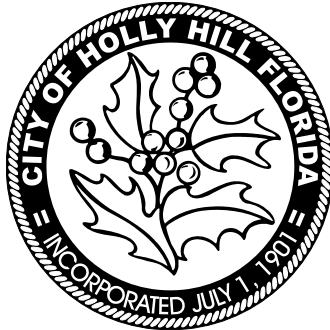

CITY OF HOLLY HILL



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Rick Glass– District 2
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2010
COMPREHENSIVE PLAN
ADOPTED
September 2010

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CHAPTER 1

FUTURE LAND USE ELEMENT

INTRODUCTION

The Future Land Use Element is considered the key element of a comprehensive plan. It expresses the City's goals, objectives and policies regarding the development and redevelopment of land. Such factors as location, density or intensity and timing of the various types of land use are addressed in these goals, objectives and policies.

The Future Land Use Element establishes the pattern of land uses and location of urban growth for the City of Holly Hill through 2025. It identifies locations in the City of Holly Hill 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.

Coordination of the Future Land Use Element with other elements of the Plan is essential to ensure that sewer and water facilities, roads and other services and facilities necessary to support new developments are in place concurrent with the impacts created by those new developments.

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 Holly Hill 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 Map I-1.

PLANNING GUIDELINES

The preparation of this Future Land Use Element was directed by the following planning guidelines:

- A. Develop and maintain an urban form that gives the community a sense of identity and uniqueness;
- B. Develop and maintain the City as an attractive, comfortable and safe place to live;
- C. Ensure that residents of the City will have an opportunity to earn a reasonable income;
- D. Protect, enhance and conserve the area's natural resources for the beneficial use by present and future residents;
- E. Promote a broad range of recreational, employment and social activity choices for all residents;
- F. Provide a high quality level of public services for all residents at a minimum cost;
- G. Promote opportunities for communication and interaction among residents of the community; and
- H. Promote the development of the City as a vital and integral element of the region.

THE FUTURE LAND USE PLAN

This section of the Future Land Use Element presents the specific objectives and policies of the City relative to the type, intensity, pattern and timing of future land use and development. A key component of this Future Land Use Plan is the Future Land Use Map Figure II-6, located at the end of this chapter, which graphically depicts the objectives and policies that cannot be clearly stated in the text. The text and the map should be taken together as a whole when evaluating the appropriateness of any land use proposal or regulation.

General Guidelines and Principles - The following general guidelines and principles serve as the basis for relating the findings of the Inventory and Analysis to the written objectives and policies, as well as the Future Land Use Map. The guidelines and principles should not be enforced as objectives and policies of the City; but should be reviewed as necessary to evaluate the reasonableness or appropriateness of the City's adopted objectives and policies.

1. Concentration of Industrial and Commercial Development along a North-South Corridor formed by the Florida East Coast Railway and U.S. Highway 1.

Industrial and commercial uses have been concentrated along the longitudinal axes following the FEC Railway and U.S. 1. The industrial concentrations have been located along the railroad using existing industrial development as a base. An attempt has been made, whenever possible, to buffer the industrial area from existing and proposed residential areas. A canal running from 11th Street to the south City limits has been used as a major buffer as has been a proposed service road north of 11th Street. Elsewhere, a graduation of heavy to light industrial use has been indicated to reduce the conflict between industrial and other land uses.

Along U.S. 1 commercial uses reflecting existing development dominate the land use pattern. Some residential uses in the form of mobile homes and apartments do interrupt this pattern. Some recreational and civic uses are also found here. Though much of the

commercial development is retail or auto related, the commercial area along U.S. 1 from Flomich Street to the north City limit is generally retail and professional offices.

2. *The Encouragement and Retention of the Residential Character Along the West Side of Riverside Drive from Third Street North to the City Limits.*

Riverside Drive from Third Street to the north City limit line is a narrow, two-lane roadway with limited traffic carrying capacity. The adjoining area is, with one minor exception, residential in character. Homes along this drive occupy some of the largest "estate type" lots in the City; and several of the houses date from the turn of the century. The exception to this low density residential character is the City's "first shopping center" built in the mid 1930's across from what is now Sunrise Park. While the existing shopping center should be allowed to remain and prosper, no expansion of that area and no new commercial areas should be allowed on this segment of Riverside Drive.

3. *Redevelopment is crucial to arresting further deterioration and allowing the City to achieve its potential.*

The City Commission recognizes the importance of redevelopment, and has adopted a long-term redevelopment strategy to accomplish this purpose. A key component of this strategy is the formation of public-private partnerships to direct and coordinate the expenditure of public and private investment.

Redevelopment efforts will be focused in a defined geographic area – the designated community redevelopment area – and will address problems of obsolete and dysfunctional lot layouts, vacant and underutilized properties, inadequate sidewalks and other public infrastructure, drainage, aesthetics, and market position

GOALS, OBJECTIVES AND POLICIES - FUTURE LAND USE ELEMENT

GOAL 1 - THE GROWTH AND DEVELOPMENT OF HOLLY HILL SHALL BE MANAGED CONSISTENT WITH THE NEED TO PROMOTE ECONOMIC BENEFIT AND THE ENJOYMENT OF NATURAL AND MAN-MADE RESOURCES BY THE CITIZENRY, WHILE MINIMIZING THE HAZARDS AND NUISANCES OF INCOMPATIBLE LAND USES, OVERCROWDING, AND DEGRADATION OF THE ENVIRONMENT.

Objective 1.1 - No use or development of land shall occur in Holly Hill except in conformance with the adopted Future Land Use Plan.

Policy 1.1.1 - The City's zoning and subdivision regulations and other land use and development regulations shall be utilized as a means of ensuring conformance with the Future Land Use Plan.

Policy 1.1.2 - The density or intensity of development permitted in each of the land use categories indicated on the City's Future Land Use Map shall be consistent with the following standards:

- Low density residential development - the number of dwelling units shall not exceed 6 per net acre (exclusive of streets, utility and drainage rights-of-way and other non-residential land areas).
- Low-medium density residential development – the number of dwelling units shall not be more than 10 per net acre.
- Medium density residential development - the number of dwelling units shall be more than 6 but fewer than 20 per net acre.
- Mobile home parks and subdivisions - the number of dwelling units shall not be more than 6 per gross acre.
- General commercial development - the ratio of building floor area to total site area shall not exceed 1.95 except for properties fronting on Ridgewood Avenue where a ratio of 4.55 may be permitted. (The ratio is calculated by dividing building floor area by site area.)
- Industrial development - the ratio of building floor area to total site area shall not exceed 1.95.
- Schools, churches and institutions - the ratio of building floor area to total site area shall not exceed 1.95.
- Residential-based mixed use – this category is established to encourage better integration of residential use and complementary commercial and other non-residential land uses, and to provide property owners with expanded opportunities for redevelopment of blighted and/or underutilized parcels. It provides for the integration of residential, commercial, office, and recreational, uses within a project area. Uses may be mixed vertically in a single building, or horizontally, with uses mixed at ground level throughout the project area on separate legal parcels. Residential densities from 20 dwelling units per acre to 35 dwelling units per acre may be permitted. The City Commission may award residential density bonuses for projects that:
 - 1). exhibit superior design that encourages pedestrian activity and utilization of on-site commercial uses and amenities; and

- 2). are served by transit, and incorporate transit-friendly design features to promote and facilitate transit use; and
- 3) Consolidate multiple, separately owned parcels under a unified plan of development; and
- 4) Rehabilitate or replace functionally antiquated or dilapidated structures or incompatible uses; and
- 5) provide squares, plazas, courtyards, esplanades, promenades or other improved open space for use by the general public; and
- 6) Provide enhanced site imagery incorporating special landscaping, fountains, sculptures or other special architectural features. The size of the density bonus shall be determined by the City Commission with regard to how well the project satisfies these criteria. The City Commission's determination shall be a quasi-judicial decision made in conjunction with the Commission's review of a Mixed Planned Unit Development (MPUD) Master Development Plan, and shall be based on application of the above criteria to the specific and detailed provisions of the Master Development plan. Under no circumstances shall the sum of all bonuses awarded to a project exceed 20 dwelling units per acre.

Commercial and other non-residential development shall be provided at a rate of 15 to 40 square feet gross leasable building floor area for each approved dwelling unit, except that no Residential-Based Mixed Use development shall have less than 5,000 square feet and no more than 100,000 square feet of gross leasable building floor area. At least 75 percent of the total approved gross leasable building floor area shall be reserved for general retail commercial, personal services and professional services in order to provide for some of the frequent needs of the residents of the residential-based mixed use development.

- Mixed Use-2: This category allows the following types of land uses either singularly or in combination: public, civic, neighborhood commercial, general commercial, office, multi-family residential, limited single-family use as an adjunct to a business use, and lodging. Execution of a Development Agreement with the City will be required whenever a project involves a combination of such uses. Mixed Use-2 would encourage a mix of medium/high density residential development with on-site office and supporting retail uses. The base residential density would be 20 units/acre, but performance standard bonuses would allow a density of up to 35 units/acre for innovative and high quality design. The density bonuses would be considered for proposals meeting the following conditions: parcel aggregation, enhanced landscaping along public r/w, increased pervious surface, public access to internal plazas/open spaces, a minimum of 3 stories and 3 uses, rehabilitation or replacement of dilapidated structures, use of innovative imagery/architectural guidelines, and retention/creation of business/employment.
- Mixed Use-3: This category allows the following types of land uses either singularly or in combination: public, civic, neighborhood commercial, general commercial, office, multi-family residential, light industrial, limited single-family use as an adjunct to a business use, and lodging. Execution of a

Development Agreement with the City will be required whenever a project involves a combination of such uses. Mixed Use-3 would encourage a mix of medium/high density residential development with on-site office and supporting retail uses. The base residential density would be 10 units/acre, but performance standard bonuses would allow a density of up to 15 units/acre for innovative and high quality design. The density bonuses would be considered for proposals meeting the following conditions: parcel aggregation, enhanced landscaping along public r/w, increased pervious surface, public access to internal plazas/open spaces, a minimum of 3 stories and 3 uses, rehabilitation or replacement of dilapidated structures, use of innovative imagery/architectural guidelines, and retention/creation of business/employment. "To encourage mixed-use development, commercial and office development within the General Retail Commercial land use category may also include a multi-family styled residential component on parcels of land 2 acres or more. The residential portion of the development shall not be the primary use. The following incentives may be allowed in negotiating the development agreement for any mixed office/residential project: reduction in parking spaces; reduction in road impact fees; and increased building heights. The residential density shall not be less than 20 du/acre or exceed 35 units/acre as part of mixed-use land development. Maximum intensity of commercial and/or office shall not exceed F.A.R. 0.5. Residential uses shall not exceed 50% of the site area.

- High Density Residential – Not fewer than twenty (20) but no more than forty (40) units per units/acre - to be applied to existing areas developed in this density range and to properties with direct access to an arterial or collector roadway. The maximum density may be increased by a factor of fifty (50) percent through Planned Unit Development approval employing a density bonus concept. Minimum parcel size is two (2) acre or a minimum of three (3) acres if developed as a Planned Unit Development (PUD).The density bonus of up to 50% per acre may be allowed for innovative and high-quality design. Density bonuses may be considered for proposals containing the following types of features: parcel aggregation, enhanced landscaping along public right-of-way, reduced impervious surface, on-site recreational amenities/open space, and use of innovative imagery and architectural guidelines.

Policy 1.1.3 – The following matrix shall serve as the basis for determining consistency between the future land use categories shown on the Future Land Use Map and zoning districts:

Future Land Use Categories																							
	CF	R-1	R2	R-3	R-4	R-5	R-6	R-7	R-8	R-9	R-10	MXD 2	MXD-3	B-1	B-2	-B3	B-4	B-5	B-6	CC-1	I-1	I-2	PUD
Low Density Residential	M	C	C	C	C	C	N	N	N	M	N	N	N	N	N	M	N	N	N	N	N	N	M
Low-Medium Density Residential	M	C	C	C	C	C	N	N	N	M	N	N	N	N	N	M	N	N	N	N	N	N	M
Medium Density Residential	M	N	N	N	N	N	C	C	C	N	N	N	N	N	N	M	N	N	N	N	N	N	M
High Density Residential	N	N	N	N	N	N	N	N	N	N	C	N	N	N	N	N	N	N	N	N	N	N	C
Mobile Homes	M	N	N	N	N	N	N	N	N	C	N	N	N	N	N	N	N	N	N	N	N	N	M
General Commercial	M	N	N	N	N	N	N	N	N	N	N	M	N	C	C	C	C	C	C	C	N	N	M
Wholesale Commercial and Industrial	M	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	C	C	M
Churches, Schools & Institutions	M	M	M	M	M	N	M	M	M	N	N	N	N	M	M	M	M	M	M	M	N	N	M
Recreation and Open Space	C	M	M	M	M	M	M	M	M	M	N	N	N	M	M	M	M	M	M	M	M	M	M
Conservation	C	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	M
Residential-Based Mixed Use	N	N	N	N	N	N	N	N	N	N	M	M	M	N	N	N	N	N	N	N	N	N	C
Mixed Use II	N	N	N	N	N	N	N	N	N	N	M	C	M	N	N	N	N	N	N	N	N	N	C
Mixed Use III	N	N	N	N	N	N	N	N	N	N	M	M	C	N	N	N	N	N	N	N	N	N	C

Key: “C” indicates the zoning classification **is compatible** with the future land use category; “M” indicates the zoning classification **may be compatible** under certain circumstances; “N” indicates the zoning classification **is not compatible** with the future land use category.

Where PUD Zoning is applied to areas with a Future Land Use designation of “Conservation”, the PUD development agreement must assure that such areas will be protected in accordance with Objectives 1.4 and 1.7 of the Future Land Use Element and other applicable objectives and policies of this Plan.

Policy 1.1.4 – Public elementary schools, middle schools and high schools shall be considered essential infrastructure, as necessary as roads, potable water and sanitary sewers for the support of residential development.

- Public elementary schools, middle schools and high schools shall be considered in the initial planning for residential development.

- Public elementary schools, middle schools and high schools shall be permitted in residential and schools, churches, and institutions land use districts. All other public and private schools, which do not necessarily draw enrollment from the immediately surrounding area, shall be permitted in commercial and schools, churches, and institutions land use districts.
- Proposed school sites shall be located away from industrial uses, railroads, aircraft landing strips and similar land uses to avoid noise, odor, dust, and hazards.
- In order to minimize potential adverse impacts resulting from traffic and school yard noise, proposed school sites shall be located away from, or shall be buffered from, hospitals, adult communities, nursing homes, and similar uses.
- Proposed public school sites shall be centrally located within their intended attendance zones, to the extent possible, and be consistent with walking and bus travel time standards. An exception to this central location policy may be allowed for high schools, because the large land area they require is usually not available at the preferred location.
- Proposed school sites shall be sufficiently large to ensure that buildings, ancillary facilities, and future expansions can be located away from flood plains, flood prone areas, wetlands, and other environmentally hazardous areas, and will not interfere with historic or archaeological resources.
- Proposed school sites shall be easily accessible without creating or contributing significant hazards for pedestrians, bicyclists, and motorists, and without significantly increasing the volume of traffic on residential neighborhood streets.
- Essential public utilities, including potable water, sanitary sewer and stormwater management facilities, shall be available at the site or shall be provided on site at the expense of the School Board.
- High schools shall conform to the following location criteria:
 1. Principal access shall be directly by way of an arterial road or collector road (access shall not be by way of a local street);
 2. The site shall be adjacent to existing or planned sidewalks and bikeways extending a minimum distance from the school site necessary to ensure reasonable student safety. If no sidewalks exist adjacent to the school site, the City shall coordinate with the School Board and/or Volusia County to ensure that the construction of off-site sidewalks will occur prior to the opening of the school.
- Elementary schools and middle schools shall conform to the following location criteria:
 1. Principal access to elementary school sites shall be directly by way of a collector road or arterial road, or at least two local streets;
 2. Elementary and middle school sites shall be adjacent to at least 2 existing or planned sidewalks extending a minimum distance from the school site necessary to ensure reasonable student safety. If no sidewalks exist adjacent to the elementary or middle school site, the City shall coordinate with the School Board and/or Volusia County

to ensure that the construction of off-site sidewalks will occur prior to the opening of the school.

- To the greatest extent possible, schools shall be collocated with public facilities, such as parks, libraries, and community centers.

Policy 1.1.5 – In considering the rezoning of properties or the approval of site development plans, the City is both authorized and compelled to consider not only whether a particular proposal is consistent with the use and density aspects of the comprehensive plan, but also whether the proposal is consistent with the compatibility and other concerns of the plan. Where a proposed rezoning or site development plan fits within the upper range of uses or densities permissible under the comprehensive plan, but is inconsistent with the plan's other concerns, the City is authorized to deny a proposal or require a reduction in density or use to achieve consistency with all aspects of the comprehensive plan.

Policy 1.1.6 – The Residential-Based Mixed Use land use classification may be applied only to properties that are 50 percent or more within the City's Community Redevelopment Area.

Policy 1.1.7 – The Residential-Based Mixed Use land use classification may be applied only to properties with frontage on a principal or minor arterial road.

Policy 1.1.8 – No development shall be approved on properties designated as Residential-Based Mixed Use except through City Commission approval of a Mixed Planned Unit Development (MPUD) Master Development Plan that prescribes the proposed types of uses, density and intensity of development, points of ingress and egress and general on-site circulation arrangements for vehicular and pedestrian traffic, maximum building height, minimum project perimeter setbacks, minimum building spacing, general site layout, recreational amenities, and general provisions for potable water and sanitary sewer service and stormwater management. When density bonuses are awarded for particular design characteristics or features to be provided by the developer, then the Master Development Plan shall include appropriate assurances that said design characteristics and/or features will be provided.

Policy 1.1.9 – To the greatest degree feasible and practical, developments on properties designated as Residential-Based Mixed Use shall include: 1) an interconnected network of streets, sidewalks and/or other travel ways designed to encourage walking and bicycling; 2) appropriate densities and intensities of use within walking distance of transit stops; 3) basic services and facilities within walking distance of residences, allowing independence to persons who do not drive; 3) public uses, streets, and squares that are safe, comfortable, and attractive for the pedestrian, with adjoining buildings open to the street and with parking not interfering with pedestrian, transit, automobile, and truck travel modes.

Policy 1.1.10 – On properties designated as Residential-Based Mixed Use, permitted commercial and other non-residential uses may include retail, personal services, professional services, financial services, office, and entertainment and dining establishments. Additional uses which may be considered appropriate if they will directly serve the anticipated needs of the residents of the Residential-

Based Mixed Use project include accessory boat docks, group homes, and adult and child day care facilities. The following uses are specifically prohibited: vehicle sales, service, and repair businesses; wholesale commercial activities; warehousing, storage and distribution facilities; tattoo parlors; labor halls; adult entertainment establishments; blood banks and blood plasma centers; and bars not accessory to a restaurant. Where appropriate, businesses shall be oriented toward the street to encourage and facilitate pedestrian access.

Objective 1.2 - The City shall review and when necessary revise its land use and development regulations annually to guide and direct development to be consistent with the Comprehensive Plan and to comply with the requirements of Section 163.3202, F.S.

Policy 1.2.1 - Such regulations shall promote the pattern of land use and development expressed by the City's adopted Future Land Use Map.

Policy 1.2.2 - Such regulations shall be consistent with the density and intensity standards indicated in Policy 1.1.2.

Policy 1.2.3 - Such regulations shall contain appropriate performance standards for:

- a) Maintaining adequate buffers and transitions between potentially incompatible land uses; and
- b) Preserving open space and protecting trees and other significant vegetation; and
- c) Promoting safety and security with appropriate building setbacks, orientation, lighting, and access; and
- d) Protecting significant historic and archaeological sites and structures.
- e) Protecting public potable water supply wells from contamination.

Policy 1.2.4 - Such regulations shall ensure that the subdivision of land results in lots that are:

- a) Adequately sized for the intended use;
- b) Safely and conveniently accessible from the public road network;
- c) Provided with adequate transportation networks, potable water, sanitary sewer, and stormwater management facilities; and
- d) Arranged to minimize potential conflicts with nearby incompatible uses or to promote interaction with nearby compatible uses, if appropriate.

Policy 1.2.5 - In order to minimize land use conflicts, the use of a street, particularly a local street, as a boundary line between residential and commercial or industrial land uses shall be avoided. Whenever possible, a rear property line or physical barrier such as a railroad or canal shall be used as a barrier between such potentially incompatible uses.

Policy 1.2.6 - Access to and traffic circulation within new residential developments shall be arranged to promote social interaction with other residential areas, and to facilitate convenient access to nearby commercial and recreational locations without encouraging commercial traffic to flow through such residential areas.

Policy 1.2.7 - Access to and traffic circulation within new commercial and industrial developments shall be arranged to discourage the flow of commercial traffic through nearby residential developments.

Policy 1.2.8 - Such regulations shall ensure that new and replacement signs shall adhere to the community standard for aesthetics and minimize confusion that results from visual disarray, while allowing reasonable identification and promotion of businesses.

Policy 1.2.9 - Such regulations shall ensure that new development and redevelopment will provide on-site stormwater management consistent with the objectives and policies of the Drainage Sub-element.

Policy 1.2.10 - Such regulations shall ensure that new development and redevelopment will provide landscaped open space as needed to minimize conflicts between incompatible uses, to prevent overcrowding, to reduce the potential for the spread of fire, to maintain air circulation, and to promote an attractive, open community appearance.

Policy 1.2.11 - Such regulations shall ensure that new development and redevelopment will provide adequate on-site vehicular parking and safe and convenient on-site traffic circulation.

Policy 1.2.12 - The City shall promote superior design for new development and redevelopment, and the inclusion of special amenities through the use of innovative development techniques which may include planned-unit development, mixed use development, cluster development, transfer of development rights, and density and intensity bonuses.

Policy 1.2.13 – Such regulations shall allow public and quasi-public facilities, including private and public schools, churches, nursing homes, adult congregate living facilities, public service and safety facilities, day care centers, parks and recreation facilities, and similar uses, in areas designated on the Future Land Use Map for residential development, when those public and quasi-public uses will directly support nearby residents. However, such public and quasi-public facilities shall be permitted in residential areas only with appropriate limitations to prevent their over concentration and to minimize land use conflicts.

Policy 1.2.14 – New development projects shall include buffers along all project boundaries between incompatible land uses. In particular, the City shall maintain and enforce land development regulations that provide buffers between: 1) single family residential development and multi-family residential development; 2) commercial development and residential development; and industrial development and residential development. Such buffers shall be adequate to maintain interference between incompatible uses within reasonably tolerable levels, and shall include a landscaped area, a visual screen and a building setback.

Policy 1.2.15 – The City shall enact and enforce zoning and other land development regulations in such a way as to provide transitional uses between areas of widely disparate land use density or intensity.

Policy 1.2.16 – The City shall require that the water supply production facilities and C.U.P. capacity is available for new site plans and/or subdivision developments, prior to the issuance of development orders.

Policy 1.2.17 – Properties that are annexed into the City of Holly Hill 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 1.2.18 – The City shall maintain architectural standards for the new development and redevelopment of existing buildings in the CRA overlay district.

Policy 1.2.19 –Innovative land development regulations which may include planned developments, mixed use land use development techniques, form based regulations and redevelopment plans for the Community Redevelopment Area, shall be encouraged where appropriate.

Policy 1.2.20 - The City will encourage the elimination and inconsistent non-conforming uses through its Land Development 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

Policy 1.2.21 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.

Objective 1.3 - On lands designated by the Future Land Use Plan for Conservation or Open Space, no new development, nor expansion or replacement of existing development shall be permitted.

Policy 1.3.1 - The City shall review existing Federal, State, and local regulations to determine what Conservation and Open Space designated lands are not already adequately protected.

Policy 1.3.2 - Where additional protection of Conservation and Open Space areas is required, the City shall enact appropriate land development regulations and management techniques to preserve such areas, including "transfer of development rights", cluster development, purchase of development rights, etc.

Objective 1.4 - Preserve intact a minimum of ten percent (10%) of the existing Hardwood Hammock vegetation community within the City limits.

Policy 1.4.1 - Encourage developers of 10 acre and larger projects to preserve ten percent (10%) or more of the on-site Hardwood Hammock vegetative community by offering density bonuses, cluster development alternatives and other incentives.

Policy 1.4.2 - Preserve Hardwood Hammock vegetation on City-owned properties.

Objective 1.5 - Limit development as necessary to maintain the level of service standards adopted as part of the Capital Improvements Element of the City's Comprehensive Plan.

Policy 1.5.1 - The City shall ensure that public facilities and services will be available concurrent with impacts of development, or that development orders and permits are specifically conditioned on the availability of facilities and services necessary to serve the proposed development at the adopted level of service standard.

Policy 1.5.2 - The City shall continue to enforce the adopted "concurrency management program".

Objective 1.6 - Future development and redevelopment activities shall be directed away from areas depicted on the Future Land Use Map as "Conservation", where such activities are not compatible with soils, topography, potential flood hazard and other natural conditions.

Policy 1.6.1 - The City's land development regulations have been revised to restrict or prohibit development and redevelopment activities (including land clearing) in areas depicted on the Future Land Use Map as "Conservation" for reasons of extreme soil wetness or instability, high potential for flooding, high suitability for habitat of threatened or endangered species known to inhabit the area, or other any other reasons.

Objective 1.7 - Residential development densities shall be maintained at a level consistent with the limit determined by the latest Volusia County's hurricane study that can be safely accommodated within the coastal area

Policy 1.7.1 - The density and extent of residential development, as outlined by the Future Land Use Map, are within the limits determined by Volusia County's Comprehensive Emergency Management Plan that can be safely accommodated in the "Evacuation Area 'C'" for a category 4/5 hurricane. The density and extent of residential development shall not be increased without first determining that the population can be evacuated before the arrival of tropical storm force winds.

Policy 1.7.2. Limit growth of the city's population as necessary to ensure that the population residing within the area designated in Volusia County's Comprehensive Emergency Management Plan as "Evacuation Area 'C'" for a category 4/5 hurricane can be safely evacuated before the arrival of tropical storm force winds (winds >39 mph)

Objective 1.8 - The City shall ensure the availability of suitable land for utility facilities necessary to support existing and future development as outlined by the Future Land Use Element.

Policy 1.8.1 - The City shall continue to enact land use development regulations which require dedication of adequate land area in new developments for the provision and maintenance of utility facilities needed to serve such developments.

Policy 1.8.2 - The City shall continue to enact land use and development regulations which allow essential utility uses and structures as permitted uses throughout the City. Essential utility uses and structures shall be defined as publicly owned or regulated utility distribution systems for gas, water, sewer, telephone, television, radio or electricity of 230 kilovolts or less including poles, wires, mains, drains, sewers, pipes, conduits, cable towers, and antennas 70 feet or less in height, and other similar equipment and accessories which are necessary for

furnishing of service by such public utilities, but not including electric power plants, substations, water tanks, gas transfer stations, and water and sewage treatment plants, buildings, and municipal water supply wells.

Policy 1.8.3 - Upon notification by any public or private utility company of a need for a site for any utility facility intended to provide service to the residents or businesses of Holly Hill, the City shall include consideration of such facility in the Comprehensive Plan.

Objective 1.9 – The City shall promote urban infill development and redevelopment in areas where public facilities and services are available.

Policy 1.9.1 – The City shall promote and encourage infill development on previously bypassed, vacant properties and redevelopment of underutilized properties.

Objective 1.10 - The City shall protect the environmental resources of the Halifax River by regulating boating impacts.

Policy 1.10.1: Based upon data and research contained in the Volusia County Manatee Protection Plan, the City shall not allow more than 595 motorized boat slips to exist along the Halifax River shoreline, including both existing and future slips.

Policy 1.10.2: Single-family residential lots with Halifax River frontage shall be guaranteed their riparian rights to have a maximum of one motorized boat slip per lot.

Policy 1.10.3: The City shall prohibit boating service or storage operations which provide commercial “dry storage” for motorized boats along the Halifax River shoreline.

Policy 1.10.4: Continue to enforce the Volusia County Manatee Protection Plan.

Policy 1.10.5: Future Marina Development shall be consistent with the adopted Volusia County Manatee Protection Plan.

Policy 1.10.6: The City shall actively participate and comply with the monitoring and protection policies of the Volusia County Protection Plan.

GOAL 2 - THE CITY SHALL ENSURE ADEQUATE MANAGEMENT OF FUTURE DEVELOPMENT THROUGH THE CONTINUED REVIEW OF EXISTING REGULATIONS.

Objective 2.1 – 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 2.1.1 - 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 2.1.2 - 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 and recreation, cultural facilities, telephone and electric service, general public administration, and evacuation facilities.

Policy 2.1.3 - 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 2.2 – 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;
- 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 2.2.1 - Encourage development projects to include homes affordable to a diversity of income ranges.

Policy 2.2.2 - Ensure opportunities for meaningful stakeholder participation throughout all stages of planning and policy implementation.

Policy 2.2.3 - 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 2.2.4 - Maintain a sense of community through the landscaping of parks, recreation areas and medians as well as the City's CRA overlay district.

Policy 2.2.5 - Encourage a mix of land uses and expand housing choices by developing areas of infill or underutilized vacant land in the Community Redevelopment Area.

Policy 2.2.6 - Direct future growth away from environmentally sensitive areas.

Policy 2.2.7 - Expand transportation choices by ensuring an efficient network of roads, sidewalks, and bike paths that are safe for pedestrians, bicyclists and vehicular traffic.

Policy 2.2.8 - Promote shared driveway access, shared parking spaces, and coordinated site plan designs to avoid new commercial strip development.

Policy 2.2.9 - Promote environmental protection, reduced natural resource consumption and energy management into the design and construction of buildings.

Objective 2.3 - Promote compact, mixed-use, and energy efficient development arranged to encourage pedestrians, bicycle and transit use, to reduce greenhouse gases (GHGs).

Policy 2.3.1 - 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.

Policy 2.3.2 - 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 2.3.3 - Promote technology to change and adapt the heating, cooling, insulation, ventilation, and lighting systems of structures to achieve greater energy efficiency.

Policy 2.3.4 - 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 2.3.5 - Encourage integration of passive solar design, green roofs, active solar and other renewable energy sources into development projects through the Land Development Regulations.

Policy 2.3.6 - Encourage urban design strategies that maximize use of renewable, sustainable, active and passive sources of energy design in architecture.

Policy 2.3.7 - Encourage food production for local consumption to reduce VMTs, thereby reducing GHG, by encouraging farmers markets and community gardens.

Policy 2.3.8 - The potential for reducing Vehicle Miles Traveled (VMTs) and GHG emissions shall be considered in all location and investment decisions for public facilities.

Policy 2.3.9 - Promote the redevelopment of brownfield and greyfield sites to reduce VMTs to reduce pressures for greenfield development.

Policy 2.3.10 - Support technology and business practices that enable people to reduce VMTs from home to work, including increased flexibility for home office uses.

Policy 2.3.11 - 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 2.3.12 - Encourage design techniques and materials that reduce heat absorption, thereby reducing the heat island effect.

GOAL 3. 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 3.1 - 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 Holly Hill

Policy 3.1.1 - 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 Holly Hill, the city adopted the Environmental Core Overlay or “ECO” Map by resolution.

Policy 3.1.2 - 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.

Objective 3.2 - The historical sites and structures identified in the City's historical inventory shall be protected from encroachment by incompatible land use activities.

Policy 3.2.1 - Future development and redevelopment activities in the areas surrounding the historical sites and structures identified in the City's historical inventory shall be maintained as single family development to ensure a reasonable degree of compatibility with those historical sites and structures.

Policy 3.2.2 - The City shall continue to ensure that all historical sites and structures eligible for inclusion on the National Register of Historic Places will be submitted to the U.S. Department of the Interior for inclusion on the Register.

Policy 3.2.3 - Adaptive reuse of historic structures in a manner that will preserve the historic value of such structures shall be given priority over reuse and redevelopment that would reduce their historic value.

Policy 3.2.4 - The City shall continue, with voluntary assistance from historians and archeologists as may be available, to identify significant historic sites and structures.

Policy 3.2.5 - The City shall create historic preservation ordinance that protects historic landmarks by 2011

Policy 3.2.6 - The City shall review and amend its Land Development Regulations as necessary to implement the historic preservation ordinance by 2012

Policy 3.2.7 - The City shall designate a historic preservation overlay district by 2012.

Policy 3.2.8 - The City shall create a Local Landmark List by 2013 and engage the Historical Society to identify and designate historically significant sites and buildings

GOAL 4. THE COMMUNITY REDEVELOPMENT AREA (CRA) MASTER PLAN UPDATE WAS ADOPTED BY THE CITY COMMISSION ON OCTOBER 23, 2007. THE PLAN REPRESENTS THE CITIZENS' VISION FOR REDEVELOPMENT AND GROWTH. THE VISION ENCOMPASSES THE FOLLOWING THEMES. THE PLAN ADDRESSES A WIDE RANGE OF ISSUES INCLUDING INFILL DEVELOPMENT, RECREATION, LAND DEVELOPMENT REGULATIONS, 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 4.1. Development and redevelopment regulations. Acknowledging that development and redevelopment in the 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 4.1.1 - The City shall amend the Land Development Regulations to create and maintain a set of urban design standards specific to the redevelopment area that place greater emphasis on elements of building form over specific design style and use, including building bulk, placement of the building relative to the street, and specific components of the building façade.

Policy 4.1.2 - In the 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 4.1.3. New developments which build residential medium or high density infill housing, either as stand alone or incorporated into mixed use projects are encouraged

Policy 4.1.4 - The Land Development Regulations shall be amended and maintained to allow urban style signage within the commercial areas of the Community Redevelopment Area stressing wall, canopy, and projecting signs as opposed to pole and ground signage.

Policy 4.1.5 -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.

Objective 4.2. The City shall utilize Tax Increment Financing to develop infrastructure and capital projects to further the Redevelopment Plan.

Policy 4.2.1. The City shall evaluate stormwater needs in the Community Redevelopment Area and implement a program of public retention areas to support intensive redevelopment of existing sites whenever practical.

Policy 4.2.2. 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 4.2.3 - The City shall continually assess and implement a streetscape program along Ridgewood Avenue (US 1) and other major roadways in the Community Redevelopment Area. The streetscape program should include street trees, way-finding signage, and street furniture.

Policy 4.2.4 - The City shall continue to review and improve the public park facilities in the Redevelopment area and provide a full range of recreational opportunities.

Policy 4.2.5 - . The City shall utilize a portion of the Tax Increment Financing funds to provide continued maintenance of public streetscape improvements within the Community Redevelopment Area.

Policy 4.2.6. The City shall continue to work with organizations such as, the Chamber of Commerce as well as business and property owners to implement capital projects in Master Plan Update.

Objective 4.3 Promote effective energy management practices in the Community Redevelopment Area.

Policy 4.3.1 Encourage an urban design pattern in redevelopment areas, where appropriate, that will reduce vehicle miles travelled among trip destinations.

Policy 4.3.2. Continue developing new regulations to the land development regulations that will support the development of energy efficient infill and redevelopment of commercial and industrial areas.

GOAL 5. 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 5.1. The City shall implement economic development using a number of strategies including a Strategic Economic Development Plan designed to encourage investment in Holly Hill and by being proactive in business retention, expansion, and attraction.

Policy 5.1.1. - The City shall maintain a working relationship with the Holly Hill business community and update economic development assistance programs as necessary.

Policy 5.1.2. - The City shall continually work to expand the Holly Hill non-residential tax base and other revenue sources.

Policy 5.1.3. - 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 5.1.4 - 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 5.1.5 - The City shall coordinate marketing strategies to attract regional, national, and international companies to the City.

Policy 5.1.6 - The City shall identify and recruit industries involved in the “Green” sustainable energy related research, development, and manufacturing industries.

Policy 5.1.7 - The City shall continue to partner with Volusia County and the Holly Hill Chamber of Commerce to promote economic development within Holly Hill.

Policy 5.1.8 - 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 5.1.9 - The City shall see new business location and existing business expansion that are compatible with the City’s land use plans and policies.

Objective 5.2 - 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 Holly Hill.

Policy 5.2.1 - The City shall promote and create financial and other incentives for redevelopment of the community redevelopment and development areas, considering in particular opportunities for adaptive reuse and for small business on infill sites.

Policy 5.2.2 - 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 5.2.3 - The City shall continue to review and update land development regulations that encourage the redevelopment of areas of the City that have existing infrastructure and are vacant or underutilized.

Objective 5.3 - Planning for Economic Development

Policy 5.3.1 - All City departments shall program funding for the maintenance and expansion of infrastructure necessary for business attraction in all areas of the city.

Policy 5.3.2 - 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 5.3.3 - 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.

INVENTORY OF EXISTING LAND USES

Holly Hill is located on the western shore of the Halifax River in the heart of the Greater Daytona Beach area. It is bounded on the north by the City of Ormond Beach and an urbanized, unincorporated area known generally as the "Calle Grande" area; on the east by the Halifax River; on the south by the City of Daytona Beach; and on the west by the City of Daytona Beach and an urbanized, unincorporated area.

Residential lands annexed since 1990 accounted for about 26 acres. Commercial and industrial acreage increased by about 68 acres as a result of annexations. About half of the annexed commercial and industrial acreage was already developed at the time of annexation. Conversion of vacant properties to commercial or industrial uses after annexation by the City included about 5 acres.

Annexations also included the historic Riviera Hotel - about 5 acres, which was recently converted to an assisted living facility for seniors. Redevelopment and expansion of existing development accounted for most commercial and industrial development. This occurred, in part, as a result of the City's efforts to promote redevelopment in the U.S. 1/FEC Railroad corridor.

Another significant occurrence was the City's approval of a multi-family, "affordable" housing project (Charleston Place) for approximately 225 families which was constructed on the in the northwest quadrant of the City near the intersection of Nova Road (S.R. 5A) and Walker Street.

The following table (Table II-1) shows the annexations that have occurred since the 1998 EAR in total acreage.

Table I-1: Annexations since the 1998 EAR*

Year	Acreage
1998	2.948
1999	2.960
2000	2.973
2001	2.977
2002	2.987
2003	2.995
2004	2.998
2005	3.000
2006	3,,002
Total Increase in Land Area:	84.44

Source: City of Holly Hill Planning Department.

* Annexations are dated from time of ordinance adoption.

Table I-2: Vacant Land Residential Carrying Capacity

Future Land Use	Max Density	Acres	Gross Density (Dwelling Units)	Gross Population
Low Density Residential	6	41.8	251	552
Low/Med Density Residential	10	63.9	639	1,405
Med. Density Residential	20	26.5	530	1,166
High Density Residential	40	0	0	0
Mixed Use	35	6.8	238	523
Mixed Office Residential	20	0	0	0
	Total:	139	1,658	3,646

Source: City of Holly Hill Planning Department, GIS

Table 3 Generalized Existing Land Use 2008

Generalized Land Use Classification	Acres	Percent of Total
Single Family Residential	944.9	31.5%
Multi-Family Residential	227.1	7.6%
Mobile Homes	59.1	2.0%
General Commercial	222.6	7.4%
Heavy Commercial and Industrial	186.3	6.2%
Institutional/Governmental	158.8	5.3%
Recreation and Public Open Space	149.4	5.0%
Utilities	5.19	0.2%
Rights-of-Way, Streets, Ditches, Etc.	476.54	15.9%
Vacant	205.3	6.8%
Not Classified		
Open Water (Halifax River)	367	12.2%
Total	3002.19	100.00%

Source: City of Holly Hill GIS and Volusia County Property Appraiser, 2008

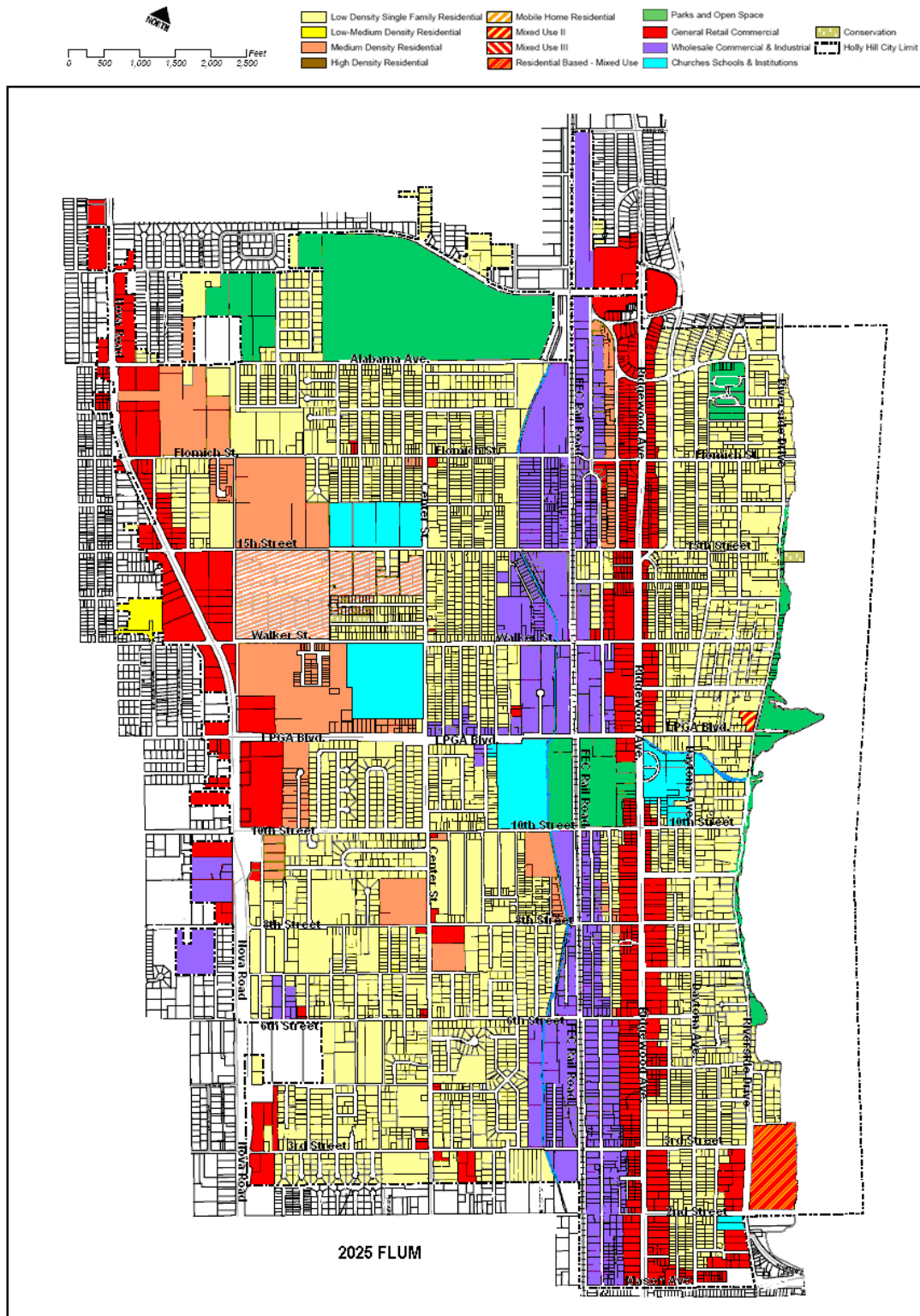
TABLE I-4
CITY OF HOLLY HILL, FLORIDA - SOIL POTENTIAL FOR COMMUNITY DEVELOPMENT

MAP KEY	SOIL TYPE	POTENTIAL
3	Arents	Not Rated
6	Astatula-Urban Land Complex	High
12	Canaveral Sand (0-5%)	Medium
14	Chobee Fine Sandy Loam	Very Low
17	Daytona Sand (0-5%)	High
26	Holopaw Sand	Low
32	Myakka Fine Sand	Low-Medium
33	Myakka Fine Sand Depressional	Very Low
35	Myakka-Urban Land Complex	Not Rated
36	Myakka Variant Fine Sand	Low
37	Orsino Fine Sand (0-5%)	Medium
68	Turnbull Variant Sand	Low
69	Tuscawilla Fine Sand	Medium
70	Tuscawilla-Urban Land Complex	Not Rated
71	Urban Land	Not Rated

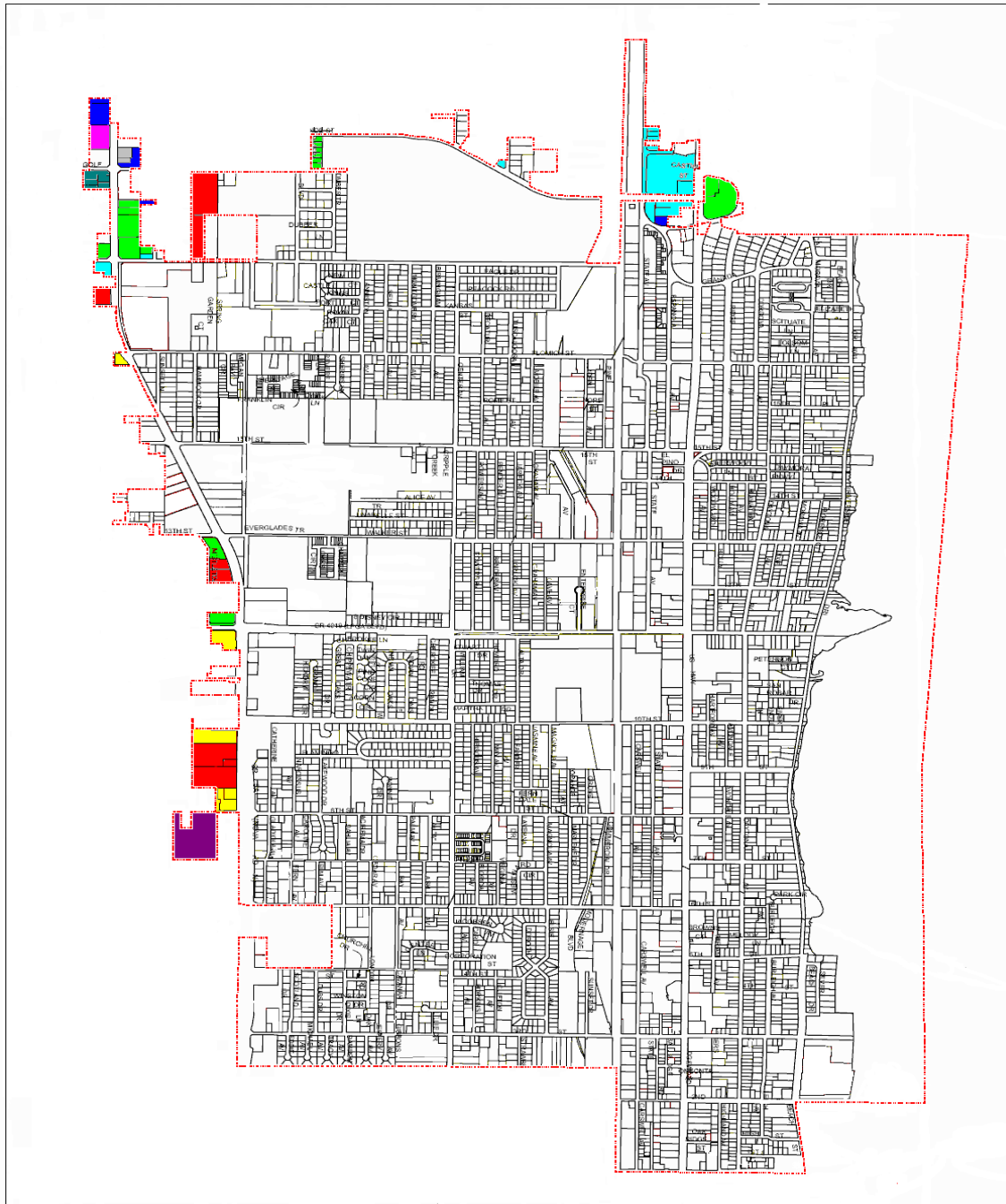
Source: Soil Survey of Volusia County, Florida, U.S. Soil Conservation Service, February 1980.

MAP 1: CITY OF HOLLY HILL FUTURE LAND USE MAP (2025 COMPREHENSIVE PLAN)

City of Holly Hill, Florida FUTURE LAND USE MAP 2025



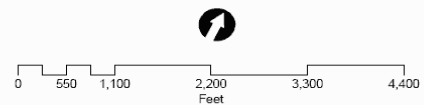
MAP 2: CITY OF HOLLY HILL ANNEXATIONS FROM 1998-2006



Annexations 1998 - 2006

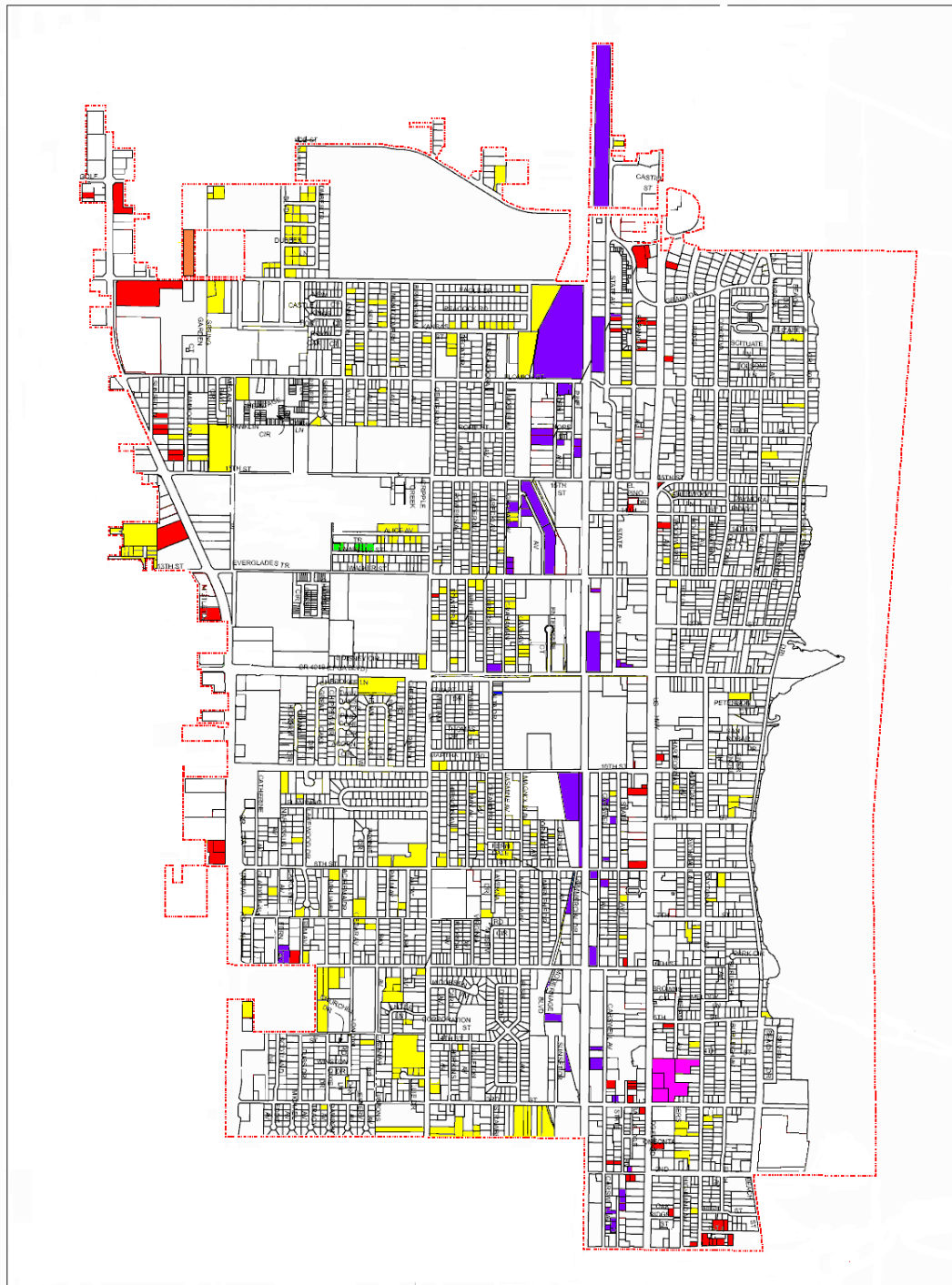
Legend

1998	2003
1999	2004
2000	2005
2001	2006
2002	



Prepared by Volusia County Metropolitan Planning Organization, based on 2006 Volusia County Property Tax Roll.

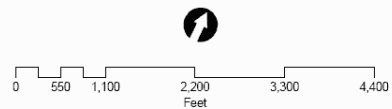
MAP 3 FUTURE LAND USE DESIGNATION OF VACANT LAND



Vacant Land Survey 2006

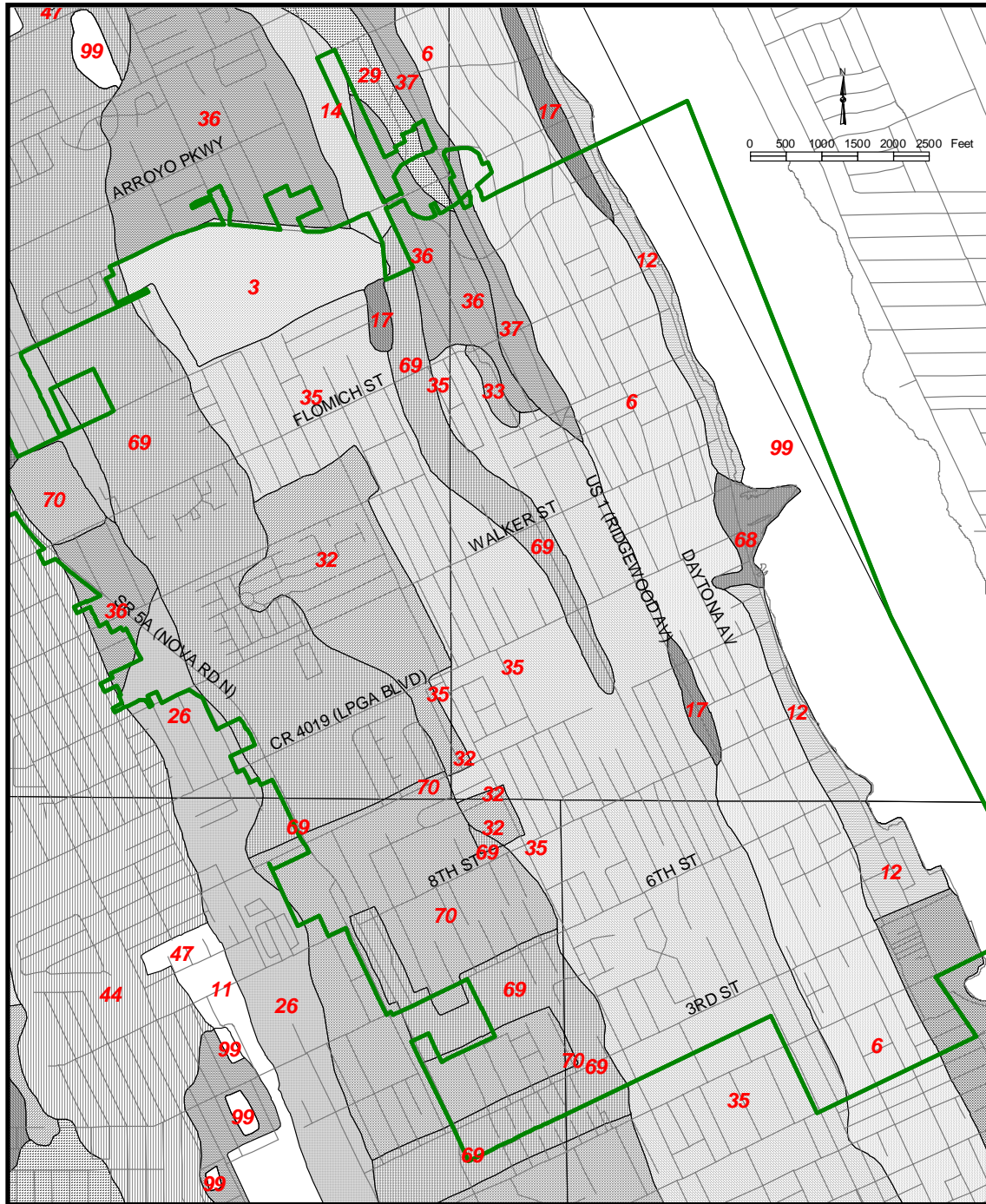
Legend

 Residential -Low Density	 Commercial
 Residential -Med. Density	 Industrial
 Residential -High Density	 Institutional
 Mixed Use Residential	 Conservation

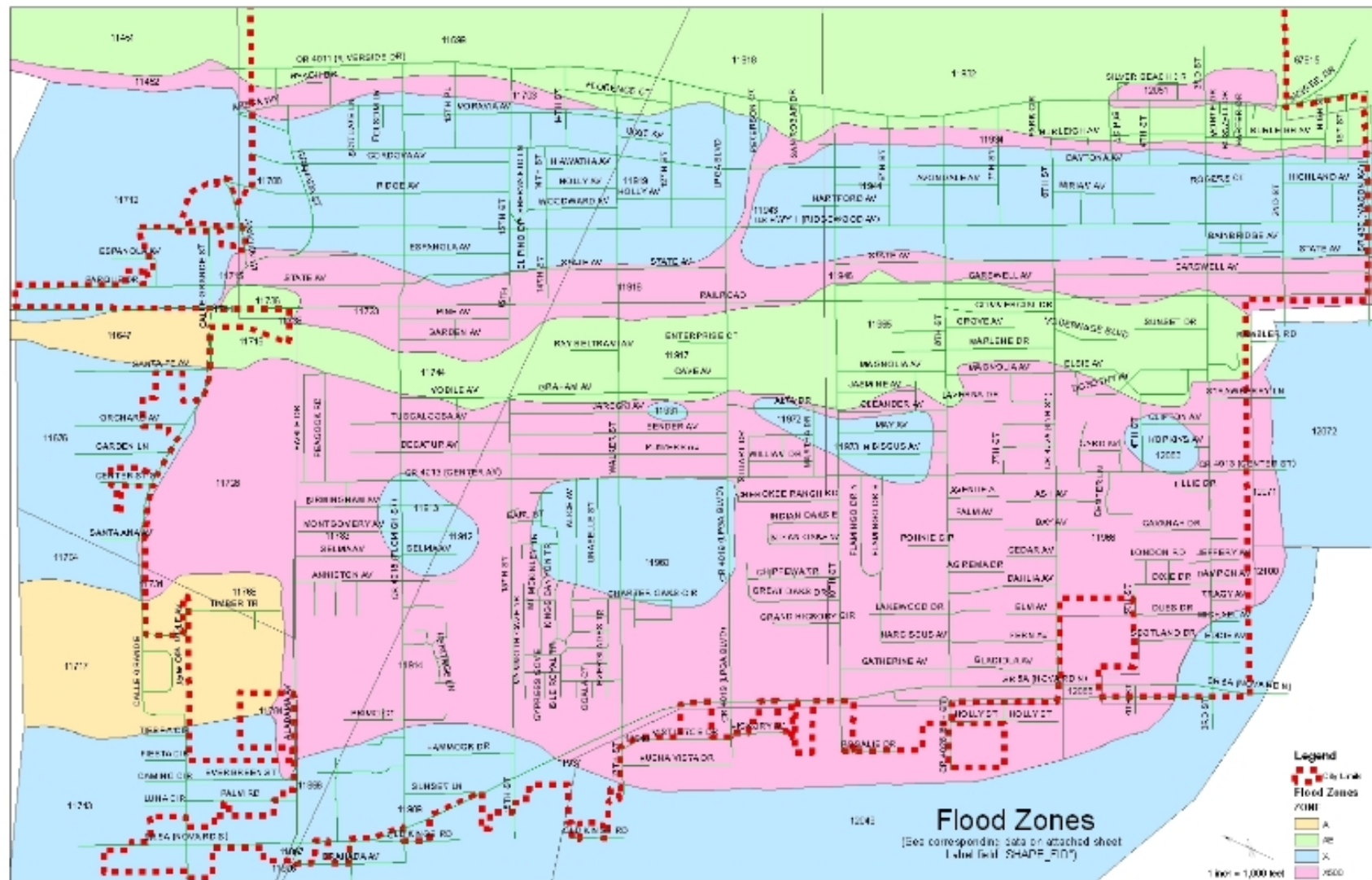


Prepared by Volusia County Metropolitan Planning Organization; based on 2006 Volusia Co.

MAP 4 CITY OF HOLLY HILL, FLORIDA - SOIL MAP



MAP 5 FLOOD ZONE HAZARD MAPS



MAP 6 HISTORICAL SITES AND STRUCTURES - CITY OF HOLLY HILL

Map Key	Description of Site and/or Structure
1	"Union Congregational Church" – constructed in 1911.
2	"First Building Built for a School" - Constructed in the 1920's.
3	"Old Wetherell Home" - Wood frame home, pre-1900s located at 132 Eleventh Street-
4	"First Shopping Center" - Constructed in mid 1930's.
5	"Site of Old Lumber Mill" - located east of Riverside Drive at tip of 14 th St., is now Big Tree Park.
6	Charles Wetherell Home - constructed prior to 1900s.
7	Twelve Oaks Greek Style Plantation Revival built in 1918,
8	McCoy House - Constructed in 1887
9	"Old Peterson Home" - Constructed prior to 1900s.
10	"First School House" – Constructed in the early 1900's
11	"Dr. Rawls Homestead and First Post Office" – built in 1878
12	Meahl Memorial Hospital – Constructed in 1935 by Bertha Meahl.
13	Holly Hill City Hall - Constructed in 1940 (WPA Project)
14	The Halifax Farmers Market – Constructed in the 1940's (WPA Project)
15	Riviera Hotel – Constructed in 1923.

NOTE: The historic sites and structures identified on Figure II-4, generally occur in a fairly compact area near the Halifax River. This is the area of the City which developed between 1870 and 1900.

MAP 7 COMMUNITY REDEVELOPMENT AREA



CHAPTER 2

TRANSPORTATION CIRCULATION ELEMENT

GOALS, OBJECTIVES AND POLICIES - TRAFFIC CIRCULATION ELEMENT

GOAL 1 - PROVIDE A TRAFFIC CIRCULATION SYSTEM WITH ADEQUATE CAPACITY TO EFFICIENTLY AND ECONOMICALLY MOVE MOTORIZED AND NON-MOTORIZED TRAFFIC NOW AND IN THE FUTURE, WHILE PROVIDING FOR MAXIMUM PUBLIC SAFETY AND MINIMUM ADVERSE IMPACTS ON SOCIAL AND NATURAL ENVIRONMENTAL SYSTEMS.

Objective 1.1 - The City shall maintain the level of service standards set forth in the Capital Improvements Element for all roads within its jurisdiction.

Policy 1.1.1 - The City shall review all proposed developments for consistency with Objective 1.1 and compliance with the adopted LOS standard. No development shall be approved if the resulting traffic impact will exceed the adopted LOS standard.

Policy 1.1.2 - The City has adopted uniform procedures and guidelines for review of proposed developments in order to insure that traffic impacts will be adequately and consistently addressed.

Policy 1.1.3 - The City has adopted procedures for maintaining adequate current information to monitor the performance of the road network and to assess the remaining, unreserved capacity.

Policy 1.1.4 - The City shall coordinate with the Volusia Metropolitan Planning Organization, Volusia County, and Ormond Beach to designate Riverside Drive as a "Constrained Facility"; and shall maintain the current operating condition. The measure of maintained operating condition shall be a peak hour increase in traffic of no more than five (5) percent or a decrease in average travel speed of 1 mph.

Policy 1.1.5 - The City shall coordinate with the Florida Department of Transportation, the Volusia Metropolitan Planning Organization, Volusia County, Daytona Beach, and Ormond Beach to establish a mutually acceptable measure of "maintain and improve" operating condition" relative to Ridgewood Avenue. For this purpose, the City shall consider a peak hour increase in traffic of five (5%) percent to be a reasonable indicator of maintained condition.

Objective 1.2 - The City shall coordinate future land planning with the traffic circulation system in order to ensure efficient utilization of the existing traffic circulation system and all future improvements.

Policy 1.2.1 - The City will amend its future land use plan only after it has been demonstrated that the changes will not result in an increase of traffic over the capacity of the traffic circulation network at the adopted level of service standards.

Policy 1.2.2 - All improvements to the City's traffic circulation system shall be designed and scheduled to support the City's future land use plan.

Policy 1.2.3 - The City will ensure that its adopted future land use plan will be reflected in the long-range transportation plans of the Volusia County Metropolitan Planning Organization.

Policy 1.2.4 – The City will review all new developments, particularly shopping centers and multi-family residential projects, to ensure that the site layouts will reflect due consideration for the needs of transit users, pedestrians and bicyclists. Where appropriate, new large-scale developments shall include handicapped accessible bus stops with passenger amenities such as boarding/deboarding pads, benches and shelters. Site layouts shall minimize the distances pedestrians must travel from public sidewalks and transit stops to building entrances. These pedestrian ways shall be clearly defined, particularly over parking and on-site vehicular circulation areas. Parking and on-site vehicular circulation areas shall be designed to provide for safe and convenient pedestrian movement. Secure bicycle parking shall be provided.

Objective 1.3 - The needs of pedestrians and bicyclists will be accommodated in all road construction and expansion projects of the City.

Policy 1.3.1 - The City shall continue to incorporate into its Land Development Regulations appropriate project design standards to insure that the needs of pedestrians and bicyclists are met.

Policy 1.3.2 - The City shall continue to incorporate into its Land Development Regulations appropriate project design standards to insure safe and convenient access for pedestrians and bicyclists throughout the City. As a minimum, sidewalks shall be required along both sides of all arterial and collector streets and along one side of local streets.

Policy 1.3.3 - The City shall continue its efforts to construct a bicycle facility along the entire length of LPGA Boulevard and Riverside Drive

Objective 1.4 - The City's road network will emphasize safety and aesthetics.

Policy 1.4.1 - The City shall continue to enforce their adopted design standards for landscaping and signage along all roads.

Policy 1.4.2 - The City shall continue the program to monitor citizen complaints regarding hazardous road conditions and accident data to identify such hazardous road conditions. Hazards shall be eliminated in a timely manner.

Policy 1.4.3 - Safety shall be the overriding concern in all matters of road design and construction and traffic management. All future City road improvements will conform to the Florida Department of Transportation's Manual Of Uniform Minimum Standards For Design, Construction And Maintenance For Streets And Highways and the Federal Highway Administration's Manual On Uniform Traffic Control Devices On Streets And Highways.

Policy 1.4.4 - The City shall continue to enforce its Land Development Regulations a requirement that adequate off-street parking and safe, convenient on-site traffic flow be provide for all land uses.

Objective 1.5 - Preserve existing and future investment in the road system.

Policy 1.5.1 - Continue and expand the City's program of scheduled maintenance and resurfacing.

Policy 1.5.2 - The City shall continue to enforce the City's Land Development Regulations road construction standards that will insure long, trouble free service with a minimum of maintenance effort.

Policy 1.5.3 - The City shall continue to enforce the City's Land Development Regulations design standards which discourage direct driveway access to collector and arterial roads.

Policy 1.5.4 - The City shall continue to enforce the City's Land Development Regulations a requirement that building setbacks along substandard width rights-of-way be measured from the theoretical right-of-way line for a standard width right-of-way.

Policy 1.5.5 - At least every five years the City shall conduct a local street conditions survey and within six months after the completion of each survey prepare a prioritized schedule of street improvements for inclusion in the Capital Improvements Element.

Policy 1.5.6 - Minor urban collector roads shall be resurfaced at least every five years and other City roads shall be resurfaced at least every ten years.

Policy 1.5.7 - The schedule of road improvements shall be provided to telephone, electric and gas utilities to enable them to coordinate planned improvements.

Objective 1.6 - The City shall ensure coordination of its land use and traffic circulation planning with the plans and programs of the Volusia County Metropolitan Planning Organization and the Florida Department of Transportation's 5-year work program.

Policy 1.6.1 - The City shall continue to participate in the MPO transportation planning process through representation on the MPO's governing body and its technical advisory committee.

Policy 1.6.2 - The City shall review every update of the FDOT's 5-year work program and file written comments and objections relating to any inconsistencies with the City's future land use and traffic circulation plans.

Policy 1.6.1 - At least annually, the City shall review the County 5-Year Road Program for compatibility with the City's transportation facility plans.

Objective 1.7 - By 2011, prepare and adopt a right-of-way protection plan which identifies properties needed to be acquired for existing and future traffic circulation purposes.

Policy 1.7.1 - Require dedication of needed rights-of-way from all development through subdivision exactions, or if necessary encourage voluntary dedication through use of incentive programs such as density bonuses.

Objective 1.8. Protect Florida's Strategic Intermodal System (SIS) by preserving future ROW corridors.

Policy 1.8.1 - The Future Traffic Circulation Map shall be derived primarily through use of MPO travel demand forecast models, where applicable, and shall reflect the MPO Adopted Cost Feasible Plan, locally designated corridors, corridors identified for Project Development Studies and any future identified corridors. The Future Traffic Circulation Map shall not be subject to the financially feasible criteria applied to the five and ten year planning horizon.

Policy 1.8.2 - The City shall utilize the long-range traffic circulation map for:

- a. Review of all proposed development orders for consistency with the map;
- b. Establishing the long range (2035) level of service standards on major existing or future roadways by determining the resultant level of service on each roadway impacted by a project travel demand as determined using the MPO, or other travel demand forecasting models;
- c. Reviewing all proposed capital projects proposed to widen existing or develop new major roadways. All capital projects shall be consistent with the Future Traffic Circulation Map; and
- d. Achieving consistency of this comprehensive plan where appropriate with: the long range transportation plans of all local governments adjacent to Holly Hill; the FDOT's Transportation Plan and approved work program; and the MPO's transportation improvement plan.

Objective 1.9. The City shall insure the availability of structure free right(s)-of-way for major and important minor roadways and for Votran transit corridors necessary or desirable to accommodate projected travel demand in 2035.

Policy 1.9.1 – By 2012 the City shall adopt a major thoroughfare provision in the LDR which:

- a. References the Future Traffic Circulation Map that will provide for adequate traffic circulation within the city;
- b. Identifies the right-of-way widths for each roadway in a manner consistent with the Future Traffic Circulation Map and in a manner consistent with the inventory of right-of-way already provided by Ormond Beach, other local governments, or the State of Florida;
- c. Establishes the Future Traffic Circulation Map as the official listing of right(s)-of-way to be reserved pursuant to Policy 1.9.2 below; and
- d. Establishes procedures and guidelines for the appropriate amendment of the map.

Policy 1.9.2 - A right-of-way protection provision shall be adopted for the purpose of protecting right(s)-of way necessary to develop the roadway network shown on the Future Traffic Circulation Map. This right-of-way protection is required so as to insure compliance with long range level of service standards established by those policies within the comprehensive plan. Such ordinance shall prohibit the development of any structures, parking areas, or drainage facilities (except as allowable on an interim basis) within the corridors indicated on the Future Traffic Circulation Map or within any other surface transportation corridors (i.e. rail corridors) identified by FDOT. Other uses, consistent with this comprehensive plan, may be considered within the protective right-of- way. Nothing in the right-of-way protection ordinance shall preclude location of temporary uses within protected right(s)-of-way. Any right-of-way protected under the right- of-way protection ordinance may be dedicated to Holly Hill during the development of a project. Any such dedication shall not be subject to time limits on right(s)-of-way reservation as required by Chapter 336 F.S. As used in this policy, “corridors” means that area of protected right-of-way for any roadway, as generally configured and as located on the Future Traffic Circulation Map. Protected right(s)-of-way shall be defined as:

- a. Required right-of-way on either side of the centerline of an existing roadway shown as having more lanes on the Future Traffic Circulation Map than the number of lanes currently existing.
- b. Required right-of-way for roadway or other transportation corridors for which no centerline has been established. The location of the roadway right(s)-of-way shall be established during the review of proposed projects in proximity to future roadway corridors located on the Future Traffic Circulation Map. These newly established alignments selected during project review shall be continuous so as to provide for a continuous travel corridor of sufficient width to accommodate an appropriate cross section as required by city policy for facility types specified on the Future Traffic Circulation Map.

Policy 1.9.3 - The City shall ensure that protected right(s)-of-way are reserved at the time of project review for issuance of a level of service compliance decision. Failure to reserve protected right(s)-of- way as a condition of level of service determination shall be considered a violation of the 2035 (long range) level of service standard for that roadway and shall, therefore, be prohibited. Such ordinance shall also contain mitigation measures designed in part to preclude the taking of private property unless fair compensation for any such taking is provided. These measures shall address properties which are located in a manner or exhibit characteristics that precludes the reasonable use of such property if the protected right-of-way is maintained free of drainage facilities, structures, or parking during the development of the property. Measures may include, but not be limited to:

1. The transfer of development right(s), which may be considered pursuant to future land use policy from the area within a protected right-of-way to an area outside of the protected right of way on the same project site.
2. The reduction of required building setbacks, required buffers, and other requirements otherwise contained in this comprehensive plan or contained in other local land development regulations, if such reduced requirements are considered on a case-by-case basis and are granted pursuant to a finding of overriding public interest by the local government.

Policy 1.9.4 - Adopt a right-of-way reservation ordinance that requires the dedication to Holly Hill as a condition of issuance of a level of service compliance finding. Upon adoption of an ordinance, or upon recording of any update to the Future Traffic Circulation Map, the reserved right(s)-of-way shall be prohibited from all development of drainage facilities, parking or structures, and dedication of the reserved right-of-way shall be required upon issuance of the development order for any property encompassing said right-of-way. Appropriate access through reserved right-of way as determined by Holly Hill, will be permitted. Any such reservation of right-of- way for a particular transportation corridor shall be effective for a

period not to exceed five years from time of initial right-of-way reservation, unless the extends this five-year period in one-year increments not to exceed an additional five-year period.

Policy 1.9.5 - Pursue advanced acquisition of easements and rights-of-way to reduce project costs and adverse impacts from road projects.

Policy 1.9.6 - Prepare engineering plans for future transportation improvements in advance of funding commitments for construction in order to clarify and secure right-of-way requirements and to develop improved cost estimates.

Policy 1.9.7 - All building setbacks shall be measured from the centerline of the existing right(s)-of-way line.

Policy 1.9.8 - The impact of new and/or widened right(s)-of-way on existing residential use or residentially zoned property shall be minimized by the use of walls or combination of berm/landscape buffers, as appropriate to the particular site. Impacts to be considered shall include noise levels, safety, aesthetics, usefulness and property values. Walls and other buffers will be constructed by developers.

Policy 1.9.9 - No existing right(s)-of-way for major roads shall be abandoned, vacated or otherwise conveyed from public ownership unless a positive recommendation has been made by the Development Review Committee to the City Commission that the right-of-way will not be needed for the future expansion of the roadway.

Objective 1.10 - Protect existing roadway capacity through access management by ensuring on-site circulation for new development shall not interrupt traffic flow on public road facilities.

Policy 1.10.1 - All land use plan amendments, zonings, plats and site plans requiring City approval and access to Federal, State, County and City roads shall comply with the following access management strategies, if determined applicable to the location:

- a. Traffic circulation and maneuvering shall be accomplished on-site;
- b. Driveway entrances and exits shall be located as far as possible from street intersections;
- c. Nonresidential lots having frontage on two or more public streets shall have access to the street(s) with the lowest functional classification;
- d. Interior throughways within parking areas shall be separated from parking aisle areas;
- e. Peripheral outparcels designed for freestanding uses shall be integral part of the total interior circulation system for a larger site;
- f. Driveways should align with opposite driveways;
- g. Joint curb cuts, cross-access easements, internal access for outparcels and other transportation system management strategies shall be employed to effectively reduce the number of curb cuts and median openings on all public road facilities;
- h. Curb cuts for driveways shall be minimized, and the location and number of cuts should relate to lot size, turnover rate, relationship to adjoining streets and the type of clientele served. Access points shall be designed to prevent hazards to vehicular or non-vehicular traffic. Turnout lanes and traffic dividers shall be provided on abutting roadways and on-site where existing or anticipated heavy flows of traffic indicate the need;
- i. Internal streets, roads, driveways and parking, loading and service areas shall be designed so as to provide safe and convenient vehicular access to all uses and facilities;
- j. Development proposals exceeding the thresholds established in the 2008 Votran Transit Design Guidelines shall include transportation demand management strategies, such as: ride sharing, van pooling, car pooling, flextime and bicycle usage, as methods to alleviate the need for automobile trips;

- k. Joint curb cuts with adjacent development parcels shall be provided where feasible;
- l. Residential and non-residential developments shall provide internal as well as external connectivity in order to support public transportation facilities for bicyclists and pedestrians;
- m. Minimum throat distances shall be established for driveway entrances based upon the floor area size of developments to ensure development related traffic does not disrupt through traffic on public roadways;
- n. New residential developments that exceed 200 average daily trips should provide emergency access independent of the primary access to the development as determined acceptable by the DRC; and
- o. Residential subdivisions shall have internal road, pedestrian, and bicycle connectivity between each other.

Objective 1.11 - Coordinate a multi-modal strategy with transportation planning and the land use element to provide alternative travel modes which are sufficient to accommodate the uses depicted on the Future Land Use Map and adopted Community Redevelopment Area Plan.

Policy 1.11.1 - The City shall continue to support basic transit citywide for development consistent with the Future Land Use Map and located on non-congested roadways throughout the City. For roadways that are currently congested or projected to be congested in 2020, the strategy shall incorporate a higher level of measures designed to reduce vehicular motor trips (VMT's).

Policy 1.11.2 - The multi-modal strategy shall be utilized when reviewing land use plan amendments, rezonings, plats, and site plans on congested or projected congested roadways.

Policy 1.11.3 - The multi-modal strategy shall initially coordinate transit with current or projected congested roadways by requiring development to construct or contribute money to fund operations or construct bus amenities in keeping with the Votran Transit Design Guidelines, as amended.

Policy 1.11.4 - Development or (re) development which occurs along congested roadways regardless of whether a land use plan amendment is required shall be required to enter into joint development agreements to develop transit facilities and services if requested by Votran.

Policy 1.11.5 - The multi-modal strategy shall be triggered where required approvals for future land use plan amendments or development of land are located on roadway corridors currently congested or projected to be congested in 2020.

Objective 1.12 ALTERNATIVE MODES OF TRANSPORTATION The City shall promote alternative modes of transportation through the construction of bike paths, pedestrian facilities and the use of transit.

Policy 1.12.1 - The City shall incorporate Votran as a reviewing entity for those developments which meet or exceed the recommended review thresholds contained in Votran's Transit Design Guidelines, as amended.

Policy 1.12.2 - The City shall continue to implement its adopted Sidewalk Master Plan as amended to add sidewalks based upon evaluation criteria that includes safety, school access, recreational access, and transit access and road classification.

Policy 1.12.3 - The City shall permit a payment in lieu of sidewalk construction for development if it is determined that the need for sidewalk is much greater in other areas of the city.

Policy 1.12.4 - The City shall implement the Bicycle and Pedestrian Safety Master Plan recommendations prepared by the MPO for all elementary schools within the City through its annual sidewalk program.

Policy 1.12.5 - The City shall educate the public as to the benefits of bicycling and walking and other non-motorized transportation options including those benefits related to improving air quality, reducing energy consumption, reducing congestion, stimulating the economy and promoting health and physical fitness.

Policy 1.12.6 - Increase the use of transportation alternatives to the automobile by providing increased opportunities for the use of transit, and encouraging carpools, vanpools, walking and bicycling, and by reducing the need for new or expanded automobile and automobile parking facilities.

Policy 1.12.7 - Encourage the use of alternative fuels for City vehicles, transit vehicles and as feasible, any other motor vehicles as a means of reducing greenhouse gas emissions and conserving energy.

GOAL 2. ALL DEVELOPMENT AND (RE) DEVELOPMENT SHALL BE REQUIRED TO MITIGATE IMPACTS OF DEVELOPMENT ON STATE, COUNTY AND CITY ROADS.

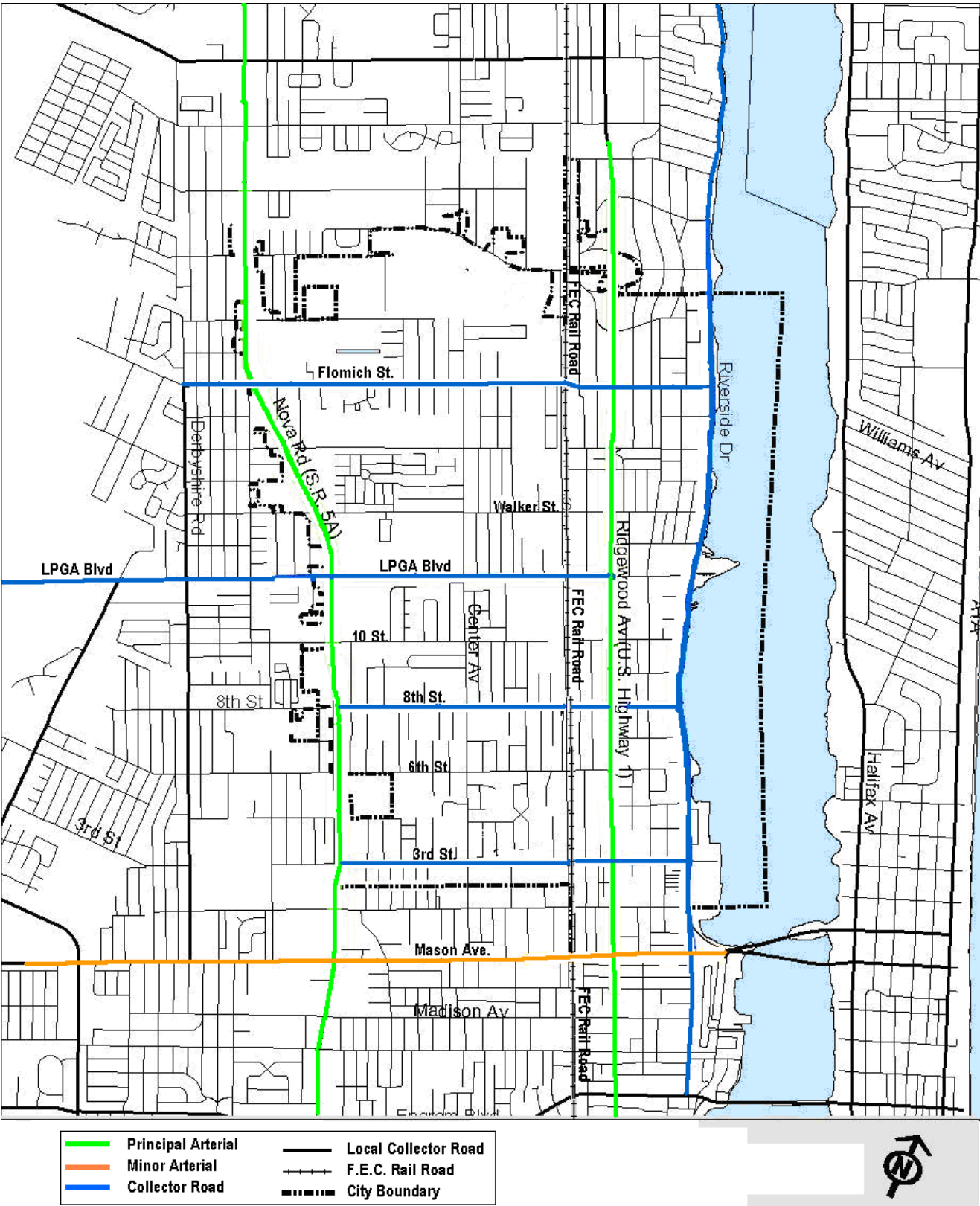
Objective 2.1 - All new developments that may be considered significant traffic generators shall provide a traffic impact assessment consistent with the requirements in the City's Land Development Regulations and if required, transportation improvements to mitigate their impacts on the City's transportation system.

Policy 2.1.1 - The City shall utilize Volusia County Metropolitan Planning Organization's (VCMPO) Transportation Impact Analysis (TIA) Guidelines Methodology as the principal means for assessing site development impacts on state, county and city roads.

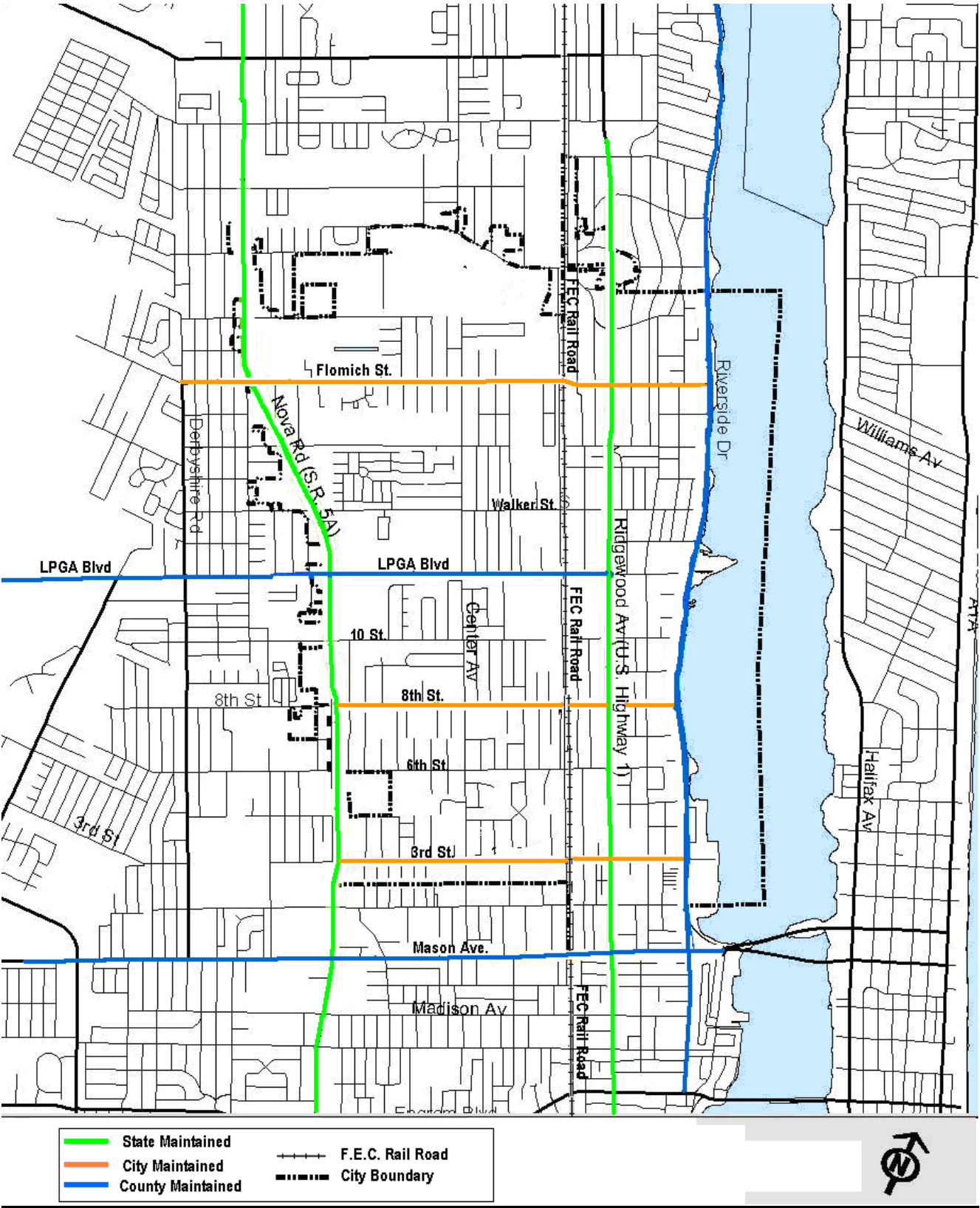
Policy 2.1.2 - New development shall construct that portion of any proposed road identified in the Long Range Traffic Circulation Map that abut or bisect their property and shall align new roads with existing and proposed facilities.

Policy 2.1.3 - Mitigation funded through monetary or Proportionate Fair Share contributions may include either singularly or in combination any of the following improvements: road improvements, transit facility improvements, transit operation contributions, bicycle trail construction, TDM strategies, or other appropriate measures which reduce vehicle miles traveled.

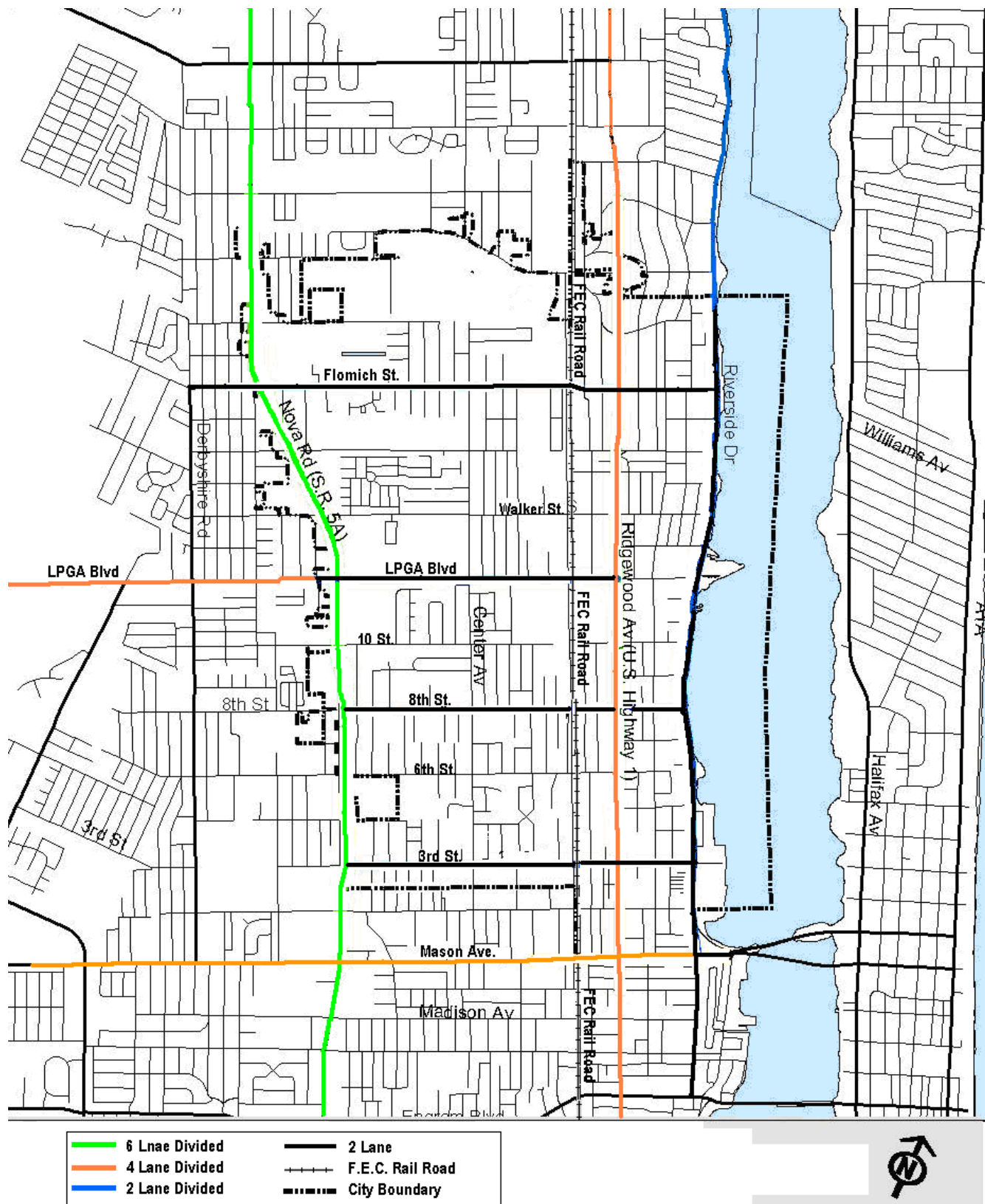
FUTURE TRANSPORTATION CIRCULATION MAP 2025
MAP 2 ROADWAY FUNCTIONAL CLASSIFICATION



FUTURE TRANSPORTATION CIRCULATION MAP 2025
MAP 2 ROADWAY MAINTENANCE

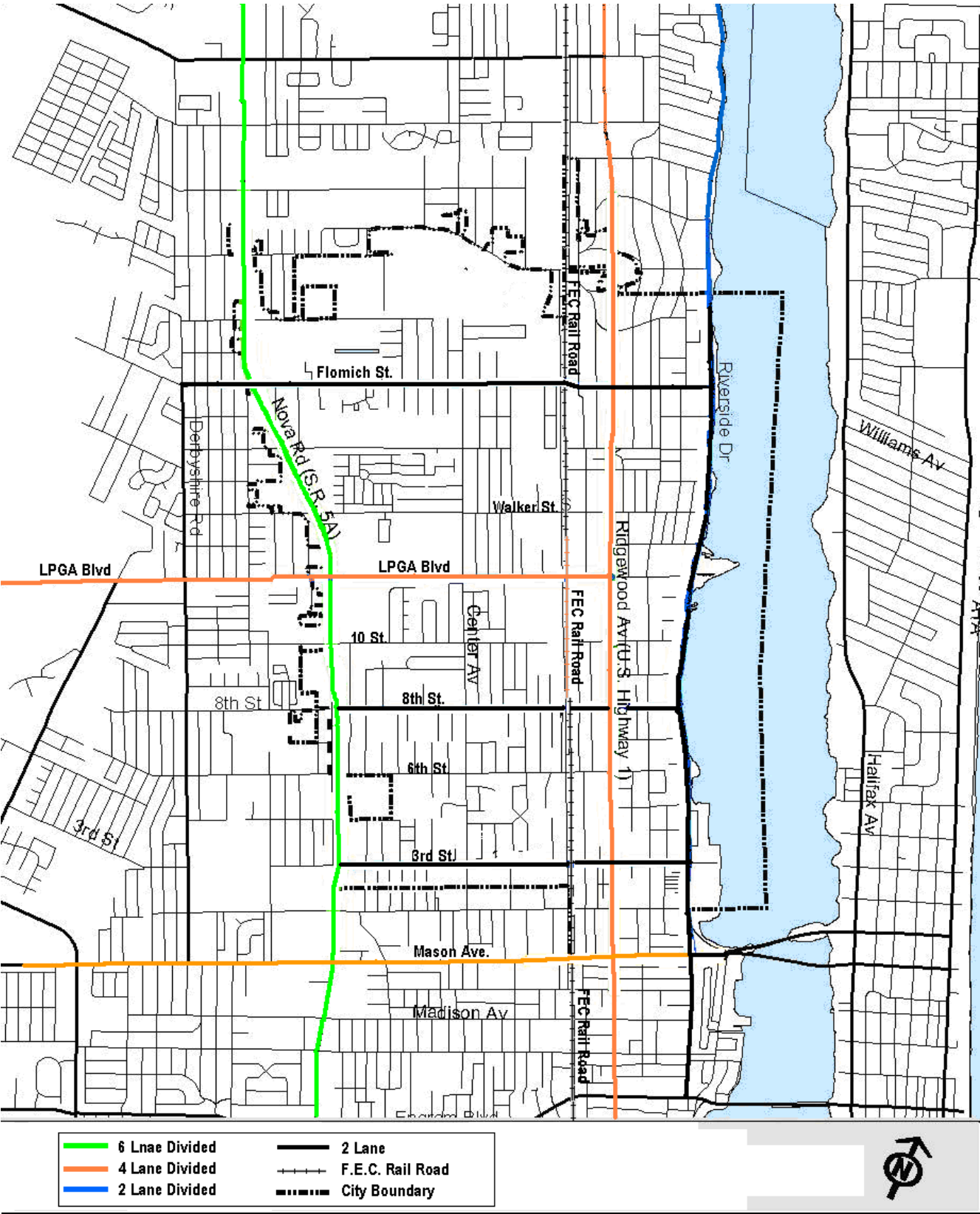


FUTURE TRANSPORTATION CIRCULATION MAP 2025 **MAP 3 ROADWAY NUMBER OF LANES 2009**



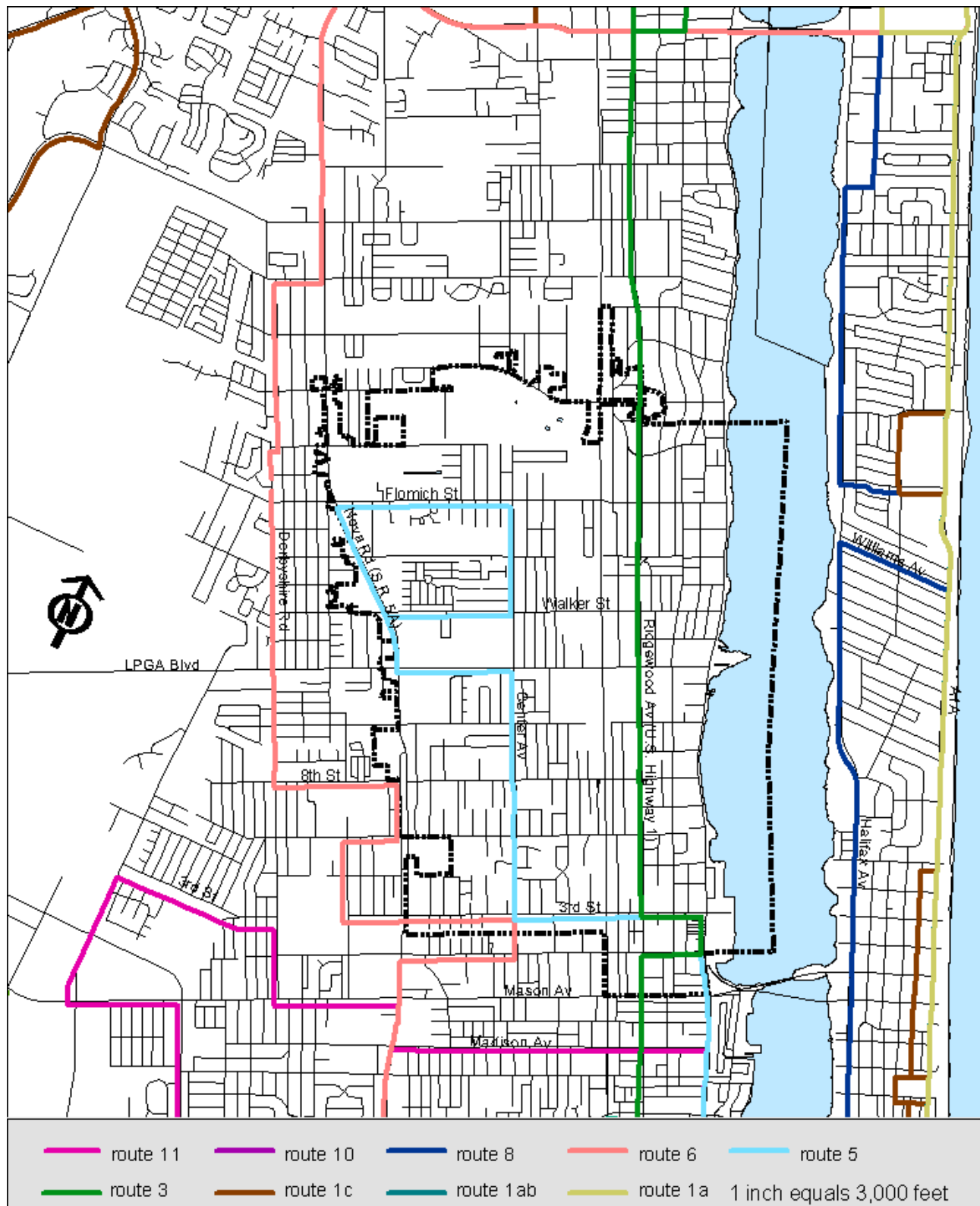
City of Holly Hill Community Development 2009

FUTURE TRANSPORTATION CIRCULATION MAP 2025
MAP 4 ROADWAY NUMBER OF LANES 2025

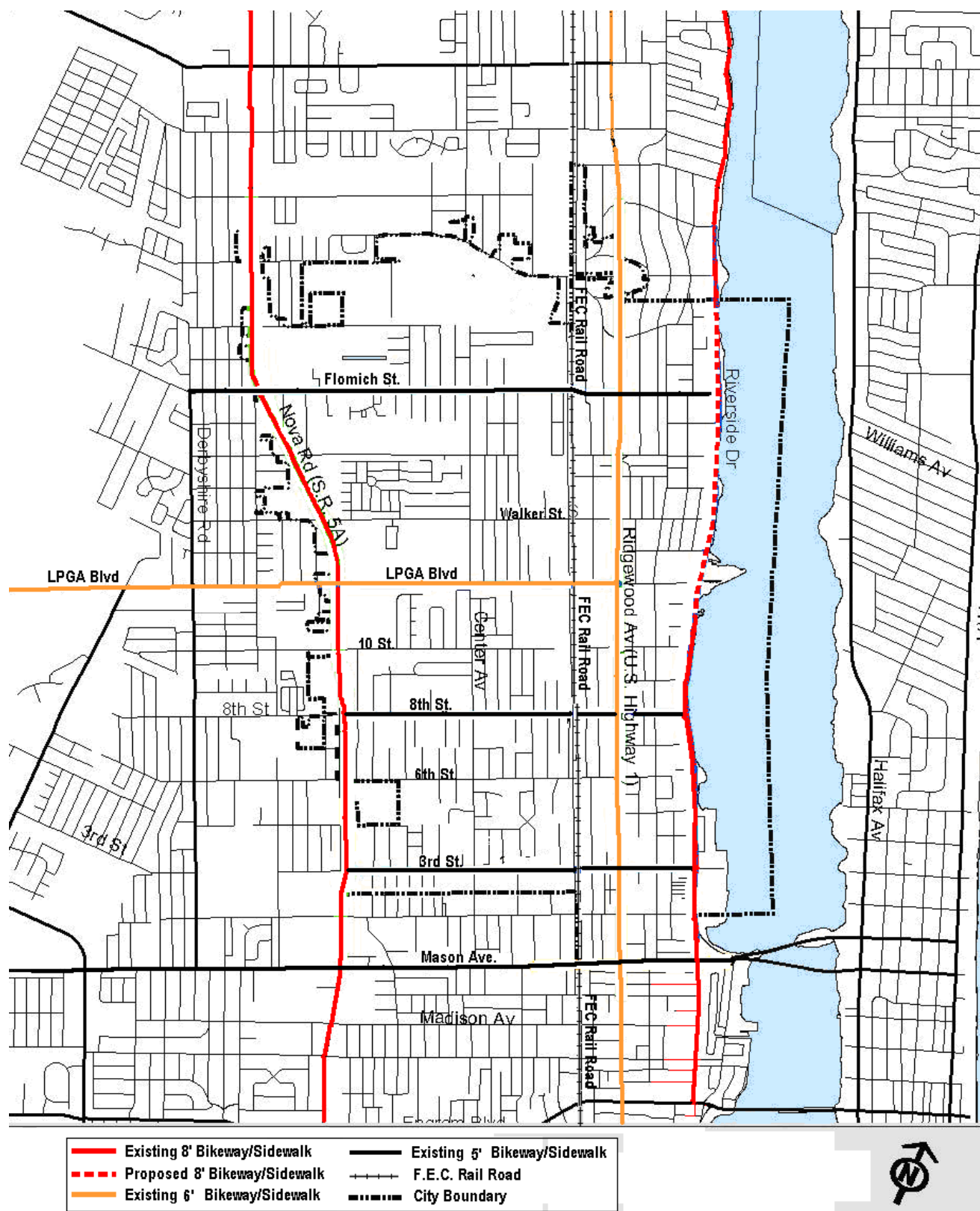


Source: City of Holly Hill Community Development 2009.

**FUTURE TRANSPORTATION CIRCULATION MAP 2025
MAP 5 PUBLIC TRANSIT ROUTES (EXISTING 2009 AND PROPOSED 2025)**

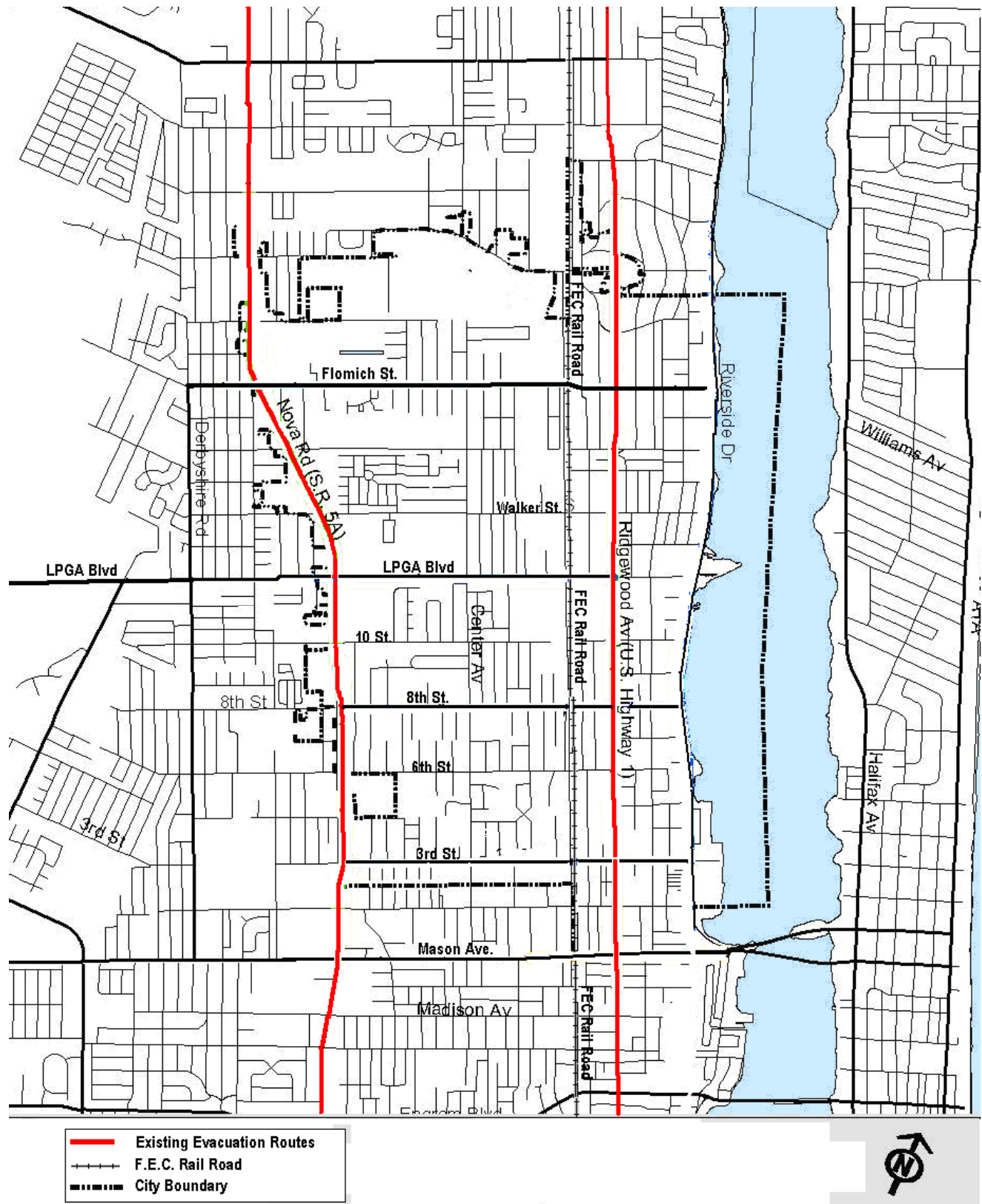


FUTURE TRANSPORTATION CIRCULATION MAP 2025 **MAP 6 BIKEWAYS AND SIDEWALKS (EXISTING 2009 AND PROPOSED 2025)**



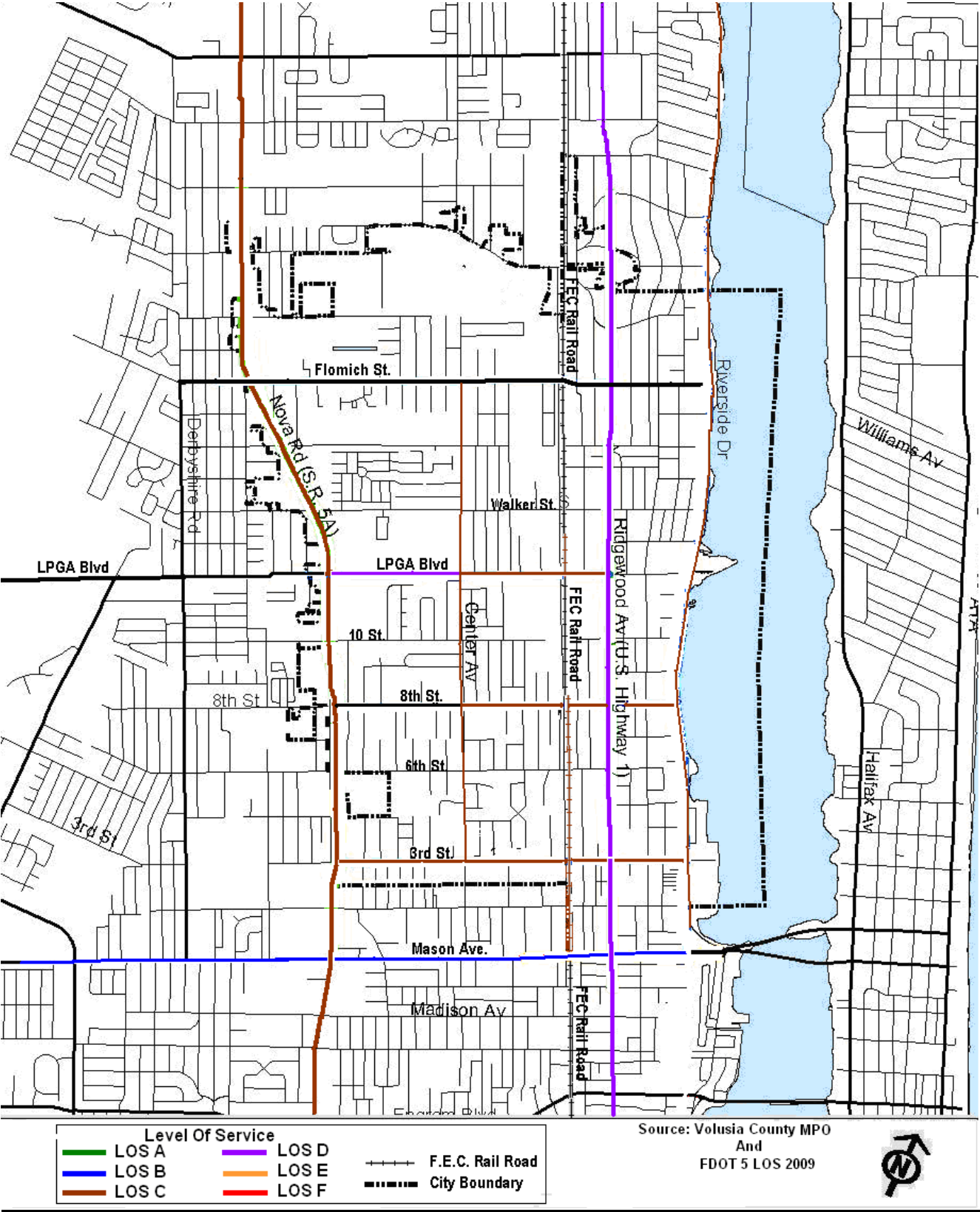
Source: Holly Hill Public Works Dept. 2009

FUTURE TRANSPORTATION CIRCULATION MAP 2025 **MAP 7 DESIGNATED EVACUATION ROUTE**



Source: Volusia county Public Safety 2009

FUTURE TRANSPORTATION CIRCULATION MAP 2025
MAP 8 ROADWAY LEVEL OF SERVICE 2009



FUTURE TRANSPORTATION CIRCULATION MAP 2025
MAP 9 ROADWAY LEVEL OF SERVICE 2025

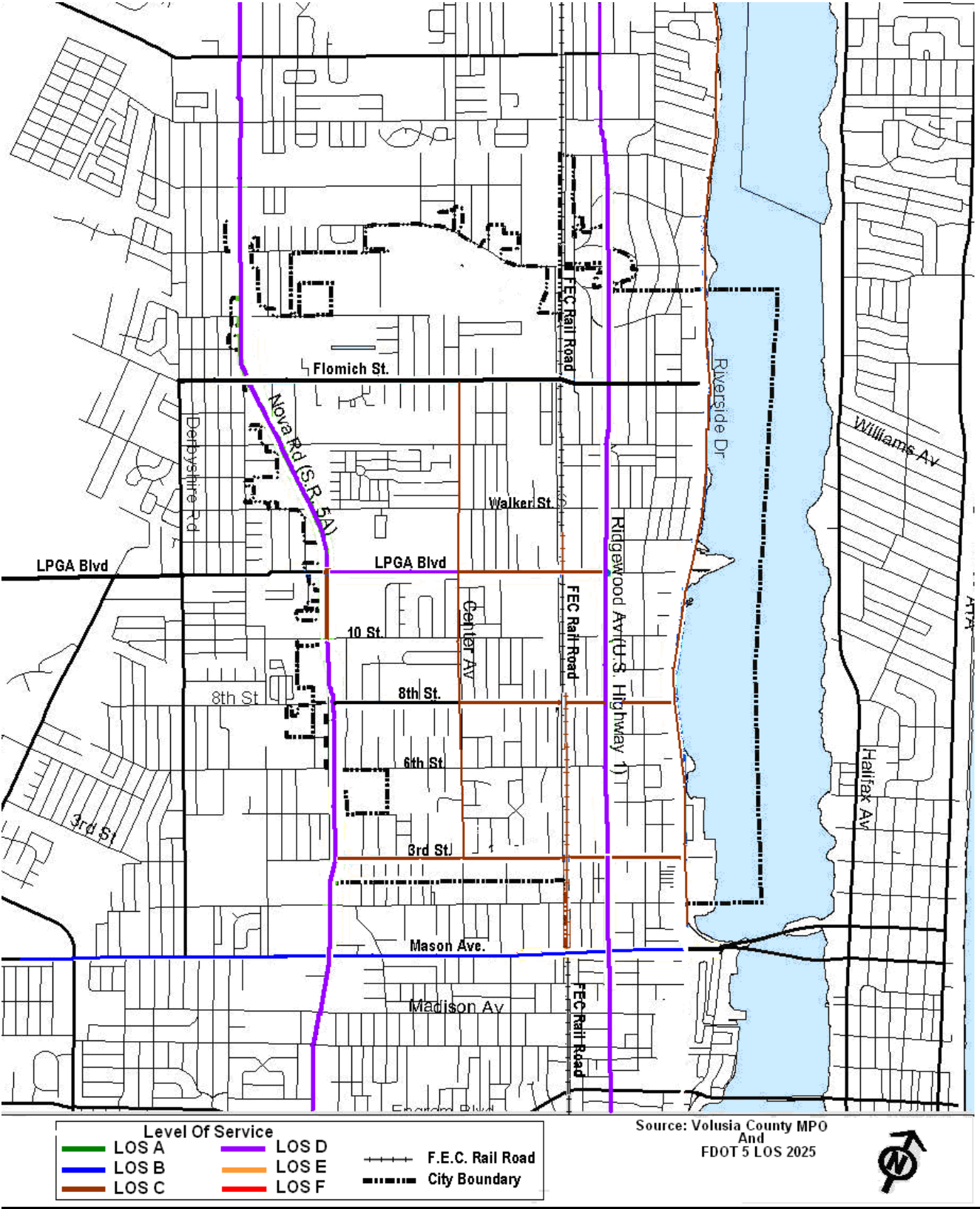


Table 1
Functional Classification and Current Level of Service: 2009
City of Holly Hill, Florida

ROAD	FROM	TO	FUNCTIONAL CLASSIFICATION	FACILITY TYPE	AADT	LOS
Ridgewood Av. (U.S. 1)	Hand Ave.	Mason Av. (S.R. 430)	Arterial	UA_S2WAC1_2W_4L_D_WL	27,000	D
Nova Rd. (S.R. 5A)	Hand Av.	LPGA Blvd.	Arterial	UA_S2WAC1_2W_2L_U_WL	30,500	C
Nova Rd. (S.R. 5A)	LPGA Blvd.	10 th St.	Arterial	UA_S2WAC1_2W_6L_D_WL	32,500	C
Nova Rd. (S.R. 5A)	10 th St.	Brentwood Av.	Arterial	UA_S2WAC1_2W_6L_D_WL	32,500	C
Nova Rd. (S.R. 5A)	Brentwood Av.	Mason Av. (S.R. 430)	Arterial	UA_S2WAC1_2W_6L_D_WL	32,500	C
Riverside Dr	Arroyo Parkway	Plaza Grande	Collector	UA_NSMCRS_2W_2L_U_WL	5,570	C
Riverside Dr.	Plaza Grande	Flomich St.	Collector	UA_NSMCRS_2W_2L_U_WL	6,240	C
Riverside Dr.	Flomich St.	Walker St	Collector	UA_NSMCRS_2W_2L_U_WL	6,240	C
Riverside Dr.	Walker St.	LPGA Blvd.	Collector	UA_NSMCRS_2W_2L_U_WL	5,980	C
Riverside Dr.	LPGA Blvd.	Mason Av.	Collector	UA_NSMCRS_2W_4L_U_WL	7,320	C
Daytona Av.	Mason Av.	Flomich St.	Not Classified	2LUC	1,788	
Center Av.	Mason Av.	Flomich St.	Collector	2LU	5,118	C
Mason Av.	Nova Rd.	Ridgewood Av. (U.S. 1)	Arterial	4LUgrD	22,156	B
Mason Av.	Ridgewood Av. (U.S. 1)	Beach St.	Arterial	4LUgrD		B
3rd St.	Riverside Dr	Nova Rd.		2LU	2,052	C
8th St.	Riverside Dr	Nova Rd.		2LU	4,542	C
LPGA Blvd.	Center Av.	Nova Rd.	Arterial	UA_S2WAC1_2W_2L_U_WL	12,410	D
LPGA Blvd.	Center Av.	Ridgewood Av. (U.S. 1)	Arterial	UA_S2WAC1_2W_2L_U_WL	9,840	C
Flomich St.	Nova Rd.	Ridgewood Av.	Collector	UA_NSMCRS_2W_2L_U_0L	n/a	n/a

Source: Volusia County Traffic Engineering Department.

CHAPTER 3

HOUSING ELEMENT

GOALS, OBJECTIVES AND POLICIES - HOUSING ELEMENT

GOAL 1 - ENSURE THE AVAILABILITY OF SAFE AND ADEQUATE HOUSING UNITS OF DIFFERENT TYPES, SIZES, AND PRICE RANGES TO MEET THE NEEDS OF ALL CURRENT AND FUTURE RESIDENTS.

Objective 1.1 - The City shall continue to facilitate the private production of a housing supply, including adequate sites for mobile homes or manufactured housing and low and moderate income housing, which will meet future community needs and offset housing deficiencies as noted in this Element

Policy 1.1.1 - The City shall maintain sufficient residentially zoned land to accommodate the projected housing development with a reasonable degree of flexibility and choice in location, density, housing type and cost.

Policy 1.1.2 - The City shall ensure that adequate public facilities and services will be provided to areas requiring such for development of needed housing units.

Policy 1.1.3 - The City shall work with the private and non-profit sectors as well as with other public entities to improve coordination among participants involved in housing production.

Policy 1.1.4 - Land use plan amendments which increase density shall occur in areas with few environmental constraints and where adequate public infrastructure and services exist.

Policy 1.1.5 - The City shall support Volusia County's housing programs that conserve or increase the supply of standard housing affordable to low and moderate income households.

Objective 1.2 – Rehabilitation of Substandard Housing: All housing in the City which is found to be substandard but economically feasible to repair should be rehabilitated to increase the availability of standard housing and ensure that all housing in the City provides safe and adequate shelter to its occupants.

Policy 1.2.1 – By 2012 create a housing rehabilitation program City-wide to be carried out as funds are made available through the use of Community Development Block Grant Funds (CDBG) or other appropriate funding sources. The City shall actively support the provision of housing services by Volusia County Community Services, Halifax Habitat for Humanity and other non-profit housing organizations in the Holly Hill area.

Policy 1.2.2 - Rehabilitation of housing units should be in conjunction with other neighborhood revitalization activities and facility improvements, as appropriate, to improve the overall quality of the housing and neighborhood environments.

Policy 1.2.3 - Neighborhood restoration efforts shall seek to maintain neighborhood identity in conjunction with strict and sensitive code enforcement and integrity.

Policy 1.2.4 - The City shall utilize State and Federal financial resources to provide financial assistance to allow persons of limited income to repair their properties.

Policy 1.2.5 - In addition to correcting code violations, rehabilitation efforts may include incipient violations as determined by the Chief Building Official. These are defined as any conditions not in violation of the housing code which can be reasonably expected to become a violation within the near future, unless corrective actions are taken. Other improvements, as determined by the Chief Building Official, may also be eligible for assistance provided they are incidental to real or incipient code violations.

Objective 1.3 - The City shall continue to review and revise the adopted land development regulations eliminating all unnecessary requirements and procedural delays which add to the cost of residential land subdivision and housing construction.

Policy 1.3.1 - The City shall continue to encourage the use of innovative land development techniques including planned-unit-development and cluster development which could reduce land development and housing construction costs while maintaining and improving the quality of housing and neighborhoods.

Policy 1.3.2 - The City shall continue to encourage the use of innovative construction techniques and materials, including modular construction, which could possibly reduce the cost of housing while maintaining and improving the quality.

Policy 1.3.3 - The City shall continue to review and revise land development regulations to streamlined review procedure which eliminates unnecessary plan costs and approval delays.

Policy 1.3.4 - The City shall re-evaluate minimum floor area requirements for housing, and if appropriate, reduce excessive requirements

Objective 1.4 – The City shall continue to enforce the adopted "fair housing" ordinance in accordance with Title VIII of the Civil Rights Act of 1968 and the Florida Fair Housing Act, Chapter 760, Florida Statutes.

Policy 1.4.1 - Every current and future resident of the City will be assured of equal housing opportunities.

Objective 1.5 The City shall continue to permit in residential areas for group homes and foster care facilities licensed or funded by the Department of Children and Family Services.

Policy 1.5.1 The City shall encourage the integration of special residential uses, licensed group homes, and foster care facilities into all residential areas, except those areas considered flood prone, where adequate supporting infrastructure and nearby medical and public facilities are available.

Policy 1.5.2 The City shall maintain provisions in the Land Development Regulations to allow smaller group homes (up to six residents) be permitted by right in all residential districts. Larger group homes shall be permitted as a Special Exception use in all single-family residential districts and by right in all multifamily districts.

Objective 1.6 The City shall establish partnerships with private and public non-profit groups, private developers , and other affordable housing providers.

Policy 1.6.1 The City shall utilize, to the maximum extent possible, non-profit community-based organizations to assist in the acquisition, rehabilitation, and construction of affordable housing.

Policy 1.6.2 The City shall support multi-jurisdictional approaches to affordable housing issues in Volusia County.

Objective 1.7 The City shall ensure, on a continual basis, that a variety of housing, including mobile homes or manufactured housing, and affordable housing is developed in the community to provide for the varied life-styles of its existing and future residents.

Policy 1.7.1 - The City shall ensure, through the Land Development Regulations, the availability of safe and adequate housing units of different types, sizes and price ranges to meet the needs of all current and future residents.

Policy 1.7.2 - The City shall pursue affordable housing techniques designed to reduce the cost burden to low and moderate income households thus making affordable housing already available in the marketplace more accessible.

Policy 1.7.3 - Mix use buildings incorporating residential and commercial development in the Community Redevelopment Area shall have priority over single use buildings when applying for financial assistance from the City through the Tax Increment Financing District.

Policy 1.7.4 - The City housing policy shall promote universal accessibility as a design option for housing of the elderly and various income level families.

Policy 1.7.5 - Through the development review process and the administration of regulatory controls, the City will consider opportunities for the private sector to develop innovative housing prototypes and creative residential land use arrangements to foster varied housing opportunities by types and cost.

Policy 1.7.6 - Mobile Homes shall be allowed in the R-9 mobile home zoning districts. This district will allow for a self-contained planned community under single ownership and featuring extensive on-site recreation facilities, landscaping and innovative design.

Objective 1.8 Encourage resource efficient green building, and sustainable development practices to enhance energy efficiency of housing in Holly Hill.

Policy 1.8.1 - Encourage installation of renewable energy systems by homeowners.

Policy 1.8.2 - Encourage the incorporation of green building practices into development projects.

Policy 1.8.3 - Provide educational materials regarding energy efficiency, sustainable design, and climate change, that encourage residents and business owners to invest in energy-efficiency improvements through community outreach efforts through the City's website.

Policy 1.8.4 - The City shall promote energy conservation techniques that incorporate Federal Energy Star Standards, as consistent with the requirements of the Florida Building Code.

Policy 1.8.4 - Encourage building orientation that maximizes energy efficiency and fosters the use of alternative energy sources where appropriate, such as solar or wind

energy systems, to reduce the demand for electricity and reduce greenhouse gas emissions.

Policy 1.8.5 - Encourage appropriate orientation of trees and shrubs on a development site to reduce cooling loads by taking advantage of evapo-transpiration and shade.

Policy 1.8.6 - Promote building design appropriate for local climate conditions.

Policy 1.8.7 - The City shall encourage the construction of energy efficient housing by exploring innovative regulations through nationally recognized green building standards, that promote energy conserving and environmentally sensitive technologies.

Objective 1.9 he City shall ensure that equal housing opportunities are realized by all residents regardless race, color, religion, ancestry, sex, familial status, national origin, handicap, or place of birth.

Policy 1.9.1 - City shall continue to enforce its Fair Housing Ordinance continually monitoring housing practices for possible housing discrimination.

Policy 1.9.2 - The City shall ensure housing opportunities for all current and future residents, with an emphasis on the needs of the financially, socially, and/or physically disadvantaged, and those displaced due to City actions.

Policy 1.9.3 - The City shall maintain a program of annual inspections of rental housing, including single-family housing, as identified through the Rental Housing Business Tax Receipt Program.

CHAPTER 4

UTILITIES ELEMENT:

SANITARY SEWER, SOLID WASTE, DRAINAGE, POTABLE WATER, AND GROUNDWATER AQUIFER PROTECTION SUB-ELEMENTS

SANITARY SEWER SUB-ELEMENT

GOALS, OBJECTIVES AND POLICIES - SANITARY SEWER SUB-ELEMENT

GOAL 1 -. THE CITY SHALL PROVIDE FOR THE COLLECTION, TREATMENT AND DISPOSAL OF ALL WASTEWATER GENERATED IN THE CITY IN THE MOST ECONOMICAL, ENVIRONMENTALLY SOUND AND COST EFFICIENT MANNER POSSIBLE AND FACILITIES WITH SUFFICIENT CAPACITY THROUGHOUT THE DEFINED SERVICE AREAS DURING THE PLANNING PERIOD AND THAT MEET OR EXCEED THE CALCULATED LEVEL OF SERVICE STANDARDS ESTABLISHED. SUCH FACILITIES SHALL MEET OR EXCEED STATE AND FEDERAL REQUIREMENTS, INCLUDING WATER QUALITY BASED EFFLUENT LIMITATIONS ESTABLISHED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION. THE CITY SHALL ALSO APPROPRIATELY REGULATE THE USE OF INDIVIDUAL ON-SITE WASTEWATER TREATMENT SYSTEM AND PACKAGE TREATMENT SYSTEMS.

Objective 1.1 - Maintain a sanitary sewer system level of service standard adopted in the Capital Improvements Element

Policy 1.1.1 - The City will continue to implement concurrency procedures for monitoring available sanitary sewer system capacity to determine if adequate capacity remains for proposed development.

Policy 1.1.2 - No development approval shall be granted by the City for any proposed development if the demand for sewer system capacity would exceed currently available capacity.

Policy 1.1.3 - The City shall issue Concurrency Certificates concurrent with issuance of a Development Order signifying that facilities and services are available for which if no building permit is applied for and received within a specified time period as provided for in the LDR that such reservation of capacity shall expire.

Objective 1.2 - The use of package sewage treatment plants, septic tanks, and other on-site wastewater treatment systems shall not be permitted except as follows:

Existing septic tanks may remain in service as long as they function in accordance with applicable standards and requirements. If any septic tank should fail to function and central sewer service is at that time reasonably available, connection to the central system shall be required.

Policy 1.2.1 - The City shall require all new developments to connect to the sewage collection system.

Policy 1.2.2 - Property owners shall be principally responsible for paying the capital costs related to connecting to the City's central sewer system when individual lot septic tank failures are sufficient in numbers to cause health and water quality concerns

Objective 1.3 The City shall continue maintenance and restoration of the sewage collection system to reduce the amount of inflow and infiltration.

Policy 1.3.1 - The City shall continue to allocate the amount of funds necessary in the Capital Improvement Plan to correct major inflow/infiltration problems.

Policy 1.3.2 - Proposed sanitary sewer system projects for replacement, correction of deficiencies, and provision of facilities for future needs shall be prioritized in accordance with the following guidelines:

- Level 1 - (highest priority) - whether the project is needed to protect public health and safety, to fulfill the City's legal commitment to provide facilities and services, or to preserve or achieve full use of existing facilities.
- Level 2 - whether the project increases efficiency of use of existing facilities, prevents or reduces future improvement costs, provides service to developed areas lacking full service or promotes in-fill development.
- Level 3 (lowest priority) - whether the project represents a logical extension of facilities and services within a designated service area.

Policy 1.3.2 - Owners, operators and managers should undertake efforts to obtain optimum operating levels and facility longevity so as to maximize the use, effectiveness and efficiency of existing facilities.

Objective 1.4 The City shall continue to operate a wastewater treatment plant reuse distribution system that provides an orderly and cost-effective method of distributing reuse irrigation water to the reuse target areas and for residential irrigation.

Policy 1.4.1 - The quality of the reuse water shall meet or exceed the standards established by the Florida Department of Environmental Protection (*FDEP*) before leaving the wastewater treatment plant or entering storage.

Policy 1.4.2 – Monitoring equipment and appropriately trained personnel shall be provided at the wastewater plant to ensure the continuous quality of the effluent.

Policy 1.4.3 –The City’s Public Works Department shall each year, as the effluent reuse system expands, publically educate its customers on the benefits of participating in the re-use system

Policy 1.4.4 – New residential developments, in the vicinity of reclaimed water transmission mains, shall install “dry lines” for reclaimed water service. Subdivisions with greater than 100 homes shall provide on-site storage and pumping for peak flow attenuation. Developers have the option of contributing to a reclaimed water construction fund if the development is not in an area scheduled to receive reclaimed water service.

Policy 1.4.5 – The City shall implement water conservation and reuse practices as well as demand reduction strategies that are conditions of the City’s current Consumptive Use Permit (CUP).

Policy 1.4.6 – The City will implement the alternative water supply projects scheduled for completion by 2013 as identified by the Water Supply Plan.

Policy 1.4.7 – The City shall update its sewer Master Plan every five years to determine capital needs to maintain the established level of service.

Objective 1.5 - The City shall ensure that sanitary sewer and effluent reuse facilities are available to meet Level-of-Service Standards.

Policy 1.5.1 - The Capital Improvements Planning process and Capital Improvements Element shall be utilized to plan, design, and construct cost feasible capital projects in order to maintain LOS standards.

Policy 1.5.2 - Projects needed to correct existing deficiencies shall be given priority in the formulation and implementation of the annual work programs of the City Department responsible for the project.

Policy 1.5.3 - No permits shall be issued for new development which would result in an increase in demand on deficient facilities prior to completion of improvements needed to bring the facility up to standard.

Policy 1.5.4 - The City will maintain a five-year schedule of capital improvement needs for sanitary sewer and effluent reuse facilities, to be updated annually in conformance with the review process for the Capital Improvement Element of this plan. All Capital Improvement projects in the annual budget shall be consistent with the Comprehensive Plan.

POTABLE WATER SUB-ELEMENT**GOALS, OBJECTIVES AND POLICIES – POTABLE WATER SUB-ELEMENT**

GOAL 1 – THE CITY SHALL SUPPLY FACILITIES WITH SUFFICIENT CAPACITY FOR RAW WATER SUPPLY, TREATMENT AND TRANSMISSION OF POTABLE WATER TO MEET CONSUMPTION DEMANDS THROUGHOUT THE DEFINED SERVICE AREAS DURING THE PLANNING PERIOD AND THAT MEET OR EXCEED THE CALCULATED LEVEL OF SERVICE STANDARDS ESTABLISHED FOR THE POTABLE WATER SYSTEM. SUCH FACILITIES SHALL MEET OR EXCEED STATE AND FEDERAL REQUIREMENTS FOR POTABLE WATER QUALITY. THE CITY SHALL ALSO APPROPRIATELY REGULATE THE USE OF INDIVIDUAL WELL AND POTABLE WATER PACKAGE TREATMENT SYSTEMS.

**Objective 1.1 - Maintain a potable water system level of service standard adopted in the Capital Improvements Element **

Policy 1.1.1 –The City shall not issue development approvals for any development if the demand generated by resulting development will exceed the capacity of existing potable water facilities.

Policy 1.1.2 –, The City shall issue Concurrency Certificates concurrent with issuance of a Development Order signifying that facilities and services are available under the City's District issued C.U.P. for which if no building permit is applied for and received within a specified time period as provided for in the LDR that such reservation of capacity shall expire

Policy 1.1.3 - The availability of adequate water supply under the City's District issued C.U.P. shall be verified by the City prior to development permits being issued

Policy 1.1.4 – The City shall maintain a combined and connected series of finished water interconnects with adjoining utilities' water systems.

Policy 1.1.5 – Water reuse or water reclamation programs shall be used to reduce groundwater and surface water withdrawals for water in new developments and the use of stormwater as a reclaimed water augmentation source, where feasible.

Policy 1.1.6 – The City shall encourage the implementation of a combined effluent reuse system with adjacent utility providers, including Ormond Beach, Daytona Beach and Volusia County.

Policy 1.1.7 – The City shall update its water Master Plan every five years to determine capital needs to maintain the established level of service.

Policy 1.1.8 - Existing development with private water supplies not having adequate flow, pressure or poor water quality for fire fighting will be required to connect to the City water system upon notice of availability. Impact fees and meter installation charges will be borne by the property owner.

Policy 1.1.9 Property owners shall be responsible for full capital costs incurred by the City providing water mains and fire hydrants to areas where developments, due to poor water quality or well failure, have inadequate flow or pressure

Objective 1.2 - The City shall ensure that potable water facilities are available to meet Level-of-Service standards.

Stormwater Drainage Sub-Element

Policy 1.2.1 - The Capital Improvements Planning process and Capital Improvements Element shall be utilized to plan, design, and construct cost feasible capital projects in order to maintain LOS standards.

Policy 1.2.2 - Projected demands through the year 2015 shall be met by undertaking those projects as identified in the Capital Improvements Element.

Policy 1.2.3 - Projects needed to correct existing deficiencies shall be given priority in the formulation and implementation of the annual work programs of the City Department responsible for the project.

Policy 1.2.4 - No permits shall be issued for new development which would result in an increase in demand on deficient facilities prior to completion of improvements needed to bring the facility up to standard.

Policy 1.2.5 - The City will maintain a five-year schedule of capital improvement needs for potable water facilities, to be updated annually in conformance with the review process for the Capital Improvement Element of this plan. All Capital Improvement projects in the annual budget shall be consistent with the Comprehensive Plan.

Policy 1.2.6 - All wellfields shall be developed and protected in accordance with the provisions for Public Water Supply Wellfield Protection in the Land Development Regulations.

Policy 1.2.7 - The City shall continue to implement and develop wellfield expansion programs in accordance with guidelines established in the Utility Master Plan.

SOLID WASTE SUB-ELEMENT**GOALS, OBJECTIVES AND POLICIES – SOLID WASTE SUB-ELEMENT**

GOAL 1 - PROVIDE FOR THE COLLECTION AND DISPOSAL OF ALL HOUSEHOLD, COMMERCIAL, INDUSTRIAL, CONSTRUCTION AND OTHER SOLID WASTES GENERATED WITHIN THE CITY IN A MANNER THAT IS COST EFFICIENT, SANITARY, ENVIRONMENTALLY SOUND, AND CONVENIENT.

Objective 1.1 – In cooperation with the Volusia County Department of Environmental Management and the Florida Department of Environmental Protection, continue procedures, policies and guidelines for monitoring and regulating the handling of hazardous wastes in the City.

Policy 1.1.1 - The City shall monitor activities in the City that are known to use hazardous materials in order to insure compliance with applicable handling and disposal rules and guidelines.

Objective 1.2 – The City shall continue ,to maintain and enforce the comprehensive solid waste reduction program which addresses in particular:

- a practical means to achieve the County's goal of reducing the amount of the solid waste disposed of at the County landfills by 30%.
- specific methods for separation of white goods, yard trash, construction/demolition debris, and tires from the solid waste stream for disposal at alternate sites or for recycling.
- a strategy for educating the public to avoid products which: are not recyclable; cannot be converted; or cannot be used as a resource or derived fuel.

Policy 1.2.1 - The City shall continue to coordinate and cooperate with Volusia County in the waste reduction/recycling program that best serves the interests of the citizens of Holly Hill.

Objective 1.3 The City shall continue to maintain and enforce the concurrency management system that will ensure needed solid waste facility capacity will be available to serve development.

Policy 1.3.1 - Maintain a level of service standard of 6.0 pounds per capita per day for the City's solid waste collection and transport service.

Policy 1.3.2 - In order to maintain consistency with Volusia County, the level of service standard for solid waste disposal capacity at the landfill shall be 8.6 pounds per capita per day.

Policy 1.3.3 - The City's concurrency management system shall provide procedures and methodologies to ensure that the measurement of available capacity at the County's landfill is accurate and consistent with the County's measurement of available capacity.

STORMWATER DRAINAGE SUB-ELEMENT

GOALS, OBJECTIVES AND POLICIES –DRAINAGE SUB-ELEMENT

GOAL 1 – THE CITY SHALL CONTINUE TO IMPLEMENT A DRAINAGE AND STORMWATER MANAGEMENT POLICY THAT INCORPORATES THE NEED FOR AN EFFECTIVE DRAINAGE AND STORMWATER MANAGEMENT SYSTEM TO PREVENT RISK TO THE HEALTH AND SAFETY OF THE RESIDENTS AND DESTRUCTION OF PROPERTY FROM STORMWATER FLOODING AND TO PREVENT DEGRADATION OF SURFACE WATER AND GROUNDWATER QUALITY.

Objective 1.1 - Adequate stormwater management facility capacity shall be provided for all future developments through the capital improvements planning process.

Policy 1.1.1 - The following level of service standards shall be maintained as the basis for determining the availability of adequate facility capacity to serve any proposed development or redevelopment:

- For any new development, the discharge hydrograph for the 25-year frequency, 24-hour duration storm shall not exceed by more than 10% in terms of peak flow and total volume, the hydrograph produced by conditions existing on the site before development or redevelopment; and
- the first one-inch of rainfall on the site for each storm event shall be retained on site; and
- the peak discharge from the developed or redeveloped site resulting from a one-hundred year frequency, 24-hour duration storm shall not exceed the peak discharge resulting from pre-existing conditions on the site;
- prior to discharge into natural or artificial surface waters, drainage from a site shall be "treated" to reduce the amount of pollutants to a level compatible with the current requirements of the SJRWMD.

Policy 1.1.2 Maintain and review the adopted procedures and guidelines to ensure that these levels of service standards shall be applied consistently and equitably. The Capital Improvements Plan shall be utilized as the principal mechanism in scheduling improvements identified in the Stormwater Master Plan while the Stormwater Utility Fee shall be chief funding source for stormwater implementation.

Policy 1.1.3 - Construction of new drainage facilities and correction or replacement of existing facilities shall be prioritized on the basis of the following guidelines:

- Level 1 - (highest priority) - whether the project is needed to protect public health and safety, to fulfill the City's legal commitment to provide facilities and services, or to preserve or achieve full use of existing facilities.
- Level 2 - whether the project increases efficiency of use of existing facilities, prevents or reduces future improvement costs, provides service to developed areas lacking full service or promotes in-fill development.
- Level 3 (lowest priority) - whether the project represents a logical extension of facilities and services within a designated service area.

Objective 1.2 Development activities shall be conducted to ensure the public safety and, at the same time, protect and enhance the surface water quality of the surface

waters, the functioning values of wetlands, and other natural design features, and the aquifers recharge.

Policy 1.2.1 - New stormwater management systems shall be built consistent with best available technologies in the field of stormwater design and treatment.

Policy 1.2.2 - The City shall continue to perform field inspections of non-residential and residential development to ensure the stormwater system designs are built and function according to approved stormwater management plans.

Policy 1.2.3 - The utilization of Best Management Practices (BMPS') shall be required during road construction, urban development, and agricultural activities to protect natural water bodies and wetlands from pollutants and siltation.

Policy 1.2.4 - Sufficient water shall be retained on-site to support natural groundwater and surface water levels throughout the year, to allow aquifer recharge and avoid over draining natural watersheds

Policy 1.2.5 - Drainage and stormwater management systems shall use natural systems to the greatest extent possible, and land development modifications shall resemble natural features to the greatest extent practicable.

Policy 1.2.6 - The following criteria shall apply when considering applications for development activities that utilize wetlands as part of the stormwater management system

- a. Stormwater outfalls from a development may be directed to the wetland only when free of debris and free of chemical pollutants and silt that will adversely impact wetlands, and only at rates that do not disturb vegetation or increase turbidity. Sheet flow and other overland drainage of runoff shall be controlled.
- b. The proposed action shall not cause stormwater runoff on the wetland to take place at a rate that would exceed the natural rate.
- c. The allowed total increased runoff, in combination with the total fill allowed, shall not cause total natural flood-storage capacity of the wetland to fall below, or fall below further, the projected volume of runoff on the whole developed wetland watershed generated by a 100-year frequency, 24-hour duration rainfall event.

Policy 1.2.7 - Owner/operators of stormwater management systems shall be effectively required to maintain their systems according to the requirements of their Development Orders and Building Permits.

Policy 1.2.8 - Open spaces shall be designed for multiple purposes and arranged to connect isolated wetlands so as to provide wildlife corridors and stormwater management conveyance.

Policy 1.2.9 - Existing natural drainage systems shall be incorporated into the development's stormwater management system consistent with the performance standards for protection of wetlands.

Policy 1.2.10 - Stormwater management systems shall be designed to ensure that post-development runoff does not exceed pre-development levels, in terms of the volume, rate, timing and pollutant load of runoff.

Stormwater Drainage Sub-Element

Policy 1.2.11 - Stormwater runoff shall be detained for a sufficient amount of time, as needed, to provide for the settling and filtration of pollutants to the maximum extent possible before discharging into a surface waterbody or recharging into the groundwater as required by State regulations.

Policy 1.2.12 - Discharge from drainage or mosquito control ditches directly to surface water bodies or open water streams shall be discouraged and minimized. Discharge into existing compatible wetlands or constructed retention basins that have been seeded and/or vegetated with wetland plant species shall be encouraged.

Policy 1.2.13 - Drainage or mosquito control ditches shall be constructed as ditches to meet requirements, with gently sloping sides not to exceed a 4:1 slope. The City will encourage the minimization of ditch construction, use of alternate methods of insect control, or restoration of areas currently drained by historical ditches.

Policy 1.2.14 - If an outfall from a dredged or excavated area is necessary to remove excess stormwater, then the outfall shall either be routed through a compatible wetland or a shallow retention basin constructed and seeded or vegetated with wetland plant species to act as a filter for runoff.

Policy 1.2.15 - Roads shall be placed to minimize the need for cut and fill, and all cut and fill banks shall be stabilized with minimum maintenance materials to prevent continuing erosion problems.

Policy 1.2.16 - Retention and detention facilities shall be constructed consistent with design and performance criteria which include: restricting public access; sloping and stabilization of banks; oil or grease contamination; use of wetlands for stormwater management and treatment shall be compatible with the ecological characteristics of such wetlands and shall not degrade the wetland by disrupting the normal range of water level fluctuations necessary for sustaining the natural hydro period of the wetland; and provisions, where appropriate, to utilize stormwater management systems for reclaimed water storage and/or augmentation.

Policy 1.2.17 - No development will be allowed that poses a threat of releasing harmful quantities of pollutants to surface waters during flooding.

Policy 1.2.18 - The LOS standards in accordance with the Capital Improvements Element, shall apply in the review of development activity

Policy 1.2.19 - Prior to construction, the City must receive and approve the applicant's proposal of the entity to be responsible for operation and maintenance of the permitted stormwater management system with the designation of the proposed entity. The City shall receive and approve a document enumerating enforceable affirmative obligations of the entity such as a homeowner's association, to properly operate and maintain the stormwater management system for its expected life. The documents may consist of a showing of compliance with the City's acceptance of portions of the system for maintenance; articles of incorporation for condominium or homeowner's association; or plat or deed restrictions apportioning maintenance responsibility.

Policy 1.2.20 - All detention system surface areas shall consist of a littoral zone that is available for biological assimilation of pollutants. The extent of littoral zone requirements will be based on the ratio of vegetated littoral zone to the surface area

Stormwater Drainage Sub-Element

of the pond at the controlled elevation. The width shall ensure adequate filtration of surface water runoff, provide for control of erosion and sedimentation, and offer wildlife habitat areas.

Policy 1.2.21 - Dry retention areas shall have at least one foot of freeboard above the 25-year designated high water table.

Objective 1.3 - The City shall continue to review and revise accordingly its land use and development regulations to provide the specific and detailed provisions necessary to protect the functions of natural drainage features.

Policy 1.3.1 - Development shall be prohibited where it is determined that such development will reduce natural flood storage capacity, increase the extent or severity of flooding, contribute to water quality degradation, or cause other adverse drainage conditions

Policy 1.3.2 – Include provisions where applicable, to utilize stormwater management systems for reclaimed water storage and/or augmentation.

Objective 1.4 The City shall continue to administer, in a cost-effective and environmentally safe manner, drainage and stormwater management facilities and services consistent with the Land Development Regulations (LDR) as supported by the stormwater utility fee, user fees and impact fees. Existing deficiencies shall be corrected and the extension or increase in the capacity of the City drainage and stormwater management system shall be coordinated to meet existing and future needs as determined by the Stormwater Master Plan, to maximize the use of existing facilities, and to discourage urban sprawl.

Policy 1.4.2 – Priority for capital improvements shall be given to the correction of existing deficiencies as determined by the adopted Stormwater Master Plan.

Policy 1.4.2 – The City shall coordinate the extension of, or increase in, the capacity of drainage and stormwater management facilities with the needs of the public by ensuring that no development is approved unless the facilities are in place or scheduled to be in place concurrent with development and consistent with the adopted level-of-service standards.

NATURAL GROUNDWATER AQUIFER RECHARGE SUB-ELEMENT

GOALS, OBJECTIVES AND POLICIES – GROUNDWATER RECHARGE SUB-ELEMENT

GOAL 1 – TO PROTECT THE FUNCTIONS OF DESIGNATED NATURAL GROUNDWATER AQUIFER RECHARGE AREAS AS PROVIDED BY THE LAND DEVELOPMENT REGULATIONS.

Objective 1.1 - Maintain the natural characteristics and function of the Floridan and surficial (shallow groundwater) aquifers, including its potentiometric surface level and quality.

Policy 1.1.1 - The City shall regulate land use and development to protect functions of the designated recharge areas. Water supply, production facilities and C.U.P. capacity shall be available for new site plan and/or subdivision developments, prior to issuance of development orders.

Policy 1.1.2 - Prime groundwater recharge areas (defined pursuant to 373.095(3) and 373.0937, F.S.) and other recharge areas which have been identified by the ECFRPC or subsequently by the City (pursuant to 9J-5.011(1)(g) and 9J-5.011(2) (c) 4, F.A.C., as necessary to maintain the quality and quantity of water in aquifers from which potable water supplies are drawn, shall be protected. Activities within recharge areas shall not reduce the volume of recharge (i.e., increase the total volume of post-development runoff), or reduce the quality of groundwater below State standards (Chapter 62, F.A.C., where applicable).

Policy 1.1.3 - No commercial or industrial mining shall be allowed in prime groundwater recharge areas identified by the SJRWMD pursuant to 373.095(3), F.S. or in the watersheds of surface waters used as potable water supplies in order to prevent potentially adverse effects on water quality.

Policy 1.1.4 – Land use planning and land development approvals shall reflect the limitations of available water supplies. The City shall continue to use its concurrency management system to limit development potential in accordance with available “raw water” production, treatment, distribution and permitted withdrawal capacity.

Objective 1.2 - The City shall coordinate with Federal, State, regional, and other local agencies to develop intergovernmental responses to groundwater.

Policy 1.2.1 - The City shall work with the East Volusia Regional Water Authority (EVRWA) and Volusia County to develop regulations on agricultural activities in recharge area.

Policy 1.2.2 - The City shall participate in the development of groundwater basin management plans through an intergovernmental coordination mechanism such as VCOG.

Policy 1.2.3 - The City will continue to review and comment in a timely manner on consumptive use permits issued by the SJRWMD.

Policy 1.2.4 - The City shall continue to collaborate with the St. Johns River Water Management District, US Geological Survey, and US Soil Conservation Service both in studying the surficial and Floridan aquifers and in determining the most appropriate actions to take in order to protect the resources.

Objective 1.3 - The City shall continue to review water conservation measures that encourage water conservation. The City shall follow all water conservation plans approved by the SJRWMD as part of the City's C.U.P.

Policy 1.3.1 - The Public Works and Utilities Department shall monitor per capita finished water consumption rates and shall develop an action plan to reduce per capita consumption if it exceeds by 25% the average gross per capita consumption of 100 gallons per day.gpd.

Policy 1.3.2 – The City shall continue to utilize a variety of potable water conservation strategies and techniques in the design of ordinances and review of development which have been incorporated into the Land Development Regulations (LDR).

Policy 1.3.3 – The City shall cooperate with the SJRWMD in the enforcement of the provisions of WMD emergency water shortage plans.

Policy 1.3.4 – Potable water supplies shall be conserved to the maximum extent practicable through the continued implementation of water conservation techniques and programs. Such techniques and programs may include, but are not limited to.

- a. Development of programs and ordinances to require installation of water conserving plumbing fixtures in new or renovated building construction which are, at a minimum, consistent with the requirements of the State Water Conservation Act (553.14, F.S.).
- b. The City shall continue to implement and expand its program to provide effluent reuse for irrigation, industrial use and other appropriate non-potable water use applications.
- c. The City shall require new developments to install “dry lines” for reclaimed water distribution. Developments with greater than 100 units shall provide on-site storage and pumping, integrated with the stormwater management system. Under certain conditions, the developer may be allowed to contribute an equivalent value of the infrastructure to a reclaimed water construction fund if the development is not in an area scheduled to receive reclaimed water service.

Policy 1.3.5 – Non-potable water use demands shall be met using water of the lowest quality supply which is both available and acceptable for the intended application. Water reuse or water reclamation programs should be used, wherever economically and environmentally feasible, to reduce groundwater or surface water withdrawals for water use applications which do not require potable water.

Policy 1.3.6 – The City shall study the feasibility of using desalinization treatment to meet water use demands. Desalinization treatment should be employed where it can be shown to be economically feasible and environmentally sound.

Policy 1.3.7 – The City shall issue no development orders or development permits without first consulting appropriate water suppliers to determine whether adequate water supplies to serve the development will be available no later than the anticipated date of issuance by the City of a Certificate of Occupancy or its functional equivalent. The City will also ensure that adequate water supplies and facilities are available and in place prior to issuing a certificate of Occupancy or its functional equivalent.

CHAPTER 5

COASTAL MANAGEMENT/CONSERVATION ELEMENT

GOALS, OBJECTIVES AND POLICIES - COASTAL MANAGEMENT/CONSERVATION ELEMENT

GOAL 1 - CONSERVE, PROTECT, AND RESTORE COASTAL NATURAL RESOURCES IN ORDER TO MAINTAIN AND ENHANCE NATIVE HABITATS, WILDLIFE DIVERSITY, AND SURFACE AND GROUNDWATER QUALITY.

Objective 1.1 - No land use or development that will degrade the quality of surface waters in and around the City of Holly Hill shall be permitted by the City.

Policy 1.1.1 - The City shall require all new development to comply with its Stormwater Management Plan and Conservation Ordinance which provides that drainage from a site shall be "treated" to reduce the amount of pollutants to a level compatible with the Florida Water Quality standards in Chapter 17-3, Florida Administrative Code, before discharge into any surface water body.

Policy 1.1.2 - The City shall require the preservation of natural upland vegetative buffers adjacent to wetland areas and surface water bodies.

Policy 1.1.3 - Existing and new marinas shall not degrade water quality in the Halifax River. The following criteria shall apply in the implementation of this policy:

- 1) When new facilities are developed, non-water-dependant structures (such as bait and tackle shops and restaurants) shall be placed on suitable uplands.
- 2) New or expanded facilities shall utilize dry storage to the fullest extent possible.
- 3) Marinas containing live-aboards shall be inspected to ensure proper operation of marine sanitation devices.
- 4) Prior to operation of any new marina fueling facility, a fuel management/spill contingency plan will be developed. The plan shall describe methods to be used in dispensing fuel and all the procedures, methods, and materials to be used in the event of a spill.
- 5) Sewer pump-out service shall be made available and accessible to all new boat slips constructed. Operation of all pump-out equipment shall be limited to trained personnel.

Objective 1.2 - The City shall continue to review and revise its land use and development regulations with consideration of the need to preserve natural vegetation.

Policy 1.2.1 - The City's land use and development regulations shall be revised to require landscaped buffers between incompatible land uses. Preservation of natural vegetation shall be preferred over replanting. Trees shall be protected from needless destruction and removal.

Objective 1.3 - Maintain the existing characteristics of the groundwater aquifer, particularly with regard to the quantity and quality of water now found there.

Policy 1.3.1 - The City shall continue to require new development to retain the "first inch" of rainfall on-site for eventual percolation into the groundwater aquifer.

Policy 1.3.2 - The City shall promote preservation and replanting of natural vegetation (xeriscaping) in all development projects in an effort to curb the use of non-native, poorly adapted vegetation which requires excessive irrigation.

Policy 1.3.3 - The City shall discourage the use of on-site sewage disposal systems, which have the potential, if over concentrated or not properly maintained, to pollute the groundwater aquifer.

Policy 1.3.4 - Non-potable water use demands shall be met using water of the lowest quality supply which is both available and acceptable for the intended application. Water reuse or water reclamation programs shall be used, wherever feasible, to reduce groundwater withdrawals for water use applications which do not require potable water.

Policy 1.3.5 – The City shall continue to deliver effluent for reuse as a component of its effluent disposal program to the maximum extent possible. This shall include ‘dry line’ requirements for new developments

Objective 1.4 – Promote a joint effort with Volusia County and the coastal municipalities, to adopt a Natural Resource Management Plan that will include a cooperative, coordinated procedure and administrative structure to ensure the long-term protection and enhancement of the natural upland and wetland habitats and associated wildlife of the coastal area.

Policy 1.4.1 - The City shall provide representation on the County's Water and Soil Conservation District as a means of promoting this objective.

Policy 1.4.2 - The City recognizes that the natural coastal resources of one jurisdiction are often affected by activities occurring in adjacent jurisdictions, and that a coordinated, area-wide effort is necessary to adequately manage such resources. For this reason, the City shall cooperate to the greatest degree possible to achieve the area-wide goal to preserve and enhance the special coastal resources of the Volusia coastal area.

Policy 1.4.3 - Cooperate and coordinate with Volusia County, other coastal cities, state and regional agencies, and other interested parties in developing consistent standards, criteria and land development regulations for the preservation and enhancement of coastal resources.

Policy 1.4.4 - All proposed development activities known to adversely impact any threatened or endangered species or species of special concern shall be required to either appropriately mitigate such adverse impact or shall not be approved.

Policy 1.4.5 - Cooperate and coordinate with Volusia County, other coastal cities, state and regional agencies, and other interested parties in developing consistent standards, criteria and programs for the management and disposal of hazardous wastes, including identification and clean-up of hazardous waste dump sites and spills.

Objective 1.5 - Cooperate with Volusia County, other coastal cities and state and regional agencies, establish a comprehensive and continuing, estuarine water quality sampling and monitoring program to provide a reliable benchmark and trend data upon which to measure changes in water quality.

Policy 1.5.1 - The City shall use the information generated by this monitoring program to evaluate the success of water quality protection efforts and to determine where corrective action is needed.

Objective 1.6 - Maintain or increase the current acreage of wetland vegetation located within the City.

Policy 1.6.1 - The City shall monitor development activity in and adjacent to wetland areas to ensure that existing local, state and federal wetland preservation requirements are strictly enforced.

Policy 1.6.2 - The City may allow removal or destruction of existing wetland vegetation only when it is necessary to promote a greater public interest and when no reasonable alternatives are available. Such lost wetland areas will be replaced by high quality created wetlands in the same vicinity at a ratio of 2 acres of created wetlands to 1 acre of lost wetlands.

Policy 1.6.3 - The City shall encourage the implementation of a combined effluent reuse system with adjacent utility providers, including Ormond Beach, Daytona Beach and Volusia County.

Policy 1.6.4 – Water reuse or water reclamation programs shall be used to reduce groundwater and surface water withdrawals for water use applications which do not require potable water. This requirement includes dry lines for reclaimed water in new developments and the use of stormwater as a reclaimed water augmentation source, where feasible.

Policy 1.6.5 – The City will promote water conservation measures for existing and new development. These measures include water efficient landscaping practices, water main replacements to reduce leakage, require that irrigation systems owned by the City be equipped with rain sensors and/or soil moisture sensing devices, continue the use of individual meters, maintain a block rate structure, encourage customer compliance with SJRWMD's lawn and irrigation rules, participate in education programs, prohibit the use of water to freeze project pipes, co-sponsor a water conservation garden, and prohibit wasteful use of water.

Objective 1.7 - The City shall continue to review and revise its land use and development regulations to include, as may be necessary, specific provisions ensuring that development and redevelopment will not adversely impact living marine resources.

Policy 1.7.1 - Stormwater runoff (both before and after development) shall be treated to remove sediments and other pollutants prior to discharge into natural surface water bodies.

Policy 1.7.2 - Provisions shall be made to balance the discharge of stormwater into the Halifax River to maintain appropriate salinity levels for the maintenance and enhancement of living marine resources.

Policy 1.7.3 - Activities within the Halifax River that will adversely impact seagrass beds and other valuable submerged aquatic vegetation shall be prohibited, unless an overriding public benefit can be shown and adequate mitigation and monitoring measures are included. The criteria applicable in the implementation of this policy shall include, but are not limited to, the following:

- 1) Grass beds and other submerged habitat deemed valuable by the Florida Department of Environmental Protection (FDEP) would be subject to protection regardless of their size.
- 2) Proposed activities in an estuarine basin whose public interest benefits could be considered to justify alterations or adverse impacts shall, at a minimum, meet one or more of the following criteria:
 - a. The activity is necessary to prevent or eliminate a public hazard; and
 - b. The activity would provide direct public benefits that would exceed those lost to the public.
- 3) Unavoidable impacts to grass beds and other valuable submerged habitat may be mitigated through any means, which will result in no net loss of grass beds or other estuarine habitat. The method utilized (transplant, creation, etc.) will be determined in conjunction with the U.S. Fish and Wildlife Service (USFWS), and FDEP. The ratio for mitigation shall be no less than 2:1.
- 4) Mitigation shall take place within the limits of an area stipulated by FDEP.
- 5) If seagrass mitigation is determined by FDEP and USFWS not to be feasible other types of wetland vegetation may be substituted if deemed appropriate by FDEP and USFWS.

Objective 1.8 - The City shall formulate and adopt a local manatee protection plan in conjunction with the County's proposed manatee Protection Plan.

Policy 1.8.1 - Development and redevelopment activities that may have an adverse impact on the West Indian manatee shall be prohibited.

Policy 1.8.2 - Marina operators shall be required to undertake the following manatee protection measures in areas manatees are known to visit:

- 1) Implement and maintain a manatee public awareness program (in conjunction with FDEP) which will include the posting of signs to advise boat users that manatees are an endangered species, which frequent the waters of the area and the provision of manatee literature at conspicuous locations;
- 2) Declare the waters in and around marinas as "idle speed" zones;
- 3) Install floating display flags at entrance channels to warn boaters when manatees are known to be in the area; and
- 4) Post telephone numbers to report injured manatees.

Objective 1.9 - Maintain air quality in the City of Holly Hill within the standards established by the Florida Department of Environmental Protection (FDEP) and the U.S. Environmental Protection Agency.

Policy 1.9.1 - Require businesses demonstrate that all necessary air quality permits have been approved, and all appropriate air pollution control devices have been installed, prior to occupancy.

Policy 1.9.2 - Whenever feasible, new development and redevelopment, including municipal road improvement projects as well as private development, shall be designed so as to encourage walking, bicycling and use of mass transit as alternatives to the use of private automobiles. In implementing this policy, the City shall review all development proposals with consideration of the need to provide, whenever appropriate, sidewalks, bicycle lanes, secure bicycle storage facilities, and bus turn-out bays and passenger shelters at bus stops.

Objective 1.10 - The City shall adopt Volusia County's regulations which protects water recharge areas and potable water wells located within the City's jurisdiction from contamination by threatening activities.

Policy 1.10.1 - Activities that are associated with any toxic and/or hazardous materials shall be prohibited within the cones of influence of potable water wells. Such cones of influence shall be determined on the basis of the best available scientific data and methods of analysis.

Objective 1.11 - **The City shall protect, enhance, and improve the ambient surface water quality of the Halifax River.**

Policy 1.11.1 - The City shall coordinate with the Florida Department of Environmental Protection, the St. Johns River Water Management District, the Ponce DeLeon Port Authority, and other local governments in the maintenance of an on-going water quality sampling and monitoring program that identifies baseline conditions and standards as parameters to measure changes in water quality.

Policy 1.11.2 - The City shall, in cooperation with local, regional and State agencies, adopt standards to identify, monitor, and manage point and non-point pollution source discharges. This shall include, at a minimum, a review and update of all non-point source discharge permits, checking for accuracy and completeness.

Policy 1.11.3 - On-site waste treatment system facilities and drainfields shall not be located within 75 feet of the 100-year floodplain; within 75 feet of an upland/wetland interface; or within 120 feet of the mean high water mark of any surface water body, whichever is greater. On-site waste treatment systems should be located as far inland from a water body or wetlands as possible.

Policy 1.11.4 - The City shall continually enforce policies that require existing homes located on lots smaller than one acre and that have septic tank systems to connect to the City central sewer system when it is within 100 feet of the lot line. The City may create assessment districts, where appropriate, to retrofit a neighborhood with sewer lines and lift stations.

Policy 1.11.5 - The City shall continue to expand its effluent reuse program consistent with the St. Johns River Water Management District permit conditions and recommendations.

Policy 1.11.6 - The operation of the stormwater control utility and the retrofitting of stormwater outfalls shall comply with the recommendations of the adopted Stormwater Master Plan.

Policy 1.11.7 - The City shall coordinate with State, regional, and local agencies in permitting the construction of new marina facilities.

Policy 1.11.8 - In order to protect surface waters from the activities of adjacent property owners, the City shall educate residents regarding deliberate deposition of lawn debris, washing paint brushes, the use of fertilizers and chemicals or the storage of hazardous chemicals and fuel supplies in close proximity to water bodies. "Close proximity" shall be defined with regard to the proposed activity and the degree to which the adjacent water body is to be protected.

Objective 1.12 - The City shall promote the use of native drought-resistant vegetation in landscaping. The maximum amount of protection possible shall be provided for existing trees and other vegetation in order to assist in the control of flooding, soil erosion, dust, heat, air, and noise pollution and to improve the appearance, environmental character, and value of the total urban area and to protect nearby properties.

Policy 1.12.1 - The City shall continue to promote and encourage xeriscape design concepts for landscaping single-family homes by providing builders, landscape designers, homeowners, and the general public with informational brochures describing xeriscape.

Policy 1.12.1 - The City shall require that at least 50% of the landscape vegetation used on a project reviewed by the Development Review Committee (DRC) be comprised of drought resistant native vegetation in harmony with site specific conditions.

Policy 1.12.1 - Vegetation on new City landscaping projects shall be comprised of at least 50% native drought resistant vegetation.

Policy 1.12.1 - All new development and expansions of existing development, except for single-family homes in an existing subdivision, shall provide for the protection of native vegetation on the site. Existing developments should utilize native plants in common areas (entranceways, pavilions) in instances where replanting or re-landscaping becomes necessary.

Policy 1.12.1 - Native vegetation shall be used to the maximum extent possible to meet landscaping and open space requirements.

Policy 1.12.1 - Exotic plant species, as listed as exempt species in the Land Development Regulations (LDR), shall be removed from development sites during the time of construction.

Objective 1.13 - Wetland areas within the City shall be preserved in accordance with the Land Development Regulations (LDR), which incorporates the need for wetlands preservation; directs incompatible uses away from wetland areas; and establishes standards for mitigation.

Policy 1.13.1 - It is the policy of the City to require proper planning to avoid or minimize damage to wetlands; to require that activities not dependent upon a wetland location be located at upland sites; to allow wetland losses only where all practicable measures have been applied; to reduce those losses that are unavoidable and in the public interest; and to provide for the protection of wetlands under the City's land development regulations to be implemented consistent with Section 163.3202, F.S.

Policy 1.13.2 - Land use planning and site design shall support development patterns which minimize the impact of development on wetland communities

Policy 1.13.3 - All development shall comply with wetland protection requirements of all Federal, State, and regional agencies.

Policy 1.13.4 - The City shall require a wetland permit for any development that proposes to alter a wetland system and the permit shall clearly show the proposed alteration and mitigation. A Wetland Management Plan shall be required for all development that may adversely affect wetland systems and the requirements shall be contained in the Land Development Regulations (LDR).

Policy 1.13.5 - The City shall maintain Land Development Regulations consistent with the minimum standards for wetland protection as approved by Volusia County. These standards address the identification of wetlands, mitigation requirements to ensure that there is no net loss of wetlands within the City limits, and a minimum 25 foot wide buffer upland and adjacent to wetlands requirements.

Policy 1.13.6 - All new development shall submit to the City a description of all watercourses, water bodies and wetlands on or adjacent to the site or into which surface waters flow. Information regarding their water quality and the current water quality classification, if any, given them by the Florida Department of Environmental Protection, Army Corps of Engineers, and the St. Johns River Water Management District shall be included.

Policy 1.13.7 - No development shall be approved unless it satisfies the provisions of the City's Land Development Regulations and the SJRWMD rules for Management and Storage of Surface Waters (MSSW), Chapter 40C-4, F.A.C.

Policy 1.13.8 - The City shall encourage the incorporation of isolated wetlands into stormwater management systems as detention facilities to avoid the filling and excavating of wetlands. Whenever isolated wetlands are used for stormwater detention, hydroperiods and stage elevations shall be designed to maintain the existing natural wetlands community, except where permitting agencies agree that the imposition of conditions which favor a different plant community is more desirable for the purpose of providing habitat, improving water quality or enhancing other wetland values. In order to maintain the long-term viability of isolated wetlands used for retention, stormwater shall be treated to meet the general water quality criteria of c.62, F.A.C., prior to its discharge in isolated wetlands.

Policy 1.13.9 - The City shall continue to investigate methods to safely utilize wetlands to further treat treated wastewater as an alternative to discharging effluent into the surface waters of the City.

Policy 1.13.10 - The applicant shall take positive steps to correct or mitigate any unnecessary degradation of water or wetland quality caused by site development as determined by St. Johns River Water Management District, the Florida Department of Environmental Protection, the Army Corps of Engineers, or the City.

Policy 1.13.11 - Roadway designs in or near wetland areas will provide for the capture and diversion of stormwater runoff from roadway surfaces in wetland areas to upland stormwater retention/detention ponds for treatment prior to discharge into receiving water bodies.

Policy 1.13.12 - On-site wastewater treatment systems shall not be allowed within 75 feet landward of the upland/wetland interface or the 100-year floodplain boundary or within 120 feet of the shoreline edge, whichever is more restrictive.

Policy 1.13.13 - No wells shall be allowed to be constructed in wetlands.

Policy 1.13.14 - The City shall prohibit construction projects utilizing any dewatering process from discharging into a designated wetlands area.

Policy 1.13.15 - Wetlands shall not be used as primary sediment traps during development. No grading, cutting or filling shall be commenced until erosion and sedimentation control devices have been installed between the disturbed area and the wetlands.

Policy 1.13.16 - The City shall prohibit direct discharge of stormwater into wetland areas.

Policy 1.13.17 - The minimum distance between the edge of each stormwater retention/detention pond and adjacent wetlands shall be 300 feet, unless the St. Johns River Water Management District accepts tests, calculations or other information furnished by the applicant through the permitting process which clearly demonstrates that deviation from the 300 feet distance would not degrade the wetlands in any way.

Policy 1.13.18 - Although the use of wetlands for storing and purifying water is encouraged, care must be taken not to overload their capacity, thereby harming the wetlands and transitional vegetation. Wetlands should not be damaged by the construction of detention ponds.

Policy 1.13.19 - Retention and detention ponds shall be used to retain and detain the increased and accelerated runoff which the development generates. Water shall be released from detention ponds into wetlands at a rate and in a manner approximating the natural flow which would have occurred before development.

Policy 1.13.20 - Proposed activities which would destroy or degrade the function of wetlands shall not be permitted except where such activities are not contrary to the public interest and where there is no practical alternative which reduces or avoids impacts to wetlands. Unavoidable losses of viable wetlands should be mitigated through the demonstrably successful restoration, creation or (where no other alternative is feasible) preservation of wetlands.

Policy 1.13.21 - The purpose of mitigation is to offset unavoidable environmental impacts. Mitigation plans should consider the function of existing natural resources and provide comparable functions after mitigation is completed. Mitigation plans should maximize the preservation of existing natural resources. The mitigation plans shall consider the following methods, in order of priority in which they should be utilized:

- a. Avoiding the impact altogether by not taking a certain action or parts of an action;
- b. Minimizing impacts by limiting the degree or magnitude of the action or its implementation;
- c. Rectifying the impact by repairing, rehabilitating, or restoring the affected environment;
- d. Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action; and
- e. Compensating for the impact by replacing or providing substitute resources or environments through creation of new wetlands, enhancement of existing wetlands or re-establishment of wetlands or significant upland areas which are no longer functioning due to significant alteration in the past.

Policy 1.13.22 - Where all or part of a wetland is destroyed or substantially altered by development, an acceptable mitigation plan shall include at least:

- a. Compensatory wetland mitigation ratios shall be consistent with the ratio established for each wetland classification. Wetland-to-wetland compensation should be like kind replacement, i.e., saltwater system for saltwater system, freshwater for freshwater where practicable;
- b. Specific design requirements based upon conditions of the site and the type of wetland to be treated or restored;
- c. Periodic monitoring to remove exotic or nuisance vegetation;

- d. Monitoring and replacement to assure a survival rate of 80% wetland vegetation for a minimum of three (3) years; and
- e. An upland habitat as an adjacent buffer on mitigated sites.

Policy 1.13.23 - An acceptable mitigation plan shall be reasonably and technically feasible. Mitigation through restoration of other degraded wetlands or preservation of significant upland areas is preferred over wetland creation.

Policy 1.13.24 - Mitigation shall take place as follows (ranked in preference): (1) on site or (2) in close proximity and within the same drainage basin or (3) an approved mitigation bank.

Policy 1.13.25 - A mitigation plan approved by a Federal, State or regional agency shall be presumed to be acceptable provided, however, if no such mitigation plan is required by the approved permit from the Federal, State, or regional agency, then the local government may at its option adopt a mitigation plan in compliance with this section.

Policy 1.13.26 - An applicant who carries out a compensatory mitigation plan shall at least grant to the City a conservation easement on the newly created or restored wetland and buffer or preserved significant upland area to protect it from future development. A legal mechanism which protects the area in perpetuity other than a conservation easement may be deemed appropriate on a case by case basis to carry out the purpose of the subsection.

Policy 1.13.27 - The City shall utilize the Uniform Mitigation Assessment Method (UMAM), pursuant to Section 62-345, F.A.C., to determine the amount of mitigation needed to offset a wetland impact.

Objective 1.14 - Promote energy conservation techniques such as the use of alternative and renewable energy sources thereby increasing energy efficiency.

Policy 1.14.1 - Encourage the production and use of energy generated from renewable resources.

Policy 1.14.2 - The built environment and urban design should maximize natural areas and assets and incorporate Florida Friendly landscaping to reduce energy and water consumption.

Policy 1.14.3 - Create, protect and manage systems of green infrastructure (i.e., urban forests, parks and open spaces, green roofs, natural drainage systems).

Policy 1.14.4 - Protect and enhance green spaces to provide natural carbon sinks in soils, vegetation, and streambeds to mitigate carbon emissions.

Policy 1.14.5 - Encourage site design techniques that restore natural “green infrastructure” (i.e., urban forests, parks and open spaces, natural drainage systems) instead of relying solely on engineered systems that require higher energy and carbon inputs.

GOAL 2 - PRESERVE AND EXPAND OPPORTUNITIES FOR THE GENERAL PUBLIC TO USE AND ENJOY THE HALIFAX RIVER AND OTHER NATURAL RESOURCE AREAS WITH SIGNIFICANT RECREATIONAL POTENTIAL.

Objective 2.1 - Maintain existing acreages and facilities, which provide for public access to coastal recreational resources.

Policy 2.1.1 - The City shall maintain and develop public access to coastal recreational resources in accordance with the Open Space and Recreation Element of the Comprehensive Plan.

Policy 2.1.2 - Existing dedicated public rights-of-way, which provide access to the river, or any other significant coastal resource shall not be vacated by the City, and shall be improved to permit convenient public access.

Objective 2.2 - Reserve not less than 5 percent of the total river frontage within the City for water-dependent uses; not less than 40 percent for water-enhanced uses; and no more than 5 percent for uses that do not benefit from a waterfront location.

Policy 2.2.1 - The City shall review its zoning regulations and revise them as necessary to ensure that Objective 2.2 will be met.

Policy 2.2.2 - The City shall review its zoning regulations and revise them as may be necessary to prohibit uses on waterfront properties that will have a significant adverse impact on coastal resources.

Policy 2.2.3 - The City shall discourage the use of waterfront properties by uses that are not dependent on or enhanced by a waterfront location.

Policy 2.2.4 - New marinas shall be permitted only in accordance with the East Central Florida Regional Planning Council's (ECFRPC) Marina Siting Criteria.

GOAL 3 - REDUCE THE EXPOSURE OF LIFE AND PROPERTY TO THE HAZARDS OF EROSION, AND FLOODING.

Objective 3.1: The City shall maintain, review and update the post-disaster redevelopment plan.

Policy 3.1.1 - Uses and structures permitted in the coastal high-hazard area should include only those able to withstand a Category 3-5 storm without serious damage.

Policy 3.1.2 - The City shall not expend public funds for infrastructure improvements that will subsidize or otherwise encourage new development or redevelopment in the coastal high-hazard area, except as may be necessary to preserve human life or health, or enhance public access to coastal recreation.

Objective 3.2: Provide for the conservation and protection of wildlife, fisheries and their habitats:

Policy 3.2.1: Based upon data and research contained in the Volusia County Manatee Protection Plan, the City shall not allow more than 595 motorized boat slips to exist along the Halifax River shoreline, including both existing and future slips.

Policy 3.2.2: Single-family residential lots with Halifax River frontage shall be guaranteed their riparian rights to have a maximum of one motorized boat slip per lot.

Policy 3.2.3: The City shall prohibit boating service or storage operations which provide commercial "dry storage" for motorized boats along the Halifax River shoreline.

Objective 3.3: Provide for the conservation and protection of wildlife, fisheries and their habitats:

Policy 3.3.1: Based upon data and research contained in the Volusia County Manatee Protection Plan, the City shall not allow more than 595 motorized boat slips to exist along the Halifax River shoreline, including both existing and future slips.

Policy 3.3.2: Single-family residential lots with Halifax River frontage shall be guaranteed their riparian rights to have a maximum of one motorized boat slip per lot.

Policy 3.3.3 The City shall prohibit boating service or storage operations which provide commercial "dry storage" for motorized boats along the Halifax River shoreline.

Objective 3.4 - The City shall continue to review development proposals and establish programs to balance the functioning values of the Halifax River in order to maintain an optimum combination of aesthetic, ecological, recreational, and historical resources.

Policy 3.4.1 - On a continuing basis, the City shall coordinate the identification and protection of significant archaeological, ecological, historical, and paleontological sites under and along the Halifax River with other agencies and private organizations. This shall include promoting

studies by colleges, universities, and researchers and requiring archaeological studies by developers for projects in areas that may contain significant resources.

Policy 3.4.2 - In order to effectively monitor the effects of development activities on surface water conditions, the applicant or its successors shall provide, as determined by the City, the establishment and operation of a surface water and wetland biological monitoring program.

Policy 3.4.3 - In calculating maximum potential density or maximum permitted density for any given parcel of property, such calculations shall be exclusive of that portion of the property which is considered to be submerged lands.

Objective 3.5 - Flood damage prevention shall be accomplished through restricting new development from obstructing the flow of water and increasing flood heights within a floodplain. To offset any loss of flood storage capacity, compensatory storage is required for new fill, or other obstruction, put in the floodplain by providing an at least equal volume to replace the lost flood storage volume.

Policy 3.5.1 - The City shall protect the natural functioning values of the floodplains to the maximum extent feasible through wetland buffer requirements, compensatory storage, conservation easements and tree protection ordinances.

Policy 3.5.2 - The City shall require all new development occurring within the 100-year floodplain to provide for the protection of adjacent properties.

Policy 3.5.3 - The City shall regulate the deposition of fill material within a floodway in order to prevent damage to the public, as an uncontrolled river may, at flood state, pose a threat to life and property in excess of that anticipated by the 100-year storm in the floodway fringe areas.

Policy 3.5.4 - Sites for the creation of compensatory storage volume, commensurate with any flood storage volume lost as a result of development activities (including roadways) in the 100-year floodplain, shall be on the same or adjacent site or within the same hydraulically connected basin in order to provide for effective storage volume within the floodplain, but shall not be located within land areas identified for preservation purposes, such as wildlife corridors, or as being within the jurisdictional wetland limits of regulatory agencies, except for the purpose of providing pretreated stormwater storage capacity.

Policy 3.5.5 - Special Flood Hazard Areas shall be interpreted as that portion of the site lying within the boundaries of the 100-year floodplain based on the Official Federal Emergency Management Agency Flood Insurance Study and corresponding Flood Insurance Rate Maps.

Policy 3.5.6 - The City shall ensure that fill material or other structures do not adversely obstruct the movement of floodwaters natural overland sheetflow or pose a threat to the public health, safety, and welfare.

Policy 3.5.7 - Areas not filled within the floodplain are to be generally left in their natural state. However, such areas may be used to meet landscaping and/or retention requirements, provided that the design of development is consistent with City codes and standards.

Objective 3.6 - All development shall continue to be reviewed in accordance with the floodplain management criteria of the City's Flood Hazard Area section of the Land Development Regulations as amended, and other applicable policies as contained within the Code of Ordinances and the Comprehensive Plan.

Policy 3.6.1 - The City shall constantly enforce the flood hazard provisions of the Land Development Regulations (LDR) which shall contain, at a minimum, provisions for:

- a. Restricting or prohibiting uses which are dangerous to health, safety, and property due to water or erosion hazards, or which result in damaging increases in erosion or in flood heights or velocities;

- b. Requiring that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction;
- c. Controlling the alteration of natural floodplains, stream channels, and natural protective barriers, which help accommodate or channel flood waters;
- d. Controlling filling, grading, dredging, and other development which may increase flood damage; and,
- e. Preventing or regulating the construction of flood barriers which will unnaturally divert floodwaters or which may increase flood hazards in other areas.

Policy 3.6.2 - The City shall continue to develop and enforce a floodplain management program that balances the public interest in regulating the use of private property against the interests of private landowners.

Policy 3.6.3 - The City shall continue to participate in the National Flood Insurance Program.

Policy 3.6.4 - All development, rezoning, and changes in land classifications shall be reviewed and measured against the environment's capacity to accommodate such action and the extent of harm which the proposed development, rezoning and change in land use may impose upon the established and proper use of neighboring lands.

Policy 3.6.5 - Floodplains whose functional values have been degraded or destroyed through human intervention should be restored, if possible, by acquisition of historic floodplain lands. Various state, regional and local land acquisition programs shall be used for this purpose.

Policy 3.6.6 - The City shall perpetually enforce the flood hazard provisions of the Land Development Regulations (LDR) and amend it as necessary to incorporate recently updated flood insurance studies and flood insurance rate maps and to further bring it into full compliance with revisions of the national flood insurance program floodplain management criteria.

Policy 3.6.7 - All new public buildings and infrastructure shall be located outside the 100-year floodplain to the maximum extent feasible. Appropriate flood proofing measures shall be undertaken for any public buildings located within the floodplain. Any pump stations or other electrical and mechanical equipment shall be designed to be protected from physical damage by the 100-year flood.

Policy 3.6.8 - The City shall coordinate its floodplain management programs with appropriate Federal, State, regional, and local governments.

GOAL 4. HURRICANE EVACUATION/COASTAL FLOOD HAZARDS THE CITY SHALL PLAN AND IMPLEMENT PROGRAMS AND DEVELOPMENT REGULATIONS TO LESSEN THE IMPACT OF A DESTRUCTIVE STORM ON THE PUBLIC HEALTH, SAFETY AND WELFARE, INCLUDING PUBLIC FACILITIES AND NATURAL RESOURCES.

Objective 4.1 - The City shall implement an effective public information program to inform the public of hurricane vulnerability zones, hurricane evacuation plans, and post-disaster redevelopment programs, as implemented by the City's Comprehensive Emergency Plan.

Policy 4.1.1 - Any public relations program explaining to the coastal residents the potential threat from hurricane hazards will be coordinated with the schools, hospitals, Chamber of Commerce, assisted living facilities, day care centers, and local, regional, State, and Federal governments.

Policy 4.1.2 - The City shall continually ensure that collateral materials, such as brochures, posters, and hurricane tracking maps are available for distribution to the general public.

Policy 4.1.3 - All condominiums, timeshare resorts, hotels/motels, apartments, subdivisions, and redevelopment projects shall properly notify all residents of potential flood hazards and hurricane evacuation routes.

Policy 4.1.4 - Timeshare resorts, hotels/motels, and condominiums shall display hurricane warning and evacuation information material in a prominent place.

Policy 4.1.5 - The City shall continue to implement a City-prepared Local Comprehensive Emergency Management Plan as approved by the City Commission.

Policy 4.1.6 - The City Fire department shall maintain an inventory all sites where hazardous waste may be generated, stored, or transported and which are located on the barrier island and in the hurricane vulnerability zone. The City will also coordinate with County, Regional, State, and Federal jurisdictions to ensure that hazardous substances are properly managed and stored to prevent contamination during a coastal storm event.

Policy 4.1.7 - The current Local Comprehensive Emergency Plan shall be modified as necessary by appropriate staff to comply with the Policies under this Objective, and shall contain step-by-step details for post disaster recovery operations.

Objective 4.2. The City shall maintain the Coastal Evacuation time, as adopted, based on a level-of service standard D during time of hurricane in any category storm.

Policy 4.2.1 - A level-of-service standard shall be maintained, defining 14 hours as the maximum time to evacuate the population-at-risk within the City's hurricane vulnerability zone and defining 6 hours as the maximum clearance time as implemented in the Land Development Regulations.

Policy 4.2.2 - The City will make all efforts possible to ensure that evacuation orders are issued in a timely manner to ensure the safe and orderly evacuation of the population. Orders should be issued at least 14 hours before projected hurricane landfall.

Policy 4.2.3 - Land development-decisions, as regulated by the Land Development Regulations, affecting the hurricane vulnerability zone shall consider the impact to evacuation times. Consequently, no development order shall be issued if the impact of such development reduces the levels-of-service below an acceptable level, unless mitigation is provided.

Policy 4.2.4 - All new development located in the Hurricane Vulnerability Zone shall prepare a report indicating the impact of such development on the hurricane evacuation time standards as implemented by the Land Development Code.

Objective 4.3. Public facilities and infrastructure shall be constructed and maintained in order to protect the public health, safety, and welfare during coastal storm events.

Policy 4.3.1 - Future roadway improvements shall minimize the impact of flooding and storm damage on evacuation route facilities.

Policy 4.3.2 - In cooperation with other governmental agencies, the City shall ensure evacuation routes are designated in such a way as to distribute traffic demand to provide optimum utilization of available roadway facilities.

Policy 4.3.3 - Public expenditures shall be prohibited that will encourage new development inside the Coastal High Hazard Area (CHHA), unless the expenditures are consistent with policies specifically identified in the Coastal Management/Conservation Element or cross-referenced to another appropriate element, and included in the Capital Improvements Element. This prohibition does not include: expenditures associated with redevelopment or development of properties in accordance with previously approved subdivisions or site plans; public access and recreation facilities; or resource restoration projects and facilities.

Policy 4.3.4 - If constructed, all public facilities in the Coastal High Hazard Area shall be flood proofed to minimize damages from storms and hurricanes.

Policy 4.3.5 - The City shall continually update and maintain a contingency and management plan in the event of significant damage to the municipal wastewater treatment plant.

Policy 4.3.6 - The City shall continually participate in a “hazard identification and vulnerability assessment” study of public infrastructure in the Coastal High Hazard Area. Capital improvement programming and land development regulations shall be adopted or revised, as necessary, to establish a continuing program of hurricane mitigation.

Policy 4.3.7 - If feasible, and where State funds are anticipated to be needed, public infrastructure presently within the Coastal High Hazard Area shall be relocated outside of said area when repairing/replacing the infrastructure. If relocation of the infrastructure is deemed by the City to not be feasible, any reconstruction or repair of the infrastructure necessitating State funds shall be designed as to be consistent with the provisions of the Coastal Management/Conservation Element.

Objective 4.4 - In cooperation with the American Red Cross, Volusia County, and other governmental agencies, the City shall designate hurricane evacuation shelters to protect the population in the region-wide Hurricane Vulnerability Zone.

Policy 4.4.1 - In cooperation with the American Red Cross, Volusia County, and other governmental agencies, the City shall maintain hurricane emergency shelter facilities to accommodate at least 23% of the population in the Hurricane Vulnerability Zone, based upon a standard of 40 square feet of shelter space per person.

Policy 4.4.2 - New hurricane emergency shelter space shall not be located in the Hurricane Vulnerability Zone.

Objective 4.5 - The City shall follow the provisions of the County Post-Disaster Relief Plan and the City’s Comprehensive Management Plan during post-disaster redevelopment efforts. If necessary, amendments may be made to the Comprehensive Plan based upon updated Post-Disaster Relief Plans as they occur.

Policy 4.5.1 - The Post-Disaster Relief Plan shall include: the identification of land areas that should not be reconstructed; abandonment and/or relocation of buildings, rebuilding of public facilities; and reconstruction with structural modifications.

Policy 4.5.2 - The Post-Disaster Relief Plan shall establish principles for repairing, replacing, modifying, or relocating public facilities in the Hurricane Vulnerability Zone.

Policy 4.5.3 - The City’s Comprehensive Emergency Management Plan for post-disaster relief in the form of disaster assessment, the provision of temporary housing, and the provision of individual assistance shall be coordinated with the appropriate governmental agencies and shall be updated as needed.

Policy 4.5.4 - Within 24 hours after a hurricane, the City Commission shall meet to hear preliminary damage assessments, appoint a Recovery Task Force, and consider a temporary moratorium on building activities not necessary for the public health, safety, and welfare.

Policy 4.5.5 - The Recovery Task Force shall include the City Manager, City Planner, City Engineer, Chief Building Official, City Attorney, Facilities Maintenance Manager, Police and Fire Chiefs, Public Works Director, and other members as directed by the City Commission. Staff shall be provided by the departments whose directors sit on the Task Force.

Policy 4.5.6 - The Recovery Task Force shall: review and decide upon emergency building permits; coordinate with State and Federal officials to prepare disaster assistance applications; analyze and recommend to the City Commission hazard mitigation options including reconstruction or relocation of damaged public facilities; design a redevelopment plan; and

recommend amendments to the Comprehensive Plan, Local Comprehensive Emergency Plan, and other appropriate policies and procedures.

Policy 4.5.7 - Immediate repair and cleanup actions needed to protect the public health and safety include repairs to potable water, wastewater, and power facilities; removal of debris; stabilization or removal of structures about to collapse; and minimal repairs to make dwellings habitable. These actions shall receive first priority in permitting decisions. Long term redevelopment activities shall be postponed until the Recovery Task Force has completed its task.

Policy 4.5.8 - The Recovery Task Force shall propose Comprehensive Plan amendments which reflect the recommendations in any interagency hazard mitigation reports or any other reports.

GOAL 5. SUSTAINABILITY: THE CITY SHALL PROVIDE FOR THE PROTECTION AND SENSITIVE USE OF NATURAL RESOURCES THROUGH DEVELOPMENT REGULATIONS AND PUBLIC PROGRAMS.

Objective 5.1 - Promote energy conservation techniques such as the use of alternative and renewable energy sources thereby increasing energy efficiency.

Policy 5.1.1 - Encourage the production and use of energy generated from renewable resources.

Policy 5.1.2 - The built environment and urban design should maximize natural areas and assets and incorporate Florida Friendly landscaping to reduce energy and water consumption.

Policy 5.1.3 - Create, protect and manage systems of green infrastructure (i.e., urban forests, parks and open spaces, green roofs, natural drainage systems).

Policy 5.1.4 - Protect and enhance green spaces to provide natural carbon sinks in soils, vegetation, and streambeds to mitigate carbon emissions.

Policy 5.1.5 - Encourage site design techniques that restore natural “green infrastructure” (i.e., urban forests, parks and open spaces, natural drainage systems) instead of relying solely on engineered systems that require higher energy and carbon inputs.

GOAL 6. AIR QUALITY: MAINTAIN THE PRESENT HIGH LEVEL OF AIR QUALITY FOR HUMAN HEALTH, SAFETY, AND WELFARE, AND PROTECTION OF THE NATURAL ENVIRONMENT.

Objective 6.1. Prevent the degradation of the City’s air quality below baseline standards.

Policy 6.1.1 - No industrial or commercial business which emits air pollutants which would degrade the City’s ambient air quality will be permitted unless it can be proven to the City that all available pollution control devices and practices will be installed as a part of the development upon occupancy.

Policy 6.1.2 - The City shall encourage alternative modes of transportation by promoting the use of bicycles by building more bike lanes, bike paths, and bike racks, and requiring more improved pedestrian sidewalks.

Policy 6.1.3 - New facilities housing the young, the elderly or the handicapped shall be prohibited from locating near point air pollution sources and vice versa. Playgrounds and active recreation areas shall also be located a safe distance from these sources.

Policy 6.1.4 - Construction, excavation, and land clearing activities shall minimize the exposed ground surface area. Any area that is to be exposed for an extended time period shall be mulched or sodded.

Policy 6.1.5 - Bicycle lockers or bicycle racks, transit passenger shelters and transit parking bays shall be constructed where necessary to augment and facilitate the operations of off-site transit and bicycle facilities.

Policy 6.1.6 - The City shall continue to require all buildings scheduled for demolition or renovation be surveyed by the applicant for the presence of asbestos. Asbestos shall be removed prior to demolition. Any asbestos removal and disposal shall be performed by a contractor licensed by the Florida Department of Professional Regulation.

Policy 6.1.7 - The City shall enforce Section 104.1.10 of the currently adopted Florida Building Code in regard to asbestos removal during demolition or construction activities.

GOAL 7. MINING AND MINERALS: MINING EXTRACTION ACTIVITIES SHALL BE CONDUCTED IN A MANNER THAT MINIMIZES IMPACT ON THE ENVIRONMENT AND SURROUNDING LAND USES.

Objective 7.1. Mineral extraction activities shall be accomplished in a manner consistent with applicable aesthetic, engineering, environmental, health, noise, recreation, and safety standards.

Policy 7.1.1- The City shall maintain the provisions of the Land Development Regulations concerning effective mineral extraction to achieve the following: The City shall achieve an aesthetically pleasing landscape compatible with adjacent land uses and to minimize soil erosion by the use of native vegetative buffers. Buffers shall also be established between the mining activity and adjacent existing and planned future land uses.

Policy 7.1.2 - On a continuous basis, the City shall coordinate with local governments, the FDEP and SJRWMD to ensure that the mined areas are reclaimed in accordance with current law and permit conditions.

Policy 7.1.3 - If a mine requires “dewatering”, the discharge shall occur from one cell of the project site to another cell. Off-site discharge shall be prohibited.

Objective 7.2 - Mineral extraction activities shall “respect” paleontological, archaeological, and historic sites.

Policy 7.2.1 - The City shall initiate cooperative efforts with other government agencies and private organizations to identify and evaluate existing or potential extraction sites that are likely to contain significant paleontological, archaeological or historical resources.

Policy 7.2.2 - Any excavation or mining activity which uncovers or appears to be disturbing archaeological or paleontological resources shall be held in abeyance until a preliminary assessment can determine the probability of significant archaeological or paleontological assets.

Policy 7.2.3 - The City shall maintain the regulations in the Land Development regulations that regulate the process for dealing with potential archaeological or paleontological resources. This shall include cooperation with the Museum of Arts and Sciences, the Volusia Anthropological Society, and the State Bureau of Historical Resources.

Objective 7.3. Mineral extraction activities will generate a net benefit to the community.

Policy 7.3.1 - The City shall require developers or owners to provide restoration plans for new or currently active borrow pits, so that once the material extraction has been completed, the former pits will continue to benefit the overall community.

Policy 7.3.2 - The City shall require dry hydrants be installed at appropriate sites adjacent to strategically located borrow pits, to ensure an adequate fire protection capacity.

Policy 7.3.3 - Mining operators shall demonstrate financial responsibility to pay for necessary corrective actions or repairs to roadways, buildings, other structures, groundwater, or surface

water and to reclaim the site to prescribed specifications upon completion of mineral extraction activities.

Objective 7.4 - Mining activities shall not adversely affect the quality of air, groundwater and surface water and land and wildlife.

Policy 7.4.1 - Phasing of extractive activities shall be used as a device to assure that only small areas are affected by such activities at one time.

Policy 7.4.2 - The City shall require that a geophysical log series (from wells or other acceptable means) be prepared for the proposed site to assess the hydrogeologic character of the site.

Policy 7.4.3 - Mineral and sand extraction activities shall not remove or disturb any impervious layer (e.g., clay) that naturally segregates the surficial aquifer from the Floridan Aquifer.

Policy 7.4.4 - Once extraction ceases, appropriate usage limits regarding septic and stormwater systems are to be implemented to ensure protection of surface water, groundwater and the Volusia-Floridan Sole Source Aquifer.

Policy 7.4.5 - Formerly mined areas may not be incorporated into a stormwater retention or detention system until an engineering, hydrologic, or hydrogeologic determination has been made showing an adequate confining layer, segregating water in the pit from the Volusia-Floridan Sole Source Aquifer.

CHAPTER 6

RECREATION AND OPEN SPACE ELEMENT

GOALS, OBJECTIVES AND POLICIES - OPEN SPACE AND RECREATION ELEMENT

GOAL 1 - DEVELOP AND MAINTAIN A WIDE VARIETY OF RECREATION FACILITIES AND PROGRAMS THAT ARE RESPONSIVE TO THE DEMANDS OF THE CITIZENRY;

Objective 1.1.- The City shall require of new development activities concurrency with the adopted level-of service standards.

Policy 1.1.1 - The City shall apply the level-of-service standards of park categories and facilities in accordance with the adopted and listed in the Capital Improvements Element of the Comprehensive Plan

Policy 1.1.2 - Parks and recreational facilities shall be located throughout the City to allow access opportunities to all segments of the population.

Policy 1.1.3 - The City shall continue to provide sufficient lighting where needed at any active recreation facilities existing at that time.

Policy 1.1.4 - The City shall continue to acquire the appropriate acreage for neighborhood and community park and recreation sites to meet its level-of-service standards when necessary.

Policy 1.1.5 - The City's facility needs and program planning shall be determined through a continuous assessment of facility capacities and community needs, thorough surveys, citizen responses, civic interaction, and population growth.

Policy 1.1.6 - By 2012, the city shall inventory existing vacant land and buildings that are considered important to either short-term or long-term recreation and open space planning.

Objective 1.2~~3~~ - Continue to improve the City's Nature Preserve to include suitable access and parking, hike/bike trails, picnic shelters and restrooms.

Policy 1.2~~3~~.1- Program sufficient funds in the City's Capital Improvement Plan for development of these improvements.

Objective 1.3 - Balance the functioning value of the natural environment so there is an optimum combination of aesthetic, ecological, and recreation values.

Policy 1.3.1 - Use park systems or open space to buffer incompatible land uses, where parks or open spaces are compatible with these land uses.

Policy 1.3.2 - Acquire lands with minimal development potential due to size or shape that are adjacent to environmentally sensitive lands and incorporate them into the public open space system. To the extent practical based on available funding, the City shall acquire or preserve lands with unique environmental assets, as well as provide community access and/or recreation opportunities/value to the community.

Policy 1.3.3 - To the maximum extent consistent with Federal, State, and City objectives, policies, and responsibilities, multiple uses of public lands shall be considered, to reduce the cost of and expedite the acquisition of additional needed public lands.

Objective 1.4 - Maintain existing acreages and facilities which provide for public access to coastal recreational resources, including the Halifax River.

Policy 1.4.1 - The City shall maintain and develop the existing city-owned properties which provide public access to the Halifax River.

Policy 1.4.2 - Existing dedicated public rights-of-way which provide access to the river or any other significant coastal resource shall not be vacated by the City, and shall be improved to permit convenient public access.

Policy 1.4.3 - On a continuous basis, the City shall maintain its boat ramps, piers, docks, and other water access facilities in a safe and operable condition.

Policy 1.4.4 - The City shall continue to provide information and interpretive signs at all City-operated boat ramps to alert users of the endangered manatees.

Policy 1.4.5 - A public safety plan shall be prepared for all special events sponsored on public property within the City. The plan will be reviewed by the City Manager and various City Departments.

Objective 1.5 - The City shall continue coordinate with Volusia County, the Ponce Inlet Port Authority, the Volusia County School Board, other public agencies and the private sector, as may be appropriate, to further develop recreational opportunities for Holly Hill residents using existing recreation areas and facilities and unused lands owned by such entities within the city.

Policy 1.5.1 - Maximum use of existing recreation areas and facilities shall be encouraged.

Policy 1.5.2 - Cooperative arrangements between the City and other public or private entities for purchase, development, management and/or maintenance of recreation areas and facilities shall be encouraged when such arrangements will provide an efficient, economical means of meeting the recreational demands of Holly Hill residents.

Objective 1.6 – By 2012 the City shall develop a fiscally sound public parks recreation facilities program.

Policy 1.6.1 - The City shall pursue outside funding sources by monitoring on an on-going basis, the availability of parks and recreation grants and funds. The applications shall be submitted in a timely manner to ensure procurement and proper outside review.

Policy 1.6.2 - A user fee system shall continue to be an integral and vital component of the overall funding mechanism for recreation programs and events. The following criteria shall apply in implementation of this policy:

- a. The fee shall be reasonably established and shall not restrict access on the basis of affordability.
- b. The City shall periodically review the fee structures of other local government jurisdictions and per capita operating expenses and recurring capital expenses as a basis for determining the equity of the fee structure.
- c. Reasonable fees shall be established for use of all City facilities based on the type of event, the particular facility and the expected number of people attending.

Policy 1.6.3 - The City shall continue to financially support the activities, events, and programs in order to maintain programs at their current level-of service in accordance with the adopted Parks and Recreation Master Plan as amended.

Policy 1.6.4 - New development shall be encouraged to provide land for accessible and usable public parks in accordance with the adopted Parks and Recreation Master Plan Study as amended and the City Land Development Regulations exchange for impact fee credits or to develop on-site recreation areas by continuing to allow 50% impact fee credits.

Policy 1.6.5 - Unless otherwise provided by interlocal agreement, the City shall continue to charge a nonresidents an annual fee determined by the City Commission for the use of City recreation facilities. The annual fee shall be at a rate equal to the proportionate share of operating and recurring capital expenses.

Policy 1.6.6 - The City shall continue to utilize user fee charges for services and facilities to help offset costs at recreation sites.

Objective 1.7 - Safe bicycling opportunities, for both recreation and transportation, shall be provided within the city where possible.

Policy 1.7.1 - Bicycle facilities shall be incorporated into arterial and collector roadway construction widening, and reconstruction plans and programs as provided by the Land Development Regulations.

Policy 1.7.2 -By 2015, the City shall develop, in conjunction with the FDOT and Volusia County, a priority plan for bikeway and bike path construction; this plan will identify funding sources for these projects (identification and implementation planning) and will provide an implementation schedule.

Policy 1.7.3 -The City shall cooperate with bicycle organizations, law enforcement agencies, and the FDOT to promote a bicycle safety program; this shall include a program in the schools and a media information program.

Policy 1.7.4 -Bicycle facilities connecting schools with nearby active recreation areas shall be a priority of the City's bicycle plan.

Policy 1.7.5 -The City shall provide bicycle racks at all City-owned buildings or facilities that are open to the public.

Policy 1.7.6 -When providing bicycle and pedestrian pathways the City shall determine, through the Volusia County MPO Bicycle and Pedestrian Committee, upon which streets or roads bicycle traffic would constitute an unacceptable hazard. This shall also determine the time of day when this hazard would exist.

Policy 1.7.7 -The City shall maintain regulations requiring new developments to incorporate bicycle and pedestrian paths as an integral part of their transportation plans.

Policy 1.7.8 -To the extent practical, utility easements (overhead transmission lines, gas and water) shall be considered in the development of trails to provide for connections and linkages to neighborhoods, and recreation and open space facilities.

Policy 1.7.9 -The City, in cooperation with the County MPO and FDOT, shall encourage the installation of bicycle detection devices at traffic activated signals on arterial and collector streets, subject to the availability of funding.

GOAL 2 - PRESERVE THE VALUABLE SCENIC VISTAS WITHIN THE CITY.

Objective 2.1 - Provide for recreational corridors to link the City-owned parks as well as other Adequate and appropriate access ways shall be provided for open space/conservation areas.

Policy 2.1.1 - The City shall submit grant applications to acquire and develop land. when appropriate and applicable, grant applications to local, state and federal grant programs for the acquisition, planning and development/management of City- owned lands. Programs include, but are not limited to:

- Florida Recreation and Development Assistance Program;
- Land and Water Conservation Fund Program;
- Florida Forever;
- Florida Boating Improvement Program;
- Save our Rivers Program (SJRWMD);
- Ponce DeLeon Port Authority;
- Florida Inland Navigation District;
- Florida Communities Trust Program; and

- ECHO.

Policy 2.1.2 - The City shall designate scenic roadways in accordance with State and Federal programs.

Policy 2.1.3 - The City's standards designed to ensure preservation of the scenic value of designated routes shall be maintained in the Land Development Regulations.

CHAPTER 7

INTERGOVERNMENTAL COORDINATION ELEMENT

Goals, Objective and Policies – Intergovernmental Coordination Element

GOAL 1 - ELIMINATE AND PREVENT UNNECESSARY DUPLICATION OF GOVERNMENTAL SERVICES AND FACILITIES; ELIMINATE AND PREVENT CONFLICTS BETWEEN THE CITY AND ADJACENT MUNICIPALITIES, THE COUNTY, STATE AND REGIONAL AGENCIES, AND SPECIAL PURPOSE LOCAL GOVERNMENTAL ENTITIES; AND ELIMINATE AND PREVENT EXISTING AND POTENTIAL LAND USE CONFLICTS AT THE CITY'S BOUNDARY.

Objective 1.1 - Maintain consistency between Holly Hill's Comprehensive Plan and the comprehensive plans of adjacent municipalities and the County and the plans of the Volusia County School Board, the East Central Florida Regional Planning Council, and the State by VGMC-issued certification of consistency.

Policy 1.1.1 - Intergovernmental cooperation and coordination shall be maintained in order to plan for and provide efficient, cost effective, and environmentally sound public facilities and services.

Policy 1.1.2 - The City shall coordinate the adoption and all future amendments of its Comprehensive Plan with the comprehensive plans of adjacent municipalities and the County and the plans of the Volusia County School Board, the East Central Florida Regional Planning Council, and the State by reviewing the plans of other entities, avoiding inconsistencies, and resolving conflicts through negotiation, mediation by the Volusia Council of Governments, the Volusia Growth Management Commission, or the East Central Florida Regional Planning Council, and administrative hearings.

Policy 1.1.3 - The City shall review plans and plan amendments proposed by adjacent municipalities, the County, the School Board, the Regional Planning Council, and the State, and shall take appropriate steps to resolve any potential inconsistencies.

Policy 1.1.4 - The City shall encourage open, informal and on-going communications with adjacent municipalities, the County, the School Board, the Regional Planning Council, and the State to promote coordination on all governmental matters.

Policy 1.1.5 - The City shall continue to encourage the intergovernmental coordination efforts of the Volusia Council of Governments, and shall promote the VCOG's continuing involvement in the study of area wide issues and opportunities.

Policy 1.1.6 - The City shall continue to encourage the Volusia County Metropolitan Planning Organization to achieve a comprehensive, coordinated and continuing transportation planning process for Volusia County.

Policy 1.1.7 - The City shall utilize the informal mediation process of the East Central Florida Regional Planning Council as a means of resolving conflict with other local governments especially when the City is unable to resolve a conflict through direct negotiation or activities of the Volusia Council of Governments and the Volusia Growth Management Commission.

Policy 1.1.8 - The City shall resolve annexation issues through direct negotiation with other governmental entities, and mediation, if necessary, through the Volusia Growth Management Commission, the Volusia Council of Governments, or the East Central Florida Regional Planning Council.

Policy 1.1.9 -The City shall support and participate in the preparation of management plans, water quality studies, and sampling programs in conjunction with Volusia County, the East Central Florida Regional Planning Council (ECFRPC), the SJRWMD, the Johns River Water Management District, the Department of Health and Rehabilitative Services, and DEP.

Policy 1.1.10 - The City shall work with the East Volusia Regional Water Authority (EVRWA) and Volusia County to develop regulations on agricultural activities in recharge area.

Policy 1.1.11 - The City shall review the Comprehensive Plans and any amendments thereto of the adjacent municipalities and Volusia County to determine if coastal resources such as the Halifax River and any associated wetlands are being managed in a consistent manner.

Policy 1.1.12 - The City shall cooperate as provided for by the County Home Rule Charter and State Statutes in joint planning and management programs with adjacent municipalities and counties and other public agencies that operate governments within its boundaries for mosquito impoundments, hurricane evacuation, controlling stormwater, reducing wastewater treatment plant discharges into the Halifax River, and coordinating efforts to protect designated and other rare species.

Policy 1.1.13 - The city shall continue to monitor and implement legislative changes in environmental protection measures.

Policy 1.1.14 - On a continuous basis the City shall review and implement stormwater quality programs and regulations as proposed by the Federal Environmental Protection Agency, the DEP, and the SJRWMD.

Objective 1.2 - Achieve an effective, efficient and equitable delivery of services to the citizens of Holly Hill through coordinated and cooperative efforts with adjacent municipalities and Volusia County.

Policy 1.2.1 - The City will negotiate interlocal agreements with adjacent municipalities, the County, the School Board, the State or any other governmental entity providing for the exchange or sharing of services or facilities when such arrangements will benefit the City and its citizens. Such interlocal agreements include fire, police, water supply planning and emergency services.

Policy 1.2.2 - The City will achieve coordination with other local governments in the provision of services and information through continuing participation in the cooperative activities of the Volusia Council of Governments.

Policy 1.2.3 – By 2011 the City will shall adopt and implement an interlocal agreement with Volusia County and the City of Daytona Beach relative to water supply planning for the 122 homes north of the City and the New Journal site, which includes procedures for:

- a. Coordinating and sharing information
- b. Comprehensive plans and plan amendment review
- c. Concurrency implementation
- d. Implementation and amendments
- e. Resolution of disputes

Objective 1.3 The City shall Identify and describe joint processes for collaborative planning on population projections, school siting, facilities subject to concurrency, facilities with countywide significance, and problematic land uses.

Policy 1.3.1 - The City will continue to coordinate with the Volusia County Growth Management Department (VGMC), the Volusia Council of Governments (VCOG), the Volusia County Metropolitan Planning Organization (MPO), the University of Florida Bureau of

Economic and Business Research (BEBER), and other agencies in order to develop citywide and countywide population projections that include expected growth shown in the comprehensive plan for the City. In addition, the City will use these mutually agreed upon and coordinated population figures in the comprehensive plan.

Policy 1.3.2 - The City will forward the population projections used in its comprehensive plan to the School Board so it can consider projected growth and development as it relates to the future needs for schools in the School Board's 5, 10 and 20-year facility plans.

Policy 1.3.3 - The City will annually review the School Board's plans for the siting of public schools within its jurisdiction for consistency with the comprehensive plan, both at the staff level and through public hearings for specific site plans. This will include the review of the 5, 10, and 20-year facility plans of the School Board as well as responding as needed to site specific plans to locate new schools or expand existing schools.

Policy 1.3.4 - Develop a development coordination procedure through interlocal agreement with the Volusia County School Board on the siting of public educational facilities, which outlines the process for assessing impacts during site acquisition, addresses measures to maintain the City's adopted levels-of-service at the time of development and formalizes a citizen-participation/notification process.

Policy 1.3.5 - City staff will coordinate annually, or more often as needed, with Volusia County staff for the purpose of determining future unincorporated area needs for water and sewer within each respective unincorporated area served by the county.

Policy 1.3.6 - The City will forward requests for access to County or State maintained roadways to each respective agency for comment concerning their respective plans and policies.

Policy 1.3.7 - The City will coordinate with service providers that have no regulatory authority over the use of land in the City to develop recommendations that address ways to improve coordination of the City's concurrency management methodologies and systems, and levels-of-service.

Policy 1.3.8 - The City will enter into an interlocal agreement with Volusia County for joint projects identified in the City's Stormwater Management Plan and the County's Stormwater Management Plan.

Policy 1.3.9 - The Community Development Department will coordinate concurrency reviews with the respective City Departments, Volusia Council of Governments and any other agencies as deemed appropriate and necessary.

Policy 1.3.10 - The City will continue to coordinate with Volusia County for the provision of countywide facilities, including but not limited to, solid waste disposal and the Volusia County Emergency Operations Center.

Policy 1.3.11 - The City will forward notice of proposed future land use plan policies related to hurricane shelters and evacuation routes, as well as map amendments resulting in an increase in population within coastal high hazard areas, to the East Central Florida Regional Planning Council and the Volusia County Emergency Management Department to determine hurricane shelter space availability and the effect of increased evacuating populations on evacuation clearance times and routes.

Objective 1.4 - The City shall coordinate with other public agencies in monitoring and enforcing permit conditions. The City shall identify technical and financial assistance available to the City.

Policy 1.4.1 – The City shall, in cooperation with other local governments, participate in a water quality monitoring program coordinating mechanism under the Volusia Council of Governments (VCOG), East Volusia Regional Water Authority (EVRWA) or an agency created specifically for these purposes.

Policy 1.4.2 – The City shall continually encourage the removal of septic tanks and the treatment of stormwater runoff upon the receiving waters of the Halifax River to determine if controls on individual septic systems must eventually be eliminated from all environmentally sensitive areas.

Policy 1.4.3 – The City shall maintain a water supply facilities work plan that is coordinated with St. Johns River Water Management District’s District Water Supply Plan by updating the work plan within 18 months of an update to the District’s District Water Supply Plan that affects the City.

Policy 1.4.4 – The City shall participate in the development of updates to St. Johns River Water Management District’s water supply assessment and District Water Supply Plan and other water supply development-related initiatives facilitated by the District’s that affect the City.

Policy 1.4.5 – The City will plan for municipal service areas or extend water and sewer services into unincorporated Volusia County in a manner consistent with the Volusia County Comprehensive Plan.

Policy 1.4.6 - The City will implement all water conservation practices that are conditions of the Consumptive Use Permit.

GOAL 2 - ESTABLISH AND MAINTAIN A COOPERATIVE RELATIONSHIP BETWEEN THE CITY OF HOLLY HILL AND SCHOOL DISTRICT TO PROVIDE AN EFFECTIVE JOINT PLANNING PROCESS INCLUDING PROCEDURES TO COORDINATE LAND USE PLANNING WITH THE DEVELOPMENT OF SCHOOL FACILITIES INCLUDING PUBLIC SCHOOL SITING, CALCULATE POPULATION PROJECTIONS, AND PROVIDE FOR THE DEVELOPMENT OF PUBLIC EDUCATION FACILITIES CONCURRENTLY WITH RESIDENTIAL DEVELOPMENT AND OTHER PUBLIC FACILITIES AND SERVICES.

Objective 2.1 – Intergovernmental Coordination

The City of Holly Hill shall establish coordination mechanisms with the School Board to achieve a collaborative effort to identify school needs, provide for schools facilities and implement school concurrency using consistent supporting data and analysis.

Policy 2.1.1: In cooperation with the School Board, the City of Holly Hill shall adopt and implement the interlocal agreement as required by Section 1013.33 F.S., which includes procedures for:

- a. Coordinating and sharing information
- b. Educational and ancillary siting procedures
- c. Comprehensive plans and plan amendment review
- d. Site design and development plan review
- e. Joint development of schools, parks and other uses
- f. School concurrency implementation
- g. Implementation and amendments
- h. Resolution of disputes

Policy 2.1.2: In accordance with the schedule established in the interlocal agreement, the City of Holly Hill shall appoint a representative to meet with School Board and other local government representatives to review data and annually approve a projection of the amount, type, and distribution of population growth and student enrollment. Data shall include but not be limited to:

- a. Capital budgets for each jurisdiction
- b. School Board five-year facilities work program
- c. School Board educational plant survey (every fifth year)
- d. Volusia County five-year road improvement program
- e. Anticipated new development, infill development and redevelopment
- f. Student enrollment and school utilization including portable classroom assignments

Policy 2.1.3: City of Holly Hill shall provide the School Board with a copy of each planning board and Commission agenda.

Policy 2.1.4: The City of Holly Hill and the School Board shall coordinate the acquisition and development of sites for future educational and ancillary facilities in accordance with the process established in the interlocal agreement.

Policy 2.1.5: The City of Holly Hill shall adopt regulations necessary to implement school concurrency and Section 206 of the Volusia County Charter no later than February 1, 2008.

Policy 2.1.6: The City of Holly Hill shall provide notice to adjacent jurisdictions as required by the Volusia County Interlocal Agreement for School Planning when school capacity in the adjacent jurisdiction is anticipated to be applied to meet concurrency requirements for proposed residential development.

Objective 2.2 –The City of Holly Hill shall regularly monitor and evaluate the implementation of the Public School Facilities Element to assure compliance with the provisions of the comprehensive plan and the interlocal agreement, to assure the use of best practices in the joint planning of school facilities, and to provide for the continuing coordination of school planning.

Policy 2.2.1: In accordance with the interlocal agreement but no less than once per year, the City of Holly Hill shall submit a report to the Board of Planning and Appeals (LPA) and the School Board reporting on the implementation actions and coordinated planning efforts for planning and developing school facilities including joint development opportunities. If the School Board or (local planning agency) finds that implementation of the plan or interlocal agreement is not occurring, the School Board or (LPA) shall make recommendations to the City Commission of steps necessary to achieve successful implementation.

Policy 2.2.2: For each comprehensive plan amendment reviewed by the Volusia Growth Management Commission (VGMC), the City of Holly Hill shall identify in the VGMC application support materials how anticipated impacts of the proposed amendment to school facilities are addressed.

Policy 2.2.3: The City of Holly Hill shall appoint a citizen to serve as a member of the oversight committee created by the adopted Interlocal Agreement and shall appoint a staff member to serve on the technical committee created by the adopted Interlocal Agreement.

CHAPTER 8

CAPITAL IMPROVEMENTS ELEMENT

TABLE 1: FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS

Physical Environment			Budget Year			
Item	Funding Source	2008-09	2009-2010	2010-2011	2011-2012	2012-2013
Water/Sewer						
2) Interconnect w/D.B. Mason Ave. Extension	Utility Charges	\$ -	\$ -	\$175,000.00	\$ -	\$ -
4) Blow Off Construction	Utility Charges	\$ -	\$4,000.00	\$4,000.00	\$4,000.00	\$4,000.00
5) Meter Replacement	Utility Charges	\$ -	\$5,000.00	\$5,000.00	\$ 5,000.00	\$5,000.00
6) Water Main Leak Detection, Evaluation and replacement	Utility Charges	\$ 50,000	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00
7) Video Record Mains	Utility Charges	\$ 36,500	\$37,595.00	\$38,722.85	\$39,884.54	\$41,081.07
8) Smoke Testing	Utility Charges	\$ 5,000	\$5,150.00	\$5,304.50	\$5,463.64	\$5,627.54
9) Line Mains and/or services	Utility Charges	\$ 415,000	\$427,450.00	\$440,273.50	\$453,481.71	\$467,086.16
10) Repair Manholes	Utility Charges	\$ 26,500	\$26,500.00	\$26,500.00	\$26,500.00	\$26,500.00
11) In house testing program (1/3 of personnel costs)	Utility Charges	\$ 15,000	\$15,450.00	\$15,913.50	\$16,390.91	\$16,882.63
17) Refurbish Lift Stations	Utility Charges	\$ 100,000	\$100,000.00	\$100,00.00	\$100,000.00	\$100,000.00
18) Sewer plant Expansion	SRF Loan	\$ 2,200,000	\$ -	\$ -	\$ -	\$ -
Subtotal Water/Sewer		\$ 2,848,000	\$ 671,145	\$ 760,714	\$ 695,721	\$ 716,177
Stormwater						
14) Modeling & Testing (1/3 of Personnel costs)	Stormwater Utility Fee	\$15,000.00	\$15,450.00	\$15,913.50	\$16,390.91	\$16,882.63
15) Replace Ditches w/ pipes	Stormwater Utility Fee	\$45,000.00	\$46,350.00	\$47,740.50	\$49,172.72	\$50,647.90
Subtotal Stormwater		\$ 60,000	\$ 61,800	\$ 63,654	\$ 65,564	\$ 67,531
Total Physical Environment		\$ 2,908,000	\$ 732,945	\$ 824,368	\$ 761,284	\$ 783,708

Transportation			Budget Year			
Item	Funding Source	2008-09	2009-2010	2010-2011	2011-2012	2012-2013
12) Testing Program	Local Option Fuel Tax	\$15,000.00	\$15,450.00	\$15,913.50	\$16,390.91	\$16,882.63
13) Milling & Resurfacing	Local Option Fuel Tax	\$175,000.00	\$180,250.00	\$185,657.50	\$191,227.23	\$196,964.04

<i>Capital Improvements Element</i>			<i>Goals Objectives and Policies</i>			
16) Remove & Replace Sidewalks	CDBG fund	\$70,000.00	\$72,100.00	\$74,263.00	\$76,490.89	\$78,785.62
Total Transportation		\$ 260,000	\$ 267,800	\$ 275,834	\$ 284,109	\$ 292,632

Economic Environment			Budget Year			
Item	Funding Source	2008-09	2009-2010	2010-2011	2011-2012	2012-2013
CRA						
1) U.S. 1 Water Mains	T.I.F.*	\$1,000,000				
3) Replacement of Small Water Mains	T.I.F.	0	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00
Total Economic Environment		\$ 1,000,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000

* Tax Increment Financing (TIF)

BUDGET TOTALS		\$ 4,168,000	\$ 1,025,745	\$ 1,125,202	\$ 1,070,393	\$ 1,101,340
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**VOLUSIA COUNTY SCHOOL DISTRICT
2009-2013 FISCAL FORECAST FOR CAPITAL OUTLAY 5 YEAR WORK PROGRAM**

Artifact 16

2009-2013 FISCAL FORECAST FOR CAPITAL OUTLAY 5 YEAR WORK PROGRAM

REVENUES	Budget 2008-2009	Forecast 2009-2010	Forecast 2010-2011	Forecast 2011-2012	Forecast 2012-2013	5-YEAR TOTAL
State sources:						
CO&DS distributed to district	\$ 430,000	\$ 450,000	\$ 470,000	\$ 480,000	\$ 500,000	\$ 2,330,000
Interest on undistributed CO&DS	20,000	20,000	20,000	20,000	20,000	100,000
PECO	4,049,200	3,026,696	3,886,327	4,566,719	3,837,583	19,366,525
Classrooms for kids	-	-	-	-	-	-
Other state sources	-	-	-	-	-	-
Total state sources	4,499,200	3,496,696	4,376,327	5,066,719	4,357,583	21,796,525
Local sources:						
Ad valorem taxes	66,452,656	66,452,656	67,117,183	68,459,527	70,513,313	338,995,335
Sales tax	33,948,264	34,966,712	36,015,713	37,096,184	38,209,070	180,236,943
Interest income	6,500,000	4,200,000	4,200,000	4,200,000	4,200,000	23,300,000
Impact fees	5,884,000	7,060,800	8,237,600	9,414,400	10,591,200	41,188,000
Sale of Property & other local Revenue	-	-	-	-	-	-
Total local sources	112,784,920	112,680,168	115,570,496	119,170,111	123,513,583	583,719,278
TOTAL REVENUE	117,284,120	116,176,864	119,946,823	124,236,830	127,871,166	605,515,803
OTHER SOURCES OF FUNDS:						
Transfer In	-	-	-	-	-	-
Other Financing Sources	-	24,870,000	-	-	39,500,000	64,370,000
Projects in Progress	224,174,780	-	-	-	-	224,174,780
Beginning fund balances	71,436,578	54,777,008	49,327,832	29,824,700	38,109,584	243,475,702
Total other sources	295,611,358	79,847,008	49,327,832	29,824,700	77,609,584	532,020,402
TOTAL REVENUE, OTHER SOURCES & FUND BALANCES	\$ 412,895,478	\$ 196,023,872	\$ 169,274,655	\$ 154,061,530	\$ 205,480,750	\$ 1,137,536,285
EXPENDITURES (by category)						
New Construction	\$ 21,440,000	\$ 30,260,000	\$ 27,730,000	\$ 4,200,000	\$ 64,220,000	147,850,000
Projects at Existing Schools & Facilities	27,175,445	28,150,000	21,120,000	19,497,000	13,520,000	109,462,445
Facilities Management	3,650,289	3,759,798	3,872,592	3,988,770	4,108,433	19,379,882
Technology	9,692,350	12,000,000	12,000,000	12,000,000	12,000,000	57,692,350
System Wide Equipment and Vehicles	2,781,002	2,800,000	2,800,000	2,800,000	2,800,000	13,981,002
Buses	-	1,150,722	3,548,028	5,088,615	6,566,572	16,353,937
Projects in Progress	224,174,780	-	-	-	-	224,174,780
TOTAL EXPENDITURES	288,913,866	76,120,520	71,070,620	47,574,385	103,215,005	588,894,396
TRANSFERS OUT:						
To General Fund	17,567,350	14,967,350	14,967,350	14,967,350	14,967,350	77,436,750
To Debt Service Funds	51,637,254	53,408,170	53,411,985	53,410,211	56,280,590	268,148,210
TOTAL TRANSFERS	69,204,604	68,375,520	68,379,335	68,377,561	71,247,940	345,584,960
Reserved for projects in progress	-	-	-	-	-	-
Ending fund balances	54,777,008	49,327,832	29,824,700	38,109,584	31,017,805	-
TOTAL EXPENDITURES, TRANSFERS & FUND BALANCES	\$ 412,895,478	\$ 196,023,872	\$ 169,274,655	\$ 154,061,530	\$ 205,480,750	\$ 1,137,536,285

Goals, Objective and Policies – Capital Improvements Element

GOAL 1 - CAPITAL IMPROVEMENTS NEEDED TO SUPPORT THE FUTURE LAND USE ELEMENT SHALL BE PROVIDED IN A TIMELY, ECONOMIC AND ENERGY EFFICIENT MANNER, AND IN A MANNER THAT ASSIGNS THE COSTS OF SUCH IMPROVEMENTS FAIRLY AND EQUITABLY TO CORRECT EXISTING DEFICIENCIES IN THE LEVEL-OF-SERVICE FOR POTABLE WATER, SANITARY SEWER, SOLID WASTE, TRAFFIC CIRCULATION AND PARKS AND RECREATION AND TO MEET THE FUTURE DEMANDS GENERATED FROM NEW DEVELOPMENT OR REDEVELOPMENT.

Objective 1.1 - The City shall use the Capital Element to correct existing deficiencies, to accommodate desired growth, and to replace worn-out and obsolete facilities, in accordance with the 5-year schedule of capital improvements included in the element.

Policy 1.1.1 - The City shall include all projects identified in the other elements of the Comprehensive Plan as capital improvements projects to be included in the schedule of improvements of this Element.

Policy 1.1.2 - As per Section 163.3177, F.S., all capital improvement projects proposed by the City shall be consistent with the Comprehensive Plan. First priority shall be given to those projects that are intended to correct existing deficiencies.

Policy 1.1.3: Proposed capital improvement projects that compete for funding within the same funding source and as identified annually through the concurrency management system shall be evaluated and ranked in order of priority according to the following guidelines:

- 1) The extent to which the project is necessary to protect public health and safety;
- 2) Need for protection of the environment
- 3) Maintenance of adopted levels-of-service;
- 4) The impact that the project would have on the local budget
- 5) Financial feasibility and effect on the budget and Reduction of future improvements costs;
- 6) Its locational needs based on projected growth patterns in the Comprehensive Plan;
- 7) Accommodation of new development and redevelopment consistent with the Comprehensive Plan; Encouragement of infill development and/or preservation or achievement of full use of existing facilities
- 8) Plans of the Florida Department of Transportation and other State agencies as well as the St. Johns River Water Management District in Holly Hill.
- 9) Capital improvements needed to address existing deficiencies;

Policy 1.1.4 - Capital facilities shall be regularly inspected, and replacement or renewal shall be scheduled so that level of service standards are maintained.

Policy 1.1.5 - The City shall coordinate transportation improvements with Florida Department of Transportation, local and regional plans, and work with other entities to try to acquire advanced rights-of-way for transportation projects as funds are available.

Policy 1.1.6 - The City shall comply with current Florida Department of Transportation criteria for access management and rights-of-way acquisition for long range transportation projects on State roadways, including notification of the Department of Transportation when proposed development orders would interfere with future right-of-way needs of the Department.

Policy 1.1.7 - The Capital Improvements Element shall be reviewed on an annual basis and modified as necessary in accordance with Section 163.3187, F.S. Corrections, updates and modifications concerning costs; revenue sources; acceptance of facilities, pursuant to dedications which are consistent with the plan; or the date of construction of any facility enumerated in the CIE may be accomplished by ordinance and shall not be deemed to be amendments to the Comprehensive Plan

Policy 1.1.8 - The comprehensive planning process shall be used to ensure that present and future public facility and service needs are planned and provided in a timely and efficient manner, while safeguarding the health safety and welfare of the public and natural environment.

Policy 1.1.9 - The provision of the public services and facilities shall be planned and coordinated so that the provision of public services and facilities occurs in a manner which encourages growth to be orderly and, to the extent feasible, is compatible with existing and desired land uses.

Policy 1.1.10 - Public facilities, services, and programs shall be designed to service the intensities of development projected in State, regional and local comprehensive and functional plans and other planning documents.

Policy 1.1.11 - Integrate energy cost reduction measures into the budget process.

Policy 1.1.12 - Government buildings and facilities shall incorporate and recognize urban design principles. Lifecycle costs should be considered in the design and construction of government facilities. The City shall implement an Energy Efficiency and Conservation Plan including a program to track the use of energy and water in facilities owned by the City and reducing energy consumption as it relates to budgetary constraints. The City shall require energy efficient retrofits of existing facilities, where feasible, and will ensure energy efficient objectives are met in the planning and construction of any new facilities. The City shall consider a Sustainability Index for use in assessing proposed capital projects.

Objective 1.2 - Future development will bear a proportionate cost of facility improvements necessitated by the development in order to maintain the adopted LOS standards.

Policy 1.2.1 - The City shall continue to assess new developments impact fees for potable water and sewer facilities.

Policy 1.2.2 - The City shall continue to require construction and dedication of roads, drainage structures and other necessary on-site improvements as a condition of subdivision plat approval.

Policy 1.2.3 - In order to maintain adopted level of service standards and have new developments pay a pro rata share of the costs of financing capital improvements necessitated by development impacts, the City shall adopt additional facility dedication and impact fee requirements for new developments.

Policy 1.2.4 - The City shall continue to consider alternative ways to allocate the costs of new public facilities on the basis of the benefits received by existing and future residents and establish additional needed measures.

Objective 1.3 - The City shall continue to implement and periodically review its concurrency management system. The concurrency management system shall ensure the management of the land development process in a way that public facility needs identified within plan Elements are provided as needed but not in excess of the City's financial capacity to operate such facilities.

Policy 1.3.1 - Prior to issuing certificates of occupancy, the City shall provide for all public facilities needed to serve development for which development orders were previously issued. If

the City is unable to provide public utilities due to exceeding the LOS standards, development approval is to be denied until it is demonstrated that the level of service is achieved or maintained for all public facilities.

Policy 1.3.2 - In providing capital improvements, the City shall limit the ratio of outstanding indebtedness to no more than 15 percent of the property tax base.

Policy 1.3.3 - The City shall consider enacting an ordinance requiring payment of water and recreation impact fees at the time of subdivision plat or final site plan approval in order to cover the costs of reserving needed capacity in water and recreation facilities.

Policy 1.3.4 - The City shall continue strong efforts to secure grants for capital improvements.

Policy 1.3.5 - Long-term borrowing will not be used to finance current operations or normal maintenance.

Policy 1.3.6 - Lease-purchase methods, bonds or other debt instruments may be used as a medium-term (4 to 10 years) method of borrowing for the financing of vehicles, other specialized types of equipment, or other capital improvements. The City will determine and utilize the least costly financing methods available. Such debt arrangements will be repaid within the expected life of the equipment or improvement acquired.

Policy 1.3.7 - General obligation bond which require referendum may not be used for any enterprise fund public facilities, except where the City Council deems such action to be in the public interest to protect the health, safety and welfare of the community.

Policy 1.3.8 - The term of any debt issue shall not exceed the expected life expectancy of the capital improvements it is financing.

Policy 1.3.9 - Sale of revenue bonds shall be limited to that amount which can be supported from fees or other revenues not required to support General Fund operations.

Policy 1.3.10 - Ad valorem tax increases shall be used by the City only as a "last resort" to cover any projected budget deficits not covered by revenues derived from new impact fees, service charges, special assessments and other funding mechanisms which assign costs to those who benefit.

Objective 1.4 - The issuance of development orders and permits and available revenues shall be coordinated with the five-year schedule of the City's capital improvements to maintain adopted level of service standards.

Policy 1.4.1 - The City shall use the following level-of-service standards to determine the impacts of new development and redevelopment upon public facility provision:

Collector Roads	LOS D at peak hour
Minor Arterial Roads	LOS E at peak hour
Principal Arterial Roads	LOS D at peak hour
Backlogged Facilities	Maintain and improve with 45% degradation threshold
Sanitary Sewer Service	144 gallons per capita per day
Potable Water Service	100 gallons per capita per day
Solid Waste Collection Service	6.0 pounds per capita per day
Landfill Capacity	8.6 pounds per capita per day
Stormwater Management	New development or redevelopment, first inch of rainfall shall be retained; Discharge hydrograph for post development conditions shall be maintained within 10 percent, in terms of peak flow and total volume, of the predevelopment conditions; peak discharge from post development conditions shall not exceed peak discharge from pre-developed conditions for 100-year frequency storm of 24 hour duration. Existing development, treatment of the first inch of runoff shall be required on sites of less than 100 acres, and
Neighborhood Parks	1 acre per 1000 residents
Community Parks	2 acres per 1000 residents

Policy 1.4.2 -The City shall continue to enforce the concurrency management system in the development regulations which insures that adequate public facilities and services are available to accommodate the new development and redevelopment and that the adopted LOS standards are maintained. The concurrency management system shall include the following provisions:

- 1) All applications for development orders shall demonstrate that the proposed development does not degrade adopted levels of service in the City.
- 2) The latest point at which compliance is determined is the final development order. If no development order is required, the latest point to determine concurrency is the first development permit on a site. In no event shall the determination of concurrency be made later than the point when a specific plan for development, including densities and intensities of development, is approved or when construction or physical activity on the land is authorized if a specific plan is not involved.
 - (a) If a development order or permit is approved prior to authorization of construction or physical activity on the land, the approval must be conditioned upon the availability of adequate public facilities and services to serve the development prior to final approval to proceed with construction or physical activity.
- 3) For purposes of concurrency management the available capacity of a facility shall be determined by:
 - (a) Adding Together the Following:
 - (1) The total capacity of existing facilities;
 - (2) The total capacity of proposed facilities, if any, that will become available to serve the development. The capacity of a proposed facility shall be determined

as available for potable water, sanitary sewer, solid waste and drainage if it meets any of conditions (a) and (b) below. Park and recreation capacity shall be determined as available if any of conditions (a) through (c) are met. Road capacity shall be determined as available if any of conditions (a) through (d) are met.

- (a) The facility will be in place to serve a proposed project at the time that a development order is approved;
 - (b) The facility is under construction at the time that a development order is approved;
 - (c) The facility is the subject of a binding executed construction contract that provides for the commencement of the actual construction of the required facilities within one year of the issuance of the development order;
 - (d) In the case of road facilities, construction of such road facilities is scheduled to commence within the first three years of the five-year schedule of capital improvements in the adopted Capital Improvement Element or within the first three years of the approved five-year plan of the Florida Department of Transportation.
- b) Subtracting From That Number The Sum Of:
- (1) The demand for the service or facility created by existing development as documented in the City's Comprehensive Plan; and
 - (2) The demand for the service or facility created by the anticipated completion of other approved developments, redevelopment, or other development activity.
- 4) Where available capacity cannot be shown, the following methods may be used to maintain adopted level of service:
- a) The project owner or developer may provide the necessary improvements to maintain level of service.
 - b) The proposed project may be altered such that projected level of service is no less than the adopted level of service.
 - c) The City may approve the development order with conditions agreeable to both the City and the developer. Such conditions shall be sufficient to ensure that the impact of the development will not degrade the level of service of any facility to a point below the adopted level of service standard for such facility.
- 5) A determination of compliance with the provisions of this section shall be valid for as long as the development order on which the determination was based shall remain valid.
- 6) If it is determined that adequate capacity is available for a proposed development, a Certificate of Capacity shall be issued for such development.
 - 7) The City Planning Board, with assistance from the City staff, shall prepare an annual report on the status of public facilities. The report shall include an evaluation of each facility and service indicating:
 - a) The capacity available for each at the beginning of the reporting period and the end of the reporting period;
 - b) A comparison of actual capacity and levels of service to adopted levels of service from the City's Comprehensive Plan, based on annual monitoring of facility and service usage.

- c) A forecast of the capacity for each based upon the most recently updated schedule of capital improvements in the City's Capital Improvements Element and the 5-year Work Program of the Florida Department of Transportation.
 - d) A determination whether the City is adhering to the adopted capital improvement program.
 - e) Once approved by the City Council, the annual report shall constitute prima facie evidence of the capacity and levels of service of public facilities for the purpose of issuing development orders during the twelve (12) months following approval of the annual report.
- 8) The following types of facilities and services shall be reviewed for adequacy before issuing a certificate of capacity: roads, sanitary sewer, solid waste, drainage, potable water, and recreation.
 - 9) For those projects listed in the five year capital improvement program which are needed to maintain adopted level of service standards, a comprehensive plan amendment shall be required to eliminate, defer or delay the construction or provision of the facility or service involved.

Policy 1.4.3 - Before new development or redevelopment is authorized to proceed; the City shall require that public facilities and services needed to support the impacts of development or redevelopment are adequate. Public facilities and services needed to accommodate a development or redevelopment may be phased, or the development or redevelopment may be phased, so that the public facilities and services are adequate concurrent with the impacts of development or redevelopment.

Policy 1.4.4 – Capital Improvements necessary for water supply concurrency will be identified and included in the annual update to the Capital improvements schedule.

Policy 1.4.5 – The Capital Improvements Element will be financially feasible in accordance with state law.

Policy 1.4.6 – If a Capital improvement is needed to maintain a level of service standard, then new development will be required to contribute its fair share toward the improvement.

Policy 1.4.7 – Encourage investment in capital projects that will utilize municipal energy production in an environmentally responsible manner.

GOAL 2 PROVIDE FOR A FINANCIALLY FEASIBLE PUBLIC SCHOOL FACILITIES PROGRAM.

Objective 2.1 Level of Service Standards

The City of Holly Hill shall ensure that the capacity of schools is sufficient to support residential subdivisions and site plans at the adopted level of service standard. This level of service standard shall be consistent with the level of service standard adopted in the interlocal agreement entered into by the School Board and the local governments within Volusia County.

Policy 2.1.1: The level of service standard adopted by City of Holly Hill shall be applied consistently by all local governments within Volusia County and by the School Board district-wide to all schools of the same type.

Policy 2.1.2: : Consistent with the interlocal agreement, the uniform, district-wide level of service standards are set as follows using FISH capacity based on the traditional school calendar:

- Elementary Schools: 115% of permanent FISH capacity for the concurrency service area
- K- 8 Schools: 115% of permanent FISH capacity for the concurrency service area.
- Middle Schools: 115% of permanent FISH capacity for the concurrency service area
- High Schools: 120% of permanent FISH capacity for the concurrency service area
- Special Purpose Schools: 100% of permanent FISH capacity

Policy 2.1.3: The following schools shall achieve the adopted level of service no later than the identified date. The level of service presented in the following table is the tiered level of service that shall apply to that school unit the dated noted in the table.

<i>School</i>	<i>LOS</i>	<i>DATE</i>
<i>Orange City Elementary</i>	<i>117%</i>	<i>July 1, 2012</i>
<i>Horizon Elementary</i>	<i>158%</i>	<i>July 1, 2012</i>
<i>Freedom Elementary</i>	<i>126%</i>	<i>July 1, 2012</i>
<i>Osceola Elementary</i>	<i>117%</i>	<i>July 1, 2012</i>
<i>Ortona Elementary</i>	<i>150%</i>	<i>July 1, 2012</i>
<i>Ormond Beach Elementary</i>	<i>116%</i>	<i>July 1, 2012</i>
<i>Southwestern Middle</i>	<i>120%</i>	<i>July 1, 2013</i>
<i>New Smyrna Beach Middle</i>	<i>122%</i>	<i>July 1, 2014</i>

(Note: This designates a tiered LOS for those schools that exceed the desired levels at the end of the five- year capital improvements program.)

Objective 2.2 School Capital Facilities Planning

The City of Holly Hill shall cooperate with the School Board to ensure existing deficiencies and future needs are addressed consistent with adopted level of service standards for public schools.

Policy 2.2.1: By December 1 of each year, the City of Holly Hill shall adopt as part of its Capital Improvements Element the Volusia County School District five year work program approved in September of each year as part of the School District budget, including planned facilities and funding sources to ensure a financially feasible capital improvements program and to ensure the level of service standards will be achieved by the end of the five-year period.

Policy 2.2.2: The City of Holly Hill shall coordinate with the School Board and adopt development conditions to ensure that future development pays a proportionate share of the costs of capital facility capacity needed to accommodate new development and to assist in maintaining the adopted level of service standards via impact fees and other legally available and appropriate methods.

PROJECTED CAPITAL FACILITY NEEDS 2012-2025

The projection of needed capital improvements begins with the School District’s proposed capital program for the period 2007-08 through 2011-12. This program is financially feasible as revenues are balanced to expenditures and the program achieves the designated level of service at the end of the five year period except for those schools designated as constrained and those schools for which a tiered level of service has been identified. The tiered level of service extends until 2014 to allow for construction projects that will be initiated within the proposed five-year program but will not be completed in all cases until the 2014-15 school year. The proposed program also includes needed ancillary facilities including warehouse, maintenance, transportation and administrative facilities that have been determined to be necessary by the School District. Table 45 summarizes the initial five-year program for added student capacity and ancillary facilities which will be adopted by reference by the local government and annually updated by the adoption of future five-year programs.

In order to identify the timing and location of needed schools for the period between 2012 and 2025, student growth was projected by year for each geographic area based on the growth projections from the data and analysis report. The eight school planning areas were used for the elementary level and the concurrency service areas for high schools were used to evaluate high school and middle school need. The Halifax Area was then examined at the school planning area level to determine if there were any smaller area impacts on middle schools that needed to be considered.

Schools were assumed to be needed when there were sufficient students available within the service area to comprise 80% of the standard size for the school level. The analysis area was also tested for compliance with the designated level of service standard to identify any LOS violations that might occur prior to the general need for a new school. A school was assumed to be needed when either demand reached 80% of standard school size or the analysis area exceeded the LOS for that area. This approach provides an indication of when and where LOS issues may be expected, but it does not get down to the individual school level since the error level over the term of the study is too great to make projections reasonable. At the individual school level, LOS issues may be encountered sooner than anticipated by this analysis. Close monitoring is going to be necessary as part of the annual system review and budget development to identify and respond to LOS considerations. Table 3 provides a listing of anticipated schools needs by location, type and year. This table lists only capacity, ancillary or replacement projects. Other capital maintenance projects are not reflected nor are needed for school replacement.

5-YEAR CAPITAL IMPROVEMENTS PROGRAM 2009-10 TO 2013-14

Facility	2009-10	2010-11	2011-12	2012-13	2013-14
<u>New Construction</u>					
Marks, George Elm - Replacement School				971,290	17,682,000
New Elm "A" Relieve Cypress Creek, Spruce Creek, Chisholm					988,000
New Elm "C" Relieve Pathways, Pine Trail					988,000
New K-8 "FF" Relieve New Smyrna Mid, Indian River, Edgewater			1,120,000		38,750,000
Pierson/Seville Elm Replacement					18,600,000
Total New Construction			1,120,000	971,290	77,008,000
<u>Major Projects at Existing Schools & Facilities</u>					
Deltona HS - Reroof Campus	2,880,000				
Enterprise Elm - Addition			4,500,000	500,000	
Enterprise Elm - 9 Classroom Addition	2,800,000				
Friendship Elm - 9 Classroom Addition	2,800,000				
Holly Hill Mid - Demo Buildings		410,000			
Horizon Elm - 9 Classroom Addition	2,800,000				
Pine Ridge HS - HVAC Bldg 5	1,516,00				
Portables - Lease	1,200,000	1,000,000	250,000	250,000	250,000
Portables - Moves & Compliance	690,000	640,000	590,000	540,000	490,000
Seabreeze HS - 10 Year Sports Complex Lease	600,000				
Southwestern Mid - Additions	500,000	5,000,000	500,000		
Sunrise Elm - 9 Classroom Addition	2,650,000				
Various Schools - Minor Projects	1,300,000	1,300,000	1,300,000	1,300,000	1,300,000
Various Facilities - Facilities Review Project	3,872,422	8,000,000	8,000,000	8,000,000	8,000,000
Total Major Prjs at Existing Schools & Facilities	23,608,422	16,350,000	15,140,000	10,590,000	10,040,000
<u>Facilities Management</u>					
Facilities Management - Various Projects	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000
<u>Technology</u>					
Network, EDP & Communications Equipment	9,000,000	9,000,000	9,000,000	9,000,000	9,000,000
<u>System Wide Equipment & Vehicles</u>					
Various Schools & Departments Furn. & Equip	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000
<u>Buses</u>					
Transportation Dept - Bus Replacement					7,239,765
<u>Transfers</u>					
Transfers - Debt Service	51,599,11	51,602,925	51,601,151	51,598,274	57,057,765
Transfers - Equipment Leases & Property Insurance	3,411,250	51,602,925	51,602,925	51,602,925	51,602,925
Transfers - Maintenance	15,800,000	15,800,000	15,800,000	15,800,000	15,800,000
Total Transfers	70,810,360	70,814,175	70,812,401	70,809,524	76,269,015
TOTAL	108,218,782	100,964,175	100,872,401	96,170,814	184,356,780

**TABLE 3
VOLUSIA COUNTY
PUBLIC SCHOOL FACILITY ELEMENT
PROJECTED SCHOOL NEEDS 2011-12 TO 2025-26**

SCHOOL	LOCATION	START	OPEN	NOTES
Elementary F	West	10-11	12-13	
Elementary B	Southeast	11-12	13-14	
Elementary C	N. Halifax	11-12	13-14	
Southwestern Middle	West	11-12	13-14	Addition. Capacity TBD
Elementary	S. Halifax	18-19	20-21	
Middle	Southeast		20-21	LOS Need Phased FF conversion
High	Halifax/SE	17-18	20-21	LOS need
Elementary	Southwest	19-20	21-22	
Elementary	C. Halifax	21-22	23-24	
Elementary	West	21-22	23-24	
Middle	S. Halifax	22-23	24-25	
Elementary	N. Halifax	23-24	25-26	
Elementary	S. Halifax	23-24	25-26	
Elementary	Southeast	23-24	25-26	Required sooner if FF is phased to middle
Elementary	NW	24-25	25-26	LOS need 9 class addition
High	West/SW	22-23	25-26	LOS need

Land Banked School Sites

The Volusia County School District has routinely purchased sites for schools in anticipation of future need. Table 3 provides a projection of anticipated school site needs by location and the data and analysis report contains a listing of available sites. In addition to the known need generated by projected schools the plan recommends maintaining and inventory of additional sites to give the School District and local governments flexibility to address short term shifts in population and/or student growth and to provide additional options to respond to level of service issues that will arise at the elementary and middle school level that are extremely difficult to predict at the school attendance zone level. Even relatively small shifts in population or student generation could shift the timing of demand appearing in the school planning areas. If construction funding is anticipated, the additional land-banked school sites will allow the School district to shift projects in a relatively short period of time to respond the short-term shift in student demand. The School District should maintain or reserve sites in the following areas:

Elementary School Sites: North Halifax
 South Halifax
 Southeast
 Southwest
 West

Middle School Sites: Halifax/Southeast
 Southwest/West
 Northwest (flex site for elementary or middle school)

High School Sites Halifax/Southeast
 Southwest/West

CHAPTER 9

PUBLIC SCHOOL FACILITIES ELEMENT

Goals, Objectives and Policies - Public School Facilities Element

Goal 1 - Collaborate and coordinate with the School Board of Volusia County to provide and maintain a public education system which meets the needs of Volusia County's current and future population.

Objective 1.1 – Coordination and Consistency

The City of Holly Hill shall implement and maintain mechanisms designed to coordinate with the School Board to provide consistency between local government comprehensive plans and public school facilities and programs.

Policy 1.1.1: Pursuant to the procedures and requirements of the adopted interlocal agreement, the City of Holly Hill shall coordinate with the School Board on growth and development trends, general population and student projections to ensure that the plans of the School Board and City of Holly Hill are based on consistent data.

Policy 1.1.2: The City of Holly Hill shall provide the representative with copies of all meeting agendas and staff reports.

Objective 1.2 – School Facility Siting and Availability

The City of Holly Hill shall coordinate with the School Board on the planning and siting of new public schools and ancillary facilities to ensure school facilities are coordinated with necessary services and infrastructure and are compatible and consistent with the comprehensive plan.

Policy 1.2.1: The City of Holly Hill shall coordinate with the School Board to assure that proposed public school facility sites are consistent with the applicable land use categories and policies of the comprehensive plan. Schools shall be permitted in all future land use classifications except for industrial land use classifications and environmentally restricted land use classifications.

Future Land Use Categories	
Low Density Residential	Schools Permitted
Low-Medium Density Residential	Schools Permitted
Medium Density Residential	Schools Permitted
High Density Residential	Schools Permitted
Mobile Home Residential	Schools Permitted
General Commercial	Schools Permitted
Wholesale Commercial & Industrial	Schools Not Permitted
Churches, Schools & Institutions	Schools Permitted
Recreation and Open Space	Schools Not Permitted
Conservation	Schools Not Permitted
Residential-Based Mixed Use	Schools Permitted
Mixed Use II	Schools Permitted
Mixed Use III	Schools Permitted

Policy 1.2.2: Coordination of the location, acquisition, phasing and development of future school sites and ancillary facilities shall be accomplished through the procedures adopted in the interlocal agreement.

Policy 1.2.3: The City of Holly Hill and School Board will jointly determine the need for and timing of on-site and off-site improvements necessary to support each new school or the proposed renovation, expansion or closure of an existing school. If deemed necessary, the parties may enter into a written agreement as to the timing, location, and party or parties responsible for constructing, operating and maintaining the required improvements.

Policy 1.2.4: The City of Holly Hill shall encourage the School Board to land bank sites for future use as school facilities. The City of Holly Hill shall coordinate with the School Board on the acquisition and use of land banked sites in the same manner as established for other sites in order to ensure adequate infrastructure is planned and constructed in advance of school construction.

Policy 1.2.5: The City of Holly Hill shall protect schools and land banked school sites from the adverse impact of incompatible land uses by providing the School District with the opportunity to participate in the review process for all proposed development adjacent to schools.

Policy 1.2.6: In developing capital improvements plans and programs for public services, the City of Holly Hill shall consider required infrastructure to service existing and proposed schools and any land banked school sites.

Objective 1.3 – Enhance Community Design

The City of Holly Hill shall enhance community and neighborhood design through effective school facility design and siting standards and encourage the siting of school facilities in order to serve as community focal points and are compatible with surrounding land uses.

Policy 1.3.1: The City of Holly Hill shall coordinate with the School Board on opportunities for the expansion and rehabilitation of existing schools so as to support neighborhoods and redevelopment.

Policy 1.3.2: The City of Holly Hill shall collaborate with the School Board on the siting of public facilities such as parks, libraries, and community centers near existing or planned public schools, to the extent feasible.

Policy 1.3.3: The City of Holly Hill shall look for opportunities to co-locate and share the use of public facilities when preparing updates to the comprehensive plan's schedule of capital improvements and when planning and designing new or renovating existing, community facilities. Co-located facilities shall be governed by a written agreement between the School Board and the City of Holly Hill specifying operating procedures and maintenance and operating responsibilities.

Policy 1.3.4: The City of Holly Hill shall reduce hazardous walking conditions consistent with Florida's safe ways to school program. In conjunction with the School Board, the City of Holly Hill shall implement the following strategies:

1. New developments adjacent to schools shall be required to provide a right-of-way and direct safe access path for pedestrian travel to existing and planned schools and shall connect to the neighborhood's pedestrian network.
2. New development and redevelopment within two miles of a school shall be required to provide sidewalks within or adjacent to the property for the corridor that directly serves the school or qualifies as an acceptable designated walk or bicycle route to the school.
3. In order to ensure continuous pedestrian access to public schools, the City of Holly Hill shall consider infill sidewalk and bicycle projects connecting networks serving schools as

part of the annual capital budget process. Priority shall be given to hazardous walking conditions pursuant to Section 1006.23, Florida Statutes.

4. The City of Holly Hill shall coordinate with the Metropolitan Planning Organization to maximize the funding from the Florida Department of Transportation and other sources that may be devoted to improving pedestrian networks serving schools.

Policy 1.3.5: The City of Holly Hill and School Board shall coordinate with Volusia County Emergency Services on efforts to build new school facilities, and facility rehabilitation and expansion, to be designed to serve as and provide emergency shelters as required by Section 1013.372, Florida Statutes.

Objective 1.4 – Coordinate Comprehensive Plan Amendment and Development Orders with School Capacity

Manage the timing of new development to coordinate with adequate school capacity as determined by the Volusia County School District.

Policy 1.4.1: The City of Holly Hill shall take into consideration the School Board comments and findings on the availability of adequate school capacity in the evaluation of comprehensive plan amendments and other land use decisions including but not limited to developments of regional impact. School Board review shall follow the policies and procedures set forth in the interlocal agreement.

Policy 1.4.2: Amendments to the future land use map shall be coordinated with the School Board and the Public School Facilities Planning Maps.

Policy 1.4.3: Where capacity will not be available to serve students from the property seeking a land use change or other land use determination that increases residential density, the City of Holly Hill shall not approve the proposed land use change until such time as the School Board can find that adequate public schools can be timely planned and constructed to serve the student population or that the applicant has provided adequate mitigation to offset the inadequacies in anticipated school capacity.

Policy 1.4.4: The City of Holly Hill shall meet at least annually with representatives from the School District and the other local governments in Volusia County to review the Public School Facilities Element including enrollment projects. The timing and content of these meetings shall be done according to the requirements and procedures set forth in the adopted interlocal agreement.

Goal 2 – Implement Public School Concurrency

The City of Holly Hill shall assure the future availability of public school facilities to serve new development consistent with the adopted level of service standards. This goal will be accomplished recognizing the School District's statutory and constitutional responsibility to provide a uniform system of free and adequate public schools and the City of Holly Hill's authority for land use, including the authority to approve or deny comprehensive plan amendments, re-zonings or other development orders that generate students and impact the public school system. The City of Holly Hill shall operate and maintain in a timely and efficient manner adequate public facilities for both existing and future populations consistent with the available financial resources.

Objective 2.1 – Level of Service Standards

The City of Holly Hill through coordinated planning with the School District and implementation of its concurrency management system shall ensure that the capacity of schools is sufficient to support residential subdivisions and site plans at the adopted level of service standard within the period

covered by the five-year schedule of capital improvements and the long-range planning period. These standards and the concurrency management system shall be consistent with the interlocal agreement approved by the School Board and the local governments in Volusia County.

Policy 2.1.1: The level of service standards for schools shall be applied consistently by all the local governments in Volusia County and by the School Board district-wide to all schools of the same type.

Policy 2.1.2: Consistent with the interlocal agreement, the uniform, district-wide level-of-service standards are set as follows:

1. Elementary Schools: 115% of permanent FISH capacity for the concurrency service area
2. K-8 Schools: 115% of permanent FISH capacity for the concurrency service area.
3. Middle Schools: 115% of permanent FISH capacity for the concurrency service area
4. High Schools: 120% of permanent FISH capacity for the concurrency service area
5. Special Purpose Schools: 100% of permanent FISH capacity

Policy 2.1.3: The following schools shall achieve the adopted level of service no later than the identified date. The level of service presented in the following table is the tiered level of service that shall apply to that school unit the dated noted in the table..

<i>School</i>	<i>LOS</i>	<i>DATE</i>
<i>Orange City Elementary</i>	<i>117%</i>	<i>July 1, 2012</i>
<i>Horizon Elementary</i>	<i>158%</i>	<i>July 1, 2012</i>
<i>Freedom Elementary</i>	<i>126%</i>	<i>July 1, 2012</i>
<i>Osceola Elementary</i>	<i>117%</i>	<i>July 1, 2012</i>
<i>Ortona Elementary</i>	<i>150%</i>	<i>July 1, 2012</i>
<i>Ormond Beach Elementary</i>	<i>116%</i>	<i>July 1, 2012</i>
<i>Southwestern Middle</i>	<i>120%</i>	<i>July 1, 2013</i>
<i>New Smyrna Beach Middle</i>	<i>122%</i>	<i>July 1, 2014</i>

(Note: This policy designates a tiered LOS for those schools that exceed the desired levels at the end of the five- year capital improvements program.)

Policy 2.1.4: The following schools shall be considered constrained schools at the designated LOS due to the inability to add capacity at the site and the nature of the communities they serve. Concurrency will be reviewed in the adjacent concurrency service areas and requests to increase residential densities in the constrained concurrency service areas will need to be accompanied by a plan to address school capacity.

School	LOS
Burns-Oak Hill Elementary	115%
Coronado Elementary	115%
Samsula Elementary	165%

Policy 2.1.5: The City of Holly Hill and School Board recognize and agree that short-term changes in enrollment unrelated to new development approvals can and do occur, and that students enrolling in their assigned school will be accepted consistent with the School District's constitutional obligations regardless of the utilization levels at the assigned school.

Policy 2.1.6: If there is a consensus to amend any level of service, the amendment shall be accomplished by execution of an amendment to the interlocal agreement by all parties and the adoption of amendments to each local government's comprehensive plan. The amended level of service shall not be effective until all plan amendments are effective and the amended interlocal agreement is fully executed. No level of service standard shall be amended without a showing that the amended level of service standard is financially feasible and can be achieved and maintained within the five years of the capital facilities plan.

Objective 2.2 – School Concurrency Service Areas

The City of Holly Hill shall establish School Concurrency Service Areas as the area within which an evaluation is made of whether adequate school capacity is available based on the adopted level of service standard. Maps of the School Concurrency Service Areas are adopted in the Volusia County Interlocal Agreement for Public School Facilities Planning.

Policy 2.2.1: The concurrency service area for elementary schools shall be the elementary school attendance boundary as represented on the map series "Public School Facilities Element Elementary School Concurrency Service Areas" adopted as part of the Volusia County Comprehensive Plan and which is incorporated herein by reference.

Policy 2.2.2: The concurrency service area for middle schools shall be the middle school attendance boundary as represented on the map series "Public School Facilities Element Middle School Concurrency Service Areas" adopted as part of the Volusia County Comprehensive Plan and which is incorporated herein by reference.

Policy 2.2.3: The concurrency service area for K-8 schools shall be the attendance boundary as represented on the map series "Public School Facilities Element K-8 Concurrency Service Areas" adopted as part of the Volusia County Comprehensive Plan and which is incorporated herein by reference. (Note: no K-8 schools have been established at this time.)

Policy 2.2.4: The concurrency service area for high schools shall be as represented on the map series "Public School Facilities Element High School Concurrency Service Areas" adopted as part of the Volusia County Comprehensive Plan and which is incorporated herein by reference.

Policy 2.2.5: The concurrency service area for special use schools shall be district wide.

Policy 2.2.6: The concurrency service area maps designate three areas where school capacity is not anticipated for the planning period.

Policy 2.2.7: Amendments to the School Concurrency Service Areas shall be completed according to the procedures specified in the Volusia County Interlocal Agreement for School Facilities Planning. Amendments to concurrency service areas shall consider the following criteria:

1. Adopted level of service standards shall not exceed the level of service standard within the initial five-year planning period
2. The utilization of school capacity is maximized to the greatest extent possible taking into account transportation costs, court approved desegregation plans, proximity to schools, ethnic and socio-economic diversity, subdivisions and neighborhoods, demographic changes, future land development patterns, crossing guard availability and other relevant factors.

Policy 2.2.8 Within the central concurrency service areas all current and future students shall be assigned to schools designated for them as part of the School District's normal school assignment procedures. Requests for development orders for new development consistent with

the future land use designations and existing residential zoning densities shall be evaluated for concurrency based on the assigned school and that school's concurrency service area. If adequate capacity is not available in the assigned concurrency service area, the proposed development shall be evaluated in comparison to the concurrency service areas adjacent to the assigned concurrency service area, subject to the limitations of Policy 2.3.7. The school district shall maintain a listing of assigned and adjacent concurrency service areas for each central school concurrency service area.

Policy 2.2.9: Requests to develop properties within the central school concurrency service areas at residential densities and intensities greater than the current land use or zoning designations shall be done via a comprehensive plan amendment consistent with the Volusia County Charter provision 206 regarding school planning. The comprehensive plan amendment shall demonstrate how school capacity will be met consistent with the terms of the First Amendment to the Interlocal Agreement for Public School Facility Planning effective July 2007 and Section 206 of the Volusia County Charter. If the project area is to be annexed by a municipality, the comprehensive plan amendment shall include an amendment of the central concurrency service area boundary by Volusia County to exclude the subject parcel.

Objective 2.3 – Proceed for School Concurrency Implementation

In coordination with the School Board the City of Holly Hill will establish a process for implementation of school concurrency which includes applicability and capacity determination, availability standards and school capacity methods. The City of Holly Hill shall manage the timing of residential subdivision approvals and site plans to ensure adequate school capacity is available consistent with the adopted level of service standards for public schools.

Policy 2.3.1: School concurrency applies to residential development not otherwise exempt as specified by Policy 2.3.3.

Policy 2.3.2: Development approval shall be issued for residential development where:

1. Adequate school capacity, as determined by the School Board, exists or will be under construction for each level of school in the affected concurrency service area within three years after the issuance of the development order allowing the residential development.
2. Adequate school facilities, as determined by the School Board, are available within an adjacent concurrency service area subject to the limitations of Policy 2.3.7. Where capacity from an adjacent concurrency service area or areas is utilized, the impacts of development shall be shifted to that area. If capacity exists in more than one concurrency service area or school within a concurrency service area, the School District shall determine where the impacts of development shall be allocated based on the School District policies for student assignment.
3. The developer executes a legally binding commitment with the School Board and City of Holly Hill to provide mitigation proportionate to the demand for public school facilities to be created by the actual development of the property as provided by Objective 2.4 and its supporting policies.

Policy 2.3.3: The following residential development shall be considered exempt from the school concurrency requirements:

1. Single family lots of record on a recorded plat, existing as such at the time School Concurrency implementing ordinance is adopted for which otherwise would be entitled to build, shall be exempt from School Concurrency requirements.

2. Any residential development or any other development with a residential component that received approval of a Final Development Order or functional equivalent or is otherwise vested prior to the implementation date of school concurrency is considered vested for that component which was previously approved for construction and shall not be considered as proposed new residential development for purposes of school concurrency;
3. *Amendments to residential development approvals which do not increase the number of students generated by the development based on the student generation rates for each school type as determined by the School District.*
4. Age restricted developments that are subject to deed restrictions prohibiting the permanent occupancy by a resident under the age of fifty-five. Such deed restrictions must be recorded and be irrevocable for a period of at least thirty years.
5. Group quarters that do not generate students including residential facilities such as jails, prisons, hospitals, bed and breakfast, hotels and motels, temporary emergency shelters for the homeless, adult halfway houses, firehouse dorms, college dorms exclusive of married student housing, and religious non-youth facilities.

Policy 2.3.4: The creation of subdivisions and/or single family lots equal to or less than ten units shall be subject to school concurrency review on a grouped basis. The City of Holly Hill shall report such projects to the School Board as part of the annual planning coordination process established by the interlocal agreement and these units shall be included by the School Board in planning student allocations by school.

Policy 2.3.5: The City of Holly Hill shall continue to implement the school concurrency ordinance which establishes the application procedures and process for evaluating school capacity and making concurrency determinations consistent with the provisions of the interlocal agreement.

Policy 2.3.6: The School Board shall conduct a concurrency review that includes findings and recommendations of whether there is adequate capacity to accommodate proposed development for each type of school within the affected concurrency service area consistent with the adopted level of service. The School Board may issue a certificate of school concurrency if sufficient capacity exists for the proposed development or the School Board may set forth conditions required to satisfy the requirements of school concurrency including proportionate share mitigation.

Policy 2.3.7: If the adopted level of service standard cannot be met within a particular concurrency service area as applied to an application for development order and if the needed capacity is available in one or more contiguous concurrency service areas, then this capacity shall be applied to the concurrency evaluation of the application for development approval subject to the following limitations:

1. Areas established for diversity at schools shall not be considered contiguous.
2. Concurrency service areas generating excessive transportation costs shall not be considered contiguous. Excessive transportation costs are defined as transporting students requiring a transport time of fifty minutes one way as determined by School District transportation routing staff.
3. Concurrency service areas shall not be considered contiguous when the concurrency service areas are separated by a natural or man-made barrier such as a river, water body, or interstate highway that requires indirect transport of students through a third concurrency service area. (Refer to graphic examples.)

4. When capacity in an adjacent concurrency service area is allocated to a development application, assignment of the students to the school with available capacity may be accomplished by applying any of the techniques used to establish school attendance zones including modification of existing attendance zone boundaries or creation of island zones.
5. Student transportation not in conformance with the conditions established in items 1 through 4 above shall be permitted to allow student assignments based on specific educational programming options; to comply with State and Federal mandatory transfer opportunities; or for other transfer opportunities that School Board shall deem appropriate for the specific circumstances of an individual student

Policy 2.3.8: If the adopted level of service cannot be met within a particular concurrency service area the School Board may apply one or more of the following techniques to maximize use of available capacity and provide for adequate numbers of student stations to meet current and future demand:

1. Construct new school facilities
2. Construct additions to current facilities
3. Adjust program assignments to schools with available capacity
4. Modify attendance boundaries to assign students to schools with available capacity
5. Eliminate variances to overcrowded facilities that are not otherwise restricted by State or Federal requirements.

Objective 2.4 – Proportionate Share Mitigation

The City of Holly Hill shall provide for mitigation alternatives that are financially feasible and will achieve and maintain the adopted level of service standard consistent with the School Board's adopted financially feasible work program.

Policy 2.4.1: In the event that sufficient school capacity is not available in the affected concurrency service area, the developer shall have the option to propose proportionate share mitigation to address the impacts of the proposed development.

Policy 2.4.2: Mitigation shall be directed toward a permanent capacity improvement identified in the School Board's financially feasible work program, which satisfies the demands created by the proposed development consistent with the adopted level of service standards.

Policy 2.4.3: Mitigation shall be directed to projects on the School Board's financially feasible work program that the School Board agrees will satisfy the demand created by the proposed development approval and shall be assured by a legally binding development agreement between the School Board, the City of Holly Hill, and the applicant which shall be executed prior to the City of Holly Hill issuance of the subdivision or site plan approval. If the School Board agrees to the mitigation, the School Board shall commit in the agreement to placing the improvement required for mitigation in its work plan.

Policy 2.4.4: The applicant's total proportionate share obligation shall be based on multiplying the number of needed student stations generated from the proposed project times the School Board's current cost per student station plus land cost for each type of school. The applicant's proportionate share mitigation obligation shall be credited toward any impact fee or exaction fee imposed by local ordinance for the same need on a dollar for dollar basis. (For example, if the proportionate share mitigation provides only for land, the credit is applied only against that portion of the impact fee or other exaction devoted to land costs.)

Policy 2.4.5: The student generation rates used to determine the impact of a particular development shall be the student generation rates adopted in the most recent school impact fee study.

Policy 2.4.6: The cost per student station shall be the most recent actual costs per student station paid by the School Board for the equivalent school facility.

Policy 2.4.7: Mitigation options must consider the School Board's educational delivery methods and requirements and the State Requirements for Educational Facilities and may include, but not be limited to, the following:

1. Donation of buildings for use as a primary or alternative learning facility
2. Renovation of existing buildings for use as learning facilities
3. Funding dedicated to, or construction of permanent student stations or core capacity
4. For schools contained in the School Board's adopted five-year capital facilities work program, upon agreement with the School Board, the applicant may build the school in advance of the time set forth in the five-year work program
5. Dedication of a school site as approved by the School Board
6. Up front lump sum payment of school impact fees
7. Up front payment of interest and other costs of borrowing
8. Payment of off-site infrastructure expenses including but not limited to roads, water, and/or sewer improvements
9. Payment of transportation costs associated with the movement of students as a result of overcapacity school
10. Funding assistance with acquisition of school site
11. Phasing of construction or delay of construction in order to timely plan for the availability of school capacity,
12. Establishment of an educational facilities benefit district
13. Establishment of educational facilities mitigation banks

Objective 2.5: - Capital Facilities Planning

The City of Holly Hill shall ensure existing deficiencies and future needs are addressed consistent with the adopted level of service standards for schools.

Policy 2.5.1: In accordance with the adopted interlocal agreement the City of Holly Hill shall collaborate with the School Board in locating required school sites as identified in the School Board's five, ten and twenty year capital facilities plan.

Policy 2.5.2: The City of Holly Hill shall ensure that future development pays a proportionate share of the costs of capital facilities capacity needed to accommodate new development and to assist in maintaining the adopted level of service standards via impact fees and other legally available and appropriate methods.

Policy 2.5.3: The City of Holly Hill adopts by reference the School Board's five-year work program approved annually each September as part of the overall School District budget. The City of Holly Hill shall review the annual work program to verify that it is financially feasible and will maintain the level of service standards by the end of the five-year period.