



FREQUENTLY ASKED QUESTIONS

Comprehensive Planning

Q. What is a future land use designation?

All real property within Volusia County has a future land use designation, which are described and mapped in the comprehensive plan. The designation explains what types of uses can be built at that location and how many houses (dwelling units/DU) or how much nonresidential use is allowed (Floor Area Ratio/FAR measured in square feet). Generally, there are thirteen future land use (FLU) designations and described in the following table:

FLU DESIGNATION	DESCRIPTION	DENSITY	FAR
Conservation (C)	Public or private lands reserved for preservation of natural resources.	None	0.10
Environmental Systems Corridor (ESC)	Consists of important ecological corridors and ecologically significant lands.	1 DU/ 25 acres	0.10
Forestry Resource (FR)	Primarily used for silviculture activities and other limited agricultural activities.	1 DU/ 20 acres	0.10
Low Impact Urban (LIU)	Transition between protected natural resources and existing urban development.	1 DU/ 1 acre	0.35
Rural (R)	Areas which are a mixture of agriculture and low density residential. This designation also includes two subcategories: Rural Community (RLC) Rural Recreation (RLR)	1 DU/ 5 acres	0.25
Recreation (REC)	Public or private recreational facilities, parks and open space areas.	None	NA
Urban Low Intensity (ULI)	Primarily a residential designation, but may allow neighborhood convenience and office uses.	0.2-4 DU/ 1 acre	0.50
Urban Medium Intensity (UMI)	Primarily a residential designation, but may allow business areas.	4.1-8 DU/ 1 acre	0.50
Urban High Intensity (UHI)	Primarily a residential designation, but may allow shopping centers.	8.1-20 DU/ 1 acre	0.55
Commercial (COM)	Accommodates a full range of sales and service activities.	20 Du/ 1 acre	0.55
Industrial (I)	Accommodates a full range of industrial activities.	None	0.60
Public/Semi Public (PSP)	Lands that are owned, leased, or operated by a government entity or publicly regulated corporation.	None	0.55
Multiple Use Areas (MUA)	There are three subcategories of the MUA land use designation to encourage economic development in varying degrees of location flexibility: Mixed Use Zone (MXZ) Activity Center (AC) Planned Community (PC)	Varies	Varies

Q. What is the difference between a future land use designation and a zoning classification?

As described above, the future land use designation generally guides the type of use and the maximum density and intensity allowed within each designation. The zoning classification explains how those uses can be built. For example, a zoning classification identifies the size of a required front yard, as well as allowable building height and the number of parking spaces for each type of use.

Q. What zoning classifications are compatible with my future land use designation?

The following matrix shows each future land use designation with the corresponding zoning classifications that are either assumed, or conditionally compatible. Any request for rezoning must be consistent with the future land use map designation.

FUTURE LAND USE DESIGNATION	A	B
	Assumed Compatible	Conditionally Compatible
	This column indicates which zoning classifications are assumed compatible. They provide the closest approximation to the Future Land Use Designation.	This column indicates which zoning classifications may be considered compatible under certain circumstances. Stricter consistency requirements may be applied or special criteria may have to be complied with prior to receiving a rezoning. Site conditions in conjunction with the existing character of the surrounding area are the determining factors for rezoning requests.
Conservation (C)	C	All Zoning Classifications
Environmental Systems Corridor (ESC)	C, RC, RPUD	MPUD, P
Forestry Resource (FR)	FR, RPUD	MPUD, BPUD, P, C, RC
Low Impact Urban (LIU)	All PUDs	P, C, existing zoning, provided however, that any new development is consistent with applicable provisions of the Comprehensive Plan.
Agricultural Resource (AR)	A-1, RPUD	MPUD, BPUD, P, C, RC
Rural (R)	A-1, A-2, MH-3, RPUD, MPUD	A-3, A-4, MH-4, MH-8, RA, RE, RR, BPUD, P, C, RC
a. Rural Community (RLC)	Refer to the Rural Future Land Use designation for zoning classifications assumed to be compatible.	Refer to Rural Future Land Use designation for zoning classifications that may be compatible under certain circumstances. The following zoning classifications only apply if they were existing at the time of approval (April 3, 1990) B-2, R-1, R-3, R-4, R-6, R-7, MH-1, MH-5, B-4, B-5, B-7, B-8, I-1, P
b. Rural Recreation (RLR)	Refer to the Rural Future Land Use designation for zoning classifications assumed to be compatible.	Refer to the Rural Land Use designation for zoning classifications that may be compatible under certain circumstances. The following zoning classifications only apply if they were existing at the time of approval (April 3, 1990): B-2 B-7, R-3 R-4, R-7, MH-1, MH-5, B-4, RPUD, BPUD, MPUD, P

Recreation (REC)	P or existing zoning classifications in place at the time of designation.	Existing zoning classifications in place at the time of designation.
Urban Low Intensity (ULI)	R-1, R-2, R-3, RPUD, MH-6, MH-7, BPUD, MPUD	B-2, B-9, RR, RA, RE, R-4, R-9, RE, MH-3, MH-4, MH-8, A-2, A-3, A-4, P, C, RC
Urban Medium Intensity (UMI)	R-4, R-5, R-6, R-9, MH-1, MH-5, RPUD, BPUD, MPUD	MH-2, B-2, B-8, B-9, P, C, RC
Urban High Intensity (UHI)	R-6, R-7, R-8, RPUD, BPUD, MPUD	B-1, B-2, B-8, B-9, P, C, RC
Commercial (COM)	B-1, B-2, B-3, B-4, B-9, BPUD	B-5, B-6, B-7, B-8, MPUD, P, C
Industrial (I)	I-1, I-3, I-4, IPUD	I-2, MPUD, P, C
Public/Semi-Public (PSP)	P, C, AP	All other Zoning Classifications.
Multiple Use Areas (MUA)	MUA is considered a primary future land use designation, A secondary land use designation will also be associated with MUA. The compatible zoning classifications shall correspond to secondary land use.	
a. Mixed Use Zone (MXZ)	All PUDs	P, C, Existing zoning, provided however, that any new development is consistent with applicable provisions of the Comprehensive Plan.
b. Activity Center (AC)		
Southwest AC Halifax AC Southeast AC	All PUD's	P, C, Existing zoning, provided however, that any new development is consistent with applicable provisions of the Comprehensive Plan.
SunRail AC	<u>TOD Core District:</u> P, C, and all PUDs; A-3 and RPUD zoning existing as of August 22, 2013. <u>TOD Trans District:</u> P, C, and all PUDs; A-3, R-3, and I-1 zoning existing as of August 22, 2013.	<u>TOD Core District:</u> R-6, R-7, R-8, B-1, B-2, B-3, B-4 <u>TOD Trans District:</u> R-3, R-4, R-5, R-6, R-7, R-8, B-1, B-2, B-3, B-4, B-5, B-6, B-8
c. Planned Community (PC)	All PUD's	P, C, existing zoning, provided however that any new development is consistent with applicable provisions of the comprehensive plan.
Osteen Commercial Village (OCV)	OCV	P, C, provided however, that any new development is consistent with applicable provisions of the Comprehensive Plan.
Mixed Use Village (MUV)	OMV	P, C, provided however, that any new development is consistent with applicable provisions of the Comprehensive Plan.
Tech Center (TC)	OTC	P, C, provided however, that any new development is consistent with applicable provisions of the plan.

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Urban Residential(UR)	OUR	P, C, existing I-1 as indicated in the Osteen JPA executed on December 5, 2008, provided however, that any new development is consistent with applicable provisions of the Comprehensive Plan.
Transitional Residential (TR)	OTR-1, OTR-2	P, C, existing I-1 as indicated in the Osteen JPA executed on December 5, 2008, provided however, that any new development is consistent with applicable provisions of the Comprehensive Plan.
Rural Estates (RE)	ORE	P, C, provided however, that any new development is consistent with applicable provisions of the Comprehensive Plan.
Cluster Residential (1 through 5) (CR1 through CR5)	OCR* The sub-zoning category shall correspond with the equivalent future land use designation of Cluster Residential 1 through 5.	P, C, provided however, that any new development is consistent with applicable provisions of the Comprehensive Plan.

Q. Are NRMA and ECO future land use designations?

NRMA is an acronym for the Natural Resource Management Areas overlay, and is not a future land use designation. The NRMA boundary was created in 1990 as a future land use designation, but became an overlay in 2010. Properties that contain the NRMA overlay have more restrictive environmental protection standards (Example: A minimum 50-foot wetland buffer is required instead of a 25-foot wetland buffer on non-NRMA properties).

ECO is an acronym for the Environmental Core Overlay, which was adopted to implement the county's Smart Growth Initiative.

Q. What are the types of comprehensive plan amendments?

There are two types of Comprehensive Plan Amendments; Large Scale (if property is larger than 10 acres) and Small Scale (if property is 10 acres or smaller).

Large scale amendments are reviewed by the state planning agency known as the Department of Economic Opportunity (DEO) under an expedited or coordinated review process. These processes are described in sections 163.3184 (3) and (4) and 163.3187, Florida Statutes.

Q. Who can request a comprehensive plan amendment?

Map amendments for parcels of real property within Volusia County may be initiated by property owners, or by agents of property owners, by written consent. Text amendments may be initiated by the Volusia County Council, the Planning and Land Development Regulation Commission, or staff, but not a private citizen.

Q. How long does an amendment take?

Typically, large scale amendments can take from 3-6 months from submittal of a complete application to adoption. Large scale amendments require three public hearings and reviewed by the Department of Economic Opportunity and certified by the Volusia Growth Management Commission.

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Small scale amendments require two public hearings and certification by the Volusia Growth Management Commission.

Q. What is the process to amend the future land use designation of my property?

1. Pre-application conference. The process for initiating a comprehensive plan amendment begins with a pre-application meeting with the Comprehensive Planning activity. Please call (386) 736-5959 to speak with a planner and schedule an appointment. The applicant should be prepared with property I.D. numbers, a map of the proposed amendment site and a preliminary development proposal. Staff will discuss any supplemental information that may be required in order to adequately review the application and process the amendment.

2. Application submittal. A complete application package, including all associated studies and data and analysis, and the applicable fees must be submitted to the Comprehensive Planning activity in the County Administration building at 123 W. Indiana Ave., DeLand, FL 32720. A submittal checklist is included with the application form. It is the applicant's responsibility to obtain and submit this information and any supplementary information as discussed in the pre-application meeting in order for the application to be deemed complete.

If the amendment will impact Volusia County Schools the applicant must obtain and submit a school capacity analysis provided by the Volusia County School District.

3. Review of the amendment application. Once the application is determined complete, staff will review it for compliance with the criteria of Chapter 21-Administration and Interpretation element of the comprehensive plan, and schedule the amendment for public hearing in accordance with Florida Statutes. The written staff report will be available one week prior to the public hearing of the Planning and Land Development Regulation Commission (PLDRC).

4. Planning and Land Development Regulation Committee (PLDRC) public hearing.

The amendment will be presented to the PLDRC for their review and recommendation to the county council.

6. Large scale amendment transmittal hearing.

The county council may approve, approve with conditions, continue or deny the amendment. If the amendment is approved then it is sent to the Department of Economic Opportunity (DEO) State Land Planning Agency for expedited state review (if it qualifies for such) or coordinated state review, and the Volusia Growth Management Commission (VGMC) for their simultaneous reviews.

7. Large scale amendment adoption hearing.

Once the VGMC has certified the amendment and DEO has provided comments, the county council has 180 days to adopt, adopt with changes or deny the amendment. If the amendment is denied, the application is concluded. If the amendment is approved or approved with changes, it is again sent to DEO for a 30-day review period. The amendment becomes effective 31 days after DEO determines the amendment package is complete, subject to no affected party timely filing a petition with the Department of Administrative Hearings.

8. Small scale amendment process.

After the PLDRC public hearing, the amendment is forwarded to VGMC for certification. Once VGMC issues a certification, it is scheduled for a county council adoption hearing. If the amendment is denied by county council, the application is concluded. If the amendment is approved by county council, the amendment is sent to DEO State Land Planning Agency as a matter of record. The amendment becomes effective 31 days after adoption.

* For additional information on the DEO's comprehensive plan processing guidelines please follow this link:<http://www.floridajobs.org/community-planning-and-development/programs/comprehensive-planning/amendment-submittal-and-processing-guidelines>.

Q. How can a citizen comment on a comprehensive planning application?

An interested citizen should feel free to contact the Planning and Development Services activity at (386)736-5959 for more information. Citizens are always encouraged to attend the public hearings of the Planning and Land Development Regulation Commission (PLDRC) and county council to speak on a public hearing item. If you are unable to attend the public hearing and wish to submit written comments on an application, you may email planning@volusia.org or mail to:

Volusia County
Planning and Development Services
Comprehensive Planning Activity
123 W. Indiana Ave.
DeLand, FL 32720

Q. Who do I contact if I have a question about comprehensive planning in Volusia County?

NAME	TITLE	EMAIL	PHONE
Becky Mendez	Senior Planning Manager	bmendez@volusia.org	(386)736-5959 X:12943
Susan Jackson	Planner III	sjackson@volusia.org	(386)736-5959 X:12010
Tom Brooks	Planner II	tbrooks@volusia.org	(386)736-5959 X:15520
Yolanda Somers	Staff Asst. II	ysomers@volusia.org	(386)736-5959 X:12777