

# GROWTH



**DeLand**

**LAND DEVELOPMENT  
REGULATIONS UPDATE**

*Planning with Purpose  
Local Voices. Community Choices.*

## OVERVIEW

Over the past decade, the City has grown quickly and now has a population of 44,316. Many residents have expressed concerns about this rapid growth and a desire to stop the future growth. However, Florida law requires cities to plan for future growth and ensure fair use of private property. Cities can manage land use through zoning, but they can't completely stop development. In fact, there is even a 1995 Private Property Rights Protection Act (Bert Harris Act) that limits local governments from passing laws that limit the use of private property. In 2025, the State of Florida passed legislation making it more difficult for cities and counties to pass new regulations that may be considered more burdensome or restrictive (Senate Bill 180).

## TIES TO THE COMPREHENSIVE PLAN, 2050 VISION PLAN & STRATEGIC PLAN

The City's 2050 Vision Plan provides goals and objectives and supports the goals and policies of the Comprehensive Plan. These two plans, together, guide where growth should occur within the City. The recent updates identified specific areas in the city (nodes) where further planning is needed through subarea or character area plans. Following the update to the Land Development Regulations, city staff will be working on one or more of these subarea plans.

## HOW THE UPDATED CODE COULD ADDRESS GROWTH

Understanding Florida's strong protections for private property rights, including the Bert Harris Act and Senate Bill 180, the Land Development Regulations (LDR) update will focus on managing growth by considering:

- Options for infill and redevelopment standards and regulations within the Downtown Core, where there is existing infrastructure to support growth.
- Standards for mixed uses within a single development.
- Strategies that reflect community priorities, support quality development, and minimize impacts on surrounding areas
- Opportunities for connecting existing and new developments through sidewalks, roadways, open spaces, and trails.
- Flexible standards to allow for creative solutions.
- Options for administrative relief from standards, provided performance standards can be met.

