

VOLUSIA SMART GROWTH IMPLEMENTATION COMMITTEE OTHER RECOMMENDATIONS

Visioning [SB 360]

Each Volusia local government should identify the community's vision for future development or redevelopment. This vision should be included in the comprehensive plan and clearly identified as the guide governing interpretation of the relevant land use regulations. Jurisdictions should use these visions to avail themselves of the incentives provided in SB 360.

Checklist and Scorecard

Each Volusia local government should develop, concurrently with its vision, a smart growth checklist or scorecard that clearly states the kind of smart growth development the jurisdiction wants and sets out smart growth criteria for evaluating proposed development. The criteria and the weight assigned to each should be based on the jurisdiction's vision of smart growth. These scorecards should be used to rate proposed development on the degree to which it meets the jurisdiction's smart growth criteria.

Physical Characteristics of Smart Growth Development [SB 360]

Each jurisdiction should ensure that its comprehensive plan, zoning, and land development regulations strongly promote at least the following physical characteristics of smart growth for development and redevelopment:

Mixed-Use The flexibility and effectiveness of the comprehensive plan at promoting and facilitating rather than just allowing mixed-uses is crucial to making smart growth development and redevelopment possible.

"Town Centers" Local governments should identify areas for higher density, mixed-use, walkable development or redevelopment with the look and feel of the historic downtowns of small to mid-sized communities.

Diversity of Housing Options. Local governments should ensure that the comprehensive plan allows for a range of housing types, including higher densities, rental housing, and affordable housing.

Urban Public Space/Green Space. These should be "places" rather than just "spaces." – they should have a distinctive character, be open and attractive for public use, and integrated with surrounding development.

Green Construction. This refers to the degree to which new construction incorporates environmentally friendly construction techniques.

Affordable Housing

Affordable housing is essential to the success of smart growth in Volusia County. 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. Local governments should provide incentives that promote affordable housing and should consider density bonuses, accessory dwelling units, community land trusts, inclusionary zoning, linkage plans, and affordable lot sizes and construction types (including appropriately designed modular housing) in developing affordable housing strategies.

Incentives

Local governments should provide incentives, including at a minimum significantly simplified and expedited approval of development, for projects that meet the jurisdiction's smart growth

criteria and receive a high score on the jurisdiction's "scorecard." A range of incentives may be used, including process based incentives, and other non-monetary or monetary incentives

Revision of Comprehensive Plans to Implement Smart Growth and Remove Obstacles to It

Local governments should use the upcoming Evaluation and Appraisal Report [EAR] process, and other timely means as appropriate, to explicitly evaluate the degree to which their comprehensive plans allow for and promote the following:

- Mixed uses
- Town centers
- Diversity of housing options
- Urban public space/green space
- Green construction
- Affordable housing

Based on this review, local governments should revise their comprehensive plans, land development codes, and customary procedures to implement the recommendations in this report and to identify and remove obstacles to smart growth.

Dissemination of Information Regarding Densities

Volusia County and Volusia Council of Governments [VCOG] should establish a permanent, on-going program to inform Volusia residents about the role and benefits of appropriately used higher densities in smart growth. The program should illustrate where higher densities might be appropriate, how design can make higher density compatible with existing development and other forms of proposed development, the benefits of areas of higher density to the community as a whole, including the increased viability of mass transit.