

# Introduction to Land Development

## Volusia & Flagler Counties

GUIDEBOOK



written by

**VOLUSIA COUNTY ASSOCIATION FOR RESPONSIBLE  
DEVELOPMENT AND ITS FLAGLER COUNTY CHAPTER**

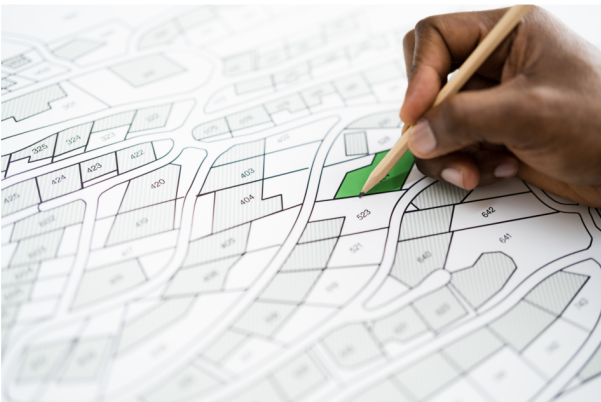
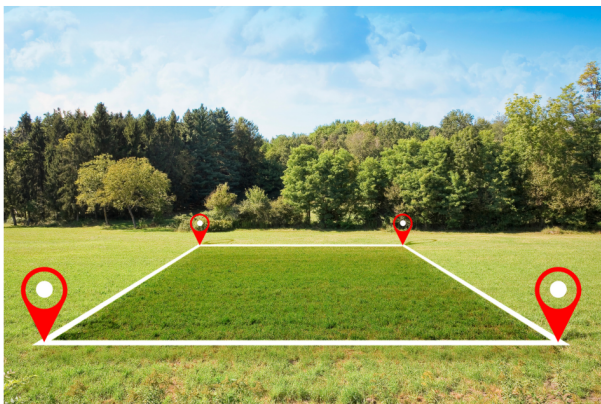


[www.responsibledevelopment.com](http://www.responsibledevelopment.com)

# Land Development Definition

## Development

According to Florida Statute 380.04, "Development" refers to any activity related to construction or mining, significant changes to the use or appearance of a building or land, or the subdivision of land into three or more parcels. Additionally, many local governments include specific activities such as clearing, mining, excavation, landfill disturbance, and stormwater modification under this definition, though they often exclude minor activities like fence installation and periodic property maintenance.

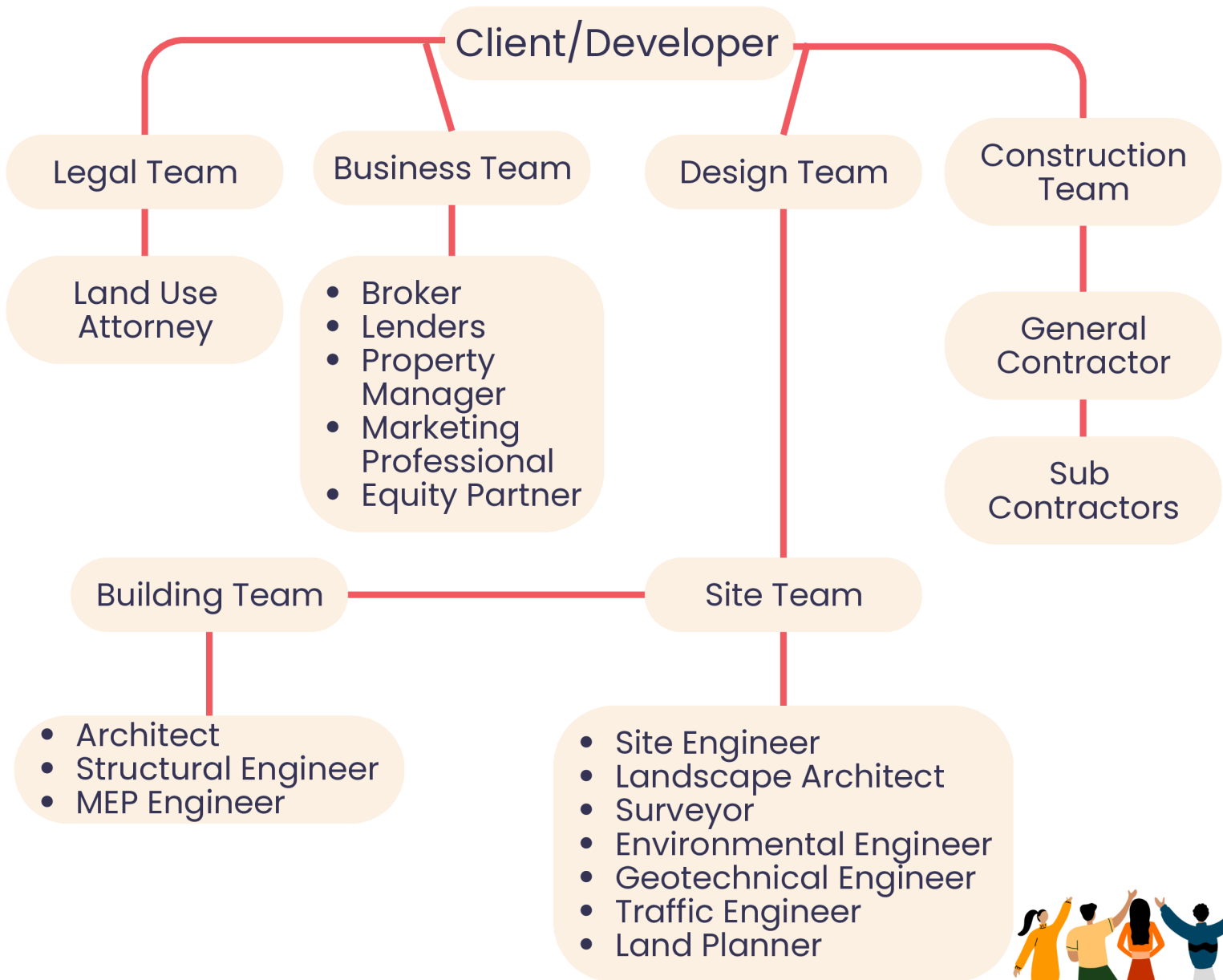


## Improvement

The term "Improvement" generally denotes any construction, alteration, demolition, excavation, landscaping, or similar activity performed on land or property that provides a lasting benefit. Most local governments consider properties adjacent to streets, waterways, or utility easements as improved.



## Members of a Development Team



## Public Involvement

*Public involvement in land development is crucial, and the public is considered to be part of the development team. While public participation is essential for success, it is important to recognize that each jurisdiction has unique regulations that must be adhered to, with compliance to local, state, and federal laws often mandated by ordinances.*

# Land Development Process

## Pre-Design Stage

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### Financing

Financing your land development endeavor or acquisition of land typically requires securing a financial commitment from a lending institution or investors.

### Due Diligence

A large part of due diligence ensures the buyer or owner of land can actually execute what they are proposing either before they purchase the property or begin development. This involves understanding local jurisdiction's land development regulations like future land use and/or zoning designation. Along with understanding the limitations of the properties as it pertains to utilities, stormwater or environmental hurdles.

### Site Selection

The process of identifying suitable sites for a development project. The development team will assist the developer by performing due diligence studies for multiple sites. This may include legal and financial due diligence. The site engineer is focused on evaluating the project's protectory and physical characteristics.

### Site Analysis

A detailed analysis of the existing physical conditions. A *feasibility study* is a formal document that records information from the site analysis phase.



## Conceptual & Schematic Design

### Site Plan

A conceptual site plan is a scaled drawing to help provide a concept of what will fit on the site. A final site plan will show the layout, design, and construction of buildings, structures, and paving on a site in a way that protects the public's interests in safety and economy, and protects from some of the possible undesirable outcomes of site development.

### Platting

Platting is the way in which property is divided, through laying out on paper or mapping each piece of land. A recorded plat indicates lots, building lines, easements and rights-of-way, flood areas, boundary markers, and other permanent attachments to land.

### Design & Engineering

Once land has been assessed for development, you will require a specialist to layout the design and engineering to structure the building.



## Conceptual & Schematic Design

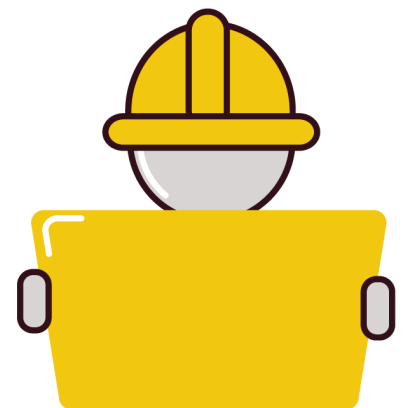
### Phase 1 ESA

A Phase 1 Environmental Site Assessment is completed to research the current and historical uses of a property. The intent of the report is to assess if current or historical property uses have impacted the soil or groundwater and could pose a threat to the environment and/or human health. As well, the process is to decrease liabilities to the buyer/seller.



### Site Development

Site Development is the implementation of the improvements that are needed to prepare a construction site or underlay a structure or development before building construction can begin.



## Permits & Construction

### Permits

The final site plan is submitted for formal regulatory review and permit processing and eventually used for construction. Permits are required before any construction can begin. There are various types of permits, including development, environmental, building, transportation, sign, temporary, and miscellaneous permits, to name a few.

### Construction

During the entire construction cycle of a building the work will start with the foundation stage and move through framing, exterior, drywall and the finishing stage.





# Understanding Growth Management

## How can we plan and prioritize healthy growth?

Growth is inevitable, and perceptions of what constitutes "good" versus "bad" growth vary widely. With 1,000 people moving to Florida daily, how can we address this issue? It involves balancing development with sustainable practices, ensuring infrastructure keeps pace, protecting natural resources, and considering community impacts. Strategic planning and inclusive dialogue are essential to managing this rapid growth effectively.



**Growth Management** describes the methods of controlling the pace, timing, and location of development relative to the availability of infrastructure and the physical nature of the development, including lot size, density and street width. **Comprehensive Plans** set forth the community's vision of itself for the next 10-20 years. Concerns about uncontrolled growth's impact on the environment and quality of life have led to more comprehensive land use plans and regulations. Local, state, and federal governments may require permits for environmental protection and growth management, with comprehensive plans addressing these issues at the local level.

# Volusia County Association for Responsible Development and its Flagler Chapter



The decisions made about where we build, what we build and how we build literally become the community in which we live. Our organization is dedicated to fostering a shared understanding about growth and development. This understanding helps lead to consensus-building, a key element to responsible development. Defining what is "good growth" versus "bad growth" depends on who you are talking to; appeasing every person's opinion is impossible. What is possible is the opportunity to see new perspectives, to collaborate, and to engage in healthy debate which leads to livable, vibrant places.

VCARD is a not-for-profit dedicated to affecting positive outcomes for the development in our community. We achieve this goal by:

- Facilitating open-dialogue about what, where, and how we build;
- Publishing information on land development to ensure a transparent process;
- Monitoring policies and legislation impacting development choices;
- Acting as a liaison between municipal agencies and professionals in the field;
- Providing educational forums for individuals interested in the health of their community;
- Circulating timely information on development matters.



**We educate on  
"smart growth"!**



*Volusia County Association for Responsible Development  
and its Flagler County Chapter*

# VCARD/FCARD Membership Directory

VCARD/FCARD members include engineers, land-use attorneys, environmentalists, real estate agents, banks, educational institutions, surveyors, contractors, and many others. They volunteer their time and expertise to educate and share their knowledge, aiming to positively impact community development. Below are some of our leading supporters. To find all VCARD members, please scan the QR code to access the [full membership directory](#).



## LEGACY



## LEADING

- **ACRUVA**
- **Chiumento Law Firm**
- **ECS Florida**
- **Ferguson Works**
- **Ford Properties**
- **VeeCor Property Management**

## SUSTAINING

- **ADS-Pipe**
- **Geosam Capital US**
- **Hedricks Brothers Construction**
- **ICI Homes**
- **MetaWorld Civil Consulting**
- **Universal Engineering Services**
- **WELBRO Building Construction**
- **Wharton-Smith, Inc.**
- **Zev Cohen & Associates**

For more information, questions, or suggestions, please email: [kelli@responsibledevelopment.com](mailto:kelli@responsibledevelopment.com)