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Land Use Survey and Analysis for the South Peninsula Zoning District Volusia County Florida

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LAND USE
survey and analysis

SOUTH PENINSULA ZONING DISTRICT

Volusia County, Florida

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LAND USE SURVEY & ANALYSIS

for the

SOUTH PENINSULA ZONING DISTRICT

Volusia County, Florida

October, 1963

Prepared For

the

SOUTH PENINSULA ZONING COMMISSION

Commissioners

Richard M. Moores, Chairman
Bill Ecklund
Walter E. Foster
Rudy N. Graham
Joe M. Harper, Jr.

by

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I INTRODUCTION

A. DEFINITION

This is the first of a series of Planning Studies comprising a Comprehensive Program for the South Peninsula Zoning District. The Studies of this Program are designed to provide a Comprehensive Plan for the growth and development of the South Peninsula Zoning District and for the implementation of such Plan by a revised Zoning Resolution with appropriate Zoning Maps.

In order for a workable Planning Program to be prepared, it is necessary that certain factual data be provided from which to work. One facet of the required information is that of present land use. Information on how the existing land is used at the present time not only provides pertinent information about the nature of present land use, but also indicates the amount of land remaining for development, and provides an indication of the type of development which may be expected to take place upon the remaining undeveloped land.

This Study is a survey and analysis of existing land use. Combined with subsequent fact-finding studies such as the Population and Economic Study, combined with essential planning elements such as the Land Use Plan, including the Major Road Plan, a sound and realistic basis will thus be established for revised Zoning Regulations designed to implement such Plan.

This Land Use Survey is made by visual inspection of each parcel of land in order to determine the status of its present use. The findings of this Study are generalized to the extent that apparent land use boundaries are used. Because the extent of certain land uses is not always apparent, it will be found that, for instance, there may exist discrepancies on such features as the exact amount of land used as yard for a residence, or the exact amount of land used for off-street parking space for a commercial enterprise. Also, in many instances, a building may appear to be vacant whereas it may actually be vacant only at the time the survey was made, or for a small period of time throughout the year. However, even with these inherent discrepancies, the extent and accuracy of this Land Use Survey is such that it will portray a factual and realistic picture of the nature, extent, and conditions of present land use within the South Peninsula Zoning District.

In determining the amount of land in acres, measurements are made from maps, at the scale as indicated on the map, and by other calculations made with the planimeter. Because of distortions in maps and because of the small percentage of error inherent in planimeter calculations, it may be expected that the extent of error in calculating areas as set forth in the Land Use Tables will be consistent with this method of calculation, and in general, not in access of one percent.

The Land Use Survey has been prepared in detail, in color, on Maps at a scale of one inch equal two hundred feet. This Land Use Map has been officially presented to the South Peninsula Zoning Board and may be inspected at the office of the South

Peninsula Zoning Board upon request. A generalized Land Use Map is shown with this publication for discussion and reference purposes.

B. PURPOSE

The purpose of this Land Use Survey & Analysis is to set forth in useable form the amount of land presently devoted to the various categories of land use, and to further determine the percentage of the total land and the percentage of the developed land now devoted to each of these uses. Following a determination of these factors, estimates are made of the potential land use, based upon past development trends, present trends and conditions, and anticipated development patterns in keeping with a projection of past and present trends. Such information is designed to serve as a guide in the valuations for developing the subsequent Land Use Plan. In addition to these basic purposes, the Land Use Map, which is a part of this Study, serves as a valuable tool by giving a visual indication of present land use, its nature, and location. The Land Use Map may be used to evaluate requests for zoning changes, and for any other considerations which may directly have a bearing upon either present or future land use. The Zoning Map should be kept up to date at all times with each change of use noted as determined by the issuance of Building Permits for new construction, or changes in the present land use.

C. SCOPE

The scope of this Land Use Survey & Analysis is limited to the territory under the jurisdiction of the South Peninsula Zoning Board. This territory, also referred to as the South Peninsula Zoning District, comprises all land on the South Peninsula with the exception of a small portion being within the corporate boundary of The City of Port Orange, and all land south of the corporate boundary of the City of Daytona Beach. This includes the municipality of the Town of Daytona Beach Shores, and the newly created municipality of Ponce Park comprising the southern portion of the South Peninsula Zoning District.

Although a small portion of the South Peninsula area is not within the jurisdiction of the South Peninsula Zoning Board, being a portion of the municipality of The City of Port Orange, such area is considered as a part of this Study in order to provide a uniform basis considering the total South Peninsula area in this and other considerations.

The classification of land use is catogorized into both generalized and specialized classifications as customarily referred to for planning and zoning studies.

II AREA CHARACTERISTICS

A. LOCATION

The South Peninsula Zoning District is located along the Atlantic Ocean south of the corporate boundary of the City of Daytona Beach, and east of the Halifax River. The location, in general, places the South Peninsula Zoning District in the upper eastern portion of the Florida East Coast. In addition to abutting the corporate boundary of The City of Daytona Beach to the north, it abuts The City of Port Orange in the vicinity of the Port Orange Bridge, with The City of Port Orange having municipal jurisdiction over a small portion of land on the South Peninsula. It is directly across the Halifax River from a section of the mainland area of The City of Daytona Beach, and the municipality of South Daytona.

B. TOPOGRAPHY

The topographical features of the South Peninsula Zoning District are consistent with most of the coastal lands along the Florida East Coast. This consists of sand with portions in dunes and swails, with the average elevation approximately 10 feet above mean sea level, rising from zero elevation with maximum elevations from 20 to 25 feet above mean sea level.

The South Peninsula Zoning District is approximately ten miles long and varies in width from about 500 feet to 2,000 feet at the southern tip. The average width is approximately 1,000 feet. Native vegetation consists mostly of palmetto growth with areas of mangrove along the river, particularly dense to the south, and with wooded areas prevailing along the central portion and towards the Halifax River consisting of various varieties of pines, cedars, and oak.

C. MAJOR FEATURES.

The predominance of water areas and shore lines establishes major feature characteristics of the South Peninsula Zoning District. The South Peninsula Zoning District is bounded on the east by the Atlantic Ocean, on the west by the Halifax River, and on the south by the Ponce de Leon Inlet. Although this inlet is unimproved, the next northern most inlet is Matanzas Inlet, south of St. Augustine, and to the south, except for Port Canaveral, the next southern inlet is Sabastian Inlet between Vero Beach and Melbourne. Although hazardous, the inlet provides an entry into the Intra-Coastal Waterway, to the ports of New Smyrna Beach and Daytona Beach.

Because of the pencil like shape of the South Peninsual Zoning District only two major traffic routes exist. These are Atlantic Avenue, or Florida A1A along the Atlantic Ocean, and South Peninsula Drive, on the west side of the Peninsula, paralleling the Halifax River. Although numerous east-west roads connect these two major routes, none of these other routes have any major significance other than

Dunlawton Boulevard, which is the bridge approach to the Port Orange Bridge leading westward across the Halifax River to The City of Port Orange.

The South Peninsula Zoning District contains a major segment of the tourist and resort attractions of the Daytona Beach metropolitan area. The ten miles long Atlantic Ocean Beach is a continuation of the world's famous Daytona Beach and thus identifies the major economic feature within this area. The basic economy is reflected by the numerous motels and other accommodations of a resort nature and of the many other type businesses oriented to the tourist. In addition to the Atlantic Ocean Beach attraction, the western side of the Peninsula, along the Halifax River, affords attractive settings for residential development. The general features of topography and land use trends of that area which is now developed extend almost uniformily southward into the area presently undeveloped.

III PRESENT LAND USE

The present land use summary showing general type land use, acres, and the percent, is set forth in Table 1. This shows a total of 942.2 acres developed with 1,241.3 acres undeveloped, of the total 2,183.5 acres. This total area represents approximately 3.4 square miles. The developed acreage accounts for 43.2 percent of the total area leaving 56.8 percent in an undeveloped status. Table 2 shows a detailed breakdown of several land use categories.

A. RESIDENTIAL

Residential land use, as shown in Table 2, consumes 508.6 acres, representing 54 percent of the developed area, and 23.3 percent of the total area. The principal category of residential development is that of single-family dwellings, accounting for 52.2 of the 54 percent of the developed area in residential use. Both two family and multi-family residential development is rather insignificant in relation to the extent of single-family development.

B. ACCOMMODATIONS

Accommodations, including motels, hotels, tourist courts, and similar tourist accommodation facilities,account for 92.5 acres of land representing 9.8 percent of the developed area and 4.3 percent of the total area. The Land Use Survey identified 177 tourist accommodation facilities, with the total of 2,584 rental units.

C. BUSINESS

Business land use is broken down into three categories. The first of these is business and professional, being office type business not engaged in the retail sale of goods or commodities. Business and professional uses consume 3.6 acres and accounted for 0.4 percent of the developed area, and 0.2 percent of the total area. Retail sales and services, being the customary retail outlet stores, consumed 27.6 acres and representing 2.9 percent of the developed area, and 1.3 percent of the total area. The third classification of service stations consumed 3 acres of land, representing 0.3 percent of the developed area and 0.1 percent of the total area. The total land devoted to business amounts to 34.2 acres, representing 3.6 percent of the developed area and 1.6 percent of the total area.

D. INDUSTRIAL

Industrial uses are non-existent on the South Peninsula area with the exception of a few boat repair and service yards. These account for 5.5 acres of land representing 0.6 percent of the developed area and 0.2 percent of the total area.

E. PUBLIC

Public land devoted to public utilities is relatively insignificant as shown on Table 2. However, other public uses, including public parks and recreation areas, total 26.3

acres, representing 2.8 percent of the developed area and 1.3 percent of the total area. Land devoted to semi-public uses, including churches, clubs, lodges, etc., consumes 14 acres, accounting for 1.5 percent of the developed area and 0.6 percent of the total area. Total public land amounts to 40.3 acres, representing 4.3 percent of the developed area, and 1.9 percent of the total area.

F. RIGHTS-OF-WAY

Land consumed in street rights-of-way amounts to 261.1 acres. This represents 27.7 percent of the developed area and 11.9 percent of the total area.

G. POPULATION

Based upon the number of living units, excluding transients or tourist rental units, it is estimated that the present population of the South Peninsula Zoning District as of the time of this survey was 6,944 persons. This includes allowances for resident owners and managers of the motel and tourist accommodation facilities.

IV POTENTIAL LAND USE

A. DETERMINING FACTORS

The South Peninsula Zoning District is unique in its inherent features which have a controlling effect on land use. The South Peninsula Zoning District may not be expected to develop as a typical American community or urban area. Perhaps the most significant influencing factor is an economic one. The tourist trade.

The Atlantic Ocean Beach offers an attraction which draws people to this area from the entire North American continent. Because of this feature attraction, it may be expected that most or all of this land along the Atlantic Ocean Beach will eventually be developed to accommodate the tourist demands. This is not to say that there should not be preserved, nor that there will continue to exist, segments of the Atlantic Ocean frontage used for residential development, of both single-family and multiple family types. However, with the increasing development of tourist accommodations the value of ocean front property may be expected to soar, irrespective of its use along the Atlantic Ocean. This economic factor, of land cost, will make it prohibitive for most persons to own and maintain single-family dwellings along the Atlantic Ocean. However, as is the case in many other highly developed ocean front areas, there are a few with sufficient economic resources to justify this type of land use.

The western area of the Peninsula, as previously mentioned, is very attractive and offers a favorable environment for residential development. It may be expected that residential development will occur along the Halifax River in both single-family and multiple family development. It may be expected that the trend of more apartment buildings, and of various types of apartment buildings, may be expected to continue and that such development will be a part of future residential development within the South Peninsula Zoning District.

In the area between the Atlantic Ocean properties and the Halifax River properties may be found various types of uses. It is within this area that the various retail and service type businesses may be located, and, in addition, residential development of both single-family dwellings and apartment houses. Also within this central area will be found the public and semi-public uses, including the parks and recreation areas, schools, churches, clubs and lodges.

Subsequent planning in this Program will indicate possible new access points to the Peninsula provided by new roads and bridges from the mainland. The points from which these bridges and roads will be established will create key locations for such major features as shopping facilities, and other related land uses. It is not within the scope of this Study to further elaborate on these items at this time.

B. POPULATION

In addition to serving the transients and tourists attracted into the area by the Atlantic Ocean Beach, there will be need for land uses to support the resident population. In addition to providing areas for residential development, there will be need to provide shopping areas, areas for schools, and other facilities. The present population estimate of 6,944 persons represents approximately 1,984 families. Of the 508.6 acres devoted to residential use, this establishes a density of 13.65 persons per acres, or 3.9 families per acre. Table 3 indicates a possible future residential development consuming 938.9 acres. Based upon this present density, after total development, a population of 12,816 persons would exist representing 3,666 families. However, it may not be expected that the present density will continue to prevail. A conservative estimate would be that the densities will increase proportionately to the total population growth and that after total development, the population density may increase by approximately fifty percent over that which now prevails, or 20.47 persons per acres, or 5.8 families per acre. This would then realize a total population of 19,224 persons or 5,492 families. A higher density of population may be expected to occur on the Peninsula than on other mainland areas because of the desire to live along both the Atlantic Ocean and the Halifax River. This is presently indicated by the high degree of density presently existing within older established portions of the Peninsula to the north.

C. RATE AND DIRECTION OF GROWTH

The rate of growth may be expected to be geared to the total state economy, and with that of Volusia County. The growth of resort facilities may or may not parallel the growth of residential development. The rate of growth of resort facilities will be geared more directly to the national economic picture whereas the rate of growth of residential development will be geared more directly to the rate of growth of Volusia County and the State of Florida. Detailed estimates of this rate of growth will be set forth in the subsequent Population & Economic Study.

The direction of growth is obviously to the south. It may be expected that growth will occur more rapidly along the Atlantic Ocean and the Halifax River with a filling in between these two strips as total development takes place. This has been a trend experienced consistently in that portion of the Peninsula which is now developed.

D. LAND USE

The potential land use of the entire South Peninsula Zoning District is shown in Table 3. This Table shows the present land use in acres and percent of total, the additional amount of land which may be expected in each of the major categories, the percent of the total and the percent increase in each category, and the total land use in both acres and percent after total development. The basis for this estimate is made on past development trends, the present land use pattern, and with estimates of future land use trends and development. Table 3 shows an increase of 430 acres additional land to be used for residential development. Total residential development would then represent 938.9 acres and representing 43.0 percent of the total Peninsula area. The next largest factor of land use, excluding street rights-of way, is the category of "accommodations". This would consume 393 acres of the Peninsula area, representing 8 percent of the South Peninsula Zoning District. Other business uses may be expected to account for approximately 5 percent of the total area representing 109.2 acres. Industrial uses, which will probably be represented by additional marine terminal and repair facilities, may be expected to consume no more than two percent of the total area, or approximately 43.7 acres. Land for public use, including schools, parks, and recreation areas may be expected to consume twelve percent of the total area, representing 262 acres. Land for street rights-of-way is estimated at twenty percent, representing 436.7 acres of land.

V CONCLUSIONS

The South Peninsula Zoning District, and the area within the scope of this Study, is 43.2 percent developed. This is almost one-half of the total area. The remaining 56.8 percent may be expected to be developed within the foreseeable future. The undeveloped area, representing approximately 1,241 acres, is all that is available for development purposes. There is no more. It is, therfore, imperative to both public and private interests that controls be exercised in bringing about the best possible development of the remaining undeveloped land. Once land is developed, it is extremely difficult if not impossible to make adjustments and correct errors which might have been made. Substandard development or improper land uses may adversely effect the surrounding areas over a long period of time, and in addition to retarding development, may reduce what would otherwise be a profitable financial return to the developers and investors.

It appears that all of the land on the South Peninsula Zoning District is premium land. Although marginal conditions from a topographical standpoint exist in certain areas along the Halifax River, such land is suitable for reclaiming with appropriate dredging and filling. Most all other land is suitable for development without any further topographical changes. The values of the South Peninsula land is inherent with the land because of both its location and the natural features which it has to offer, namely, proximity to the Atlantic Ocean and the Halifax River.

The information set forth within this Study, combined with the subsequent Population & Economic Study, should be used to its fullest extent in the preparation of the Land Use Plan to be subsequently implemented by new zoning regulations. By virtue of the implementation of the Land Use Plan, with the Zoning Regulations, efforts will have been made to bring about the best use of all land within the scope of this Study, as best determined by those having knowledge of the area, and those in a position to control land use development.

APPENDIX

Table 1

PRESENT LAND USE SUMMARY BY GENERAL TYPE, ACRES & PERCENT

Type Use	Acres	% of Developed Area	% of Total Area
Residential	508.6	54.0	23.3
Accommodations	92.5	9.8	4.3
Business	34.2	3.6	1.6
Industrial	5.5	0.6	0.2
Public	40.3	4.3	1.9
Street Rights-of-way	261.1	27.7	11.9
TOTAL DEVELOPED	942.2	100.0	43.2
TOTAL UNDEVELOPED	1,241.3		56.8
TOTAL LAND	2,183.5 (3.4 sq. mi)		100.0

Table 2

PRESENT LAND USE BY TYPE USE, ACRES, PER CENT DEVELOPED & NUMBER OF USES

Type Use	Acres	% of Developed Area	% of Total Area	No. of Land Uses
Single-Family	491.7	52.2	22.5	1,626
Two Family	6.8	0.7	0.3	30
Multiple Family	10.1	1.1	0.5	29
TOTAL RESIDENTIAL	508.6	54.0	23.3	1,685
TOTAL ACCOMMODATIONS	92.5	9.8	4.3	177
Business & Professional	3.6	0.4	0.2	18
Retail Sales & Services	27.6	2.9	1.3	41
Service Stations	3.0	0.3	0.1	13
TOTAL BUSINESS	34.2	3.6	1.6	72
Local Service Industry	5.5	0.6	0.2	2
TOTAL INDUSTRY	5.5	0.6	0.2	2
Public Utilities, Etc.	0.4	0.1	0.1	1
Other Public Uses	25.9	2.7	1.2	5
Total Public Owned	26.3	2.8	1.3	6
Semi-public	14.0	1.5	0.6	7
TOTAL PUBLIC	40.3	4.3	1.9	13
Street Rights-of-way	261.1	27.7	11.9	-
TOTAL RIGHTS-OF-WAY	261.1	27.7	11.9	-
TOTAL DEVELOPED LAND	942.2	100.0	43.2	-
TOTAL UNDEVELOPED LAND	1,241.3		56.8	
TOTAL LAND	2,183.5		100.0	

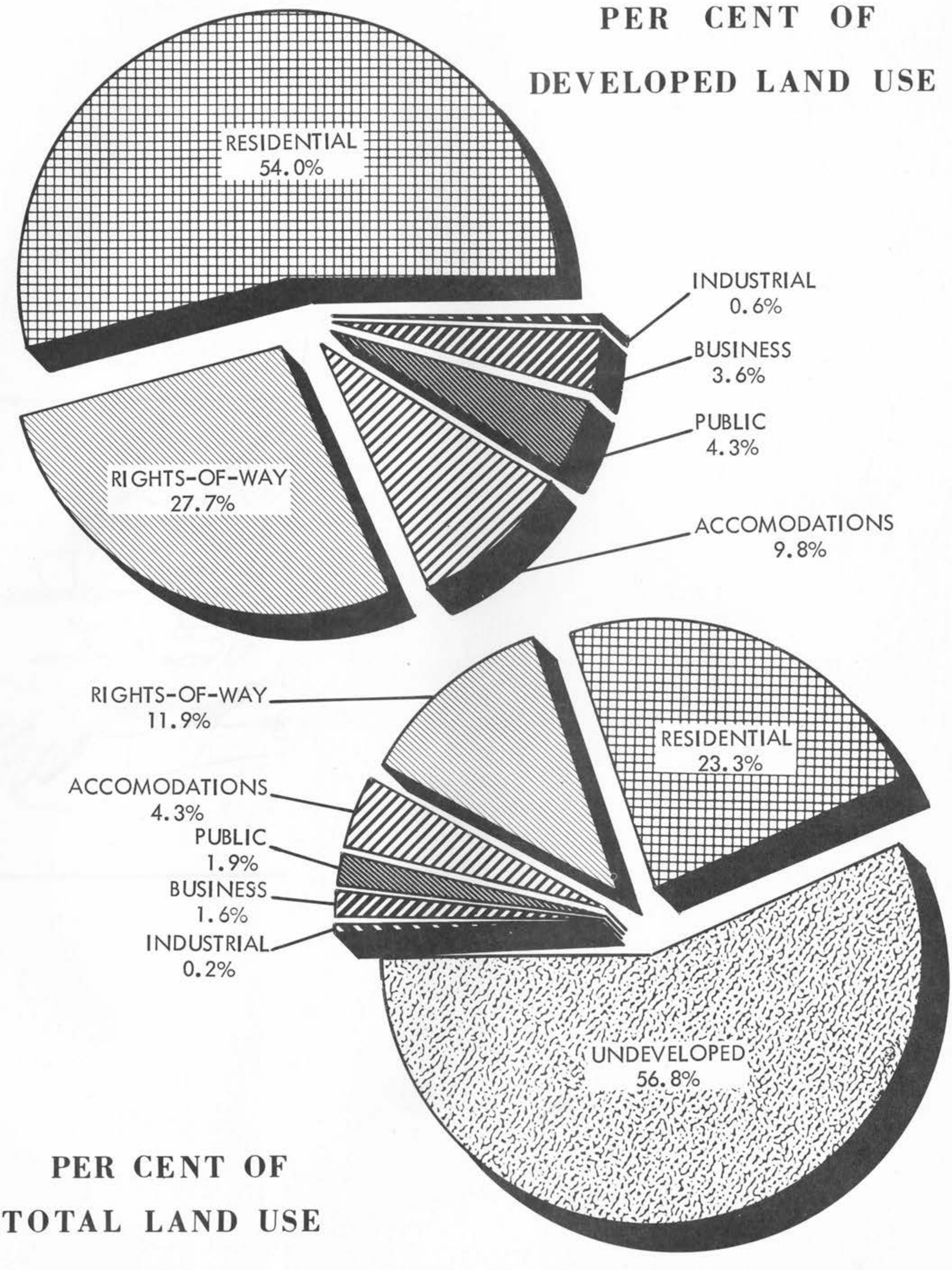
Table 3

POTENTIAL LAND USE

	Present		Additional			Potential Total	
Type Use	Acres	% of Total	Acres	% of Total	% Increase	Acres	% of Total
Residential	508.6	23.3	430.3	34.7	84.6	938.9	43.0
Accommodations	92.5	4.3	300.5	24.2	324.9	393.0	18.0
Business	34.2	1.6	75.0	6.0	219.3	109.2	5.0
Industrial	5.5	0.2	38.2	3.1	694.5	43.7	2.0
Public	40.3	1.9	221.7	17.9	550.1	262.0	12.0
Street Rights-of-way	261.1	11.9	175.6	14.1	67.3	436.7	20.0
Vacant	1,241.3*	56.8	-	-	-	-	-
TOTAL	2,183.5	100.0	1,241.3*	100.0		2,183.5	100.0

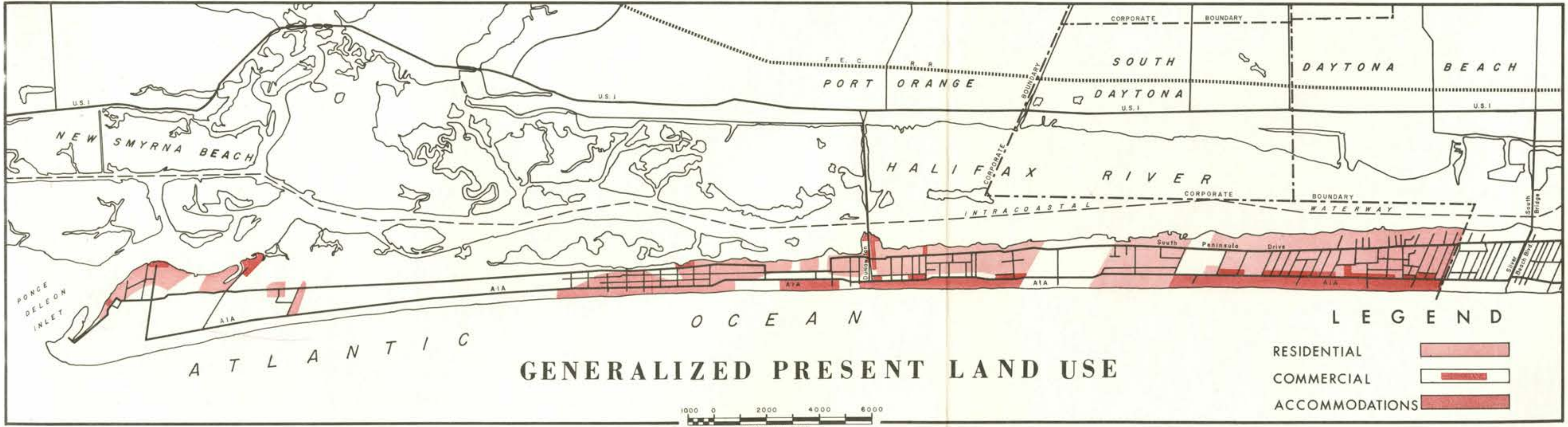
* Present Undeveloped Area

Graph 1



PER CENT OF DEVELOPED LAND USE

PER CENT OF TOTAL LAND USE


NEW SMYRNA BEACH
U.S. 1
F.E.C. R.R.
PORT ORANGE
SOUTH DAYTONA
DAYTONA BEACH
CORPORATE BOUNDARY
CORPORATE BOUNDARY
CORPORATE BOUNDARY
HALIFAX RIVER
INTRACOASTAL WATERWAY
South Peninsula Drive
Dunlawton
Silver Beach Blvd
South Bridge
A1A
PONCE DELEON INLET
ATLANTIC OCEAN
LEGEND
RESIDENTIAL
COMMERCIAL
ACCOMMODATIONS
1000 0 2000 4000 6000
SCALE IN FEET

GENERALIZED PRESENT LAND USE