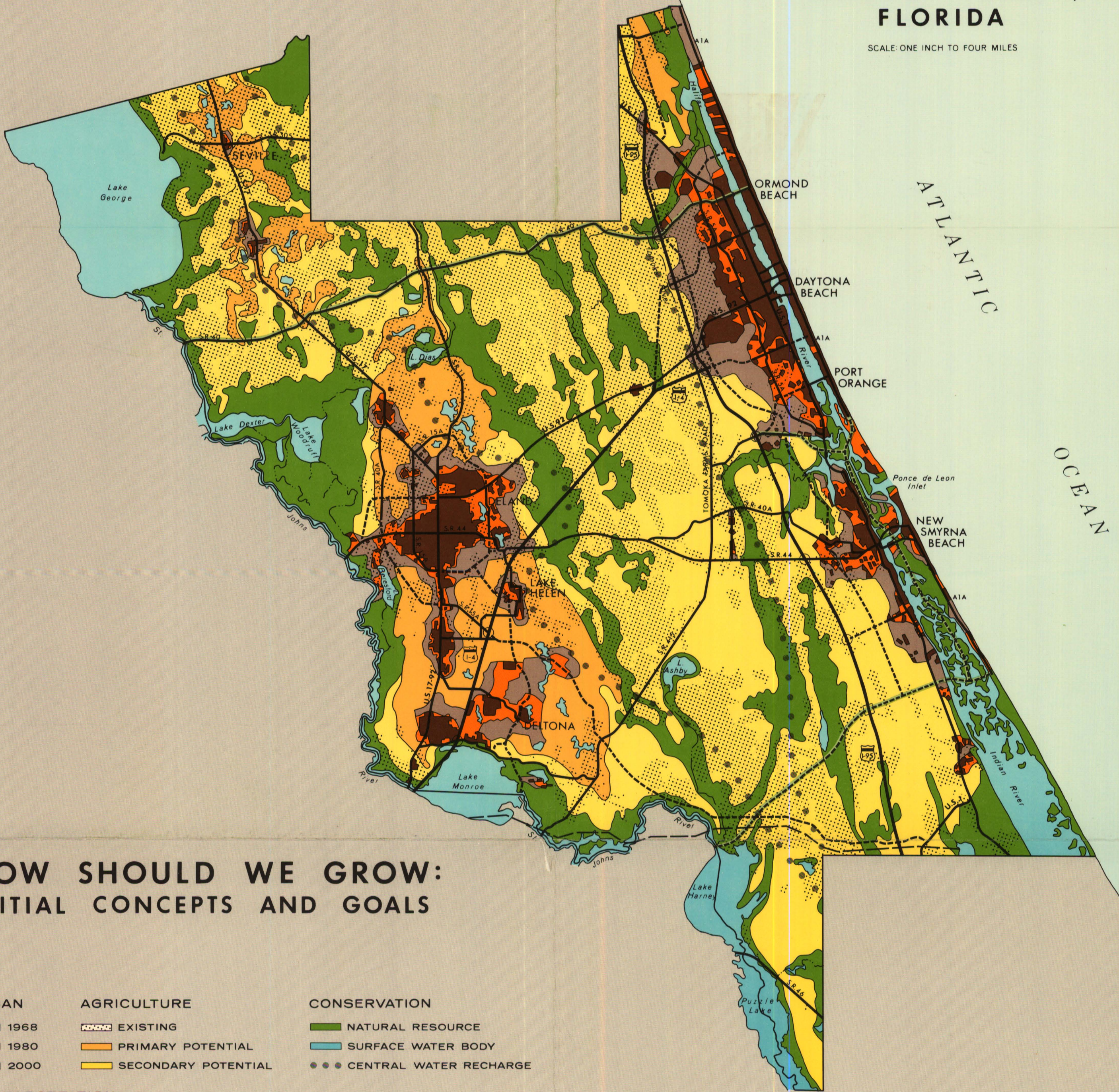
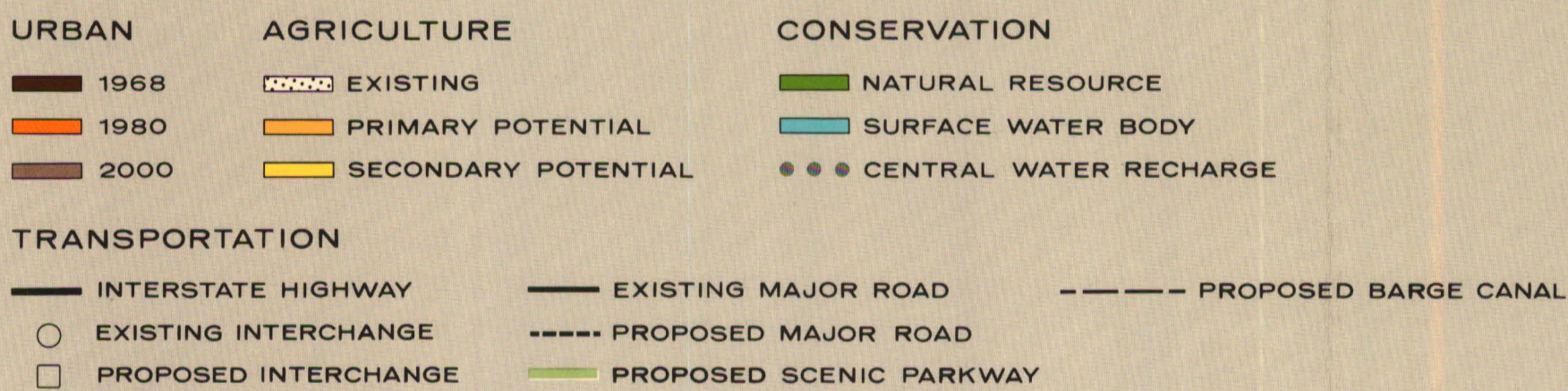


VOLUSIA COUNTY, FLORIDA

SCALE: ONE INCH TO FOUR MILES



HOW SHOULD WE GROW: INITIAL CONCEPTS AND GOALS



THE CONCEPTUAL PLAN

One of the purposes of the Conceptual Plan is to achieve a physical, economic, cultural and social environment which meets the present and future needs of the people. It attempts to establish common goals towards which all efforts can be directed without waste, confusion or ineffective action.

In formulating the Plan, existing and future populations were estimated, present and future densities of development were calculated and the approximate number of acres needed for urban use at selected population levels were determined. The Conceptual Plan was first drafted in sketch form by the staff of the Volusia Area Planning Commission. It was then presented to the Commission for review and recommendations after which it was refined to include their ideas and suggestions. Subsequently, various public officials and community leaders were asked to evaluate the Plan, which resulted in another phase of refinement and improvement.

As presented in this report, the Plan represents the best thinking of the Commission, its staff, other planning agencies and many individuals. It should not, however, be considered as a final product. Planning is a continual process of refinement to accommodate new data and changing conditions. It is not intended that the Plan be adopted as a regulatory device, but only as a general guide for future growth.

URBAN DEVELOPMENT — Urban land needs have been established for 1980 and 2000. The Plan reflects the total number of acres required for these two time periods proportionally distributed between the Metropolitan Coastal Area and the West Volusia Urban Area. Within these two areas it is recommended that urban development occur in a compact form around existing municipalities or as completely new pre-planned communities. The urban areas illustrated in the Conceptual Plan will be refined by more detailed planning studies of the Coastal and West Volusia Areas which will suggest the location and relationship of residential, commercial, industrial and public uses.

AGRICULTURAL POTENTIALS — The agricultural potentials for Volusia County are based on current technology, soil conditions, existing land use and the opinions of agriculturists. Primary potentials are those areas having well-drained soils that are particularly suited to citrus, poultry and dairying, while secondary potentials reflect soils with poorer drainage characteristics which are more adaptable to managed forest and pastureland. Poorly drained soils could be improved to accommodate primary agricultural uses, but the cost is much higher.

CONSERVATION AREAS — Conservation is generally defined as preserving, guarding or protecting.

These are legitimate functions of conservation, but the supposition of wise-use rather than non-use has merits that should be considered.

CONSERVATION AREAS have been designated as a means to protect several types of resources — water recharge areas, flood plains, natural scenery and recreational sites. Conservation areas need not be purchased and held dormant by a governmental agency or limited in use in order to meet conservation objectives. In most cases, proper land use controls achieve this purpose. Agriculture, forestry, grazing and recreation are some of the activities that could be permitted and encouraged in conservation areas.

MAJOR ROAD SYSTEM — A major road network to serve the county when it reaches a population of 500,000 is shown on the Plan. All of the proposed major roads should, where possible, be at least controlled access facilities (points of vehicular ingress and egress limited to one-quarter or one-half mile intervals).

Scenic parkways have been identified as part of the system in anticipation of a federal program which will provide ninety percent financing if certain requirements are met. Although the Plan shows general alignments, exact locations will be identified in future planning studies and a system of minor thoroughfares and collector roads will be developed. Construction priorities will also be established.

