



MEMORANDUM

DATE: August 4, 2025

TO: City of Deltona Planning & Zoning Board

FROM: RVi Planning + Landscape Architecture, Alexis Crespo, AICP

THRU: Doc Dougherty, City Manager

SUBJECT: Ordinance No. 24-2025 – Creating Chapter 111, “Architectural and Building Design Standards,” and amending Section 70-30 “Definitions”

REFERENCES: City Comprehensive Plan, Code of Ordinances, and Urban Design Master Plan & Pattern Book.

REQUEST: At the City Commission Workshop held on January 13, 2025, the City Commission requested staff to draft architectural design standards for non-residential uses. The purpose of the proposed design standards is to ensure that future non-residential developments and redevelopment will have a high level of overall aesthetic appeal and visual interest, thereby promoting the City of Deltona as an attractive destination for residents, workers and visitors. The amendment is also intended to support the City’s long-term economic vitality, while also protecting the health, safety and welfare of the public.

DISCUSSION:

The attached LDC amendment proposes the creation of Land Development Code Chapter 111 to establish general building design standards, architectural standards related to specific building styles, as well as building placement/siting standards for non-residential development.

The purpose of Architectural Design Standards for non-residential development is to ensure that non-residential developments will have a high level of overall aesthetic appeal and visual interest, thereby promoting the City of Deltona as an attractive destination for residents, workers, and visitors, and supporting its economic vitality while also protecting the health, safety, and welfare of the public.

In 2007/2008, the City Commission initiated a process to address various goals concerning beautification, economic development, redevelopment, and the overall growth of the city. As part of this effort, staff worked with a consultant to develop an Urban Design Pattern Book. This book aimed to guide the city’s future development by establishing a cohesive vision for its urban spaces. The Urban Design Pattern Book, which was presented to the Commission at a workshop in August of 2008, includes several recommendations, including:

- Character areas
- Enhanced landscaping and streetscape
- Decorative paving
- Transit Shelter locations
- Architectural design standards

However, despite its presentation, the Urban Design Pattern Book was never brought before a formal City Commission Meeting to be adopted. As a result, the recommendations outlined in the book were not officially implemented.

At the January 13, 2025, City Commission Workshop, the City Commission requested staff to draft architectural design standards for non-residential development. On January 21, 2025, the City Commission declared zoning in progress to allow staff time to develop these Architectural Design Standards.

The highlights below summarize the key components and improvements contained in the proposed Chapter 111 amendment:

- Provides a purpose and intent to accomplish the Comprehensive Plan's stated goal of achieving innovative development design and complementing, enhancing, and enriching the urban fabric of Deltona.
- Provides for applicability to ensure standards are phased in over time and not unnecessarily punitive to existing properties/development.
- Provides for definitions to ensure clarity of architectural terms and their meaning relating to the regulations.
- Provides general building design guidelines, applicable to all building types/styles, to prevent monotony, insufficient articulation of building facades facing public streets, and general standards for secondary facades, massing and scale.
- Establishes four (4) distinctive architectural styles or vernaculars to be used throughout the City to allow for variety of building designs that are also context appropriate. These include "Old Florida/Florida," Mediterranean", "Modern," and "Traditional" building styles. This section also establishes the minimum characteristics or design elements of each style to truly achieve the intended vernacular. I.e. prevent "faux" or ornamental attempts to achieve an intended architectural style.
- Additional minimum standards for corner lots, developments with parking areas abutting public streets, and other minimum design standards to achieve attractive development at a "human scale" that is inviting to pedestrians, bicyclists and motorists alike.
- Allow for alternative design standards that provide flexibility with considerations to alternative architectural and site development design.

PLANNING AND ZONING BOARD: At their regular meeting on June 18, 2025, the Planning and Zoning Board vote 7 to 0, to recommend that the Mayor and City Commission approve Ordinance No. 24-2025 with the following amendments:

Section 111.301 Architectural Styles and Characteristics

- Added "signage" to list of accessory structures required to match architectural style. The Planning and Zoning Board recommended explicitly adding "signage" to ensure that monument signs, directional signs, and other on-site signage structure are designed to be architecturally compatible with the selected building style (i.e. Florida Vernacular, Mediterranean etc.)

Section 111.401 Site Design Standards

- The Planning and Zoning Board recommended adding a requirement that all plantings comply with the approved plant species list in accordance with LDC Section 110-808.
- A new site design element was added to encourage incorporation of Low Impact Design (LID) strategies, such as rain gardens, permeable pavements, green roofs, and greywater reuse systems, as an additional option to achieve the minimum two (2) criteria.
- The Board clarified that internal sidewalks and crosswalks must connect parking areas to all principal buildings, including outparcels.
- Internal pedestrian pathways must include contrasting pavers, textures, or other demarcation to distinguish them from vehicular areas.
- Internal sidewalks must connect to existing infrastructure on adjacent properties to promote site to site pedestrian and bicycle interconnectivity.

Section 111.402 Building Placement Standards

- The Board recommended clarification on the term double row of parking, defined as two parking rows bisected by a drive aisle.
- The Board recommended the enhanced buffer components be clarified to specify the hedgerow must be planted at 36 inches and maintained at 60 inches in height to block vehicular headlights.
- The Board recommended emphasis on future site connectivity by adding language that the Director shall require the conveyance of a cross-access easement in such cases. The Board recommended clarification that pedestrian crosswalks must be provided and clearly marked where they bisect drive-thru lanes to avoid pedestrian/vehicle conflict points.

FIRST READING: The City Commission unanimously approved Ordinance No. 24-2025 at first reading at the July 7, 2025 Commission Meeting.

STAFF RECOMMENDATION: Staff recommends approval of Ordinance No. 24-2025.

NEXT STEPS: Chapter 111 “Architectural and Building Design Standards” will be added to the City’s Land Development Code.

ATTACHMENTS: Draft LDC Ch. 111 “Architectural and Building Design Standards General”