


September 22, 2015

Welcome CITIZENS ACADEMY

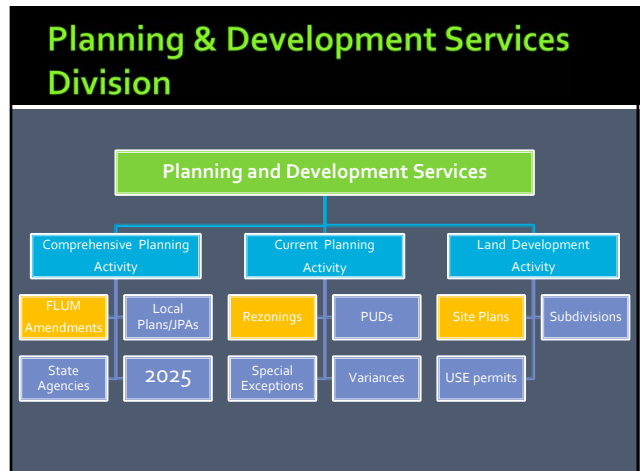
Volusia County

- 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

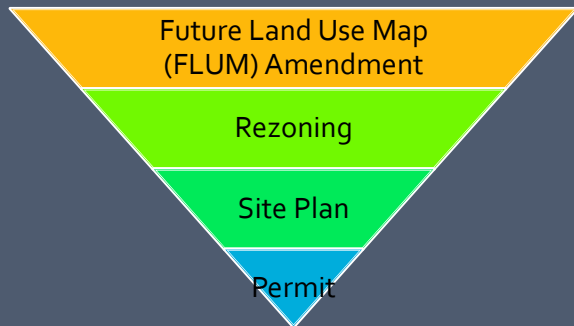


Growth and Resource Management Department

- 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

Development Process



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 Comp Plan
- 2025 Planning Horizon
- 20 Elements
- Level of Service
- Agency Coordination
- Annexations
- Local Plans
 - Farmton
 - 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 Rezoning, 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.

Current Planning Activity

C Conservation	B-1 General Office, Hospital-Medical
P Public	B-2 Neighborhood Commercial
FR Forestry Resource	B-3 Shopping Center
RD Resource Corridor	B-4 General Commercial
A-1 Prime Agriculture	B-5 Heavy Commercial
A-2 Rural Agriculture	B-6 Highway Interchange Commercial
A-3 Transitional Agriculture	B-7 Commercial Marina
A-4 Transitional Agriculture	B-8 Tourist
RA Rural Agriculture Estate	B-9 General Office
RR Rural Residential	I-1 Light Industrial
RE Residential Estate	I-2 Heavy Industrial
R-1 Urban Single-Family Res.	I-3 Waterfront Industrial
R-2 Urban Single-Family Res.	I-4 Industrial Park
R-3 Urban Single-Family Res.	PUD Planned Unit Development
R-4 Urban Single-Family Res.	OCV Osteen Commercial Village
R-5 Urban Single-Family Res.	OMV Osteen Mixed Use Village
R-6 Urban Two-Family Res.	OTC Osteen Tech Center
R-7 Urban Multi-Family Res.	OUR Osteen Urban Residential
R-8 Urban Multi-Family Res.	OTR Osteen Transitional Residential
R-9 Urban Multi-Family Res.	ORE Osteen Rural Estate
MH-1 Mobile Home Park	OCR Osteen Cluster Residential
MH-2 Mobile Home Park & Recreational Vehicle Park	AP Airport
MH-3 Rural Mobile Home	
MH-4 Rural Mobile Home	
MH-5 Urban Mobile Home	
MH-6 Urban Mobile Home Subdivision	
MH-7 Mobile Home Park	
MH-8 Rural Mobile Home Estate	



THE COUNTY HAS A NUMBER OF ZONING CLASSIFICATIONS TO ADDRESS VARIOUS LEVELS OF DENSITY AND INTENSITY OF USES.

Current Planning Activity

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.



Current Planning Activity



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:

<http://www.volusia.org/services/growth-and-resource-management/planning-and-development>

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

Land Development Activity

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
- Subdivision exemptions
- Right-of-way use permit applications
- All other applications under county's the Land Development Code

Land Development Activity

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

Subdivision Process

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.

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.

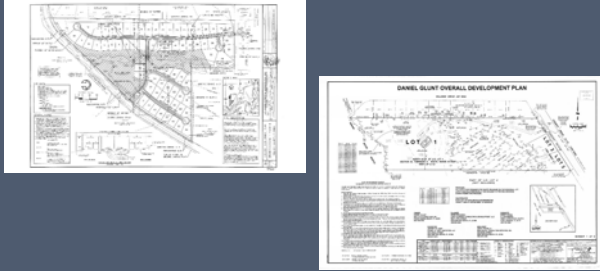
Final Plat (FP): Review staff meets with the applicant to discuss the project and resolve any conflicts prior to being heard by DRC. The DRC meets with the applicant and approves, approves with conditions, denies, or continues the review. Once all outstanding conditions have been satisfied, the application 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

Subdivision Examples

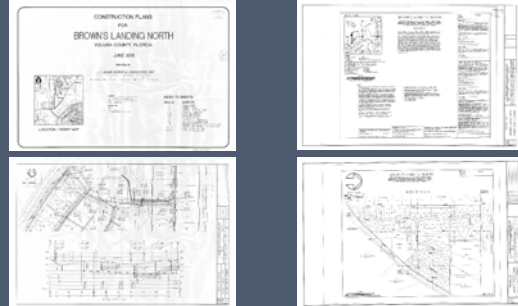
Overall Development Plans



Subdivision Examples

Preliminary Plat Construction Plans

Preliminary/Final Plat



Site Plan Review Process

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.



Land Development Activity

- Stand Alone Permits
 - USE Permit
 - Flood Hazard Management
 - Stormwater Management
 - Tree Removal
 - Wetlands Alteration
 - Well Field Protection Zone



Public Hearing Process

- One of the most visible, and sometimes controversial, role 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.
<http://www.volusia.org/services/plan-and-resource-management/planning-and-development/planning-and-land-development-regulation-commission.html>
- On a monthly basis, staff presents its findings and recommendations on the application requests before the PLDRC and the Volusia County Council.
<http://www.volusia.org/government/county-council>



PDS Staff

- | | |
|---|---|
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THANK YOU

Questions?

