



City of Deltona

2345 Providence Blvd.
Deltona, FL 32725

Minutes

City Commission Workshop

Monday, January 13, 2025

5:30 PM

Deltona Commission Chambers

1. CALL TO ORDER:

The meeting was called to order at 5:30 p.m. by Mayor Avila.

2. ROLL CALL – CITY CLERK:

Present: 7 - Mayor Avila
Vice Mayor Heriot
Commissioner Avila-Vazquez
Commissioner Colwell
Commissioner Howington
Commissioner Lulli
Commissioner Santiago

3. PLEDGE TO THE FLAG:

4. BUSINESS:

A. Architectural Design Standards for Non-Residential

The Planning & Development Director gave a brief PowerPoint Presentation to include Design Guidelines - Why?, Purpose of Design Guidelines, No Design Guidelines, and Design Guidelines.

The Commission, staff and City Attorney Good spoke about future development, City brand, commercial design guidelines, options for developers, applying for a variance, Deltona Plaza, quality of life, and zoning in progress.

Commissioner Howington asked for a consensus to move forward with a zoning in progress for architectural design and the Commission concurred.

The Commission, staff and City Attorney Good spoke about branding options, rezoning and repurposing existing buildings, staff's recommendation, RVI consultant drafting guidelines, signage options, addressing blight and Code Enforcement.

B. Amendment to Chapter 70 “General Provisions” and Chapter 74 “Administration”

RVi's Alexis Crespo, Vice President of Planning, introduced herself and her colleague Patrick Murray and she then gave a brief PowerPoint Presentation to include a Coordinated Approach, Chapter 70 - General Provisions, Chapter 74 - Administration, and Next Steps.

The Commission, Ms. Crespo and City Attorney Good spoke about approval process, Planning & Zoning Board approval, special exceptions, minor vs. major exceptions, appeal process, intensity of uses, another workshop, zonings, and residential variances.

C. Amendment to Sections 110-300 to 110-320, of Article III, Establishment of Classifications and Official Zoning Map”, of Chapter 110 “Zoning”.

Deputy Planning & Development Director gave a brief PowerPoint Presentation to include Updates, Commercial Updates, New Categories, Industrial Uses, RE-1 and RE-5 Zoning Districts, Communication Towers, and Takeaways.

The Commission, staff and City Attorney Good spoke about storage facility zoning, C-1 Zoning, Agricultural Uses RE-1 and RE-5, minimum acreage requirements, Code Enforcement, density changes i.e. houses per acre, future vision, tax impacts, urban areas, allowable uses, and farm animals.

The Mayor opened and closed the public comments as there were none.

The Mayor stated today at the Volusia County Roundtable of Elected Officials voted to start a stormwater authority which would somewhat affect building. They would put things in place to ask for minimum stormwater standards for development, flood plain regulations, and management maintenance of stormwater infrastructure that serves multiple jurisdictions. Management of flood mitigation resiliency and capital programs. This is what the County has somewhat initiated and somebody from staff will serve on the sub-committee or authority called the GPA. It is important to distribute information as it is received to the Commission and the public.

The Commission discussed the local mitigation strategy working group, strengthening the group, St. Johns River Water Management District, Army Core of Engineers, taking away stormwater decisions from the Commission and not being beholden to the County.

D. Amendment to Section 110-319 of Article III, “Establishment of Classifications and Official Zoning Map”, of Chapter 110 “Zoning”

The Planning & Development Director gave a brief PowerPoint Presentation to include What is a Planned Unit Development?, Key Legal Aspects, Types of Planned Unit Developments, Deltona Approved Planned Unit Developments, Why Amend Planned Unit Development Regulations?, Key Benefits of Updated PUD Regulations, Non-Desirable PUDs, Successful Commercial PUDs, Successful Industrial PUDs, Successful Mixed-Use PUD, and Summary of the Modifications.

The Commission, staff and City Attorney Good spoke about horizontal mixed use, Live Local, multi-family, use and requirements of open space, requiring lift stations and fuel

tanks, new development, PUD (Planned Unit Development), stronger evaluation tools, villages, legislative language, Certificate of Occupancy (CO), generators, stormwater systems, architectural guidelines, zoning in progress, smart buildings/homes, conduit and wiring, fiber, utility access easements, wetlands, mitigation credits, higher building standards, bonds, parameters for utilities, public infrastructure, concurrency management and pro portion ate fair share, and road work.

The Mayor opened the public comments and Dan Trojanowski addressed the City Commission.

City Attorney explained the concept of good urban design and good planning incorporates those principles of eyes on the streets, pedestrian friendly and creating a safe and walk able environment. Staff will do a second pass at this to ensure if there are any guidelines above and beyond we have already included that we can make reference to those if that is the will of the Commission.

5. PUBLIC COMMENTS:

6. CITY MANAGER COMMENTS:

7. ADJOURNMENT:

There being no further business, the meeting adjourned at 6:39 p.m.

Joyce Raftery, CMC, MMC, CITY CLERK