Volusia 2070
River-Friendly Planning

Tonight's Agenda

- Welcome
- Volusia County 2070 Growth Projections - Paul Owens
- The St. Johns River: Middle Basin & Beyond - Lisa Rinaman & Gabbie Milch
- River Friendly Planning - Jane West
- Q & A
- What's Next?
Volusia 2070

RIVER FRIENDLY PLANNING

St. Johns River/Haley Busch
Florida’s leading nonprofit advocate of sustainable development

Working with citizens, community and state leaders, conservation and business groups

Building better communities

Saving special places

Connecting people with planning
Our co-founder, Nathaniel Pryor Reed
1933-2018

His vision: Protecting Florida’s environment, economy and quality of life by responsibly managing growth

Photo by Mac Stone
Who cares about Volusia County?

We do
1000 Friends’ policy priorities

- Preserving natural and agricultural land from development
- Restoring and protecting environmental treasures
- Defending the planning process
- Expanding the supply of affordable workforce housing
- Promoting transportation alternatives
- Fighting climate change and preparing for sea-level rise
Florida 2070/
Water 2070

Three partners:
1000 Friends,
University of Florida,
Florida Agriculture
Department

One question:
What kind of state
do you want to
leave to your
children, and their
children?
Using moderate projections, by 2070, Florida is expected to have 33.7 million residents, about 15 million more than it had in 2010.

This growth has significant impacts on Florida’s lands, waters, roads, and quality of life.
Florida’s Land Use: 3 Scenarios

2010
Baseline

2070
Trend

2070
Alternative
2010 Baseline
- 50%
- 19%
- 31%

2070 Trend
- 35%
- 34%
- 31%

2070 Alternative
- 24%
- 28%
- 48%
Florida’s Water Demand: 3 Scenarios

2010
Baseline

2070
Trend

2070
Alternative
Development & Agricultural Demand for Water in Florida
Benefits from compact development

► Lighter environmental impact
► Lower costs for taxpayers for public services
► More transportation options
► Less time stuck in traffic
► More housing choices
Small land-use changes: It all adds up

The cumulative impact of multiple small land-use changes will, over time, shape the future landscape of Florida.
Projected population growth in Volusia County

- 2010: 495,000
- 2020: 554,000
- 2070: 696,000
People want to live in Volusia County!
Some caveats

- 2070 data was intended for statewide and regional use; discrepancies inherent when using at smaller geographic scales
- 2070 scenarios don’t reflect current growth management rules
Volusia land use: 3 scenarios

2010
Baseline

2070
Trend

2070
Alternative
New development within Map A land is neither desirable nor inevitable.
Volusia 2070 Trend Scenario

- Existing Development: 25%
- 2070 Development: 29%
- Protected (excluding agriculture): 2%
- Protected Agriculture: 1%
- Agriculture (croplands, livestock, aquaculture): 17%
- Other (mining, timber, etc): 26%
Seminole 2070 Alternate Scenario

- Existing Development: 14%
- 2070 Development: 29%
- Protected (excluding agriculture): 3%
- Protected Agriculture: 8%
- Agriculture (croplands, livestock, aquaculture): 45%
- Other (mining, timber, etc): 1%
Volusia’s water demand: 3 scenarios

2010
Baseline

2070
Trend

2070
Alternative
Volusia County’s Water Demand (GPD)
Good planning – Good for Volusia’s Waterways

Visit Florida
► Save land!
► Save water!
► Save Volusia County!

Visit Florida
Healthy rivers flow as the foundation for healthy communities.
- America Rivers
The St. Johns River
MISSION
To defend the St. Johns River and advocate for its protection.

WATERKEEPER® ALLIANCE
OUR WORK

- Investigate pollution problems
- Advocate for policy changes
- Seek solutions
- Educate the public
- Raise awareness
- Engage and involve citizens
Our Aquifer

The Floridan Aquifer

Image courtesy of SJRWMD
100 SPRINGS PROVIDE APPROX. 30% OF THE RIVER’S FLOW
Blue Green Algae = Cyanobacteria
Sewage Sludge

70,000+ tons permitted for land application disposal in the Upper Basin of the St. Johns River.
IMPACTS TO WILDLIFE
IMPACTS TO HUMANS
Saltwater Intrusion

- Dredging
- Sea Level Rise
- Overuse of Aquifer
- Water Withdrawals

Jacksonville

Orange Park

Freshwater
Saltwater
- Loss of Habitat
Green Scorecard: Environmental Benefits: Ocklawaha Restoration

- 150 MGD Water Flow Restored
- 100-Mile St. Johns River Estuary Sustained
- 56 Miles of Wildlife Habitat Improved, Silver Springs to St. Johns River
- 17,500+ Acres of Floodplain Forests Restored
#FreeTheOcklawaha

**A MAKE OR BREAK ACTION TO REUNITEN THE RIVERS.**

Critical juncture for the Ocklawaha River. St. Johns Management District (SJRWMD) wants to hear your views on the fate of the Rodman/Kirkpatrick Dam. Now is your chance to take action to reunite the Ocklawaha, St. Johns, and Silver Rivers and Silver Springs - The Great Florida Riverway.

Go to FreeTheOcklawaha.com to take action.
Stand Up for Florida's Wetlands

Florida's Congress members must urge the Biden Administration to restore federal protections for Florida's wetlands under the Clean Water Act.
STAND UP FOR SUSTAINABLE DECISION MAKING
Volusia 2070
River-Friendly Planning
Wednesday, November 3 | 6-8 p.m.
Sandra Stetson Aquatic Center
Volusia County
Water Quality and Quantity Issues
Blue Springs
Largest first magnitude spring on the St. Johns River
Gemini Springs
DeLeon Springs
Lake Monroe
Deland's Water Supply and Wastewater
River-Friendly Yard
Thank You!

ST. JOHNS RIVERKEEPER®
Volusia 2070
River-Friendly Planning

Jane West
Policy & Planning Director

1000 Friends of Florida
St. Johns Riverkeeper
The Institute for Water and Environmental Resilience
Volusia 2070

WHAT CAN WE DO TODAY TO PLAN FOR A BETTER TOMORROW?
Geographical stats

- Volusia County is the 10th largest in the state by land mass at 1,432 square miles.
- 23% of the county is water (331 sq. miles).
- Population 553,543 (2020 census) – up from 494,593 in the 2010 census, a 11.9% population increase.
- 16 municipalities
Volusia County’s population

- Below average household wealth (median household income $49K vs. $53K)
- Less than a quarter of the population has a bachelor degree or higher (23.7%).
- 70% of homes are owner-occupied. Average listing price of a home is $285K, up 18.53% from 2020. Average home value from 2019 was $206K.
- 68% Non-Hispanic White
  14.9% Hispanic
  10% African American
- Older population for Florida
  Median age is 47.3
Employment
167,022 in the labor force

Sectors
- Education and Health Services: 25%
- Trade, transportation & Utilities: 17%
- Leisure & Hospitality: 23%
- Government: 14%
- Professional & Business services: 13%
- Construction: 8%
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Volusia Unemployment - recovering quickly from COVID!

As of Oct 21, 2021, Volusia County’s unemployment rate is 4.3%

Florida’s current unemployment is 5%
Volusia Schools

- Schools average ranking is 4/10 – bottom 50% of Florida public schools
- 61,400 students
- 70 schools
- 14th largest school district in Florida
### Education Attainment Comparison - Ages 25 Years and Older

#### USA, Florida & Volusia County

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<td>Some college, no degree</td>
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<td>High school graduate (includes equivalency)</td>
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<td>9th to 12th grade, no diploma</td>
<td>5.1%</td>
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<td>Less than 9th grade</td>
<td>2.7%</td>
<td>4.8%</td>
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Source: US Census American Community Survey 2019 5-Year Estimate
Volusia County’s growth challenges

- Transportation/ traffic
- Affordable Housing
- Environmental Resources
- Quality of Life
- Water quality
- Land Conservation
- Infrastructure demands
- Agricultural heritage
- Diversity & inclusion
- Health care
- Cultural amenities
What do Central Floridians want?

More than 86% of Central Floridians indicated that continuing on the current path of development was their least preferred option. They would prefer to have a different approach to growth, in which the region preserves its most precious environmental and agricultural lands, focuses development in urban centers, and connects these centers with transportation corridors that provide choices for how people travel.*

**"How Shall We Grow?" East Central Florida Regional Growth Vision**
Transportation/Traffic

Average one-way commute time is 25 minutes (pre-pandemic)

80% drive their own cars alone

8.9% carpool

1.1% take mass transit

1.2% walk

.8% bicycle
Multiple road sections are functioning at D/E Level of Service
Infrastructure tools for the public:
https://gisportal1.vcgov.org/arcgis/apps/opsdashboard/index.html#/66db118d09ce41cb804b976493d2040a
Quick poll!

HAVE YOU USED ANY OF THE TRANSIT OPTIONS IN VOLUSIA COUNTY?
Two realities facing Volusia:

1) Protecting and preserving Volusia’s ecosystems and environmentally sensitive lands is crucial to bringing about a “smart growth” future for the county and ensuring the quality of life the county’s residents value.

2) Volusia will not be able to purchase all of the land needed to protect Volusia’s ecosystems and achieve a “smart growth” future.
Land Use Progress

- Environmental Core Overlay
- Smart Growth Objective in Comprehensive Plan
- Volusia Forever
- Volusia ECHO
- Volusia Conservation Corridor
- Approximately 30% of the land area of Volusia County has been placed in permanent protection.
- To protect biological diversity, our 2070 model shows that 48% total needs to be protected to maintain long term ecological services. This will protect wildlife habitat, water supply and water quality.
Conservation Developments
Smart Growth Policy 1.2.2

The County shall develop procedures, standards, and incentives for Conservation Developments (CDs). CDs shall be the preferred method for subdivisions on all parcels or tracts that include or are directly adjacent to lands identified on the Environmental Core Overlay (ECO).

(a) Conservation Developments are residential and open space developments where at least sixty-percent (60%) of the gross land area is designated as permanently protected open space and managed for agricultural or conservation purposes. Open space shall be arranged to preserve the function, purpose and integrity of the on-site natural resources to the maximum extent practicable. The underlying development rights of the open space shall be severed through a permanent conservation easement. Development shall not exceed forty-percent (40%) of the land area and shall be located on the area most suitable for development. Lots shall be arranged in a compact fashion and are authorized and encouraged to be smaller than typically allowed in the zoning classification. Conservation Developments shall be designed to protect the important characteristics and features of land through the following goals, as applicable:

- (1) Protect natural and historic resources.
- (2) Preserve the rural character of the county.
- (3) Retain functional open space for passive recreational purposes.
- (4) Maintain significant areas for silviculture and agriculture production.
- (5) Provide habitat corridors through linked open space networks.
- (6) Protect scenic vistas.
- (7) Allow development on smaller lots and a compact footprint in order to protect more open space.
Sole Source Aquifer
In 1986, Volusia County was the first in the nation to approve a conservation bond issue, and now it’s among the very few that have done so three times. Over these 35 years, 80,000 acres have been acquired as additions to state parks and forests, as well as new conservation areas such as the Volusia Conservation Corridor.
Map A - Environmental Core Overlay the “Palmetto Curtain”
Affordable Housing can co-exist with impact fees & smart growth!
Affordable Housing is essential to the success of smart growth in Volusia!

Local governments should develop strategies to ensure the continued availability of affordable housing as smart growth development and redevelopment proceed, and to ensure that new development and redevelopment participate in the provision of affordable housing.

Provide incentives that promote affordable housing:

- Density bonuses
- Accessory dwelling units
- Community land trusts
- Inclusionary zoning
- Linkage plans
- Tiny home parks
Impact Fees

Volusia County's Impact Fee Program exists to finance the cost of new roads, parks, fire services and schools necessitated by new development activity within Volusia County. The County has four growth-related impact fees:

- Transportation (construction of arterial and collector roads identified in the Comprehensive Plan)
- Education (schools)
- Parks & Recreation
- Fire Rescue
- No fees for water or wastewater connections, libraries, resiliency
County Road Impact Fees

- Cannot be used for maintenance
- Must be used in a timely manner – 7 years or else pay it back to developer with 5% interest (but Volusia County has never refunded any impact fees)
- Issued at Certificate of Occupancy
- Can only be used on Thoroughfare Road capacity project in the zone – growth related
- Cannot be used for existing deficiencies
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<th>Fire/EMS</th>
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Affordable Housing Potential Solutions

- **Adopt a Community Land Trust Ordinance** - Partner with community land trust organizations for development of suitable surplus County lands as affordable housing.

- **Leveraging County Development Rights** - Transfer of Development Rights from County owned undevelopable property to affordable housing development projects. Explore private/public partnerships to integrate live-work units within County owned buildings.

- **Direct revenues from certain program fees to Affordable Housing Trust Fund** - Direct revenues from the Foreclosure Registry and Vacation Rental Registry.

- **Locate and Preserve Attainable Housing near Transit and Multimodal Transportation Options** – Utilize the Access and Opportunity Model and other GIS tools to determine the best locations near transit and multiple modes of transportation for attainable housing.
What are we doing right?

- Valuing natural resources
- Daytona Beach is listed 3rd in the nation for best places to retire by U.S. News & World Report rankings.
- Biking trails connecting springs
- Economic development
- Establishing the Environmental Corridor Overlay
- Cultural resources and amenities
Volusia County’s Florida Friendly Fertilizer Ordinance

- Code of Ordinances of the County of Volusia Chapter 50, Article VII, Florida Friendly Fertilizer Use
- Sec. 50-520. Findings.

As a result of impairment to surface waters caused by excessive nutrients, and as a result of increasing levels of nitrogen in the surface and ground water within the aquifers and springs, the county council hereby determines that the use of fertilizers creates a risk to contributing to adverse effects on surface and ground water. Accordingly, the county council hereby finds that management measures contained in the most recent edition of the Florida-Friendly Best Management Practices for Protection of Water Resources by the Green Industries are required.
What can Volusia County Government do?

- Formalize the Environmental Corridor Overlay by adding it to the County Charter
- Adopt Map B to establish receiving zones for TDRs
- Establish Urban Service Boundaries around all existing municipalities
- Partner with developers on conservation goals before approving development
What can YOU do for a better future for your community?

- Stay informed
- Attend public hearings on planning issues
- Meet with elected officials and staff
- Talk to your neighbors
- Circulate information on new projects on your social media platforms
- **VOTE!**
Understand the process!

- **Future Land Use:**
  - Establishes the general land use and density/intensity
  - Is governed by the **Comprehensive Plan**
  - Contains designations such as “Commercial”, “High Intensity-Planned Development” and “Low Density Residential”
  - Regulates number of houses per acre, maximum square footage of commercial, and units of multi-family per acre.

- **Zoning:**
  - Implements the land use and establishes regulations
  - Is governed by the **Land Development Code**
  - Contains classifications such as “C-1 Retail Commercial”, “Planned Development”, and “R-1A Single Family Dwelling”
  - Regulates lot sizes, building heights, setbacks, and limits uses.
  - Planned Developments are negotiated districts to establish uses, maximum densities, and other regulations. Zoned to a Master Development Plan and Development Order.