

City of
New Smyrna Beach
Comprehensive Plan Map II-4
**2015 FUTURE
LAND USE MAP**
Planning Horizon 2010-2025

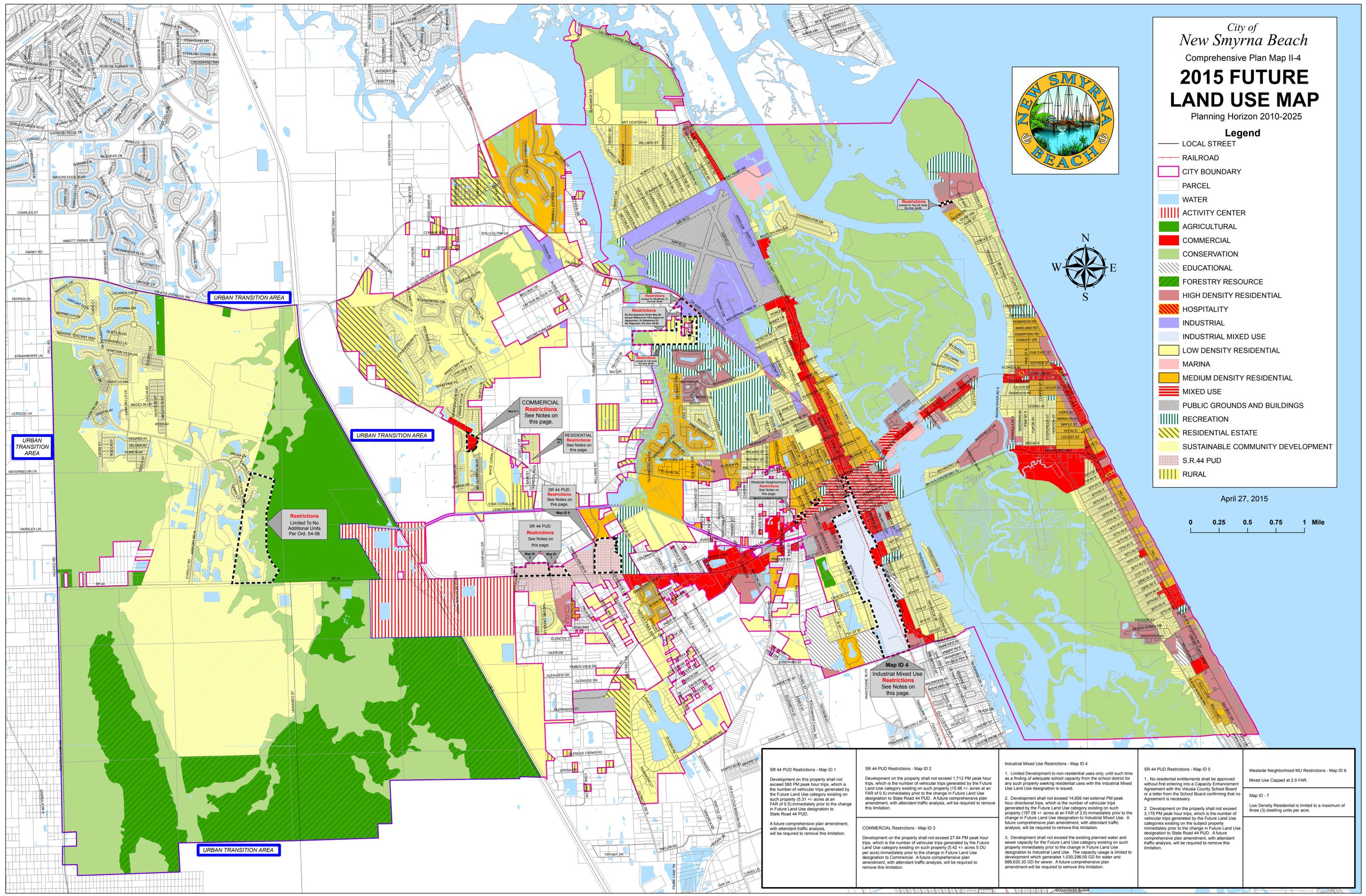
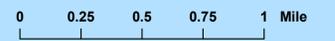


Legend

- LOCAL STREET
- RAILROAD
- CITY BOUNDARY
- PARCEL
- WATER
- ▨ ACTIVITY CENTER
- ▨ AGRICULTURAL
- ▨ COMMERCIAL
- ▨ CONSERVATION
- ▨ EDUCATIONAL
- ▨ FORESTRY RESOURCE
- ▨ HIGH DENSITY RESIDENTIAL
- ▨ HOSPITALITY
- ▨ INDUSTRIAL
- ▨ INDUSTRIAL MIXED USE
- ▨ LOW DENSITY RESIDENTIAL
- ▨ MARINA
- ▨ MEDIUM DENSITY RESIDENTIAL
- ▨ MIXED USE
- ▨ PUBLIC GROUNDS AND BUILDINGS
- ▨ RECREATION
- ▨ RESIDENTIAL ESTATE
- ▨ SUSTAINABLE COMMUNITY DEVELOPMENT
- ▨ S.R.44 PUD
- ▨ RURAL



April 27, 2015



<p>SR 44 PUD Restrictions - Map ID 1</p> <p>Development on this property shall not exceed 580 PM peak hour trips, which is the number of vehicular trips generated by the Future Land Use category existing on such property (5.31 +/- acres at an FAR of 0.5) immediately prior to the change in Future Land Use designation to State Road 44 PUD.</p> <p>A future comprehensive plan amendment, with attendant traffic analysis, will be required to remove this limitation.</p>	<p>SR 44 PUD Restrictions - Map ID 2</p> <p>Development on the property shall not exceed 1,712 PM peak hour trips, which is the number of vehicular trips generated by the Future Land Use category existing on such property (15.86 +/- acres at an FAR of 0.5) immediately prior to the change in Future Land Use designation to Industrial Mixed Use. A future comprehensive plan amendment, with attendant traffic analysis, will be required to remove this limitation.</p>	<p>Industrial Mixed Use Restrictions - Map ID 4</p> <ol style="list-style-type: none"> 1. Limited Development to non-residential uses only, until such time as a finding of adequate school capacity from the school district for any such property seeking residential uses with the Industrial Mixed Use Land Use designation is issued. 2. Development shall not exceed 14,856 net external PM peak hour directional trips, which is the number of vehicular trips generated by the Future Land Use category existing on such property (197.08 +/- acres at an FAR of 2.0) immediately prior to the change in Future Land Use designation to Industrial Mixed Use. A future comprehensive plan amendment, with attendant traffic analysis, will be required to remove this limitation. 3. Development shall not exceed the existing planned water and sewer capacity for the Future Land Use category existing on such property immediately prior to the change in Future Land Use designation to Industrial Land Use. The capacity usage is limited to development which generates 1,030,296.00 GD for water and 888,630.30 GD for sewer. A future comprehensive plan amendment will be required to remove this limitation. 	<p>SR 44 PUD Restrictions - Map ID 5</p> <ol style="list-style-type: none"> 1. No residential entitlements shall be approved without first entering into a Capacity Enhancement Agreement with the Volusia County School Board or a letter from the School Board confirming that no Agreement is necessary. 2. Development on the property shall not exceed 3,179 PM peak hour trips, which is the number of vehicular trips generated by the Future Land Use categories existing on the subject property immediately prior to the change in Future Land Use designation to State Road 44 PUD. A future comprehensive plan amendment, with attendant traffic analysis, will be required to remove this limitation. 	<p>Westside Neighborhood MU Restrictions - Map ID 6</p> <p>Mixed Use Capped at 2.0 FAR.</p> <p>Map ID - 7</p> <p>Low Density Residential is limited to a maximum of three (3) dwelling units per acre.</p>
<p>COMMERCIAL Restrictions - Map ID 3</p> <p>Development on the property shall not exceed 27,64 PM peak hour trips, which is the number of vehicular trips generated by the Future Land Use category existing on such property (5.42 +/- acres 5 DU per acre) immediately prior to the change in Future Land Use designation to Commercial. A future comprehensive plan amendment, with attendant traffic analysis, will be required to remove this limitation.</p>				