

9. WILBUR-BY-THE-SEA LOCAL PLAN

Background

A support document for the Wilbur 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 #1-13, Wilbur-by-the-Sea Study Area."

GOAL:

WIL 1 Maintain the existing residential, cultural and scenic values associated with the Wilbur Community within a framework which will allow for growth compatible with the established development pattern and current land use policies.

OBJECTIVE:

WIL 1.1 Preserve the residential scale of urban development in keeping with the historic residential pattern of Wilbur-by-the-Sea.

POLICIES:

WIL 1.1.1 Applications for increases in the land use intensities and densities above those currently designated on the Volusia County Land Use Map shall be presumed inconsistent with the Wilbur-by-the-Sea Local Plan.

WIL 1.1.2 Sanitary Sewer and potable water design capacity for any systems should be sized at a level appropriate to support a single family residential development pattern. It will not be used to justify increased density of a multi-family character typical of neighboring adjacent beach front communities.

WIL 1.1.3 Applications to convert a residential single family land use to nonresidential use or increase residential density within the Wilbur Community shall not be allowed, except for a valid public purpose pursuant to section 125.01, Florida Statutes on publicly owned property, which is also consistent with the Wilbur-by-the-Sea local area plan and zoning overlay.

WIL 1.1.4 Commercial use ~~should~~^{SHALL?} be limited to areas currently designated for that purpose and in use.

WIL 1.1.5 Limited commercial use as allowed in the Comprehensive Plan's Urban Land Use designations shall be subject to Planned Unit Development (PUD) requirements. Any use developed as a PUD must demonstrate compatibility with the character and development pattern of the Wilbur Community.

WIL 1.1.6 The pattern of the predominant low density, low profile single-family residential land uses shall be maintained. The limitation of density facilitates evacuation along the barrier island coastal community and protects the scenic views and the other estuary attributes associated with the river and ocean front areas in the Wilbur-by-the-Sea

community.

OBJECTIVE:

WIL 1.2 Protect and enhance the environmental and cultural resources of Wilbur-by-the-Sea which define the area's character and visual appeal.

POLICIES:

WIL 1.2.1 The areas of Wilbur-by-the-Sea that are designated as Environmental Systems Corridor (ESC) shall retain this designation to ensure the protection of the environmental resources.

WIL 1.2.2 The County shall continue to support the protection, historical significance, and recreational use of the Wilbur Boathouse.

OBJECTIVE:

WIL 1.3 The Wilbur Plan will continue to be implemented.

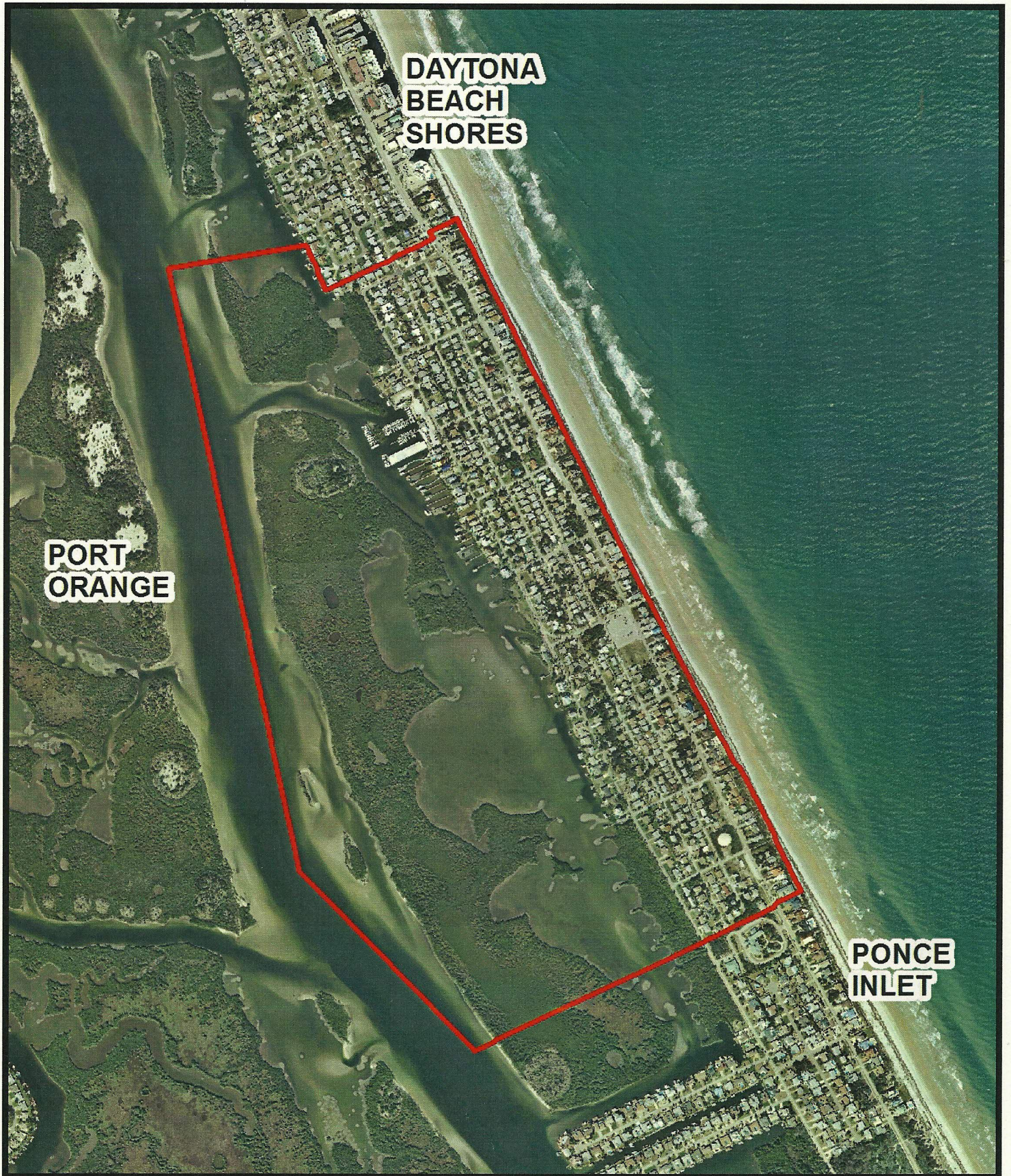
POLICIES:

WIL 1.3.1 Any plans and programs for the Wilbur-by-the-Sea study area that are deemed to be appropriate shall be implemented through amendments as necessary to the Comprehensive Plan, Zoning Ordinance, and Land Development Code. Implementation shall not be limited to the above and may be accomplished by any other appropriate means.

WIL 1.3.2 Specific implementation tools that may be used include, but are not limited to:

- a) Use of an Overlay Zone; and,
- b) Joint Planning Agreements.

WIL 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 Wilbur-by-the-Sea Community and the intent of this plan.



**WILBUR by the SEA & VICINITY
2012 Aerial Photography**



1 inch = 1,000 feet

4/15/2013

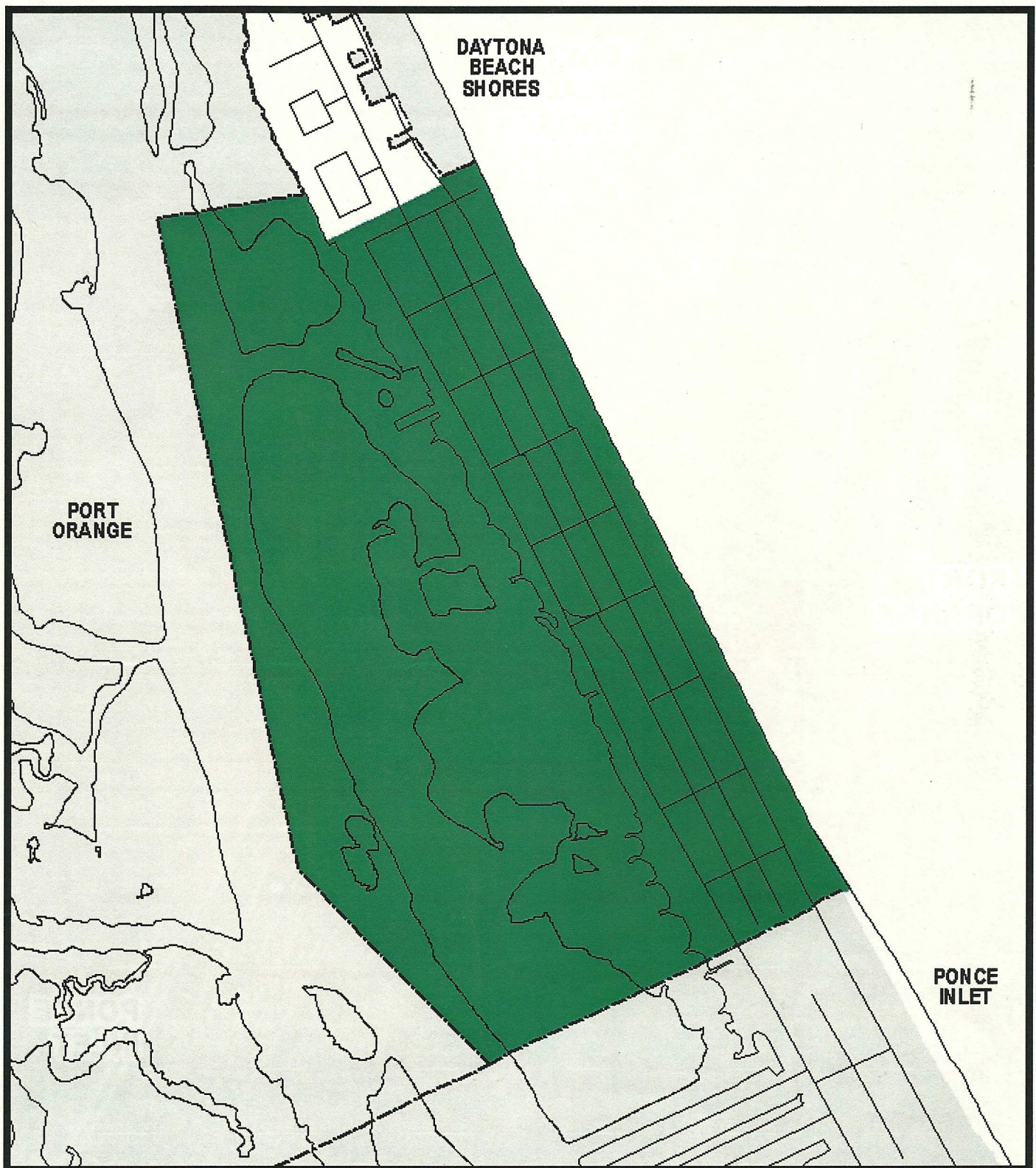
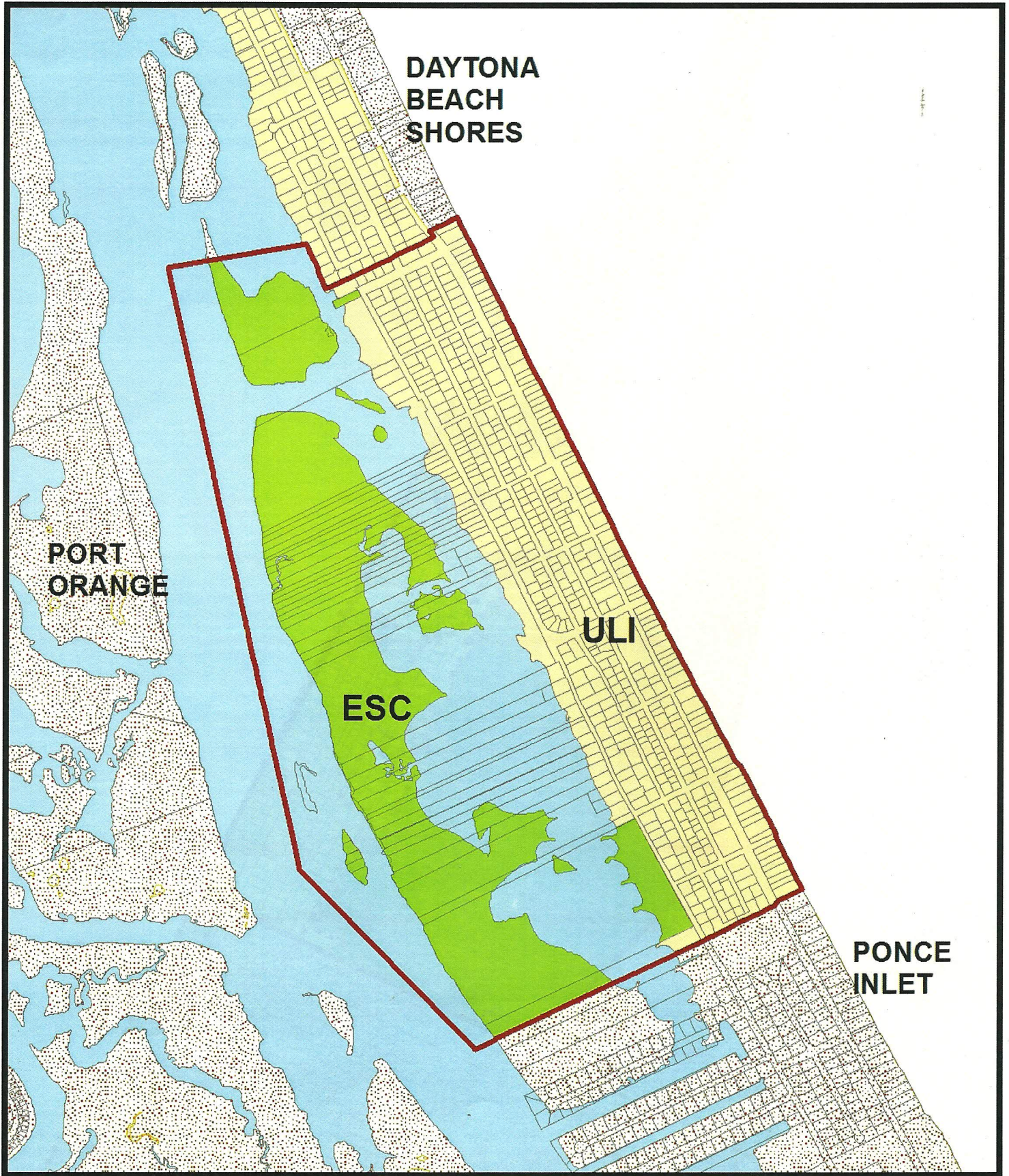


FIGURE 1-12I
WILBUR BY THE SEA LOCAL PLAN



PREPARED BY: VOLUSIA COUNTY GROWTH & RESOURCE MANAGEMENT DEPARTMENT

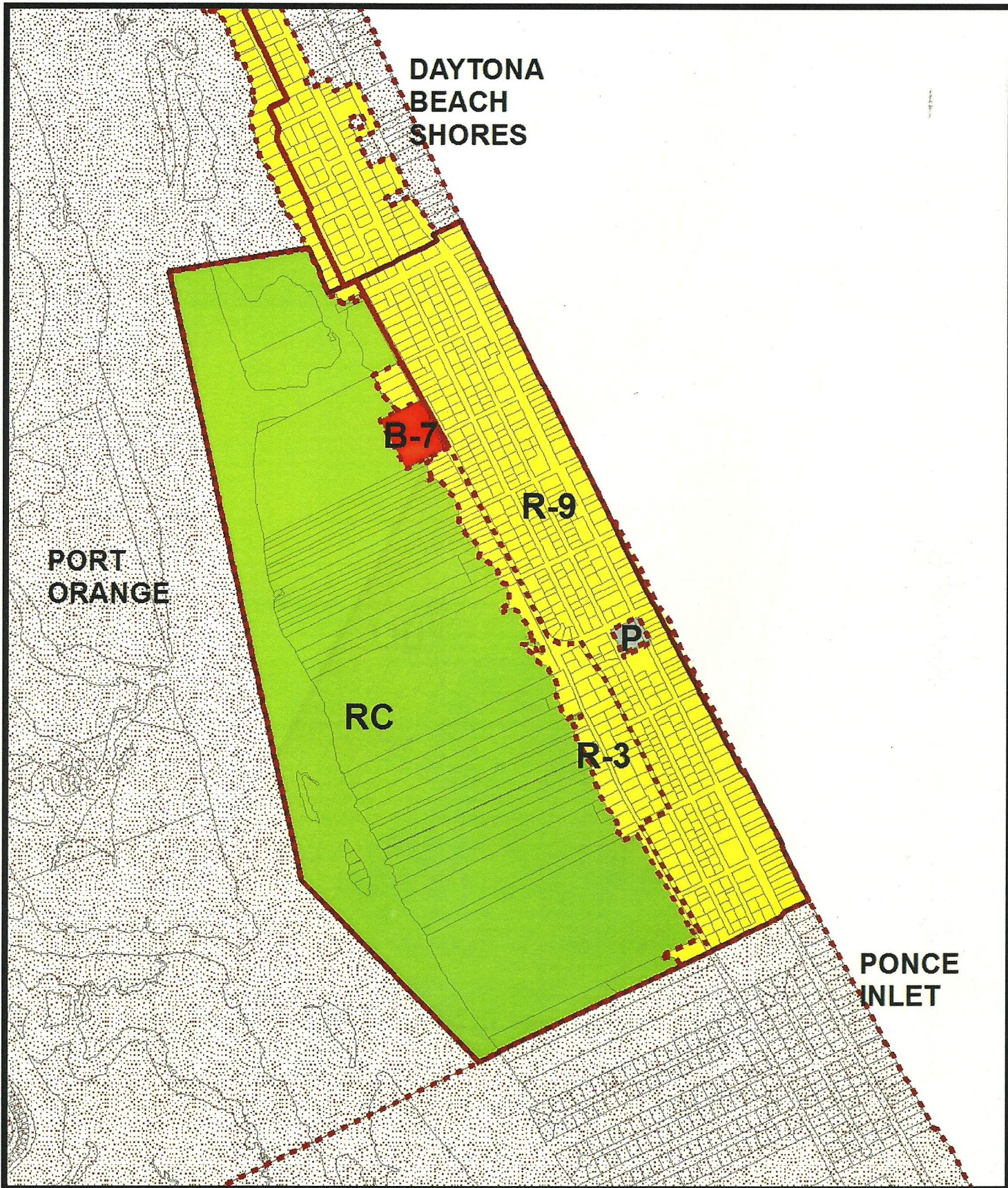


**WILBUR by the SEA & VICINITY
Future Land Use**



1 inch = 1,000 feet

4/15/2013



WILBUR by the SEA & VICINITY ZONING



1 inch = 1,000 feet

4/15/2013

Wilbur-by-the Sea Zoning Classifications

RC to ICW Toronto

	RC	P	R-3	R-9	B-7
Min. lot size	25 acres	5 acres	10,000 sq. ft.	7,500 sq. ft.	one acre
Min. width	150 ft.	none	85 ft.	75 ft.	150 ft.
Front yard setback	50 ft.	50 ft., except for parking areas, which is 25 ft.	30 ft.	25 ft., except on a corner lot, one front yard may be reduced to 15 ft.	35 ft.
Side yard setback	50 ft.	50 ft., except for parking areas, which is 25 ft.	20 ft.	7 ft.	10 ft., unless abutting an ag, res, or MH zoned property, then 35 ft.
Rear yard setback	50 ft.	50 ft., except for parking areas, which is 25 ft.	20 ft. combined, min 8 ft on any one side	20 ft.	10 ft., unless abutting an ag, res, or MH zoned property, then 35 ft.
Waterfront yard setback	75 ft.	50 ft., except for parking areas, which is 25 ft.	25 ft.	25 ft.	25 ft.
Max. building height	45 ft.	45 ft.	35 ft.	35 ft.	45 ft.
Max. lot coverage	20 percent	none	35 percent	35 percent	none
Misc.	Allows administrative line adjustment		Allows zero lot line residential subdivisions		