



MEMORANDUM

DATE: May 21, 2025

TO: Planning and Zoning Board

FROM: Matthew West, AICP, Planning Manager

THRU: Jordan Smith, AICP, PP Planning and Development Services Director

SUBJECT: Ordinance No. 19-2025, Amendment to Section 70-30, of Article II, and Section 110-600(a) of Article VI of Chapter 110 “Zoning”, of the Land Development Code. (Legislative – Public Hearing) (Matthew West, Project Manager)

REFERENCES: City Comprehensive Plan, Code of Ordinances.

REQUEST: Updating Section 70-30 of Article II and Section 110-600(a) of Article VI of Chapter 110 “Zoning” in the Land Development Code.

Background: On June 17, 2013, the City Commission adopted Ordinance No. 16-2013, establishing Section 110-600(a) of the Land Development Code to regulate nonconforming lots. The proposed Ordinance No. 19-2025 updates and clarifies these provisions, enhancing flexibility for the development of legally established but substandard single-family lots of record.

Highlights of Proposed Changes include:

- 1) Definition Added - “Lot of Record” defined as a recorded platted lot or a recorded metes and bounds lot legally existing prior to November 16, 1998.
- 2) Development Flexibility - Allows construction of a single-family home on a single lot of record even if the lot does not meet minimum lot area or width requirements, provided all other dimensional standards (i.e. setbacks, height) are met.
- 3) Ownership Requirement – Lot must be held in separate ownership and not part of a continuous frontage of lots under common ownership.
- 4) Streamlined Process - Reduces the need for variances for substandard single-family lots, streamlining the permitting process.

Approximately 1,584 vacant, single-family zoned lots in the City may become eligible for development under these revised standards (See Exhibit A). This supports infill development and responsible land use while maintaining zoning integrity.

COMPREHENSIVE PLAN CONSISTENCY: Ordinance No. 19-2025 is consistent with the City of Deltona Comprehensive Plan, specifically the Future Land Use, Housing,

and Transportation Elements. The proposed amendments support infill development by enabling the construction of single-family homes on legally established but substandard lots of record, streamlining permitting, and reducing the need for variances. This aligns with the Comprehensive Plan's goals to promote compact, efficient land use; provide diverse and affordable housing options; and ensure development is served by existing infrastructure and multi-modal transportation systems. These changes advance the City's objectives to manage growth responsibly, reduce urban sprawl, and meet current and future housing needs.

STAFF RECOMMENDATION: Pursuant to Section 163.3174, Florida Statutes, the local planning agency is required to review proposed land development regulations and provide recommendations to the City Commission regarding their consistency with the adopted Comprehensive Plan. Staff has reviewed the proposed amendments and recommends that the City Commission approve Ordinance 19-2025, which updates Section 70-30 of Article II and Section 110-600(a) of Article VI of Chapter 110 "Zoning" in the Land Development Code. These updates have been evaluated for consistency with the Comprehensive Plan and are intended to support continued alignment of the City's zoning regulations and its current policy objectives and land use priorities, and housing needs.

NEXT STEPS: First Reading before the City Commission is tentatively scheduled for June 2, 2025.

ATTACHMENT:

Ordinance No. 19-2025