

10. SAMSULA LOCAL PLAN

Background

A support document for the Samsula study area was prepared which inventoried and evaluated the area's historic, cultural, and natural resources. A survey was conducted of the study area population and the results are summarized in the support document. The document is entitled "Support Document #1-14 Samsula Study Area".

GOAL:

- SAM 1. Maintain the existing rural, agricultural, natural cultural and scenic values associated with the Samsula Community within a framework which will allow for growth compatible with the established development pattern and current land use policies.

OBJECTIVE:

- SAM 1.1 Preserve the low density residential scale in keeping with the historic, rural, residential and agricultural land use pattern of Samsula.

POLICIES:

- SAM 1.1.1 Discourage increases in the land use intensities and densities above those currently designated on the Volusia County Land Use Map for the area within the Samsula Local Plan.
- SAM 1.1.2 Sanitary Sewer and potable water shall be discouraged in the Samsula rural community. Sewer and water may be provided only if absolutely necessary to protect the health, safety and welfare of the community but not to increase land use densities and intensities level.
- SAM 1.1.3 Applications to convert beyond the existing rural land use level designations to nonresidential use or increase beyond the existing rural residential density within the Samsula Rural Community shall be discouraged. Clustering and design standards may be utilized to keep the community's rural appearance and agricultural character.
- SAM 1.1.4 Commercial use should be limited to designations currently existing for that land use.
- SAM 1.1.5 Currently designated commercial use as allowed in the Comprehensive Plan's Future Land Use designations shall be subject to Planned Unit Development (PUD) requirements. Any commercial use developed as a PUD must demonstrate compatibility with the character and rural development pattern of the Samsula Community.
- SAM 1.1.6 The pattern of the low density rural single family residential and agricultural land uses shall be maintained. Road improvements will be designed to move traffic through Samsula and not increase density/intensity to urban land uses.

SAM 1.1.7 Preference for commercial development within the Samsula community shall be those uses that support the agricultural heritage of Samsula.

OBJECTIVE:

SAM 1.2 Protect and enhance the rural residential and agricultural resources of Samsula which define the area's character and visual appeal.

POLICIES:

SAM 1.2.1 The areas of Samsula that are designated as Environmental Systems Corridor (ESC) shall retain this designation to ensure the protection of the environmental resources.

SAM 1.2.2 The County shall continue to maintain the rural and agricultural appearance of Samsula through the appropriate use of setbacks, visual appearance design standards and the PUD process.

SAM 1.2.3 Land use in the vicinity of the Samsula Community should not have an adverse effect on the existing character of the community.

OBJECTIVE:

SAM 1.3 Implementation of the Samsula Plan shall be accomplished by the year 2005.

POLICIES:

SAM 1.3.1 The County shall implement the Samsula Rural Protection Plan through its Comprehensive Plan, Land Development Code and its Zoning Ordinance and other means as appropriate.

SAM 1.3.2 Specific implementation tools that may be used include:

- a) Use of an Overlay Zone
- b) Joint Planning Agreements
- c) Rural Protection Plan

SAM 1.3.3 The County shall seek joint planning agreements with adjacent municipalities to ensure that annexation activity does not lead to development that is incompatible with the character of the Samsula Rural Community and the intent of this plan.

SAM 1.3.4 By 2012, Volusia County shall evaluate and report to the Volusia County Council land use trends for the following areas contained within the Samsula Local Area Plan:

- a) +- 255 acres north of located north and south of Pioneer Trail, west of Airport Road/boundary of T-17S, R-32E and T-17S,R-33E and east of the Environmental Systems Corridor designated on the Spruce Creek drainage feature.
- b) +- 210 acres represented by the west 2650' of the north 3,450' of the South 5,350' of the Samsula Local Planning Area.

Based on this report and other local considerations, the County may determine whether the future land use map amendments that change the density and intensity within the two areas would be appropriate and/or timely.