

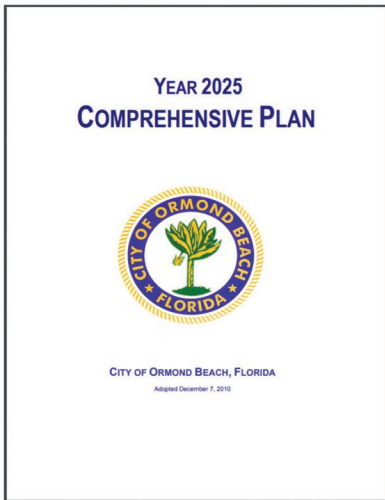


# CITIZEN'S GUIDE TO GROWTH AND DEVELOPMENT

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

Search your address and look at "Millage Group"

## ORMOND BEACH

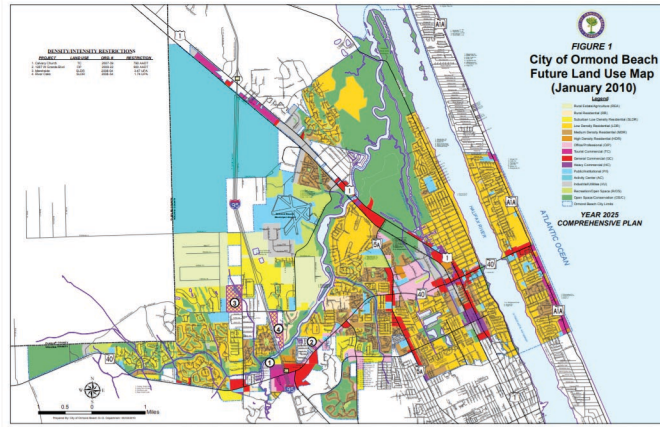


Since 1985, all cities and counties are mandated by state legislation to maintain and update a Comprehensive Plan.

**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.

Go to [www.ormondbeach.org/161/Comprehensive-Plan](http://www.ormondbeach.org/161/Comprehensive-Plan)

Go to [www.ormondbeach.org/DocumentCenter/View/9416/1a-Future-Land-Use-Element-012015?bidId=](http://www.ormondbeach.org/DocumentCenter/View/9416/1a-Future-Land-Use-Element-012015?bidId=)



Identify Where Growth and New Development Will Occur

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

**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. The Zoning Code (also known as Land Development Regulations or LDR) implements and must be consistent with the Comprehensive Plan and provides additional regulatory detail. In many respects the relationship of the Comprehensive Plan to the Zoning Code is comparable to the relationship of the Florida Constitution to the Florida Statutes.

**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](http://www.volusia.org/government/county-council/advisory-boards/volusia-growth-management-commission.stml)

### 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 abutter letters, local newspaper advertisings, and website postings.

Ormond Beach is unique in that land use map changes require letters to property owners within 300 feet of the property as additional public notice.

[www.ormondbeach.org/675/Applications](http://www.ormondbeach.org/675/Applications)  
and look at  
*Land Use Amendment*

Updated August 19, 2020



# HOW DO DEVELOPMENTS GET APPROVED?

## 1

**Developer meets with the City's Site Plan Review Committee (SPRC) which is comprised of staff members**

Developer submits project application (and other required documents) to SPRC



Developer must hold Neighborhood Meeting\* where City Staff is present and resubmit application addressing issues and comments

\* when a commercial-use abuts a residential-use

## 2

**If application passes review, it goes to the Planning Board**



Developer must advertise project 14 days prior to Planning Board meeting

City Staff must advertise project 10 days prior to Planning Board meeting and send letters to abutting properties 14 days prior

## 3

**If application is approved, it goes before City Commission for First Reading**



City Staff must advertise project 10 days prior to City Commission meeting and send letters to abutting properties 14 days prior

## 4

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



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

## 5

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

*\*Applicant responsible for recording cost of ordinance*



Monthly Development Reports are published monthly  
[www.ormondbeach.org/247/Development-Projects](http://www.ormondbeach.org/247/Development-Projects)

## ADDITIONAL PUBLIC ACCESS



Site Plans published on the Planning website

Site Plan Review Committee (SPRC) agendas and minutes are published on the Planning website

Site Plan Review Committee is an open public meeting

[www.ormondbeach.org/237/Site-Plan-Review-Committee](http://www.ormondbeach.org/237/Site-Plan-Review-Committee)



Projects and public hearing dates are detailed in the weekly City Manager report.

<https://www.ormondbeach.org/115/NewslettersUpdates>



Sign up for NOTIFY ME <https://www.ormondbeach.org/list.aspx>



# HOW DO I GET INVOLVED? IN DECISIONS?

## PLANNING BOARD

Second Thursday of each month  
Start time 7:00 pm  
City Commission Chambers  
22 S. Beach Street Ormond Beach, FL 32175



Doug Thomas, Chair  
386-677-5533  
doug@weatherguardshutters.com



Harold Briley, Vice Chair  
386-566-2961  
HDB43@aol.com



GG Galloway  
386-672-8530  
ggalloway@cbcbenchmark.com



Al Jorczak  
386-672-7335  
alanjorczak@cfl.rr.com



Mike Scudiero  
386-212-3957  
mikesrud@yahoo.com



Angeline Shull  
386-295-9605  
angieshull1@gmail.com



Lori Tolland  
386-290-3038  
Lori.Tolland@gmail.com

## CITY COMMISSION

First and Third Tuesday of each month  
Start time 7:00 pm  
City Commission Chambers  
22 S. Beach Street  
Ormond Beach, FL 32174



Bill Partington, Mayor of the City of Ormond Beach  
386-871-8232  
bill.partington@ormondbeach.org



Dwight Selby, City Commissioner, Zone One  
386-295-8729  
dwight.selby@ormondbeach.org



Troy Kent, City Commissioner, Zone Two; Deputy Mayor  
386-871-1859  
troy.kent@ormondbeach.org



Susan Persis, City Commissioner, Zone Three  
386-299-0404  
susan.persis@ormondbeach.org



Rob Littleton, City Commissioner, Zone Four  
386-968-2016  
rob.littleton@ormondbeach.org

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

[www.ormondbeach.org/agendacomment](http://www.ormondbeach.org/agendacomment)

*You will be asked to provide your name, address, and identify the agenda item you are commenting on*



### WRITTEN COMMENT

Drop your written comment off at the second floor reception desk at City Hall, 22 S. Beach Street, your during normal business hours. *Please make sure to clearly label your submission as an agenda item comment for either the Planning Board or City Commission meeting agenda (note the date).* Please provide your name, address, and identify the agenda item you are commenting on in your correspondence. You may also send comment via U.S. mail to the City Clerk at 22 S. Beach Street, Ormond Beach, FL, 32174.



### FAX

(386) 676-3330

Please provide your name, address, and identify the agenda item and date you are commenting on in your facsimile.



### LIVE COMMENT

Due to COVID-19, comments will be telephonic

- Members of the public wishing to make live comments over the phone must pre-register online through a Request to Speak Form\*\*
- Once your request has been received, the City Clerk's office will contact you to provide you with call-in information for the meeting.
- Each speaker will be allotted three minutes to provide comments on the agenda item they have requested to speak on.
- Please note that your phone number and/or name may appear onscreen when calling into the meeting.
- All those wishing to comment will need to provide their name, address, and identify the item which they are commenting on.