



Volusia Growth Management Commission

May 23, 2022

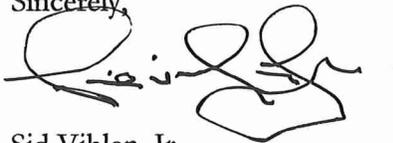
Ron Paradise
Community Services Director
City of Deltona
2345 Providence Boulevard
Deltona, FL 32725

**RE: VGMC Case #22-017, City of Deltona
Large Scale Amendment—Ord. No. 06-2022, Section 11-Property Rights Element
Certificate of Consistency**

Dear Mr. Paradise,

VGMC Case #22-017 qualifies for certification in accordance with Chapter 90, Article II. of the Volusia County Code of Ordinances, Volusia Growth Management Commission Consistency Certification Rules and Organization. Based upon the lack of objection filed by another unit of local government, VGMC Case #22-017 is hereby deemed certified as consistent without the need for a public hearing.

The Volusia Growth Management Commission appreciates the efforts of the City of Deltona to further intergovernmental cooperation and coordination in Volusia County. If you have any questions regarding this matter, please do not hesitate to call me.

Sincerely,


Sid Vihlen, Jr.
VGMC Chairman



Memorandum

To: Sid Vihlen, Jr., Chair
From: Chris Dougherty, AICP
Cc: Merry Chris Smith, Operations Manager
Date: May 23, 2022
Subject: VGMC Case No. 22-017 – City of Deltona Large Scale Amendment (Property Rights Element)

Introduction

The purpose of this memorandum is to provide a summary of the proposed amendment and a determination by the VGMC planning staff of whether or not, according to the information provided by the submitting unit of local government, there may reasonably be significant adverse impacts as a result of this amendment package. This large scale amendment package includes a text amendment to the City's Comprehensive Plan, creating a Property Rights Element in accordance with House Bill 59.

Summary

VGMC Case No. 22-017 – City of Deltona was received by VGMC staff and deemed complete on April 21, 2022. In accordance with VGMC requirements, the case has been reviewed and, based on the information provided in the application, a summary of the proposed amendment is provided below.

1. The purpose of adopting a Property Rights Element is to satisfy the requirement of Florida House Bill 59 that all local governments add a Property Rights Element to their Comprehensive Plan.
2. The proposed change to the text of the Comprehensive Plan includes the addition of Goals, Objectives, and Policies, which comprises the statement of property rights as provided by Section 163.3177, F.S.

Findings

Upon review of the information provided by the City of Deltona, it may be concluded that:

1. All adjacent and affected local governments have been properly notified by the Deltona of the changes to the City's Comprehensive Plan contemplated by the amendment.
2. The proposed addition of the Property Rights Element to the City's Comprehensive Plan meets the requirements stipulated by Florida House Bill 59. This addition does not amend any pre-existing property rights or provide any additional protections. Thus, it is not anticipated that the proposed City of Deltona large scale amendment package, VGMC Case No. 22-017 (Property Rights Element), will result in negative impacts on adjacent units of local government in Volusia County.

In accordance with Volusia County Code Section 90-35, units of local government had until May 19, 2022 (28 days from the date the application was deemed complete) to file an objection to this comprehensive plan amendment with the VGMC.