

VOLUSIA SMART GROWTH IMPLEMENTATION COMMITTEE KEYSTONE RECOMMENDATIONS

Keystone” Recommendations

This report contains sixty-four recommendations that, if implemented, would work together to produce a smart growth future for Volusia County. The Committee believes that fifteen of these are “keystone” recommendations – without them the other recommendations, although still desirable and beneficial, will not produce the overall structure of smart growth that is essential to the vision of the future outlined in this report.

The **keystone recommendations** are:

- **Recommendation A1 Protect Core Environmental Areas**
Identifies core environmental areas and recommends mechanisms for protecting them.
- **Recommendation A2 Maximize Compatibility of Development and Natural Resources in Other Natural Areas**
Provides criteria for identifying areas appropriate for development, and for determining what kind of development is appropriate, in rural areas.
- **Recommendation A3 Study of Map A Areas**
Recommends a study needed to provide information for the implementation of the recommendations relating to protecting Map A areas.
- **Recommendation A4 Study of Map B Areas**
Recommends a study needed to provide information for the implementation of the recommendations relating to protecting environmentally important areas, and guiding development in currently undeveloped areas.
- **Recommendation B1 Primary and Water and Sewer Service Areas**
Recommends the identification of a primary water and sewer service areas as the area appropriate for urban development.
- **Recommendation B2 Secondary Water and Sewer Service Areas**
Recommends the identification of secondary water and sewer service areas to support only clustered rural development.
- **Recommendation B3 Extent of Water and Sewer Service Areas, Single Providers**
Recommends that each primary or secondary water and sewer service area have only one service provider, and that

primary and secondary areas collectively cover the entire county, except for public lands.

- **Recommendation B4 Joint Visions and Planning for “Areas of Influence” and Potential Annexation Areas**

Recommends that cities and the county develop and adopt joint visions and plans for unincorporated areas and that the land use component of these visions and plans be subject to change only with the concurrence of the original signatories, regardless of annexation. Places emphasis on smart growth land use rather than jurisdiction, and recommends identification of potential future annexing jurisdictions for unincorporated areas. Also recommends agreements between cities to ensure compatibility of development in adjoining areas and that higher development standards prevail.

- **Recommendation D1 Clustering**

Recommends allowing clustering as-of-right in secondary water and sewer service areas (rural area), subject to certain conditions. Works with recommendations D2 (transfer of development rights) and D3 (rural lands stewardship) to preserve the character of rural areas.

- **Recommendation F3 Early Identification of Needed School Sites**

Recommends identification of needed school sites as early as possible in the development approval process, and recommends mechanism for local governments, developers, and the school board to cooperate to reserve, donate or purchase such sites.

Because these recommendations are central and crucial to bringing about smart growth in Volusia County, the Committee makes the following recommendations regarding their implementation.

Keystone Implementation Recommendation V1 -- Relationship of Implementation to Florida Growth Management Legislation 2005-290

Volusia County and Volusia municipalities should use their joint adoption and implementation of the relevant recommendations in this report to demonstrate compliance with the requirements of the 2005 Florida Growth Management Act, and thereby secure access for Volusia jurisdictions to the incentives and funding it provides.

Keystone Implementation Recommendation V2 -- City-County Collaboration on Implementation [SB 360]

The cities and the county should designate VCOG to serve as the convening or facilitating body for efforts to implement those recommendations in this report that require intergovernmental collaboration. This body should serve the following functions:

- Promote implementation of the recommendations.
- Convene city, county, school board and other stakeholder representatives as needed and appropriate to jointly agree-upon or develop the following:

- Primary and secondary water and sewer service areas
- Joint plans for unincorporated areas, including the identification of potential future annexing jurisdictions.
- Scenic road program.
- Interlocal agreements regarding adequate school facilities credits.
- Other recommendations requiring intergovernmental cooperation.
- Make available voluntary facilitation or mediation to local governments or other stakeholders for the purpose of reaching agreement on implementation of the recommendations of this report. This body should not directly facilitate, mediate, or make advisory recommendations regarding the resolution of differences among stakeholders.

Keystone Implementation Recommendation V3 – Heightened Environmental Standards for Map A Lands

The county should use its existing charter authority to adopt heightened environmental standards for Map A lands that require protection of substantially all wetlands, half of uplands, including significant habitat, and that freeze underlying densities within Map A at levels currently allowed by the county comprehensive plan. (These standards would not preclude the 25% density bonus for clustered development describe in Recommendation A1e.) These standards should apply and be enforced in incorporated as well as unincorporated areas of Map A.

Keystone Implementation Recommendation V4 – Requirement for Primary and Secondary Sewer and Water Areas in Charter [SB 360]

The Charter Review Commission should recommend that a requirement that the cities and the county agree upon and plan for primary and secondary water and sewer areas, unincorporated areas, and potential future annexation areas as described and defined in Recommendations B1 – B4 be adopted as a provision of the Volusia County Charter.

Keystone Implementation Recommendation V5 -- Decision-Making Board in Charter [SB 360]

The Committee recognizes that in some instances, the cities and county, notwithstanding their best efforts, may be unable to reach agreement as called for in this report. The existing Volusia Growth Management Commission (VGMC) is unsuited in the role of decision-maker by virtue of its composition and structure. The Committee therefore makes the following recommendation.

The Charter Review Commission should recommend that the VGMC be reconstituted as a decision-making board to be established in the charter for the purpose of making final decisions, when cities and the county are unable to agree, regarding:

- the location and allocation of primary and secondary water and sewer service areas, as described in Recommendations B1, B2, and B3;
- joint city-county planning for unincorporated areas as described in Recommendation B4;
- concurrency and levels of service as described in Recommendations E1 and E2;

The board should consist of seven members. All members should be elected officials. Three members should be appointed by the county, and acceptable to VCOG. Three members should be appointed by the cities through VCOG, and acceptable to the county. The seventh member should be a School Board member and be acceptable to the county and city appointees.