



MEMORANDUM

DATE: June 18, 2025

TO: City of Deltona Planning & Zoning Board

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

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

SUBJECT: Consideration for Chapter 111 “Architectural and Building Design Standards”

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 designs.

RECOMMENDATION:

Request recommendation of approval to the City Commission to adopt the proposed Chapter 111 “Architectural and Building Design Standards”.

ATTACHMENTS:

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