



**CITY OF EDGEWATER**

**COMPREHENSIVE PLAN**

**FUTURE LAND USE ELEMENT**

**GOALS, OBJECTIVES AND POLICIES**

**CHAPTER I**

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 FUTURE LAND USE ELEMENT  
 GOALS, OBJECTIVES AND POLICIES**

**A. GOALS, OBJECTIVES AND POLICIES**

**GOAL 1:** Ensure that the character and location of land uses in Edgewater promote the conservation of resources, efficiency and concurrency in the provision of public facilities and services, maximization of economic benefits for existing and future citizens, compliance with adopted minimum levels of service standards, and concurrently minimize detrimental impacts to health, safety and welfare which may be jeopardized by environmental degradation, nuisances and incompatible land uses.

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

**Policy 1.1.1:** *Future Land Use Categories.* The adopted *Future Land Use Map* shall contain and identify appropriate locations for the following land use categories, as defined in this *Element*. [9J-5.006 (3)(c)1. and (3)(c)7., F.A.C.]

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

**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. [9J-5.006 (3)(c)1., F.A.C.]

**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. [9J-5.006 (3)(c)7., F.A.C.]

**Policy 1.1.4:** *Innovative Design.* The City shall encourage innovative land use development techniques (including procedures for Mixed-Use planned unit development and cluster development), as further specified in the data and analysis of this *Element*. The City shall encourage Low Impact Development (LID) to promote resource management and protection including water use management.

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

**Policy 1.1.6:** *Density Bonus.* The land development regulations may also provide for up to 25% increase in permitted residential densities for Mixed-Use planned unit developments. Specific standards and procedures for allowing such increases shall be included in the land development regulations. [9J-5.006 (3)(c)5., F.A.C.]

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

**Policy 1.1.7:** *Recreation and Open Space.* Public or private lands may be designated as Recreation and Open Space. If the facility is not resourced-based, a maximum of 25% impervious area shall be allowed in areas designated as Recreation and Open Space to ensure their protection, proper development and future public use and benefit. Urban infill areas may have development exceptions. Development in this land use category should be in the public interest. [9J-5.006 (3)(c)4., F.A.C.]

- 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. [9J-5.006 (3)(c)1., F.A.C.]
- A final determination of the suitability for development of any individual parcel, as it relates to a Conservation Overlay area on the FLUM 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 25% 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. [9J-5.006 (3)(c)1. and (3)(c)6., F.A.C.]

**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: [9]-5.006 (3)(c)5., F.A.C.]

- 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 amount 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 25% 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	25% 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

**Policy 1.1.10:** *Residential Density and the Future Land Use Map.* The City shall ensure that residential density on the *Future Land Map* is based on the following considerations:

- The density and intensity of Deering Park North is restricted to 6,600 residential units and 2,800,000 square feet of non-residential use on approximately 5,187 acres;
- Provision and maintenance of quality residential neighborhoods and preservation of cohesive neighborhoods;
- Protection of environmentally sensitive lands; and
- Transition of density between low, medium and high residential districts. [9J-5.006(3)(c)7, F.A.C.]

- Policy 1.1.11:** *Group Home and Foster Care Facilities.* The City shall continue to allow the location of group homes and foster care facilities in residential areas. These facilities shall serve as alternatives to institutionalization.
- Policy 1.1.12:** *Neighborhood Policies for Deering Park North.* Deering Park North consists of approximately 5,187 acres. The Future Land Use Map Designations for Deering Park North are: (1) Conservation; and (2) Mixed-Use with Conservation Overlay, as shown on the attached Exhibit 1. The Conservation Designation consists of approximately 869 acres and is located at the far western edge of the site. The Mixed-Use with Conservation Overlay designation consists of approximately 4,318 acres and covers the balance of the site, which is further restricted and governed by these neighborhood policies. The following neighborhood policies shall apply to Deering Park North:
- a. *Density and Intensity Restrictions.* The density and intensity of Deering Park North is restricted to 6,600 residential units and 2,800,000 square feet of non-residential use on approximately 5,187 acres.
  - b. *Clustered Development.* The restricted density and intensity within Deering Park North shall be constructed only within the clustered development area on the east side of the Deering Park North tract, which is limited to approximately 1,398 acres. Said clustering shall allow for urban densities and intensities and shall require urban utility services provided by the City of Edgewater. The clustered development area is the same as the development area provided for in the Restoration DRI, but the density and intensity shall be reduced as provided in Neighborhood Policy 1.1.12(a). The remainder of the parcel shall be conserved and restored pursuant to Neighborhood Policy 1.1.12(c). Exhibit 1 attached is the Future Land Use Map that indicates the area within which development will be clustered (Development Footprint Area) and the areas that will be placed within a conservation easement or otherwise protected from development (Conservation, Mixed Use with Preservation and Restoration Area, Buffer Area).
  - c. *Environmental Protection.*



1. Conservation Areas:
  - Conservation Area A: Deering Park North shall designate approximately 3,732 acres for the preservation, restoration and enhancement of the natural environment, consisting of the areas designated Conservation and Mixed Use With Preservation and Restoration Area on Exhibit 1 Future Land Use Map. A perpetual conservation easement in favor of the City of Edgewater and St. Johns River Water Management District, provided such entities accept same, will be recorded over Conservation Area A in advance of development commencing. The Site Mitigation and Management Plan (SMMP), as approved by the St Johns River Water Management District (SJRWMD), discussed below will dictate the measures taken to preserve, restore and enhance Conservation Area A.
  - Buffer Area: Deering Park North shall also conserve a buffer along Interstate 95. The buffer is approximately 57 acres and will be conserved independently of Conservation Area A as described above.
  
2. Wetlands: The ability to develop the clustered development area is based upon the placement of a conservation easement over approximately 3,732 acres. Developer will additionally endeavor to protect any preserved wetlands and their associated upland buffers in the development areas to the extent possible, consistent with the plans for the clustered development areas and as required by any state and federal permits.
  
3. The Site Mitigation and Management Plan (SMMP) has already been approved for Conservation Area A. The SMMP will be amended in accordance with the modified SJRWMD Environmental Resource Permit for the

clustered development area prior to any development activity. Said SMMP provides for a set of site mitigation and management protocols designed to ensure the permanent protection of Conservation Area A, long-term maintenance of the ecological values within the project and the effective integration of same into the built environment, and shall include:

- Connectivity of Habitat corridors. With access by walkways, boardwalks, trails, and bikeways.
- Protection shall be permanent. Enforceable perpetual conservation easements shall provide the terms of such protection.
- The goal of restoration to a native Florida ecosystem. Working toward and planning for selectively timbering the pine plantation, creating a herbaceous layer understory, removing planted pines from wetlands, restoring natural hydroperiods, removing and managing exotic infestation, integrating hydrologic conditions management into the master stormwater system and restoring natural sheet flow through the Spruce Creek Swamp.

The SMMP shall also set standards for: (i) Trees and tree removal; (ii) Habitat of protected species; (iii) Flood Hazard management; (iv) Potable water and well field protection; (v) Erosion control; (vi) Land management protocols; (vii) Identification of ownership and management responsibilities; (viii) Fire management.

4. **Indian River Lagoon Protection:** The protection of the natural ecosystem, and especially the Indian River Lagoon, is an important goal. As of the date of this amendment, the City of Edgewater releases approximately 841,000 gallons of excess reclaimed water per day on average, pursuant to existing permits, into the Indian River Lagoon and desires to reduce or eliminate such reclaimed water release. The area between the east

and west portions of Conservation Area A within Deering Park North may be appropriate for a created wetland park for the placement of excess City reclaimed water and the Owner of Deering Park North desires to work with the City to assist the City to address the excess reclaimed water discharge into the Lagoon and will help develop a plan to provide for same. Such plan may include requests for government grants to assist in such goal.

5. Lakes and Littoral Management: As part of the stormwater management plan, Deering Park North shall provide for appropriate depth of lakes and littoral shelves with native vegetation, in a manner to maintain or enhance water quality and prevent or reduce invasive and unsightly surface water vegetation.
- d. ***Fire Mitigation.*** Deering Park North shall provide for and submit a Fire Mitigation Plan as part of the proposed phase 1 subdivision submittal. The approved SMMP for Conservation Area A contains a management plan for prescribed fire in appropriate areas. Exhibits 15 and 16 of the SMMP detail the plans for those areas to protect the built environment. The Fire Mitigation Plan shall provide assistance in the protection from forest fires from the adjoining forestry and conservation areas. The Fire Mitigation Plan may include fire lines, control burn planning and execution, including notice to residents of same and acceptance of control burn practices as part of any home-owners association documents, and the use of lakes, ponds, wetland park or other retention areas in conjunction with plans to eliminate or reduce deposits of excess reclaimed water into the Indian River.
  - e. ***Transportation.***
    1. Interconnectivity. To be able to fully develop the densities and intensities provided within the neighborhood policies, internal capture of trips is essential and required to minimize external impacts to adjacent municipal, state and county roads. The intensities and densities in Deering Park North are based on the

encouragement of a high level of internal capture through a complementary mix of uses, interconnectivity and minimizing impacts of local traffic on thoroughfare roadways. Limiting connections to Williamson Boulevard and Indian River Boulevard will preserve capacity for through-traffic on these segments. Designing and constructing an internal roadway network with a high degree of connectivity is an important, efficient strategy for properly minimizing the impacts of large volumes of traffic. Connectivity is defined as a system of streets with multiple routes and connections serving the same origins and destinations. Simply stated, a high degree of connectivity means there are many ways to get from Point A to Point B. The attached composite Exhibit 2 provides in conceptual fashion the interconnected transportation grid, which will be implemented through the subdivision and/or site plan approval process, and the plans for arterial and connector roads.

2. City Roads. The City requires the extension and construction of Indian River Boulevard as a divided four-lane highway to the proposed traffic circle connecting to the proposed Williamson Boulevard right of way, consistent with the design of the existing segment of Indian River Boulevard between Interstate 95 and the present western terminus of Indian River Boulevard. The street system within Deering Park North, except for the County thoroughfare known as Williamson Boulevard, shall be based on City of Edgewater standards. However, the City streets and grid system within Deering Park North shall be designed to provide sufficient capacity for residential and non-residential use impacts in a manner to minimize through-traffic impacts to Williamson Boulevard. The city street system shall include the construction of arterial and collector roads within the Deering Park North development in order to facilitate traffic flow and capacity. A map showing the proposed arterial and collector roads is attached as Composite Exhibit 2 which also shows conceptual phasing. Rights of way shall be planned, reserved, and dedicated in a manner

and of sufficient size and width to allow for arterial and collector road capacity construction in manner similar to those as shown on Exhibit 2, which is conceptual in nature, with the actual location of these roads to be determined as each phase is reviewed and approved. Development plans shall be coordinated through the City to provide cross access to adjacent projects in the vicinity including Hawks Gate, Farmton Gateway, and Deering Park Center as a means to reduce traffic on arterials. Deering Park North shall plan and construct multiple local streets within and through individual development sites to interconnect with adjacent properties. Additionally, the project shall provide cross-access easements and stub-outs to ensure connectivity with future individual development sites. Additional roadway connectivity will result in better distribution of vehicular traffic across the system. Increased roadway connectivity can result in a safer system for vehicles, pedestrians, and bicyclists.

3. County Thoroughfare – Williamson Boulevard. The transportation infrastructure for Deering Park North shall be planned and designed consistent with the County’s intent to maintain Williamson Boulevard between SR 44 and Indian River Boulevard as a future four-laned thoroughfare road through 2045 unless otherwise amended by the County. Deering Park North shall be designed and constructed to limit driveways and intersections that would negatively impact the through-traffic capacity on Williamson Boulevard, utilizing various techniques including, but not limited to, access management strategies, a gridded parallel roadway network, cross-access driveways and easements, and shared driveways. The City and County, during their review of the traffic analysis for each phase, shall provide any recommendations for minimization of negative impacts to Williamson Boulevard.
4. Multimodal Policies. Transportation within Deering Park North shall encourage bicycling and walking, as well as

personal electric vehicle transportation, and these components shall be incorporated into the Planned Unit Development Agreement for the project, as well as any subdivision plan and/or site plan review process. The transportation infrastructure shall include multimodal paths that permit personal electric vehicles, bicycles and pedestrian travel throughout Deering Park North and encourages bicycle paths that connect to the regional bicycle trail system, in order to provide alternative transportation and reduced automobile transportation on the major traffic corridors as well as internal capture of traffic within Deering Park North. All public streets and sidewalks within the rights-of-way meeting the City's standards for construction shall be maintained by the City and said streets shall be dedicated to the public subsequent to final City inspection by a final plat or other appropriate conveyance instrument. Areas between the collector and arterial roads, in the center portion of Deering Park North, shall promote and encourage neo-traditional development design, with a grid-style street layout which provides excellent connectivity because streets are interlinked at numerous points, intersections are closely spaced, and few dead-ends exist. The presence of a grid pattern allows the state and county thoroughfares and other major roads to serve their main purpose, which is moving vehicles over longer distances, while shorter trips can take place on local streets. The Town Square as depicted on the concept plan is envisioned as a destination and the transportation network west of Williamson Boulevard shall be designed for slower speeds and multimodal choices.

5. Traffic Impact Analyses. A traffic impact analysis, pursuant to an approved methodology, shall be required to be submitted and reviewed for each phase of development as part of the subdivision plat and/or site plan review process. A phase of development may include a number of residential neighborhoods, subdivisions, or non-residential sites within each phase. Each phase shall be studied on a cumulative basis with previous phases.

The traffic impact analysis shall be based upon the River to Sea Transportation Planning Organization guidelines. In addition, a biennial report detailing the number of units constructed or square feet of non-residential areas constructed during the previous two years, as well as a cumulative list of such development for each phase, shall be provided to the county, city and state DOT. The traffic analysis will be based, in part, on determining how each phase can maintain traffic capacity as development within a phase proceeds. To maintain internal capture integrity and a balance of uses Deering Park North shall be developed as a mixed-use community with a portion of its buildable acreage for non-residential job creating areas. A comparison of Restoration entitlements and gross daily trips and Deering Park North's reduced entitlements and gross daily trips is attached as Exhibit 3 for reference purposes only, as internal capture and interaction between uses will be addressed in the traffic impact analysis for each phase of development as part of the subdivision plat and/or site plan review process.

- f. ***Encouragement of Non-Residential Job Creation.*** Deering Park North is designed as a mixed-use community with areas for living, working, conservation and recreation. Deering Park North provides for a maximum of 2,800,000 square feet of non-residential construction and 6,600 residential units. This balance of residential and non-residential is designed to encourage investment in job producing non-residential improvements. Therefore, there shall be no transfer of residential use entitlements to non-residential use entitlements and no transfer of non-residential entitlements to residential entitlements without the review and approval of a comprehensive plan amendment.
- g. ***Neighborhood Design Standards.*** The intent of the project is to have diverse lot sizes, housing sizes, elevations, colors and other techniques to avoid a "cookie cutter" subdivision with identical homes in a row and to provide for diverse housing options throughout the community. Therefore, each phase shall have the following additional standards that will be reviewed as part of the proposed subdivision review:

1. Lot Configuration Restriction: A maximum of twenty-five percent (25%) of the single family lots within each phase may be 40-foot-wide.
2. Driveway Parking: The goal is to provide for sufficient driveway area, either in the front or rear garage access, to provide for sufficient parking on each lot. Therefore, for front loaded lots the driveway shall be no less than 25 ft. from the garage to the nearest sidewalk edge, and for rear loaded lots, the driveway will be no less than 20 ft. from the garage to the nearest alley edge of pavement. Porches may extend beyond garages and shall require a 5 ft. setback. Driveways may be curved into the garage (side entry) and therefore front property setbacks for side entry garages will be no less than 10 feet.
3. Natural Vegetation: Due to wildfire impacts to the property, stormwater system and flood protection fill requirements, the historical forestry operations with pine trees planted in rows, and the protection of the majority of the parcel in conservation, preservation, restoration and native vegetation, much of the development footprint area will require clear cutting, creation of lakes and waterways, and fill. Replanting in those areas will include and emphasize the use of Florida Friendly and Native plant materials. Where impacts are authorized for wetlands within the development footprint area, Owner shall provide for all required mitigation in accordance with requirements of state and federal agencies.
4. Town Square: Deering Park North is designed around a Town Square which will allow for public events. The review and approval of the site plan for the Town Square area shall include provision for off-site public parking to allow access to the Town Square and those amenities within the Town Square.



5. Rear Lot Access: Neighborhoods within Deering Park North should be designed to allow for flexibility and potential additional construction subsequent to the constructions of homes. Therefore, those neighborhoods that include 5 foot side setbacks should also include potential common area easements to allow access to the rear yards and provide for potential expansion or pool construction within such single family home lots.
6. Landscaping: Landscape design within single family lot areas should address aspirational goals of more native plant materials and mulched areas and less sodded grass lawn areas. Landscape plans with details of plant species and proper locations are required at the time of subdivision plat and site plan application, including consideration of soil conditions, roots and trunk size at maturity, as well as at different timeframes during growth toward maturity, putting the right plant in the right location, and using plant species that are appropriate to achieve this goal. Emphasis should be placed on utilizing Native and Florida Friendly vegetation.
7. Accessory Suites: "Accessory Suites" shall be permitted as an accessory use on single-family residential lots provided: (1) The suite's living area shall be a minimum of 480 square feet and a maximum of 900 square feet; (2) The proposed architectural treatment for the suite shall be consistent with the principal residential structure on the property; (3) Suites may be attached or detached from the principal residence; (4) The suite's structure shall meet the same side building setbacks as the principal residence on the property. If the suite is detached from the principal residence, the rear yard setback shall be a minimum of 10 feet; and (5) Any additional access to the street shall be provided via the driveway for the principal residence on the property. Accessory Suites may include kitchen facilities but shall not be considered as separate dwelling units provided such Suites are accessory uses owned by the dominant single-family residence, provided

that the owner occupies either the principal dwelling or the accessory dwelling. Accessory Suites may only be attached to 20% of the total single family home residential units.

h. *Neighborhood Goals.*

1. Local workforce: It is a goal to include local workers and sub-contractors in the workforce constructing Deering Park North. As a means to measure the impact of this project on the local workforce, any contractors submitting for residential or non-residential construction shall be required to note the name and address of sub-contractors at the time of building permit and highlight or underline those that are local or whose workforce consists of at least 25% local employees.
2. Animal Shelter: The City of Edgewater owns and operates an animal shelter within the City. It is a goal that said animal shelter is able to continue to provide for the protection and adoption of homeless animals within Edgewater. Additional residents and homes within Edgewater may increase the impacts and needs for such animal shelter and, as such, the City may provide for a study and potential impact fee for such use. Any homes constructed within Deering Park North after the adoption of any such impact fee will be subject to same.

- i. *School Concurrency.* Deering Park North will be developed in phases. Each phase or subdivision will require a concurrency evaluation and if necessary an agreement between the Owner of Deering Park North, its successors and assigns and the Volusia County School Board to provide for sufficient student capacity. Capacity and concurrency issues will be evaluated simultaneously with any new subdivision plat or site plan review.

j. *City Concurrency and Infrastructure.*

1. Off-site improvements, if necessary, are the responsibility of the Owner of Deering Park North, its successors and assigns and shall be addressed during the subdivision plat or site plan approval process for each phase and shall meet all City, County and/or State requirements and approvals.
2. All infrastructure facilities and improvements shall be constructed in compliance with applicable federal, state, and local requirements.
3. Master Utility Plan: The City requires a master plan for appropriate utility improvements, and appropriately sized lines throughout the area west of Interstate 95, and Deering Park North shall complete, in cooperation with the City and adjacent landowners in the area west of Interstate 95 within the Edgewater Service Area, a master plan for potable water, sewer and reclaimed water services and will also evaluate water supply, wastewater needs and alternative supply sources. The utility plan shall be provided as part of the approval process for the design and construction of utility lines to provide service to the first phase of Deering Park North.
4. A concurrency review shall be conducted to ensure that all required public facilities are available concurrent with the impacts of the development through the subdivision plat or site plan approval process for each phase.
5. Owner of Deering Park North or the Development Entity, at the time of development, shall provide all public facilities to support this project including the following:
  - Water Distribution System, Fire Hydrants. Deering Park North shall connect to and utilize the City's water distribution system and agrees to connect to the City's potable water system at the nearest point of connection. All water distribution systems shall be "looped" wherever possible in

order to prevent any future stagnation of water supply. All water main distribution system improvements will be installed by the Owner of Deering Park North its successors and assigns and conveyed to the City by Bill of Sale in a form acceptable to the City and dedicated to the City prior to or at time of platting or in accordance with the requirements contained in the Land Development Code as it relates to performance bonds. Owner of Deering Park North, its successors and assigns will assist the City in the development of water conservation and alternative water supply activities with specific requirements to incorporate water saving devices within homes and businesses. Owner of Deering Park North its successors and assigns will also assist the City in developing water resources as future needs are determined including the contribution of four potable water well sites.

- Sewage Collection and Transmission System. Deering Park North shall connect to and utilize the City's wastewater transmission and collection system. All wastewater collection and transmission system improvements will be installed by the Owner of Deering Park North its successors and assigns and conveyed to the City by Bill of Sale in a form acceptable to the City and dedicated to the City prior to or at the time of platting.
- Stormwater collection/treatment system, including outfall system. The stormwater system including retention and detention pond(s) shall meet the requirements of the St. Johns River Water Management District and the City of Edgewater LDC. The pond(s) will be owned and maintained by a POA, the Deering Park Stewardship District or other entity having the ability to ensure that the requirements of the permits and approvals are met including operations and maintenance.

- Reclaimed Water Distribution System. Deering Park North its successors and assigns shall install a central reclaimed water irrigation distribution system constructed to City standards, conveyed to the City by Bill of Sale in a form acceptable to the City, and dedicated to the City prior to or at the time of final platting.
- k. ***Requirement for Planned Unit Development Review.*** Deering Park North is intended to be a unique mixed use community that provides for diverse housing options, encourages job producing non-residential uses, and provides for a town square and amenities that allow for a live, work and play community. In addition, Deering Park North is intended to conserve the majority of the parcel in perpetuity. As such, Deering Park North shall proceed through City of Edgewater review for a Planned Unit Development with a Chapter 163 Development Agreement and Conceptual Master Plan consistent with the Mixed Use with Conservation Overlay Comprehensive Plan Designation and consistent with these Neighborhood Policies.

**Objective 1.2:** ***Natural Resource Protection.*** Maintain land development regulations that protect natural resources from the impact of development. Prevent development in areas that have inadequate soils, topography or other constraints to protect public health and welfare. Protect manatees in the Indian River through the continued implementation of the Volusia County *Manatee Protection Plan*. [9]-5.006 (3)(b)1. and (3)(b)4., F.A.C.]

**Policy 1.2.1:** ***Septic Tanks and the Central Sewer Service.*** Since 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 sanitary sewer service to all developed properties within the current City limits. The City will also coordinate with the County to limit septic tank permits.

**Policy 1.2.2:** ***Requirement to Connect to the Sewer System.*** All previously developed properties must connect to central sanitary sewer when it becomes available within 500-feet of the property and/or structure. [9]-5.006 (3)(c)3., F.A.C.]

- Policy 1.2.3:**        *Retrofitting Development and Septic Tanks.* The City shall continue to pursue funding to retrofit all development that is utilizing septic systems on unsuitable soils.
- Policy 1.2.4:**        *Wellhead Protection.* The City shall provide for wellhead protection in accordance with Florida Department of Environmental Protection (FDEP) standards, Rule #62-521, effective as of the date of the initial adoption of the City’s *Water Supply Facilities Work Plan*, and the Volusia County Wellhead Protection Ordinance. [9J-5.006 (3)(c)6., F.A.C.]
- Policy 1.2.5:**        *Floodplain Management.* The City shall continue to 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. [9J-5.006 (3)(c)1., F.A.C.]
- Policy 1.2.6:**        *Environmental Impact Study and Floodplains.* The City shall use the Conservation Overlay on the *Future Land Use Map* and required Environmental Impact Studies to protect the natural functions of the floodplains in the City and adjacent jurisdictions. [9J-5.006 (3)(c)1., F.A.C.]
- Policy 1.2.7:**        *Performance Standards and Environmental Impact Study.* 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. [9J-5.006 (3)(c)1., F.A.C.]
- Policy 1.2.8:**        *Prohibiting Development on Mangrove and Spoil Islands.* The City shall support the prohibition of development on the mangrove and spoil islands located within the Indian River/ Mosquito Lagoon estuary. [9J-5.006 (3)(c)1., F.A.C.]
- Policy 1.2.9:**        *Stormwater Management.* The City shall continue to enforce the 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. [9J-5.006 (3)(c)4., F.A.C.]

- Policy 1.2.10:** *Development Orders and the Stormwater Master Plan.* No development orders shall be issued unless the proposed development is determined to be in compliance with the City's *Stormwater Master Plan*. [9]-5.006 (3)(c)3. and (3)(c)4., F.A.C.]
- Policy 1.2.11:** *Identifying Properties with Potential Development Constraints.* 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. [9]-5.006 (3)(c)1., F.A.C.]
- Policy 1.2.12:** *Regulating Boating Impacts.* The City shall regulate boating impacts on the Indian River pursuant to Phase II, the Boat Facility Siting component, of the *Manatee Protection Plan* for Volusia County as adopted by the City on August 1, 2005.
- Policy 1.2.13:** *Aggregated Number of Boat Slips.* The City shall implement the “slip aggregation” option referenced in the Volusia County *Manatee Protection Plan*. The aggregated number of motorized boat slips to be constructed within the City is 418 and is based upon data and research contained in the *Manatee Protection Plan* for Volusia County.
- Policy 1.2.14:** *Boat Slips and Single-Family Lots.* Single-Family residential lots with Indian River frontage shall not be denied their riparian rights to construct a minimum of two (2) motorized boat slips per lot. [9]-5.006 (3)(c)1., F.A.C.]
- Policy 1.2.15:** *Encouraging Shared, Multi-slip Facilities.* The City shall encourage shared, multi-slip facilities and aggregation of slips during development and redevelopment, including single-family lots of record.
- Policy 1.2.16:** *Marina Development/Redevelopment.* Any marina development/redevelopment shall be consistent with the *Manatee Protection Plan* for Volusia County.
- Policy 1.2.17:** *Manatee Protection.* The City shall monitor the manatee protection policies pursuant to the *Manatee Protection Plan* for Volusia County.

- Policy 1.2.18:** *Floodplain Mitigation.* Development within the 100 Year Floodplain shall provide necessary mitigation to maintain the natural stormwater flow regime. The 100 Year Floodplain Zone shall be delineated within the *Future Land Use Map* Series. The boundary of the 100 Year Floodplain Zone shall be determined by the most recent Flood Insurance Maps prepared by the Federal Emergency Management Agency. Mitigation shall occur through the following activities:
- a. *Prohibited Land Uses and Activities.* Storing or processing materials that would, in the event of a 100 Year Storm, be buoyant, flammable, explosive or potentially injurious to human, animal or plant life is prohibited. Material or equipment immune to substantial damage by flooding may be stored if securely anchored to prevent flotation or if readily removable from the area upon receipt of a flood warning. Manufacturing land uses shall be discouraged from encroaching into the 100 Year Floodplain Zone.
  - b. *Minimum Floor Height Elevation.* All new construction and substantial improvements of existing construction must have the first floor elevation for all enclosed areas at twelve inches above the 100 year flood elevation.
  - c. *Construction Materials and Methods.* All new construction and substantial improvements of existing construction shall be constructed with materials and utility equipment resistant to flood damage, and using methods and practices that will minimize flood damage and prevent the pollution of surface waters during a 100 year flood event.
  - d. *Service Facilities and Utilities.* Electrical heating, ventilation, plumbing, air conditioning and other service facilities shall be designed or located to prevent water from entering or accumulating within the components during a base flood. All new and replacement water supply and sanitary sewage systems shall be designed to minimize or eliminate both infiltration of flood water into the systems and discharges for the systems into flood waters.



- e. ***Residential Subdivision Plans and Design.*** Plans and designs for subdivisions shall minimize potential flood damage by locating recreation and conservation uses, if included in the plans, to areas within the Flood Zone, reserving as much land as possible outside the flood zone for other land uses. Flood zones shall be identified on all final development plans submitted to the City.
  
- f. ***Stormwater Facilities.*** The City shall require development to have drainage facilities in place and functioning concurrent with the impacts of development, as stipulated by deadlines established within the Concurrency Management System. Such drainage facilities shall be designed to comply with the City's established level of service standard. Developers shall be required to install all necessary drainage facilities necessary to maintain the natural flow regime of the 100 year floodplain, consistent with level of service standards.

**Objective 1.3:** ***Concurrency.*** Ensure that future development provides 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. [9J-5.006 (3)(b)9., F.A.C.]

**Policy 1.3.1:** ***Impacts on Current LOS Services and Facilities.*** 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*. [9J-5.006 (3)(c)3., F.A.C.]

**Policy 1.3.2:** ***Denial of Development Orders and LOS.*** When a proposed development would result in a degradation of the adopted LOS, then a development order will be denied unless it can be demonstrated that sufficient improvements will be in place concurrent with the impacts of such development to maintain the adopted minimum LOS standard. [9J-5.006 (3)(c)3., F.A.C.]

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

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

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

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

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

**Objective 1.4:**        *Discourage Urban Sprawl and Encourage Redevelopment.* Maintain regulations and procedures in the Land Development Code to limit the proliferation of urban sprawl and encourage redevelopment and revitalization of blighted areas. [9J-5.006 (3)(b)2. and (3)(b)8., F.A.C.]

**Policy 1.4.1:**        *Limiting Development and the Utility Service Area.* 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. [9J-5.006 (3)(c)3., F.A.C.]

**Policy 1.4.2:**     ***Development Outside of the Utility Service Area.*** 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. [9J-5.006 (3)(c)3., F.A.C.]

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

**Policy 1.4.4:**     ***Revitalizing US Highway 1 and Park Avenue Corridors.*** By December 2014, the City shall re-evaluate the U.S. Highway 1 corridor and the Park Avenue corridor to develop a plan for revitalization. The plan shall identify land uses and densities to be permitted, including density bonuses, and will address traffic circulation (both on-site and off-site), landscaping and open spaces, sign controls and buffers for contiguous residential areas.

**Policy 1.4.5:**     ***Addressing Blighted or Deteriorated Areas.*** If blighted or otherwise deteriorated areas develop within the City, the areas shall be targeted for special consideration through the redevelopment plan and/or the community redevelopment plan as contained in Policies 3.1.1 and 3.1.2 of the *Capital Improvements Element* of this *Plan*. In such a case, the City shall pursue available Federal, State, County and Local funds for redevelopment.

**Objective 1.5:**     ***Future Land Use Compatibility.*** Ensure 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. [9J-5.006 (3)(b)3., F.A.C.]

**Policy 1.5.1:**     ***Inconsistent Land Uses.*** 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 use can be shown to be inconsistent with the *Comprehensive Plan*. [9J-5.006 (3)(c)2., F.A.C.]

**Policy 1.5.2:**     ***Repair or Rehabilitation of Structures.*** The City's Land Development Regulations shall contain provisions that prohibit the repair or rehabilitation of an inconsistent structure that is abandoned or damaged

beyond 50% of its appraised value and require demolition of the structure. Redevelopment of the property will only be allowed if it is consistent with the *Future Land Use Map*.

- Policy 1.5.3:** *Intensive Commercial Uses and Established Residential Areas.* 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 U.S. 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. [9J-5.006 (3)(c)1. and (3)(c)2., F.A.C.]
- Policy 1.5.4:** *Buffer Requirement and Intensive Commercial and Industrial Uses.* 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. [9J-5.006 (3)(c)1. and (3)(c)2., F.A.C.]
- Policy 1.5.5:** *Higher Density Residential Areas.* 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. [9J-5.006 (3)(c)1. and (3)(c)2., F.A.C.]
- Policy 1.5.6:** *Maintaining a Landscape Ordinance.* The City shall maintain a Landscape Ordinance that requires adequate buffering between transitional uses. [9J-5.006 (3)(c)2., F.A.C.]
- Policy 1.5.7:** *Maintaining Site Design Requirements and Subdivision Regulations.* 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. [9J-5.006 (3)(c)1. and (3)(c)2., F.A.C.]

**Policy 1.5.8:** *Signage Limitation and Location.* 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. [9J-5.006 (3)(c)1., F.A.C.]

**Policy 1.5.9:** *Conversion of Residential Structures and SR 442.* 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: [9J-5.006 (3)(c)2., F.A.C.]

- The property is located on S.R. 442, east of Pinedale Road and west of U.S. 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; and
- 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’s Land Development Code.

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

determine the availability of an adequate water supply for proposed developments. [9J-5.006 (3)(c)3., F.A.C.]

**Objective 1.6:** *Transportation/Land Use Compatibility.* Ensure that population densities, housing types, employment patterns and land uses in the City are consistent with the City's transportation network. [9J-5.006 (3)(b)1., F.A.C.]

**Policy 1.6.1:** *Minimizing Curb Cuts and Access Points.* Curb cuts and points of access to the traffic circulation system shall be minimized on major roads. [9J-5.006 (3)(c)4., F.A.C.]

**Policy 1.6.2:** *Requiring Shared Driveways and Cross Access.* Shared driveways and cross access between adjacent properties shall be required in all new development or redevelopment projects, as determined by the City's Development Services Department, to improve the traffic flow along major roads. [9J-5.006 (3)(c)4., F.A.C.]

**Policy 1.6.3:** *Proposed Transportation Improvements.* Proposed transportation improvements shall be consistent with the land use patterns on the *Future Land Use Map*. [9J-5.006 (3)(c)2., F.A.C.]

**Policy 1.6.4:** *Land Uses with High Traffic Counts.* Land uses that may generate high traffic counts shall be encouraged to locate adjacent to arterial roads and mass transit systems.

**Policy 1.6.5:** *On-site Parking.* The City shall require an adequate quantity of on-site parking to accommodate land uses. [9J-5.006 (3)(c)4., F.A.C.]

**Policy 1.6.6:** *Guidelines for the SR 442 Corridor.* The City shall continue to use the *S.R. 442 Corridor Plan*, adopted in April 2004, as a guide to implement regulations for specific streetscape, landscape, architectural design standards and all other applicable requirements for properties developed along the S.R 442 corridor.

**Objective 1.7:** *Adjacent Jurisdictions.* Promote the compatibility of adjacent land uses with Volusia County and the neighboring cities of New Smyrna Beach and Oak Hill. [9J-5.006 (3)(b)3., F.A.C.]

**Policy 1.7.1:** *Considering Adjacent Existing and Proposed Land Uses.* 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. [9J-5.006 (3)(c)2., F.A.C.]

**Policy 1.7.2:** *Joint Planning Agreement with Volusia County.* The City shall continue efforts to enter into a Joint Planning Area agreement with Volusia County to control the timing of urban expansion. [9J-5.006 (3)(c)3., F.A.C.]

**Policy 1.7.3:** *Intergovernmental Coordination.* Continue intergovernmental coordination through associated technical committees with neighboring jurisdictions, such as the Transportation Planning Organization (TPO), the Volusia Council of Governments (VCOG) and the Volusia Growth Management Commission (VGMC).

**Objective 1.8:** *Annexation.* 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. [9J-5.006 (3)(b)1. and (3)(b)9., F.A.C.]

**Policy 1.8.1:** *Interlocal Agreement with Volusia County.* The City will continue its efforts to enter into an interlocal agreement with Volusia County regarding a future joint planning area, future annexation boundaries, urban service boundaries and a matrix of compatible County and City land uses. [9J-5.006 (3)(c)2. and (3)(c)4., F.A.C.]

**Policy 1.8.2:** *Reducing Land Use Conflicts.* 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. [9J-5.006 (3)(c)2., F.A.C.]

**Policy 1.8.3:** *Annexation of New Development.* 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. [9J-5.006 (3)(c)3., F.A.C.]

**Policy 1.8.4:** *Availability of Water Supply and Facilities.* The City will prepare data and analysis to address the availability of the water supply and facilities needed for all lands annexed into the City.

**Policy 1.8.5:** *Establishing Incentives to Annex into the City.* By December 2014, the City shall conduct an analysis demonstrating the benefits of

unincorporated areas, including those within existing enclaves, annexing into the City. At minimum, the analysis shall include: incentives to property owners who annex in the City and compare public safety response times and services that are available to City residents. The City shall present the residents of above mentioned properties with the findings of the analysis through the form of an educational brochure and/or the City's website.

**Objective 1.9:** *Historic and Archeological Sites.* Identify, designate and protect historically significant housing and significant archeological sites. [9J-5.006 (3)(b)4., F.A.C.]

**Policy 1.9.1:** *Protecting and Preserving Historic Sites and Properties.* 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. [9J-5.006 (3)(c)8., F.A.C.]

**Policy 1.9.2:** *Prohibiting Development and Historically Significant Properties.* 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. [9J-5.006 (3)(c)8., F.A.C.]

**Policy 1.9.3:** *Historic Preservation Standards.* By December 2014, the City shall reevaluate the current 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. The City shall coordinate with Edgewater's Recreation/Cultural Services Board to determine if new historic preservation standards shall be implemented. [9J-5.006 (3)(c)8., F.A.C.]

**Policy 1.9.4:** *Working with the Historical Museum.* By December 2014, the City shall work with the historical museum to identify historic and archeological sites in Edgewater. 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. [9J-5.006 (3)(c)8., F.A.C.]

**Policy 1.9.5:** *Identifying and Protecting of Archeological Resources and Historical Significant Buildings.* The City shall identify and protect buildings and improvements that have historical or architectural



significance. The City shall use the Florida Master Site File as a resource to identify archeological resources and historically significant structures. All historically significant sites or structures listed on the Florida Master File or the National Register of Historic Places shall be identified in the *Future Land Use Map Series*. In addition, the City shall also distinguish buildings as historic if the following criteria are met [9J-5.006(3)(c)(8), F.A.C.]:

- The age of the subject site exceeds fifty years;
- Whether the building, structure or object represents the last remaining example of its kind in the neighborhood or City; or
- Whether documented proof indicates that the site played a significant role in the history of Edgewater, Volusia County or the State of Florida.
- If type, density and intensity of adjacent land use shown on the *Future Land Use Map* is not compatible to the preservation of the historic site, then appropriate buffering and screening techniques shall be requirements imposed on encroaching adjacent new development. Such requirements shall be stipulated within the Land Development Regulations.

**Policy 1.9.6:** *Rehabilitating, Relocating or Demolition of Historic Sites.* Criteria established in the Land Development Regulations pertaining to the rehabilitation or relocation of a designated historic structure shall follow the U.S. Secretary of the Interior’s “Illustrated Guidelines for Rehabilitating Historic Buildings”. Additional criteria for approving the relocation, demolition or rehabilitation of a historic structure shall include the following factors [9J-5.006(3)(c)8, F.A.C.]:

- a. The historic character and aesthetic interest of the building, structure or object and how it contributes to its present setting;
- b. Whether there are definite plans for the area to be vacated and the effect of those plans on the character of the surrounding neighborhood;
- c. Whether the building, structure or object can be moved without significant and irreversible damage to its physical integrity;
- d. Whether the building, structure or object represents the last remaining example of its kind in the neighborhood or City;

- e. Whether definite plans exist to reuse the subject property if a proposed demolition is carried out, and the effect of those plans on the character of the surroundings; and
- f. Whether reasonable measures can be taken to save the building, structure or object to a level safe for occupation.

**Objective 1.10:** *Public Utilities.* 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. [9J-5.006 (3)(b)1. and (3)(b)9., F.A.C.]

**Policy 1.10.1:** *Proposed Development and Public Utilities.* 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. [9J-5.006 (3)(c)3., F.A.C.]

**Policy 1.10.2:** *Development Orders and Utilities.* No development orders shall be issued unless it can be demonstrated that the land required by utility systems serving the City will be preserved. [9J-5.006 (3)(c)3., F.A.C.]

**Objective 1.11:** *Public Schools.* Implement standards for the siting of public schools and to increase the quality of life and local educational opportunities for Edgewater's citizens.

**Policy 1.11.1:** *Permitting Public Schools.* Public schools shall be allowed in all future land use designations except Conservation. In addition, public schools shall continue to be allowed in all zoning districts with the exception of the Conservation (CN), Residential Professional (RP), Mobile Home Park (MH-1) and Heavy Industrial (I-2) zoning districts. [9J-5.006 (3)(c)1. and (3)(c)7., F.A.C.]

**Policy 1.11.2:** *New School Site Locations.* New school sites shall not adjoin an active 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. [9J-5.006 (3)(c)1., F.A.C.]

**Policy 1.11.3:** *Minimizing Detrimental Impacts and New Schools.* New schools shall 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. [9J-5.006 (3)(c)1. and (3)(c)7., F.A.C.]

- Policy 1.11.4:** *Size of New School facilities and Land Area.* The size of new school facilities and land areas shall satisfy the minimum standards established by the School Board of Volusia County, whenever possible.
- Policy 1.11.5:** *New School Sites Guidelines.* New school sites shall be well drained and education buildings shall be located away from floodplains, wetlands and other environmentally sensitive lands. Education facilities shall not have an adverse impact on historic or archeological resources.
- Policy 1.11.6:** *New School Sites and Concurrency.* Public utilities, as well as police and fire protection, shall be available concurrently with the construction of new school sites. [9J-5.006 (3)(c)3., F.A.C.]
- Policy 1.11.7:** *New School Sites and Road Frontage.* New school sites shall have frontage on or direct access to a collector or arterial road and shall have suitable ingress and egress for pedestrians, bicycles, cars, buses, service vehicles and emergency vehicles. [9J-5.006 (3)(c)4., F.A.C.]
- Policy 1.11.8:** *Collation of Public Facilities.* 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. [9J-5.006 (3)(c)4., F.A.C.]
- Policy 1.11.9:** *New Schools and Emergency Shelters.* Portions of new schools, in accordance with the recommendations of the Volusia County Emergency Management Department, should be constructed to serve adequately as emergency shelters in case of natural disasters.
- Policy 1.11.10:** *Public Elementary, Middle, and High Schools.* Public elementary, middle and high schools shall be considered essential infrastructure for the support of residential development.

**Objective 1.12:** *Hurricane Evacuation.* Control future density and intensity in areas subject to coastal flooding to protect the safety, health and welfare of the citizens of Edgewater. In addition, the City shall continue to coordinate coastal population densities with appropriate hurricane evacuation plans. [9J-5.006 (3)(b)5., F.A.C.]

- Policy 1.12.1:** *Coordinating Land Use Density and Intensity and Coastal Flooding.* 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)*. [9J-5.006 (3)(c)7., F.A.C.]
- Policy 1.12.2:** *Maintaining a Disaster Preparation, Response and Recovery Plan.* The City will continue to maintain a *Disaster Preparation, Response and Recovery Plan* that sets forth the planning and procedures for evacuation and coordinates with County, State and Federal efforts.
- Policy 1.12.3:** *Submit Proof of Acceptable Hurricane Evacuation Time.* 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. [9J-5.006 (3)(c)7., F.A.C.]
- Policy 1.12.4:** *Prohibiting Development and Hurricane Evacuation Time.* Increased development will not be allowed in areas that do not meet standards for hurricane evacuation time. [9J-5.006 (3)(c)7., F.A.C.]
- Policy 1.12.5:** *Maintaining Post Disaster Recovery Procedures.* The City will continue to maintain post disaster recovery procedures in the *Disaster Preparation, Response and Recovery Plan*.
- Objective 1.13:** *Dredge Spoil Locations.* Ensure the designation of adequate sites for dredge spoil disposal since Edgewater is located within the coastal area. [9J-5.006 (3)(b)11., F.A.C.]
- Policy 1.13.1:** *Supporting the Florida Inland Navigation District.* 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. [9J-5.006 (3)(c)9., F.A.C.]
- Policy 1.13.2:** *Reserving Adequate Sites for Soil Disposal.* 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. [9J-5.006 (3)(c)9., F.A.C.]
- Policy 1.13.3:** *Environmental Impact Study Requirement.* The City shall require an Environmental Impact Study for all sites proposed for dredge spoil disposal. [9J-5.006 (3)(c)9., F.A.C.]

**Policy 1.13.4:** *Criteria for Sites Selected for Dredge Spoil Disposal.* Sites selected for dredge spoil disposal must be financially feasible, provide adequate access and have adequate utilities and buffers. [9J-5.006 (3)(c)9., F.A.C.]

**Objective 1.14:** *Innovative Land Development Regulations.* Maintain and promote innovative land development regulations. [9J-5.006(3)(b)10., F.A.C.]

**Policy 1.14.1:** *Encouraging Innovative Land Use Development Techniques.* The City shall continue to encourage the use of innovative land use development techniques such as planned development projects, cluster housing techniques and mixed use developments. [9J-5.006(3)(c)5., F.A.C.]

**Policy 1.14.2:** *Identifying and Prioritizing Infill Development Sites.* Utilize existing inventories of land use information to identify and prioritize infill development sites; then coordinate with the Volusia County Office of Economic Development to make this information available to the private sector.

**Policy 1.14.3:** *Economic Development Incentives for Infill and Redevelopment.* By December 2014, the City shall establish initiatives to provide economic development incentives to infill and redevelopment development projects that are currently served by the City's utilities.

**Policy 1.14.4:** *Maintaining the City's Historical Built Environment.* Through the land development and permitting processes, the City shall cooperate with the private sector to recognize and maintain the integrity of the City's historical built environment. [9J-5.006 (3)(c)8., F.A.C.]

**Policy 1.14.5:** *Attracting High Technology and Other Industrial Development.* Ensure that appropriate land, infrastructure and amenities are available to attract high technology and other industrial development that is compatible with the local labor force, raw materials and landform/environmental constraints. [9J-5.006 (3)(c)3., F.A.C.]

**Policy 1.14.6:** *Incentives for Developers and Variety Housing Types.* By December 2014, the City shall amend the Land Development Code to provide incentives for developers providing for a variety of housing types.

**Policy 1.14.7:** *Larger Lots for Rural Homesteads.* The City shall encourage a certain percentage of planned unit developments to include larger lots than currently in the City. Priority shall be given to those lots adjoining conservation areas. Additionally, quasi-commercial ventures, such as selling products that are grown on the land, providing horseback riding lessons, Bed & Breakfast establishments and other suitable uses, shall be an overall component of the rural homestead guidelines.

**Policy 1.14.8:** *Requiring Underground Utilities.* The City shall require all new subdivisions, residential and commercial developments, approved after the adoption of this *Comprehensive Plan*, to have underground telephone, cable and electrical utility lines to provide a more attractive, efficient, and safer development, when feasible.

**Objective 1.15:** *Hazard Mitigation Reports.* Eliminate or reduce future land uses that are inconsistent with the Volusia County Local Hazard Mitigation Strategy and other existing and future interagency hazard mitigation reports. [9J-5.006(3)(b)6., F.A.C.]

**Policy 1.15.1:** *Reviewing Interagency Hazard Mitigation Reports.* The City shall review interagency hazard mitigation reports as they become available to determine if actions are appropriate to eliminate or reduce future land uses that are inconsistent with the report.

**Objective 1.16:** *Electric Infrastructure.* To maintain, encourage and ensure adequate and reliable electric infrastructure is readily available in the City.

**Policy 1.16.1:** *Permitting New Electric Distribution Substations.* The City shall allow new electric distribution substations in all land use categories except Conservation. The City shall, if possible, avoid locating substations where they would be incompatible with adjacent land uses [Chapter 163.3208 (4), F.S.].

**Policy 1.16.2:** *Compatibility of New Electric Distribution Substations.* The City shall require the compatibility of new electric distribution substations with surrounding land uses (including heightened setback, landscaping, buffering, screening, lighting, etc.) as part of a joint public/private site planning effort. [9J-5.006(3)(c)2, F.A.C.]

**Policy 1.16.3:** *New Electric Distribution Substation Standards.* By December 2014, the City shall amend the Land Development Regulations to ensure that

the following standards apply to new distribution electric substations (to the extent of State's requirements):

In nonresidential areas, the substation must comply with the setback and landscaped buffer area criteria applicable to other similar uses in that district, if any.

Unless the City Council approves a lesser setback or landscape requirement, in residential areas, a setback of up to 100 feet between the substation property boundary and permanent equipment structures shall be maintained as follows:

1. For setbacks between 100 feet and 50 feet, an open green space shall be formed by installing native landscaping, including trees and shrub material, consistent with the relevant local government's land development regulations. Substation equipment shall be protected by a security fence consistent with the City's Land Development Regulations.
2. For setbacks of less than 50 feet, a buffer wall 8 feet high or a fence 8 feet high with native landscaping consistent with the relevant local government's regulations shall be installed around the substation.

**Policy 1.16.4:** *New Electric Distribution Substation Compliance.* All new distribution electric substations in the City shall comply with the guidelines and standards established in Chapter 163.3208, F.S.

**Objective 1.17:** *Renewable Energy Resources.* Encourage the development and use of renewable energy resources, efficient land use patterns and reducing greenhouse gas emissions in order to conserve and protect the value of land, buildings and resources, and to promote the good health of the City's residents. [9J-5.006(3)(b)(12), (3)(b)(13), and (3)(b)(14), F.A.C.]

**Policy 1.17.1:** *Energy Efficient Land Use Pattern.* The City shall maintain an energy efficient land use pattern and shall continue to promote the use of transit and alternative methods of transportation that decrease reliance on the automobile. [9J-5.006(3)(c)(11), F.A.C.]

**Policy 1.17.2:** *Promoting Walking and Bicycling.* The City shall continue to encourage and develop the "walk-ability and bike-ability" of the City as a

means to promote the physical health of the City’s residents, access to recreational and natural resources, and as a means to reduce greenhouse gas emissions. [9J-5.006(3)(c)(12), F.A.C.]

- Policy 1.17.3:** *Establishing an Energy Management Plan.* By December 2014, the City shall develop and implement an Energy Management Plan to minimize electric, fuel and water resources in City buildings, fleet vehicles and on public properties. [9J-5.006(3)(c)(13), F.A.C.]
- Policy 1.17.4:** *Solar Collectors.* No action of the City shall prohibit or have the effect of prohibiting solar collectors, or other energy devices based on renewable resources from being installed on a building and as further set forth within Section 163.04, Florida Statutes. [9J-5.006(3)(c)(13), F.A.C.]
- Policy 1.17.5:** *Construction of Public Facilities and Buildings.* Public buildings and facilities shall be constructed and adapted where reasonably feasible to incorporate energy efficient designs and appropriate “green” building standards. Green Building standards that should be observed are contained in the Green Commercial Buildings Designation Standard, Version 1.0, published by the Florida Green Building Coalition, Inc. [9J-5.006(3)(c)(11), F.A.C.]
- Policy 1.17.6:** *Energy Efficient Design and Construction Standards.* The City shall continue to promote and enforce energy efficient design and construction standards as these become adopted as part of the State Building Codes. The City shall also promote commercial and residential standards that are promulgated from time to time by the Florida Green Building Coalition, Inc. [9J-5.006(3)(c)(11), F.A.C.]
- Policy 1.17.7:** *Promoting Mixed Use Developments.* The City shall continue to promote mixed use developments in areas planning for urban development or redevelopment as a mean to produce energy efficient land use patterns and reduce greenhouse gas emissions. [9J-5.006(3)(c)(11) and (3)(c)(12), F.A.C.]
- Policy 1.17.8:** *Development Incentives for Smart Growth Development.* By December 2014, the City shall offer incentives and flexibility for development projects that will make development application, review and approval processes easier, faster and more cost effective for projects that are consistent with the Smart Growth Principles of the *Comprehensive Plan*



and that can be demonstrated to reduce infrastructure costs, promote the preservation of open space and habitat lands, provide energy efficient land use patterns and reduce greenhouse gas emissions. Other incentives shall also be evaluated for projects that participate in energy-efficient development programs such as:

- U.S. Environmental Protection Agency's Energy Star Buildings and Green Lights Program to increase energy efficiency through lighting upgrades in buildings;
- Rebuild America;
- Building for the 21st Century;
- Energy Smart Schools;
- National Industrial Competitiveness through Energy;
- U.S. Department of Environmental Protection's Pollution Prevention (P2) Program;
- U.S. Green Building Council (LEED); or
- Florida Green Building Coalition (FGBC), including pursuing certification as a Green Government.

**Objective 1.18:** *Low Impact Development.* Establish guidelines for and promote the use of Low Impact Development (LID) techniques to allow developers more flexibility in the site design and development.

**Policy 1.18.1:** *Defining Low Impact Development.* Low Impact Development is an ecologically friendly approach to site development and storm water management that aims to mitigate development impacts to land, water and air. The approach emphasizes the integration of site design and planning techniques that conserve the natural systems and hydrologic functions of a site.

**Policy 1.18.2:** *Low Impact Development and Stormwater Management Techniques.* The City shall encourage all new development and redevelopment projects to implement permeable surfaces, bioretention areas, grassed swales, vegetated roof tops or rain barrels in the development, when feasible, as a Low Impact Development stormwater management technique(s) to:

- Reduce stormwater runoff;
- Minimize pollutant discharges;

- Decrease soil erosion;
- Maintain aquifer recharge; and
- Maintain base flows of receiving streams.

**Policy 1.18.3:** *Incorporating Natural Site Elements in the Design Process.* As a Low Impact Development technique, the City shall ensure that all development and redevelopment projects, when feasible, incorporate natural site elements such as wetlands, river or stream corridors, drainage ways or mature forests as a design element to further protect the City's natural resources.

**Policy 1.18.4:** *Promoting the Benefits of Low Impact Development Techniques.* Prior to the approval of a final site plan, the City shall promote the benefits of implementing Low Impact Development techniques to all applicants of developments.

**GOAL 2:** *Commercial Space Industry Opportunity Overlay (CSIOO).* The Cape Canaveral Spaceport, including the Kennedy Space Center, is a critical element of the international expansion of space flight industries. The Cape Canaveral Spaceport has the historical preeminence as the central point of America's effort to explore space. There are current efforts by the public and private sector to expand the scope of work beyond space flight and exploration. This in turn, increases demand for technologies and efficiencies in the design and manufacturing of new products and services used for both exploration and commercial trade. The proximity of the City to the Cape Canaveral Spaceport/Kennedy Space Center provides opportunities to expand and diversify the local economy. The following provides guidance in planning and capturing new industries tied to the industry of space.

The focus of the CSIOO is to lay the framework that the City can use to respond quickly and efficiently to the space industry. The goals, objectives and policies also provide the opportunity for the economic development teams of the City to market and attract potential industries to the area. In other words, the City is proactively seeking targeted space industries and is fully capable of responding to unanticipated opportunities. The goal is to ensure that the efforts are focused on those industries aligned with the development of aerospace products and services that meet the need of those who use Cape Canaveral Spaceport/Kennedy Space Center.

The CSIOO will lay the framework that will enable the City to respond quickly and effectively to the evolving demands of the space industry. The CSIOO is intended to both foster a pro-active economic development effort to market and attract potential space-related industries and react effectively to any potential opportunities. To this end, a strong emphasis must be on aerospace and aeronautical products and services that center on the space industry use of the Spaceport. The

implementation of the CSIOO must also consider flexibility in both land use patterns and location when siting these new industries.

The CSIOO is a planning tool that is used to identify areas within the City that are appropriate for development of non-residential uses associated with space flight industries. The CSIOO is the first step in identifying where a manufacturer of a targeted industry may locate. The second step includes identification of the spatial needs and the sites that can accommodate the use. The third step is the City staff implementing a coordinated expedited review that ensures that the site and building improvements needed for the particular use are consistent with all applicable regulations. The implementation of the third step is addressed by goals, objectives and policies contained in this element. The critical part is to implement these goals, objectives and policies through a variety of zoning and land development processes and requirements. The Planned Unit Development (PUD) zoning will be the primary method of getting a property primed for development. Implementation of an expedited review process that involves regional, state and federal agencies may also be employed. Additional planning efforts, such as overlays may be appropriate for some areas that have constraints due to environmental, infrastructure or transportation issues.

**Objective 2.1: *Zoning and Land Development Opportunities.*** The City shall implement the CSIOO through its zoning and land development regulations to ensure that targeted industries associated with the space flight industries are captured.

**Policy 2.1.1 *Identifying Commercial Space Industry Trends.*** The City shall monitor the commercial space industry to identify trends, target specific manufacturers and services, and capitalize on potential business opportunities.

**Policy 2.1.2 *Identifying suitable Lands.*** The City shall identify suitable lands within the City and coordinate with private landowners as to the availability of these lands, to develop targeted space-related businesses.

**Policy 2.1.2 *CISIOO Overlay.*** The City shall create a zoning overlay for areas within the City. The zoning overlay shall allow for a list of targeted industries based on the North American Industry Classification System Sector 3364 – Aerospace Products and Parts Manufacturing. All non-residential land use categories are eligible for a rezoning to the Planned Unit Development zoning classification in order to participate in the expedited review and development of these targeted industries. The following criteria are to be used in the implementation of this policy:

1. Nothing contained herein preempts the requirements of adopted local plans that lie within the CSIOO.

2. All non-residential land use designations within the CSIOO are eligible for a rezoning to the Planned Unit Development zoning classification in order to participate in the expedited review and development of these targeted industries, subject to a determination that the proposed use is compatible with the adjoining properties and areas. Nonresidential land use designations shall include: Industrial, Commercial, Public/Semi-Public, and Mixed Use Zones.
3. Compatibility shall be based on specific criteria that must be included in the zoning overlay. The criteria shall at a minimum address sensory impacts (noise, odor, line of site, etc.), adequacy of infrastructure, access to paved public roads, potential impacts to existing bona fide agricultural activities, impacts to existing rural neighborhoods, and provision of sufficient buffering.

**Policy 2.1.3** ***Expedited Review.*** The City shall establish an expedited review process that emphasizes coordination with regional, state and federal authorities to minimize delay and costs for targeted space industries.

**Policy 2.1.4** ***Environmental Protection.*** The City shall ensure that potential impacts to the environmental resources within the CSIOO are minimized and there is sufficient protection of wetland, flood plain and habitat resources.

**Objective 2.2:** ***Infrastructure Opportunities.*** The City shall encourage the location of targeted industries to properties having access to transportation, utilities and multi-modal transportation opportunities.

**Policy 2.2.1** ***Utility Database.*** The City shall coordinate with property owners, and utility providers to ensure that there is a database of available sites for targeted industries.

**Policy 2.2.2** ***Transportation Network.*** The City shall coordinate with the River-to-Sea Transportation Planning Organization to identify future improvements to the road network that will facilitate the development of CSIOO for targeted space industries.

**Policy 2.2.3** ***Affordable Housing.*** The City shall plan to achieve that sufficient and affordable workforce housing for employees of targeted industries can be provided within a reasonable distance of the CSIOO.

**Policy 2.2.4** ***Public Transportation.*** The City shall coordinate with Votran when a targeted space industry initiates preliminary planning for

relocation/development of a new site. The objective is to ensure that there is sufficient transit service to employees of the targeted industry.

**Policy 2.2.5** ***Hazard Protection.*** The City shall review and implement necessary safeguards to ensure that fire prevention and emergency management procedures are in place to prevent or minimize potential hazards associated with targeted space industries.

**Policy 2.2.6** ***Vacant Lands.*** The vacant, undeveloped lands that may be developed for space industry uses subject to the following:

1. The site has limited amounts of wetlands that are not severely impacted by development; and,
2. The site has paved access to a city, county, state or federal road; and,
3. The site can be served by central potable water and sanitary sewer; or the site is part of a master plan for centralized service and the interim use of on- site facilities for potable water and sanitary sewer is feasible and will not result in degradation of natural resources. The development shall connect to central services immediately upon availability.