

Comprehensive Planning Activity

[www.volusia.org/growth/
planning](http://www.volusia.org/growth/planning)

Discussion Outline

- Who We Are
- What We do
- Overview of Growth Management
- What is a Comprehensive Plan
- Maintaining and Amending the Plan

Who We Are

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- Tom Brooks, AICP, Planner II

What We Do

- Maintain an up-to-date Comprehensive Plan
- Process amendments to the Plan
- Review other City/County Comprehensive Plans
- Coordinate the Development of Regional Impact (DRI) process with County Departments and other state/regional agencies
- Administrative adjustments

State's Growth Management Act

- Originally passed by the State Legislature in 1985
- Mandates comprehensive planning by local governments to **manage** growth (i.e. Not stop or slow down growth)

Why Have Growth Management?

- Plan for future population growth
- Guide development related decisions
- Control sprawl/encourage infill
- Address the efficient provision of infrastructure
- Ensure growth is financial feasible
- Protect valuable natural resources

What is a Comprehensive Plan “Blue Print for Managing Growth”

- Comprehensive Plans made up of various elements
- Focal element is the future land use element
- Future land use element to accommodate projected population for planning time horizon
- Other elements in support of the future land use element
- All development decisions must be consistent with the Plan

Required Elements

- Future Land use
- Transportation
- Utilities
- Conservation
- Drainage
- Recreation and Open Space
- Housing
- Coastal Management
- Intergovernmental Coordination
- School Element
- Capital Improvements
- Other optional elements

What Makes Up the Plan

- Supporting data and analysis
- Descriptive form – written and graphic
- Measurable goals, objectives, and policies
- Much of it dictated by State Statute (Chapt. 163, F.S.) and Administrative Rule (9J-5)

Maintaining the Plan What the State Requires

- Annual Updates to the Capital Improvements Element
- Evaluation and Appraisal Report (7 year cycle)
- Respond to Statutory Changes
 - ❖ Water Supply
 - ❖ Schools
 - ❖ Transportation
 - ❖ Green House Gases

Maintaining the Plan What We've Done

- Incorporated Smart Growth Principles into the Plan
- Created the Environmental Core Overlay
- Smart Growth Initiative earned the County a 2009 FDCA Planning Excellence Award

Amending the Plan

- Evaluation and Appraisal Report Based amendments
- Large and small scale amendments

Must be based on:

- Acceptable supporting data and analysis
- Sound legal foundation
- Community/stakeholder acceptance

Amending the Plan

- State Compliance Review
 - ✓ Agency Review
 - ✓ Finding of Compliance

- Volusia Growth Management Commission
 - ✓ Consistency with other Local Govt. Plans
 - ✓ Certification of Consistency

Planning Context in Volusia County

