

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

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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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<b>Land Use Designation</b>	<b>Impervious Surface</b>	<b>Height</b>	<b>Traffic Generation</b>	<b>Visual Impact</b>	<b>Glare Noise Odor</b>	<b>Total</b>	<b>Intensity Level</b>
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.

(c) *Duties and functions.* The planning board shall generally have the following functions:

- (1) Acquire and maintain such information and materials as are necessary to an understanding of past trends, present conditions, and forces at work to cause changes in these conditions. Such information and material may include maps and photographs of manmade and natural physical features of the city, statistics on past trends and present conditions with respect to population, property values, economic base, land use and such other information as is important or likely to be important in determining the amount, direction, and kind of development to be expected in the city.
- (2) Prepare and recommend a comprehensive plan to the city commission for adoption, making reviews and recommendations for necessary changes to said plan each year.
- (3) Establish and recommend principles and policies for guiding action affecting development in the city.
- (4) Prepare and recommend to the city commission ordinances, land development regulations, and other proposals promoting orderly development in accordance with the comprehensive plan.
- (5) Conduct such public hearings as may be required to gather information necessary for the drafting, establishment and maintenance of the comprehensive plan and ordinances, codes and regulations related to it, and to establish subcommittees when deemed necessary for the purpose of collecting and compiling information necessary for the plan or for the purpose of promoting the accomplishment of the plan in whole or in part.
- (6) Make or cause to be made any necessary special studies on the location, adequacy and conditions of specific facilities in the city. These may include, but are not limited to, studies on housing, commercial and industrial conditions and facilities, recreation, public and private utilities, roads and traffic, transportation, parking and the like.
- (7) Prepare an annual planning board work program.
- (8) Keep the city commission and the public informed and advised on these matters.
- (9) Review and make recommendations to the city commission with regard to all applications for comprehensive plan amendments, rezoning, planned developments, zoning text changes, and other applications where such review is required by this Land Development Code.
- (10) Perform those duties assigned to the board by this Land Development Code.
- (11) Perform such other duties as may be assigned by the city commission.

(d) *Applications.*

- (1) *Comprehensive plan.* The planning board is designated as the local planning agency within the meaning of F.S. § 163.2511 et seq., known as the Community Planning Act (CPA).
  - a. It shall prepare, or cause to be prepared, the elements of the comprehensive plan required by F.S. § 163.3177, and any other appropriate elements, and shall make recommendations regarding the comprehensive plan to the city commission.

- b. It shall have the general responsibility for the conduct of the comprehensive planning program.
- c. It shall comply with all requirements of the CPA and shall monitor and oversee the effectiveness and status of the comprehensive plan, and recommend to the city commission such changes in the comprehensive plan as may from time to time be required.
- d. It shall review and comment on all comprehensive plan amendments in accordance with F.S. ch. 163.
  1. Amendments for the future land use map shall require public notice to abutting property owners and newspaper advertisements as described in subsection (e) of this section.
  2. The following criteria shall be utilized to review comprehensive plan amendments:
    - (i) The amendments shall be consistent with the comprehensive plan and the state statutes.
    - (ii) The amendments shall be an appropriate use of land in accordance with this Land Development Code.
    - (iii) There shall be adequate infrastructure to serve the proposed land use.
- e. An application for amendment to the comprehensive plan shall be filed with the planning department on a form to be supplied by the planning department along with the appropriate fee as identified in article IV of this chapter. Such application shall be submitted in accordance with the adopted application submittal schedule required in section 4-05.
- f. It shall perform any other duties assigned by the city commission, and may prepare and recommend to the city commission any other proposals to implement the comprehensive plan.

(2) *Planned developments and special exceptions.* The board shall hold one (1) public hearing on each application after due public notice is provided and shall thereafter forward its recommendation to the city commission and to the applicant in accordance with the following procedures:

- a. An application shall be filed with the planning department on a form to be supplied by the planning department, along with the appropriate fee as identified in this Land Development Code, and reviewed by the SPRC (article IV of this chapter).
- b. The application shall be reviewed based on the development order criteria contained in subsection (e) of this section.
- c. Public notice shall be provided in accordance with subsection (f) of this section.

**Sec. 1-18. City commission/public hearings.****(a) Land Development Code amendments.**

- (1) Except as otherwise provided in this section, Land Development Code amendments shall be adopted in accordance with the procedures set forth in F.S. § 166.041(3)(a).
- (2) Land Development Code amendments which are not initiated by the city, and which change the actual zoning map designation of a parcel or parcels of land, shall be adopted in accordance with the procedures set forth in F.S. § 166.041(3)(a).
- (3) Land Development Code amendments which are initiated by the city, and which change the actual zoning map designation of a parcel or parcels of land involving less than ten (10) contiguous acres, shall be adopted in accordance with the procedures set forth in F.S. § 166.041(3)(c)(1).
- (4) Land Development Code amendments which change the actual list of permitted principal uses and structures, of permitted accessory uses and structures, of conditional uses, or of prohibited uses within any zoning category, and Land Development Code amendments which are initiated by the city and change the actual zoning map designation of a parcel or parcels of land involving ten (10) or more contiguous acres, shall be adopted in accordance with the procedures set forth in F.S. § 166.041(3)(c)(2).

**(b) Special exceptions.** The city commission shall hold a public hearing following planning board consideration of applications requiring such hearing under this Land Development Code. The city commission may approve, approve with conditions, or deny such applications. Notice of such hearings shall be provided as follows:

- (1) The city shall publish a legal notice of hearing in a newspaper of general circulation at least ten (10) days prior to the city commission public hearing. The notices shall state the date, time, place, and purpose of the meeting. The notice shall state that interested parties will have an opportunity to be heard.
- (2) The city shall notify, by regular mail, all property owners as identified in the current tax roll within three hundred feet (300') at least fourteen (14) days prior to the city commission meeting. The notice shall state the date, time, place and purpose of the meeting and that interested persons will have an opportunity to be heard.

**(c) Comprehensive plan amendments.** Comprehensive plan amendments shall be transmitted and adopted in accordance with the procedures set forth in F.S. ch. 163, part II (F.S. 163.2511 et seq.) and in F.A.C. ch. 9J-11.**(d) Rezoning of property.**

- (1) Rezoning of property to all zoning categories, except for planned development shall comply with the requirements established in F.S. § 166.041(3)(c).