



COMPREHENSIVE PLAN

FUTURE LAND USE ELEMENT

EFFECTIVE OCTOBER 2009

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CHAPTER I
FUTURE LAND USE ELEMENT

A. INTRODUCTION

The purpose of the Future Land Use Element is to designate future land use patterns and densities and intensities of land uses in areas that will best accommodate the projected population and development. The Future Land Use Element is dependent upon the goals, objectives and policies of all of the other elements in the Comprehensive Plan to minimize adverse impacts on natural resources and maintain essential facilities and services at desired levels to maintain the quality of life within the City.

The element consists of an inventory and analysis of existing land use data and patterns, the projection of future needs, objectives and policies as well as a land use plan and map series. The Future Land Use Map and associated policies and definitions will guide the review and permitting of new development. This element was developed and adopted pursuant to Chapter 163, FS, and as such will have significant legal standing. All existing development regulations will be required to be consistent with the element and plan.

1. General History

The City of Edgewater originated from the visions of Dr. John Milton Hawks in 1865 when he purchased a 500-acre Spanish land grant to establish a colony on the river. In 1871, Dr. Hawks formed the Hawks Park Company and hired a land surveyor to map out the village. In his book written in 1887, Dr. Hawks described the area.

“The river is interspersed with mangrove islands with no marsh in front of the village. The town site is on an elevated ridge of high hammock and pine land rising in some places twenty feet above the river and is shaded all along with a narrow grove of palm trees.”

Dr. Hawks named the village Hawks Park and promoted it as a “New England Village on the East Coast of Florida” to attract investors from the New England states. Hawks Park was originally laid out as 493 lots that were 100 feet by 200 feet and the streets were 50 feet wide. In 1924, the name was changed to Edgewater. The City was incorporated in 1951. The most notable industries at that time were the crab meat factory; cement pipe manufacturing; prefabricated trusses; paint, varnish and cabinet making; the Tropical Blossom Honey Company; and, Loveland Groves fruit shipping. Additionally, Edgewater had the only hospital facility on the coast south of St. Augustine. The City’s population had increased from 115 citizens in 1884, to about 500 in 1944, to today’s estimated population of 18,865.

B. EXISTING LAND USE DATA AND INVENTORY

In order to better guide and direct future land uses within the City of Edgewater, it is necessary to first gain an understanding of present land use patterns. A detailed Existing Land Use Map, Map I-1, was developed depicting the land use patterns in the City of Edgewater as of 2000. This map was

developed by examining current and preliminary existing land use maps prepared by the City, recent aerial photographs, and interviews with City officials and staff. In addition, a field survey was conducted for verification and updating of this information. It should be noted that the Existing Land Use Map represents a snapshot of development patterns as they existed in 2000.

1. Land Use Categories

The land use categories, as shown on the Existing Land Use Map (Map I-1) are in accordance with the requirements set forth in 9J-5.006 (1)(a), FAC. In addition, several other categories were created to better represent actual land use for certain properties within the City.

Table I-1 shows each land use category and the corresponding amount of developed acreage for each. Acreage tabulations were provided by City staff and aggregated into their respective categories. A definition of each category follows, as well as a brief description of existing conditions.

a. Residential Land Use Categories

In 2000, there were 2,512 developed residential acres within the City of Edgewater. This category represents almost 36 percent of total lands and 77 percent of all developed lands, and includes single-family, multifamily and mobile home developments. Residential uses are divided into the following categories on the Existing Land Use Map:

Agriculture - (up to 1 unit per 2.5 acres) This category is mainly reserved for citrus growers, farmers, ranches, horticulture and similar uses. However, a single-family residence is permissible not exceeding one (1) unit per two and one half (2- 1/2) acres. Accessory structures and primary agricultural uses may be permitted based upon the appropriate surrounding land uses. The Agricultural land use category is considered a holding land use until adequate public facilities become available for more intense development.

Low Density Transition - (1 unit per acre) This residential category is limited to no more than one unit per acre. The Low Density Transition land use category is considered a holding land use until adequate public facilities become available for more intense development.

Low Density Residential - (1.1 to 4 units per acre) This residential category is typically a suburban area dominated by detached single-family homes on quarter-acre lots. This is the predominant land use within the City.

Medium Density Residential - (4.1 to 8 units per acre) This urban scale Medium Density Residential category includes duplex, villa, cluster, townhouse, mobile home, manufactured and multi-family housing at densities between four (4) and eight (8) units per acre.

High Density Residential - (8.1 to 12 units per acre) This residential category typically includes townhouses and multi-family housing at densities between eight (8) and twelve (12) acres.

(1) *Existing Residential Subdivisions*

Edgewater Acres is located between Park Avenue and Indian River Boulevard, west of the Florida East Coast (FEC) rail line. This development can be characterized as medium density single-family. The subdivision abuts some light industrial uses to the east and public lands to the west.

Just south of Edgewater Acres is the northern section of the Florida Shores Subdivision. Florida Shores extends from Edgewater Acres south to the City limits. Initially platted in the 1950's, this community is the largest development within the City and represents a very large percentage of the residential land within the City of Edgewater. The subdivision has undergone scattered development and is roughly 70 – percent developed at present.

The Wildwood Subdivision is located off of Park Avenue along the western City limits. This development is a single-family project and is bounded by unincorporated areas to the south, east and west.

Edgewater Landing is a new manufactured home subdivision located between US 1 and the Indian River. It consists of approximately 455 lots.

Residential development between US 1 and the Indian River can be generally characterized as low and medium density single-family. Those neighborhoods along Riverside Drive are predominantly low density with some medium density neighborhoods separating this area from the commercial corridor along US 1.

Between US 1 and the Florida East Coast (FEC) Railroad are predominantly medium density single-family residential areas, interspersed with some higher density residential neighborhoods. Many of these neighborhoods are separated by vacant areas with some industrial and commercial uses located along the railroad.

b. Commercial

The commercial land use category consists of a variety of retail and office uses; such as, medical facilities, shopping centers, restaurants, automobile service facilities and similar uses. Typical neighborhood and highway service areas are allowed to build up to a maximum floor area ratio (FAR) of 0.30. Tourist commercial areas can build up to a maximum 0.50 FAR.

The majority of commercial development within the City of Edgewater is located along US 1 in a strip pattern. The area contains restaurants, convenience goods

stores and neighborhood centers. Another corridor of commercial development that has emerged is adjacent to the FEC Railroad within the Florida Shores Subdivision.

In 2000, there were 210 acres of commercially developed lands in the City. These developed lands represent only three percent of the total acreage in Edgewater and 3.7% percent of all developed lands.

c. Mixed Use

The purpose for the Mixed Use land use category and its corresponding zoning districts is to provide for a variety of land uses and intensities within a development site to preserve conservation areas, to reduce public investment in provision of services, to encourage flexible and creative site design and to provide public amenities which provide an area wide benefit to the community.

The Mixed-Use land use category permits low, medium and high density residential; commercial uses (retail and office); light industrial; educational facilities; recreation facilities and compatible public facilities.

To ensure that the Mixed-Use area is of a sufficient size to function as an integrated unit, this designation requires an area that has a minimum of fifteen acres. A mixed use category may be comprised of several parcels under different ownership, as long as the parcels are approved as a unified master plan with legal documents recorded prior to development or redevelopment that tie the parcels together. The master plan must be submitted for approval at the time of rezoning in a Mixed-Use land use category. The master plan may include multiple phases of development. The requirements for the master plan are identified in the Land Development Code.

The intensity of the development within the Mixed-Use category will vary depending upon location and surrounding uses. Therefore, two (2) zoning districts have been established that allow a mix of uses to satisfy varying degrees of intensity. The two (2) zoning districts are the Community Center (CC) and regional Employment Center (EC). The typical uses and various locations of the two (2) mixed zoning districts shall be allowed based upon the following criteria:

Community Center - Located within the City's urban service area at major intersections or along major arterials, this district is intended to serve the residential and non-residential needs of the City's neighborhoods. Developments within this district should balance pedestrian and vehicular comfort, and should be located within the public transit system service area. Typical uses include shops, personal and business services, grocery stores, restaurants, cinemas, hotels, offices, civic facilities, day care, and residential (single family, apartments/condominiums, elderly housing, residential over commercial, townhouses and duplexes).

Employment Center - located within the City's urban service area along major expressways, arterials or collector roadways, and interchange areas where location factors and higher land values tend to attract higher intensity development; and, services and facilities are programmed to accommodate a variety of residential and

non-residential land uses. Typical uses include medium to high-density residential, office, commercial and light industrial land uses. The intent of the employment center district is to:

- (1) Provide an economic benefit in terms of employment opportunities and increased tax base;
- (2) Locate higher intensity uses where roadway capacity can accommodate increased traffic due to short trip distances to major roadways and increased lane capacity at major intersections;
- (3) Locate higher intensity uses along major roadways and intersections to reduce development pressures in other areas, thereby minimizing the road congestion and community compatibility impacts; and,
- (4) Locate higher intensity uses adjacent to hurricane evacuation routes to reduce pressures on local roads during storm events.

Alternative modes of transportation are required in the Mixed-Use category to encourage pedestrian circulation. Tracts of land must be developed as a whole throughout the property to provide continuity among the various land uses and to create a compact and walkable living environment and workplace. Transitional uses are required to protect lower intensity and density uses from higher uses. Building heights must be stepped down adjacent to lower intensity and density uses.

d. Industrial

The Industrial land use category includes both light and heavy industrial uses. The maximum floor area ratio for light and heavy industrial uses is 0.42 FAR. Industrial Planned Unit Developments are permitted to go up to a 0.50 FAR.

Industrial lands are located in the northwest and central part of the City along the FEC Railroad and extending westward along Park Avenue. North of Park Avenue there is some heavy industrial development. This industrial activity is part of a large parcel of land currently zoned as a Industrial Planned Unit Development (IPUD). However, the majority of this property is currently vacant.

e. Recreation and Open Space

This land use category includes park and recreation facilities owned by the City, as well as recreation facilities located at area schools that are under lease to the City. Open space includes those areas deemed worthy of preservation; such as, common open spaces in private developments and significant right-of-way buffers along major roadways and drainage systems.

~~There are almost 92.69 acres of recreational lands identified within the City of Edgewater. The recreational element provides a complete inventory of sites and the~~

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facilities provided for these recreation uses. The recreation use category includes lands committed to both active and passive recreational uses.

f. Public/Semi-Public

The Public/Semi-Public category consists of public facilities and private not-for-profit uses such as churches, schools, and cemeteries. All other public lands and facilities, such as City Hall, post offices, utility sub-stations, water and wastewater treatment plants, fire stations and libraries are also included within this category.

~~This category contains roughly 298 acres, and includes uses such as the airstrip, the water treatment plant near I-95, school sites, some borrow pits and scattered public service buildings.~~

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g. Historical Resources

This land use category consists of historic, archaeological and architectural resources within the City. The City is currently in the process of completing a historic survey. Currently, no structures have been identified as historic or listed on the Florida Master Site File.

Thirteen archaeological sites located within the City of Edgewater have been included on the Florida Master Site File, as of July 2000. The State Division of Historical Resources maintains a database on each of the sites that has been included in the Housing Element.

h. Conservation

The Conservation designation includes public lands that have been acquired and private land areas that have been reserved by mutual agreement with the property owner for the preservation and protection of Edgewater's natural resources.

i. Conservation Overlay

The Conservation Overlay area shown on the Future Land Use Map (FLUM) is intended to protect areas that may potentially contain protected wildlife habitat areas, hydric soils/wetlands, mangrove swamps, estuarine marsh ecotone, freshwater marshes, special vegetative communities. Included within the Conservation Overlay definition are areas within a public water well radius of 500 feet, within the 100-year floodplain, and other areas subject to environmental or topographic constraints. The area designated as Conservation Overlay on the FLUM is not intended to prevent development, but rather identify sensitive areas that need to be reviewed carefully during the review process to determine whether development should be permitted or if some form of mitigation may be necessary. If the areas are determined not to be sensitive, than the underlying land use development density and/or intensity will be applicable.

j. Water/Lakes

An additional land use category was created to represent water bodies located within the City of Edgewater. ~~There are roughly 72.9 acres of water bodies and lakes within the City.~~ The majority of the acreage corresponds to the river followed by water bodies located in the Florida Shores subdivision.

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k. Vacant

This category includes vacant, undeveloped and some underdeveloped acreage. This category includes lands that are in subdivisions, which are platted, but not over fifty percent developed, as well as lands that currently have no active uses. ~~There are almost 3,049 vacant/undeveloped acres within the City.~~ The majority of these lands are located in the northwest part of the City near the Daytona Beach Community College; scattered throughout the Florida Shores Subdivision; surrounding Indian River Boulevard; and, south of the intersection of Interstate 95 and Indian River Boulevard. Currently, the Florida Shores subdivision is roughly 70-percent developed. Therefore, infill development within this project could become a residential issue in the future. There are some additional vacant/undeveloped lands remaining in the southeastern section of the City.

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~~In total, roughly 43.7 percent of the 6,971 acres within the City of Edgewater are currently designated as vacant on the Existing Land Use Map.~~

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2. Natural Resources

The presence of natural resources within the City of Edgewater will affect the future land use pattern. The following narrative briefly discusses the natural environment within the City of Edgewater. Much of this information is discussed in greater detail within the Conservation Element.

a. Climate

The City of Edgewater enjoys warm temperatures with an average annual temperature of 71^o F. Localized thunderstorms can be intense during the summer season, producing as much as two to three inches in a short period of time. This area of Volusia County enjoys two distinct seasons within climates generally considered subtropical and mild.

b. Water Bodies/Estuarine Systems

The eastern border of the City of Edgewater lies along the Intracoastal Waterway that is part of the North Indian River. Surface waters in Florida are classified according to Section 17.3 of the Florida Administrative Code. The majority of surface waters in the City of Edgewater are Class III waters suitable for recreation and protection and management of wildlife. However, towards the southern City boundaries are Class II waters where there is shellfish propagation and harvesting.

Map I-2 indicates the water bodies within the City. A more detailed discussion on this subject is found in the Conservation Element.

An estuary system is a body of water that is semi-enclosed and has a free connection with the ocean. The North Indian River is an estuary system. This system is the most significant environmental resource in the City. It is also a valuable recreational and aesthetic resource. This part of the Indian River is also known as the Mosquito Lagoon, which is an aquatic preserve, and an Outstanding Florida Water (OFW). The estuary system plays an important role in Edgewater's ecosystem. This water body acts as a spawning area for many saltwater fish and shellfish. It provides a nursery area for immature fish and shellfish species.

c. Wetlands

The majority of the wetlands within the City are located on the west side near S.R. 442 and the Interstate. These wetlands are identified as palustrine and include the north end of the pristine Turnbull Hammock. Map I-3 identifies the general location of wetlands within the City. A Conservation Overlay has been added to the Future Land Use Map to identify the location of potential wetland habitat and provide protection.

There are some limited estuarine wetlands located along the shoreline of the Indian River. A Conservation Overlay has been included on the Future Land Use Map in this area also to protect the natural resources.

There is a very small amount of wetlands within the older areas of the City of Edgewater. These wetland areas exist on sites already approved for development.

d. Flood Zones

Flooding of the planning area results primarily from hurricanes. The flood areas have been defined as the 100-year flood zone. This is the area subject to flooding by hurricanes on a statistical probability that this type of flood will occur at least once in every 100 years. The 100-year floodplain areas are shown in Map I-2.

The entire shoreline of the Indian River has been identified within the 100-year floodplain. Additionally, the lands on both sides of Air Park Road and west of the FEC rail line have been identified as potential 100-year floodplain areas. There are also several areas west of the City within the 100-year floodplain that are typically associated with the location of palustrine wetlands.

e. Topography

The physiographic features in the City of Edgewater consist of relatively flat lands. Map I-4 identifies the general topography within Edgewater. The shoreline slopes down to the Indian River, and provides virtually no sandy beach areas. The area does, however, provide a narrow saltwater marsh ecotone area.

f. Soils

The development potential of land is affected by the types of soils present. Soils that have poor load bearing features or drain poorly will be more difficult and costly to develop. Other soils may not be suitable for certain types of development. Soils in Edgewater are no longer an issue for septic systems, because the City requires connection to central utilities.

Soil classifications have been determined for the City of Edgewater by the Soil Conservation Service (SCS) of the U.S. Department of Agriculture. Map I-5 presents the soil types within the City of Edgewater. Table I-2 lists all the soil classifications found within the City and includes a brief description of each soil type(s) characteristics. Map I-6 depicts soils that are suitable for development. The Conservation Element presents a more detailed discussion on this subject.

The majority of the hydric soils in the City are located west of the interstate and in the Turnbull Hammock area. Additionally, there are some bands of hydric soils running north and south on the east side of the large Florida Shores single-family residential subdivision. The City has successfully converted the dwellings that were utilizing septic systems in this subdivision to the City's central sanitary system.

g. Minerals

The only commercially valuable minerals identified within the City of Edgewater are sand and shell. The only mining operations within the City limits have occurred along Indian River Boulevard near Interstate 95. There has been a recent mining permit for an 80-acre parcel north of S.R. 442.

C. LAND USE ANALYSIS

This section of the Future Land Use Element summarizes existing conditions and potential development trends and problems. Included in the analysis will be the availability of urban services such as sewer, solid waste, roadways and the availability of potable water. In addition, there is an analysis of potential limitations imposed by natural resources and man-made constraints.

1. Population Projections

Projected population is the driving force behind future facility needs and land requirements. Projected population must be taken into consideration in preparing the Future Land Use Element and the spatial requirements necessary to meet this future growth. Population estimates and projections were prepared by Land Design Innovations, Inc. as part of background information for the Comprehensive Plan. These projections and associated methodologies can be found in the section titled "Population Projections" of this Comprehensive Plan.

As can be seen, the estimated 2000 population for the City of Edgewater is 18,865 total residents. By the year 2020, this population is expected to reach 34,481. The projected

average rate of population growth for the planning period (2000-2020) is 3.23 percent annually.

~~In 2000, there were approximately 7,822 total housing units in the City of Edgewater. By the year 2020, the number of housing units in the City is projected to reach 15,845 based upon projections made by Fishkind and Associates, Inc.~~

~~The seasonal component in Edgewater is less significant than permanent population. One housing component, mobile homes, had some seasonality in its market. The existing number of seasonal dwelling units is estimated to be 416. By 2020, the number of seasonal units is projected to increase to 792 dwellings.~~

2. Analysis of Public Facilities Affecting Development

It is important to ensure that public facilities and services that are necessary to support development are available current with the impact of development.

a. Potable Water

All residences and commercial activities within the City limits are served by the City's central water system. The City recently constructed new wellfields and a new state of the art 5.0 MGD (million gallons per day) water treatment plant. The new facilities came on-line in 1993.

Additionally, the City has closed the Eastern wellfield to reduce the potential for saltwater intrusion. There have been no additional reports of contamination at any of the well sites. The City currently has 18 wells permitted for consumption and only 10 are active. Map I-7 identifies the City's 10 active wells and two (2) active wellfields.

The City currently has capacity to provide its adopted level of service for potable water of ~~204 gallons per equivalent residential unit per day~~. Based upon the projected population growth for the utility service area, the current water treatment plant's capacity should not be exceeded until sometime between 2015 and 2020. Depending upon the additional capacity of the reclaimed water system the facility may not need to be upgraded during the planning period. The City will have to expand its water storage capacity to maintain its objective to be able to store at least half of the average daily demand before 2020. The City will require adequate new distribution system lines concurrent with new development and redevelopment.

b. Sanitary Sewer

The facilities for collection, treatment and disposal of wastewater are provided by the City of Edgewater wastewater treatment plant and collection system network. Although the wastewater service area extends beyond the City limits, the actual collection zones for wastewater treatment exclude large sections within the City and overall service area. (See the Sanitary Sewer Sub element and Conservation Element for a more detailed discussion.)

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Septic tanks provide on-site wastewater treatment for those areas within the City, which are outside the collection zones. There are approximately 376 users still on septic systems in various locations throughout the City. The City should limit development in those areas unserved by the central system to low intensity and density land uses, until such time as the collection areas are expanded.

The City constructed a new 2.75 MGD wastewater treatment plant in 1993. Additionally, the City has extended its wastewater collection system and successfully accommodated several collection zones that were previously utilizing septic tanks on unsuitable soils. The most notable accomplishment is Florida Shores single family residential subdivision. The retrofit is complete and the City is currently providing centralized sewer to this subdivision comprised of approximately 6,000 building sites.

c. Stormwater

Currently, there are two (2) major stormwater management systems in the City of Edgewater. The Florida Shores system drains an area of approximately 4.8 miles and is made up of five (5) basins. Four of these basins drain into the Indian River while one drains into the Turnbull Hammock. The Gabordy Canal system drains an area of 2.0 square miles and is made up of two (2) basins, both of which drain into the Indian River. Figure 7 shows the location of the City's two (2) stormwater systems and the approximate location of their divides along with the various drainage basins lying within each system. The area of the City that lies adjacent to the Indian River is presently handled by a series of culverts, swales, ditches and storm sewers.

Data and analysis contained in the Drainage Sub-Element indicate that there are currently areas where flooding occurs, the most notable is the Florida Shores subdivision. Additional stormwater facilities will be required to serve existing development as well as new development. However, there are no particular implications for land use decision-making.

New development and redevelopment activities are reviewed by the City and the St. Johns River Water Management District (SJRWMD) to ensure that adequate drainage is provided. Level-of- service standards for drainage will determine whether development will proceed.

Older areas will require improvements by the City. A stormwater utility fee was created to fund these improvements and a stormwater master plan is currently being prepared and is expected to be completed by mid 2001.

In some cities, drainage problems are severe enough to indicate the need for abandonment of areas impacted by frequent and extensive flooding. This may take the form of moving residents to other areas and tearing down houses. Lands are then used for open space or other activities, which are not affected by frequent flooding. Flooding in Edgewater does not represent this type of problem. Most localized flooding is the result of inadequately designed drainage systems, but the flooding is not extensive or threatening. The City's strategy is to improve drainage systems so as to reduce the incidence of periodic flooding.

d. Solid Waste

The City of Edgewater does not currently have a solid waste disposal facility. Solid waste is collected by the City and then taken to a City-operated transfer station. From the transfer station the solid waste is transported to the Tomoka Landfill, located near Daytona Beach in Volusia County for disposal. The existing transfer station and truck fleet have sufficient capacity to serve the City's projected population during the planning period. The County plans to continue operating the landfill for another 25 to 30 years before closure.

e. Transportation

All of the roadways within the City are currently operating at an adequate level of service. Based upon transportation modeling projections for the year 2020, improvements will be necessary to prevent Park Avenue from dropping below the adopted level of service. The City will also need to review all proposed developments to ensure that the anticipated trips will not drop the level of service for the road network below that necessary for adequate hurricane evacuation (refer to the Transportation and Coastal Elements for further discussion).

3. Analysis of Natural Conditions Affecting Development

The ability of land to support development, better known as the carrying capacity, is a major determinant in land use patterns. Other than the Indian River shoreline, Turnbull Hammock, isolated wetlands and 100-year floodplain areas there are relatively few natural constraints to development in Edgewater. Environmental permitting requirements have become much more strict in recent years which should suffice to restrict development in pristine natural areas and preserve wildlife habitats. Additionally, the City has adopted a Conservation Overlay designation on the Future Land Use Map to identify potential sensitive habitat areas that may be worthy of preservation.

a. Natural Groundwater Aquifer Recharge

According to the SJRWMD Water Resource Management Plan (Phase I) and as stated in the City's Natural Groundwater Aquifer Recharge sub-element, the City of Edgewater lies in an area of generally no recharge to the Floridan Aquifer. At the present time, there have been no areas of prime recharge designated for the City's existing or projected service area.

The City has established a program to reclaim water for irrigation purposes to reduce the draw down of groundwater supplies. The City's reclaimed water system has reduced the use of irrigation wells within the City and the system will continue to be expanded to serve new development.

b. Flood Prone Areas

There are several areas within the City that lie within floodplains. These areas were depicted earlier in Map I-2. There are basically three large areas within these flood

hazard zones, the coastal area along the east side of Riverside Drive, and two areas in the northwest section of the City. In addition, there are several smaller scattered areas within the City. Where possible, development is not recommended within these flood prone areas. Along the coastal floodplain, the Future Land Use Map Conservation Overlay limits development in undeveloped areas. Within the northwest section of the City, industrial uses north of Park Avenue were kept out of the floodplain area. This area is part of the Turnbull Hammock and should be protected (see Conservation Element for further discussion). Additional lands in floodplains are located west of Interstate 95 and south of S.R. 442, which have been identified in the Conservation Overlay. Existing land uses on the two parcels east and west of Mango Tree Drive were confined to the northern section with the remaining undeveloped areas protected. For these areas, which are currently disturbed, new development should meet the standards as set forth by the HUD Flood Insurance Program.

4. Vacant Land Analysis

In analyzing the carrying capacity of vacant land for development, soil maps and various natural resource maps were overlaid with the Existing Land Use Map. Two issues facing the City of Edgewater with regard to these factors include the flood hazard zones, which were discussed above, and soil conditions. Map I-6 shows the results of soil suitability analysis for building construction. Table I-4 provides a vacant land analysis for the City based existing acreage that is not designated as Conservation Overlay.

Based upon analysis of the City's Conservation and Conservation Overlay designations, the presence of water bodies, rights-of-way and easements; approximately 20 percent of the total area of the City may not be developable. The exact acreage will be determined as site-specific environmental impact studies are performed for those properties within the Conservation Overlay category.

5. Projected Land Use Needs

This section of the Future Land Use Element projects the amount of land for different land use categories that will be necessary to accommodate future population growth. The only significant difference between the existing land use categories and the future land use categories is the new Mixed Use land use category.

The methodology used to project the future demand for the various land uses was based on the current proportion of land use acreage to population, with the necessary adjustments to address the new Mixed Use land use category.

a. Future Residential Land

An analysis of residential lands within the City of Edgewater was conducted to determine current densities and availability of vacant residential lands. Table I-3 presents the amount of developable lands by land use category within the City.

~~There are 3,939 acres of residential land shown on the Future Land Use Map of which only 860 acres are assumed to be developable. Some of the dwelling units projected for the planning period will be developed in areas that are already committed to residential development. Approximately 22 percent of the existing residential land within the City is estimated to be vacant and developable; this is based upon the large Florida Shores subdivision and other residential developments that are not built-out.~~

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~~The Housing Element presents an analysis of the vacant residential land uses within the City of Edgewater. The element identifies the maximum dwelling units per acre that could be accommodated within certain land use categories. Maximum allowable densities within the City's vacant residential land range between one (1) dwelling unit per 2.5 acres for single family to 12 units per acre for high density.~~

~~The Housing Element presents an analysis of the demand for future residential land by housing types and density level, based on current land use categories.~~

~~Between 2000 and the year 2020, it is estimated that roughly 7,956 new housing units will be needed within the City of Edgewater. This projection includes both permanent and seasonal dwelling units. The demand for specific housing types was based on Fishkind and Associates, Inc. projections.~~

- ~~Deleted: 2010~~
- ~~Deleted: 3,327~~
- ~~Deleted: Shimberg Center for Affordable Housing projections~~

b. Examination of recent building permit activity for the years 1990 to 2000 indicated a strong preference for single-family housing. Of the total units permitted between this period, roughly 74 percent were for single-family units. Approximately three (3) percent were multi-family and duplex units, and 23 percent were for mobile homes. Future Commercial Land Use

- ~~Deleted: From this analysis and based on total projected housing units, it is assumed that roughly 3,026 single-family and 301 multi-family additional units will be needed by 2010.¶~~
- ~~The proportion of current acreage of land use categories to population was used to determine projected land use categories. As can be seen in Table I- 5, future growth will demand approximately 3,854 residential acres. This demand was determined based upon a comparison to the existing number of acres per 1,000 residents for each land use category with modifications for already approved development.¶~~
- ~~Since the projected future demand for residential acreage is 3,854 acres and the Future Land Use Map only indicates 3,300 future developable acres, there may be a need for annexation or increased density to compensate the demand. The typical reactions of the market to the demand for housing are anticipated to close the gap between the additional 554 acres that may be needed, considering the ample supply of vacant land currently surrounding the City.¶~~

~~The projected increase in population will result in the need for more commercial development to serve these new residents. In 2000, there were almost 207 developed commercial acres within the City of Edgewater. Projections of future commercial land were based on ratios of acres to population. Based on the 2000 population of 18,865, the ratio was approximately 11 commercial acres per 1,000 population. However, opportunities do exist for infill development and increases in density. The City is pursuing redevelopment opportunities and encouraging economic growth. Additional commercial acreage is also anticipated to develop adjacent to the Interstate 95 interchange, which is a regional opportunity for the City. Therefore, the commercial acres per population ratio was projected at 20 commercial acres per 1,000 population to account for this factor.~~

e. Future Industrial Land Use

~~Industrial land use projections were calculated using the same basic methodology as described above for commercial lands. The amount of industrial acreage required to meet future growth is shown in Table I-5. Currently, there are almost 213 acres of developed industrial lands within the City of Edgewater. For every 1,000 people, there are 11 industrial acres similar to commercial. Based upon recent annexations~~

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- ~~Deleted: The amount of additional commercial acres necessary to support future growth through the year 2010 is estimated to be an additional 188 acres of developable land.~~
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~~and proposals for increased industrial acreage surrounding the airport and FEC railroad line, it is projected that the demand will increase to nearly 25 acres per 1,000 population.~~

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Deleted: Therefore, an additional 315 industrial acres will be required by the year 2010 to meet the demand.

d. ~~Future Recreation and Open Space Land Use~~

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~~The Recreation and Open Space Element analyzes in detail the current and future park and open space needs of the City population. The Element concluded that in order to accommodate the projected population and meet the adopted levels of service, the City would have to provide a total of 106 acres of parkland by 2010. Based on population projections, there will be a deficit of 22 acres of parks by 2010. The City presently is considering several areas. One possibility is the conversion of the 10-acre brownfield currently owned by the City adjacent to the Coronado Farms site. The Future Land Use Map and Table I-5 do not show the additional acreage of parkland by 2010 due to the fact that its location is not certain at this time.~~

e. ~~Future Conservation/Conservation Overlay Land Use~~

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~~These land use categories include those lands that contain valuable and threatened natural resources, such as floodplains, estuarine properties, and unique ecological communities. There are several very noteworthy areas to be considered for possible conservation designations on the Future Land Use Map. They are currently shown as Conservation Overlay. The largest area is in the northwest section of the City where there are large tracts of undeveloped land that are ecologically unique. A large hardwood hammock, which provides excellent wildlife habitat and passive recreational opportunities, is located in this area. This area is also within the 100-year floodplain.~~

~~Another area that may be suitable for Conservation use is along the Indian River shoreline. This area needs to be considered for conservation use because of its unique value as public access to the estuary, for the protection of shoreline vegetation and because it is within the 100-year floodplain.~~

~~Those areas that are desirable for permanent designation as Conservation land uses on the Future Land Use Map should be purchased by the City for preservation or mutual agreements should be pursued with property owners to preserve their resources.~~

~~Table I-5 shows that the City assumes that the ratio of Conservation and Conservation Overlay acreage to population will remain constant over the next 10 years.~~

f. ~~Future Public/Semi-Public Facilities~~

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~~Based upon an analysis of existing and future needs, the City anticipates the need to acquire additional land to accommodate its public facility and service functions as the population increases. Table I-5 indicates a future demand for an additional 151 acres~~

~~by 2010. One site that is currently being evaluated for its potential is the 50-acre Coronado Farms site on SR 442.~~

6. Need for Redevelopment

The City of Edgewater has been developing since 1870. Some of the older structures in the City have begun to show signs of aging and deterioration. The commercial corridor along U.S. Highway 1, in the heart of downtown, has become blighted and vacancies are occurring more frequently. The City recently invested capital into the restoration of the Riverfront, which has great potential to tie into the downtown walkable area along Park Avenue. The City needs to pursue alternatives to encourage economic investment and redevelopment in this area.

A few of the City's residential dwellings are also showing signs of aging. The City is currently working on a historic survey to identify significant structures based on historic events or architecture. Historic reservation guidelines must be maintained in the Land Development Code to ensure that the City's significant historic resources remain intact during redevelopment. Additional design standards should be adopted to ensure that redevelopment respects the architectural character of significant historic structures in the City.

The City also needs to continue to pursue funding to retrofit all development that is utilizing septic systems on unsuitable soils.

7. Inconsistent Land Uses

Those uses, or areas, which will be made non-conforming by adoption of the Comprehensive Plan, will be precluded from either increasing the degree of non-conformity or from development of new non-conforming uses.

The intent of this element is to maintain the existing development patterns in the City. This pattern is consistent with the land use objectives and policies of the City. Therefore, current uses that will be inconsistent with the element are minimal. However, where such inconsistent areas exist, and there is clearly no "vesting" of the development rights associated with the inconsistent designation, the areas shall be re-designated to the land use shown on the Future Land Use Map.

Table I- 1: Existing Land Use Table (2000)

Existing Land Use Categories	Maximum Density/Intensity	2000 Acreage	2000 Acreage Excluding Conserv. Overlay	% of Developable & Undev. Acreage	Percent of Total
Residential		2,512.15	2,460.44	44.16	35.30
Agriculture	1 du/2.5 acres	0	0	0.00	0.00
Low Density Transition	1 du/acre	18.79	9.69	0.17	0.14
Low Density	4 du/acre	2,017.71	1,995.81	35.82	28.63
Medium Density	8 du/acre	459.89	439.18	7.88	6.30
High Density	12 du/acre	15.76	15.76	0.28	0.23
Commercial	0.50 FAR	210.13	207.35	3.72	2.97
Mixed Use	0.50 FAR	0	0	0.00	0.00
Industrial	0.50 FAR	216.57	213.36	3.83	3.06
Public/Semi-Public	0.50 FAR	298.35	244.56	4.39	3.51
Recreation & Open Space	0.25 FAR	92.69	83.29	1.49	1.19
Vacant	N/A	3,049.04	2,362.50	42.40	33.89
TOTAL DEVELOPABLE		6,378.93	5,571.50	100.00	79.93
Water/Lakes	N/A	72.9	72.9	5.21	1.05
Other (ROW, easements, canals)	N/A	468.9	468.9	33.52	6.73
Conservation	N/A	49.83	49.83	3.56	0.71
Conservation Overlay	N/A	0	807.43	57.71	11.58
TOTAL UNDEVELOPABLE		591.63	1,399.06	100.00	20.07
GRAND TOTAL		6,970.56	6,970.56		100.00

NOTE: The Recreation & Open Space acreage is different from the acreage found in the Recreation & Open Space Element due to the fact that in that element the acreage was derived from site plans and survey maps, while the acreage in the Future Land Use Element was derived from GIS maps. At present, there are no identified historic resources.

Sources: City of Edgewater Planning Department and Land Design Innovations, Inc., 2000.

Table I- 2: Soil Table

Soil No.	Soil Name	Soil Description
3	Arents	Nearly level, sandy <u>soils that are made of heterogeneous</u> overburden material removed from other soils. Water table fluctuates between 10 and 40 inches below ground surface for two (2) to six (6) months in most years.
4	Astatula fine sand, 0 to 8% slopes	Excessively drained, nearly level to sloping soil as on sand-hills. Water table is always below 80 inches and is usually below 120 inches.
8	Basinger fine sand, <u>depress ional</u>	Poorly drained, nearly level sandy soil associated with depressions and poorly defined drainage-ways. Water table is above the surface for several months in most years, and normally within 30 inches except during very dry periods.
13	Cassia fine sand	Nearly level to gently sloping, somewhat poorly drained sandy soil. Water table is between depths of 15 and 40 inches for about six (6) months during most years, and recedes to below 40 inches during dry weather.
14	Chobee fine sandy loam	Nearly level, very poorly drained fine sandy loam, with sandy clay loam underlying. Water level is seldom below 10 inches even in dry weather. During rainy seasons, the soil is covered with standing water, as well as after heavy rains in the winter.
15	Cocoa sand, 0 to 5% slopes	Nearly level to gently sloping soil is on low, long, narrow sandy ridges that parallel the Atlantic Coast. The water table is below 80 inches. Runoff is slow. Infiltration is rapid. Water and air move through the soil rapidly.

Soil No.	Soil Name	Soil Description
17	Daytona sand 0-5% slopes	Moderately well drained, nearly level to gently sloping sandy soil. Water table is commonly at a depth of 40 to 50 inches for one (1) to four (4) months during the wet season, and greater than 72 inches during the dryer part of the year.
20	Eau Gallie fine sand	Nearly level, poorly drained soil has a sandy surface layer over a loamy subsoil. Water table fluctuates within 10 inches of the surface for periods of one (1) to four (4) months in most years and is within 40 inches for more than 6 months.
28	Hydraquents	Silty, clayey, or loamy tidal deposits. They are near sea level. The soils have a high water content.
29	Immokalee sand	Nearly level, poorly drained sandy soil. The water table is within 10 inches of the surface for one (1) to two (2) months in most years and between 10 and 40 inches more than half the time. Occasionally, in very wet seasons, it rises above the surface for a few days.
32	Myakka fine sand	Nearly level, poorly drained sandy soil. The water table is within 12 inches of the surface from June to November, and commonly within 40 inches of the surface during the rest of the year except during extended droughts.

Soil No.	Soil Name	Soil Description
33	Myakka fine sand Depressional	Nearly level, poorly drained soil. Water table is within 10 inches of the surface for three (3) to six (6) months during most years, and in rainy periods the surface is commonly covered with water two (2) to six (6) inches deep for seven (7) days to a month. In prolonged dry periods the water table may drop to a depth of two (2) to three (3) feet.
34	Myakka-St. Johns complex	Nearly level, poorly drained. Water table rises as much as 10 inches above the soil surface in wet periods and continuously saturated within 10 inches of the surface in summer, fall, and winter.
36	Myakka variant fine soil	Nearly level, poorly drained sandy soil. Under normal conditions, the water table fluctuates to within 10 inches of the surface during the rainy season from June to November.
37	Orsino fine sand 0 to 5% slopes	Moderately well drained, nearly level and gently sloping sandy soil. The water table is 40 to 60 inches below the soil surface in wet seasons. It recedes to below 60 inches in dry seasons.
47	Pits	Excavations from which soil and geologic material have been removed for use in road construction or for foundations. Those that have been excavated below the normal water table and contain water for nine (9) months or more each year are mapped as water.

Soil No.	Soil Name	Soil Description
52	Pompano fine sand	Poorly drained, nearly level sandy soil. Water table is within a depth of 10 inches for two (2) to six (6) months in most years and within 30 inches for more than six (6) months in most years.
53	Pompano-placid complex	Nearly level, poorly drained to very poorly drained sandy soils associated with depressions. Water table is less than six (6) inches above the soil surface, and is saturated within 10 inches of the surface in summer, fall, and winter. Frequently, it is covered with standing water during the wet season.
54	Quatzipsamments gently sloping	Gently sloping, moderately well drained sandy soils that have been reworked and shaped by earthmoving equipment. Water table is normally below a depth of 40 inches in most places.
55	Rivera fine sand	Poorly drained, nearly level sandy soil with a subsoil layer of sandy clay loam at a depth of approximately two (2) feet. Water table is within a depth of 10 inches of the soil surface for about two (2) to six (6) months, and is within 40 inches for about six (6) months in most years.
58	Satellite-urban land complex	Nearly level satellite soils that have been used for urban development. In undrained areas, the water table is 10 to 40 inches below the soil surface floor two (2) to six (6) months in most years. Drainage systems have been established in most areas, however, so the water table seldom raises above 40 inches.

Soil No.	Soil Name	Soil Description
60	Smyrna fine sand	Poorly drained, nearly level sandy soil. In most years, the water table is within a depth of 10 inches of the soils surface for one (1) to four (4) months and between 10 to 40 inches for more than six (6) months. In rainy seasons, it rises to the surface for brief periods.
63	Tavares fine sand 0 to 5% slopes sand	Moderately well drained, nearly level to gently sloping sandy soil. Water table is between 40 to 60 inches during wet seasons.
68	Turnbull variant sand	Consists of mixed sandy and shelly material dredged from the Intra-coastal Waterway. The underlying material is organic layers and layers of clayey and sandy estuarine deposits. Water table is at a depth of about 40 inches at the base of the overburden.
69	Tuscawilla fine sand	Nearly level, poorly drained soil. Water table is within a depth of 10 inches for two (2) to six (6) months in most years.
72	Valkaria fine sand	Nearly level, poorly drained sandy soil associated with broad, poorly defined drainage-ways. Water table is at or near the surface for as much as six (6) months in most years.
73	Wabasso fine sand	Poorly drained, nearly level sandy soil underlain by layers of loamy sands and sandy clay loams. Water table is within a depth of 10 inches for one (1) to four (4) months and within 40 inches for about six (6) months in most years.

Sources: 1980 Soil Survey of Volusia County, Florida
1987 Planning Department, City of Edgewater
Hunter/RS&H, Inc., 1988

Table I-3: Future Land Use Table

<u>Future Land Use Categories</u>	<u>Maximum Density/Intensity</u>	<u>FLUM Acreage</u>	<u>FLUM Acreage Excluding Conservation Overlay</u>	<u>Percent Developable & Undev. Acreage</u>	<u>Percent of Total</u>
<u>Residential</u>	<u>N/A</u>	<u>3,498.08</u>	<u>3,300.21</u>	<u>62.01</u>	<u>47.34</u>
<u>Agriculture</u>	<u>1 du/2.5 acres</u>	<u>58.30</u>	<u>54.04</u>	<u>1.02</u>	<u>0.78</u>
<u>Low Density Transition</u>	<u>1 du/acre</u>	<u>163.17</u>	<u>49.32</u>	<u>0.93</u>	<u>0.71</u>
<u>Low Density</u>	<u>4 du/acre</u>	<u>2,490.43</u>	<u>2,464.14</u>	<u>46.30</u>	<u>35.35</u>
<u>Medium Density</u>	<u>8 du/acre</u>	<u>745.20</u>	<u>691.73</u>	<u>13.00</u>	<u>9.92</u>
<u>High Density</u>	<u>12 du/acre</u>	<u>40.98</u>	<u>40.98</u>	<u>0.77</u>	<u>0.59</u>
<u>Commercial</u>	<u>0.50 FAR</u>	<u>378.56</u>	<u>354.31</u>	<u>6.66</u>	<u>5.08</u>
<u>Mixed Use</u>	<u>0.50 FAR</u>	<u>1,146.11</u>	<u>739.72</u>	<u>13.90</u>	<u>10.61</u>
<u>Industrial</u>	<u>0.50 FAR</u>	<u>686.50</u>	<u>562.07</u>	<u>10.56</u>	<u>8.06</u>
<u>Public/Semi-Public</u>	<u>0.50 FAR</u>	<u>351.32</u>	<u>282.38</u>	<u>5.31</u>	<u>4.05</u>
<u>Recreation and Open Space</u>	<u>0.25 FAR</u>	<u>92.69</u>	<u>83.29</u>	<u>1.57</u>	<u>1.19</u>
<u>Vacant</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
<u>TOTAL DEVELOPABLE</u>	<u>:</u>	<u>6,153.26</u>	<u>5,321.98</u>	<u>100.00</u>	<u>76.35</u>
<u>Water/Lakes</u>	<u>N/A</u>	<u>72.90</u>	<u>72.90</u>	<u>4.42</u>	<u>1.05</u>
<u>Other (ROW, easements, canals)</u>	<u>N/A</u>	<u>672.76</u>	<u>672.76</u>	<u>40.81</u>	<u>9.65</u>
<u>Conservation</u>	<u>N/A</u>	<u>71.64</u>	<u>71.64</u>	<u>4.35</u>	<u>1.03</u>
<u>Conservation Overlay</u>	<u>N/A</u>	<u>N/A</u>	<u>831.28</u>	<u>50.42</u>	<u>11.93</u>
<u>TOTAL UNDEVELOPABLE</u>	<u>:</u>	<u>817.30</u>	<u>1,648.58</u>	<u>100.00</u>	<u>23.65</u>
<u>GRAND TOTAL</u>	<u>:</u>	<u>6,970.56</u>	<u>6,970.56</u>	<u>:</u>	<u>100.00</u>

~~**NOTE:** Some vacant land will become agriculture and low density transition. The acreage shown under Recreation and Open Space does not match the acreage shown in the Recreation Element because of the different methods used for measuring properties. The Recreation Element uses individual site plans and survey maps, while the Future Land Use Element uses GIS maps.~~

~~**Sources:** City of Edgewater Planning Department and Land Design Innovations, Inc., 2000.~~

Table I-3: 2020 Future Land Use Table

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<u>Land Use Categories</u>	<u>2000 FLUM Acreage</u>	<u>2020 FLUM Acreage</u>	<u>2000 to 2020 Acreage Change</u>
<u>Residential</u>	<u>2,512.15</u>	<u>3,938.63</u>	<u>1,426.48</u>
<u> Agriculture</u>	<u>-</u>	<u>64.86</u>	<u>64.86</u>
<u> Low Density Transition</u>	<u>18.79</u>	<u>60.77</u>	<u>41.98</u>
<u> Low Density</u>	<u>2,017.71</u>	<u>3,017.61</u>	<u>999.90</u>
<u> Medium Density</u>	<u>459.89</u>	<u>727.82</u>	<u>267.93</u>
<u> High Density</u>	<u>15.76</u>	<u>67.56</u>	<u>51.80</u>
<u>Commercial</u>	<u>210.13</u>	<u>463.00</u>	<u>252.87</u>
<u>Mixed-Use</u>	<u>N/A</u>	<u>830.57</u>	<u>830.57</u>
<u>Industrial</u>	<u>216.57</u>	<u>711.97</u>	<u>495.40</u>
<u>Public/Semi/Public</u>	<u>298.35</u>	<u>577.30</u>	<u>278.95</u>
<u>Recreation and Open Space</u>	<u>92.69</u>	<u>86.46</u>	<u>(6.23)</u>
<u>Sustainable Community Development</u>	<u>N/A</u>	<u>4,318.50</u>	<u>N/A</u>
<u>County Environmental System Corridor</u>	<u>N/A</u>	<u>38.26</u>	<u>N/A</u>
<u>County Forestry Resource</u>	<u>N/A</u>	<u>138.42</u>	<u>N/A</u>
<u>County Low Impact Urban</u>	<u>N/A</u>	<u>49.62</u>	<u>N/A</u>
<u>County Rural</u>	<u>N/A</u>	<u>205.76</u>	<u>N/A</u>
<u>Water/Lakes</u>	<u>72.90</u>	<u>102.61</u>	<u>29.71</u>
<u>Conservation</u>	<u>49.83</u>	<u>1,499.51</u>	<u>1,449.68</u>
<u>Conservation Overlay</u>	<u>807.43</u>	<u>807.43</u>	<u>-</u>
<u>Grand Total</u>	<u>3,452.62</u>	<u>12,960.61</u>	<u>9,507.99</u>

Source: City of Edgewater and Fishkind and Associates, Inc.

Table I-4: Vacant Land Analysis

<u>Land Use Categories</u>	<u>2000 Acreage Excluding Conservation Overlay</u>	<u>FLUM Acreage Excluding Conservation Overlay</u>	<u>2000 to 2010 Acreage Change</u>
Residential	2,460.44	3,300.21	839.77
—Agriculture	0.00	54.04	54.04
—Low Density Transition	9.69	49.32	39.63
—Low Density	1,995.81	2,464.14	468.33
—Medium Density	439.18	691.73	252.55
—High Density	15.76	40.98	25.22
Commercial	207.35	354.31	146.96
Mixed Use	0.00	739.72	739.72
Industrial	213.36	562.07	348.71
Public/Semi Public	244.56	282.38	37.82
Recreation & Open Space	83.29	83.29	0
Vacant	2,362.50	N/A	N/A
TOTAL DEVELOPABLE	5,571.50	5,321.98	2,112.98
Water/Lakes	72.90	72.90	0
Other (ROW, easements, canals)	468.90	672.76	203.86
Conservation	49.83	71.64	21.81
Conservation Overlay	807.43	831.28	23.85
TOTAL UNDEVELOPABLE	1,399.06	1,648.58	249.52
GRAND TOTAL	6,970.56	6,970.56	2,362.50

~~NOTE: Proposed land acquisition for recreation is not shown on this table.~~
~~Source: City of Edgewater and Land Design Innovations, Inc.~~

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Table I-4: 2020 Vacant Land Analysis

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Land Use Categories	Maximum Density/Intensity	2020 FLUM Acreage	Vacant/Developable Acreage	Percentage Vacant/Developable
Residential	N/A	3,938.63	859.62	22%
Agriculture	1 du/2.5 acres	64.86	17.12	26%
Low Density Transition	1 du/acre	60.77	29.45	48%
Low Density	4 du/acre	3,017.61	667.48	22%
Medium Density	8 du/acre	727.82	114.85	16%
High Density	12 du/acre	67.56	30.72	45%
Commercial	0.50 FAR	463.00	249.73	54%
Mixed-Use	0.50 FAR	830.57	68.12	8%
Industrial	0.50 FAR	711.97	326.32	46%
Public/Semi/Public	0.50 FAR	577.30	103.87	18%
Recreation and Open Space	0.25 FAR	86.46	0.03	0%
Sustainable Community Development	N/A	4,318.50	1,315.1	40%
County Environmental System Corridor	1 du/20 acres	38.26	6.91	18%
County Forestry Resource	1 du/25 acres	138.42	96.00	69%
County Low Impact Urban	1 du/acre	49.62	49.62	100%
County Rural	1 du/5 acres	205.76	120.50	59%
Water/Lakes	N/A	102.61	-	0%
Conservation	N/A	1,499.51	-	0%
Conservation Overlay	N/A	807.43	-	0%
Grand Total		12,960.61	3,195.81	

NOTE: Some vacant land will become agriculture and low-density transition. The acreage shown under Recreation and Open Space does not match the acreage shown in the Recreation Element because of the different methods used for measuring properties. The Recreation Element uses individual site plans and survey maps, while the Future Land Use Element uses GIS maps. Developable acreage equals vacant acreage minus wetlands and 100-year flood plain acreage minus 5% for Right-of-Way.

Sources: City of Edgewater Planning Department and Fishkind and Associates, Inc., 2010.

Table I-5: Projected Demand for Vacant Land (2010)

<u>Future Land Use Categories</u>	<u>2000 Acreage Excluding Conservation Overlay</u>	<u>2000 Acreage per 1,000 Population</u>	<u>Proposed Acreage per 1,000 Pop. (2010)</u>	<u>2010 Land Use Demand</u>	<u>FLUM</u>
Population	18,865.00	=	=	26,398.00	=
<u>Residential</u>	<u>2,460.44</u>	<u>130.42</u>	<u>146</u>	<u>3,854.11</u>	<u>3,300.21</u>
<u>Agriculture</u>	<u>0.00</u>	<u>0.00</u>	<u>2</u>	<u>52.80</u>	<u>54.04</u>
<u>Low Density/Transition</u>	<u>9.69</u>	<u>0.51</u>	<u>2</u>	<u>50.16</u>	<u>49.32</u>
<u>Low Density</u>	<u>1,995.81</u>	<u>105.79</u>	<u>110</u>	<u>2,903.78</u>	<u>2,464.14</u>
<u>Medium Density</u>	<u>439.18</u>	<u>23.28</u>	<u>30</u>	<u>791.94</u>	<u>691.73</u>
<u>High Density</u>	<u>15.76</u>	<u>0.84</u>	<u>2</u>	<u>39.60</u>	<u>40.98</u>
<u>Commercial</u>	<u>207.35</u>	<u>10.99</u>	<u>15</u>	<u>395.97</u>	<u>354.31</u>
<u>Mixed Use</u>	<u>0.00</u>	<u>0.00</u>	<u>30</u>	<u>791.94</u>	<u>739.72</u>
<u>Industrial</u>	<u>213.36</u>	<u>11.31</u>	<u>20</u>	<u>527.96</u>	<u>562.07</u>
<u>Public/Semi Public</u>	<u>244.56</u>	<u>12.96</u>	<u>15</u>	<u>395.97</u>	<u>282.38</u>
<u>Recreation & Open Space</u>	<u>83.29</u>	<u>4.42</u>	<u>4</u>	<u>105.59</u>	<u>83.29</u>
<u>Vacant</u>	<u>2,362.50</u>	<u>125.23</u>	<u>100</u>	<u>2,639.80</u>	<u>N/A</u>
<u>TOTAL DEVELOPABLE</u>	<u>5,571.50</u>	<u>295.34</u>	<u>330</u>	<u>8,711.34</u>	<u>5,321.98</u>
<u>Water/Lakes</u>	<u>72.90</u>	<u>3.86</u>	<u>4</u>	<u>101.90</u>	<u>72.90</u>
<u>Other (ROW, easements, canals)</u>	<u>468.90</u>	<u>24.86</u>	<u>26</u>	<u>686.35</u>	<u>672.76</u>
<u>Conservation</u>	<u>49.83</u>	<u>2.64</u>	<u>3</u>	<u>79.19</u>	<u>71.64</u>
<u>Conservation Overlay</u>	<u>807.43</u>	<u>42.80</u>	<u>43</u>	<u>1,129.83</u>	<u>831.28</u>
<u>TOTAL UNDEVELOPABLE</u>	<u>1,399.06</u>	<u>74.16</u>	<u>76</u>	<u>1,997.27</u>	<u>1,648.58</u>
<u>GRAND TOTAL</u>	<u>6,970.56</u>	<u>369.50</u>	<u>406</u>	<u>10,708.61</u>	<u>6,970.56</u>

Note: Based upon a 2000 population of 18,865 persons and a 2010 population of 26,398 persons. Assumptions were based on projected economic growth, the proposed CRA and redevelopment of the downtown, development around the airport and I-95 interchange.

Source: The City of Edgewater and Land Design Innovations, Inc.

Table I-5: Projected Demand for Vacant Land (2020)

Future Land Use Categories	2000 FLUM Acreage	2000 FLUM Acreage per 1,000 Population	Proposed Acreage per 1,000 Pop. (2020)	2020 Land Use Demand	2020 FLUM
Population	18,865.00	-	-	34,481.00	-
Residential	2,512.15	133.16	146.00	5,034.23	3,938.63
Agriculture	-	-	2.00	68.96	64.86
Low Density Transition	18.79	1.00	2.00	68.96	60.77
Low Density	2,017.71	106.96	115.00	3,965.32	3,017.61
Medium Density	459.89	24.38	35.00	1,206.84	727.82
High Density	15.76	0.84	4.00	137.92	67.56
Commercial	210.13	11.14	20.00	689.62	463.00
Mixed-Use	N/A	N/A	35.00	1,206.84	830.57
Industrial	216.57	11.48	25.00	862.03	711.97
Public/Semi/Public	298.35	15.82	15.00	517.22	577.30
Recreation and Open Space	92.69	4.91	4.00	137.92	86.46
County Environmental System Corridor	N/A	N/A	N/A	-	38.26
County Forestry Resource	N/A	N/A	-	-	138.42
County Low Impact Urban	N/A	N/A	-	-	49.62
County Rural	N/A	N/A	-	-	205.76
Total Developable	6,378.93	338.14	357.00	12,309.72	11,358.50

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Note: Based upon a 2000 population of 18,865 persons and a 2020 population of 34,481 persons. Assumptions were based on projected economic growth, the proposed CRA and redevelopment of the downtown, development around the airport and I-95 interchange.
 Source: The City of Edgewater and Fishkind and Associates, Inc.

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D. GOALS, OBJECTIVES AND POLICIES

GOAL 1: To effectively manage the land use pattern in the City to enhance the quality of life for its citizens; promote economic vitality; and, accommodate population and development growth in an environmentally acceptable manner.

Objective 1.1: *Land Use Categories.* The City shall maintain regulations for land use categories and a Future Land Use Map to ensure the coordination of future land uses with existing and adjacent land uses.

Policy 1.1.1: The adopted Future Land Use Map shall contain and identify appropriate locations for the following land use categories, as defined in this element.

Land Use Categories	Maximum Density/Intensity
Agriculture	1 dwelling unit/2.5 acres
Low Density Transition	1 dwelling unit/acre
Low Density Residential	4 dwelling units/acre
Medium Density Residential	8 dwelling units/acre
High Density Residential	12 dwelling units/acre
Commercial	0.5 floor area ratio
Mixed Use	12 dwelling units per acre and 0.5 floor area ratio
Industrial	0.5 floor area ratio
Recreation and Open Space	0.25 floor area ratio
Conservation	Not Applicable
Conservation Overlay	Not Applicable
Public/Semi-Public	0.5 floor area ratio
<u>Sustainable Community Development</u>	<u>See SCD Sub-Element</u>

Policy 1.1.2: *Density/Intensity.* The City shall adopt maximum densities and intensities for each land use category that encourage economic development while protecting the natural environment as indicated in the above table.

Policy 1.1.3: *Zoning Districts.* The City shall maintain an adopted zoning matrix that shall establish zoning districts that correspond to specific land use categories. The matrix shall further define allowable densities and intensities in each zoning district.

Policy 1.1.4: *Innovative Design.* The City shall encourage innovative land use development techniques (including procedures for Mixed-Use planned

unit development and cluster development), as further specified in the data and analysis of this Element. The City shall encourage Low Impact Development (LID) to promote resource management and protection including water use management.

Policy 1.1.5: *Housing.* The Future Land Use Map shall contain an adequate diversity of lands for residential uses to meet the future demand for residential densities identified in the Housing Element.

Policy 1.1.6: *Density Bonus.* The land development regulations may also provide for up to 25% increase in permitted residential densities for Mixed-Use planned unit developments. Specific standards and procedures for allowing such increases shall be included in the land development regulations.

The land development regulations may provide for up to a 25% increase in the maximum permitted intensity of commercial or industrial development where exceptional provisions are made for buffers, landscaping, open space, and protection of existing native trees. Provision of such additional amenities shall be in addition to minimum requirements.

Policy 1.1.7: *Recreation and Open Space.* Public or private lands may be designated as Recreation and Open Space. If the facility is not resourced-based, a maximum of 25% impervious area shall be allowed in areas designated as Recreation and Open Space to ensure their protection, proper development and future public use and benefit. Urban infill areas may have development exceptions. Development in this land use category should be in the public interest.

Policy 1.1.8: *Conservation Overlay.* Properties that are designated as Conservation Overlay areas may potentially contain wildlife habitat areas including habitat for rare, endangered and threatened species, hydric soils/wetlands (as defined in the Conservation Element), mangrove swamps, cypress swamp, mixed hardwood swamp, hydric hardwood hammock and sand pine/xeric oak scrub, estuarine marsh ecotone, freshwater marshes, special vegetative communities, areas within a public water well radii of 500-feet, 100-year floodplain areas, and other areas subject to environmental or topographic constraints.

- A final determination of the suitability for development of any individual parcel, as it relates to a Conservation Overlay area on

the Future Land Use Map, shall be determined prior to issuance of any development approval.

- The Conservation Overlay area on the Future Land Use Map is not to be considered the exact boundary of the conservation area, but to act as an indicator of a potential conservation area. The exact boundary shall be determined by a qualified professional on a case-by-case basis at the expense of the Developer.
- The Conservation Overlay area is not all inclusive and other areas that do not fall within the boundaries that meet the definition of conservation areas are also subject to the regulations affecting them.
- Development approval will be subject to an Environmental Impact Study as to the extent of the impact of development or redevelopment for any lands within Conservation Overlay areas.
- If an area within the Conservation Overlay area is determined to be developable and all mitigation requirements have been met, then the underlying land use on the Future Land Use Map will apply.
- Any property in a Conservation Overlay area is required to undergo the planned unit development procedure that includes site specific plan approval and the clustering of density to protect these areas.
- Principal permitted structures may not be located in any mangrove swamp, estuarine marsh ecotone, or freshwater marsh. Access for recreation will be permitted by the City on a limited basis.
- Efforts should be made to protect wetlands, if feasible. Otherwise, appropriate mitigation is required.
- Natural resources that are discovered as a result of a required environmental study will be protected. The environmental impact study will require that a qualified professional analyze the natural functions of eco-systems and connectivity of resource corridors. A Conservation land use designation or a conservation easement will be required to protect the functions of natural resources. Mitigation may be allowed on a case-by-case basis through the appropriate reviewing agencies.
- Land use categories that have Conservation Overlay areas may be allowed to transfer development densities/intensities (up to 1 unit per 10 acres for residential or the gross floor area density for non-residential development) to other areas of the site that are determined not to have natural resources.

- Sites that are determined to be comprised of more than 30% natural resources will be required to provide additional performance standards to allow the transfer of developments densities/intensities, such as increased landscaping, stormwater design amenities, reclaimed water usage, conservation devices, etc.
- All applicable land development regulations must be met to transfer development rights, including 20% open space and minimum pervious surface requirements.
- Upon completion of an environmental assessment, the area(s) determined to be ecologically sensitive by a professional ecological expert will be placed in a conservation easement to be preserved or mitigated through the appropriate reviewing/regulatory agency. At a minimum, the following areas shall be placed in a conservation easement; habitat for rare, endangered, or threatened species; wetlands of ½ acre or more; mangrove swamps; cypress swamp; mixed hardwood swamps; hydric hardwood hammock; sand pine/xeric oak scrub; and areas within a public water well radii of 500-feet. If a conservation easement is more than five (5) acres, the City will designate it as Conservation of the Future Land Use Map during the next comprehensive plan amendment cycle.

Policy 1.1.9:

Mixed Use. The Mixed-Use land use category permits low, medium and high density residential development; commercial uses (retail and office); light industrial; educational facilities; recreation facilities; and, compatible public facilities. The following restrictions are applicable to all Mixed-Use developments:

- A minimum of fifteen acres is required for the Mixed-Use land use category designation.
- The only zoning districts permitted in the Mixed-Use land use categories are planned developments, including community center and employment center districts.
- The City currently has an abundance of single-family residential land and limited commercial and light industrial uses. To encourage a variety of uses within the mixed use district, the community center and employment center districts will limit the percentage of any one type of use in the district, as follows:

Community Center – The maximum amount of residential will be 60% of the site. The maximum amount of commercial uses (office and retail) will be 75% of the site. The maximum amount of light industrial will be 75% of the site. The maximum amount of educational and public facilities will be 60% of the site.

Employment Center – The maximum amount of residential will be 30% of the site. The maximum amount of commercial uses (office and retail) will be 80% of the site. The maximum amount of light industrial will be 70% of the site. The maximum of educational and public facilities will be 40% of the site.

- Mixed use land use categories that have Conservation Overlay areas may be allowed to transfer development densities/intensities (up to 1 unit per 10 acres for residential or the gross floor area density for non-residential development) from sensitive natural resource locations to upland areas of the site that are determined not to have natural resources.
- Sites that are determined to be comprised of more than 30% natural resources will require additional performance standards to allow the transfer of development densities/intensities, such as increased landscaping, stormwater design amenities, reclaimed water usage, conservation devices, and transition uses for compatibility with adjacent land uses.
- The transference of development rights to upland portions of the site will not negate the City’s land development regulations. All regulations must still be met to transfer development rights, including 20% open space and minimum pervious surface requirements.

Employment Center Zoning District

Types of Uses Allowed	Allowable Range of Development
Residential	0% - 30%
Commercial	0% - 80%
Industrial	0% - 70%
Public/Semi-Public	0% - 40%
Recreation/Open Space	20% Minimum

Community Center Zoning District

Types of Uses Allowed	Allowable Range of Development
Residential	0% - 60%
Commercial	0% - 75%
Industrial	0% - 75%
Public/Semi-Public	0% - 60%
Recreation/Open Space	25% Minimum

Objective 1.2: *Natural Resource Protection.* The City shall maintain land development regulations that protect natural resources (such as, groundwater, surface water, floodplains, wildlife habitat, wetlands and other vegetative communities) from the impact of development. Additionally, the City will prevent development in areas that have inadequate soils, topography or other constraints to protect public health and welfare. The City shall protect manatees in the Indian River through the adoption of the Volusia County Manatee Protection Plan.

Policy 1.2.1: As of the year 2000, the City will no longer permit the use of septic tanks within the City to prevent potential soil and groundwater contamination. When financially feasible, the City shall extend central sewer service to all developed properties within the current City limits. The City will also coordinate with the County to limit septic tank permits.

Policy 1.2.2: All previously developed properties must connect to central sewer when it becomes available within 500-feet of the property and/or structure.

Policy 1.2.3: The City shall continue to pursue funding to retrofit all development that is utilizing septic systems on unsuitable soils.

Policy 1.2.4: The City shall provide for wellhead protection in accordance with Florida Department of Environmental Protection (FDEP) standards, Rule #62-521, effective as of the date of the initial adoption of the City’s Water Supply Facilities Work Plan, and the Volusia County Wellhead Protection Ordinance.

Policy 1.2.5: The City shall maintain a floodplain management ordinance, which includes the development standards required for participation in the National Flood Insurance Program. Furthermore, the ordinance shall require that new construction or substantial improvement of any structure have the lowest floor elevated to one foot (1’) above the established 100-year flood elevation without the use of fill.

Policy 1.2.6: The City shall use the Conservation Overlay on the Future Land Use Map and required Environmental Impact Study’s to protect the natural functions of the floodplains in the City and adjacent jurisdictions.

- Policy 1.2.7:** Additional performance standards will be required for development sites that are determined through the Environmental Impact Study to have floodplains, such as vegetative buffers, additional setbacks, and clustered development away from the floodplains areas.
- Policy 1.2.8:** The City shall support the prohibition of development on the mangrove and spoil islands located within the Indian River/ Mosquito Lagoon estuary.
- Policy 1.2.9:** The City shall maintain stormwater management requirements in the Land Development Code, which provide specific standards for the design of on-site stormwater systems, as well as strategies and measures to minimize runoff into the Indian River Lagoon.
- Policy 1.2.10:** No development orders shall be issued unless the proposed development is determined to be in compliance with the City's Stormwater Master Plan.
- Policy 1.2.11:** The City shall utilize the natural vegetative map, USGS, Soil Conservation Service and the Hydric Soils of Florida Handbook to identify properties which have potential development constraints based upon hydric soils, wetland vegetation, flood hazard potential or other topographic constraints, and, if necessary, require an Environmental Impact Study.
- Policy 1.2.12:** The City shall regulate boating impacts on the Indian River pursuant to Phase II, the Boat Facility Siting component, of the Manatee Protection Plan for Volusia County as adopted by the City on August 1, 2005.
- Policy 1.2.13:** The City shall implement the “slip aggregation” option referenced in the Volusia County Manatee Protection Plan. The aggregated number of motorized boat slips to be constructed within the City is 418 and is based upon data and research contained in the Manatee Protection Plan for Volusia County.
- Policy 1.2.14:** Single-Family residential lots with Indian River frontage shall not be denied their riparian rights to construct a minimum of one (1) motorized boat slip per lot.
- Policy 1.2.15:** The City shall encourage shared, multi-slip facilities and aggregation of slips during development and redevelopment, including single-family lots of record.

Policy 1.2.16 Any marina development/redevelopment shall be consistent with the Manatee Protection Plan for Volusia County.

Policy 1.2.17 The City shall monitor the protection policies pursuant to the Manatee Protection Plan for Volusia County.

Objective 1.3: *Concurrency.* The City shall ensure that future development is provided essential services and facilities at acceptable standards by incorporating the following policies into the site plan review process and the City's Concurrency Management System.

Policy 1.3.1: The City shall review all development and redevelopment proposals to determine their specific impacts on current Levels of Service (LOS) for all services and facilities addressed in this Comprehensive Plan.

Policy 1.3.2: If a proposed development would result in a degradation of the adopted LOS, then a development order will be denied unless it can be demonstrated that sufficient improvements will be in place concurrent with the impacts of such development to maintain the adopted minimum LOS standard.

Policy 1.3.3: The City will continue to seek fiscal resources to expand water and wastewater collection zones within established service areas, improve City roadways, and make other improvements necessary to accommodate growth and maintain services and facilities at adopted standards.

Policy 1.3.4 The City hereby adopts by reference the Water Supply Facilities Work Plan (WSFWP) dated April 2009 as prepared by the City of Edgewater (see Attachment A of the Potable Water Element). The City will maintain the WSFWP for a planning period of not less than ten years. The Water Supply Facilities Work Plan addresses issues that pertain to water supply facilities and requirements needed to serve current and future development within the City's water service area. The City shall review and update the WSFWP at least every five years. Any changes to occur within the first five years of the WSFWP shall be included in the annual Capital Improvements Plan update to ensure consistency between the Potable Water Sub-element and the Capital Improvements Element.

Policy 1.3.5 In accordance with Section 163.31 80(2)(a), F. S., the City shall, prior to approval of a building permit or its functional equivalent, determine that there will be adequate water supplies and facilities available no later than the date at which the City anticipates issuing a certificate of occupancy, to serve the new development. All development is subject to the City's Concurrency Management system.

Policy 1.3.6 The City shall track current water demand and outstanding commitments in order to determine the availability of an adequate water supply for proposed developments.

Policy 1.3.7 The City shall maintain an ongoing inventory of water supply facilities and a plan for improvements needed to support existing and future demands. These shall be included in the WSFWP.

Objective 1.4: *Discourage Urban Sprawl and Encourage Redevelopment.* The City will maintain regulations and procedures in the Land Development Code to limit the proliferation of urban sprawl and encourage redevelopment and revitalization of blighted areas.

Policy 1.4.1: The City will limit land development activities outside of the adopted Utility Service Area boundary to encourage infill and ensure the availability of services and facilities to accommodate development.

Policy 1.4.2: Intensive development proposed for areas outside the established utility service area shall be discouraged unless it can be demonstrated that such development will be adequately served by alternative service delivery systems.

Policy 1.4.3: If necessary, the City may reduce limitations on infill and redevelopment activities consistent with the land uses and densities indicated in this plan in situations that will not jeopardize public health, safety or welfare.

Policy 1.4.4: By 2002, the City shall evaluate the US Highway 1 corridor and the Park Avenue corridor to develop a plan for revitalization. The plan shall identify land uses and densities to be permitted, including density bonuses, and will address traffic circulation (both on-site and off-site), landscaping and open spaces, sign controls, and buffers for contiguous residential areas.

Policy 1.4.5: If blighted or otherwise deteriorated areas develop within the City, the areas shall be targeted for special consideration through a redevelopment plan and the City shall pursue available Federal, State, County and Local funds for redevelopment.

Objective 1.5: *Land Use Compatibility.* Future development must be consistent with the adopted Future Land Use Map and existing incompatible uses shall not be allowed to expand and shall be eliminated, when feasible.

- Policy 1.5.1:** Proposed land use amendments, which are inconsistent with the character of the community or inconsistent with adjacent future land uses shall not be approved by the City, unless the adjacent future land uses can be shown to be inconsistent.
- Policy 1.5.2:** The City's land development regulations shall contain provisions that prohibit the repair or rehabilitation of an inconsistent structure that is abandoned or damaged beyond 50% of its appraised value and require demolition of the structure. Redevelopment of the property will only be allowed if it is consistent with the Future Land Use Map.
- Policy 1.5.3:** Intensive commercial land uses over 100,000 gross square feet shall be prohibited within established residential areas. Such uses shall be located at intersections of arterial roads or at intersections of an arterial and a major collector road. Such uses may also be considered as appropriate along US #1 where the use is part of a Mixed-Use development appropriately buffered from adjacent older residential areas. Smaller commercial retail uses (including convenience stores) shall be located along arterial or major collector roads, but must be integrated in terms of traffic flow with adjacent development and buffered from single family uses.
- Policy 1.5.4:** Intensive commercial and industrial land uses shall be buffered from low-density residential areas. This will be accomplished by locating less intensive transitional uses in between, or by visual buffering with berms, trees, or other methods to be included in the Land Development Code as deemed appropriate by the City.
- Policy 1.5.5:** Higher density residential development shall be designated for areas adjacent to more intensive land uses such as Commercial and Light Industrial. Where feasible, visual buffering shall be utilized to reduce any negative effects on the residents of such development.
- Policy 1.5.6:** The City shall maintain a Landscape Ordinance that requires adequate buffering between transitional uses.
- Policy 1.5.7:** The City shall maintain site design requirements and subdivision regulations in the Land Development Code, which adequately address the impacts of new development on adjacent properties in all land use categories and zoning districts.

Policy 1.5.8: The City’s land development regulations shall limit signage which can be viewed from residential property and restrict the location of signs which interfere with traffic flow and sight distance.

Policy 1.5.9 Due to the widening of S.R. 442 the City shall permit conversion of existing residential structures to professional office uses only when the following conditions shall apply:

- The property is located on S.R. 442, east of Pinedale Road and west of US Highway 1, and has a minimum of 100-foot frontage along S.R. 442.
- A Conditional Use Permit is applied for and granted by the Planning and Zoning Board.
- Adequate access and parking to redeveloped parcels is provided.
- Land Development Code standards for buffers and site visibility triangle can be provided to effectively maintain the viability of adjacent residential uses.
- A site plan is approved by City staff.

Professional office uses permitted are restrictive and shall be designed to serve primarily the residents of the immediate neighborhood.

The usage of these properties shall not be detrimental to, nor incompatible with the current nature of the area. Specific guidelines and requirements for conversion of those properties are provided in the City of Edgewater Land Development Code.

Policy 1.5.10 In accordance with Section 163.3180(2)(a), F.S., the City shall determine whether there will be adequate water supplies to serve the new development prior to approval of a building permit or its functional equivalent. All development is subject to the City’s Concurrency Management system. The City shall track current water demand and outstanding commitments in order to determine the availability of an adequate water supply for proposed developments.

Objective 1.6: *Transportation/Land Use Compatibility.* The City will ensure that population densities, housing types, employment patterns, and land uses are consistent with the City's transportation network.

- Policy 1.6.1:** Curb cuts and points of access to the traffic circulation system shall be minimized.
- Policy 1.6.2:** Shared driveways and cross access between adjacent properties shall be encouraged.
- Policy 1.6.3:** Proposed transportation improvements shall be consistent with the land use patterns on the Future Land Use Map.
- Policy 1.6.4:** Land uses that may generate high traffic counts shall be encouraged to locate adjacent to arterial roads and mass transit systems.
- Policy 1.6.5:** The City shall require an adequate quantity of on-site parking to accommodate land uses.
- Policy 1.6.6:** In April 2004, the City adopted a corridor plan for S.R. 442, which includes regulations in the Land Development Code for an overlay district, which shall provide for specific streetscape, landscape, architectural design standards, etc., for properties developed along the S.R 442 corridor.

Objective 1.7: *Adjacent Jurisdictions.* The City shall promote compatibility of adjacent land uses with Volusia County and the neighboring cities of New Smyrna Beach and Oak Hill.

- Policy 1.7.1:** When reviewing land use amendments, the City shall consider the existing and proposed land uses in any jurisdictions that are adjacent to the proposed amendment.
- Policy 1.7.2:** By 2001, enter into a Joint Planning Area agreement with Volusia County to control the timing of urban expansion.
- Policy 1.7.3:** Continue intergovernmental coordination through associated technical committees with neighboring jurisdictions, such as the Metropolitan Planning Organization (MPO), the Volusia Council of Governments (VCOG) and the Volusia Growth Management Commission.

Objective 1.8: *Annexation.* The City shall pursue a policy of annexation, which will provide for the most efficient use of public facilities and services, eliminate areas of jurisdictional problems, and provide for sound growth and development of the City and surrounding area.

- Policy 1.8.1:** The City will continue its efforts to seek to enter into an interlocal agreement with Volusia County within 12 months of the effective date of this amendment regarding a future joint planning area, future annexation boundaries, urban service boundaries, and a matrix of compatible County and City land uses.
- Policy 1.8.2:** In order to reduce land use conflicts and for efficient public service provision, the City shall investigate and, where feasible, annex all enclaves as soon as possible.
- Policy 1.8.3:** New development proposed within the County in areas that are contiguous to the City shall be annexed into the City and developed to City standards as a condition for the extension of public utilities.
- Policy 1.8.4:** The City will prepare data and analysis to address the availability of the water supply and facilities needed for all lands annexed into the City.

Objective 1.9: *Historic and Archeological Sites.* The City shall identify, designate and protect historically significant housing and significant archeological sites.

- Policy 1.9.1:** The City will protect and preserve its historic sites and properties, buildings, artifacts, treasure troves and objects of antiquity, which have scientific or historic value, or are of interest to the public.
- Policy 1.9.2:** Development shall be prohibited which alters or damages any site or building determined to be historically significant that is designated on the register of historically significant property maintained by the State of Florida.
- Policy 1.9.3:** By 2004, the City shall establish more restrictive standards for historic preservation in the Code of Ordinances to ensure the protection of historically significant cultural sites and historic structures from development or redevelopment.
- Policy 1.9.4:** By 2003, the City shall prepare a study of historic and archeological sites. If any are identified, the City shall maintain a database that identifies the location of potential archeological and historic sites and review all future development and redevelopment to prevent any negative impact to these sites.

Objective 1.10: *Public Utilities.* The City will maintain land development regulations and procedures which will require provision of land for utility facilities necessary to support

development and will limit land development activities when such land for utility facilities is not available, as specified in the following policies:

Policy 1.10.1: Proposed development shall be reviewed in relation to existing and projected utility systems and any land needs of these systems; such as, water and sewer plants; transmission corridors for electric and other utilities; easements for maintenance; and, other requirements.

Policy 1.10.2: No development orders shall be issued unless it can be demonstrated that the land required by utility systems serving the City will be preserved.

Objective 1.11: *Public Schools.* The City shall implement standards for the siting of public schools to increase the quality of life and local educational opportunities for its citizens.

Policy 1.11.1: Public schools shall be allowed in all future land use designations except Conservation and possibly Conservation Overlay areas. By 2001, Public Schools shall be listed in the Land Development Code as uses allowed in all zoning districts with the exception of the Conservation (CN), Residential Professional (RP), Mobile Home Park (MH-1) and Heavy Industrial (I-2) zoning districts.

Policy 1.11.2: New school sites should not adjoin a railroad or airport; and must not be adjacent to any noxious industrial uses or other property from which noise, vibration, odors, dust, toxic materials or other disturbances would have a negative impact.

Policy 1.11.3: New schools should minimize detrimental impacts on residential neighborhoods, hospitals, nursing homes and similar uses through proper site location, configuration, design layout, access, parking, traffic controls and buffers.

Policy 1.11.4: The size of new school facilities and land areas should satisfy the minimum standards established by the School Board of Volusia County, whenever possible.

Policy 1.11.5: New school sites should be well drained and education buildings should be located away from floodplains, wetlands, and other environmentally sensitive lands. Education facilities should not have an adverse impact on historic or archeological resources.

Policy 1.11.6: Public utilities, as well as police and fire protection, should be available concurrently with the construction of new school sites.

- Policy 1.11.7:** New school sites should have frontage on or direct access to a collector or arterial road and should have suitable ingress and egress for pedestrians, bicycles, cars, buses, service vehicles, and emergency vehicles.
- Policy 1.11.8:** To the extent possible, during pre-development program planning and school site selection activities, the City shall coordinate with the School Board of Volusia County to collocate public facilities, such as parks, libraries, and community centers, with schools.
- Policy 1.11.9:** Portions of new schools, in accordance with the recommendations of the Volusia County Emergency Management Department, should be constructed to serve adequately as emergency shelters in case of natural disasters.
- Policy 1.11.10:** Public elementary, middle, and high schools shall be considered essential infrastructure for the support of residential development.

Objective 1.12: *Evacuation.* The City will control future density and intensity in areas subject to coastal flooding to protect the safety, health and welfare of the citizens of Edgewater.

- Policy 1.12.1:** Coordinate land use density and intensity in areas subject to coastal flooding with the East Central Florida Regional Planning Council and the Volusia County Comprehensive Emergency Management Plan (CEMP).
- Policy 1.12.2:** The City will maintain a Disaster Preparation, Response and Recovery Plan that sets forth the planning and procedures for evacuation and coordinates with County, State and Federal efforts.
- Policy 1.12.3:** Land use amendments and zoning changes that will increase the density or intensity of uses in areas subject to coastal flooding are required to submit proof of acceptable hurricane evacuation time.
- Policy 1.12.4:** Increased development will not be allowed in areas that do not meet standards for hurricane evacuation time.
- Policy 1.12.5:** The City of Edgewater will maintain post disaster recovery procedures in the Disaster Preparation, Response and Recovery Plan.

Objective 1.13: *Dredge Spoil.* Since Edgewater is located within the coastal area, the City shall designate adequate sites for dredge spoil disposal.

- Policy 1.13.1:** The City will continue to support the efforts of the Florida Inland Navigation District to develop a spoil site on a large tract of land north of Park Avenue.
- Policy 1.13.2:** Coordination with the navigation and inlet districts and other applicable agencies will continue to ensure that adequate sites have been reserved for dredge spoil disposal to meet the future needs of the State.
- Policy 1.13.3:** The City shall require an Environmental Impact Study for all sites proposed for dredge spoil disposal.
- Policy 1.13.4:** Sites selected for dredge spoil disposal must be financially feasible, provide adequate access, and have adequate utilities and buffers.

Map I- 1: Existing Land Use Map

Map I- 2: Water Bodies and Flood Zones

Map I- 3: Wetlands

Map I- 4: Topography

Map I- 5: Soils

Map I- 6: Soil Suitability for Development

Map I- 7: Public Water Wellfields

Map I- 8: Future Land Use Map