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PORT ORANGE

COMPREHENSIVE PLAN CITY OF PORT ORANGE 2010 - 2025



Policy Document

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.

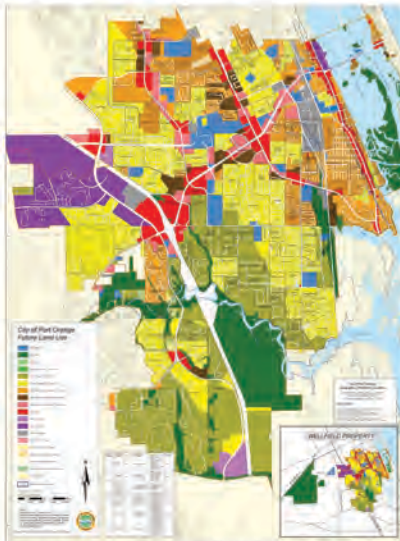
Since 1985, all cities and counties are mandated by state legislation to maintain and update a Comprehensive Plan.

Go to www.port-orange.org/235/Comprehensive-Plan

Identify Where Growth and New Development Will Occur

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

<https://pogis.maps.arcgis.com/apps/webappviewer/index.html?id=7ced72163c49489db2e9a574fd24b5fd>



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. Zoning regulations (which are part of the Land Development Code or LDC) implement and must be consistent with the Comprehensive Plan and

and provide additional regulatory detail. In many respects the relationship of the Comprehensive Plan to the Land Development 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 has the power and the duty to determine the forum for the several local governments in the county to cooperate with each other and any amendments to comprehensive plans must be submitted for review to VGMC to ensure they are consistent with each other.

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

AMENDMENTS TO THE COMPREHENSIVE PLAN

Amendments to the Comprehensive Plan are needed to keep the plan current, as a 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 posting of property, newspaper advertisements, and website postings.

Port Orange is unique in that some land use map changes require the applicant to hold neighborhood meetings prior to the City public hearings.

www.port-orange.org/DocumentCenter/View/2173/Public-Hearing-Application-2020-PDF?bidId=

Updated September 17, 2020

HOW DO DEVELOPMENTS GET APPROVED?

1

Developer meets with the City's Staff Development Review Committee (SDRC) which is comprised of staff from planning, engineering, building, public utilities, public works, fire and legal departments

After a pre-application meeting with staff, the Developer submits project application (and other required documents) to SDRC



Developer must hold Neighborhood Meeting* prior to first resubmittal of application addressing issues and comments

* when a commercial-use abuts a residential-use

2

If an application requires public hearings (land use change, rezoning, subdivision plat) it must first go through the public hearing process and be approved before a Development Order can be issued. Once there are no significant technical comments from the SDRC review, it goes to Planning Commission first, then before City Council for First Reading. If the application passes First Reading, it goes before City Council for Second Reading. Subdivision Plats only require one City Council meeting



Applications that require public hearings are posted with public notice signs by the City and advertised in the News-Journal in accordance with State Law. The applicant is billed for the advertising.

3

Once an application is approved by SDRC (and City Council, if applicable) a Development Order is issued.

4

The Developer may then schedule the Pre-Construction meeting to receive their Site Construction permit which allows them to start site construction.

ADDITIONAL PUBLIC ACCESS



Current Development Reports are published online in different formats
www.port-orange.org/207/Current-Development-Projects



SDRC agendas and minutes are published on the City website
SDRC is an open public meeting
www.port-orange.org/776/Agendas-and-Minutes (change CATEGORY to SDRC)



Projects and public hearing dates are detailed in the weekly City Manager report.
www.port-orange.org/189/City-Manager



Sign up for NOTIFY ME www.port-orange.org/list.aspx

HOW DO I GET INVOLVED? IN DECISIONS?

PLANNING BOARD

Fourth Thursday of each month
Start time 5:30 pm
City Council Chambers
1000 City Center Circle, Port Orange, FL32129

John Junco, Chair
386-299-4951
jjunco@port-orange.org

Stan Schmidt, Vice-Chair
386-405-3574
stan@sschidtcpa.com

Maria Mills-Benat
386-366-1882
mmillsbenat@port-orange.org

Darrel "Bo" Bofamy
386-682-6424
bbofamy@port-orange.org

Lance Green
386-527-2656
lgreen@port-orange.org

Thomas Jordan
386-846-0491
tjordan@port-orange.org

Newton White
386-299-1685
nwhite@port-orange.org

CITY COUNCIL

First & Third Tuesday of each month
Start time 6:30 pm
City Council Chambers
1000 City Center Circle, Port Orange, FL32129



Don Burnette, Mayor of City of Port Orange
386-214-3440
dburnette@port-orange.org



Jonathan Foley, City Council District 1
386-214-6514
jfoley@port-orange.org



Chase Tramont, City Council District 2
386-212-8304
ctramont@port-orange.org



Drew Bastian, Vice Mayor District 3
386-214-5571
dbastian@port-orange.org



Scott Stiltner, City Council District 4
386-214-4795
sstiltner@port-orange.org

MAKE A PUBLIC COMMENT

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



ONLINE FORM

[www.port-orange.org/formcenter/
city-clerk-7/public-comments-119](http://www.port-orange.org/formcenter/city-clerk-7/public-comments-119)