

# CITIZEN'S GUIDE TO GROWTH & DEVELOPMENT

*DAYTONA BEACH*







### Comprehensive Plan

(Updated through November 2021 - ORD 21-339)

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.

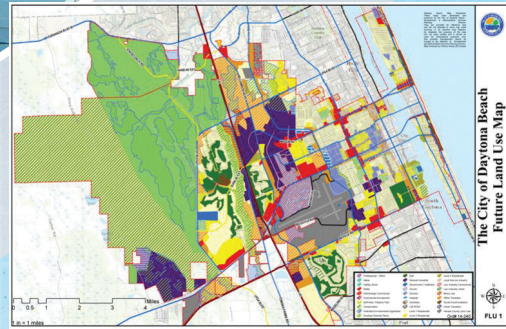
**Identify Where Growth and New Development Will Occur** (View the Future Land Use Element, specifically the FLU Map)

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.

Go to [www.codb.us/272/Comprehensive-Plan](http://www.codb.us/272/Comprehensive-Plan)

Go to [www.codb.us/DocumentCenterNiew/12302/Comp-Plan-thru-Ord-18-380?bidId=](http://www.codb.us/DocumentCenterNiew/12302/Comp-Plan-thru-Ord-18-380?bidId=) (Go to 14-1)

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



## 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, 4. or annexation of property that require a city land use. Changes occur in a public hearing format that is advertised through local newspaper advertisings, mailed notices to residents within 300 feet of the development and website postings (see page 3 and page 4).

**? 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 <https://www.volusia.org/government/county-council/advisory-boards/volusia-growth-management-commission.shtml>

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

Search your address and look at "Millage Group"



# HOW DO DEVELOPMENTS GET APPROVED?

**Developer meets with the City's Technical Review Committee (TRC) which is comprised of staff members**

**1**

- a. Developer submits project application (and other required documents) to TRC
- b. Developer must hold Neighborhood Meeting\* where City Staff is present and resubmit application addressing issues and comments

*\*when application is Site-Specific Zoning District Map Amendment; Historic Overlay Zoning District Map Amendment; Planned Development; Special Use Permit; Public or Semipublic Use Permit; or, Comprehensive Plan Amendment.*

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

**2**

- a. Developer must advertise project 15 days prior to Planning Board meeting
- b. City Staff must advertise project 10 days prior to Planning Board meeting and send letters to abutting properties 15 days prior

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

**3**

- a. City Staff must advertise project 10 days prior to City Commission meeting and send letters to abutting properties 15 days prior

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

**4**

- a. City Staff must advertise project 10 days prior to City Commission meeting

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

**5**

(\*Applicant responsible for recording cost of ordinance)



## Additional Public Access

Sign up for NOTIFY ME

<https://www.codb.us/list.aspx>





# HOW DO I GET INVOLVED IN DECISIONS?

## PLANNING BOARD

Fourth Thursday of each month

Start time 6:00 pm

**Commission Chambers**  
301 S. Ridgewood Avenue  
Daytona Beach, FL 32114

## CITY COMMISSION

First and Third Wednesday of each month

Start time 6:00 pm

**Commission Chambers**  
301 S. Ridgewood Avenue  
Daytona Beach, FL 32114

**Derrick Henry**, Mayor of the City of Daytona Beach  
(386) 671-8007  
Henryderrick@codb.us

**Ruth Trager**, City Commissioner, Zone One  
(386) 671-8001  
Tragerruth@codb.us

**Ken Strickland**, City Commissioner, Zone Two  
(386) 671-8002  
sticklandken@codb.us

**Quanita May**, City Commissioner, Zone Three  
(386) 671-8003  
Mayquanita@codb.us

**Stacy Cantu**, City Commissioner, Zone Four  
(386) 671-8004  
Cantustacy@codb.us

**Dannetta Henry**, City Commissioner, Zone Five  
(386) 671-8005  
Henrydannette@codb.us

**Paula R. Reed**, City Commissioner, Zone Six  
(386) 671-8006  
reedpaula@codb.us

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

## MAKE A PUBLIC COMMENT

### ONLINE FORM



All Public Comment Forms completed and properly transmitted before 5 p.m. on the day prior to the public meeting will be provided to City Commission or Board members, as applicable, for their review and consideration prior to the public meeting. Any Public Comment Forms submitted after 5 p.m. on the day prior to the meeting will be provided to Commission or Board after the public meeting. All Public Comment Forms will be included in the official meeting records and retained by the City Clerk or the Board Secretary as a public record. The City Commission and City Boards will not be taking general public comment on matters that are not on the agenda or will not be voted upon at the public meeting.

### LIVE COMMENT



Although persons are strongly encouraged to submit online Public Comment Forms during this State of Emergency, the City Hall lobby will be equipped with a lectern and microphone for public comment, and an audio/video feed to the Commission Chambers. The public will not be permitted within the Commission Chambers.

View Live or Archived Meetings  
[www.codb.us/618/DBTV](http://www.codb.us/618/DBTV)

### Still have questions?

Contact: [comments@codb.us](mailto:comments@codb.us) or  
(386) 671-8023

