



2026 PLANNING & LAND DEVELOPMENT REGULATION COMMISSION (PLDRC) SCHEDULE
 Variance applications must be submitted by **12:00 noon** on the deadline date.

<u>FILING DEADLINE- 12:00 NOON ON THE FOLLOWING DATES</u>	<u>First Possible PLDRC HEARINGS +</u>	<u>PUBLICATION DATES: NOTICE OF PLDRC PUBLIC HEARING</u>	<u>First Possible COUNTY COUNCIL HEARINGS</u>	<u>PUBLICATION DATES: NOTICE OF COUNTY COUNCIL PUBLIC HEARING</u>
11/26/25	01/15/26	01/05/26	03/03/26	01/30/26
12/31/25	02/19/26	02/09/26	04/07/26	03/06/26
01/28/26	03/19/26	03/09/26	05/05/26	04/02/26
02/25/26	04/16/26	04/06/26	06/02/26	05/01/26
03/25/26	05/21/26	05/11/26	07/21/26	06/19/26
04/29/26	06/18/26	06/08/26	08/04/26	07/02/26
05/27/26	07/16/26	07/06/26	09/01/26	07/31/26
06/24/26	08/20/26	08/10/26	10/06/26	09/04/26
07/29/26	09/17/26	09/04/26	11/02/26	10/02/26
08/26/26	10/15/26	10/05/26	12/01/26	10/30/26
09/30/26	11/19/26	11/09/26	01/07/27*	12/04/26
10/28/26	12/17/26	12/07/26	02/02/27*	12/31/26*
11/25/26	01/21/27*	01/11/27*	03/02/27*	02/03/27*
12/30/26	02/18/27*	02/08/27*	04/06/27*	03/05/27*

+ Variance cases only

* Tentative dates

Planned Unit Development, Rezoning, Special Exception, and Comprehensive Plan Amendment Applications may be scheduled for staff review prior to being scheduled for a public hearing date; applicants will be notified when they will be scheduled for the PLDRC public hearing.

Applications for items to be heard by the Planning & Land Development Regulation Commission (PLDRC) shall be submitted to the Growth and Resource Management Department, Planning & Development Services Division. Staff has three days from the date of submission to determine if the application is complete. If the application is determined to be incomplete and the applicant does not provide the corrected or additional information within three days after the deadline date, said application will not be considered "filed" for the purpose of processing for staff review or placed on the PLDRC agenda.

PLDRC hearings are held in the County Council Meeting Room of the Thomas C. Kelly Administration Center, 123 West Indiana Avenue, DeLand, commencing at 9:00 a.m.

Rezoning, Special Exception, and Comprehensive Plan Amendment applications require a public hearing by the PLDRC and a public hearing by the County Council. Variance requests only require a public hearing by the PLDRC.

The applicant-requested Continuance Fee is **\$218.00**

APPLICANTS SHOULD BE PRESENT AT THE PUBLIC HEARINGS

Appeals of

PLANNING AND LAND DEVELOPMENT REGULATION COMMISSION Decisions

All Appeals under Section 72-378 must be submitted within 10 working days after rendition of the order, requirement, decision, or determination of the PLDRC by filing an application with the Volusia County Planning & Development Services Division. The application specifying the grounds for appeal, together with the application fee shall be filed with the zoning enforcement official and with the legal department.

The appeal will be scheduled before the County Council within sixty (60) days of receipt of an appeal application and fee, unless extended by stipulation of the zoning enforcement official and appellant. Failure to conduct the hearing within this time frame shall not invalidate the decision on appeal. Due public notice requirements must be met.

Any appeal of a decision by the zoning enforcement official or the commission shall be on evidence in the record.

No appeal shall be granted in whole or in part unless four (4) members of the County Council concur.

The Filing fee for a Rehearing or Appeal is **\$669.00** plus due public notice fees.

APPLICANTS SHOULD BE PRESENT AT THE PUBLIC HEARINGS