

## **QUESTION 10**

### **GENERAL PROJECT DESCRIPTION**

#### **PART 1 - SPECIFIC PROJECT DESCRIPTION**

- A. Describe and discuss in general terms all major elements of the proposed development in its completed form. Include in this discussion the proposed phases (or stages) of development (not to exceed five years), magnitude in the appropriate units from Chapter 28-24, F.A.C., where applicable, and expected beginning and completion dates for construction.**

The 6,282 acre Hammock Creek project site is located in Volusia County within the City of Edgewater and the City of New Smyrna Beach on the west side of I-95. The larger portion of the site, approximately 5,186± acres north of CR 442, is located in Edgewater and was annexed into the City, in June 2005. The remainder of the site is in New Smyrna Beach. The project site is made up of undeveloped timberland and a power line easement. Lands along the northern and southern border are currently being planned for development and Volusia County has aligned extensions of Airport Road and Williamson Boulevard, major County road corridors, through the project site to CR 442 on the south, as shown on Map A, Location Map. I-95 is adjacent to the site on the east and an unpaved westward extension of County Road 442 abuts the southern property border.

The proposed Map H, Master Development Plan focuses on the following:

1. Protection of the headwaters of Spruce Creek by preserving the wetlands and establishing a broad natural buffer areas adjacent to it in which the wetland and upland components will be restored through elimination of prior uncontrolled drainage activities and selective timbering to remove planted pine stands from the uplands and wetlands.
2. Preservation and restoration of functional based upland/wetland landscapes. The planted pine from the wetland areas will be removed and the planted pine from the uplands timbered to reestablish more natural pine flatwood communities.
3. Development of Management Plan to ensure practices and protocols for all preserved and restored areas.
4. The location and connection of the areas to be restored were determined based on a regional evaluation of wildlife needs (including listed species) by applying various wildlife models and corridor approaches.
5. Project roads sited to have the least impact on these preserved and restored landscapes. Where access is required, wildlife crossings are designed as part of the roadways.
6. A surface water management system designed to not only serve as stormwater treatment and flood attenuation areas, but also to restore more natural hydroperiods to previously drained wetlands and add additional landscape diversity and habitat to the project.

7. The utilization of a “New Urbanist” planning approach in designing villages and neighborhoods for new residents. This is a clustered design which will be developed to make the preserved natural areas an amenity and integral component of the communities through a series of trails and access points to areas for passive recreation and nature observation.
8. Finally, an educational and nature-oriented recreational program will be developed to provide interpretive and educational programs for school and civic organizations, residents and the community as a whole.

Table 10-2, Phased Development Program includes the Restoration development by phase. The Development Program will be developed over three phases, with horizontal development commencing in 2007 and vertical development in 2008. Build-out is anticipated in 2025. The Applicant will request a land use equivalency matrix be adopted as part of the DRI Development Order. This matrix will permit conversions and exchanges of land uses at a pre-determined ratio to respond to demand and changes in the real estate market as the project develops out through the build-out in 2025.

Residential development will include active adult age-restricted and primary housing with up to 9,866 dwelling units planned for the site. At build-out, the Restoration DRI will include 8,366 single family units and 1,500 multi-family units. Non-residential uses will include 1,288,000 square feet of commercial, along with 654,000 square feet of office, including medical office use, governmental office uses, civic and institutional uses spread throughout the site. There will be three Neighborhood Centers, a Village Center and also a Town Center planned adjacent to CR 442 extension located near the I-95 interchange in the southeaster portion of the site. These non-residential areas will form the focus of the non-residential uses planned for Restoration.

In addition, Restoration already has entered into a dialogue with the Volusia County schools to provide one public middle school site, and one elementary school site to meet not only the projected needs of the Restoration DRI’s residential communities, but also to accommodate the school needs of the surrounding Edgewater and New Smyrna Beach area. Also, discussions have been held with representatives of Bert Fish Medical Center in New Smyrna Beach regarding the potential location of a satellite facility, medical complex or hospital site, in conjunction with the planned Town Center.

Other proposed public facilities discussed with Edgewater include potential sites for a new City Hall complex and Emergency Operations Center. Opportunities will exist for a Fire/EMS facility, a Police substation, a public Library and Post Office. These public facilities could be accommodated and integrated into the other mixed retail, office and residential uses in and around the Town Center area.

The Town Center component of the Restoration DRI could become the central business center for the expanded Edgewater area. In particular, The Town Center which abuts the major north-south road, Williamson Boulevard, will include urban-style housing, retail space, office space and public uses in a mixed-use traditional neighborhood setting. Narrow streets, on-street parking, sidewalks with trees and benches, a variety of retail stores, restaurants and mix of public and private uses will provide an interesting, diverse and community-oriented gathering place.

The Town Center and Village Center will provide an opportunity for a vertical mix of rental apartments and condominium units above street-level commercial and office space uses. The proximity of the neighborhood commercial and office space in the Town Center core to the surrounding neighborhoods will significantly encourage pedestrian access and will reduce vehicular traffic within the Town Center area. By providing mixed land uses and a significant workplace on

site, many vehicular trips will be captured onsite.

Access to the environment is more important than merely protecting it. Trail systems with uninterrupted paths and view platforms will connect the neighborhoods to the natural environment. Animal crossings and raised roadways will maintain connectivity for the natural areas. As part of the amenity program, a professional environmentalist will have knowledge of the species and Spruce Creek ecosystem to facilitate a nature interpretative center and will lead tours into the landscape. An educational and nature-oriented recreational program will be developed to provide interpretive and educational programs for schools and civic organizations, residents and the community as a whole.

An extensive number of trails, paths and bikeway routes will be planned through Restoration as part of the overall recreation program. An 18-hole recreational golf course is planned in conjunction with the active adult community neighborhoods. This facility will have a separate golf clubhouse and amenity/fitness center. The provision of the golf course is dependent on market support.

Restoration has worked closely with each of the Cities, Volusia County, the St. Johns River Water Management District, the Florida Fish and Wildlife Conservation Commission and various other environmental agencies from the outset to address the integration of the built environment with the natural environment. The outcome of these initiatives will result in the inclusion within the Development Order of a comprehensive Site Mitigation and Management Plan (SMMP) as called for in the New Community Development Land Use designation proposed for the City of Edgewater. This document will be presented later in the ADA process in its initial form and continues to be refined as additional data is generated.

The SMMP will identify the known habitats and the wildlife species found on the site and it, upon completion, will identify the protocols for managing the same including the general and special conditions imposed by reason of any permits issued by the above identified agencies.

Further, Restoration will be using an integrated approach for the development of the SMMP that addresses the mitigation and ecological management requirements for the Project. The SMMP and the protocols will be based on extensive site surveys and associated data, the known habitat requirements of the species present on the property, the characteristics of the species using the property and the specified impacts. The SMMP will emphasize the preservation, enhancement and management of the natural features, including wetlands and upland areas so as to minimize development impacts to the environmental features of the site. This will ensure that development impacts are minimized for the resident wildlife, wetlands and other important features of the site. The SMMP will include improving several of the existing vegetative communities by prescribed fire, replanting with native species, by removing drainage ditches and through the management of exotics. Species receiving special concern under the SMMP are the gopher tortoise and the bald eagle.

These outcomes will be designed in consultation with the Florida Fish and Wildlife Conservation Commission and will be subject to further scrutiny as the permitting process discussed earlier proceeds. These outcomes are assured through Development Order conditions.

- B. Provide a breakdown of the existing and proposed land uses on the site for each phase of development through completion of the project. The developed land uses should be those identified in Section 380.0651, F.S. and Chapter 28-24, F.A.C. Use Level III of The Florida Land Use and Cover Classification System: A Technical Report (September 1985), available from each regional planning council. Refer to Maps D (Existing Land Use) and H (Master Plan). Use the format below and treat each land use category as mutually exclusive unless agreed to at the**

**pre-application conference.**

Please see Table 10-1, Existing Land Use and Table 10-2, Phased Development Program along with Map D, Existing Land Use and Map H, Master Development Plan in the Question 9 response. Development will commence in 2007 and end in 2023, as shown on Table 10-2, Phased Development Program.

Map D, Existing Land Use reflects the existing land uses at Restoration DRI, consistent with the specified land use and cover classification system. Map H, Master Development Plan reflects the conceptual development uses of the subject property. A comparison of the existing and proposed land use results in Table 10-2, Phased Development Program which is based upon complete project buildout since the proposed phases are not tied to specific real estate parcels.

As reflected on Map H, Master Development Plan, the proposed land uses within the Restoration DRI include single-family and multi-family residential, retail, office (including medical office), hospital, civic and recreational uses. The phasing schedule, based upon levels of entitlement, is set forth in Table 10-2, Phased Development Program which includes the buildout dates for each phase of development. A land use equivalency matrix will be requested in the Development Order concurrent with ADA approval, based upon agreed conversion rates for approved transportation trips generated for each type of land use.

A major residential building corporation is currently interested in the project and they may market multiple housing brands in the single-family portion of the Restoration DRI project. These brands include an age-restricted community, which may include a golf course as well as other recreational amenities desired by such residents, primary housing parcels which will include its own local Village Center and recreational appropriate amenities as well as conventional housing products elsewhere in the single-family portions of the site. In addition, some traditional neighborhood housing designs also are under consideration for portions of the project near the proposed Town Center, which abuts Williamson Boulevard north of CR 442 extension. Within the mixed-use parcels, the retail uses may be functionally or vertically integrated with office uses, civic uses or multi-family residential uses.

The office uses are planned to occur within the Village Center and Town Center. Again, the smaller office uses may be functionally or vertically integrated with retail, civic or multi-family residential uses in the mixed-use parcels.

The multi-family residential component will consist of both fee-simple for-sale housing (e.g., condominiums or townhomes), and rental housing (e.g., apartments, independent retirement living, assisted living, nursing homes, etc.).

**Table 10-1**  
**Existing Land Use**

<b>FLUCFCS CODE</b>	<b>FLUCFCS DESCRIPTION</b>	<b>ACREAGE</b>	<b>PERCENT AREAL COVER</b>
180	Recreational	0.72	0.01
211	Improved Pastures	0.03	<0.01
320	Shrub and Brushland	4.90	0.08
330	Mixed Rangeland	0.18	<0.01
411	Pine Flatwoods	168.19	2.68
441	Pine Plantations	1817.15	28.93
443	Forest Regeneration Areas	1539.74	24.51
611	Bay Swamps	61.74	0.98
617	Mixed Wetland Hardwoods	174.78	2.78
621	Cypress	909.48	14.48
625	Hydric Pine Flatwoods	38.10	0.61
630	Wetland Forested Mixed	1201.86	19.13
641	Freshwater Marshes	63.83	1.02
643	Wet Prairies	2.76	0.04
646	Mixed Scrub-Shrub Wetlands	255.21	4.06
743	Spoil Areas	0.03	<0.01
814	Roads and Highways	0.49	0.01
832	Electrical Power Lines	42.47	0.68
<b>TOTAL</b>		6281.66	100.00

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**SEPTEMBER 8, 2006**

**Table 10-2**  
**Phased Development Program**

LAND USE	ACRES		Phase I 2007-2013		Phase II 2014-2018		Phase III 2019-2023		Build Out Program		Parking Spaces
			DU	SF	DU	SF	DU	SF	DU	SF	
Residential	<b>1,492</b>	DU									
SFD-Primary			1,461		1,761		1,361		4,583		
SFD-Age Restricted			1,261		1,261		1,261		3,783		
MFD-Primary			200		200		100		500		
MFD-Age Restricted			300		400		300		1,000		
Commercial Retail	<b>116</b>	SF		429,451		429,450		429,451		1,288,352	5,154
Commercial Office	<b>59</b>	SF		218,237		218,237		218,237		654,711	
<b>Sub-Total</b>	<b>1,667</b>		<b>3,222</b>	<b>647,688</b>	<b>3,622</b>	<b>647,687</b>	<b>3,022</b>	<b>647,688</b>	<b>9,866</b>	<b>1,943,063</b>	<b>5,154</b>
Open Space, Recreation,		Holes	18								
Golf Course, Amentities	<b>168</b>										
Institutional/ <sup>1/</sup>	<b>60</b>										
Major Roads	<b>180</b>										
Storm water Lakes	<b>473</b>										
Upland Preserve	<b>1,600</b>										
Wetlands	<b>2,134</b>										
<b>Project Total</b>	<b>6,282</b>										

<sup>1/</sup> Includes 1 elementary and 1 middle school site.

<sup>2/</sup> Up to 50 acres of uplands and wetlands included in Florida Power and Light utility easement.

**C. Briefly describe previous and existing planning considerations that these previous activities have with respect to the proposed development.**

The project site comprises approximately 6,282 acres in southeastern Volusia County. The project site is located west of the city of Edgewater and west of I-95. The site is bounded on the south by an unpaved westward extension of CR 442 which dead-ends at Spruce Creek Swamp. The west boundary of the site extends into Spruce Creek Swamp. The north boundary lies 300-500 feet south of an existing dirt road. The east boundary parallels I-95 for 1.92 miles and then extends directly south to CR 442.

The entire site may be characterized as a pine flatwoods ecosystem interspersed with forested wetlands. The site has been subject to timber operations for many years such that uplands on site are vegetated by slash pine plantations varying in age from recently clear-cut to 20-30 years old. Many of the wetter areas of the site have been bedded and planted to pines as well. Most areas of planted pines over 15 years of age have a relatively dense under story of saw palmetto, gall berry and wax myrtle. The site does not appear to have been subject to routine controlled burns for at least 10-15 years. Forested wetlands on site include cypress domes and sloughs interspersed within flatwoods ridges and mixed cypress-hardwood swamps associated with Spruce Creek Swamp.

The site includes 3,531 acres of uplands, 2,708 acres of wetlands, 42 acres of electrical power transmission lines, and 0.03 acres of spoil areas. Recreational land uses comprise 0.72 acres of the site. This category includes areas whose physical structure indicates that active user-oriented recreation is or could be occurring. The recreational area on the Restoration site is a narrow sliver along the north boundary of Possum Hunt Camp in the southwest corner of the site. Improved pastures are lands that have been cleared, tilled, reseeded with specific grass types, and periodically improved with brush control and fertilizer application.

Pine flatwoods found on the site are quite common throughout much of Northern and Central Florida. Originally, longleaf pines were common on drier sites while slash pines, which are less fire-resistant, were confined to moister sites; wildfire being the contributing factor in this distribution. However, fire control and artificial reforestation have extended the range of slash pine into former longleaf sites. The pine flatwoods class on the site is dominated by slash pine.

Coniferous plantations areas are typically dominated by high densities of slash pines that have been planted for timber production. Stand ages on the site range 5-30 years. Most of the pine plantations viewed from the road appear to have a somewhat dense under story of saw palmetto, gall berry, and wax myrtle indicating that several years have elapsed since the last time the site has burned. Wetter areas of the site were bedded prior to planting of pines, and sapling cypress and young loblolly bay are common in these areas.

The Cypress swamp community type is composed of entirely or predominantly of pond cypress or bald cypress. The SJRWMD data indicates that cypress swamps form the core of Spruce Creek Swamp and are interspersed within the pine plantations throughout the eastern third of the site.

Table 10-1, Existing Land Uses, and Map D, Land Use Map provide an overview of the existing site conditions.

**D. If the development is proposed to contain a shopping center, describe the primary and secondary trade areas that the proposed shopping center will serve.**

The commercial retail development proposed at the site includes 1,288,352 square feet of neighborhood, community and regional serving retail space. The commercial retail development will occur during all three phases of the project. The first phase will begin in 2007 and finish in 2013. During this time, 429,451 square feet of retail space is scheduled to be built. The second phase, from 2014-2018, is scheduled to include 429,450 square feet of retail space. Phase Three of the project will go from 2019 to 2023 and will include an additional 429,451 square feet of retail space. The trade area for the proposed retail commercial space is composed of the residential component of the Restoration DRI and all residential housing within a 30-minute drive time of the site for regional serving space, within a 20-minute drive time for community serving space, and within a 10-minute drive time for neighborhood serving space.

In 2007, when development on Phase I of the Restoration project is expected to commence, an estimated 123,227 households will exist within the 30-minute trade area. These households are expected to have an average annual household income of approximately \$49,000 and should generate demand for 1.66 million square feet of regional serving retail space at the Restoration site. The competing supply of regional serving retail space is expected to be only 832,410 square feet in 2007; therefore, at the start of Phase I of the Restoration Project, there will be a net need for 829,500 square feet of regional serving retail space at the Restoration site. Table 10.1.D-1, Regional Serving Retail Space Demand shows the net need for regional serving retail space.

**Table 10.1.D-1  
Regional Serving Retail Space Demand**

Households	123,227
Average Household Income	\$49,000
Demand Generated	1,661,910
Competing Supply	832,410
Net Need	829,500

Source: Fishkind and Associates, Inc.

Within the 20-minute trade area there will be approximately 52,000 households with an average household income of \$51,000 in 2007. These households should generate demand for 975,620 square feet of community serving retail space at the Restoration site. There is approximately 483,134 square feet of competing community serving retail space within the 20-minute market; therefore, at the start Phase I of the Restoration Project, there will be a net need for 492,134 square feet of community serving retail space at the Restoration site. Table 10.1.D-2, Community Serving Retail Space Demand shows the net need for community serving retail space.



**Table 10.1.D-2**  
**Community Serving Retail Space Demand**

Households	52,000
Average Household Income	\$51,000
Demand Generated	975,620
Competing Supply	483,134
Net Need	492,486

Source: Fishkind and Associates, Inc.

In 2007, there are expected to be 11,500 households within the 10-minute trade area. These households will have an average household income of \$51,000 and should generate demand for 18,029 square feet of neighborhood serving retail space at the Restoration site. The competing supply of neighborhood serving retail space is expected to be 17,440 in 2007; therefore, there will be a net need for 589 square feet of neighborhood serving retail space. This result indicates that the 10-minute market is in relative equilibrium with respect to neighborhood serving retail space. Table 10.1.D-3, Neighborhood Serving Retail Space Demand shows the net need for neighborhood serving retail space.

**Table 10.1.D-3**  
**Neighborhood Serving Retail Space Demand**

Households	11,500
Average Household Income	\$51,000
Demand Generated	18,029
Competing Supply	17,440
Net Need	589

Source: Fishkind and Associates, Inc.

The Restoration DRI is scheduled to construct 1.289 million square feet of regional, community, and neighborhood serving retail space over a 17 year period between 2007 and 2023. The retail market analysis indicates that at the start of development in 2007, the market has the capacity to support 1.323 million square feet of additional retail space; therefore, the retail space planned for the Restoration project should be fully supported in the market.

**E. Describe, in general terms, how the demand for this project was determined.**

Fishkind and Associates, Inc. looked at population growth trends in Volusia County. The projected population growth for the county is provided in Table 10.1.E-1, Volusia County Population Projections 2005-2030. The projected growth in Volusia County shows an increase of 50,451 between 2005 and 2010, and a 20% increase between 2005 and 2015, which amounts to an additional 96,600 people. The 23,000 persons expected to reside in the Restoration DRI represent approximately 14% of future anticipated population growth in the County through project buildout. Thus, demand for the project is driven by current population growth trends.

**Table 10.1.E-1**  
**Volusia County Population Projections 2005-2030**

<b>Year</b>	<b>Population</b>	<b>Growth</b>
2005	494,649	
2010	545,100	10.20%
2015	591,300	8.48%
2020	633,400	7.12%
2025	670,200	5.81%
2030	705,400	5.25%

Sources:

- (1) Florida Statistical Abstract 2005, Bureau of Business and Economic Research, University of Florida
- (2) Florida Population Studies: Projection of Florida Population by County, 2005-2030, Bureau of Business and Economic Research, University of Florida

To determine retail demand, the household profile and expenditure characteristics are matched with supportable square footage by tenant type and shopping center type through a matrix based proprietary, retail demand model developed by Fishkind and Associates, Inc. Data sources employed in this model include the most current U.S. Department of Labor Consumer Expenditure Survey and the Urban Land Institute's Dollar and Cents of Shopping Centers.

## **PART 2 - CONSISTENCY WITH COMPREHENSIVE PLANS**

- A. Demonstrate how the proposed project is consistent with the local comprehensive plan and land development regulations. Indicate whether the proposed project will require an amendment to the adopted local comprehensive plan, including the capital improvements element. If so, please describe the necessary changes.**

The Restoration DRI site currently lies within the Cities of New Smyrna Beach and Edgewater in eastern Volusia County. New Smyrna Beach has an Urban Overlay District on the property, but the underlying land use designation is Forestry Resource and Environmental Systems Corridor. Both of the underlying designations stem from an older land use designation when the property was within unincorporated Volusia County. Map H, Master Development Plan, proposes a low density residential development pattern for the New Smyrna Beach portion of the project. The Applicant will submit a Comprehensive Plan Amendment requesting Low Density Residential and Conservation from New Smyrna Beach. At this time, it is not clear whether the adopted Capital Improvements Element will require amendment.

The City of Edgewater annexed the land in 2005 as part of a long range growth strategy to provide additional lands for Edgewater to grow. Presently, the underlying land use designation is Forestry Resource and Environmental Systems Corridor. As is the case in New Smyrna Beach, the land use designation stems from an older land use designation when the property was within unincorporated Volusia County. Since the bulk of the Restoration project is located within Edgewater, and after discussion with the City staff and review of the current Comprehensive Plan, the Applicant has decided to propose a new future land use category for Edgewater called New Community Development (NCD)

to accommodate the New Urbanism mixed-use design elements of the Plan. At this time, it is not clear how the adopted Capital Improvements Element will be amended.

Both Cities have expressed an interest in providing sewer and water service to the project and currently they are assessing their current commitment and consumptive use permit requires to determine how best to provide future service. Furthermore, development does not occur without public facility services funded through the collection of impact fees and other developer, Community Development Districts (CDDs) and City contributions. These services will be provided within the area in a cost effective and planned manner. Improvements to provide service to this entire area will be bonded through CDDs established within the NCD area.

**B. Describe how the proposed development will meet goals and policies contained in the appropriate Regional Comprehensive Policy Plan.**

Restoration DRI will address the strategic regional issues of the East Central Florida Strategic Regional Policy Plan in the following areas:

**Strategic Issue 1– Economic Development**

Restoration DRI will provide for the unparalleled opportunity for expansion of employment center opportunities in east Volusia County. Because the Restoration DRI also will create a residential community that provides a high quality of life for its residents and a workplace and retail center for resident employments and shopping needs, the Restoration DRI provides a unique opportunity to attract quality jobs and strengthen the Cites' local economy, especially Edgewater.

**Strategic Issue 2 – Emergency Preparedness**

The project does not fall within a hurricane evacuation zone; however, the proposed regional north/south regional roadway system through the site will assist local emergency planners in time of crisis to transport residents, emergency supplies and equipment.

**Strategic Issue 3 –Affordable Housing**

The Restoration DRI will increase the supply of safe, affordable and sanitary housing in the East Volusia county region. This project will provide a variety of housing alternatives that many of the conventional, existing projects in the Region do not afford. As part of the review process, the Applicant also has conducted an assessment of the affordable housing supply, which is provided in response to Question 24, Housing.

**Strategic Issue 4 – Natural Resources**

**Water**

The New Smyrna Beach and Edgewater Comprehensive Plans, as well as state, regional and federal agencies, have established specific standards and guidelines to ensure that surface water and ground water quality are not degraded by proposed development. The adopted regulations also ensure that infrastructure sufficient to handle future potable water distribution needs is constructed prior to or concurrent with the demand. Restoration DRI will utilize potable water from the New Smyrna Beach and Edgewater public water systems. Water conservation measures as required by applicable regulations will be established for the project.

The New Smyrna Beach and Edgewater Comprehensive Plans and Land Development Codes also provide standards for stormwater management that control flooding and runoff volumes as well as ensure improvements in the quality of post-development runoff. Development permitting activities by each City and other applicable State, regional and federal agencies will ensure compliance with adopted standards regarding the volume and/or supply and quality of surface water, ground water, non-potable and potable water systems. The project has been designed to take advantage of the benefits of stormwater facilities as potential recreation and/or open space amenities.

Effluent disposal systems are regulated by both Cities, State and regional agencies to ensure that development impacts do not degrade surface or ground water quality. The Restoration DRI will comply with applicable requirements of all permitting agencies.

#### Wetland and Habitat

A large amount of on-site wetland systems within the Restoration DRI will be protected and maintained, thus preserving and enhancing the functioning of these natural systems. Some wetland impacts are required; however, a variety of mitigation options will be pursued, including the restoration of degraded wetlands. Mitigation for impacts to natural systems will be provided in accordance with the requirements of applicable permitting agencies. All wetland mitigation will occur within the project itself. The project's stormwater management system will be integrated into the natural wetlands, ensuring that surface and ground water quality post-development will meet or exceed all State and local water quality standards.

#### Strategic Issue 5 – Regional Transportation

The Regional Policy Plan emphasizes the need to coordinate transportation and land uses through the development of a regional transportation system which takes into consideration a variety of transportation alternatives. Restoration DRI will mitigate its transportation impacts and thereby meet the goals and objectives of the Comprehensive Plans and the Regional Policy Plan. As stated above, two new regional roadways facilities will be constructed through the project with right-of-way provided by Restoration, furthering the regional strategy of protecting future rights-of-way. Further, the project will include pedestrian paths and bike paths, urbanized, pedestrian-friendly town center areas, all of which provide alternatives to the utilization of motor vehicles.

- C. Describe how the proposed development will meet goals and policies contained in the State Comprehensive Plan (Chapter 187, F.S.), including, but not limited to, the goals addressing the following issues: housing, water resources, natural systems and recreational lands, land use, public facilities, transportation, and agriculture.**

The proposed project is consistent with the approved State Comprehensive Plan. The development is supportive of most, if not all the goals and policies related to housing, water resources, natural systems and recreational lands, land use, public facilities and transportation.

The planned Restoration DRI provides for a mixture of housing types and density ranges which includes single-family, town homes, apartments and condominiums. Water resources and natural resources will be protected with large expanses of the west half of the property left in a preserved state and in recreational uses. Existing infrastructure and utilities are currently available adjacent to the property and Restoration would help to maximize the use of these facilities.

The master plan establishes a hierarchy and variety of thoroughfares which connect neighborhoods and districts within the street grid using pedestrian friendly streets and bikeways. Pedestrian friendly streets are designed as neighborhood amenities that contribute to creating walkable communities with

eyes on the street for enhanced safety and sociability. Streets are narrowed and shortened paying special attention to traffic calming designs including on street parking, linear parks and public open spaces.

## **PART 3 - DEMOGRAPHIC AND EMPLOYMENT INFORMATION**

- A. Complete the following demographic and employment information tables. Please modify this employment table to include employment by land uses, as well as phase.**

**Table 10.3.A-1  
Demographic Data**

	Total Dwelling Units		Persons Per HH (1)	Total Pop.	Students per Household (2)	Total School Age Children (4)	Elderly per HH (3)	Total Elderly
	SF	MFA						
Phase I 2007-2013	2,722	500	2.32	7,475	0.322	535	0.51	1,653
Phase II 2014-2018	3,022	600	2.32	8,403	0.322	631	0.51	1,859
Phase III 2019-2023	2,622	400	2.32	7,011	0.322	470	0.51	1,551
<b>TOTAL</b>	<b>8,366</b>	<b>1,500</b>	<b>2.32</b>	<b>22,889</b>	<b>0.322</b>	<b>1,637</b>	<b>0.51</b>	<b>5,063</b>

Sources:

- (1) 2005 Florida Population Studies: Number of Households and Average Household Size in Florida: April 1, 2005, Bureau of Economic and Business Research, University of Florida.
- (2) Public Schools' PK-12 Membership by Grade, Fall 2004, Florida DOE divided by number of households, 2004
- (3) 2005 Florida Population Studies, Population by Age, Bureau of Economic and Business Research, University of Florida.
- (4) Based on primary households only.

Fishkind and Associates, Inc. has estimated the expected employment from the Restoration DRI. We have further distributed this employment based on expected salary ranges and the historic ES-202 wage and employment data for Volusia County.

Below, Table 10.3.A-2, Total Employment at Restoration DRI shows the expected employment for the Restoration DRI. Table 10.3.A-3, Average Income Volusia County shows the average wage based on 2005 ES-202 data. Table 10.3.A-4, Expected Employment by Income Group: Restoration DRI shows the Fishkind and Associates, Inc. estimate of employment by income group. Table 10.3.A-5, Expected Employment by Job Type: Restoration DRI shows the Fishkind and Associates, Inc. estimate of employment by job type for each phase.

**Table 10.3.A-2**  
**Total Employment at Restoration DRI**

		<b>Retail</b>		<b>Office</b>		<b>Golf</b>	
		<b>Sq. Ft.</b>	<b>Jobs</b>	<b>Sq. Ft.</b>	<b>Jobs</b>	<b>Rooms</b>	<b>Jobs</b>
Phase I	2007-2013	429,451	718	218,237	624	18	40
Phase II	2014-2018	429,450	718	218,237	624	0	0
Phase III	2019-2023	429,451	718	218,237	624	0	0
<b>TOTAL</b>		<b>1,288,352</b>	<b>2,154</b>	<b>654,711</b>	<b>1,872</b>	<b>18</b>	<b>40</b>

Source: Fishkind and Associates, Inc.

**Table 10.3.A-3**  
**Average Income Volusia County**

<b>Wages by NAICS</b>	<b>Mean Wage</b>
Retail by NAICS Code:	\$23,171
Office by NAICS Code:	\$42,053
Golf by NAICS Code:	\$16,648

Source: Labor Market Statistics. ES-202 Employment Data. 2005

**Table 10.3.A-4**  
**Expected Employment by Income Group: Restoration DRI**

<b>Income Group</b>	<b>Wage Ranges</b>		<b>Midpoint</b>	<b>Retail Emp.</b>	<b>Office Emp.</b>	<b>Golf Emp.</b>
	<b>Low</b>	<b>High</b>				
Very Low	\$12,800	\$14,999	\$13,900	300	0	12
	\$15,000	\$17,499	\$16,250	186	0	13
	\$17,500	\$19,999	\$18,750	240	3	10
	\$20,000	\$22,499	\$21,250	276	9	4
	\$22,500	\$25,149	\$23,825	300	18	1
Low	\$25,150	\$27,499	\$26,325	246	33	0
	\$27,500	\$29,999	\$28,750	216	60	0
	\$30,000	\$32,499	\$31,250	162	93	0
	\$32,500	\$34,999	\$33,750	105	135	0
	\$35,000	\$37,499	\$36,250	63	180	0
	\$37,500	\$40,239	\$38,870	36	234	0
Moderate	\$40,240	\$42,499	\$41,370	15	210	0
	\$42,500	\$44,999	\$43,750	6	228	0
	\$45,000	\$47,499	\$46,250	3	204	0
	\$47,500	\$49,999	\$48,750	0	165	0
	\$50,000	\$52,499	\$51,250	0	120	0
	\$52,500	\$54,999	\$53,750	0	81	0
	\$55,000	\$57,499	\$56,250	0	48	0
	\$57,500	\$60,359	\$58,930	0	30	0
Greater than \$58,930				0	3	0
<b>TOTAL</b>				<b>2,154</b>	<b>1,869</b>	<b>40</b>

Source: Fishkind and Associates, Inc.

**Table 10.3.A-5**  
**Expected Employment by Job Type: Restoration DRI**

	Under 10,000	\$10,000 - \$14,999	\$15,000 - \$19,999	\$20,000 - \$24,999	\$25,000 - \$29,999	\$30,000 - \$34,999	\$35,000 - \$39,999	Over \$40,000	Total
<b>Phase I</b>									
<u>Non-Construction</u>									
Retail	0	100	142	192	154	89	33	8	718
Office	0	0	1	9	31	76	138	369	624
Golf	0	8	23	5	0	0	0	4	40
<u>Construction</u>									
Residential	0	14	55	100	139	178	195	456	1,137
Non-residential	0	1	4	5	6	8	9	43	76
	Under 10,000	\$10,000 - \$14,999	\$15,000 - \$19,999	\$20,000 - \$24,999	\$25,000 - \$29,999	\$30,000 - \$34,999	\$35,000 - \$39,999	Over \$40,000	Total
<b>Phase II</b>									
<u>Non-Construction</u>									
Retail	0	100	142	192	154	89	33	8	718
Office	0	0	1	9	31	76	138	369	624
<u>Construction</u>									
Residential	0	23	86	158	219	280	307	716	1,789
Non-residential	0	2	5	7	9	11	12	60	106
	Under 10,000	\$10,000 - \$14,999	\$15,000 - \$19,999	\$20,000 - \$24,999	\$25,000 - \$29,999	\$30,000 - \$34,999	\$35,000 - \$39,999	Over \$40,000	Total
<b>Phase III</b>									
<u>Non-Construction</u>									
Retail	0	100	142	192	154	89	33	8	718
Office	0	0	1	9	31	76	138	369	624
<u>Construction</u>									
Residential	0	19	72	132	183	234	257	596	1,493
Non-residential	0	2	5	7	9	11	12	60	106

Source: Fishkind and Associates, Inc.

## PART 4 - IMPACT SUMMARY

**A. Summarize the impacts this project will have on natural resources.**

The Restoration DRI consists of 6281.66 acres in Volusia County, Florida. The majority of the uplands and some of the wetlands are currently used for timber production. Accordingly, much of the site has been bedded to facilitate silvicultural activities. Additionally, roads surrounding and bisecting the property in conjunction with ditching throughout the site and in adjoining properties have resulted in substantial hydrological alterations from natural historic conditions. The current development plan has been designed to minimize development impacts and provide for the preservation, enhancement, and management of large conservation tracts within the proposed development. These preservation, enhancement and management tracts represent approximately 3734.51 acres (59.5%) of the total project site acreage and include approximately 2134.03 acres of wetlands (78.8% of total wetland area) and 1600.48 acres (45.3%) of uplands. Proposed wetland impacts associated with the current development plan have been minimized consistent with the planning approach and environmental restoration design and are anticipated to affect approximately 573.73 acres of wetlands based on the SJRWMD FLUCFCS mapping. These impacts have been directed to lower quality, impacted wetlands or wetlands of lower ecological significance. Exact acreages will be revised based on the pending application for a Formal Wetland Determination with the SJRWMD (Appendix A).

Listed species documented onsite include the gopher tortoise, Florida black bear, white ibis, little blue heron, and an active bald eagle's nest. Wildlife surveys suggest gopher tortoises densities existing on the project site are relatively low and that onsite upland conservation and enhancement areas will provide ample habitat for onsite relocations. Much of the black bear habitat will be preserved and corridors and elevated roadways will provide safe and easy access to all habitat units. The eagle nest lies well inside (beyond the required 660' buffer) an area designated for preservation and is not anticipated to be affected by the proposed development subject to this ADA/DRI. The wetland preservation areas will provide habitat for wading birds such as the white ibis and little blue heron. Additionally, proposed wetland enhancements in the conservation areas will improve the value of these habitats for many wetland species.

**B. Summarize public facility capital costs associated with project impacts using the following table:**

Shown below is a preliminary breakdown of the major capital costs for the Cities of Edgewater and New Smyrna Beach.



**Table 10.4.B-1**  
**Capital Costs (Edgewater)**

<b>Capital Expenditures</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>
Roads	\$1,037,871	\$1,037,871	\$1,037,871	\$1,037,871	\$1,037,871	\$1,093,987
Law Enforcement	\$127,641	\$127,641	\$127,641	\$127,641	\$127,641	\$135,649
Fire	\$214,773	\$214,773	\$214,773	\$214,773	\$214,773	\$226,274
EMS	\$2,021	\$2,021	\$2,021	\$2,021	\$2,021	\$2,270
Parks	\$409,102	\$409,102	\$409,102	\$409,102	\$409,102	\$466,446
<b>Total Capital Cost</b>	<b>\$1,791,407</b>	<b>\$1,791,407</b>	<b>\$1,791,407</b>	<b>\$1,791,407</b>	<b>\$1,791,407</b>	<b>\$1,924,627</b>
<b>Capital Expenditures</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>
Roads	\$1,093,987	\$1,093,987	\$1,093,987	\$1,093,987	\$602,498	\$602,498
Law Enforcement	\$135,649	\$135,649	\$135,649	\$135,649	\$78,696	\$78,696
Fire	\$226,274	\$226,274	\$226,274	\$226,274	\$116,920	\$116,920
EMS	\$2,270	\$2,270	\$2,270	\$2,270	\$954	\$954
Parks	\$466,446	\$466,446	\$466,446	\$466,446	\$189,970	\$189,970
<b>Total Capital Cost</b>	<b>\$1,924,627</b>	<b>\$1,924,627</b>	<b>\$1,924,627</b>	<b>\$1,924,627</b>	<b>\$989,037</b>	<b>\$989,037</b>
<b>Capital Expenditures</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>Summary</b>		
Roads	\$602,498	\$602,498	\$602,498	\$13,671,780		
Law Enforcement	\$78,696	\$78,696	\$78,696	\$1,709,930		
Fire	\$116,920	\$116,920	\$116,920	\$2,789,835		
EMS	\$954	\$954	\$954	\$26,225		
Parks	\$189,970	\$189,970	\$189,970	\$5,327,590		
<b>Total Capital Cost</b>	<b>\$989,037</b>	<b>\$989,037</b>	<b>\$989,037</b>			
<b>Grand Total</b>	<b>\$23,525,355</b>					

Source: Fishkind and Associates, Inc.

**Table 10.4.B-2**  
**Capital Costs (New Smyrna Beach)**

<b>Capital Expenditures</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>Summary</b>
Roads	\$495,494	\$495,494	\$495,494	\$495,494	\$495,494	\$2,477,470
Law Enforcement	\$237,300	\$237,300	\$237,300	\$237,300	\$237,300	\$1,186,500
Fire & EMS	\$93,334	\$93,334	\$93,334	\$93,334	\$93,334	\$466,670
Parks	\$45,871	\$45,871	\$45,871	\$45,871	\$45,871	\$229,355
<b>Total Capital Cost</b>	<b>\$872,000</b>	<b>\$872,000</b>	<b>\$872,000</b>	<b>\$872,000</b>	<b>\$872,000</b>	
<b>Grand Total</b>	<b>\$4,360,000</b>					

Source: Fishkind and Associates, Inc.