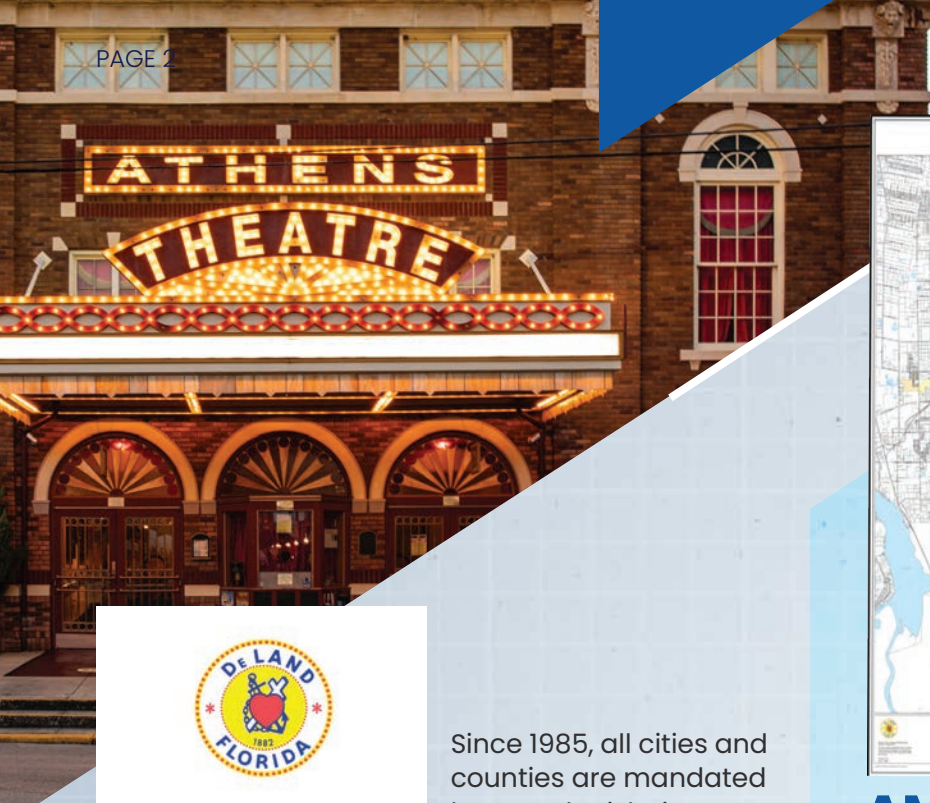


CITIZEN'S GUIDE TO GROWTH & DEVELOPMENT

DELAND





CITY OF DELAND COMPREHENSIVE PLAN

2020

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.

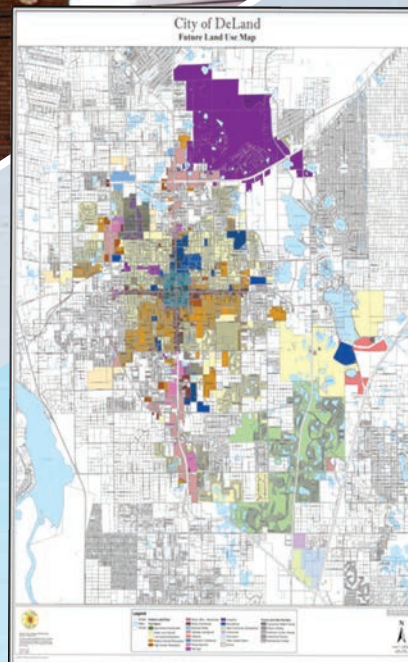
Identify Where Growth and New Development Will Occur (View the Future Land Use Element, specifically the FLU Map)

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. Land Development Regulations or LDR (i.e. zoning) implements and must be consistent with the Comprehensive Plan and provides additional regulatory detail.

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

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

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, or 4. annexation of property that require a city land use.

Changes occur in a public hearing format that is advertised through local newspaper advertisings, 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.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?

- 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

Application goes before Planning Board

- a. 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

If recommended, application goes before the City Commission

- a. 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 TO 80,000 SF

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

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



REZONING
ALL

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

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
apgar@deland.org

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

Jessica Davis, City Commissioner, Seat Three
386-626-7107
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

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 – Nora Lewis
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.

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



Public participation is encouraged on any matter on an agenda. If you desire to make a comment, please fill out a Speaker's Card and present it to the City Clerk when inside the Chambers.

