

Verify the jurisdiction you reside in at <https://vcpa.vcgov.org/searches.html>

Search your address and look at "Millage Group"

DELAND



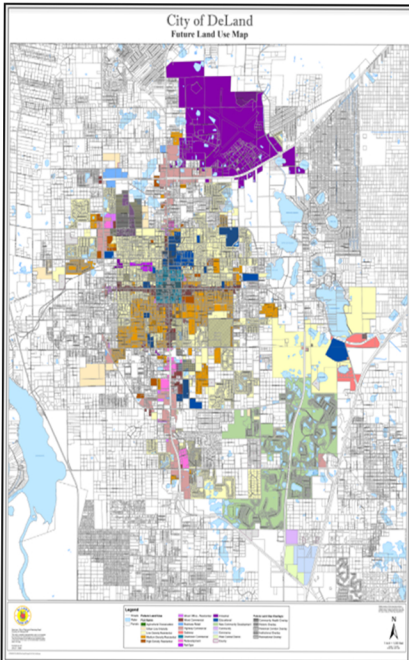
CITY OF DELAND COMPREHENSIVE PLAN

2020

Comprehensive Plans are written plans that local governments have for long-range planning. The plans examine everything from future land use to transportation to conservation and more. These various topics are called "elements" and they aim to handle the projected growth coming to our area.

Since 1985, all cities and counties are mandated by state legislation to maintain and update a Comprehensive Plan.

Go to www.deland.org/resources/the-citys-comprehensive-plan



Identify Where Growth and New Development Will Occur

View the **Future Land Use Element**, specifically the **FLU Map**

Go to <https://www.deland.org/resources/land-development-regulations-adopted-changes>

The Difference Between Future Land Use and Zoning: Future Land Use (FLU) shows the local government's intended plan for the land or property based on projected growth. FLU shows a broad range of allowable uses including commercial, residential, industrial. It also sets the maximum level of development that is allowed on each parcel. Land Development Regulations or LDR (i.e. zoning) implements and must be consistent with the Comprehensive Plan and provides additional regulatory detail.

AMENDMENTS TO THE COMPREHENSIVE PLAN

Amendments to the Comprehensive Plan are needed to keep the plan current as a dynamic living document. Changes can be required based upon

- (1) changes in state law,
- (2) changes in text policies,
- (3) property owner-initiated requests based on development pattern changes, or
- (4) annexation of property that require a city land use.

Changes occur in a public hearing format that is advertised through local newspaper advertisements, and website postings.

DID YOU KNOW? In Volusia County, there exists an additional advisory board called the Volusia Growth Management Commission (VGMC). VGMC is a forum for the several local governments in the county to cooperate with each other. Amendments to comprehensive plans must be submitted for review to VGMC to ensure they are consistent with adjacent cities.

Go to www.volusia.org/government/county-council/advisory-boards/volusia-growth-management-commission.stml

HOW DO DEVELOPMENTS GET APPROVED?

1

Developer meets with the City's Technical Review Committee (TRC) which is comprised of staff members from various departments and submits application.

REZONING
PD ONLY

SUBDIVISION

SITE PLANS
Up to 40,000 sf

2

Application goes before Planning Board



City Staff must advertise zoning application 7 days prior to Planning Board meeting, send letters to nearby properties 7 days prior and post the property 7 days prior to meeting

REZONING
ALL

SUBDIVISION

SITE PLANS
Up to 80,000 sf

3

If recommended, application goes before the City Commission



City Staff places notice on City Planning web page; all previous notices contained the date of the first reading by the City Commission for zoning

REZONING
ALL

SUBDIVISION

SITE PLANS
Over 80,000 sf

4

If application passes First Reading, it goes before City Commission for Second Reading



City Clerk must advertise project 10 days prior to City Commission meeting




REZONING
ALL

5

If approved, an ordinance outlining the project will go to City Clerk to be recorded

REZONING
ALL

ADDITIONAL PUBLIC ACCESS

-  All applications can be viewed on the Accela Land Management Program on the Planning website
-  Technical Review Committee (TRC) agendas and minutes are published on the Planning website
-  Technical Review Committee is an open public meeting

<https://www.deland.org/boards-committees/technical-review-committee>

HOW DO I GET INVOLVED? IN DECISIONS?

PLANNING BOARD

Third Wednesday of each month
Start time 5:00 pm
City Commission Chambers
120 S. Florida Avenue
DeLand, FL 32720

Contact the Planning Department (386) 626-7016 to forward comments to the Planning Board members:

- Seat 1 - Buz Nesbit
- Seat 2 - Jeremy Owens
- Seat 3 -Noreen Kay Huth
- Seat 4 - Albert Neumann
- Seat 5 -Donald Liska
- Seat 6 -Virginia Comella-Chairman
- Seat 7 - Dan Reed

Seven members of the Planning Board, appointed by each member of the City Commission.

CITY COMMISSION

First and Third Monday of each month
Start time 7:00 pm
City Commission Chambers
120 S. Florida Avenue
DeLand, FL 32720



Bob Apgar, Mayor of City of DeLand
386-804-6170
apgarr@deland.org



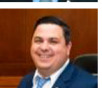
Charles Paiva, Vice-Mayor
386-738-9690
paivac@deland.org



Jessica Davis, City Commissioner, Seat Three
386-675-5071
davisj@deland.org



Chris Cloudman, City Commissioner, Seat Four
386-624-1086
cloudmanc@deland.org



Kevin Reid, City Commissioner, Seat Five
386-473-3411
reidk@deland.org

HOW TO MAKE A COMMENT

Identify the date that project application goes before Planning Board or City Commission and submit request to make public comment by one of the following:



ONLINE FORM

<https://delandfl.seamlessdocs.com/f/CommissionPublicComments>

Comments will be distributed to the Planning Board daily, up until 5 p.m. the day before the meeting. Any comments sent to the Commission will be delivered up until 5 p.m. the day of the meeting.



LIVE COMMENT

Beginning May 4, City Commission meetings have been administered on Zoom, however, the commission chambers at City Hall will be opened to 10 members of the public at a time to allow for public comment. Members of the City Commission may join the meeting remotely via Zoom.

If more than 10 members of the public are present, citizens will take turns sitting socially distanced in the commission chambers as their items of interest on the agenda are heard. Members of the public will not be able to participate in the meetings remotely, but they will be able to listen and watch the proceedings via live stream at the link below

https://delandfl.granicus.com/ViewPublisher.php?view_id=1