

III. JUSTIFICATION STATEMENT AND COMPLIANCE ANALYSIS

A. NEED FOR THE PROJECT

Since the early 1980's, Florida is experiencing a steady population high-growth rate that is most evident in the peninsular portion of the State. In particular, the growth is centered on transportation corridors such as Interstate 95 along the East Coast.

The best measure of planning for the projected long-range growth rate is the following:

- Recognize that growth is occurring and will continue.
- Take measures to ensure that the growth is managed.
- Look at growth as an opportunity to provide for a very habitable community that is sustainable through time.
- Use the development to correct existing development problems.

The Restoration project is designed as an integrated, mixed-use community that places a premium on natural resource protection, while accommodating regional high-growth development trends. As proposed, the project will include a Mixed-Use Town Center, which will provide live-work opportunities, school sites, single-family and multi-family residences, parks, recreational facilities, conservation areas, civic buildings, and pedestrian connections.

The **Supplemental Data in Section III** includes the Restoration Needs Analysis (Revised), prepared by Fishkind & Associates, Inc., provides an in-depth analysis of projected growth rates within Volusia County and the City of Edgewater. The needs analysis identified the following important points regarding population growth and the housing stock availability to meet the projected growth through 2025.

Fishkind has completely updated the City of Edgewater Needs Analysis. The updated analysis looks at the total volume of acres in the Edgewater FLUM and projects the housing capacity of the FLUM based on the expected densities for each FLUM category. The analysis then compares the housing projections contained in the adopted and approved City of Edgewater Comprehensive Plan to the housing capacity to determine the implicit allocation ratio of the FLUM.

The *adopted and approved* 2003 housing unit projections for the City of Edgewater show demand for a total of 17,815 housing units in 2030. As adopted, the Edgewater FLUM contains capacity for 24,228 housing units based on a survey of actual densities in the City. If approved, the Restoration DRI Comprehensive Plan Amendment would have the capacity to accommodate 8,500 housing units. If this capacity is added to the currently approved FLUM, then the updated FLUM would have the capacity to accommodate 32,728 units.

**Allocation Ratio Resulting from the
Adoption of the Restoration DRI Amendment**

	Housing Units
2030 Housing Unit Demand	17,815
Approved FLUM Housing Capacity	24,228
Allocation Ratio as approved	1.36
Restoration Capacity Added	8,500
FLUM Housing Capacity with Restoration Amendment	32,728
Allocation Ratio with Restoration Amendment	1.84

Source: Fishkind and Associates, Inc.

As shown in the Fishkind study, and referenced above, the City of Edgewater current residential capacity is approximately 24,228 units based on actual densities. What is not evident in these numbers is the inherent problem facing every community in Volusia County. Many of the described parcels have environmental constraints (wetlands, 100 year flood plain) which hurt the local governments' capacity to address growth issues. Other parcels are not useable because of legal issues (ownership/deed or trust issues) which effectively removes these parcels from the marketplace during the planning period.

On the other hand, the new residential products offered by the proposed Restoration project are in demand in the marketplace. The project seeks to provide a variety of housing products at varying price points. It will provide opportunities for a range of life styles for active retirees, young professional and families. At build out- Restoration is poised to have a balance of jobs to housing on site.

The recommended residential allocation ratio for the City of Edgewater is between 2.0 and 2.5. This level of over-allocation ensures proper plan flexibility and an adequate supply of housing units for the City of Edgewater through the planning horizon. Approving the Restoration DRI Amendment would increase the allocation ratio to only 1.84

Growth management practices suggest that the greater the time horizon of the comprehensive plan, the greater the allocation ratio needed to maintain flexibility of the comprehensive plan. Other factors that influence the residential acreage allocation ratio are the nature and speed of the developing area and the area's general exposure to growth trends in the market. As shown in the table below, the comprehensive plans of comparable coastal counties contain allocation ratios are more than consistent with those suggested by Fishkind.

County	Allocation Ratio	Forecast Horizon (years)
St. Johns	3.08	15
Nassau	4.54	15
Martin	3.92	15
Indian River	4.62	20

Source: Fishkind and Associates, Inc.

Finally, the City of Edgewater needs to become more fiscally healthy and provide solutions to address the myriad of growth issues on the horizon in southeast Volusia County. Restoration can

be part of these solutions for the City over the planning horizon by providing \$12 Million in surplus dollars for the community in 2025 and over \$3.8 Billion dollars in taxable value in the city at build out.

B. COMPLIANCE WITH THE CITY OF EDGEWATER COMPREHENSIVE PLAN

Thus, the following analysis was conducted to determine compliance with the general criteria as well as the goals, objectives and policies of the City of Edgewater Comprehensive Plan, the East Central Florida Strategic Regional Policy Plan, the State Comprehensive Plan (Chapter 187, FS), Rule 9J-5, FAC and Chapters 163 and 380 FS.

1. General Compliance Criteria

In evaluating proposed amendments, the City should consider each of the following:

- a. **The extent to which the proposed expansion of the Development Area is contiguous to an existing Development Area, that has developed in a manner providing a compact, contiguous development pattern with the proposed amendment.**

The proposed development will be located north of CR 442 and west of I-95. The property within Restoration is within the existing Development Area Boundary, as identified on the annexation agreement. The property was specifically annexed in 2005 to provide additional urban growth areas for the City of Edgewater to expand into to accommodate long term growth. The proposed growth should be considered infill on the basis of including land that is surrounded by existing or approved developments.

The proposed project is designed to minimize impacts on natural resources, while maximizing pedestrian connectivity, a mixture of uses, compact design, traffic circulation, and compatibility with adjacent land uses. Restoration will also be contiguous to the existing and approved 878 acre Reflections development of Mercedes Homes to the south of Restoration adjacent to CR 422. The Mercedes project at completion will include 576 single family and 786 multi-family homes along with 360,000 sf of commercial use.

In addition, Restoration will be located at the center of a regional transportation network that is the basis to accommodate growth in the area for the long range. The road network will include Interstate 95, along with planned extension of the north-south Williamson Boulevard from SR 44 by Volusia County MPO. The developer has committed to participate in the extensions of this transit ready roadway through the project site.

- b. **The extent to which population growth and development trends, warrants an increase in the size of the Development Area (including an analysis of vested and approved but unbuilt development).**

The need for the Restoration project is the result of the extension of the existing development pattern, market demand, and consistency with the approved adjacent development Reflections to the south. North of the proposed site is the approved Land Mar project in New Smyrna Beach.

Therefore, it can safely be stated that the inclusion of the Restoration project as a connection between the proposed developments of Reflections and Land Mar is consistent with natural development patterns within the region. However, for a more in-depth analysis providing both qualitative and quantitative justification for the need for the Restoration project (see the Restoration Needs Analysis (Revised), located in **Application Section III Supplemental Data**, prepared by Fishkind & Associates).

As part of the DRI/RAI process, the Applicant has provided additional data in support of increasing the development area and City acreage. Please refer to these responses as well.

- c. **The extent to which adequate infrastructure to accommodate the proposed expansion exists, or is programmed and funded through an adopted Capital Improvement Schedule, such as the County CIP, the FDOT 5-Year Work Program, the MPO TIP, or will be privately financed through a binding executed agreement, or will otherwise be provided at the time of development impacts as required by law;**

Please refer to the Water Supply, Wastewater Management, Stormwater Management, Solid Waste/Hazardous Waste/Medical Waste, Transportation and Recreation and Open Space sections located in **Application Section III Supplemental Data** for an in-depth analysis for the above listed information. The Applicant will work with the responsible agencies to develop appropriate funding mechanisms to mitigate for project impacts. Such funding mechanisms will include impact fees, proportional share payments and bonding through a Community Development District (CDD).

- d. **The extent to which the expansion of the Development Area Boundary will result in an efficient use of public funds needed for the provision of new infrastructure and services related to it.**

Restoration will generate significant ongoing revenue benefits to the City of Edgewater. The project will pay its own way for the other public infrastructures, such as water and sewer. The operating revenues generated by Restoration are provided in the revised Fiscal Impact Analysis, located in **Application Section III Supplemental Data** and includes ad valorem, sales tax, utility taxes, gas taxes, permits, and license fees.

- e. **The extent to which the expansion of the Development Area Boundary will not result in sprawl development pattern as defined in Rule 9J-5.006(5), FAC, and will not discourage infilling of more appropriate areas available for development within existing Development Area Boundaries; Rule 9J-5.006(5), FAC lists the following summarized criteria to discourage urban sprawl:**
- i. **Promotes, allows or designates for development substantial areas of the jurisdiction to develop as low intensity, low density or single use development or uses in excess of demonstrated need.**

Restoration development is proposed as a mixed-use project. As such, there will be an appropriate mix of land uses that will provide a balanced and sustainable pedestrian-friendly environment. The proposed uses include single and multi-family residences, civic, educational, recreational, commercial/retail, and office.

Amending the future land use designation of the property to Sustainable Community Development allows for efficient and sustainable use of the site. Thus, roughly 67% of the site will be designated to exclude development, leaving the remaining 33% for developable use.

Intensities for the non-residential portions of the site will be limited by the Planned Unit Development Zoning and Regulating Book adopted by the City of Edgewater.

ii. Promotes, allows or designates significant amounts of urban development from existing urban areas while leaping over undeveloped lands which are available and suitable for development.

Restoration development is located contiguous to an approved development within Reflections south of CR 422, west of I-95. In addition, the project will be at the center of the area's regional roadway network. Currently no large tracts of land, under single ownership, are available within the City to provide for the long term housing needs. Restoration is the largest land owner in the City.

iii. Promotes, allows or designates urban development in radial, strip, isolated or ribbon patterns generally emanating from existing urban developments.

Restoration will be located between the existing development to the east, the Reflections planned community to the south and master planned community in New Smyrna Beach, north of the site, planned by Land Mar. By definition, the Restoration master planned community will not create radial, strip or isolated patterns of development once completed.

iv. As a result of premature or poorly planned conversion of rural land to other uses, fails adequately to protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally-sensitive areas, natural groundwater aquifer recharge areas, lakes rivers, shorelines, beaches, bays, estuarine systems and other significant natural systems. Also, fails adequately to protect adjacent agricultural areas and activities, including active agricultural and silvicultural activities, as well as passive agricultural activities and dormant, unique and prime farmlands and soils.

Restoration continues to work closely with Edgewater, 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 proposed Sustainable Community Development Land Use designation proposed for the City of Edgewater.

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.

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.

v. Fails to maximize the use of existing public facilities and services. Also, fails to maximize the use of future public facilities and services.

Water Supply, Wastewater Management, Stormwater Management, Solid Waste/Hazardous Waste/Medical Waste, Transportation, Police and Fire Protection, and Education Supplemental Data located in Application Section III Supplemental Data address in great detail the proposed impacts of the Restoration project on existing public facilities and services. Every effort has been made during the planning phase of this project to accomplish the following:

- a) Protect the natural environment;
- b) Keep impacts to the existing public infrastructure system to a minimum (if any);
- c) Incorporate the existing system to the greatest extent possible to avoid over-extension of the system; and
- d) Improve the existing system to the greatest extent possible.

Potable water will be served from the existing off-site facilities within the City. The project is located within the service area boundary of the City and the Utilities Division has indicated an ability and willingness to serve the project. Restoration has also agreed to make available up to four (4) future City well fields onsite. Edgewater is currently evaluating the potential of these sites.

Master-planning efforts will include the utilization of existing vegetation within parks and open space areas to the greatest extent possible, together with the use of xeriscape, drought-resistant native plantings, and other vegetation and landscape design features to reduce the water demand for irrigation.

The projected wastewater generation and treatment at the end of each phase is shown in Table A-1, Wastewater Generation Rates for Each Phase of Development for Restoration May 2008 which is located within the Wastewater Management section of **Section III Supplemental Data**. All wastewater treatment will occur at the existing City of Edgewater Treatment Facility.

The proposed stormwater systems for the project will be designed using multiple discharge points throughout the project at various locations in order to minimize the intensity and peak rate of discharge from any single point, thereby reducing the potential for flooding and erosion.

The stormwater management system for the project will provide for the effective removal of stormwater from the development areas through a series of retention/detention ponds designed to reduce flooding, provide treatment of stormwater runoff, and prevent any increases in post-developed peak discharge rates from the pre-developed condition.

Table A-1, Solid Waste Generation for Restoration May 2008, which is located within the Solid Waste/Hazardous Waste/Medical Waste section of **Section III Supplemental Data**, shows a projection of the average daily solid waste generation for the project through each phase of construction.

It is anticipated that Restoration will dedicate a fire or police site, however discussions are ongoing with Fire and the Police Departments regarding the specifics of the developers offer.

- iv. **Allows for land use patterns or timing which disproportionately increase the cost in time, money and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response and general government.**

The Restoration development will be a developer-driven project for the provision of infrastructure and facilities. The tax base increase, as a result of the new development, will be used towards services that cannot be provided by the developer. There will be no disproportionate increase in cost, time, money, and energy; or providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

- vii. **Fails to provide a clear separation between rural and urban uses; discourages or inhibits infill development or the redevelopment or existing neighborhoods and communities; fails to encourage an attractive and functional mix of uses and results in poor accessibility among linked or related land uses.**

As addressed, the Restoration project is contiguous to proposed urban developments to the north and south, encouraging urban infill. The project is designed with a functional mix of uses consistent with adjacent developments with excellent accessibility and linked to related land uses.

The Restoration project is being designed with the incorporation of Best Management Practices (BMP) to the greatest extent possible by clustering land uses, creating a pedestrian-friendly environment, utilizing a mixed-use village center, preserving the natural environment, and providing connectivity both internally and to adjacent properties. At build out, the project will demonstrate a clear separation between rural and preserved areas and the proposed urban uses.

The development of the Restoration project in no way will not discourage infill or redevelopment of the existing neighborhoods in Edgewater.

The City established a mandate in their 2002 Plan to study and develop a revitalization plan for these two corridors. Our project if approved would not take away from this City mandate. With or without the project, the City needs to move forward and address its own policy. An approval of the Restoration could be beneficial through the generation of tax dollars which the City might use to revitalize the areas. Moreover, the City could take advantage of the design principles in Restoration and apply many of the techniques along both corridors to increase density and the mixture of land uses.

viii. Results in the loss of significant amounts of functional open space.

There will be very little loss of functional open space as a result of the Restoration project. As indicated within this document, approximately 67% of the site will not be impacted by development and will remain in some form of open space, including wetlands, upland set-aside lands and buffers.

Further, the applicant is proposing a series of active and passive parks and recreation facilities throughout the project, which will include a series of bike paths and trails. In addition, the neighborhoods will include small passive parks that provide each residential area with a unique identity.

The community/regional facility located in the Northeast corner along Williamson Boulevard will contain ball fields, soccer fields, trails, and passive nature areas and will be located adjacent to the proposed high school to maximize the use of the facility.

- f. **The extent to which the expansion of the Development Area Boundary will result in a sustainable development pattern through a balance of land uses that is internally interrelated; demonstrates an efficient use of land; ensures compatible development adjacent to agricultural lands; protects environmental qualities and characteristics; provides interconnectivity of roadways; supports the use of non-automobile modes of transportation; and appropriately addresses the infrastructure needs of the community.**

As addressed, the Restoration project is contiguous to proposed urban developments to the north and south, encouraging urban infill. The project is designed with a functional mix of uses consistent with adjacent developments with excellent accessibility and linked to related land uses.

The Restoration project is being designed with the incorporation of Best Management Practices (BMP) to the greatest extent possible by clustering land uses, creating a pedestrian-friendly environment, utilizing a mixed-use town center, preserving the natural environment, and providing connectivity both internally and to adjacent properties.

2. Compliance with the Goals, Objectives and Policies of the City of Edgewater Comprehensive Plan Amendment

In keeping with the proposed Map Series amendments and Future Land Use Element text amendments, the following analysis is based on compliance with the most current City of Edgewater Comprehensive Plan and Future Land Use Map allowing for a change to the designations of New Community Development and Conservation.

GOALS, OBJECTIVES AND POLICIES – FUTURE LAND USE ELEMENT

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.

Response: The proposed Restoration project is consistent with this policy.

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 gross acres
Low Density Transition	1 dwelling unit/gross acre
Low Density Residential	5 dwelling units/gross acre
Medium Density Residential	8 dwelling units/gross acre
High Density Residential	12 dwelling units/gross acre
Commercial	0.5 floor area ratio
Mixed Use	12 dwelling units per gross 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

Response: The proposed Restoration project is not currently consistent with this policy. Restoration has proposed a new land use category and a Future Land Use Map change which will permit the project to be found consistent.

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

Response: The proposed Restoration project is supportive of this policy.

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

Response: The proposed Restoration project is supportive of this policy.

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.

Response: The proposed Restoration project is consistent with this policy.

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.

Response: The proposed Restoration project will allow the City to implement this policy and the project is supportive with this policy.

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.

Response: The proposed Restoration project is supportive of this policy.

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.

Response: The proposed Restoration project is consistent with this policy.

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 which 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.

Response: The proposed Restoration project is consistent with this policy.

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

Response: The proposed Restoration project is inconsistent with this policy. The creation of the Sustainable Community Development land use will provide more diversity and mixture of uses for projects in excess of 1,000 acres.

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.

Response: The planned Restoration project is supportive of this Objective.

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.

Response: Septic tanks may be utilized at the outset of the project for a project sales center until central sewer lines are extended to the site from Indian River Boulevard.

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.

Response: The proposed Restoration project is consistent with this policy.

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

Response: The proposed Restoration project is consistent with this policy.

Policy 1.2.4: Industrial and commercial land uses that produce hazardous wastes and any other land use determined by the City to be potentially detrimental shall be prohibited within 500-feet of all public potable water well radii.

Response: The proposed Restoration project is consistent with this policy.

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.

Response: The planned Restoration project is not consistent with this policy by virtual of the restrictions on fill material for the site. Sites can be engineered in coastal communities to achieve the objective of a finished floor elevation above the 100 year flood elevation to protect the health, safety and welfare of the citizen. This approach to flood plain management is acceptable to other governmental entities, where the health, safety and welfare of the citizens have been taken into consideration. Restoration will prepare a Regulating Book and Site Management and Mitigation Plan which address water resources issues and impacts.

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.

Response: The proposed Restoration project is consistent with this policy.

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.

Response: The proposed Restoration project is consistent with this policy.

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.

Response: This policy is not applicable to Restoration.

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.

Response: The proposed Restoration project is not consistent with this policy. Please see the Applicants response to Policy 1.2.5.above.

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.

Response: The proposed Restoration project is consistent with this policy.

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.

Response: The proposed Restoration project is consistent with this policy.

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.

Response: The proposed Restoration project is consistent with this policy.

Policy 1.3.2: If a proposed development will 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.

Response: The proposed Restoration project is consistent with this policy. Planned Infrastructure improvement will be in place to support the adopted LOS.

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

Response: The proposed Restoration project is consistent with this policy. However, the Developer has requested the ability to undertake a Community Development District (CDD) at Restoration to provide for the necessary community facilities and services consistent with the adopted LOS.

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.

Response: The proposed Restoration project is consistent with this policy. The planned Restoration project will occur inside the adopted Utility Service Area Boundary for Edgewater.

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.

Response: The proposed Restoration project is consistent with this policy.

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.

Response: This policy is not applicable to the Restoration project.

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.

Response: The policy is not applicable to the Restoration project.

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.

Response: The policy is not applicable to the Restoration project.

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.

Response: The planned Restoration project is not consistent with this Policy. Consistency will be achieved through the creation of the Sustainable Community Development land use with supporting Regulating Book guidelines.

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.

Response: The policy is not applicable to the Restoration project.

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.

Response: The proposed Restoration project is generally consistent with this policy, however, the Applicant has proposed a new land use category which will better define and regulate mixed use in dealing residential/retail and office uses in the same structure.

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.

Response: Please see the responses to Policy 1.5.1 above.

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.

Response: Please see the responses to Policy 1.5.1 above.

Policy 1.5.6: The City shall maintain a Landscape Ordinance that requires adequate buffering between transitional uses.

Response: Please see the responses to Policy 1.5.1 above.

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.

Response: The proposed Restoration project is not consistent with this policy. Consistency will be achieved through the creation of the New Community Development District with supporting design guidelines.

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.

Response: The proposed Restoration project is consistent with this policy.

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.

Response: The policy is not applicable to the Restoration project.

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.

Response: The proposed Restoration project is consistent with this policy.

Policy 1.6.2: Shared driveways and cross access between adjacent properties shall be encouraged.

Response: The proposed Restoration project is consistent with this policy.

Policy 1.6.3: Proposed transportation improvements shall be consistent with the land use patterns on the Future Land Use Map.

Response: The proposed Restoration project is consistent with this policy.

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.

Response: The proposed Restoration project is consistent with this policy.

Policy 1.6.5: The City shall require an adequate quantity of on-site parking to accommodate land uses.

Response: The proposed Restoration project is consistent with this policy.

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.

Response: The proposed Restoration project is consistent with this policy. Restoration plans on preparing a series of planning design standards, which provide for streetscape, landscaping, and may go beyond the adopted requirements 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.

Response: The proposed Restoration project is consistent with this policy.

Policy 1.7.2: By 2001, enter into a Joint Planning Area agreement with Volusia County to control the timing of urban expansion.

Response: The policy is not applicable to the Restoration project since the City has never adopted an executed JPA Agreement with the County.

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.

Response: The policy is not applicable to the Restoration project.

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.

Response: The objective is not applicable to the Restoration project.

Policy 1.8.1: The City will 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.

Response: The policy is not applicable to the Restoration project.

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.

Response: The policy is not applicable to the Restoration project.

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.

Response: The policy is not applicable to the Restoration project.

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.

Response: The proposed Restoration project is consistent with this policy. A complete Cultural Resources Assessment Study has been completed for the property and is included in Application Section III Supplemental Data.

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.

Response: The proposed Restoration project is consistent with this policy.

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.

Response: The proposed Restoration project is consistent with this policy.

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.

Response: The proposed Restoration project is consistent with this policy.

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.

Response: The proposed Restoration project is consistent with this policy.

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.

Response: The proposed Restoration project is consistent with this policy.

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 (1-2) zoning districts.

Response: The policy is not applicable to the Restoration project.

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.

Response: The policy is not applicable to the Restoration project.

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.

Response: The proposed Restoration project is consistent with this policy. Restoration will work with both the City and the School Board on siting decisions.

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:

Response: The proposed Restoration project is consistent with this policy.

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.

Response: The proposed Restoration project is consistent with this policy.

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

Response: The proposed Restoration project is consistent with this policy.

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.

Response: The proposed Restoration project is consistent with this policy.

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.

Response: The policy is not applicable to the Restoration project.

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.

Response: The policy is not applicable to the Restoration project.

Policy 1.11.10: Public elementary, middle, and high schools shall be considered essential infrastructure for the support of residential development.

Response: The proposed Restoration project is not consistent with this policy. The Volusia County School District determines the types of school facilities needed based on District wide needs and the size of the proposed development impacts.

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.

Response: The object is not applicable to the Restoration project.

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).

Response: The policy is not applicable to the Restoration project.

- 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.

Response: The policy is not applicable to the Restoration project.

- 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.

Response: The policy is not applicable to the Restoration project.

- Policy 1.12.4:** Increased development will not be allowed in areas that do not meet standards for hurricane evacuation time.

Response: The proposed Restoration project is consistent with this policy.

- Policy 1.12.5:** The City of Edgewater will maintain post disaster recovery procedures in the Disaster Preparation, Response and Recovery Plan.

Response: The policy is not applicable to the Restoration project.

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

Response: The objective is not applicable to the Restoration project.

- 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.

Response: The policy is not applicable to the Restoration project.

- 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.

Response: The policy is not applicable to the Restoration project.

- Policy 1.13.3:** The City shall require an Environmental Impact Study for all sites proposed for dredge spoil disposal.

Response: The policy is not applicable to the Restoration project.

- Policy 1.13.4:** Sites selected for dredge spoil disposal must be financially feasible, provide adequate access, and have adequate utilities and buffers.

Response: The policy is not applicable to the Restoration project.

GOALS, OBJECTIVES AND POLICIES – TRANSPORTATION ELEMENT

GOAL 1: To develop a safe, convenient, efficient and coordinated system of motorized and non-motorized transportation facilities which ensures adequate movement of people and goods through and within the City.

Response: The proposed Restoration project is consistent with this goal.

Objective 1.1: Roadway Network. To provide an attractive, safe, convenient, and efficient arterial, collector and local roadway system that serves travel demands within and through the City.

Response: The objective is not applicable to the Restoration project.

Policy 1.1.1: The arterial roadway system shall be designed through cooperation with the FDOT and Volusia County to provide high-volume, multi-lane facilities with access controls, as needed, to preserve the through traffic carrying capacity of the facility. The City will require joint use access, cross access easements, and access prohibitions wherever traffic patterns and physical features make it possible in the development approval process.

Response: The policy is not applicable to the Restoration project.

Policy 1.1.2: The minimum Level-of-service (LOS) standard, to be adopted as part of this element and plan, shall be as follows:

- Limited Access Roads C, or as otherwise prescribed by FDOT
- Arterials D
- Collectors D

Response: The proposed Restoration project is consistent with this policy.

Policy 1.1.3: A lower LOS may be acceptable immediately before and after special events where the impacts of such events on the roadway system are infrequent.

Response: The policy is not applicable to the Restoration project.

Policy 1.1.4: All major roadways shall be designed as complete transportation corridors, incorporating bicycle, pedestrian and transit features to achieve a true multi-modal system.

Response: The proposed Restoration project is consistent with this policy and will becoming a model development for the roadway concepts outlined in this policy.

Policy 1.1.5: The City's roadway network must provide a safe and rapid means of coastal evacuation of its citizens, consistent with the Coastal Management Element of this plan.

Response: The policy is not applicable to the Restoration project.

Policy 1.1.6: The City, in cooperation with FDOT, will explore, develop and implement policies to discourage local traffic from using I-95.

Response: The policy is not applicable to the Restoration project.

Policy 1.1.7: Projected traffic circulation system demand will be met and the LOS standards cited above will be maintained through the year 2020 by undertaking the projects listed on Table II- 10. The City will cooperate and extensively coordinate with the State, the County and the MPO to ensure that these improvements are implemented by the dates indicated, and as the need develops. Proposed developments within the City will be monitored to determine if roadway infrastructure will be adequate to service projected demand, and development approvals will be dependent upon these criteria.

Response: The policy is not applicable to the Restoration project.

Policy 1.1.8: The City shall, in cooperation with FDOT, the ECFRPC, the MPO, and the City of New Smyrna Beach, designate Riverside Drive as a constrained roadway. The City shall work with the County and New Smyrna Beach to maintain the adopted level-of-service on this facility.

Response: The policy is not applicable to the Restoration project.

Objective 1.2: Roadway Connectivity. The City shall, through the development review process, require the provision of an efficient traffic circulation pattern.

Response: The proposed Restoration project is consistent with this objective.

Policy 1.2.1: The City shall establish design cross sections for local roads in the Land Development Code that accommodate narrower rights-of-way and roadway widths consistent with traditional neighborhood development.

Response: The policy is not applicable to the Restoration project.

Policy 1.2.2: The City shall require that roadways be dedicated to the public when there is a compelling public interest for the roadways to connect with existing public roadways.

Response: The policy is not applicable to the Restoration project.

Policy 1.2.3: The City shall require that subdivisions of 30 units or more have at least two (2) points of access open to motor vehicle traffic.

Response: The proposed Restoration project is consistent with this policy.

Policy 1.2.4: New subdivisions shall be required to “stub-out” to adjoining undeveloped lands to promote road connectivity, and to connect to existing roadways that are “stubbed-out” at their boundaries.

Response: The proposed Restoration project is consistent with this policy.

Policy 1.2.5: The City shall establish access management standards in the Land Development Code to ensure appropriate access to the City's transportation system. Standards may include the requirement of joint-use driveways and/or cross access easements to access sites.

Response: The policy is not applicable to the Restoration project.

Policy 1.2.6: The City shall preserve the movement function of the major thoroughfare system by requiring development of parallel roads or cross access easements to connect developments as they are permitted along major roads.

Response: The proposed Restoration project is consistent with this policy.

Policy 1.2.7: The City shall review through the Technical Review Committee process all proposed development for consistency with future transportation projects listed on Table II-6 and for the implementation of the City's Bicycle Master Plan.

Response: The proposed Restoration project is consistent with this policy.

Objective 1.3: Multi Modal System. The City shall promote alternative modes of transportation to provide a safe and efficient multi-modal system.

Response: The proposed Restoration project is consistent with this objective.

Policy 1.3.1: By 2002, the City shall develop standards in the Land Development Code for access to public transit, bicycle and pedestrian systems. Such standards shall apply to new developments, substantial improvements of existing developments, and to road improvements.

Response: The policy is not applicable to the Restoration project.

Policy 1.3.2: The City shall develop standards for maximum number of parking spaces to encourage walking, bicycling, ridesharing, transit use, and shared parking

Response: The policy is not applicable to the Restoration project.

Policy 1.3.3: The City shall review the Land Development Code to address the provision of bus stops, bike parking and circulation, pedestrian walkways, and handicap accessible facilities within new developments and existing developments undergoing substantial improvements. Site plan reviews will ensure that intermodal transfers are efficiently implemented.

Response: The policy is not applicable to the Restoration project.

Policy 1.3.4: The City shall encourage increased land use densities and mixed uses, consistent with the Future Land Use Element to enhance the feasibility of transit and promote alternative transportation modes.

Response: The Restoration project is consisting with a very supportive of this policy and its intent.

Policy 1.3.5: The City shall amend the Land Development Code to require that new development be compatible with and further the achievement of the Transportation Element. Requirements for compatibility may include but are not limited to:

- Orienting pedestrian access to transit centers and existing and planned routes.
- Locating parking to the side or behind the development to provide pedestrian accessibility of building entrances and walkways to the street, rather than separating the building from the street by parking.
- Providing clearly delineated routes through parking lots to safely accommodate pedestrian and bicycle circulation.

Response: The policy is not applicable to the Restoration project.

Policy 1.3.6: The City shall include landscaping and streetscaping as roadway design components in order to enhance the function of the road for all users.

Response: The policy is not applicable to the Restoration project.

Policy 1.3.7: A Pedestrian Circulation Master Plan shall be prepared, adopted and implemented by 2004. Priority will be given to those walkways for which heavy recreational usage is projected, as well as those along roadways between residential areas and schools, which can be implemented concurrently with other roadway improvements.

Response: The policy is not applicable to the Restoration project.

Policy 1.3.8: The City's roadway system management will require implementation and construction of an adequate and safe pedestrian circulation system.

Response: The policy is not applicable to the Restoration project.

Policy 1.3.9: The City shall amend the Land Development Code to require that sidewalks be constructed concurrently with new development, by the developer. Additional sidewalks will be constructed in existing developed areas when requested and funded by the abutting property owners.

Response: The policy is not applicable to the Restoration project.

Policy 1.3.10: The Land Development Code shall be amended to require that new residential developments with densities of one (1) or more dwelling units per acre provide sidewalks on both sides of every street.

Response: The proposed Restoration project is consistent with this policy.

Policy 1.3.11: Bike paths shall be established on one side of every arterial and collector street with sidewalks established on the opposite side of all arterial streets.

The City shall coordinate with the MPO, the County and the State to expand the current bicycle system consistent with the improvements listed on Table II- 4, especially the extension of the U.S. 1 bike path south of its current terminus.

Response: The policy is not applicable to the Restoration project.

Policy 1.3.12: Whenever possible, intersections shall be made pedestrian-friendly by limiting the crossing width to 48-feet; use of adequate lighting; adequate timing for traffic signals; and the provision of facilities for the handicapped. The City shall coordinate with FDOT and the County to implement this policy.

Response: The policy is not applicable to the Restoration project.

Objective 1.4: Rights-of-way. The City shall coordinate with the County and the State to prioritize and acquire future rights-of-way in accordance with the future traffic circulation plan.

Response: The proposed Restoration project is consistent with this objective.

Policy 1.4.1: The City shall adopt the Future Transportation Map to ensure the protection of future rights-of-way.

Response: The policy is not applicable to the Restoration project.

Policy 1.4.2: The City shall continue requiring dedication of needed rights-of-way from new development, through subdivision regulations and applicable local ordinances.

Response: The proposed Restoration project is consistent with this policy.

Policy 1.4.3: The City shall amend the setback requirements, zoning restrictions and right-of-way protection requirements, if necessary, to make the regulations consistent with this element.

Response: The policy is not applicable to the Restoration project.

Policy 1.4.4: The City shall ensure adequate rights-of-way protection for intersections, interchanges and future park and ride sites in order to retain flexibility for future growth and expansion.

Response: The policy is not applicable to the Restoration project.

Policy 1.4.5: The City shall adopt minimum rights-of-way requirements in the Land Development Code for new roadways containing the following provisions:

- Arterial Roadways - 150-foot right-of-way;
- Collector Roadways - 100-foot right-of-way; and
- Local Roads - 60-foot right-of-way (open drainage) and 50-foot right-of-way (curb and gutter).

Response: The proposed Restoration project is not consistent with this policy. Because of the nature of New Urbanism designed projects, road rights of way vary to accommodate a host of uses and functions. The proposed Restoration Regulating Book will define the appropriate rights a way based on the adjacent land uses and functionality.

Policy 1.4.6: The City shall pursue grant opportunities for median landscaping and road beautification.

Response: The policy is not applicable to the Restoration project.

Objective 1.5: Public Transit. The City shall work with VOTRAN to provide a safe and efficient public transit system.

Response: The objective is not applicable to the Restoration project.

Policy 1.5.1: The City shall encourage land uses and site developments that promote public transit within designated public transportation corridors, with priority given to those projects that will bring the greatest increase in transit ridership.

Response: The proposed Restoration project is consistent with this policy.

Policy 1.5.2: Residential development greater than 200 units or commercial developments over 50,000 square feet shall incorporate space for bus stops. Transit ridership to and from such developments shall be encouraged and further improved by including elements, such as:

- Transit stops meeting ADA requirements
- Parking lots and intersections designed with minimum corner turning radii for buses
- Clearly delineated walkways from the building to the transit stop
- Commercial and multi-family buildings and transit stops placed closer to the street

Response: The proposed Restoration project is consistent with this policy.

Policy 1.5.3: The City shall ensure that all roads serviced by public transit routes function at a level-of-service sufficient to support the bus service.

Response: The policy is not applicable to the Restoration project.

Policy 1.5.4: The City shall notify VOTRAN of any proposed traffic generators/attractors submitted to the City for review.

Response: The policy is not applicable to the Restoration project.

Policy 1.5.5: The City shall work with VOTRAN to improve existing bus stops, and to design new ones to include benches, signage, lights, and protection from the elements. Bus stops shall also be convenient for the handicapped.

Response: The policy is not applicable to the Restoration project.

Objective 1.6: Intergovernmental Coordination. Traffic circulation planning will be coordinated with the MPO, FDOT, Volusia County, ECFRPC, Volusia Transit Authority, neighboring jurisdictions and other transportation related agencies.

Response: The objective is not applicable to the Restoration project.

Policy 1.6.1: The City Planning and Public Works Departments shall review subsequent versions of the FDOT Five (5)-Year Transportation Plan, in order to update or modify this element, as necessary.

Response: The policy is not applicable to the Restoration project.

Policy 1.6.2: The City Planning and Public Works Departments shall review updates to the Transportation Element of the Volusia County Comprehensive Plan, in order to update or modify this element, as necessary.

Response: The policy is not applicable to the Restoration project.

Policy 1.6.3: The City shall promote a comprehensive transportation planning process that coordinates State, Regional, and Local transportation plans.

Response: The policy is not applicable to the Restoration project.

Policy 1.6.4: The City will support the State and the County on the establishment of alternative transportation systems, including high speed and commuter rail line systems connecting Volusia County with other areas in Florida.

Response: The policy is not applicable to the Restoration project.

Policy 1.6.5: The City shall coordinate with the MPO to adjust the population projections used in the model, to make them consistent with the City population projections.

Response: The policy is not applicable to the Restoration project.

Objective 1.7: Traffic Management Systems. By 2005, the City shall evaluate the need and feasibility of implementing traffic management systems.

Response: The objective is not applicable to the Restoration project.

Policy 1.7.1: The City shall support and where possible, participate in the MPO's Congestion Management System (CMS) and FDOT's Mobility Management Plan (MMP).

Response: The policy is not applicable to the Restoration project.

Policy 1.7.2: If needed, the City shall consider adopting and/or promoting Transportation System Management (ISM) or Transportation Demand Management (TDM) strategies to enhance traffic capacity, movement and safety.

Response: The policy is not applicable to the Restoration project.

Objective 1.8: Concurrency Management System. The City shall maintain a Concurrency Management System to ensure that transportation facilities and services needed to support development and redevelopment are available concurrent with the impacts of such development.

Response: The proposed Restoration project is consistent with this objective.

Policy 1.8.1: The City shall continue requiring that adequate transportation facilities to maintain the City's level-of-service standards be available to meet the traffic demands of all new development prior to the issuance of a final development order, in accordance with the Concurrency Management Provisions set forth in the Capital Improvements Element of this Plan.

Response: The policy is not applicable to the Restoration project.

Policy 1.8.2: The City shall amend the Land Development Code to require that all new developments anticipated to generate either 500 or more trips during the peak hour, or more than 1,500 daily trips, be required to submit a Transportation Impact Study.

Response: The policy is not applicable to the Restoration project.

Policy 1.8.3: New developments, regardless of size, shall provide operational improvements to the City transportation system to mitigate their impacts on the system, to ensure smooth traffic flow, and to aid in the elimination of hazards. Improvements may include the addition of turn lanes, deceleration lanes, signage, signals and pavement markings.

Response: The policy is not applicable to the Restoration project.

Objective 1.9: Concurrency Exception Area. The City shall evaluate the need to create a Concurrency Exception Area on the U.S. 1 corridor.

Response: The objective is not applicable to the Restoration project.

Policy 1.9.1: By 2002, the City shall conduct a study of the U.S. 1 corridor to study the potential for redevelopment and determine whether a Concurrency Exception Area is needed in this area.

Response: The policy is not applicable to the Restoration project.

Policy 1.9.2: The City shall ensure that existing and proposed population densities, housing and employment patterns, and land uses are consistent with the transportation modes and services proposed to serve those areas.

Response: The policy is not applicable to the Restoration project.

Policy 1.9.3: As the Future Land Use Element and Map are amended and adjusted to reflect changing trends and conditions, corresponding adjustments should be made in the Transportation Element and Plan.

Response: The policy is not applicable to the Restoration project.

Policy 1.9.4: Land use and development proposals shall be reviewed by the City as to their potential impacts on the traffic circulation system and the adopted LOS standards on affected roadways.

Response: The policy is not applicable to the Restoration project.

Policy 1.9.5: The City shall deny any proposed development which is determined to adversely impact the roadway system and reduce the LOS below adopted standards, unless roadway improvements necessary to maintain the LOS at its standard and accommodate projected traffic growth will be in place concurrent with the impacts of the proposed development.

Response: The policy is not applicable to the Restoration project.

GOALS, OBJECTIVES, AND POLICIES – HOUSING ELEMENT

GOAL 1: To encourage the preservation of decent, safe, and sanitary housing for the present and future residents of Edgewater.

Response: The goal is not applicable to the Restoration project.

Objective 1.1: ***Maintain Quality of Housing Stock.*** The City shall continue to extend the life of the existing housing stock, to stabilize neighborhoods and create community pride.

Response: The proposed Restoration project is consistent with this objective.

Policy 1.1.1: The City shall continue enforcing the unsafe building abatement program to reduce the amount of sub-standard housing and preserve the available housing stock.

Response: The policy is not applicable to the Restoration project.

Policy 1.1.2: The City shall encourage low-income residents to apply for housing rehabilitation assistance through the County programs.

Response: The policy is not applicable to the Restoration project.

Policy 1.1.3: The City shall require a maximum 30-day waiting period for residential demolitions to allow the Planning Department to review, assess and attempt solutions to preserve the dwelling.

Response: The policy is not applicable to the Restoration project.

Policy 1.1.4: When residents are displaced by City actions through public development or redevelopment, the City shall attempt to ensure that the residents are able to relocate to standard, affordable housing consistent with State and Federal regulations.

Response: The policy is not applicable to the Restoration project.

Policy 1.1.5: By 2002, the City shall review the current Land Development Code as it relates to renovations. The regulations should serve to extend the life of the community's housing stock without requiring unnecessary alterations, as long as the intent of the code for new development is met and public health, safety and welfare will not be jeopardized.

Response: The policy is not applicable to the Restoration project.

Objective 1.2: *Maintain Quality of Life.* The City shall provide mechanisms for the protection of existing residential neighborhoods.

Response: The objective is not applicable to the Restoration project.

Policy 1.2.1: The City shall implement regulations prohibiting the expansion of non-compatible uses within residential neighborhoods.

Response: The policy is not applicable to the Restoration project.

Policy 1.2.2: The City shall buffer and screen residential neighborhoods from nearby incompatible uses by using landscape buffer yards or transitional uses.

Response: The policy is not applicable to the Restoration project.

Objective 1.3: *Promote Infill.* The City shall promote infill development by supporting alternative development standards where necessary and feasible.

Response: The objective is not applicable to the Restoration project.

Policy 1.3.1: By 2005, the City shall develop a vacant residential parcel map and database utilizing, if possible, the Volusia County Property Appraisers Office as a base. Such a system should include the size, location, physical characteristics, utilities, zoning, and ownership data.

Response: The policy is not applicable to the Restoration project.

Policy 1.3.2: The City shall make available the vacant land database and map to developers and/or builders interested in providing affordable housing.

Response: The policy is not applicable to the Restoration project.

Objective 1.4: *Historic Preservation.* The City of Edgewater shall strive to preserve structures that have historic, archeological or cultural significance.

Response: The objective is not applicable to the Restoration project.

Policy 1.4.1: By 2002, the City shall conduct a survey of historically significant structures.

Response: The policy is not applicable to the Restoration project.

Policy 1.4.2: The City shall solicit the support of the Secretary of State, Division of Historic Preservation, and historic preservation societies interested in Edgewater and Volusia County to obtain assistance in conducting a survey of historic structures.

Response: The policy is not applicable to the Restoration project.

Policy 1.4.3: By 2002, the City shall adopt regulations in the Land Development Code to protect historic structures that are identified during the survey process.

Response: The policy is not applicable to the Restoration project.

Policy 1.4.4: The City shall assist in the rehabilitation process and adaptive reuse, where necessary of historically significant housing through technical assistance programs.

Response: The policy is not applicable to the Restoration project.

Policy 1.4.5: The City shall assist property owners of historically significant housing in applying for and utilizing State and federal assistance programs and for inclusion in the National Register.

Response: The policy is not applicable to the Restoration project.

GOAL 2: To ensure an adequate supply of a wide range of housing types at various levels of affordability to accommodate the needs of the residents of the City of Edgewater.

Response: The proposed Restoration project is consistent with this goal.

Objective 2.1: *Adequate Housing.* Assist the private sector to provide 3,327 additional dwelling units of various types, sizes and costs by 2010.

Response: The objective is not applicable to the Restoration project.

Policy 2.1.1: The City shall provide technical support to the private sector to assist in maintaining a housing production capacity level sufficient to meet the demand. Technical support includes, but is not limited to, assistance with meeting the development review requirements of the City and of other regulatory bodies, referral to appropriate agencies for information and assistance in meeting infrastructure standards and requirements imposed by the City, and provision of data regarding housing needs and conditions.

Response: The policy is not applicable to the Restoration project.

Policy 2.1.2: The City shall designate in the Future Land Use Map adequate amounts of land to accommodate the projected housing growth.

Response: The proposed Restoration project is consistent with this policy.

Policy 2.1.3: By 2005, the City shall review building codes, zoning ordinances and land subdivision regulations to determine if there are excessive requirements that would discourage private sector participation in meeting housing needs.

Response: The policy is not applicable to the Restoration project.

Policy 2.1.4: By 2004, the City shall review the City's regulatory and permitting process to determine whether there is a need to continue streamlining the process.

Response: The policy is not applicable to the Restoration project.

Policy 2.1.5: The City shall continue to allow mobile homes in certain residential zoning districts where adequate public facilities and services are available. Mobile home parks should be located adjacent to areas with a comparable density of development or near small-scale convenience or neighborhood commercial activity, in areas accessible to arterial and collector roads; and, they should be located within reasonable proximity to community facilities.

Response: The policy is not applicable to the Restoration project.

Policy 2.1.6: The City shall amend the Land Development Code to allow modular homes in residentially zoned areas, provided that such housing is compatible with surrounding development and meets applicable building code regulations.

Response: The policy is not applicable to the Restoration project.

Policy 2.1.7: The City shall encourage Crime Prevention Through Environmental Design (CPTED) principles in order to increase the safety of housing developments.

Response: The Restoration project is supportive of CPTED principles.

Policy 2.1.8: By 2004, the City shall amend the subdivision regulations to upgrade development requirements for all new mobile home parks and traditional residential subdivisions.

Response: The policy is not applicable to the Restoration project.

Policy 2.1.9: The City shall continue providing adequate supporting infrastructure, i.e., paved streets, sanitary sewer, drainage, potable water, etc., throughout Edgewater to enhance and compliment the City's housing stock.

Response: The policy is not applicable to the Restoration project.

Objective 2.2: *Low Income Residents.* To assist the private sector and appropriate agencies in providing safe, clean and affordable housing for current and future very low, low, and moderate income residents of the City of Edgewater.

Response: The objective is not applicable to the Restoration project.

Policy 2.2.1: By 2002, the City shall include the following definition for affordable housing in the Land Development Code and shall provide incentives for affordable housing.

Affordable Housing: Residential units priced so that monthly costs do not exceed thirty (30) % of the household gross income.

Response: The policy is not applicable to the Restoration project.

Policy 2.2.2: The City shall review and revise its land development regulations to remove excessive constraints on the development of low and moderate-income housing projects, where such constraints are not supported by a valid concern for the health, safety, or welfare of the community.

Response: The policy is not applicable to the Restoration project.

Policy 2.2.3: The City shall provide technical assistance to non-profit agencies to plan and develop low-cost housing. Technical assistance includes, but is not limited to, assistance with meeting the development review requirements of the City and of other regulatory bodies, referral to appropriate agencies (including City agencies and other agencies) for information and assistance in meeting infrastructure standards and requirements.

Response: The policy is not applicable to the Restoration project.

Policy 2.2.4: By 2004, the City shall examine the feasibility of establishing an Affordable Housing Trust Fund to assist very low and low-income families in the provision and maintenance of housing.

Response: The policy is not applicable to the Restoration project.

Policy 2.2.5: By 2005, the City shall determine the feasibility of establishing a program of density bonuses in return for developer contributions to affordable housing. Developers may either provide affordable housing on the same site or contribute to the Affordable Housing Trust Fund.

Response: The Restoration project is supportive of this housing incentive approach by the City.

Policy 2.2.6: By 2005, the City shall evaluate all infrastructure charges and fees and determine whether adjustments can/should be made for low and moderate-income housing projects. In addition, consideration should be given to providing funds to offset fees in situations where they cannot be reduced. The City should encourage the County to assist in this effort as the provision of housing needs benefits the larger area as well as the City itself.

Response: The policy is not applicable to the Restoration project but the Applicant is supportive of the initiative.

Policy 2.2.7: Low and moderate-income housing shall be permitted in all residential Future Land Use designations.

Response: Restoration hopes to implement this policy as part of the project's response to City affordable housing needs.

GOAL 3: To provide housing opportunities for people with special needs, such as children, the elderly, and the physically and/or mentally disabled.

Response: The proposed Restoration project is consistent with this goal.

Objective 3.1: *Special Needs Groups.* The City shall ensure that adequate sites in residential areas are available to accommodate special needs populations.

Response: The objective is not applicable to the Restoration project.

Policy 3.1.1: The City shall include in the land development regulations adequate standards for the location of community residential homes, including group homes, and foster care facilities in residential areas in accordance with applicable Florida Statutes.

Response: The policy is not applicable to the Restoration project.

Policy 3.1.2: The City shall utilize the development review process to review any proposed projects or City Code amendments that impact housing for special need populations.

Response: The policy is not applicable to the Restoration project.

Policy 3.1.3: The City shall continue to support organizations that assist elderly and handicapped citizens in finding decent, accessible, and affordable housing. Such support may include technical assistance and alternative design standards and code requirements.

Response: The policy is not applicable to the Restoration project.

Policy 3.1.4: The City shall continue to ensure compliance with Federal and State laws on accessibility for special needs groups.

Response: The policy is not applicable to the Restoration project.

GOALS, OBJECTIVES, AND POLICIES – UTILITIES ELEMENT

GOAL 1: To protect the public health, safety, and welfare by ensuring that the collection of solid waste be properly managed, including a means of providing for future growth.

Response: The goal is not applicable to the Restoration project.

Objective 1.1: Continue to provide solid waste and recycling services in an efficient and effective manner.

Response: The objective is not applicable to the Restoration project.

Policy 1.1.1: Maintain current services and continue to provide for future equipment needs. Keep up with industry's best practices with regard to the collection system routes and resource recovery. Continue Edgewater's capital improvements program to identify needs for solid waste facilities and equipment.

Response: The policy is not applicable to the Restoration project.

Policy 1.1.2: Monitor solid waste and recycling services provided by private contractors to ensure proper service delivery.

Response: The policy is not applicable to the Restoration project.

Policy 1.1.3: Fund solid waste services with user fees and State and Federal grants, if available.

Response: The policy is not applicable to the Restoration project.

Objective 1.2: Ensure that provisions are made for growth and either maintain or reduce the current per generation rates.

Response: The objective is not applicable to the Restoration project.

Policy 1.2.1: Edgewater shall coordinate with Volusia County to ensure that adequate capacity is available in the County landfill to accommodate new development before development permits are issued.

Response: The policy is not applicable to the Restoration project.

Policy 1.2.2: The level of service standard for solid waste shall be 2.75 pounds per capita per day. This includes household garbage and yard waste.

Response: The policy is not applicable to the Restoration project.

GOAL 2: To protect the public health, safety, and welfare by promoting safe, lawful, and environmentally-sound methods of disposing of hazardous waste.

Response: The goal is not applicable to the Restoration project.

Objective 2.1: The City shall cooperate with the County to monitor the generation rates and disposal methods of hazardous waste by industrial and commercial establishments and residents within Edgewater to ensure safety factors.

Response: The objective is not applicable to the Restoration project.

Policy 2.1.1: Edgewater shall enforce County, State and Federal regulations regarding disposal of hazardous waste materials.

Response: The policy is not applicable to the Restoration project.

Objective 2.2: The City shall cooperate with the County to monitor the generation rates and disposal methods of hazardous waste by industrial and commercial establishments and residents within Edgewater to ensure environmentally-sound disposal methods are being utilized.

Response: The objective is not applicable to the Restoration project.

Policy 2.2.1: Edgewater shall enforce County, State, and Federal regulations regarding disposal of hazardous waste materials.

Response: The policy is not applicable to the Restoration project.

GOAL 3: Reduce solid waste generation rates by increasing the amount of recycling materials collected.

Response: The goal is not applicable to the Restoration project.

Objective 3.1: Promote recycling by residential and commercial customers.

Response: The objective is not applicable to the Restoration project.

Policy 3.1.1: Distribute educational materials and develop other means to reach the customers with this message.

Response: The policy is not applicable to the Restoration project.

Policy 3.1.2: Monitor recycling collection to determine average per capita per day collected. Identify residential areas of the City with low recycling areas of the City with low recycling figures. Target those areas for additional educational and promotional materials.

Response: The policy is not applicable to the Restoration project.

Policy 3.1.3: Take advantage of any funds available through County, State, or Federal grants to develop promotional materials for recycling.

Response: The policy is not applicable to the Restoration project.

E. GOALS, OBJECTIVES AND POLICIES

Goals, objectives and policies are crucial to the implementation of the Comprehensive Plan and each of the elements and sub-elements. They represent important official statements of public policy that will be used to manage the future growth of the City.

Periodically, current City practices and the following natural groundwater aquifer recharge sub-element goals, objectives and policies will be reviewed for conformity.

GOAL 1: The City will protect and maintain the functions of natural groundwater aquifer recharge areas within the City's existing and future service areas.

Response: The proposed Restoration project is consistent with this goal.

Objective 1: The City will coordinate with other governmental and regulatory agencies to protect and enhance recharge capabilities of areas within the City's current and future service areas.

Response: The objective is not applicable to the Restoration project.

Policy 1.1: The City will work in cooperation with the St. John's River Water Management District and Volusia County to delineate areas of highest recharge potential in the City's current and future service areas.

Response: The policy is not applicable to the Restoration project.

Policy 1.2: The City shall designate the areas of greatest recharge potential as conservation areas on the City's future land use map.

Response: The policy is not applicable to the Restoration project.

Objective 2: The City will require the protection of aquifer recharge areas through development and implementation of appropriate regulations.

Response: The objective is not applicable to the Restoration project.

Policy 2.1: The City's subdivision regulations related to inclusion of recharge areas in open space preservation requirements shall be enforced.

Response: The policy is not applicable to the Restoration project.

Policy 2.2: The City will promote the use of stormwater runoff retention for the purpose of maximizing groundwater aquifer recharge by strictly enforcing existing subdivision regulations.

Response: The policy is not applicable to the Restoration project.

Policy 2.3: The City will coordinate with County and State agencies to achieve regional aquifer recharge protection objectives by enacting ordinances which are consistent with County and State standards.

Response: The policy is not applicable to the Restoration project.

F. GOALS, OBJECTIVES, AND POLICIES

Goals, objectives and policies are crucial to the implementation of the Comprehensive Plan and each of the elements and sub-elements. They represent important official statements of public policy that will be used to manage the future growth of the City.

Periodically, current City practices and the following stormwater management sub-element goals, objectives and policies will be reviewed for conformity.

GOAL 1: The City will provide a stormwater management system designed to protect public health and the environment, and will construct and operate that system in an efficient manner.

Response: The proposed Restoration project is consistent with this goal.

Objective 1.1: The design storm which shall be used as the basis for evaluating the existing drainage system as well as determining future system needs will be the 25 year frequency, 24 hour duration storm event, and improvements to the stormwater management system will be based on this design storm.

Response: The proposed Restoration project is consistent with this objective.

Policy 1.1.1: The following Level of Service standards are hereby established for Edgewater's stormwater management system.

Level A – No significant street flooding

Level B – No major residential yard flooding

Level C – No significant structure flooding

Level D – No limitation on flooding

Response: The proposed Restoration project is consistent with this policy.

Policy 1.1.2: The City will require proposed new developments to provide evidence to show that LOS ratings in stormwater conveyances serving the new development will not be degraded to an LOS lower than currently exists as a result of the new development's construction and stormwater runoff contribution.

Response: The proposed Restoration project is consistent with this policy.

Policy 1.1.3: The City will rigorously enforce its subdivision regulations and stormwater management ordinances, and will require all new development to show that all applicable state and federal stormwater management requirements have been met prior to issuing a development permit.

Response: The policy is not applicable to the Restoration project.

Objective 1.2: The City will ensure that all new developments include adequate stormwater management facilities to limit post-development runoff to pre-development rates and quantities for the 25 year, 24 hour design storm, and that such facilities are available concurrent with the development.

Response: The proposed Restoration project is consistent with this objective.

Policy 1.2.1: The City will require developers to submit plans and specifications for stormwater management facilities to the City's engineer for review and approval prior to obtaining a development permit.

Response: The proposed Restoration project is consistent with this policy.

Policy 1.2.2: The City will require each new development to construct the stormwater management facilities required to provide adequate protection of upstream and downstream property owners.

Response: The proposed Restoration project is consistent with this policy.

Objective 1.3: The City will provide proper operation and maintenance of existing and future stormwater management system facilities to ensure optimum system performance.

Response: The objective is not applicable to the Restoration project.

Policy 1.3.1: The stormwater management system will be operated and maintained in compliance with applicable Local, State, and Federal regulations.

Response: The proposed Restoration project is consistent with this policy.

Policy 1.3.2: The City will promptly report any violations of Local, State, or Federal stormwater facility operating rules to the appropriate agency, and shall take immediate steps to correct any violations.

Response: The policy is not applicable to the Restoration project.

GOAL 2: The City shall plan for the orderly expansion or increase in capacity of the stormwater management system to meet future needs.

Response: The goal is not applicable to the Restoration project.

Objective 2.1: The City will coordinate with other jurisdictions to avoid duplication of stormwater management facility construction and operating costs by cooperative planning for service provision to future development.

Response: The objective is not applicable to the Restoration project.

Policy 2.1.1: The City will continue to work with the City of New Smyrna Beach and with Volusia County toward a joint plan for the efficient utilization of the Gabordy Canal.

Response: The policy is not applicable to the Restoration project.

Policy 2.1.2: Priority of improvements to the stormwater management system shall be:

- a) To protect public health and safety, or eliminate serious pollution problems.
- b) To enable full use of existing facilities, by proper maintenance practices to maximize system capacity.
- c) To provide a logical expansion of the stormwater management system within the City.

Response: The policy is not applicable to the Restoration project.

H. GOALS, OBJECTIVES AND POLICIES

GOAL 1: The City will provide potable water supply and treatment facilities designed to protect public health and the environment, will cause those facilities to be available concurrent with development and will construct and operate those facilities in an efficient manner.

Response: The goal is not applicable to the Restoration project.

Objective 1.1: The City will ensure that the sufficient potable water supply and treatment capacity exists prior to the issuance of new development approvals.

Response: The proposed Restoration project is consistent with this objective.

Policy 1.1.1: An average potable water demand of 100 gallons per capita per day is hereby established as the standard level of service for Edgewater's potable water system.

Response: The Restoration project is consistent with this policy.

Policy 1.1.2: The established level of service standard of 100 gpcd will be used to determine the capacity demand generated by proposed development.

Response: The Restoration project is consistent with this policy.

Policy 1.1.3: All proposed improvements to the potable water system, including capacity increase, system expansion or facility replacement will be consistent with the established level of service standard.

Response: The policy is not applicable to the Restoration project.

Objective 1.2: The City will ensure that all potable water facilities required to support proposed development are available concurrent with such development.

Response: The objective is not applicable to the Restoration project.

Policy 1.2.1: The City will require developers to purchase required potable water capacity prior to obtaining a development permit.

Response: The Restoration project will be consistent with this policy.

Policy 1.2.2: The City will require each new development to construct the potable water system facilities needed to connect to the existing system.

Response: The Restoration project will be consistent with this policy.

Objective 1.3: The City will provide proper operation and maintenance of existing and future potable water system facilities to ensure optimum system performance.

Response: The proposed Restoration project is consistent with this objective.

Policy 1.3.1: The potable water system will be operated and maintained in compliance with applicable Local, State and Federal regulations.

Response: The policy is not applicable to the Restoration project.

Policy 1.3.2: The City will promptly report any violations of Local, State or Federal potable water facility operating rules to the appropriate agency, and shall take immediate steps to correct any violations.

Response: The policy is not applicable to the Restoration project.

Policy 1.3.3: The City will employ water treatment plant operators with appropriate and current state water treatment plant operator certification.

Response: The policy is not applicable to the Restoration project.

GOAL 2: The City shall plan for the expansion or increase in capacity of the potable water system to meet future needs.

Response: The Restoration project is supportive of this goal and is currently working with the City to expand and increase capacity for future growth.

Objective 2.1: The City will coordinate with other jurisdictions to avoid duplication of potable water facility construction and operating costs by cooperative planning for service provision to future development.

Response: The objective is not applicable to the Restoration project.

Policy 2.1.1: The City will comply with the term of the 1999 interlocal agreement between the City of Edgewater and Volusia County with regard to provision of potable water service to City and County residents.

Response: The policy is not applicable to the Restoration project.

Policy 2.1.2: Priority of expansion of the potable water system shall be;

- a) To protect public health and safety, or eliminate serious pollution problems.
- b) To enable full use of existing facilities, by in-fill development in areas of current service availability.
- c) To provide a logical extension of existing facilities and service within the City's service area.

Response: The policy is not applicable to the Restoration project.

GOALS, OBJECTIVES, AND POLICIES – COASTAL ELEMENT

GOAL 1: Coastal Resources. Conserve, protect and manage the coastal resources of the City of Edgewater including the wetland and upland ecosystem so as to maintain and enhance native habitats, floral and faunal species diversity, water quality, and natural surface water characteristics.

Response: The goal is not applicable to the Restoration project.

Objective 1.1: *Habitat Preservation.* Edgewater will utilize development regulations and other management programs in conjunction with the County to ensure the long term protection and

enhancement of selected natural upland and wetland habitats and water quality. The primary means of accomplishing this objective will be through the retention of interconnected hydrological systems where the wetlands and uplands function as a productive unit resembling the original landscape.

Response: The proposed Restoration project is consistent with this objective.

Policy 1.1.1: The City of Edgewater will coordinate with the County's Environmental and Natural Resources Advisory Committee and the Volusia County Environmental Management Department to maintain, update and implement management plans and standards that protect and conserve natural systems within the City.

Response: The policy is not applicable to the Restoration project.

Policy 1.1.2: The City will maintain a Conservation Overlay area on the Future Land Use Map that identifies hydrological corridors in the City that require special review and potential conservation designations.

Response: The policy is not applicable to the Restoration project.

Policy 1.1.3: The City will coordinate the Conservation Overlay designation with the County's designated environmental corridors to ensure the natural systems remain intact even after annexation.

Response: The policy is not applicable to the Restoration project.

Policy 1.1.4: Areas of critical wetland and native upland habitats that are not connected to corridors that exhibit resource values shall be evaluated for inclusion as conservation or recreation areas within future development plans. Secondary linkage to nearby corridors, even if by artificial means, shall be considered and encouraged. Construction of new corridors, or restoration of existing disturbed corridors, shall be considered as a form of mitigation where appropriate.

Response: The Restoration project is supportive of this policy.

Policy 1.1.5: By 2003, the City will adopt conservation, management, and development performance standards and criteria within the Land Development Code which will minimize long-term and cumulative impacts on coastal habitat by requiring site specific analysis during the review process.

Response: The policy is not applicable to the Restoration project.

Policy 1.1.6: The City will coordinate with the Water Management District regarding standards for habitat mitigation. These standards will identify situations where mitigation may be acceptable (e.g., non-forested wetland or mangrove swamp creation), unacceptable (e.g., certain endangered species habitat such as an eagles nest), or problematic (e.g., experimental or unproven). In all cases, the proposed mitigation plan must be designed and the project monitored by a qualified professional. The mitigation plan should include the following:

- A. A statement of mitigation goals and objectives.
- B. Watershed and adjacent habitat evaluation.
- C. Geohydrological analysis for review by the Water Management District.
- D. Detailed construction plans, planting materials and maintenance schedules.
- E. A long term management plan for created habitat in the watershed in which it is located (inappropriate future land uses surrounding the created or enhanced habitat may alter the habitat's character or eliminate it completely).
- F. The removal or control of exotic or nuisance vegetation.
- G. Quantifiable monitoring methodology to evaluate the degree of success obtained.
- H. Proper contracted supervision by a qualified expert.
- I. A detailed budget and cost estimates.
- J. The entity responsible for undertaking maintenance and a long-term management plan with available funding required to ensure future success.

Response: The Restoration project is supportive of this policy.

Policy 1.1.7: For all habitat mitigation plans, programs, or activities, the City of Edgewater shall require quantifiable, realistic goals; maintain direct supervision through the construction and monitoring process; and, if problems or failures result, be able to enforce permit conditions.

Response: The policy is not applicable to the Restoration project.

Policy 1.1.8: Development in habitat areas listed by the State of Florida and U.S. Fish and Wildlife Service as Endangered, Threatened, or Species of Special Concern shall not adversely impact the listed species.

Response: The policy is not applicable to the Restoration project.

Policy 1.1.9: Development proposals which propose to alter wetlands, or which cannot preserve the required portion of native vegetation on the site shall submit a mitigation plan (may include creation of new habitat of the same type destroyed, restoration of previous disturbances, and purchase of similar habitat for preservation).

Response: The Restoration project. is consistent with this policy.

Policy 1.1.10: Maintain tree protection regulations to prohibit the removal of native vegetation, including mangroves, without a permit.

Response: The policy is not applicable to the Restoration project.

Objective 1.2: *Shoreline Protection.* The City shall maintain regulatory programs designed to enhance and protect the natural functions of the estuarine shoreline.

Response: The objective is not applicable to the Restoration project.

Policy 1.2.1: Hardening of the estuarine shoreline shall be allowed only when erosion is causing a significant threat to life or property. When hardening of the shoreline is approved, stabilization methods other than vertical seawalls and bulkheads, shall be used.

Response: The policy is not applicable to the Restoration project.

Policy 1.2.2: No more than 30% impervious surface shall be allowed within 100 feet of the mean high water line.

Response: The policy is not applicable to the Restoration project.

Policy 1.2.3: A shoreline protection buffer shall be maintained for a distance extending 50-feet laterally upland from the mean high water line within the buffer zone and 25-feet from wetland vegetation, except that reasonable access shall be permitted.

Response: The policy is not applicable to the Restoration project.

Policy 1.2.4: The City will identify critical habitats along the estuary shoreline on the Future Land Use Map in the Conservation Overlay area.

Response: The policy is not applicable to the Restoration project.

GOAL 2: Land Use. To conserve, protect, and restore coastal resources by managing growth and land uses so as not to damage or destroy those resources.

Response: The goal is not applicable to the Restoration project.

Objective 2.1: *Coastal Land Uses.* Continue to enforce land use regulations that provide for the location, extent (10)t, and distribution of land uses consistent with the protection of coastal resources.

Response: The objective is not applicable to the Restoration project.

Policy 2.1.1: Proposed land uses which may have significant adverse impact on coastal resources shall be appropriately regulated to mitigate such impacts.

Response: The policy is not applicable to the Restoration project.

Policy 2.1.2: An environmental impact assessment shall be prepared and reviewed for land uses proposed in potential critical habitat areas.

Response: The policy is not applicable to the Restoration project.

Policy 2.1.3: Designated natural resource areas, significant environmental or ecological features, critical wildlife habitat, environmental system corridors or conservation areas shall be protected through a variety of mechanisms including buffer zones, restoration, limiting density and intensity, conservation easements, acquisition, density transfers, transfer of

development rights (TDR's), purchase of development rights or land exchanges.

Response: The policy is not applicable to the Restoration project.

Policy 2.1.4: To limit the cumulative impacts of development on remaining coastal marine resources and wildlife habitats, an ecological survey shall be required for all proposed waterfront or water-dependent uses.

Response: The policy is not applicable to the Restoration project.

Objective 2.2: *Coastal Resource Protection.* By 2003, the City shall develop performance standards for appropriate densities, intensities, buffer zones, resource protection, and location of development adjacent to aquatic and natural preserves, wildlife refuges, and environmental system corridors to protect the natural character, scenic values and public benefit of these areas.

Response: The objective is not applicable to the Restoration project.

Policy 2.2.1: The City of Edgewater shall not allow land use amendments or rezonings which would be inconsistent or incompatible with the protection or conservation of coastal resources.

Response: The policy is not applicable to the Restoration project.

Policy 2.2.2: Utilize innovative or alternative techniques to protect coastal resources. Such techniques could include Conservation Overlay areas, buffer zones, restoration, conservation easements, quality development programs, acquisition, density transfers, transfer of development rights or land exchanges.

Response: The policy is not applicable to the Restoration project.

Policy 2.2.3: Cooperate and coordinate with Local governments, State agencies, and special districts in developing consistent standards, criteria and land development regulations for protection of coastal resources.

Response: The policy is not applicable to the Restoration project.

Policy 2.2.4: No new point sources shall be permitted to discharge into the Indian River Lagoon.

Response: The policy is not applicable to the Restoration project.

Policy 2.2.5: In order to protect manatees, marinas shall not be built in designated manatee habitat areas. Boating speed limits shall be coordinated with the County in manatee-designated areas.

Response: The policy is not applicable to the Restoration project.

Objective 2.3: *Water-Dependent Uses.* Priorities for shoreline land use shall be given to water-dependent uses over water-related land uses and shall be based on the type of water-dependent use, adjacent land use, water quality, impact on critical habitat and impact on coastal resources.

Response: The objective is not applicable to the Restoration project.

Policy 2.3.1: By 2005, the City, in conjunction with Volusia County, will develop a Resource Management Plan for the Indian River shoreline which establishes development performance standards and identifies sites for water-dependent and water-related uses. The Resource Management Plan shall incorporate the following priorities for siting these facilities:

1. Water-dependent uses such as fish, shellfish and wildlife production; conservation of coastal and natural resources; recreation; public access; marinas and navigation; and, water-dependent utilities and industry which do not create a significant adverse impact upon the waters or land use.
2. Water-enhanced uses such as recreation, certain utilities, commerce and industrial uses.
3. Non-water dependent or related activities such as intensive urban residential, non-water dependent industry and commerce.
4. Of lowest priority are those uses which are non-water dependent, non-water enhanced which result in a reduction of coastal resources.

Response: The policy is not applicable to the Restoration project.

Policy 2.3.2: The City will coordinate with the resource management plans of other agencies, such as aquatic preserve management plans or Surface Water Improvement Management (SWIM) plans in developing performance standards for water dependent uses.

Response: The policy is not applicable to the Restoration project.

Policy 2.3.3: By 2006, any performance criteria identified in the Resource Management Plan for shoreline uses will be adopted into the Land Development Code.

Response: The policy is not applicable to the Restoration project.

GOAL 3: Water Quality. To protect, enhance, and improve the quality of the estuarine environment.

Response: The goal is not applicable to the Restoration project.

Objective 3.1: *Estuarine Quality.* Coordinate and maintain records of estuarine water quality sampling through the Volusia County monitoring program to measure changes in water quality.

Response: The objective is not applicable to the Restoration project.

- Policy 3.1.1:** The City will review the County's data and coordinate to determine where corrective action is needed. Corrective action shall be coordinated with SJRWMD and FDEP.
- Policy 3.1.2:** *Response: The policy is not applicable to the Restoration project.*
Annually, the City of Edgewater and the Department of Environmental Protection shall review and update all point source discharge permits, checking for accuracy and compliance.
Response: The policy is not applicable to the Restoration project.
- Policy 3.1.3:** Annually, the City of Edgewater and the SJRWMD shall review and update all non-point source discharge permits, checking for accuracy and completeness.
Response: The policy is not applicable to the Restoration project.
- Policy 3.1.4:** Provide the County with SJRWMD and FDEP data that includes point and non-point source discharges and facilities, which are identified as potential water quality problems annually.
Response: The policy is not applicable to the Restoration project.
- Policy 3.1.5:** The City will continue to prioritize Coastal Planning Areas that are currently using septic tanks to be incorporated into public sewage treatment systems. Criteria to be used in the ranking systems shall include:
- A. Areas known or suspected to be negatively impacting surface or groundwater quality.
 - B. Soil type.
 - C. Water table level.
 - D. Proximity to Aquatic Preserves and Outstanding Florida Waters.
 - E. Proximity to open shellfish harvesting areas.
 - F. Proximity to other water bodies.
 - G. Density of septic tank systems.
 - H. Proximity to existing or planned public wastewater treatment systems.
- Response: The policy is not applicable to the Restoration project.*
- Policy 3.1.6:** The City will not allow the future placement of septic systems in those areas identified as unsuitable for septic tank use. The City will coordinate with the Volusia County Department of Health regarding septic tank permits.
Response: The policy is not applicable to the Restoration project.
- Policy 3.1.7:** As additional sewage treatment plants are constructed and/or existing plants are expanded within the City, a concerted effort and commitment shall be made to utilize the highest level of treatment possible.
Response: The policy is not applicable to the Restoration project.

Policy 3.1.8: The City will continue to use alternative methods of effluent disposal such as re-use and land spreading/spray irrigation to reduce nutrient loadings in the rivers and estuaries.

Response: The policy is not applicable to the Restoration project.

Policy 3.1.9: Maintain best management practices in the land development regulations that limit the amount of sediment reaching all surface waters. These practices shall be used in agriculture, silviculture, construction, dredge and fill operations, and stormwater management systems. The City shall also continue to require erosion and sediment control provisions as part of the development review process.

Response: The policy is not applicable to the Restoration project.

Policy 3.1.10: The construction of future storm water management systems and the redesign of existing systems shall consider the timing of discharge of fresh water to the estuary, the hydroperiod of the wetlands, as well as the potential loadings. Storm water systems should be designed to gradually release water via sheet flow through natural or constructed wetlands.

Response: The policy is not applicable to the Restoration project.

Policy 3.1.11: Utilize the City's 1990 Master Stormwater Management Plan to address estuarine pollution and control surface water runoff.

Response: The policy is not applicable to the Restoration project.

Policy 3.1.12: Update the City's Master Stormwater Management Plan by June 2001.

Response: The policy is not applicable to the Restoration project.

Policy 3.1.13: The preparation of management plans, water quality studies, and sampling programs will be coordinated with the County, the SJRWMD, and the FDEP.

Response: The policy is not applicable to the Restoration project.

Policy 3.1.14: The City will continue to implement its Quality Assurance Plan and submit canal water quality monitoring results to the SJRWMD.

Response: The policy is not applicable to the Restoration project.

Policy 3.1.15: The City of Edgewater shall continue its commitment to improve and enhance water quality and estuarine conditions through intergovernmental cooperation by a variety of mechanisms such as:

- A. Participation in ad-hoc or other special technical advisory committees.
- B. Exchange of data and information among and between the County and adjacent municipalities.
- C. Presentations and discussions with the Volusia Council of Governments.
- D. Updating data in cooperation with FDEP and SJRWMD.

- E. Notification of proposed programs, development regulations or activities that address water quality.
- F. Continue participation in the SWIM program.
- G. Implement the policies or recommendations of the Aquatic Preserve Management Plan.
- H. Participation and assistance in maintaining and expanding the water quality sampling and monitoring program.

Response: The policy is not applicable to the Restoration project.

GOAL4: Coastal Hazards. Lessen the impact of a destructive storm on human life, property, public facilities, and natural resources. The City shall also restrict public expenditure in areas subject to destruction by natural disaster.

Response: The goal is not applicable to the Restoration project.

Objective 4.1: *Evacuation of Population.* The City of Edgewater shall maintain the clearance time for the evacuation of the population in six (6) hours based on a level-of-service standard "D", as defined in the Transportation Element, during the time of hurricane in any category storm.

Response: The policy is not applicable to the Restoration project.

Policy 4.1.1: Land use plan amendments shall not increase the clearance time for evacuation of the population above six (6) hours.

Response: The proposed Restoration project is consistent with this policy.

Policy 4.1.2: The City of Edgewater shall assess the impact of all new development on the hurricane evacuation network to ensure it will not increase clearance time for evacuation of the population above six (6) hours.

Response: The proposed Restoration project is consistent with this policy.

Policy 4.1.3: The City of Edgewater shall coordinate with the County and FDOT to ensure adequate roadway capacity to facilitate the evacuation of residents.

Response: The proposed Restoration project is consistent with this policy.

Policy 4.1.4: Future development and roadway improvements shall be designed to minimize the impact of flooding and storm damage on evacuation route facilities.

Response: The proposed Restoration project is consistent with this policy.

Policy 4.1.5: Evacuation routes shall be designated in such a way as to distribute traffic demand to provide optimum utilization of available roadway facilities.

Response: The proposed Restoration project is consistent with this policy.

Policy 4.1.6: The City of Edgewater shall maintain and update a “Disaster Preparation, Response, and Recovery Plan” in coordination with the County’s “Comprehensive Emergency Management Plan” to ensure the orderly evacuation of the population.

Response: The policy is not applicable to the Restoration project.

Objective 4.2: *Shelter for Population.* In cooperation with the American Red Cross and Volusia County, the City shall designate hurricane evacuation shelters to protect the population in the event of a hurricane.

Response: The objective is not applicable to the Restoration project.

Policy 4.2.1: The City shall coordinate with Volusia County to ensure that there are hurricane emergency shelter facilities available in the County to accommodate at least 23% of the City’s population, based upon a standard of 40-square feet of shelter space per person.

Response: The policy is not applicable to the Restoration project.

Policy 4.2.2: New hurricane emergency shelter facilities shall not be located in the Hurricane Vulnerability Zone.

Response: The policy is not applicable to the Restoration project.

Objective 4.3: *Mitigation of Property Damage.* The City shall ensure that development in the coastal high hazard area and hurricane vulnerability zone minimizes danger to life and property.

Response: The policy is not applicable to the Restoration project.

Policy 4.3.1: Prior to the development of public facilities in the Coastal High Hazard Area, it shall be determined that there are no other feasible sites within the City outside of that area.

Response: The policy is not applicable to the Restoration project.

Policy 4.3.2: If constructed or redeveloped, all public facilities in the coastal high hazard area shall be required to meet strict building code regulations for hurricane wind design and flood control to ensure minimum damages during storm events.

Response: The policy is not applicable to the Restoration project.

Policy 4.3.3: All development in the Hurricane Vulnerability Zone shall be consistent with the federal flood hazard requirements.

Response: The policy is not applicable to the Restoration project.

Policy 4.3.4: The City shall continue to participate in the National Flood Insurance Program (NFIP).

Response: The policy is not applicable to the Restoration project.

Objective 4.4: *Post Disaster Redevelopment.* The City will maintain a Disaster Preparation, Response, and Recovery Plan to ensure that the most effective practices are utilized to provide safety and relief to citizens during and after a natural disaster.

Response: This objective is not applicable to the Restoration project.

Policy 4.4.1: The Disaster Preparation, Response, and Recovery Plan shall include: an evacuation plan; disaster assistance; public information; damage assessment procedures; and recovery activities.

Response: The policy is not applicable to the Restoration project.

Policy 4.4.2: The Disaster Preparation, Response, and Recovery Plan shall maintain priorities for repairing, replacing, modifying, or relocating public facilities.

Response: The policy is not applicable to the Restoration project.

Policy 4.4.3: The Disaster Preparation, Response, and Recovery Plan procedures will be consistent with the County's evacuation and recovery procedures.

Response: The policy is not applicable to the Restoration project.

Policy 4.4.5: The City shall enforce the build-back policies contained in its Disaster Preparation, Response, and Recovery Plan after a hurricane.

Response: The policy is not applicable to the Restoration project.

Policy 4.4.5: Public infrastructure receiving damage of more than fifty percent (50%) of its value that is not necessary to support adopted levels of service shall be relocated away from the Coastal High Hazard Area.

Response: The policy is not applicable to the Restoration project.

Objective 4.5: *Coastal High Hazard Area.* The City shall limit the use of public funds for development, infrastructure and services in the Coastal High Hazard Area and shall direct population concentrations away from this area.

Response: This objective is not applicable to the Restoration project.

Policy 4.5.1 No new public facilities shall be located in the Coastal High Hazard Areas other than those necessary to support the levels of service identified in the Capital Improvement Element and for overriding health and safety reasons.

Response: The policy is not applicable to the Restoration project.

Policy 4.5.2: By 2002, the City shall identify areas in the Coastal High Hazard Area needing redevelopment, including eliminating unsafe conditions and inappropriate uses as opportunities arise.

Response: The policy is not applicable to the Restoration project.

Policy 4.5.3: Land use amendments for areas within the Coastal High Hazard Area shall not increase the clearance time for evacuation above six (6) hours.

Response: The policy is not applicable to the Restoration project.

GOAL 5: Public Access. Maintain and improve public access to the sovereign lands of the coastal management areas through the provisions of coastal access facilities, fishing piers, boat ramps, and marinas.

Response: This goal is not applicable to the Restoration project.

Objective 5.1: *Public Shoreline Access Facilities.* Consistent with the City's population, the City will provide and maintain physical public access to the shoreline of the Indian River.

Response: This objective is not applicable to the Restoration project.

Policy 5.1.1: Wherever feasible, the City shall ensure that all physical public access facilities to the shoreline shall be accessible by a public road with adequate public parking.

Response: The policy is not applicable to the Restoration project.

Policy 5.1.2: The priority for new pedestrian access shall be pedestrian walkovers or other alternatives that do not cause environmental degradation.

Response: The policy is not applicable to the Restoration project.

Policy 5.1.3: The City shall prohibit the vacation of public rights-of-way that provide or could provide public access to the river.

Response: The policy is not applicable to the Restoration project.

Policy 5.1.4: The City shall pursue rehabilitation or redevelopment of any public access facilities that indicate deterioration or negative impacts to natural resources.

Response: The policy is not applicable to the Restoration project.

Objective 5.2: *Fishing Piers.* The City shall coordinate with Volusia County to ensure that adequate allocation of fishing piers is provided to meet the demands of the current population.

Response: This objective is not applicable to the Restoration project.

Policy 5.2.1: The City shall provide 0.0181-linear feet of fishing pier for each resident of the Coastal Planning Area (181 linear feet/10,000 persons) consistent with Volusia County.

Response: The policy is not applicable to the Restoration project.

Objective 5.3: *Boat Ramps.* The City shall provide an adequate number of boat ramps to meet the needs of the existing population.

Response: This objective is not applicable to the Restoration project.

Policy 5.3.1: City shall provide 0.0002 of boat ramp lane for each resident (1 ramp lane for every 7,500 residents) consistent with Volusia County.

Response: The policy is not applicable to the Restoration project.

Policy 5.3.2: To the greatest extent possible, future boat ramp lanes shall be built as part of a Regional boat launching facility.

Response: The proposed Restoration project is consistent with this policy.

Objective 5.4: *Marina Slips.* The City shall provide the private sector with the ability to accommodate the projected demand of additional boats slips in marinas.

Response: This objective is not applicable to the Restoration project.

Policy 5.4.1: Marinas shall be encouraged to include both wet slip and dry slip capacity.

Response: The policy is not applicable to the Restoration project.

Policy 5.4.2: Priority for new slips will be given to the expansion of existing marinas.

Response: The policy is not applicable to the Restoration project.

Objective 5.5: *Scenic Routes.* The City shall establish scenic routes and roadways consistent with the County's Scenic Roadway Element, to preserve the natural beauty and vistas of the Coastal Planning Area.

Response: This objective is not applicable to the Restoration project.

Policy 5.5.1: Riverside Drive shall remain designated as a scenic roadway because of its significant aesthetic value.

Response: The policy is not applicable to the Restoration project.

Policy 5.5.2: A Conservation Overlay will be indicated on the Future Land Use Map along Riverside Drive to protect the scenic quality.

Response: The policy is not applicable to the Restoration project.

GOAL 6: Public Services and Facilities. Public services and facilities in the Coastal Planning Area shall be adequate and available to serve both current and future residents.

Response: This goal is not applicable to the Restoration project.

Objective 6.1: *Infrastructure Coordination.* The City's Land Development Code will ensure that the provisions of roads, potable water, sanitary sewer, drainage, and solid waste, and recreation facilities and

services required to maintain the adopted level-of-service standards throughout the Coastal Planning Area shall be consistent and phased with the level of development proposed in the Future Land Use Element.

Response: This objective is not applicable to the Restoration project.

Policy 6.1.1: Development or redevelopment within the coastal areas shall have public services and facilities available concurrent with the impacts of development.

Response: The policy is not applicable to the Restoration project.

Objective 6.2: *Transportation.* The City shall ensure through its development review process, concurrency management system, and capital improvements schedule that adopted level-of-service standards are met for the existing and projected population.

Response: This objective is not applicable to the Restoration project.

Policy 6.2.1: Establish a minimum Level-of-service “D” consistent with the Transportation Element for roadway facilities, with the exception of State roads.

Response: The policy is not applicable to the Restoration project.

Policy 6.2.2: Establish a Level-of-service “D” for the purpose of calculating the capacity of road facilities to clear evacuees within the hurricane evacuation time.

Response: The policy is not applicable to the Restoration project.

Objective 6.3: *Potable Water.* Ensure through the City’s development review process, concurrency management system and capital improvements schedule that there are sufficient water resources to provide potable water to meet the needs of the Coastal Planning Area population.

Response: This objective is not applicable to the Restoration project.

Policy 6.3.1: Require future development to hook up to centralized potable water systems.

Response: The proposed Restoration project is consistent with this policy.

Policy 6.3.2: Require adequate capacity in potable water storage, treatment, and distribution facilities to meet the demand of projected growth and development.

Response: The policy is not applicable to the Restoration project.

Policy 6.3.3: Maintain interlocal agreements with the County and adjacent local governments to identify future potable water service areas.

Response: The policy is not applicable to the Restoration project.

Policy 6.3.4: Maintain wellfield protection standards in the City’s Land Development Code.

Response: The policy is not applicable to the Restoration project.

Policy 6.3.5: Locate future wellfields away from the shoreline to protect against saltwater intrusion.

Response: The policy is not applicable to the Restoration project.

Policy 6.3.6: Potable water withdrawal shall be pumped at an appropriate volume and rate to avoid saltwater intrusion and decreased aquifer levels.

Response: The policy is not applicable to the Restoration project.

Policy 6.3.7: The Level-of-service for potable water within the Coastal Planning Area shall be consistent with the Potable Water Sub-Element of this Comprehensive Plan.

Response: The policy is not applicable to the Restoration project.

Policy 6.3.8: Continue efforts to assess and upgrade water transmission facilities in areas experiencing low pressure conditions to ensure that an adequate water supply will exist during maximum daily demand periods to meet future growth.

Response: The policy is not applicable to the Restoration project.

Objective 6.4: *Sanitary Sewer.* Provide sufficient sanitary sewer treatment capacity and effluent disposal methods to meet the demand projected by growth and development consistent with adopted water quality standards.

Response: This objective is not applicable to the Restoration project.

Policy 6.4.1 Require future development to connect to public wastewater treatment facilities, if available.

Response: The policy is not applicable to the Restoration project.

Policy 6.4.2 Require existing and future wastewater treatment facilities to meet or exceed adopted FDEP water quality standards.

Response: The policy is not applicable to the Restoration project.

Policy 6.4.3 Maintain interlocal agreements with the County and adjacent local governments to identify future wastewater service areas.

Response: The policy is not applicable to the Restoration project.

Policy 6.4.4: The level-of-service for the provision of wastewater treatment in the coastal area shall be consistent with the sanitary sewer sub-element of this Comprehensive Plan.

Response: The policy is not applicable to the Restoration project.

Objective 6.5: *Stormwater Management.* The City will implement its Stormwater Master Plan and coordinate stormwater management systems with Volusia County so as to not degrade coastal resources.

Response: This objective is not applicable to the Restoration project.

Policy 6.5.1: For new development, prohibit the untreated direct discharge of stormwater runoff into Class II Waters.

Response: The policy is not applicable to the Restoration project.

Policy 6.5.2: The level-of-service for stormwater runoff in the Coastal Planning Area shall be consistent with the standards in the Drainage Sub-Element of this Comprehensive Plan.

Response: The policy is not applicable to the Restoration project.

Policy 6.5.3: Coordinate and cooperate with Volusia County, FDEP, SJRWMD and ECFRPC by participating in basin-wide stormwater management programs and studies.

Response: The policy is not applicable to the Restoration project.

Policy 6.5.4: Discharge from stormwater facilities shall not result in violation of adopted water quality standards.

Response: The policy is not applicable to the Restoration project.

Policy 6.5.5: Stormwater management systems shall be designed to remove oil and suspended solids prior to discharge.

Response: The policy is not applicable to the Restoration project.

Objective 6.6: *Solid Waste.* Ensure through monitoring programs that solid waste facilities do not result in violation of adopted standards or degradation of coastal resources.

Response: This objective is not applicable to the Restoration project.

Policy 6.6.1: In cooperation with the County, a hazardous waste evaluation shall be undertaken for all known active and inactive solid waste disposal facilities and dump sites to determine possible contamination of ground and surface waters.

Response: The policy is not applicable to the Restoration project.

Policy 6.6.2: The Level-of-service standard for solid waste shall be as identified within the Solid Waste Sub-Element of this Comprehensive Plan.

Response: The policy is not applicable to the Restoration project.

Objective 6.7: *Public Buildings.* Ensure through capital improvement planning and site selection that public buildings meet the needs of population growth and are located, if possible, outside of areas susceptible to damage from storms or flooding.

Response: This objective is not applicable to the Restoration project.

Policy 6.7.1: Cooperate with the Volusia County School Board in identifying future sites for school facilities within the Coastal Planning Area.

Response: The policy is not applicable to the Restoration project.

Policy 6.7.2: Locate future school facilities outside of areas susceptible to hurricane storm damage or areas prone to flooding.

Response: The policy is not applicable to the Restoration project.

Policy 6.7.3: Future school facilities should be designed to be utilized as emergency and evacuation shelters.

Response: The policy is not applicable to the Restoration project.

Policy 6.7.4: Provide for fire and law enforcement facilities commensurate with population growth and development in the Coastal Planning Area.

Response: The policy is not applicable to the Restoration project.

Policy 6.7.5: Continue to update procedures as part of the Disaster Preparation, Response and Recovery Plan for emergency fire and police protection and response.

Response: The policy is not applicable to the Restoration project.

Objective 6.8: *Recreation.* The City will ensure through annual reviews that recreation services and facilities in accordance with adopted level-of-service standards are provided throughout the Coastal Planning Area.

Response: This objective is not applicable to the Restoration project.

Policy 6.8.1 The City will require future developments to provide recreation services and facilities, or participate in the funding of recreation facility improvements required to maintain the adopted level-of-service standards.

Response: The policy is not applicable to the Restoration project.

Policy 6.8.2: The level-of-service standard for recreation facilities and services shall be as stated in the recreation and Open Space Element.

Response: The policy is not applicable to the Restoration project.

GOAL 7: Intergovernmental Coordination. Foster and encourage intergovernmental coordination in the Coastal Planning Area between Volusia County, the City of Edgewater, adjacent Local governments, Regional, State, and Federal government entities.

Response: The goal is not applicable to the Restoration project.

Objective 7.1: *Volusia County Coordination.* The City shall coordinate with Volusia County to maintain area-wide standards to protect coastal resources.

Response: This objective is not applicable to the Restoration project.

Policy 7.1.1: Ensure consistency between development standards adopted by Volusia County and the City.

Response: The policy is not applicable to the Restoration project.

Policy 7.1.2: The City shall coordinate with Volusia County in the identification and protection of the environmental systems corridors to ensure the viability and continuation of the system.

Response: The policy is not applicable to the Restoration project.

Policy 7.1.3: The City shall cooperate with Volusia County in maintaining and updating the Florida Land Use Cover and Forms Classification System maps and database.

Response: The policy is not applicable to the Restoration project.

Objective 7.2: *Land Use.* Utilize Volusia County's Coastal Management Element land use plan as a guide in deciding issues of land use and zoning, the extension and provision of urban services, annexation, and the general location of environmental systems corridors in the Coastal Management Area.

Response: This objective is not applicable to the Restoration project.

Policy 7.2.1: Applications for land use amendments, zoning, and development shall consider the impacts on coastal resources in adjacent local governments.

Response: The policy is not applicable to the Restoration project.

Policy 7.2.2: The extension and provision of urban services and facilities and the identification of future annexation areas shall be accomplished through the adoption of inter-local agreements.

Response: The policy is not applicable to the Restoration project.

Policy 7.2.3: The City shall cooperate with the County in maintaining and updating land use information by watershed.

Response: The policy is not applicable to the Restoration project.

GOALS, OBJECTIVES, AND POLICIES – CONSERVATION ELEMENT

GOAL 1: To conserve, protect, enhance, and responsibly manage the environmental resources of the City, in order to maintain or improve their ecological, economic, aesthetic, and recreational values.

Response: This goal is not applicable to the Restoration project.

Objective 1.1: **Water Resources.** To conserve, appropriately use, and protect the quality and quantity of the City's surface and groundwater resources.

Response: This objective is not applicable to the Restoration project.

Policy 1.1.1: The City shall continue to enforce wellfield protection regulations around municipal wellfield sites.

Response: The policy is not applicable to the Restoration project.

Policy 1.1.2: The City will attempt to expand its wastewater reuse program by adding 1,000 connections by 2005.

Response: The policy is not applicable to the Restoration project.

Policy 1.1.3: By July of 2002, the City shall amend its landscaping regulations to include provisions encouraging the use of native species and xeriscape technology.

Response: The policy is not applicable to the Restoration project.

Policy 1.1.4: The City shall ensure a potable water supply that is protected from contamination and of the highest quality available by continuing to utilize adequate water treatment which meets, at a minimum, all Federal and State drinking water criteria (Chapter 17-22, F.A.C.) and through the maintenance of distribution systems.

Response: The policy is not applicable to the Restoration project.

Policy 1.1.5: The City will support any state efforts to collect and dispose of small quantities of hazardous wastes through such programs as the Amnesty Days Program.

Response: The policy is not applicable to the Restoration project.

Objective 1.2: The environmental quality of the Indian River/Mosquito Lagoon estuary shall not be degraded.

Response: This objective is not applicable to the Restoration project.

Policy 1.2.1: The City shall continue to enforce its existing stormwater management and shoreline protection ordinances.

Response: The policy is not applicable to the Restoration project.

Policy 1.2.2: By July 2002, the City shall implement a public education program on the use of proper fertilization, pesticide, and herbicide application to landscaping (especially for shoreline property owners) to reduce excess runoff of these potential pollutants.

Response: The policy is not applicable to the Restoration project.

Policy 1.2.3: The City shall continue to require, as part of the Development Review Process, that prior to development approval, proposed development will be required to coordinate with all appropriate agencies and comply with the U.S. Fish and Wildlife Service and the Florida Fish and Wildlife Commission rules as well as other applicable Federal and State laws regarding protection of rare, endangered and threatened wildlife.

Response: The policy is not applicable to the Restoration project.

Policy 1.2.4: The City will continue to encourage and coordinate efforts by the FDEP and Volusia County to vigorously monitor the health and environmental risks associated with septic tank leachate.

Response: The policy is not applicable to the Restoration project.

Policy 1.2.5: The City will ensure that its wastewater treatment plant and collection facilities are in good repair and will continue to monitor its wastewater treatment plant effluent to ensure compliance with effluent standards set by the State.

Response: The policy is not applicable to the Restoration project.

Policy 1.2.6: The City shall encourage and participate in intergovernmental management efforts to protect the quality of the Indian River/Mosquito Lagoon.

Response: The policy is not applicable to the Restoration project.

Policy 1.2.7: The City shall continue to enforce regulations within the Land Development Code to provide, enhance, and preserve natural scenic views of the estuary and its waters.

Response: The policy is not applicable to the Restoration project.

Policy 1.2.8: The City shall support designation of the mangrove and spoil islands located within the Indian River/Mosquito Lagoon estuary as conservation areas, with development prohibited on these islands.

Response: The policy is not applicable to the Restoration project.

Objective 1.3: To protect and manage all ecological communities, fisheries, and wildlife especially endangered and threatened species.

Response: This objective is not applicable to the Restoration project.

Policy 1.3.1: The City shall cooperate with adjoining jurisdictions and the SJRWMD to preserve the portion of the environmentally sensitive Turnbull Hammock immediately adjacent to the western City limit through coordination with the County's land acquisition program.

Response: The policy is not applicable to the Restoration project.

Policy 1.3.2: The City shall assist in the application of and compliance with all State and Federal regulations, which pertain to threatened, endangered and rare species.

Response: The policy is not applicable to the Restoration project.

Policy 1.3.3: The City shall consult with the Florida Fish and Wildlife Conservation Commission prior to the issuance of a development approval that would result in an adverse impact to any endangered or rare species.

Response: The policy is not applicable to the Restoration project.

Policy 1.3.4: The City shall continue to protect endangered and rare species and environmentally sensitive lands through the implementation of its Sensitive Habitat Area regulations within the Land Development Code primarily by restrictions in development orders, as well as other measures.

Response: The policy is not applicable to the Restoration project.

Objective 1.4: The City will protect the natural function and values of the 100-year floodplain.

Response: This objective is not applicable to the Restoration project.

Policy 1.4.1: The City shall continue to implement its floodplain management regulations contained within the Land Development Code.

Response: The Restoration project is supportive of this policy.

Policy 1.4.2: The 100-year floodplain shall be given high priority in the selection of conservation areas within the City and for public acquisition of lands for conservation and recreational purposes.

Response: The policy is not applicable to the Restoration project.

Objective 1.5: The City shall maintain and enhance air quality.

Response: This objective is not applicable to the Restoration project.

Policy 1.5.1: By July 2002, the City shall amend its Land Development Code to require new commercial development to install bicycle storage facilities.

Response: The Restoration project is supportive of this policy.

Policy 1.5.2: By July 2003, the City shall adopt a bicycle and pedestrian master plan. At a minimum, this plan shall link residential areas to business, recreation, educational and cultural resources.

Response: The Restoration project is supportive of this policy.

Policy 1.5.3: The City shall continue to enforce its tree protection ordinance to maintain natural vegetative filters for air pollution.

Response: The policy is not applicable to the Restoration project.

Objective 1.6: The City of Edgewater shall protect and conserve the natural functions of wetlands and direct incompatible uses away from wetland areas.

Response: This objective is not applicable to the Restoration project.

Policy 1.6.1: The City will continue to protect the natural functions of wetlands through the Conservation Overlay on the Future Land Use Map and the Conservation Land Use Category, as defined in the Future Land Use Element.

Response: The policy is not applicable to the Restoration project.

Policy 1.6.2: A minimum 25-foot upland buffer will be required from the wetland boundaries in the City.

Response: The Restoration project is consistent with this policy.

Policy 1.6.3: Wetlands and respective buffer areas must be dedicated to the City via a conservation easement.

Response: The proposed Restoration project is not consistent with this policy, because dedication will be made to the St. Johns River Water Management District or some other agency or interest group.

Policy 1.6.4: Existing isolated wetlands may be incorporated into development projects provided the wetlands remain undisturbed and their natural functions are not impaired.

Response: The proposed Restoration project is consistent with this policy.

Policy 1.6.5: If direct impact upon wetlands by incompatible uses cannot be avoided, the following mitigations measures are applicable:

- Mitigation will be allowed based upon no net loss of wetlands functions.
- Comply with the wetland protection standards of Federal, State, Regional, and County agencies.
- Minimize impacts through innovative design layouts.
- Compensate for the impact by enhancing other degraded wetlands on-site, restore natural functions of other wetlands on-site, create new wetlands on-site, preserve significant upland areas, or off-site mitigation.

- A Wetland Alteration Permit must be obtained from the City unless Federal, State, or County permits eliminate the need to obtain one from the City, as determined by the City.
- Mitigation through restoration of degraded wetlands on-site or preservation of significant upland areas on-site will be encouraged rather than wetland creation.

Response: The proposed Restoration project is consistent with this policy.

Policy 1.6.6: The City shall encourage the incorporation of natural drainage ways and isolated forested wetlands into stormwater management systems as detention facilities, to avoid the filling and excavation of wetlands.

Response: The proposed Restoration project is consistent with this policy.

GOALS, OBJECTIVES, AND POLICIES – RECREATION AND OPEN SPACE ELEMENT

GOAL 1: Provide sufficient recreational parks, facilities, and open space areas to meet the needs of the community and its visitors that satisfies the health, safety, and welfare of all. This includes all groups such as handicapped, elderly, and pre-school age children.

Response: The proposed Restoration project is consistent with this goal.

Objective 1.1: To ensure adequate lands are provided for public parks and recreational facilities, the City shall utilize level-of-service standards and other criteria specific to population, park size and location.

Response: The proposed Restoration project is consistent with this objective.

Policy 1.1.1: The level-of-service standard for parks within Edgewater shall be as follows:

- Overall Parkland: Five acres per 1,000 residents. This standard includes both passive open space and developed park areas.
- Community and Neighborhood Parks: Three acres per 1,000 residents.

Response: The proposed Restoration project is consistent with this policy.

Policy 1.1.2: The City of Edgewater shall utilize the following criteria for determining the location and need for parklands:

- Regional Park - Large resource based area that serves two or more communities or counties and is usually located within a thirty (30) to sixty (60)-minute driving distance of the residents they serve. Suggested park size is 250 acres minimum, or 20 acres per 1,000 population served.
- Community Park - A facility designed to serve the needs of more than one neighborhood. This facility type shall serve a minimum of 8,000 City residents and is located no greater than three (3) miles from those residents. The suggested minimum size of any new community parks is five (5) acres.
- Neighborhood Park - A facility that serves an entire neighborhood or area with a minimum of 2,000 city residents and is located no greater

than three-fourths (3/4) of a mile from those residents. The suggested minimum size of a neighborhood park is two (2) acres.

- Mini Park - Small park serving a concentrated or limited population of 500 to 1,000 residents within a radius of up to six (6) blocks. A minimum size of one-half (1/2) acre for each stand alone park is recommended.

Response: The proposed Restoration project is supportive of this policy and will provide neighborhood and community parks to serve the projected population.

Policy 1.1.3: The City of Edgewater should attempt to acquire additional parklands for activities illustrated on Table VII- 6.

Response: The policy is not applicable to the Restoration project.

Policy 1.1.4: The City shall apply the following level-of-service standards for recreation facilities:

Facility	Standard per 1,000 Population
Tennis Courts	1/ 3,500
Racquetball/Handball	1/ 4,000
Baseball/Softball	1/ 4,000
Multi-purpose/Soccer	1/ 4,000
Shuffleboard	1/ 1,500
Fitness Trails	1/14,000
Basketball Courts	1/ 5,000
Bocci Ball	1/ 10,000
Volleyball	1/ 5,000
Community Center	1/ 30,000
Boat Ramps	1/ 4,700
Activities Center	1/ 15,000
Gymnasium	N/A
Bicycle/Pedestrian Path	1 mile/4,000

Response: The Restoration project is consistent with these recreation standards.

Objective 1.2: The City of Edgewater shall provide a system of parks and recreation facilities meeting the needs of the population by 2005.

Response: This objective is not applicable to the Restoration project.

Policy 1.2.1: By December 2001, City shall review its recreational impact fee ordinance and revise where necessary to raise revenues to purchase land and develop new community parks, neighborhood parks, and mini-parks in planning districts where needed.

Response: The policy is not applicable to the Restoration project.

Policy 1.2.2: By December 2001, The City shall revise and review the effectiveness of its current user fees, registration fees, and non-resident fees at parks and facilities to determine if sufficient revenues are generated to purchase and maintain playground and other recreation equipment.

Response: The policy is not applicable to the Restoration project.

Policy 1.2.3: Preserve and maintain existing parks and recreation facilities through the use of adequate operating budgets and proper management techniques.

Response: The policy is not applicable to the Restoration project.

Policy 1.2.4: The City of Edgewater will meet the adopted level-of-service standards for recreational facilities.

Response: The policy is not applicable to the Restoration project.

Policy 1.2.5: By July 2003, the City of Edgewater shall complete conceptual master plans for any lands listed on Table VII- 6.

Response: The policy is not applicable to the Restoration project.

Objective 1.3: Protect existing City lands designated as open space from incompatible land uses and pursue acquisition of additional needed open space based on level-of-service standards.

Response: This objective is not applicable to the Restoration project.

Policy 1.3.1: By December 2002, The City of Edgewater shall adopt standards within its Land Development Code addressing the protection of designated open spaces. These standards shall be used to review proposed development in and adjacent to designated open space areas.

Response: The proposed Restoration project is consistent with this policy.

Policy 1.3.2: By December 2005, The City of Edgewater shall attempt to acquire a minimum of 1 acre of open space area located on the Indian River and listed on the table of proposed open space acquisitions.

Response: The policy is not applicable to the Restoration project.

Objective 1.4: All public recreation facilities shall have operational automobile, bicycle, and pedestrian access facilities.

Response: This objective is not applicable to the Restoration project.

Policy 1.4.1: The City of Edgewater shall provide parking spaces at parks, where feasible and bicycle racks at all recreational sites by July 2003.

Response: The policy is not applicable to the Restoration project.

Policy 1.4.2: New public parks and facilities shall be designed and constructed with access-ways which are compatible with the character and quality of natural resources found on site.

Response: The policy is not applicable to the Restoration project.

Policy 1.4.3: New and undeveloped neighborhood and mini-park facilities shall be provided with separate bicycle and pedestrian access-ways when developed.

Response: The policy is not applicable to the Restoration project.

Policy 1.4.4: By December of 2003, the City of Edgewater shall complete a bicycle and pedestrian trail master plan for the entire City. At a minimum, this study shall identify existing City trail resources, identify any existing or proposed trail systems in the City of New Smyrna Beach, the City of Oak Hill and Volusia County, identify potential trailheads and destinations and provide a prioritized list of future improvements.

Response: The policy is not applicable to the Restoration project.

Objective 1.5: All new public parks and recreational facilities shall be developed to provide full accessibility to the handicapped, elderly, and youth.

Response: This objective is not applicable to the Restoration project.

Policy 1.5.1: The City of Edgewater shall provide handicapped parking spaces pursuant to the requirements provided in the Land Development Code and barrier-free access to all new public parks and recreation facilities that will contain parking.

Response: The policy is not applicable to the Restoration project.

Objective 1.6: The City of Edgewater shall increase the accessibility to public waterways, particularly the Indian River.

Response: This objective is not applicable to the Restoration project.

Policy 1.6.1: The City of Edgewater shall attempt to secure additional access points along the Intracoastal Waterway through the most economical methods; grants, impact fees, and general revenues.

Response: The policy is not applicable to the Restoration project.

Policy 1.6.2: By December 2005, the City shall create 10 additional parking spaces at municipal boat ramps to allow access of additional recreational boating on the Intracoastal Waterway.

Response: The policy is not applicable to the Restoration project.

Policy 1.6.3: By July 2002, the City of Edgewater Parks and Recreation Department shall complete and present to the City Council a study of the potential to operate kayak and canoe rental from a City riverfront park.

Response: The policy is not applicable to the Restoration project.

Objective 1.7: New public parks and recreational facilities shall be developed to include safety provisions that will reduce the risk of injury by accidents.

Response: This objective is not applicable to the Restoration project.

Policy 1.7.1: Lighting, rails, fences, and information signage shall be installed at all new public parks and recreation facilities as needed.

Response: The policy is not applicable to the Restoration project.

Policy 1.7.2: All new parks and recreation facilities shall be designed so that children's play areas are at least 100 ft. from vehicular access points or are separated by a fence.

Response: The policy is not applicable to the Restoration project.

Objective 1.8: Coordinate and improve efforts with all levels of government, public agencies, and the private sector to provide recreational opportunities.

Response: This objective is not applicable to the Restoration project.

Policy 1.8.1: The City of Edgewater shall coordinate with any developers of a golf course within the City limits to provide golf facilities to the public.

Response: The policy is not applicable to the Restoration project.

Policy 1.8.2: By December 2002, the City of Edgewater shall amend its Land Development Code to require all new residential subdivisions to provide mini-parks, neighborhood parks or community parks based on the adopted service area standards for each park and the projected population and size of the proposed development.

Response: The policy is not applicable to the Restoration project.

Policy 1.8.3: Maintain existing relationships and interlocal agreements between the City of Edgewater Recreation Department, Volusia County School Board, Volusia County Recreation Department, and the New Smyrna Beach Recreation Department.

Response: The policy is not applicable to the Restoration project.

Policy 1.8.4: Continue to utilize public input on parks and recreation issues and help coordinate public and private efforts to provide recreational opportunities through the City of Edgewater Parks and Recreation Advisory Board.

Response: The policy is not applicable to the Restoration project.

Policy 1.8.5: The City of Edgewater shall support efforts of the SJRWMD and other agencies to acquire additional lands within the Turnbull Hammock area.

Response: The policy is not applicable to the Restoration project.

GOALS, OBJECTIVES, AND POLICIES – INTERGOVERNMENTAL COORDINATION ELEMENT

GOAL 1: Promote coordination and cooperation between Edgewater and those agencies and parties which have an interest in the future and growth of the area through increased awareness of the plans, interests and concerns of all parties.

Response: This goal is not applicable to the Restoration project.

Objective 1.1: The City shall continue to coordinate with Volusia County and the Volusia County School Board on matters involving planning for services, facilities, adjacent land uses and the areas natural resources.

Response: This objective is not applicable to the Restoration project.

Policy 1.1.1: The City will seek to enter into an interlocal agreement with Volusia County within 12 months of the effective date of this amendment regarding the planning for areas adjacent to and surrounding the City of Edgewater, including a future joint planning area, future annexation boundaries, urban service boundaries, and a matrix of compatible County and City land uses.

Response: The policy is not applicable to the Restoration project.

Policy 1.1.2: The City will coordinate with Volusia County and the Volusia Growth Management Commission regarding the impacts of development in Edgewater on adjacent local governments.

Response: The policy is not applicable to the Restoration project.

Policy 1.1.3: Provide for on-going coordination with Volusia County, the Volusia County MPO and FDOT relative to level of service issues and capital improvement needs for areas within and adjacent to Edgewater.

Response: The policy is not applicable to the Restoration project.

Policy 1.1.4: The City shall coordinate with the Volusia County School Board in locating future school sites during the development process. This coordination will be achieved through the policies regarding school siting criteria found in the Future Land Use Element.

Response: The policy is not applicable to the Restoration project.

Policy 1.1.5: The City shall maintain its existing interlocal agreement with the Volusia County School Board regarding the use of existing playground facilities and future facilities at Indian River Elementary.

Response: The policy is not applicable to the Restoration project.

Policy 1.1.6: The City shall coordinate with the Volusia County School Board when locating new in an attempt to collocate community facilities such as parks, libraries and community centers.

Response: The policy is not applicable to the Restoration project.

Policy 1.1.7: By December 2003, the City shall attempt to develop an interlocal agreement with Volusia County regarding the protection of natural resources, especially the Turnbull Hammock Area in the western part of the City.

Response: The policy is not applicable to the Restoration project.

h. Regional Planning Issues

Additional development can be expected to continue to occur in the vicinity of the I-95 interchange and in the southern areas of the City. Annexation of additional land is a responsible strategy aimed at establishing City control over activities which will use its services and effects its own growth and development. Specific details of the growth and development of the City are provided in the following elements:

- Future Land Use (including the Future Land Use Map)
- Transportation
- Infrastructure (including Sewer, Water, and Drainage)
- Conservation
- Housing

The projected growth for Edgewater will have regional impacts on issues such as natural resources, recreation, transportation and infrastructure. The City needs to maintain its existing relationships with the various organizations which have responsibility for regional and area-wide planning activities, including the Regional Planning Council, the Volusia Council of Governments, the Growth Management Commission, and the Volusia County government.

Response: The policy is not applicable to the Restoration project.

Policy 1.1.8: The City will actively support and join County and State efforts to define recharge areas and to control the type and intensity of development in these areas so that the City's groundwater resources are protected.

Response: The policy is not applicable to the Restoration project.

Policy 1.1.9: The City will cooperate on County and State efforts to monitor water quality in the estuary.

Response: The policy is not applicable to the Restoration project.

Policy 1.1.10: The City shall encourage and participate in intergovernmental management efforts to protect the quality of the Indian River/Mosquito Lagoon.

Response: The policy is not applicable to the Restoration project.

Objective 1.2: Provide for on-going coordination of all planning activities mandated by the various elements of the City's Comprehensive Plan with the appropriate agencies and commissions.

Response: This objective is not applicable to the Restoration project.

Policy 1.2.1: The City shall coordinate with and support the activities of the SJRWMD in pursuing opportunities to acquire additional lands within the environmentally sensitive Turnbull Hammock Area through coordination with the County's land acquisition program.

Response: The policy is not applicable to the Restoration project.

Policy 1.2.2: During the development review process, the City shall assist in the application of and compliance with State and Federal regulations pertaining to endangered and rare species.

Response: The policy is not applicable to the Restoration project.

Policy 1.2.3: The City shall consult with the Florida Fish and Wildlife Conservation Commission prior to the issuance of a development approval which would adversely impact rare or endangered species.

Response: The policy is not applicable to the Restoration project.

Policy 1.2.4: The City will participate in state efforts to monitor air quality in the Edgewater area.

Response: The policy is not applicable to the Restoration project.

Policy 1.2.5: If and when conflicts of purpose among jurisdictions cannot be resolved locally, seek mediation assistance from the East Central Florida Regional Planning Council and/or Volusia County Growth Management Commission. This Policy shall also pertain to the resolution of conflicts involving dredge spoils disposal sites.

Response: The policy is not applicable to the Restoration project.

Policy 1.2.6: Provide services and information as needed to any requesting agency to further intergovernmental coordination.

Response: The policy is not applicable to the Restoration project.

Objective 1.3: The City shall continue to coordinate with Volusia County and FDOT in reviewing the impacts of proposed developments.

Response: This objective is not applicable to the Restoration project.

Policy 1.3.1: Provide for on-going coordination with Volusia County and the Volusia County Growth Management Commission during the development review process to reduce potential negative impacts in areas of the County that may affect Edgewater's drainage system.

Response: The policy is not applicable to the Restoration project.

Policy 1.3.2: On an annual basis, the City shall evaluate the extent of coordination efforts with FDOT and Volusia County regarding the impacts of development on the LOS of County and FDOT roadways.

Response: The policy is not applicable to the Restoration project.

Objective 1.4: The City will work closely with the City of New Smyrna Beach and other governmental agencies to identify areas of common interest and to establish coordination between their plans for the provision of services and those of the City.

Response: The proposed Restoration project is consistent with this objective.

Policy 1.4.1: By December 2002, the City of Edgewater shall provide information on growth and development activities inside the City which may have implications on the facilities and operations of the government entities involved.

Response: The policy is not applicable to the Restoration project.

Policy 1.4.2: On a continuing basis, the City of Edgewater shall provide to the City of New Smyrna Beach copies of all development applications requiring City Council approval that involve property adjacent to New Smyrna Beach in order to obtain comments.

Response: The proposed Restoration project is consistent with this policy.

GOALS, OBJECTIVES, AND POLICIES – CAPITAL IMPROVEMENTS ELEMENT

GOAL 1: The City shall undertake all actions necessary to ensure that needed public facilities and services are provided to all residents within the City's jurisdiction in a manner which maximizes the use of existing facilities, promotes orderly compact urban growth, and protects the City's investments in its existing facilities.

Response: The proposed Restoration project is consistent with this goal.

Objective 1: Capital improvements will be provided to correct existing deficiencies, to accommodate projected future growth, and to replace obsolete or worn-out facilities, as indicated in the 5-year Schedule of Improvements delineated in this element.

Response: The proposed Restoration project is consistent with this objective.

Policy 1.1.1: The City shall include all projects identified in the CP which are determined to be of relatively large scale and high cost (\$25,000 or greater) in the 5-year

Schedule of Improvements as capital improvement projects; all other capital improvements shall be included in the 6-year capital improvements program and annual capital budget.

Response: The Restoration project is supportive of this policy.

Policy 1.1.2: The City shall, as a matter of priority, schedule and fund all capital improvements identified by the 5-year Schedule of Improvements as necessary to correct existing deficiencies.

Response: The policy is not applicable to the Restoration project.

Policy 1.1.3: The proposed capital improvement projects shall be evaluated and ranked in order of priority according to the following guidelines:

- a. Whether the project is needed to protect public health and safety, to fulfill the City's legal commitment to provide facilities and services, or to preserve or achieve full use of the existing facilities;
- b. Whether the project increases the efficiency of use of the existing facilities, prevents or reduces future improvement cost, provides service to developed areas lacking full service, or promotes infill development; and
- c. Whether the project represents a logical extension of facilities and services within a designated urban service area.

Response: The policy is not applicable to the Restoration project.

Objective 2: The proportionate share of facility improvements which are necessitated by future development in order to maintain adopted LOS standards shall be borne by those directly benefiting from the improvements.

Response: The proposed Restoration project is consistent with this objective.

Policy 1.2.1: The City shall continue to implement its impact fee programs as conditions to providing utility services to new developments.

Response: The policy is not applicable to the Restoration project.

Policy 1.2.2: The City will investigate the possibility of setting up a transportation impact fee ordinance, as well as a mandatory dedication of fees in lieu of ordinance.

Response: The policy is not applicable to the Restoration project.

Objective 3: The City will manage its financial resources to ensure the provision of needed capital improvements for previously issued development orders for future development and redevelopment.

Response: This objective is not applicable to the Restoration project.

Policy 1.3.1: The City will not issue development orders or permits unless public facilities (which meet the adopted level of service standards) needed to support development or redevelopment are available, or will be available concurrently with the impacts of the development.

Response: The proposed Restoration project is consistent with this policy.

Policy 1.3.2: The maximum ratio of outstanding indebtedness (for providing capital improvements) to the property tax base shall be limited by the City to no greater than .75%.

Response: The policy is not applicable to the Restoration project.

Policy 1.3.3: The City shall continue to adopt a 6-year capital improvements program and annual budget as a part of its budgeting process.

Response: The policy is not applicable to the Restoration project.

Policy 1.3.4: The City will continue to apply for water, wastewater, solid waste, and other available grants on an annual basis to obtain funding to finance the provision of capital improvements.

Response: The policy is not applicable to the Restoration project.

Objective 4: The City shall base all decisions regarding the issuance of development orders and permits on the coordination of the development requirements included in this CP, its land development regulations and ordinances, and the availability of public facilities needed to support such development at the time it is needed.

Response: This objective is not applicable to the Restoration project.

Policy 1.4.1: The City shall use the following LOS standards in reviewing the impacts of new development and redevelopment upon public facility provision:

Sanitary Sewer:	95 gallons per capita per day
Solid Waste:	2.75 pound per capita per day
Drainage:	Level A - No significant street flooding
	Level B - No major residential yard flooding
	Level C - No significant structure flooding
	Level D - No limitation on flooding
	(Based on 25-year/24-hour storm event)
Potable Water:	100 gallons per capita per day
Collector Roadways:	LOS D for peak hour volumes
Arterial Roadways:	LOS D for peak hour volumes
Limited Access Road:	LOS C
Public Transit Facilities (Volusia County):	In process of establishing LOS Standards.

Response: The proposed Restoration project is consistent with this policy.

Recreation Standards for Facilities:

<u>Facility</u>	<u>Unit of Measure</u>
Parkland	5 acres/ 1,000 persons
Baseball/Softball	1 field/4,000 persons
Basketball Court	1 court/5,000 persons
Tennis Court	1 court/3,500 persons
Handball/Racquetball Court	1 court/4,000 persons
Community Center	1 facility/30,000 persons
Multi-Purpose/Soccer	1 field/4,000 persons
Shuffle Board Court	1 court/1,500 persons
Bocci Ball Court	1 court/10,000 persons
Volley Ball Court	1 court/5,000 persons
Boat Ramps	1 ramp/4,700 persons
Bike/Pedestrian Trail	1 mile/4,000 persons
Fitness Trails	1/14,000 persons
Activities Center	1/15,000 persons
Gymnasium	N/A

Response: The Restoration project is consistent with this policy.

Policy 1.4.2: The City shall evaluate all proposed CP amendments and requests for new development or redevelopment according to the following guidelines as to whether the proposed action would:

- a. Contribute to a condition of public hazard as described in the Utilities Element;
- b. Exacerbate any existing condition of public facility capacity deficits as described in the Utilities Element, the Transportation Element, and the Recreation and Open Space Element;
- c. Generate public facility demands that may be accommodated by capacity increases planned in the 5-year Schedule of Improvements;
- d. Conform with future land uses as shown on the Future Land Use Map of the Future Land Use Element, and urban service areas as described in the Utilities Element;
- e. If public facilities are developer-provided, accommodate public facility demands based on adopted LOS standards;
- f. If public facilities are provided, in part or whole, by the City, demonstrate financial feasibility, subject to this element; and
- g. Effect state agencies and water management districts facilities plans.

Response: The proposed Restoration project is not consistent with this policy as written, because the Future Land Use Map will require a change, which the Applicant has submitted to the City.

Objective 5: The City amend its Land Development Code to limit the size and density of developments in the coastal high-hazard area, as defined by the Coastal Management Element.

Response: This objective is not applicable to the Restoration project.

Policy 1.5.1: The City will not construct public facilities east of U.S. Highway 1 unless no other feasible sites are available outside the coastal high-hazard area. Where it becomes necessary to construct public facilities in the coastal high-hazard area, the design of the facilities will incorporate flood proofing and additional structural support in order to ensure minimum damage from storms and hurricanes.

Response: The policy is not applicable to the Restoration project.

Policy 1.5.2: The City will limit public expenditures that subsidize development in coastal high-hazard areas except for the restoration and enhancement of natural resources.

Response: The policy is not applicable to the Restoration project.

C. CONSISTENCY WITH THE STRATEGIC REGIONAL POLICY PLAN, STATE COMPREHENSIVE PLAN, CHAPTER 9J-5, F.A.C., CHAPTERS 163 AND 380.06, F.S.

1. Compliance with the Goals, Objectives and Policies of the East Central Florida Regional Planning Council Strategic Regional Policy Plan

Compliance with the East Central Strategic Regional Policy Plan is required to ensure that the Restoration development is compatible with the goals, objectives, and policies for both the State and the region. More importantly, a comparison of the project to the long-range planning principles for the area ensure that development of the subject site will benefit the region to provide for better infrastructure to increase roadway capacity, protect natural resources, provide for economic development, allow for greater diversity of socio-economic housing types, and aide the community in disaster preparedness.

Natural Resources

- 4.3 Prime groundwater recharge areas and other recharge areas identified by the Regional Planning Council or local governments as necessary to maintain water quality and quantity in aquifers from which potable water supplies are drawn, shall be protected. Activities within recharge areas should not reduce the volume of recharge (i.e., increase the total volume of post-development runoff), or reduce the quality of groundwater below state standards (s.17-3.071 and s.17-3.404, FAC).

*Response: A thorough analysis for the identification and protection of water recharge areas and provision for their conservation has been provided within the Water, Floodplains, Water Supply and Stormwater sections located in the **Application Section III Supplemental Data**.*

- 4.4 Non-potable water demands should be met using the lowest quality water available and appropriate for the intended application. In order to reduce groundwater or surface

water withdrawals, water reuse or reclamation programs should be used whenever feasible for uses that do not require potable water.

Response: The Water and Water Supply sections located in the Application Section III Supplemental Data address the proposed water supply program for the subject site. The intent of the development is to not impose a hardship on the existing City utilities, or exceed the adopted City levels of service or cause adverse impacts to the water supply for the region as a whole.

- 4.6 Watersheds upstream of surface water potable water supplies shall be protected. Activities within these watersheds should not reduce the volume of water available under low-flow conditions, or reduce surface water quality below state standards (s.17-3.091, FAC).

Response: The Water, Water Supply, Waste Water Management and Stormwater Management sections located in the Application Section III Supplemental Data address the need for best management practices concerning the protection of water resources and reuse of low quality water onsite.

- 4.7 Land uses or activities that by their nature represent a substantial risk to the quality or quantity of water available from public well fields or watersheds of surface water supplies (i.e. Class I surface waters), shall be excluded from the immediate vicinity of such well fields or surface water supplies in order to minimize the threat to the public water supply. The siting of new public water supplies should avoid proximity to established land uses that may harm the water supply furnished from that source.

Response: As noted above, the Water, Water Supply, Waste Water Management and Stormwater Management sections located in the Application Section III Supplemental Data address the need for best management practices concerning the protection of long-term water resources onsite. Any new planned public well sites on site will employ Best Management Practices.

- 4.10 In order to protect natural waterbodies, water-courses and wetlands from siltation, Best Management Practices (BMPs) for control of erosion and sedimentation shall be employed for all road construction, urban development, silvicultural and agricultural activities. BMPs also shall be employed to protect stormwater management systems (e.g., exfiltration systems) from excess sediment loads. Erosion and sediment control BMPs include those of the SCS, FDOT, FDEP, FDACS, and IFAS.

Response: Restoration continues to work closely with 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 Sustainable Community Development land use designation proposed for the City of Edgewater Future Land Use Map (FLUM).

- 4.14 Floodplains that are relatively undisturbed should be protected through regulation and/or public acquisition as appropriate, in order to preclude uses that would permanently degrade floodplain functional values.

Response: The location of the existing flood prone area is delineated on the FEMA Flood Insurance Rate Map, shown on Map II, Existing Drainage Map (Revised), and Map I2, Proposed Drainage Map (Revised) located in the Application Section III Supplemental Data.

Wetlands

- 4.23 Proposed activities that would degrade the function of wetlands or deepwater habitat shall not be permitted, except where such activities are not contrary to the public interest, and there is no practical alternative that reduces or avoids impacts to wetlands or deepwater habitat. Unavoidable losses of viable wetlands should be mitigated through demonstrably successful restoration, creation or — where no other alternative is feasible — preservation of other wetlands whose functional values are comparable to the wetlands lost. Wetland mitigation should occur within the same watershed as the proposed impact to ensure no net loss of wetland functional values within that watershed. Creation of new wetlands as mitigation should avoid impacts to ecologically valuable uplands, including bird nesting colonies, migratory wildlife corridors and rare or endangered ecosystems.

Response: Restoration is dedicated to environmental protection and habitat preservation while maintaining an economically viable project. The project proposes conservation areas of nearly 67% of the Restoration property. Much of this preservation area is wetland. However, because many species also utilize upland habitats, our preservation areas include these habitats as well. Scenarios were examined in which all wetlands were avoided and found that the resulting habitat fragmentation would be severe. Small isolated patches of wetland would be poor habitat for many species. For example, under a scenario of complete wetland avoidance and development of only uplands, black bears habitat would be eliminated almost entirely. It was concluded that complete wetland avoidance is not the best option from an environmental perspective. Larger conservation areas linked via corridors and providing both wetland and upland habitat offers an ecologically superior plan. Additionally, complete wetland avoidance resulted in a model that was not economically practical. Thus, wetland impacts are unavoidable if the goal is to produce an ecologically and economically viable development plan.

- 5.1 New transportation projects should be designed to accommodate and encourage alternative forms of transportation in order to reduce reliance on automobiles, and thereby reduce vehicular emissions that degrade air quality. Design features used to implement this policy may include:
1. Incorporation of bicycle facilities designed in accordance with the most recent version of the State Bicycle Facilities Planning and Design Manual (FDOT) on new roads or roadway widening projects, except interstate highways or other controlled-access facilities on which bicycles are not permitted, where such facilities would be appropriate.

Response: The project will include an extensive bike and trail system linking all of the neighborhoods, school sites, Conservation Hamlet and Mixed Use Town Center area.

2. Provision of sidewalks on all new roads or roadway-widening projects constructed within urban or developed areas where such facilities would be appropriate.

Response: In addition to the planned trail system, Restoration will provide sidewalks in the project.

- 6.1 Comprehensive planning efforts should be based on delineation of urban development areas for purposes of achieving compact and contiguous urban areas having a full range of services and able to accommodate a full range of urban land uses. The extent and staging of urban development areas should:

1. Be defined according to availability of the types and levels of service necessary to support urban development while maintaining consistency with provisions of s.163.3177 10(h) and 163.32022(g), FS;

Response: The proposed Restoration project will meet the established Levels of Service in Edgewater.

2. Maximize the use of existing infrastructure investments while minimizing costs of providing additional services;

Response: The Restoration project is supportive of this strategic policy statement.

3. Provide sufficient developable land to accommodate forecasted demands, plus provide an over-supply of land to allow flexibility in locational choice, accommodate variations in projected growth rates, provide adequate lead time for planning and construction, or minimize increases in land prices caused by a shortage of developable land;

Response: The proposed Needs Analysis for Edgewater shows that additional residential lands should be allocated for housing choice through 2025. Restoration is supportive of this strategic policy and is encouraging the City to support an increased housing allocation ratio, so a wide range of housing opportunities are available within the community to meet its growing housing needs.

4. Exclude environmentally sensitive areas with severe development constraints from the potential supply of land available for urban development;

Response: Restoration is supportive of this strategic policy statement.

5. Maintain consistency with adopted regional goals, policies and standards;

Response: Restoration is supportive of this strategic policy statement.

6. Discourage urban uses and intensities outside urban development areas; and

Response: As per the City of Edgewater policies, the development is within the planned urban expansion area to accommodate future growth.

7. Support an attractive, functionally and physically integrated mix of land uses including affordable housing.

Response: The design standards that will apply to Restoration will ensure an attractive mix of land uses and will provide single family and multi-family housing of varying price points, including affordable housing units.

- 6.2 Local land use plans should implement activity centers where appropriate, through land use controls and incentives that encourage:

1. Sufficiently high densities in locations supportive of regional mass transit plans;

Response: Planned higher densities for this project will be found within the Mixed Use Town Center and transit ready corridor development areas.

2. Connections between activity centers and adjacent supporting land uses that allow pedestrian, bicycle and automotive movement without the need to access area collector highways;

Response: As noted earlier, the project will include an extensive trail system linking all of the neighborhoods, school sites, conservation hamlet and Town Center area.

3. Development patterns with mixed residential, employment, commercial, educational and public activities sufficient to serve as a destination and shopping area for activity center and secondary area residents and workers;

Response: Restoration is supportive of this strategic policy statement as demonstrated by its mixture of land uses and development plan.

4. Development of vacant and/or unused urbanized areas so as to minimize urban sprawl;

Response: The planning envisioned within the adopted Comprehensive Plan, development will occur on vacant and unused parcels in conjunction with market forces.

- 7.12 The user pays concept, which requires users of facilities to be financially responsible for bearing facility costs, shall be one of the primary revenue bases for financing operation and maintenance of all publicly-owned water, wastewater, stormwater, and waste management facilities and services. The concept shall be used when applicable in financing other public facilities and services.

Response: Utility provisions required by the development will be connected to the Restoration site at the cost of the developer.

- 7.18 Individual waste treatment/disposal systems (including septic tanks) will be located, constructed and operated so that such facilities will not adversely impact public health or regional water resources, either on an individual or cumulative basis. Adherence to this policy requires that siting of such facilities be limited to areas where inadequately treated effluent will not adversely impact the quality of regional water resources by lateral surface/subsurface flow or by downward percolation.

Response: No onsite use of septic tanks is proposed. Restoration will receive wastewater service from the existing City of Edgewater Plant east of the site.

- 7.19 Encourage infill in existing urban areas and renovation of blighted areas in areas where wastewater transmission and treatment allocation, or funding has been committed for providing sufficient capacity. Emphasis should be placed on encouraging development activities within urban service area boundaries identified in local government comprehensive plans. Techniques of encouragement include:

1. Providing public or private facilities and services in accordance with adopted growth management objectives and policies in order to: maximize use of available wastewater system capacities; develop and maintain cost-effective wastewater collection and transmission systems; and maximize efficiency while reducing costs of providing the facilities and services required to serve urban areas;

Response: The City of Edgewater currently operates water and sewer lines in this area of Volusia County. These lines are adjacent to the site; therefore, the cost of extending these utilities to the Restoration site is minimal and capacity can be made available to the project.

2. Compliance with the Florida State Comprehensive Plan (Chapter 187, Florida Statutes)

Chapter 187.201, Florida Statutes identifies the goals and policies of the State Comprehensive Plan. The goals and policies are written on a very broad level to be applicable to all types of jurisdictions within Florida for a number of health, safety and welfare issues.

Water Resources

Policy: Identify and protect the functions of water recharge areas and provide incentives for their conservation.

Response: A thorough analysis for the identification and protection of water recharge areas and provision for their conservation has been provided within the Water and Floodplains sections located in the Application Section II Supplemental Data and Water Supply and Stormwater Management sections located in the Application Section III Supplemental Data.

Policy: Ensure that new development is compatible with existing local and regional water supplies.

Response: The Water Supply section located in the Application Section III Supplemental Data addresses the proposed water supply program for the subject site. The

intent of the development is to not create hardships on existing utilities, to exceed adopted City levels of service, or cause adverse impacts to the water supply for the region as a whole.

Policy: Discourage the channelization, diversion or damming of natural riverine systems.

Response: *There are no proposed plans for channelization, diversion, or damming of the natural riverine systems (see the Vegetation and Wildlife section located in the Application Section II Supplemental Data and the Stormwater Management section located in Application Section III Supplemental Datas).*

Policy: Promote water conservation as an integral part of water management programs, as well as the use and reuse of water of the lowest acceptable quality for the purpose intended.

Response: *The Water section located in Application Section II Supplemental Data and Water Supply, Wastewater Management and Stormwater Management sections located in the Application Section III Supplemental Data address the need for Best Management Practices concerning the protection of water resources and reuse of on-site low quality water.*

Policy: Eliminate the discharge of inadequately treated wastewater and stormwater runoff in the waters of the state.

Response: *There will be no discharge of inadequately treated wastewater or stormwater from the site. Please see the Stormwater Management section located in the Application Section III Supplemental Data.*

Natural Systems and Recreational Lands

Policy: Conserve forests, wetlands, fish, and marine wildlife to maintain their environmental, economic, aesthetic and recreational values.

Response: *Restoration is being designed to conserve and maintain, to the maximum extent possible, the environmentally sensitive areas on-site (see the Vegetation and Wildlife and Wetlands sections located in the Application Section II Supplemental Data.*

Policy: Protect and restore the ecological functions of wetland systems to ensure their long-term environmental, economic and recreational value.

Response: *Restoration is being designed to protect, restore, and enhance the wetland system on-site to the maximum extent possible.*

Policy: Expand state and local efforts to provide recreational opportunities to urban areas, including the development of activity-based parks.

Response: The Recreation and Open Space section located in the Application Section III Supplemental Data addresses recreation and open space areas proposed within the project, including neighborhood parks.

Policy: Protect and expand park systems throughout the state.

Response: The proposed park system designed internally within Restoration will include provisions for connectivity to a larger regional system.

Air Quality

Policy: Ensure that developments and transportation systems are consistent with the maintenance of optimum air quality.

Response: A premium focus will be placed on pedestrian transportation systems and minimum drive times through creation of an efficient roadway system through the project.

Hazardous and Non-Hazardous Materials and Waste

Policy: Identify, develop and encourage environmentally sound wastewater treatment and disposal methods.

Response: The Wastewater Management and Solid Waste/Hazardous Waste/Medical Waste sections located in the Application Section III Supplemental Datas address wastewater and solid waste disposal. Every effort will be made within the project to protect and, where possible, improve water quality by pre-treating wastewater and solid waste disposal.

Land Use

Policy: Promote state programs, investments, development and redevelopment activities, which encourage efficient development and occur in areas that have the capacity to serve new population and commerce.

Response: The Restoration project is located adjacent to existing development at the CR 442/I-95 Interchange. Infrastructure investments will be undertaken by Restoration to meet the facility and service needs of the project population through an approved Community Development District (CDD).

Policy: Enhance the livability and character of urban areas through the encouragement of an attractive and functional mix of living, working, shopping and recreational activities.

Response: The project will include an integrated mixed-use Town Center that is designed as the focal point for adjacent residential uses. Use of the Town Center for living, working, and shopping will increase internal vehicle capture within the project, reduce vehicle miles traveled, promote a pedestrian-friendly environment, and improve the urban fabric within the region.

Policy: Consider, in land use planning and regulation, the impact of land use on water quality and quantity; the availability of land, water and other natural resources to meet demands and the potential for flooding.

Response: *As stated throughout this document, the design of the project includes minimizing environmental impacts, compact development nodes, a mixture of land uses, and an integrated parks and recreational system. All of these elements are designed to reduce the impact of land uses on water quality and quantity, other natural resources, and the potential for flooding.*

Public Facilities

Policy: Provide incentives for developing land in a way that maximizes the use of existing public facilities.

Response: *Restoration is being designed to concentrate development closest to existing public facilities.*

Policy: Allocate the costs of new public facilities on the basis of benefits received by existing and future residents.

Response: *Costs of new public facilities for this development will be paid through impact fees, taxes, and CDD funding based on benefits to the residents.*

Policy: Create a partnership among state government, local governments and the private sector, which would identify and build needed public facilities and allocate the costs of such facilities among the partners in proportion to the benefits accruing to each of them.

Response: *The Restoration project is supportive of this Policy.*

Policy: Identify and implement innovative, but fiscally sound and cost effective techniques for financing public facilities.

Response: *The Applicant will consider a Community Development District (CDD) as a possible source for financing recreational and educational facilities.*

Transportation

Policy: Acquire advanced rights-of-way for transportation projects in designated transportation corridors consistent with state, regional and local plans.

Response: *The Restoration project is supportive of this Policy.*

Policy: Promote effective coordination among various modes of transportation in urban areas to assist urban development and redevelopment efforts.

Response: *The developers of Restoration will coordinate with state, regional, and local transportation and planning authorities to ensure that all modes of transportation are being addressed properly and efficiently.*

Governmental Efficiency

Policy: Encourage joint venture solutions to mutual problems between levels of government and private enterprise.

Response: *The developers of Restoration will continue to work with the City of New Smyrna Beach, Volusia County and private developers such as Miami Corporation to solve potential common problems within the Region.*

Plan Implementation

Policy: Encourage the continual cooperation among communities, which have a unique natural area, irrespective of political boundaries, to bring the private and public sectors together for establishing an orderly, environmentally and economically sound plan for future needs, and growth.

Response: *The developers of Restoration will encourage an open relationship with the adjacent developments north and south of the project site along with the City of New Smyrna Beach to support the needs and growth in this area.*

3. Compliance with Rule 9J-5, Florida Administrative Code

Rule 9J-5, FAC is established to provide minimum criteria for local government review of Comprehensive Plans and Comprehensive Plan Amendments, Evaluation and Appraisal Reports, Land Development Regulations, and Determinations of Compliance. Restoration is in compliance with Chapters, 9J-5.0055 Concurrency Management System, (see ADA Questions 17-21, 26), 9J-5.006 Future Land Use Element (see ADA Question 10), 9J-5.007 Traffic Circulation Element (see ADA Question 21), 9J-5.011 Utilities Elements (see ADA Questions 17, 18, and 20), 9J-5.013 Conservation Element (see ADA Question 12, 13, and 15), 9J-5.014 Recreation and Open Space Element (see ADA Question 26) 9J-5.015 Intergovernmental Element, 9J-5.016 Capital Improvements Element (see ADA Questions 10 and 11), 9J-5.019 Transportation Element (see ADA Question 21), and 9J-5.021 Consistency with Local, State and Regional Policy Plans, as identified above.

As previously stated, this Comprehensive Plan Amendment is being submitted in conjunction with a very intensive long-range planning effort in the form of the Restoration DRI. Please refer to the DRI ADA for the requirements for concurrency, levels of service, existing conditions, projected impacts, transportation, provision of utilities and services, environmental protection, etc.

4. Compliance with Chapters 163 and 380, Florida Statutes

Compliance with Chapter 163 FS, including 163.3180 FS (Concurrency), has been addressed throughout the Restoration DRI ADA document, in addition to compliance with Rules 9J-2 and 9J-11, FAC and Chapter 28-24, FAC. Compliance with Chapter 380.06 (Development of Regional Impact) has also been addressed at great length throughout the Restoration DRI ADA document.