Welcome CITIZENS ACADEMY

Volusia County
- 500,000 people, 1,207 square miles, and 16 cities
- County Organizational Chart
  - Volusia County Council
  - Property Appraiser, Elections Supervisor, and Sheriff
  - County Manager and County Attorney
  - Financial and Administrative Services
  - Community Services
  - Aviation and Economic Resources
  - Growth and Resource Management
  - Public Works
  - Public Protection
  - Ocean Center
  - Community Information

Growth and Resource Management Department
- Building and Zoning
  - Permit Center
  - Code Enforcement
- Environmental Management
  - Natural Resources
  - Marine Science Center
  - Pollution Control
- Planning and Development Services
  - Comprehensive Planning
  - Current Planning
  - Land Development

Planning & Development Services Division
Development Process

- Future Land Use Map (FLUM) Amendment
- Rezoning
- Site Plan
- Permit

State’s Growth Management Act

- Originally passed by the State Legislature in 1985
- Mandates comprehensive planning to manage growth
- Volusia County adopted Plan in 1990
- In 2011, the State Legislature made significant changes to Growth Management

Comprehensive Planning Activity

- “Keeper” of the Comprehensive Plan
- 2025 Planning Horizon
- 20 Elements
- Level of Service
- Agency Coordination
- Annexations
- Local Plans
  - Fermon
  - Osteen
- Joint Planning Areas
- Special Plan Areas

Comprehensive Planning Activity

- 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
Comprehensive Planning Activity

- State Compliance Review
  - Includes Various State Agencies to Review
  - Finding of Compliance from DEO
- Volusia Growth Management Commission
  - Consistency with other Local Govt. Plans
  - Certification of Consistency

Current Planning Activity

- Current Planning is responsible for zoning interpretation and review of zoning applications, Administrative Deviations, Exceptions, Variances, Waivers, Conventional Rezonings, and Planned Unit Development (PUDs).
- Staff provides information to the general public and professionals in land development field inquiring about permitted land uses and the bulk dimensional standards of a zoning classification.
- Current Planning implements the ordinance through the:
  - building permit review process,
  - site plan and subdivision plat review process,
  - other departmental reviews.
- Current Planning is the staff liaison and facilitator to the seven member Planning & Land Development Regulation Commission (PLDRC).
- Staff manages the processing of applications for:
  - rezoning,
  - variances,
  - and special exceptions.

As part of the Permit Review process, Current Planning staff assists with the review of residential and commercial permits to ensure proper use, and for compliance with the following:
- building setbacks;
- off-street parking;
- lot coverage;
- building height; and
- any other requirements applicable to a property’s zoning classification.
County zoning maps are produced on a Geographic Information System (GIS). These maps are accessible on the internet from the County’s website. This allows staff to provide information to a customer on a more timely basis, and for the public to have direct access to development related graphic/mapping information.

Internet access to zoning, future land use, and other land use related information such as the zoning ordinance and zoning maps is available, along with the other land development and comprehensive plan information, to the public on the County’s website by using the following link:


Mapping information can be obtained by entering a tax parcel number or street address.

OUR MISSION:
Administration of the Land Development Code of Volusia County, Florida, and, as such, provides the vital function of central coordination of all applications and review processes mandated by this Ordinance. Involves coordinating all technical reviews for:

- Commercial/multi-family sites
- Subdivisions
- Stormwater management
- Tree removal
- Flood hazard
- Wetland alteration

Staff Review Function
- The staff comprising this function consists of several County and outside Departments and Divisions that have the responsibility for reviewing development applications.
- Role of staff is to assist applicants in determining how projects can comply with the Land Development Code.
- Staff provides written comments to both applicants and the DRC, and meets informally with applicants.

Development Review Committee
- The DRC consists of the chair and two voting members. Their responsibilities are to:
  - Review all applications under the Land Development Code (Code)
  - Approve applications for issuance of development orders
  - Modify Code requirements to the extent necessary to achieve equity or reasonableness, or to relieve an undue hardship.

Chair: Kelli McGee, Director, Growth and Resource Management
Member: John V. Angiulli, Public Works Director
Member: Rick Karl, Director, Aviation and Economic Resources

Preliminary Plat (PP): Review staff meets with the applicant to discuss the project and resolve any conflicts prior to being heard by DRC. The DRC meets with the applicant and approves, approves with conditions, denies, or continues the review. Once the PP has been approved and all outstanding conditions have been satisfied a development order is issued and an application for Final Plat may be submitted.

Final Plat (FP): Review staff meets with the applicant to discuss the project and resolve any conflicts prior to being heard by DRC. The DRC meets with the applicant and approves, approves with conditions, denies, or continues the review. Once all outstanding conditions have been satisfied, the application is forwarded to County Council for approval. Upon approval, the developer completes or guarantees improvements, the FP is recorded, and the development order is issued.

Recent Changes:
- Eliminated the Sketch Plan (SP) step.
- Created two new types of subdivisions:
  - Unpaved Road Subdivisions
  - Conservation Subdivisions

Overall Development Plan (ODP): Review staff meets with the applicant to discuss the project and resolve any conflicts prior to being heard by DRC. The DRC meets with the applicant and approves, approves with conditions, denies, or continues the review. Once the ODP has been approved and all outstanding conditions have been satisfied a development order is issued and an application for Preliminary Plat may be submitted.
Overall Development Plans

Preliminary Plat Construction Plans

Preliminary/Final Plat

Conceptual Site Plan: Upon receipt of the Conceptual Site Plan application, the plan is distributed to the Current Planning or other staff who have three (3) working days to present their findings to the Land Development Manager. The Land Development Manager then provides a response to the applicant and advises if the application may move on to Final Site Plan.

Final Site Plan: Review Staff meets with the applicant to discuss the project and resolve any conflicts prior to being heard by DRC. The DRC meets with the applicant and approves, approves with conditions, denies, or continues the review. Once the Final Site Plan has been approved and all outstanding conditions have been satisfied, a development order is issued and the applicant may submit for building permits.

Stand Alone Permits
- USE Permit
- Flood Hazard Management
- Stormwater Management
- Tree Removal
- Wetlands Alteration
- Well Field Protection Zone
One of the most visible, and sometimes controversial, roles of the PDS staff is in the public arena. It is the responsibility of the planning staff to review comprehensive plan amendments, rezoning, special exception and variance applications, and recommendations to the local planning agency.

The Planning and Land Development Regulation Commission (PLDRC) is the county’s appointed local planning agency for making recommendations to the county council regarding comprehensive plan amendments, change of zonings and special exceptions, and to take final action on variances.

On a monthly basis, staff presents its findings and recommendations on the application requests before the PLDRC and the Volusia County Council.

Thank you.

Questions?

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Site Plan
Permit