide to not participate in the DRI process if the project is located a Dense Urban Land Areas (DULA’s). The City is a DULA, as so designated by the Florida Department of Community Affairs in July 2009. To ensure that there is a coordinated and integrated development, all property designated as “Activity Center” shall be required to have a zoning classification of “Planned Development.” The City shall not use the “Activity Center” land use to prematurely develop lands in a fashion that encourages sprawl. Sprawl shall be identified by the following conditions:

1. Promotes, allows or designates for development substantial areas of the jurisdiction to develop as low-intensity, low density or single-use development or uses in excess of the demonstrated need.
2. Fails to maximize use of existing and future public facilities and services.
3. As a result of premature or poorly planned conversion of rural land to other uses, fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural

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- groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.
4. Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural activities, as well as passive agricultural activities, dormant, unique prime farmlands and soils.
 5. Allows for land use patterns or timing which disproportionately increase the cost in time, money and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.
 6. Fails to provide a clear separation between rural and urban uses.
 7. Results in the loss of significant open space.

POLICY 1.7.2.

Development proposals for property designated as “Activity Center” shall provide for a diversity of land uses, including, but not limited to industrial, manufacturing, commercial, office and residential. Emphasis shall be placed on developments that integrate linkages between related land uses; for example, a development that minimizes home to work trips through shorter distance and/or public transportation.

POLICY 1.7.3.

The following guidelines and standards shall be established through the DRI and rezoning to Planned Development procedures and shall, at a minimum, address the following:

1. Integration of land uses and enhancement of economic and environmental opportunities;
2. Urban design and architectural control;
3. Coordinated, transportation systems and access management standards;
4. Innovative land use standards designed to protect and enhance environmental resources;
5. Coordinated and orderly provision of public utilities; and
6. Comprehensive provision of educational and recreational activities and facilities. This will require the coordination and approval of the DRI and/or rezoning to “Planned Development” by the appropriate staff member of the Volusia County School Board.

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7. The following are specific design guidelines that are established to ensure that projects developed within the “Activity Center” land use provide for a balanced and sustainable mix of uses. All development shall, at a minimum, be required to:
 - A. Provide visual harmony by, but not limited to, such mechanisms as sign control (i.e., number, height and copy area), establishing landscape screening/buffering requirements (i.e., width and composition), requiring the use of underground utilities, and establishing building setbacks and height requirements;
 - B. Encourage building orientation which promotes interaction between different projects and discourages creating unnecessary separation or the isolation of projects;
 - C. Use shared parking, access and loading facilities, as practical in an effort to reduce impervious surfaces;
 - D. Promote vehicular, pedestrian, and non-vehicular movement throughout the Activity Center;
 - E. Provide a network of unifying open spaces (said open spaces shall be in, or predominantly in, a natural state) which promote linkage with other adjoining developments; and
 - F. Use common frontage/service roads where appropriate; and
 - G. Use shared or joint facilities, such as stormwater, bus stops, and utility easements.

8. The “Activity Center” land use must provide for a balance of uses within a framework of transportation, social and economic connectivity. The following guidelines will be applied to all projects developed through either a DRI or Planned Development within the “Activity Center” land use category:
 - A. There shall be an industrial component located near major transportation facilities to provide for employment opportunities and expansion of the City’s economic base. The development within these areas shall focus on manufacturing, distribution, and warehousing. Other ancillary uses may be allowed provided it is compatible with the industrial uses.
 - B. There shall be commercial retail located at critical points to serve local and regional needs. Local retail uses shall be integrated within both residential and non-residential areas, for example within industrial and office complexes the integration of convenience shopping and restaurant uses will be encouraged. The development of town centers shall be identified so that vertical integration of office, retail and residential uses shall be massed in a compact urban form. Lastly, the location of regional retail centers should be located and developed in a manner that does not prohibit the development of industrial and office uses, nor shall it be inconsistent with efforts to develop compact town centers.

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POLICY 1.7.4

There are limited opportunities to use this designation, given the existing land use pattern within the City and properties in adjacent unincorporated Volusia County. There is a property that is identified as "Ormond Crossings". This property is located west of US 1 and straddles both sides of 1-95. There are approximately 3,095 acres of land included in this amendment that will be under the sole ownership of one corporation, Tomoka Holdings, L.L.C. The following provides generalized standards for any property that the City determines to be appropriate for this land use classification. There are also specific standards established solely for the "Ormond Crossings" development. The following are general standards that apply to all properties designated as "Activity Center" on the City's Future Land Use Map:

1. Land uses within Activity Centers shall include residential, office, business park/flex space, light industrial, mini-warehouse, warehouse, commercial, institutional, schools and recreation. The density and intensity of each land use and the percentage distribution among the mix of uses shall be provided in each land use plan amendment designating an Activity Center.
2. Contain a minimum of 2,000-acres under single ownership.
3. Located adjacent to major transportation systems such as interstate and intrastate highways, transit/bus route, rail lines and/or the municipal airport to ensure access to various modes of travel.
4. Incorporate a balanced integration of varied land uses that are interrelated and dependant on each other. For example, multi-family elements in close proximity to retail and work-related uses.
5. Provide for a land use pattern that emphasizes employment-based uses (light industrial, manufacturing, distribution, and corporate headquarters), daily and regional retail and various residential uses.
6. The land use pattern within Activity Centers shall be designed to ensure sufficient connectivity between these uses through various travel opportunities. The intent is to internalize the trips and minimize the length of the home to work; home to school, and home to shopping trips.
7. Integrate urban design and architectural standards that provide for enhanced value and improved use of space. Typical standards would include, but not be limited to, the regulation and design of signage, tree preservation and landscape buffering, building placement and architectural style, parking arrangement and orientation, and pedestrian/ transit opportunities.
8. Establishing specific master plans for the protection and enhancement of natural resources, including but not limited to, wetlands, protected species and protection of the floodplain.

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9. Site development/civil engineering plans that emphasize connection to public supplies of water, sanitary sewer and effluent that provide incentives to projects to develop in areas appropriate for development.
10. Traffic circulation and access management that integrate the project into the local, county, regional and State road system in a manner that maintains the applicable level of service. The focus is to ensure that the appropriate facility is being used to move the maximum volume of traffic in the most efficient way.
11. Establishing a master plan for recreational, public safety and educational facilities to serve the development. Emphasis shall be placed on integration of educational and recreational facilities to better serve the population. Public safety facilities shall be designed to serve the entire project and shall be constructed at time where there are adequate response times from the various public safety providers.

POLICY 1.7.5.

The application of the Activity Center land use designation shall be limited to properties with minimum area of 2,000 acres that are under single ownership. A Development of Regional Impact or rezoning to Planned Development shall be required of all properties designated as “Activity Center” on the Future Land Use Map. The Florida Community Renewal Act of 2009, identified that property owners can decide to not participate in the DRI process if the project is located a Dense Urban Land Areas (DULA’s). The City is a DULA, as so designated by the Florida Department of Community Affairs in July 2009. To ensure that there is a coordinated and integrated development, all property designated as “Activity Center” shall be required to have a zoning classification of “Planned Development.” The City shall not use the “Activity Center” land use to prematurely develop lands in a fashion that encourages sprawl. Sprawl shall be identified by the following conditions:

1. Promotes, allows or designates for development substantial areas of the jurisdiction to develop as low-intensity, low density or single-use development or uses in excess of the demonstrated need.
2. Fails to maximize use of existing and future public facilities and services.
3. As a result of premature or poorly planned conversion of rural land to other uses, fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.
4. Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural activities, as well as passive agricultural activities, dormant, unique prime farmlands and soils.
5. Allows for land use patterns or timing which disproportionately increase the cost in time, money and energy of providing and maintaining facilities and services,

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- including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.
6. Fails to provide a clear separation between rural and urban uses.
 7. Results in the loss of significant open space.

POLICY 1.7.6.

The following guidelines and standards shall be established through the rezoning to Planned Development procedures and shall, at a minimum, address the following:

1. Integration of land uses and enhancement of economic and environmental opportunities;
2. Urban design and architectural control;
3. Coordinated, transportation systems and access management standards;
4. Innovative land use standards designed to protect and enhance environmental resources;
5. Coordinated and orderly provision of public utilities; and
6. Comprehensive provision of educational and recreational activities and facilities. This will require the coordination and approval of the rezoning to “Planned Development” by the appropriate staff member of the Volusia County School Board.
7. The following are specific design guidelines that are established to ensure that projects developed within the “Activity Center” land use provide for a balanced and sustainable mix of uses. All development shall, at a minimum, be required to:
 - A. Provide visual harmony by, but not limited to, such mechanisms as sign control (i.e., number, height and copy area), establishing landscape screening/buffering requirements (i.e., width and composition), requiring the use of underground utilities, and establishing building setbacks and height requirements;
 - B. Encourage building orientation which promotes interaction between different projects and discourages creating unnecessary separation or the isolation of projects;
 - C. Use shared parking, access and loading facilities, as practical in an effort to reduce impervious surfaces;
 - D. Promote vehicular, pedestrian, and non-vehicular movement throughout the Activity Center;
 - E. Provide a network of unifying open spaces (said open spaces shall be in, or predominantly in, a natural state) which promote linkage with other adjoining developments; and
 - F. Use common frontage/service roads where appropriate; and

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- G. Use shared or joint facilities, such as stormwater, bus stops, and utility easements.

POLICY 1.7.7.

The Ormond Crossings Activity Center is a project that consists of 2,940 acres of land situated southwest of the FEC Railroad, north of the City of Ormond Beach Municipal Airport, east of the Flagler County line. There are 155-acres of land located between the FEC Railroad and US 1 that was part of the original annexation. This area is disconnected from the Activity Center project by the FEC Railroad and is best developed under the commercial and industrial land uses that were originally assigned by the City or Volusia County.

The owner of the property, Tomoka Holdings, L.L.C., working in conjunction with the City, plans to develop the property for a mixed-use development. The City of Ormond Beach vision, as defined by the City Commission in July 2004, establishes specific design, use and development goals for the entire property. The property owner has cooperated with the City of Ormond Beach and prepared a Preliminary Assessment Report that provides better details and direction to the vision established by the City Commission. Both of these documents have been referenced and shall be used for conceptual guidance of the review of the rezoning to “Planned Development.” There are specific conditions that establish minimum standards for the development within the “Activity Center” and the City cannot approve any development orders that deviate from those standards. The standards applicable to the Ormond Crossings project include the following:

1. The project shall consist of a mixture of uses, with the following establishing the minimum building area allocated by use. In order to ensure that the project provides the necessary economic diversity there shall be a minimum of 1,000-acres of land (inclusive of rights-of-way, wetlands and stormwater facilities) to be developed for a “Commerce Park” that will have a mixture of industrial, warehousing, distribution, office and limited retail. This will be coordinated with retail and residential uses in order to minimize net external trips outside the boundary of the Activity Center land use area. The following table establishes the maximum intensities of the uses allowed within the Ormond Crossings project. The table reflects the development intensities required by the City of Ormond Beach and Volusia County in order to ensure a viable economic impact to the area.

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Ormond Crossing Activity Center Land Use

Land Use	Total Non-Residential Building Area ⁽¹⁾	Dwelling Units
Commerce Park:		
Office	900,000 sq. ft.	
Business Park/Flex Space	350,000 sq. ft.	
Light Industrial	800,000 sq. ft.	
Mini-warehouse	240,000 sq. ft.	
Warehouse	560,000 sq. ft.	
Commercial	200,000 sq. ft.	
Institutional	165,000 sq. ft.	
Elementary School	720 students	
Residential:		2,950

2. The list of uses identified in the previous table reflects the ideal mixture of uses based on current market conditions. The conversion of non-residential uses within the Ormond Crossings Activity Center to residential or retail commercial uses is strictly prohibited, but the conversion of non-residential uses to other non-residential use, excluding commercial retail, shall be allowed based on the net impacts of the proposed use on the roads, water, sewer and stormwater utilities. Any conversion to a different use cannot create additional impact on these facilities since these intensities and uses reflect the maximum impacts estimated to be produced by the land use mix shown in the table. The amount of a particular non-residential land use within Ormond Crossings may increase or decrease, provided:
 - A. Aggregate potable water, wastewater and reclaimed water demands of Ormond Crossings shall not exceed the totals proposed for the uses identified in the table above. Any change of land use must address changes to the potable water usage and identify if the potable water capacity allocation under the applicable consumptive use permit is available.
 - B. The intensity within the Business Park shall not exceed 1.0 FAR on any individual building site or an average .35 FAR throughout the entire Business Park.
 - C. The building height shall not exceed 75'.
 - D. Increasing the number of residential units and retail commercial uses is strictly prohibited.
 - E. The change will not increase total offsite traffic impacts from the project (4,551 Net External Peak Hour Trips).

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3. The development of this mixed-use project shall incorporate focal points of retail, office, residential and open space to create “Town Centers” that will provide a variety of services to corporate, industrial and residential developments located throughout the project. The final development shall incorporate residential uses in urban, suburban and rural settings. Densities shall be established in the Planned Development Orders, but the total number of units allocated to the portion of Ormond Crossings project in Ormond Beach shall not exceed 2,950 units. There shall be a fixed number of units allowed in the Ormond Beach portion of the project. The final residential densities shall be coordinated with the adjacent uses to ensure compatibility. It is important that the Planned Development use development standards that encourage the use of buffers and clustering of units to ensure that the rural and natural resources of the area are protected. To encourage compact urban development higher density residential uses should be integrated into the office and commercial development occurring within the project. Due to the amount of environmentally sensitive lands located at the southwest portion of the Ormond Crossings Activity Center, west of I-95, near Durance Acres, the use of clustering to establish large tracts of open land for preservation and conservation shall be encouraged.
 - A. Provision of utilities and other urban infrastructure shall be the responsibility of the Developer and shall be coordinated with the adjacent counties and municipalities to ensure efficiency. The City shall work with the Developer to establish a Community Redevelopment Agency that will facilitate the design and construction of a “spine road” that serves as a principal arterial roadway. This roadway shall provide for elevated crossings of the Florida East Coast Railroad and I-95 so as to connect the east and west sides of the project. The road shall span from US1 on the east side of I-95 to over I-95 and terminate at Tymber Creek Road on the west side of I-95.
 - B. The I-95 and US1 corridors provide for valuable inter and intrastate transportation. The visual impact of this project on these two roadways has been identified as a primary concern by the City Commission. The Planned Development zoning development orders shall include specific design standards for the appearance of the project adjacent to these roadways. The plans shall also include an access management plan that protects the efficiency of the roadway by limiting driveway access, limited number of full turning movement intersections and a hierarchy of principal arterial, collector and local roads that feed into US1.
 - C. The project shall provide for a master plan regarding wetland impacts and mitigation. The plan shall also address floodplain issues, such that there is a comprehensive approach to the wetland and flood-prone areas to be impacted by development. The primary purpose is to identify marginal wetland areas that may be developed as well as larger pristine areas that should be protected. The second purpose is to establish a mitigation plan that allows for the transfer of impacts and mitigation that preserves and protects large ecosystems within the project boundary.

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- D. The interim use of the property for silviculture, pasture lands and similar low-intensity agricultural uses shall be allowed. A site will no longer be deemed to be in a bona fide agricultural use after there is an active development proceeding on the site. Active development shall mean a site plan or subdivision application for non-agricultural uses has been reviewed and approved by the City. Intensive agricultural uses such as mining, animal/crop processing or animal holding pens for food production shall not be allowed within the project. Provisions implementing this policy shall be incorporated into the Planned Development zoning.
- E. The primary goal of the Ormond Crossings development is to provide an opportunity for the development of industrial uses on the east side of I-95 that is integrated with other commercial, office and residential uses. The final outcome is an integrated mixed-use development that provides opportunities for work, home, social/cultural and preservation of natural resources. The following are guidelines to be used in the drafting of the Planned Development rezoning.
1. Accessibility: In regard to the Ormond Crossings project, accessibility is a primary resource to draw both employment-based users. It is understood that market conditions indicated that the development of the property for residential uses can be accomplished quickly. The primary rationale for attempting to diversify the land uses for non-residential uses is to capitalize on the accessibility to truck and rail freight. This provides the area with a strong attraction. In order to assure that the diversity of land uses within this project is realized, the following conditions should be in place:
 - a. Thoroughfares identified to service industrial uses shall be identified through the zoning to Planned Development. These roads shall be designed to accommodate the loading and travel demands of the pending industrial users. Integration with a grid or modified grid system shall be incorporated into the final design to ensure simplicity in movement of truck and passenger vehicles. The integration of multi-modal opportunities shall be developed and incorporated into the design of all development types.
 - b. Integration with non-industrial uses within Ormond Crossings shall be accomplished through a series of collector roads that connect to the proposed arterial roadway that connects US.
 - c. Residential development shall be laid out such that each neighborhood shall provide pedestrian connectivity throughout the neighborhood to sidewalks, off-street paths and roadways. The integration of multi-modal opportunities shall be developed and incorporated into the design of all development types.
 - d. Commercial and office uses shall provide for vehicular, pedestrian and multi-modal accessibility throughout the development.

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2. Land Use Compatibility: The balancing of industrial retail, residential land use with the natural resources within the Ormond Crossings area is the principal concern of the City. The project provides opportunities to attract significant employment-based land uses, as well as opportunities to preserve, protect and enhance significant natural resources. The following guidelines shall be used as additional requirements to Federal, State and Regional regulations:
 - a. Industrial land uses shall be located to minimize potential negative impacts to wetlands and upland systems. The primary location of intensive industrial uses shall be concentrated on the east side of I-95. There are wetlands of varying quality located on this side of I-95. The large cypress dome located near Harmony Road and Pineland Trail should be preserved and integrated into the stormwater management systems. This area also serves as a potential buffer to the residential uses located south of Ormond Crossings. The other significant wetland resources consist of wet prairies and isolated cypress domes. All of this area has been impacted by wildfires and silviculture. The development of industrial uses adjacent to the FEC railroad shall be done in a fashion that limits negative impacts to those wetland resources that are to be preserved. Preservation shall be through either public ownership or through private ownership with conservation easements granted to the City and other reviewing agencies.
 - b. Traditional retail and industrial uses along the US 1 corridor, outside the Activity Center area, shall be allowed, however there shall be sufficient standards to ensure:
 - 1) Architectural and landscaping standards that provide for a coordinated and unified development theme to ensure stability and vitality along the corridor;
 - 2) Integration of public spaces connected to the retail areas such as linear park, sidewalks and trails to ensure that pedestrian and bicycle traffic can easily access the retail centers; and
 - 3) Development of access easements and/or frontage road systems to ensure connectivity between sites and encouraging traffic to remain off of US 1.
 - c. Office, Multi-family residential and retail uses shall be encouraged to be developed in a “Town Center”. The exact location and size shall be determined by the final conceptual plan for the master plan for the Planned Development zoning, but the following guidelines shall be used to finalize the land use plan:
 - 1) Town centers shall have automobile and pedestrian access from local streets to encourage connection to the adjacent neighborhoods;

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- 2) The development standards for town center shall encourage and include for vertical mixes of uses within the same structure such that residential, office, commercial and parking needs are serviced within one building;
- 3) The town center mix of uses shall include uses that provide for employment-based uses (office, service centers, and administrative facilities) combined with service and daily retail needs to service both the residents within the town center and the adjacent residential neighborhoods; and
- 4) The use of civic plazas, parks, and defined open space shall be used with streetscape treatments and urban design standards to ensure that the built environment addresses the functional and aesthetics needs of the residents and businesses within the town center; and
- 5) Corporate offices and research and development uses may be located on both sides of I-95 within the Commerce Park. Additionally, these types of uses are appropriate at the interchange of US 1 and I-95 and along the US 1 and I-95 corridors where the buildings, landscaping and design of the site serve as landmarks identifying the Ormond Crossings project to the public;
- 6) Wetland communities have been identified and cataloged as part of the comprehensive plan amendment process. This has identified the need to preserve and protect significant resources that are located along the City municipal boundary with Flagler County. The primary areas targeted for preservation are the uplands and wetlands located in Flagler County that cross into Ormond Beach at the southwest quadrant of the Ormond Crossings project. There are pockets of isolated wetlands throughout the site. The goal is to use an ecosystems management philosophy of protecting both wetland and uplands in both Ormond Beach and Flagler County. The final outcome will be large tracts of land preserved through either public ownership or conservation easement;
- 7) Public structures/parks shall be integrated on both sides of I-95. The need for approximately 45-acres of additional park land will be needed on the west side of I-95. There is approximately 20-acres needed on the east side of I-95. The City working with the property owner will either purchase or extend impact fees in lieu of credit for some portions of these lands. Additionally, the Volusia County School Board will be required to review and approve the Planned Development to ensure that there are adequate facilities being provided to address the intensification of the residential uses. There are opportunities within the town centers of the project to incorporate recreational, social and educational facilities;

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- 8) The Developer shall deed an elementary school site to the Volusia County School Board, using a deed form acceptable to the City and the School Board, the Developer shall deed this land to the School Board prior to the City issuing building permits for residential development within the Ormond Crossing project. The school site shall contain a minimum of 20 contiguous, reasonably compact useable, upland acres and shall be located proximate to the residential land uses within the Ormond Crossings project. The Developer working with the School Board and the City shall provide for interconnected bicycle and pedestrian trails systems that provide direct access from the residential areas of the project;
- 9) Archeological Resources shall be protected by requiring that all development be consistent with currently adopted standards within the City of Ormond Beach Land Development Code. At a minimum, construction personnel at the Ormond Crossings project shall be notified through posted advisories or other methods of the potential for artifact discoveries and to report suspected findings to the Developer. In the event of discovery of artifacts of historic, archeological or paleontological significance during development of Ormond Crossings, the Developer shall stop construction at the site of discovery and notify the City and the Division of Historic Resources (DHR) of the Florida Department of State. From the date of notification, development shall be suspended within a radius of 100 feet around the site of discovery for a period of 120-days to allow for evaluation of the site. The Developer shall provide proper protection of the discovery to the satisfaction of the DHR, Volusia County and the City;
- 10) The Developer shall provide for affordable housing to persons who are considered to be within the low- and moderate-income levels. Low and moderate income are defined as 60% of AMI to 80% of AMI. AMI is Area-wide Median Income. Those units set aside to meet the minimum number units as established in the Planned Development zoning shall be subject to covenants and restrictions to assure the continued affordability of the units;
- 11) Energy conservation shall require that all residential construction within the Ormond Crossings Activity Center shall utilize energy saving techniques consistent with the EnergyStar standard for new homes. Non-public and public common facilities, such as community clubhouse buildings, shall follow the elements of sustainable development standard established by appropriate organizations, such as Leadership in Energy and Environmental Design (LEED) or Florida Green Building Coalition (FGBC). Commercial and Industrial buildings are encouraged to follow these standards to the maximum

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extent feasible. Additionally, the development shall utilize “dark skies” measures to reduce light pollution, subject to the City’s review and approval as based on the latest standards for safety and security; and

- 12) The Developer shall deed to the City a fire station site, acceptable to the City, containing up to 3 upland acres, which shall be located within a service delivery area acceptable to the City for purposes of providing fire and emergency management services to the Project. The fire station site shall be deeded to the City free of charge, on a form acceptable to the City, and shall be free and clear of liens or encumbrances. The Developer shall convey title to the fire station site to the City within 90 days following a request from the City. The Developer is responsible for the full cost of construction of the structure and purchase of a pumper and ladder truck, as specified by the City of Ormond Beach Fire Department.

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GOAL 2. LAND USE COMPATIBILITY

THE LAND USE ELEMENT SHALL, ENSURE THAT LAND USES ARE AVAILABLE IN A COMPATIBLE ARRANGEMENT MAXIMIZING EFFICIENT USE OF PUBLIC INFRASTRUCTURE WHILE MINIMIZING NEGATIVE IMPACTS UPON EACH OTHER. THE CITY SHALL ENSURE ADEQUATE MANAGEMENT OF FUTURE DEVELOPMENT THROUGH THE CONTINUED REVIEW OF EXISTING REGULATIONS AND, WHERE NECESSARY, THE GENERATION, ADOPTION AND IMPLEMENTATION OF EFFECTIVE COMPREHENSIVE AND EQUITABLE DEVELOPMENT STANDARDS IN ORDER TO FURTHER THE QUALITY OF NEW DEVELOPMENT.

OBJECTIVE 2.1. DEVELOPMENT REGULATIONS

The City's Land Development Code shall include innovative techniques to guide development of land in such a manner as not to reduce reliance upon land use type separation as the sole way of assuring compatibility of various uses. This would include increased landscaping, buffering, fencing (and walls), lighting, signage and architectural controls.

POLICY 2.1.1.

The City shall adopt and maintain land development regulations that contain specific provisions required to implement the Comprehensive Plan and which at a minimum:

- a. Regulate the subdivision of land;
- b. Regulate the use of land and water bodies consistent with this Plan and ensure the compatibility of adjacent land uses;
- c. Provide for open space;
- d. Protect the City's natural resources;
- e. Regulate areas subject to seasonal and periodic flooding and provide for drainage and stormwater management;
- f. Protect potable water well fields and aquifer recharge areas;
- g. Regulate signage;
- h. Ensure safe and convenient traffic flow on and off site and vehicle parking needs;
- i. Provide that development orders and permits issued shall not result in a reduction below the Level of Service standards adopted in the Comprehensive Plan;
- j. Provide for the transfer of development rights;

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- k. Contain performance standards for protecting archaeological or historically significant properties or buildings;
- l. Protect against adverse impacts to wildlife and their habitats; and
- m. Provide architectural control regulations for commercial, multi-family and industrial buildings.

POLICY 2.1.2.

Innovative land development regulations which may include planned developments, mixed use land use development techniques, form-based regulations and redevelopment plans for the Downtown Community Redevelopment Area, shall be encouraged where appropriate.

POLICY 2.1.3.

The City shall, through the site plan review process, carefully evaluate potential on-site and off-site environmental impacts and require appropriate buffers and other site design features for development in those areas defined as “Environmentally Sensitive” in Policy 4.1.1. of this Element.

POLICY 2.1.4.

The City shall maintain an on-going, informal program to research and evaluate alternative development controls including performance standards, and solicit input from other planning agencies, private developers and concerned citizens.

POLICY 2.1.5

Where commercial and/or industrial uses abut residential areas, the City shall continue to require the provision of appropriate buffers and establish operational and development standards to reduce or eliminate any negative environmental impacts (e.g., excess noise, odor, or light intrusion) that such commercial uses may generate.

POLICY 2.1.6.

The City shall periodically review and revise its existing zoning, landscaping, and environmental control regulations to ensure their effectiveness in controlling development activities in compliance with the intent of the Land Use Element.

POLICY 2.1.7.

Existing zoning shall be changed as necessary to be consistent with the Land Use Element.

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POLICY 2.1.8.

The City shall review existing strip commercial developments to improve their function, access, appearance, and other aspects that make strip commercial development undesirable, as provided by the non-conforming provisions of the Land Development Code.

POLICY 2.1.9.

Infrastructure and utility structures, such as cellular communication towers, water, sewer and energy transmission facilities shall be designed and located to minimize adverse visual impacts on the landscape. Utilities shall locate underground to the maximum extent possible.

POLICY 2.2.10.

The City shall continually review existing zoning regulations to incorporate requirements that would help reduce the impact that a high intensive use would have on a less intensive use.

POLICY 2.2.11.

The City will encourage the elimination and inconsistent with the City's character through its Land Development Code regulations. Uses inconsistent to the Comprehensive Plan shall be brought into conformance with a change of use or when they have been vacant for six months or longer.

OBJECTIVE 2.2. CONCURRENCY

The City shall approve development only where it demonstrates that the impacts of such development do not degrade the established level-of-service standards for public facilities and services below acceptable levels.

POLICY 2.2.1.

Development orders and permits shall be specifically conditioned on the availability of facilities and services necessary to serve the proposed development, in accordance with the Concurrency Management System.

POLICY 2.2.2.

Future land use designations, requests for rezoning, and development approval shall be coordinated with the availability of adequate facilities and services including, but not limited to, schools, roads, solid waste collection, stormwater management, fire and police protection, emergency medical services, potable water and sanitary sewer services, parks

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and recreation, cultural facilities, telephone and electric service, general public administration, and evacuation facilities.

POLICY 2.2.3

Require that water supply, production facilities and C.U.P. capacity is available for new site plan and/or subdivision developments, prior to issuance of development orders.

OBJECTIVE 2.3. URBAN SPRAWL

The City shall manage the available supply of developable land by delineating the amount of land and by distributing the types of land uses needed to accommodate growth and development. The City shall, through intergovernmental coordination, discourage urban sprawl by directing urban development to the areas within its urban service area boundaries.

POLICY 2.2.1.

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

POLICY 2.2.3.

The City recognizes that the urban growth area must be relatively stable and shall thus resist expansion of the area unless it can be demonstrated that the supply of available land inside the urban boundary will be exhausted within a five-year period.

POLICY 2.2.4.

Future urban development requiring access or connection to public facilities shall be located within the incorporated area or within the designated urban service boundaries in the unincorporated areas established by interlocal agreement.

POLICY 2.2.5.

In order to protect natural resources, new development and redevelopment shall be encouraged to infill existing developed areas.

OBJECTIVE 2.4. SMART GROWTH

Future land use designations, requests for rezoning, and development approval shall be in accordance with smart growth principals to foster a sense of community including:

- **Creating a range of housing opportunities;**

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- **Creating walkable neighborhoods;**
- **Encouraging stakeholder collaboration;**
- **Fostering a sense of place;**
- **Promoting mixed land uses;**
- **Preserving open space, and agricultural and environmentally sensitive lands;**
- **Providing a variety of transportation choices;**
- **Directing development towards existing public facilities; and**
- **Promoting compact building design.**

POLICY 2.4.1.

Encourage development projects to include homes affordable to a diversity of income ranges.

POLICY 2.4.2.

Ensure opportunities for meaningful stakeholder participation throughout all stages of planning and policy implementation.

POLICY 2.4.3.

Maintain a sense of place by preserving the character of historic districts and areas in the City with a high concentration of locally designated historic properties and cultural resources through preservation, maintenance and rehabilitation of resources to the greatest extent possible.

POLICY 2.4.4.

Maintain a sense of community through the landscaping of parks, recreation areas and medians as well as the City's greenbelt overlay district.

POLICY 2.4.5.

Encourage a mix of land uses and expand housing choices by developing areas of infill or underutilized vacant land in the downtown.

POLICY 2.4.6.

Direct future growth away from environmentally sensitive areas.

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POLICY 2.4.7.

Encourage cluster development which promotes the efficient use of open space and reduces development costs, in areas where services and facilities exist or are planned.

POLICY 2.4.8.

Expand transportation choices by ensuring an efficient network of roads, sidewalks, and bike paths that are safe for pedestrians, bicyclists and vehicular traffic.

POLICY 2.4.9.

Implement Transit Oriented Development in accordance with the Transportation Element.

POLICY 2.4.10.

Direct development towards existing residential communities and planned growth areas already served by infrastructure, to utilize resources that existing neighborhoods offer, thereby conserving open space and natural resources on the urban fringe.

POLICY 2.4.11.

Promote shared driveway access, shared parking spaces, and coordinated site plan designs to avoid new commercial strip development.

POLICY 2.4.12.

Promote environmental protection, reduced natural resource consumption and energy management into the design and construction of buildings.

OBJECTIVE 2.5. COMPREHENSIVE PLAN AMENDMENTS

The City shall review proposed text and Future Land Use Map amendments based upon state requirements, Volusia County regulations, and the Goals, Objectives, and Policies of the City's Comprehensive Plan.

POLICY 2.5.1.

The intensity of use in non-residential categories shall be measured by five (5) parameters that are common to the type and character of development that generally prevails in each category. These include percentage of impervious surface or its converse, the amount of open space and landscaping; the height of buildings; the amount of traffic generation; visual impact in terms of aesthetic considerations; and external impacts in the form of odor, noise, glare, vibrations and air pollution. The following table has developed to measure intensity levels for non-residential uses.

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Land Use Designation	Impervious Surface	Height	Traffic Generation	Visual Impact	Glare Noise Odor	Total	Intensity Level
General Commercial	5	2	5	3	3	18	4
Heavy Commercial	5	2	4	5	5	21	6
Tourist Commercial	5	5	3	4	3	20	5
Residential/Office, Retail	4	4	4	2	1	15	2
Industrial/Utilities	3	2	3	4	4	16	3
Government/Institutional	2	2	4	1	1	10	1

POLICY 2.5.2.

The following criteria shall be used in reviewing Comprehensive Plan amendments:

1. Consistency with the Goals, Objectives, and Policies of this Plan.
2. Consistency with state requirements, including 9J-5 and Florida Statutes requirements.
3. If the amendment is a map amendment, is the proposed change an appropriate use of land.
4. If the amendment is a map amendment, the impacts on the Level of Service of public infrastructure including schools, roadways, utilities, stormwater, and park and recreation facilities.
5. If the amendment is a map amendment, impacts to surrounding jurisdictions.

POLICY 2.5.3.

All Comprehensive Plan amendments shall require the advertising and notification requirements of Florida Statutes and Chapter I, Introduction, Plan Administration of this Comprehensive Plan.

OBJECTIVE 2.6. SUSTAINABILITY

Promote compact, mixed-use, and energy efficient development arranged to encourage pedestrians, bicycle and transit use, to reduce greenhouse gases (GHGs).

POLICY 2.6.1.

The City shall seek opportunities to implement green and sustainable initiatives regarding, but not limited to, carbon footprint reduction, water and conservation and reuse, recycling, waste and energy reduction, reuse of resources, greater operational efficiency, land use and transportation practices, multi-pollutant prevention, and environmental improvements.

FUTURE LAND USE ELEMENT GOALS OBJECTIVES AND POLICIES

POLICY 2.6.2.

Develop an Energy Efficiency and Conservation Strategy and an Energy Conservation Master Plan in accordance with the Energy Efficiency and Conservation Block Grant Program to develop City GHGs emissions baseline data, to set GHG emission goals and develop strategies to reduce green house gases.

POLICY 2.6.3.

Promote technology to change and adapt the heating, cooling, insulation, ventilation, and lighting systems of structures to achieve greater energy efficiency.

POLICY 2.6.4.

Encourage the maintenance, restoration and adaptive reuse of existing urban areas, including buildings, infrastructure and other assets, to reduce energy use and Vehicle Miles Traveled (VMTs).

POLICY 2.6.5.

Encourage integration of passive solar design, green roofs, active solar and other renewable energy sources into development projects through the Land Development Code.

POLICY 2.6.6.

Encourage urban design strategies that maximize use of renewable, sustainable, active and passive sources of energy design in architecture.

POLICY 2.6.7.

Encourage food production for local consumption to reduce VMTs, thereby reducing GHG, by encouraging farmers markets and community gardens.

POLICY 2.6.8.

The potential for reducing Vehicle Miles Traveled (VMTs) and GHG emissions shall be considered in all location and investment decisions for public facilities.

POLICY 2.6.9.

Promote the redevelopment of brownfield and greyfield sites to reduce VMTs to reduce pressures for greenfield development.

POLICY 2.6.10.

Support technology and business practices that enable people to reduce VMTs from home to work, including increased flexibility for home office uses.

**FUTURE LAND USE ELEMENT
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POLICY 2.6.11.

Provide educational materials regarding energy efficiency, sustainable design, and climate change that encourage community residents and business owners to invest in energy-efficiency improvements through community outreach efforts, such as the City's Website.

POLICY 2.6.12.

Encourage design techniques and materials that reduce heat absorption, thereby reducing the heat island effect.

POLICY 2.6.13

The designated Transportation Concurrency Exception Areas as identified in the Transportation Element and depicted as Figures 6 through 10 in the Future Land Use Map Series, shall also be designated as the City's Energy Conservation Areas.

**FUTURE LAND USE ELEMENT
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GOAL 3. BUILDING HEIGHT

THE CITY SHALL MAINTAIN HEIGHT RESTRICTIONS TO PRESERVE THE LOW-RISE CHARACTER OF THE CITY.

OBJECTIVE 3.1. HEIGHT LIMITS

Height limits shall be maintained consistent with the voter approved charter amendments.

POLICY 3.1.1.

In order to maintain consistency with the 2006 City Charter amendment, there shall be a limitation such that all buildings within the corporate limits of the City of Ormond Beach will not exceed a maximum height of 75' as per the approved 2006 charter amendment.

POLICY 3.1.2.

Any multi-family or nonresidential building taller than seventy-five (75) feet that existed on November 14, 2006, or (ii) the only development order that received final development approval before November 14, 2006, for the construction of a multi-family building over seventy-five (75) feet in height, so long as the development order has not lapsed, expired or been terminated. Any such building may be maintained, repaired, constructed and reconstructed to the same height and within the same building footprint as it existed on November 14, 2006, and in accordance with any applicable development order then in effect, subject to any other applicable federal, state and local laws.

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GOAL 4. PROTECTION OF NATURAL AND HISTORIC RESOURCES

THE CITY SHALL ENSURE THAT PLANNING AND DEVELOPMENT POLICIES MANAGE, CONSERVE, AND PROTECT THE NATURAL, SCENIC AND HISTORIC RESOURCES AND ENVIRONMENTAL QUALITY OF THE CITY.

OBJECTIVE 4.1. DEVELOPMENT IN “ENVIRONMENTALLY SENSITIVE” AREAS

The City shall monitor and review any development that occurs or is proposed to occur in or adjacent to "Environmentally Sensitive" areas to ensure that new development and site management practices are compatible with the ecological function of these areas.

POLICY 4.1.1.

Environmentally sensitive land shall be designated as follows:

1. All areas of the City shown as “Open Space/Conservation” on the Future Land Use Map.
2. All areas proposed for acquisition for conservation (e.g., Conservation and Recreational Lands, Land and Water Conservation Fund, Volusia County Land Acquisition Trust Fund proposal sites).
3. Halifax River and adjacent lands including wetlands and vegetative buffers.
4. Tomoka River and adjacent lands including wetlands and vegetative buffers.
5. Intact sand dunes and beach.
6. All creeks or streams, adjacent lands including wetlands and vegetative buffers (e.g., Thompson’s, Strickland, Groover, Priest, and Dodson’s Creeks; Misner’s Branch and the Little Tomoka River).
7. All floodways and flood prone areas.
8. Critical habitat areas for designated flora, fauna, and marine species.
9. Primary aquifer recharge areas.
10. Wellfield protection zones of influence associated with municipal wellfields.
11. Areas subject to erosion.
12. Tomoka Marsh Aquatic Preserve and the Tomoka River Manatee Sanctuary.

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POLICY 4.1.2.

The City shall continue planning efforts to more specifically define “Environmentally Sensitive” areas and assist developers in minimizing environmental impacts through location and design measures.

POLICY 4.1.3.

The City shall establish regulations and standards to protect wellfields and their wellfield protection zones of influence, when determined by the St. Johns River Water Management District, from negative impacts.

POLICY 4.1.4.

Any activity proposed in or adjacent to environmentally sensitive lands shall be consistent with the requirements of the appropriate policies of the Comprehensive Plan and City ordinance and any adopted management plans.

POLICY 4.1.5.

The City shall refer, as appropriate, development proposals in or adjacent to environmentally sensitive areas to the respective Federal, State and regional agencies for their review and comment.

POLICY 4.1.6.

The City shall, in conjunction with the Department of Environmental Protection, maintain and review its environmental protection regulations as necessary to protect environmentally sensitive lands within the Tomoka Marsh Aquatic Preserve and shall continue to review development activity to ensure general consistency with the Tomoka Marsh Aquatic Preserve Management Plan.

POLICY 4.1.7.

Dredge spoil sites are a public use required for the safe and efficient operation of the Intracoastal Waterway. It is the legislative mandate of the Florida Inland Navigation District (FIND) to provide all lands necessary for the construction, operation and maintenance of the Atlantic Intracoastal Waterway in Florida. Site selection for spoil sites are performed by FIND in conformance with their legislative mandate. Site inventories as part of FIND’S annual public facilities report shall be submitted to the City annually starting with the 1998 annual report.

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POLICY 4.1.8.

The City shall be notified by the Florida Department of Environmental Protection when FIND submits a permit for a new or modified dredge spoil site. The City Commission may submit comments to the Florida Department of Environmental Protection regarding the consistency/inconsistency of the permit application with the City's Comprehensive Plan compatible with the provisions of Chapter 403(24)(a), Florida Statutes.

POLICY 4.1.9.

No new spoil islands shall be developed except when showing that their development is in the public interest and a hardship would result if the development is not authorized consistent with Rule 18.012, Florida Administrative Code.

POLICY 4.1.10.

Proposals for the public development of spoil islands within the City of Ormond Beach should receive public comments through a public hearing conducted within the City limits of Ormond Beach, consistent with Rule 18.012, Florida Administrative Code.

POLICY 4.1.11.

Unauthorized structures that have been constructed on spoil islands shall be removed in a manner consistent with Rule 18.012, Florida Administrative Code.

POLICY 4.1.12

The City of Ormond Beach adopts and incorporates the Ormond Scenic Loop & Trail vision statement and map series in the Future Land Use Element as included in the adopted Ormond Scenic Loop & Trail Corridor Management Plan.

OBJECTIVE 4.2. FLOOD CONTROL AND STORMWATER RUNOFF

Through the provisions of the Land Development Code, the City shall manage development to minimize flood damage and runoff from development to lessen the potential degradation of the City's surface water bodies, as per the intent of the Conservation, Coastal Management and Utilities Elements of the City's Comprehensive Plan.

POLICY 4.2.1.

The City shall review all development plans to ensure that development is consistent with the City's Flood Damage Control, Surface Water Runoff Control, and Wetlands Protection provisions in the Land Development Code and the Comprehensive Plan, and that all practical and feasible measures have been incorporated to minimize flood damage potential.

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POLICY 4.2.2.

The City shall use detailed area-wide drainage plans to reduce flooding potential and minimize direct discharge of stormwater runoff into surface water bodies. The City shall cooperate with Volusia County and adjoining communities in this effort.

POLICY 4.2.3.

Wherever feasible, the viability of natural drainage systems shall be maintained to prevent potential flooding problems and costly structural water control measures.

POLICY 4.2.4.

On an ongoing basis, the City shall update its mapping of flood prone areas to include an inventory of existing land uses, structures susceptible to damage and flooding, and an inventory of flood water conveyance structures and features. The update shall be incorporated into the Comprehensive Plan Update and shall further inventory and analyze future land uses proposed for flood prone areas to determine the suitability of such uses.

OBJECTIVE 4.3. PRESERVATION OF NATURAL FLORA AND FAUNA

The City shall encourage developers to incorporate, to the extent feasible, retention of natural vegetation in project design and ensure that significant aesthetic and natural features are not destroyed.

POLICY 4.3.1.

All new developments shall be reviewed for potential adverse environmental impacts.

POLICY 4.3.2.

The City shall maintain on-going programs that identify and preserve unique aesthetic and natural features.

POLICY 4.3.3.

The City shall, in cooperation with Volusia County, monitor and analyze surface water quality in the Tomoka River and Halifax River. The City shall take remedial action and adopt new regulations, as appropriate to maintain or improve its quality.

OBJECTIVE 4.4. COORDINATION WITH NATURAL RESOURCES

The density and intensity of future land uses and any proposed development activity shall be coordinated with the natural conditions of the area, including topography, drainage, and soil conditions in order to maintain and protect vital natural functions and environmentally sensitive areas.

FUTURE LAND USE ELEMENT GOALS OBJECTIVES AND POLICIES

POLICY 4.4.1.

Review land use change and development approval requests for potential impact on natural conditions and for consistency with the environmental protection requirements of the Surface Water Runoff Control, Wetlands Protection, and Flood Damage Control Ordinances and with the Utilities, Coastal Management and Conservation Elements of the Comprehensive Plan.

POLICY 4.4.2.

Encourage the use of cluster development or innovative design measures to ensure the protection of natural resources.

POLICY 4.4.3.

The City shall update its Land Development Code, as necessary, to maintain specific and detailed provisions which regulate the use of land and water bodies consistent with the Comprehensive Plan and to ensure the compatibility of such uses with the natural resources of the community.

POLICY 4.4.4.

The location, development, and significance of topography, vegetation, wildlife habitat, flood hazard, the 100-year flood area, and soils for a particular site will be determined during the development review process from information required to be submitted to the City, in accordance with the criteria of Environmental Assessment Reports and that criteria of the relative ordinances for tree protection, wetlands protection, stormwater management, and flood damage control. This shall include recordation of Federal Emergency Management Administration (FEMA) flood zone designations on site plans and plats.

OBJECTIVE 4.5. SIGNIFICANT ARCHITECTURAL, ARCHAEOLOGICAL AND PALEONTOLOGICAL RESOURCES

The City shall continue to maintain land development regulations that identify, designate, and protect historic resources.

POLICY 4.5.1.

The City shall maintain the Local Landmark List and continue to identify and designate historically significant sites and buildings.

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POLICY 4.5.2.

The City shall continue to implement the historic preservation ordinance that protects historic landmarks from alteration or demolition, and apply it to architectural, archaeological and paleontological resources in accordance with the Cultural and Historic Resources Element.

OBJECTIVE 4.6. ENVIRONMENTAL CORE OVERLAY

To support the protection and enhancement of environmentally sensitive corridors, wildlife habitat, connected wetlands, and natural hydrologic functions throughout Volusia County and the City of Ormond Beach.

POLICY 4.6.1.

To support the protection and enhancement of environmentally sensitive corridors, wildlife habitat, connected wetlands, and natural hydrologic functions throughout Volusia County and the City of Ormond Beach, the city adopts the Environmental Core Overlay or “ECO” Map as a component of the Future Land Use Map series.

POLICY 4.6.2.

The City supports the adopted smart growth goals, objectives and policies of the County’s Comprehensive Plan and will actively participate with Volusia County and local jurisdictions in the further development of policies that serve to manage future development that occurs within developable tracts of the adopted ECO Map.

POLICY 4.6.3

Where land is partially or fully within ECO, proposed development activities shall be encouraged to utilize innovative and flexible land development and planning techniques such as transfer of development rights.

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GOAL 5. ANNEXATION

THE CITY PROVIDES UTILITY SERVICE BEYOND IT'S MUNICIPAL LIMITS AND SHALL REQUIRE THAT ANY CONNECTION TO THE CITY UTILITY SYSTEM EITHER ANNEX INTO THE CITY OR ENTER INTO AN ANNEXATION AGREEMENT IF NOT CONTIGUOUS FOR UTILITY SERVICE.

OBJECTIVE 5.1. ANNEXATION

Newly annexed areas and new development shall not impose additional tax burdens on City residents or adversely impact City managed natural resources, public facilities and services, including potable water, sanitary sewer, drainage, solid waste, parks and recreation and cultural facilities. Future land uses shall be located consistent with the provision of public facilities and services.

POLICY 5.1.1.

Properties that are annexed into the City of Ormond Beach shall be assigned a similar land use that existed in Volusia County. Property owners may apply for more intensive land uses, but shall be required to provide the data and analysis to justify the increase in density and/or intensity.

POLICY 5.1.2.

The cost of off-site water and sewer trunk lines shall be borne by the developer with reimbursements limited to the amount specifically provided for in the impact fee structure for such areas.

POLICY 5.1.3.

Impact fee districts shall be established with the impact fee rate structure reflective of the availability or non-availability of a trunk line system. The plant impact fee shall be paid on the same basis as the remainder of the City, even where development is converted from on-site to City systems.

POLICY 5.1.4.

Water and/or sewer service (“city utilities”) may be provided to property or areas outside of the city’s municipal boundaries that are considered suitable for annexation, as follows:

1. For property that is contiguous to the city’s municipal boundaries and that meets other legal requirements for annexation, the property owner must annex the property prior to or concurrent with connection to the city’s utilities.
2. Except as otherwise provided in paragraph 6 of this policy, the ~~applicant~~ property owner executes and records an agreement to annex at the time the property is

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contiguous to the city's municipal boundaries and meets all other legal requirements for annexation.

3. If connection to city utilities is necessary to develop the property, the proposed development is found to be generally consistent with the goals and policies of the SLDR district or other appropriate land use designation.
4. The proposed development is contiguous to a water and/or sewer service area.
5. As otherwise provided by an interlocal agreement between the city and a governmental entity.
6. As otherwise provided for properties in a utility service area established by the city commission; such utility service areas include at the present time but are not necessarily limited to the following:
 - a) North Peninsula Water District (Ormond-By-The-Sea) established in 1979 by Ordinance 79-45 (Article 1, Division 3, Chapter 22, Code of Ordinances). Neither annexation nor an annexation agreement shall be required for connection to city utilities; and for properties with existing annexation agreements, annexation shall not be compelled without the consent of the property owner at the time of annexation.
 - b) West Ormond Utilities District established in 1989 by Ordinance 89-43 (Article VI, Chapter 22, Code of Ordinances). Annexation or an annexation agreement shall be required as conditions to connect to city utilities.
 - c) North U.S. Highway 1 Interlocal Planning and Municipal Service Area established in 2014 by Ordinance 2014-27 (Article VII, Chapter 2, Land Development Code). Annexation or an annexation agreement shall be required as conditions to connect to city utilities.
 - d) Hunter's Ridge-Flagler County DRI Service Area established in 2016 by Ordinance 2016-25 (Article IV, Chapter 22, Code of Ordinances). The properties in this service area are situated in Flagler County; therefore, the city's utility connection policy that would otherwise require a property owner to annex or to execute an annexation agreement shall not apply.
 - e) As may be provided in other utility service areas that are established after the adoption of this policy.
7. Except as otherwise provided in this policy, connection to city utilities shall be deemed to be consent to annexation.

POLICY 5.1.5.

Proposed developments in annexed areas that are not located in close proximity to water and sewer infrastructure may be allowed to provide interim on-site water and sewer infrastructure, provided that all necessary State permits are secured; the development is dry-lined and all related infrastructure is in place to ensure future connection to the City

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system when available. To facilitate connection, impact fees shall be prepaid, bonded for, or otherwise guaranteed in a manner acceptable to the City.

POLICY 5.1.6.

New development shall be encouraged to provide on-site amenities commensurate with their projected populations including common open space, recreation facilities including game courts, swimming pools, community centers and tot-lots.

POLICY 5.1.7.

The City shall cooperate with the County in establishing urban service areas as appropriate for police, fire, recreation, cultural and other activities and centers so that appropriate impact fees can be paid or bonded for development in the unincorporated area that may be annexed to the City, or such funds transferred to the City where the impact fee had previously been collected by Volusia County.

POLICY 5.1.8.

The City shall not reject annexation requests of strip commercial uses based solely on their design or functionality.

POLICY 5.1.9.

All new development proposing the use of interim package plants shall occur in an orderly and economical manner, with those areas having the greatest combined complement of urban public facilities and services receiving development first. New land areas will be staged for urbanization in a contiguous manner that minimizes additional public investments.

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GOAL 6. PLANNING PROCESS

CONTINUE TO IMPLEMENT A PERMANENT AND EFFECTIVE LOCAL LAND USE PLANNING PROCESS, BASED ON SOUND PROFESSIONAL PLANNING PRINCIPLES AND THE DESIRES OF THE CITIZENRY TO GUIDE THE FUTURE DEVELOPMENT OF THE CITY TO ENSURE THE HIGHEST QUALITY OF LIFE POSSIBLE FOR ALL EXISTING AND FUTURE RESIDENTS.

OBJECTIVE 6.1. PUBLIC PARTICIPATION

The City should continue to provide adequate opportunity for citizen initiative and participation in the planning process. This shall include notification procedures appropriate to the planning issue.

POLICY 6.1.1.

The City, through the City Commission, the Planning Department, and advisory boards, shall continue to solicit public input and involvement in all areas of planning.

POLICY 6.1.2.

The City Commission and the Planning Department shall continue and, where necessary, improve and initiate measures to increase citizen awareness concerning planning issues.

OBJECTIVE 6.2 COORDINATION OF POPULATION WITH HURRICANE EVACUATION PLANS

New development and coastal area population densities shall be coordinated with the local peacetime emergency management plan and any other interagency hurricane evacuation plans.

POLICY 6.2.1.

New development shall be managed so that public facility and service needs required to meet adopted hurricane evacuation times and needs as maintained at the adequate level-of-service.

POLICY 6.2.2.

All requests for rezoning and land uses changes shall be considered in coordination with the criteria of the Coastal Management Element and the Comprehensive Emergency Management Plan.

FUTURE LAND USE ELEMENT GOALS OBJECTIVES AND POLICIES

GOAL 7. DOWNTOWN COMMUNITY REDEVELOPMENT AREA

THE DOWNTOWN MASTER PLAN UPDATE WAS ADOPTED BY THE CITY COMMISSION ON SEPTEMBER 18, 2007. COVERING THE AREA BETWEEN ORCHARD STREET AND THE OCEAN AND BETWEEN LINCOLN AND TOMOKA AVENUES, THE PLAN REPRESENTS THE CITIZENS' VISION FOR REDEVELOPMENT AND GROWTH. THE VISION ENCOMPASSES THE FOLLOWING THEMES.

- FOSTER A PEDESTRIAN ORIENTED DOWNTOWN RETAILING PLACE;
- PROMOTE A SENSE OF PLACE AND PHYSICAL PRESENCE;
- ENHANCE "COMMUNITY" UTILIZING THE ARTS AND DOWNTOWN'S CULTURAL ASSETS;
- MAXIMIZE THE WATERFRONT AS AN ASSET FOR REDEVELOPMENT;
- RECLAIM GRANADA BOULEVARD AS A SHARED PUBLIC REALM;
- PRESERVE RESIDENTIAL NEIGHBORHOODS;
- CREATE A SUPPORTIVE REGULATORY ENVIRONMENT; AND
- HAVE A BIAS FOR ACTION.

THE PLAN ADDRESSES A WIDE RANGE OF ISSUES INCLUDING INFILL DEVELOPMENT, RECREATION, LAND DEVELOPMENT REGULATIONS, PUBLIC ART, STREETScape IMPROVEMENTS, AND PUBLIC PARKING. FUTURE DEVELOPMENT, REDEVELOPMENT, AND CITY CAPITAL INVESTMENT IN THE REDEVELOPMENT AREA SHALL BE CONSISTENT WITH THE MASTER PLAN, AS AMENDED.

OBJECTIVE 7.1. DEVELOPMENT AND REDEVELOPMENT REGULATIONS

Acknowledging that development and redevelopment in the Downtown Community Redevelopment Area is unique based on its location, history, and existing development pattern, the City shall continue developing regulations that promote development consistent with the recommendations of the adopted Master Plan.

POLICY 7.1.1.

The City shall utilize a Form Based Code to implement the vision stated in the adopted 2007 Downtown Redevelopment Master Plan.

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POLICY 7.1.2.

The Ormond Beach Community Redevelopment Area through the adoption of the 2007 Downtown Redevelopment Master Plan for the Downtown Overlay District has established a Form Based Code that places an emphasis on the relationship between the street and buildings, pedestrian and vehicles, public and private spaces, and the relationship between multiple buildings, a block, a neighborhood and transitions in scale.

POLICY 7.1.3.

In the Downtown Redevelopment Area only, building orientation for vacant sites shall be close to the street with “build to” lines at the front setback line. Main entrances should face the street or the street corner when located along two streets and parking shall be located to the rear of the building.

POLICY 7.1.4.

In accordance with the adopted 2007 Downtown Redevelopment Master Plan, new development and redevelopment shall be incentivized by providing alternative parking provisions to include:

- Off site parking facilities;
- Parking reductions due to transit availability;
- Parking waivers for smaller tenant spaces; and
- Shared parking between day and evening users.

POLICY 7.1.5.

New developments which build residential medium or high-density infill housing, either as stand alone or incorporated into mixed use projects are encouraged and shall take priority in financial assistance from the City.

POLICY 7.1.6.

The Land Development Code shall be amended and maintained to allow urban style signage within the commercial areas of the Downtown Community Redevelopment Area stressing wall, canopy, and projecting signs as opposed to pole and ground signage.

POLICY 7.1.7.

New Development and redevelopment where the building is substantially removed (>50% of floor area), the building shall be set at the build-to-line. ROW dedication or a private easement for increased sidewalk shall be required. Development may be placed behind the build-to-line if an outdoor café or courtyard is planned.

FUTURE LAND USE ELEMENT GOALS OBJECTIVES AND POLICIES

POLICY 7.1.8.

To promote development and redevelopment within the Downtown, the City shall pursue a downtown stormwater conceptual permit from St. John's River Water Management District as an alternative to individualized stormwater retention and treatment.

POLICY 7.1.9.

The City shall include incentives in the development review process to encourage upper story residential development with supporting uses such as ground floor retail and office development.

OBJECTIVE 7.2. PUBLIC INVESTMENT

The City shall utilize Tax Increment Financing to develop infrastructure and capital projects to further the Redevelopment Plan.

POLICY 7.2.1.

The City shall pursue the underground placement of utilities where deemed financially feasible within the Downtown Community Redevelopment Area.

POLICY 7.2.2.

The City shall evaluate stormwater needs in the Downtown Community Redevelopment Area and implement a program of public retention areas to support intensive redevelopment of existing sites whenever practical.

POLICY 7.2.3.

Financial assistance programs shall be designed and implemented to further the implementation of the vision expressed in text and renderings contained in the Redevelopment Master Plan.

POLICY 7.2.4.

The City shall continually assess and implement a streetscape program along Granada Boulevard and other major roadways in the Downtown Community Redevelopment Area. The streetscape program should include street trees, decorative pavers and lighting, way-finding signage, and street furniture.

POLICY 7.2.5.

The City shall continue to review and improve the public park facilities in the Redevelopment area and provide a full range of recreational opportunities, such as fishing, tot lots, performance and festival areas.

**FUTURE LAND USE ELEMENT
GOALS OBJECTIVES AND POLICIES**

POLICY 7.2.6.

The City shall utilize a portion of the Tax Increment Financing funds to provide continued maintenance of public streetscape improvements within the Downtown Community Redevelopment Area.

POLICY 7.2.7.

The City shall continue to work with organizations such as Ormond MainStreet, the Chamber of Commerce, and the Art Museum, as well as business and property owners to implement capital projects in Downtown Master Plan Update.

OBJECTIVE 7.3. PARKING

The City shall encourage the shared parking of private parking lots, public on-street parking, and public parking lots within the Downtown Community Redevelopment Area.

POLICY 7.3.1.

The City shall pursue a market-based approach to required off-street parking in the Downtown Overlay District. Off-street on-site parking is permitted, but public parking may be counted towards the parking requirement provided such parking is within the downtown pedestrian walking shed distance.

POLICY 7.3.2.

The City shall establish pedestrian sheds denoting walkability between existing public offsite parking lots and destination points within the Downtown Overlay District.

POLICY 7.3.3.

The City shall provide additional public parking in the Downtown Overlay District when it is determined through parking studies that parking demand exceeds parking supply.

POLICY 7.3.4.

The Land Development Code shall be maintained to allow for parking waivers in the Downtown Community Redevelopment Area, utilization of public lots for commercial parking calculations, and shared private parking lots.

POLICY 7.3.5.

While on-street parking along Granada Boulevard within the Downtown Community Redevelopment Area is regulated by the Florida Department of Transportation, the City's desire is to maintain existing on-street parking and expand where possible.

**FUTURE LAND USE ELEMENT
GOALS OBJECTIVES AND POLICIES**

POLICY 7.3.6.

Wherever possible, local roads within the redevelopment area shall provide on-street parking.

POLICY 7.3.7.

The City shall continually identify opportunities to provide public parking where demand exceeds supply within the Downtown Community Redevelopment Area.

OBJECTIVE 7.4. ENERGY MANAGEMENT PRACTICES

Promote effective energy management practices in the downtown community redevelopment community area.

POLICY 7.4.1.

Encourage an urban design pattern in redevelopment areas, where appropriate, that will reduce vehicle miles travelled among trip destinations.

POLICY 7.4.2.

Continue developing new regulations to the land development code that will support the development of energy efficient infill and redevelopment of commercial and industrial areas.

**FUTURE LAND USE ELEMENT
GOALS OBJECTIVES AND POLICIES**

GOAL 8. ECONOMIC DEVELOPMENT

TO PROMOTE AND SUPPORT POSITIVE ECONOMIC PROSPERITY BY CONDUCTING STRATEGIC ACTIVITIES DESIGNED TO EXPAND AND DIVERSIFY THE EXISTING ECONOMY AND CREATE ADDITIONAL EMPLOYMENT AND INVESTMENT OPPORTUNITIES.

OBJECTIVE 8.1. BALANCED ECONOMIC GROWTH

The City shall implement economic development using a number of strategies including a Strategic Economic Development Plan designed to encourage investment in Ormond Beach and by being proactive in business retention, expansion, and attraction.

POLICY 8.1.1.

The City shall maintain a working relationship with the Ormond Beach business community and update economic development assistance programs as necessary.

POLICY 8.1.2.

The City shall continually work to expand the Ormond Beach non-residential tax base and other revenue sources.

POLICY 8.1.3.

The City shall continue economic investment activities that provide financial incentives for business expansion and development that creates livable wage jobs for its residents.

POLICY 8.1.4.

The City shall continue to collect, analyze and disseminate relevant economic data and information in order to develop effective programs, projects, and activities to achieve its economic development goals.

POLICY 8.1.5.

The City shall coordinate marketing strategies to attract regional, national, and international companies to the City.

POLICY 8.1.6.

The City shall identify and recruit industries involved in the “Green” sustainable energy related research, development, and manufacturing industries.

**FUTURE LAND USE ELEMENT
GOALS OBJECTIVES AND POLICIES**

POLICY 8.1.7.

The City shall continue to partner with Volusia County and the Ormond Beach Chamber of Commerce to promote economic development within Ormond Beach.

POLICY 8.1.8.

The City shall consider the impacts on neighborhoods and environmental protection as well as job and tax base growth when evaluating proposed development classified as heavy industrial.

POLICY 8.1.9.

The City shall see new business location and existing business expansion that are compatible with the City's land use plans and policies.

**OBJECTIVE 8.2. BUSINESS RECRUITMENT, REDEVELOPMENT AND
FUTURE BUSINESS CENTERS**

The City shall ensure a sufficient amount of commercial and light industrial properties available for business recruitment and to work with property owners to redevelop vacant and underutilized properties in Ormond Beach.

POLICY 8.2.1.

The City shall promote and create financial and other incentives for redevelopment of the downtown, community development areas, considering in particular opportunities for adaptive reuse and for small business on infill sites.

POLICY 8.2.2.

The City shall continually attract new industries to locate at the Ormond Beach Municipal Airport and Airport Business Park and other industrial parks in the City.

POLICY 8.2.3.

The City shall assist development to understand and use the Brownfields Redevelopment Program to encourage redevelopment of areas with real and/or perceived environmental contamination.

POLICY 8.2.4.

The City shall continue to review and update land development regulations that encourage the redevelopment of areas of the City (such as Downtown CRA, US1, and SRA1A) that have existing infrastructure and are vacant or underutilized.

**FUTURE LAND USE ELEMENT
GOALS OBJECTIVES AND POLICIES**

OBJECTIVE 8.3. PLANNING FOR ECONOMIC DEVELOPMENT

POLICY 8.3.1.

All City departments shall program funding for the maintenance and expansion of infrastructure necessary for business attraction in all areas of the city.

POLICY 8.3.2

All City development-related departments shall regularly evaluate development review procedures to ensure that they are efficient. Inefficient programs and procedures shall be modified consistent with Smart Growth principles to provide certainty in the process with review and approval at the lowest possible level.

POLICY 8.3.3.

The City shall regularly evaluate the demand for land designated for economic activity, and the availability and location of land suited for economic development activities, and opportunities for revitalization and reuse.

**TABLE 1
PERCENTAGE OF DISTRIBUTION OF LAND
ACCORDING TO LAND USE DESIGNATION**

LAND USE DESIGNATION	1988		1995		2008	
	Area (acres)	% of Total	Area (Acres)	% of Total	Area (acres)	% of Total
Residential	3,752	44%	8,090	60%	9,199	44%
Commercial	403	5%	546	4%	1,436	7%
Institutional	670	8%	803	6%	898	4%
Industrial	275	3%	336	3%	630	3%
Recreation/Open Space	3,497	41%	3,627	27%	5,537	26%
Activity Center	N/A				3,095	15%
TOTAL	8,597	100%	13,402	100%	20,715	100%

Source: City of Ormond Beach Planning Department and GIS Division

Note: 2008 excludes 2,204 acres of water and roads within City limits. Total gross area of the City in 2008 is 22,919 areas.

**FUTURE LAND USE ELEMENT
GOALS OBJECTIVES AND POLICIES**

**TABLE 2
DEVELOPED AND UNDEVELOPED LAND
ACCORDING TO LAND USE DESIGNATION**

Land Use Classification	Developed Property		Undeveloped Property		Total (Acres)	% of Total
	Area (Acres)	% of Total	Area (acres)	% of Total		
Institutional	849	95%	49	5%	898	4%
Residential, Office, Retail	263	62%	159	38%	421	2%
General Commercial	583	86%	92	14%	675	3%
Tourist Commercial	186	85%	34	15%	220	1%
Heavy Commercial	106	88%	14	12%	120	1%
Industrial/Utilities	371	59%	259	41%	630	3%
Activity Center	1,270	0%	1,825	100%	3,095	14%
High Density Residential	101	97%	3	3%	104	.5%
Medium Density Residential	1,027	81%	244	19%	1,271	6%
Low Density Residential	4,505	90%	519	10%	5,024	22%
Suburban Low Density Residential	1,152	77%	349	23%	1,501	7%
Rural Estate	795	70%	348	30%	1,143	5%
Rural Residential	139	89%	17	11%	156	1%
Recreation/Open Space	N/A	N/A	N/A	N/A	532	2%
Open Space/Conservation	N/A	N/A	N/A	N/A	5,005	22%
Water bodies/ROW	N/A	N/A	N/A	N/A	2,204	10%
CITY TOTAL AREA					22,919	

Source: City of Ormond Beach Planning Department

**TABLE 3
POPULATION PROJECTIONS 2000-2025**

Year	Population Projection
2000 (Census)	36,301
2005 (BEBR Estimate)	39,683
2009 (BEBR Estimate)	40,832
2010	42,533
2015	45,951
2020	48,880
2025	51,079

**FUTURE LAND USE ELEMENT
GOALS OBJECTIVES AND POLICIES**

GOAL 9. NORTH US 1 MUNICIPAL SERVICE AREA (MSA)

TO IMPLEMENT THE PLANNING, DEVELOPMENT AND ADMINISTRATIVE AUTHORITY OF THE INTERLOCAL SERVICE BOUNDARY AGREEMENT (ISBA) BETWEEN THE CITY AND THE COUNTY OF VOLUSIA PURSUANT TO CHAPTER 171, PART II, FLORIDA STATUTES, AS AMENDED.

OBJECTIVE 9.1. NORTH US 1 MSA PLANNING, DEVELOPMENT AND ADMINISTRATIVE AUTHORITY

The City shall have sole and singular authority within the boundaries of the MSA to apply the City’s Comprehensive Land Use Plan and Zoning Map categories over unincorporated parcels, to administer the codes and regulations, and provide for the enforcement codes pursuant to the Interlocal Service Boundary Agreement (ISBA) adopted by the City of Ormond Beach Commission and by the Volusia County Council effective and recorded on August 28, 2014, at Book 7026, Pages 878 through 895, of the Public Records of Volusia County, Florida and as amended effective and recorded on October 11, 2019, at Book 7758, Pages 4680 through 4683, of the Public Records of Volusia County, Florida.

POLICY 9.1.1.

The North US 1 Municipal Service Area (MSA), consistent with its related policies of the Intergovernmental Coordination Element, is hereby established between the City and Volusia County as a means to coordinate planning and delivery of services related to future land use, public facilities and services, and protection of natural resources in advance of annexation.

POLICY 9.1.2

Pursuant to the ISBA, the City may annex noncontiguous parcels and create enclaves within the MSA notwithstanding Policy 5.1.4.

POLICY 9.1.3.

The City shall be authorized to amend the City’s zoning map for all unincorporated lands within the MSA after a City land use designation has been adopted.

POLICY 9.1.4.

The City’s future land uses on Figure 11 are described under “Goal 1. Land Use Distribution” of the current adopted Comprehensive Plan. For the purposes of the MSA,

**FUTURE LAND USE ELEMENT
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the City and County future land use categories shall be considered equal with the land use restrictions as described by map annotation in Table 4.

**FUTURE LAND USE ELEMENT
GOALS OBJECTIVES AND POLICIES**

**TABLE 4
North US 1 MSA Future Land Use Categories**

Existing Volusia County Land Use	Proposed City Land Use	City Map Annotation
Industrial (I)	Light Industrial/Utilities (LI/U)	Max. FAR shall not exceed 0.60
Agricultural Resource (AR)	Rural Estate/Agricultural (REA)	Density shall not exceed one (1) dwelling unit per 10 acres. Max. FAR shall not exceed 0.10
Mixed Use (MXZ)	Low Intensity Commercial (LIC)	Density shall not exceed 8 dwelling units per acre Maximum FAR shall not exceed 0.50 for Retail or 0.55 for all other Nonresidential uses.
Commercial (C)	Low Intensity Commercial (LIC)	See Annotation above for LIC
Urban Medium Intensity (UMI)	Low Intensity Commercial (LIC)	See Annotation above for LIC
Low Impact Urban (LIU)	Low Intensity Commercial (LIC)	See Annotation above for LIC
Urban Low Intensity (ULI)	Low Intensity Commercial (LIC)	See Annotation above for LIC

**TABLE 5
First Amended North US 1 MSA Future Land Use Categories**

Note	Existing Volusia County Land Use	Proposed City Land Use	City Map Annotation
A.	Rural (R) (769.62 acres)	Low Density Residential (LDR)	Maximum Dwelling Units shall not exceed 1,947 for Plantation Oaks owned and City LDR Land Use designation.
A.	Rural (R) (1.3 acres)	Low Intensity Commercial (LIC)	
A.	Urban Low Intensity (ULI) (274.39 acres)	Low Density Residential (LDR)	See Annotation above for LDR, Note A.
A.	Urban Medium Intensity (UMI) (9.75 acres)	Low Density Residential (LDR)	See Annotation above for LDR, Note A.
B.	Rural (R) (3.27 acres)	Low Density Residential (LDR)	
B.	Urban Low Intensity (ULI) (1.91 acres)	Low Density Residential (LDR)	
B.	Urban Medium Intensity (UMI) (11.42 acres)	Medium Density Residential (MDR)	Maximum Dwelling Units per acre shall not exceed 8 for properties not owned by Plantation Oaks with City MDR Land Use designation.
Note: A. Properties owned by Plantation Oaks. B. Individual properties not owned by Plantation Oaks.			