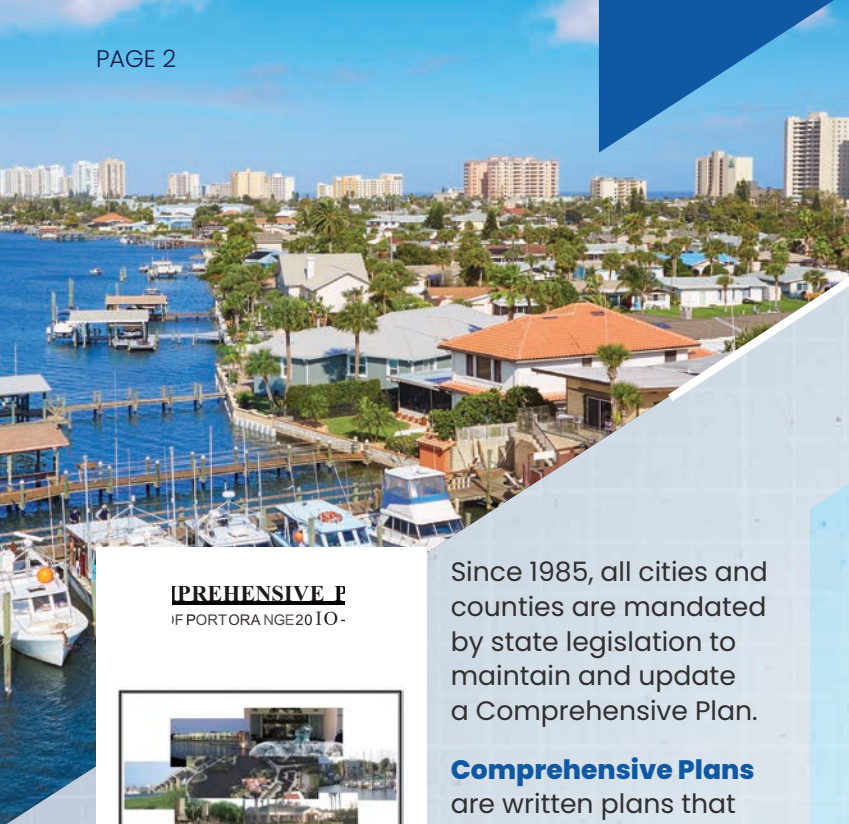


# CITIZEN'S GUIDE TO GROWTH & DEVELOPMENT

*PORT ORANGE*







## PREHENSIVE PLAN

OF PORT ORANGE 2010 -



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.

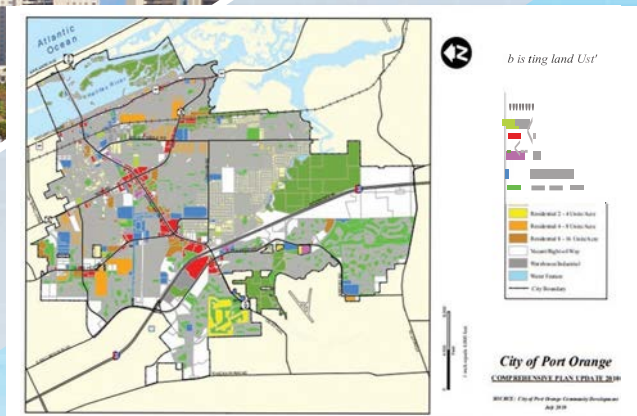
**Identify Where Growth and New Development Will Occur** (View the Future Land Use Element, specifically the FLU Map)

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.port-orange.org/235/Comprehensive-Plan](http://www.port-orange.org/235/Comprehensive-Plan)

Go to [www.port-orange.org/DocumentCenter/View/2173/Public-Hearing-Application-2020-PDF?bidId=](http://www.port-orange.org/DocumentCenter/View/2173/Public-Hearing-Application-2020-PDF?bidId=)

[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 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, newspaper advertisings, 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.



**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](http://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 Staff Development Review Committee (SDRC) which is comprised of planning staff and other departments**

- 1**
  - a. Developer submits project application (and other required documents) to SDRC
  - b. 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*

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

- 2**
  - a. Developer must advertise project 14 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 14 days prior

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

- 3**
  - a. City Staff must advertise project 10 days prior to City Council meeting and send letters to abutting properties 14 days prior

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

- 4**
  - a. City Staff must advertise project 10 days prior to City Council meeting

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

*\*Applicant responsible for recording cost of ordinance*

**5** Current Development Reports are published online in different formats

<https://www.port-orange.org/207/Current-Development-Projects>



## Additional Public Access

### Sign up for NOTIFY ME

[www.port-orange.org/list.aspx](http://www.port-orange.org/list.aspx)

- Site Plans published on the Planning website
- SDRC agendas and minutes are published on the Planning website
- SDRC is an open public meeting  
[www.port-orange.org/776/Agendas-and-Minutes](http://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](http://www.port-orange.org/189/City-Manager)



# 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, FL 32129

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

**Harold Briley**, Vice Chair 3  
86-566-2961  
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  
mikes cud@yahoo.com

**Angeline Shull**  
386-295-9605  
angieshull@gmail.com

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

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

## CITY COUNCIL

First & Third Tuesday of each month

Start time 6:30 pm

### City Council Chambers

1000 City Center Circle  
Port Orange, FL 32129

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

**Reed Foley**, City Council District 1  
386-214-6514  
rfoley@port-orange.org

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

**Drew Bastian**, City Council District 3  
386-214-5571  
dbastian@port-orange.org

**Scott Stiltner**, Vice Mayor District 4  
386-214-4795  
sstiltner@port-orange.org

## HOW TO MAKE A 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)