

**City of DeBary, Florida;  
City Council  
Notice of Public Hearing  
for Ordinance # 01-2024;  
Amending the City of DeBary  
Comprehensive Plan Future  
Land Use Element to expand  
the boundaries of the  
Southeast Mixed Use Area  
(SEMUA) and Transit Oriented  
Development (TOD) Future Land  
Use and provide for a TOD Core,  
Outside Core, and Transitional  
Area; Amending the Future  
Land Use Map to expand the  
boundaries of the SEMUA and  
TOD Future Land Use**

The City of DeBary City Council will hold a public hearing for the first reading of Ordinance # 01-2024. The public hearing will be held on Wednesday, **August 7, 2024** in the City Council Chambers, 16 Colomba Road, DeBary, Florida. The City Council meeting will begin at 6:30 p.m., and the public hearing(s) will be held shortly after the meeting is called to order. Interested persons may appear at the hearing and be heard regarding the adoption of the amendment.

A copy of Ordinance # 01-2024 is available for review at the City of DeBary, City Hall, 16 Colomba Road, DeBary, Monday through Friday, between the hours of 8:30 a.m. and 5:00 p.m.

**ORDINANCE NO. 01-2024**

**AN ORDINANCE OF THE CITY COUNCIL OF DEBARY, FLORIDA, AMENDING THE TEXT OF THE FUTURE LAND USE ELEMENT OF THE CITY OF DEBARY COMPREHENSIVE PLAN TO AMEND POLICY 5.406 TO EXPAND THE SOUTHEAST MIXED USE AREA (SEMUA)/TRANSIT ORIENTED DEVELOPMENT (TOD) FUTURE LAND USE AND TO PROVIDE FOR A TRANSIT ORIENTED DEVELOPMENT (TOD) CORE, OUTSIDE CORE, AND TRANSITIONAL AREA; AMENDING THE CITY'S COMPREHENSIVE PLAN FUTURE LAND USE MAP (FLUM) BY CHANGING THE FUTURE LAND USE DESIGNATION OF MULTIPLE PARCELS OF LAND LOCATED NORTH OF THE FORT FLORIDA ROAD INTERSECTION WITH U.S. HIGHWAY 17/92, SOUTH OF BENSON JUNCTION ROAD, EAST OF LAKE KONOMAC AND WEST OF U.S. HIGHWAY 17/92 FROM INDUSTRIAL/SERVICE (IS) FUTURE LAND USE TO SOUTHEAST MIXED USE AREA (SEMUA)/TRANSIT ORIENTED DEVELOPMENT (TOD) FUTURE LAND USE AND CHANGING A PORTION OF TAX PARCEL IDENTIFICATION NUMBER 900900000010 LOCATED ADJACENT TO AND EAST OF U.S. HIGHWAY 17/92 FROM ENVIRONMENTALLY SENSITIVE LANDS (ESL) TO SOUTHEAST MIXED USE AREA (SEMUA)/TRANSIT ORIENTED DEVELOPMENT (TOD) FUTURE LAND USE; PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.**

If any person decides to appeal any decision made by the City Council with respect to any matter considered at these hearings, he/she will need a record of the proceedings, and for such purpose he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (FS 286.0105). Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk at least three (3) working days in advance of the meeting date and time at (386) 601-0219. If you should have any questions regarding the above ad, please contact my office at (386) 601-0201. Thank you.

Steven E. Bapp, AICP  
Growth Management Director  
City of DeBary