



CITY OF DELAND
WORKSHOP OF THE CITY COMMISSION
MAY 11, 2026 AT 6:00 PM
CITY HALL, COMMISSION CHAMBERS
120 SOUTH FLORIDA AVENUE

AGENDA

CALL TO ORDER

ROLL CALL

NEW BUSINESS Review and Discussion of New Land Development Code

1. Review and Discussion of New Land Development Code

CITY COMMISSION

ADJOURNMENT

The DeLand City Commission holds its regular meetings on the first and third Mondays of each month at 7:00 p.m. in the DeLand City Commission Chambers, 120 South Florida Avenue, DeLand. Notice of special meetings, workshops, changes in dates, times or locations are provided by separate Public Notices, which are posted at City Hall and on the City's web site.

The City of DeLand may take action on any matter during this meeting, including items that are not set forth within this agenda.

Public participation is encouraged on any matter on the agenda. If you desire to be recognized by the Mayor, please fill out a Speaker's Card and present it to the City Clerk.

Minutes of the DeLand City Commission meetings are not transcribed verbatim. If any person decides to appeal a decision made by the City Commission with respect to any matter considered at a public meeting or hearing, he/she will need a record of the proceedings including all testimony and evidence upon which the appeal is to be based. To that end, such person will want to ensure that a verbatim record of the proceedings is made by a court reporter, at the person's own expense.

In accordance with the American Disabilities Act, persons needing a special accommodation in order to participate in the proceedings should notify the City Clerk's Office at least 48 hours in advance of the meeting: 626-7132.

Assisted Listening System receivers are available for the hearing impaired, and can be obtained from the City Clerk.

If you wish to obtain information regarding the City Commission's Agenda, please call the City Clerk's Office: 626-7132.

We respectfully request that all pagers and cell phones be turned OFF during City Commission meetings.

Electronic Information! City Commission agendas and short form minutes are now available on the City's web page: www.deland.org.



LDR Update – Project Summary

Date: April 30, 2026

To: Honorable Mayor Cloudman and City Commissioners

From: Carol Kuhn, AICP, Planning Director

RE: Land Development Regulations Update – Executive Summary

The last major update to the City’s Land Development Regulations was in 2013. Over the past 13 years, the City has updated specific sections to respond to changes in development practices. The goal of the 2026 Land Development Regulations (LDR) Update is to comprehensively reorganize, reformat, and update the existing code to create predictable, flexible, simplified regulations with clear criteria and options for creative solutions. Specifically, the LDR Update included:

- Adding clear intent statements and design objectives to help guide decision making and support the goals, objectives, strategies, and action items found in the updates to the 2023 Strategic Plan, the 2024 Comprehensive Plan, and the Distinctly DeLand 2050 Vision Plan.
- Providing clear and simple standards to create a predictable development process.
- Including graphics, diagrams, and illustrations for clarity and simplicity.
- Providing options and standards for creative and innovative development.
- Consolidating related code requirements and standards into easy-to-read tables and charts for ease-of-use and clarity.
- Consolidating and simplifying zoning district requirements and standards.

In April, 2025, the City of DeLand entered into the contract with Inspire Placemaking Collective for the full rewrite of the City’s Land Development Regulations.

Over this last year, we have conducted public outreach events including open houses, workshops, social media campaigns, and online surveys. We have met with the City’s Staff Advisory Group and conducted numerous workshops with both City Commission and Planning Board. We kicked off the initial workshop series in September 2025 during which we discussed the fact sheets to gather interest and announce the project. During a Community Open House, Planning staff provided fact sheets and discussed key topics with the public. Planning Staff also had a “Code Talk with Carol” series with City Commission during which the Fact Sheets were discussed at Commission meetings to highlight key topics to be addressed in the LDR Update.

In October 2025, we conducted multiple Form-Based Code workshops during which we had City Commission, Planning Board, Stetson Presidential Fellows, the public, and the DeLand High School of Government groups participate in a hands-on brick exercise. The

Form-Based exercise included options for expanding the downtown area as well as design elements for the downtown support area. This workshop was supplemented by an online survey in which 137 participants responded.

Planning staff continued to meet every two weeks with the consulting team and in January, the drafting of new regulations began in earnest. As the consultant drafted proposed amendments, Planning staff conducted a series of workshops with City Commission to gather feedback and receive direction on key decision points. The workshop topics were arranged by Article title and staff presented information regarding the progress of the code drafting as well as presented decision points for Commission feedback. This feedback was then conveyed to the consulting team for inclusion in the drafts.

Planning staff conducted one full review of the LDR's in March/April and also met weekly with the consulting team to discuss key decision points, code language, and work through questions as they arose.

As part of the LDR update, staff has created separate manuals related to application requirements, engineering standards, and planning best practices., to be adopted by reference in the new Code. These manuals will be adopted by separate resolution along with the new LDC.

Staff and the consultant have prepared summaries of individual article drafts and the full draft of the new Land Development Code (LDC) is available on the City's website for public comment and review. The Article summaries are attached to this memo and the QR code for the LDC initial public draft can be found below. The summaries will be reviewed, along with the draft code language, during a series of 2.5-hour workshops starting on May 11, 2026.

- May 11, 2026 – City Commission – 6:00 pm
- May 12, 2026 – Public Open House – City Hall – 5:30 pm
- May 13, 2026 – Staff Advisory Group – 9:30 am
- May 13, 2026 – Planning Board – 5:00 pm
- May 14, 2026 – Public Open House – Chisholm Center – 5:30 pm

Planning staff will gather the feedback from the workshops and the online comments and make final revisions to the LDC.

The LDC will be scheduled for public hearings in July and August:

- July 8, 2026 – Planning Board
- August 3, 2026 – City Commission – 1st Reading
- August 17, 2026 – City Commission – 2nd Reading



Draft Updates: <https://www.deland.org/730/2026-Land-Development-Code-Proposed-Rev>

Table of Contents

- Section 33-101. Title
- Section 33-102. Authority
- Section 33-103. Applicability
- Section 33-104. Findings and Intent
- Section 33-105. Rules of Interpretation
- Section 33-106. Comprehensive Plan
- Section 33-107. Abrogation
- Section 33-108. Severability
- Section 33-109. Amendments
- Section 33-110. Non-regulatory Provisions
- Section 33-111. Conflicts
- Section 33-112. Resources, Guides, and Industry Standards
- Section 33-113. Nonconformities
- Section 33-114. Effective Date
- Section 33-115. Enforcement

Proposed Revisions

- Expanded interpretation rules (calculating time and quantities)
- Added elements from the updated 2024 Comprehensive Plan
- Clarified delegation authority for City Manager, Planning Director, City Engineer, Chief Building Official, etc.
- Allowed for additional resource guides and industry standards to assist with interpretation to supplement the Land Development Code and the Comprehensive Plan
- Referenced the Application Manual, Tree & Landscape Manual, Public Works and Streets Manual, Stormwater and Drainage Manual, and Utility Development Manual
- Revised and clarified section on nonconformities and moved from Hardship Relief (IX)
- Relocated enforcement section (from Administration & Enforcement – XII)
- Reorganized Administrative Procedures and consolidated to first Article for ease-of-use
- Moved the definitions end of the Code
- Listed an effective date of October 1, 2026

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- Section 33-201. Summary Review Procedures Table
- Section 33-202. Decision Making and Advisory Bodies and Persons
- Section 33-203. General for All Applications
- Section 33-204. Discretionary Decisions
- Section 33-205. Site Development
- Section 33-206. Subdivisions
- Section 33-207. Historic Preservation
- Section 33-208. Other Applications
- Section 33-209. Interpretation and Relief
- Section 33-210. Appeals
- Section 33-211. Enforcement

Proposed Revisions

- Added a decision-making authority and public notice summary table
- Standardized descriptions of authority for review and decisions
- Reorganized procedures or applications into types
 - Relocated procedures from other sections (i.e. Sidewalk Café Permit)
 - Added procedures for comprehensive plan amendments and annexations, consistent with state law
- Standardized applications to include applicability, review criteria, and review procedures
- Replaced Special Exception applications with Use by Special Review applications to better clarify the application type
- Updated subdivision provisions to better capture administrative statute requirements
- Simplified site plan categories (from 4 classes (Class I through IV) to 2 types (Major & Minor))
- Added a new Temporary Use Permit process to allow for temporary uses
- Added language and standards for “recovery residence”, as required by Federal law
- Added Alternative Compliance options
 - Applicable to:
 - Multi-family residential design standards
 - Non-residential design standards
 - Access and parking standards
 - Landscape standards
 - Sign standards
 - Justified for:
 - Better coordination with the area character
 - Improved environmental performance
 - Enhanced pedestrian amenity
 - Adaptive reuse of existing buildings or infill
 - Public health and safety
 - Advancement of any City-approved plans or policies

Table of Contents

- Section 33-301. General Provisions
- Section 33-302. Standard Zoning Districts
- Section 33-303. Uses
- Section 33-304. Dimensional Standards
- Section 33-305. Planned Development Zoning District
- Section 33-306. Overlay Zoning Districts

Proposed Revisions

- Created a New Article format – purpose statements, nonresidential uses, dimensional standards
- Eliminated the R-R1 district (not used)
- Renamed Residential Mobile Home district (R-M) to Residential Manufactured Home district (R-MH) to match HUD standards
- Retired C-3 Rail Spur District and Medical Services Overlay
- Renamed Wholesale Commercial (C-4) to Light Industrial (I-L)
- Clarified that setbacks are measured to the finished surface of the building
- Allowed limited setback encroachments, including balconies, bay windows, porches) city wide
- Clarified density calculations, especially for mixed-use development
- Refined purpose statements for neighborhood-serving and regional-scale commercial uses
- Updated, reorganized, and consolidated the entire structure of the zoning regulations for usability
- Strengthened the connection between Comprehensive Plan Future Land Use designations and zoning districts
- Renamed residential zoning districts – see below
- Expanded missing middle housing options in Residential Medium Density districts

RESIDENTIAL LOW (5.8 UPA)

R-1AA R1-A ⇒ RL-1
R-1B ⇒ RL-2
R-1 ⇒ RL-3



RESIDENTIAL MEDIUM (12 UPA)

R-2 ⇒ RM-1
R-8 R-12 ⇒ RM-2 RM-3



★ Multifamily not permitted in RM-1

RESIDENTIAL HIGH (16 UPA)

R-16 ⇒ RH-1



R-M ⇒ R-MH

Existing Code

33- R-1AA—Single-Family Dwelling District.

- 17.03. (a) *Statement of intent.* The purpose and intent of the R-1AA Single-Family Residential District is to provide and encourage low-density residential neighborhoods in an urban setting for both existing and proposed developments.

[EXPAND](#)

R-1AA SINGLE-FAMILY DWELLING
ALLOWED USES
PRIMARY USES AND STRUCTURES
Bed and breakfast homestay, accessory use only. (See also section 33-27.03.)
Family day care home.
Mini and neighborhood parks.
Single-family dwellings, except mobile homes.

Proposed New Code

33-302.B. Residential Zoning Districts

1. Rural Residential (R-R)

The purpose and intent of the Rural Residential District is to provide a gradual transition between agricultural and urban development. Other uses such as conservation and agriculture are permitted, but environmental constraints and public infrastructure limit other nonresidential development in this district.

1. Residential Low-Density Districts (RL-1, RL-2, and RL-3)

The purpose and intent of the RL-1 (formerly known as R-1AA), RL-2 (combines former R-1A and R-1B), and RL-3 (former R-1) Residential Low-Density Districts is to provide for and encourage low-density residential neighborhoods at varying densities, together with compatible supporting uses.

2. Residential Medium-Density Districts (RM-1, RM-2, and RM-3)

The purpose and intent of the RM-1, RM-2, and RM-3 Residential Medium-Density Districts (formerly known as the Two-Family Dwelling District R-2 and Multiple Family Dwelling Districts R-8 and R-12) is to provide for medium-density multifamily residential neighborhoods in an urban setting, accommodating a mix of single-family and multi-family dwelling types, together with compatible support uses.

3. Residential High-Density District (RH-1)

The purpose and intent of the RH-1 district (formerly known as Multiple Family Dwelling District R-16) is to provide for high-density multifamily residential uses in areas with existing infrastructure, located near employment, commercial centers, and major transportation corridors. This district is intended to serve residents seeking a well-maintained living environment that incorporates natural on-site features while remaining conveniently located near .

Future Land Use & Zoning Comparison Table




LAND USE DESIGNATION	DENSITY	ZONING CLASSIFICATIONS
Agricultural/Conservation*	0.5	R-R, R-R1, PD
Urban Low Intensity	0.2 to 4.0	PD
Transitional Residential Development	2.0	PD
Low Density Residential	5.8	R-R, R-R1, R-1A, R-1AA, R-1B, E1, PD
Medium Density Residential	12.0	R-1, R-2, R-M, R-8, R-12, E1, PD
High Density Residential	16.0	R-16, E1, PD
Mixed Office/Residential	5.8	P-1, PD
Mixed Commercial	10.0	P-1, C-1, C-2**, E1, PD
Business Retail	---	BR, PD
Highway Commercial	16.0	C-2, E1, PD
Downtown Commercial	20.0	C-2A, PD
Industrial/Warehouse	---	C-4, M-1, PD
Rail Spur Commercial	---	C-3, PD
Redevelopment	16.0	C-2AC, PD
Activity Center	16.0	PD New
Community Development	1.25 to 2.5	PD
Educational	---	All zones, PD
Recreational (Overlay)	---	All zones
Institutional (Overlay)	---	All zones
Historical (Overlay)	---	All zones
Multimodal Supportive (Overlay)	---	All zones, PD
Mixed-Use (Overlay)	---	All zones, PD
Community Health (Overlay)	---	All zones, PD

Table of Contents

- Section 33-401. Standards Specific to Principal Uses
- Section 33-402. Standards Specific to Accessory Uses and Structures
- Section 33-403. Standards Specific to Temporary Uses and Structures

Proposed Revisions

- Created consolidated table of uses and use categories
- Removed conditional uses and replaced with use specific standards
- Added additional design elements for civic and institutional uses
- Updated wireless communications regulations for consistency with state and federal provisions
- Created New use standards:
 - Food Truck Court
 - Fuel and Gas Storage
 - Self-storage/mini-warehouse
 - Thrift/secondhand stores
 - Drive-through facilities in the core
- Created Temporary Use standards
 - Farmers Market
 - Mobile Office or Mobile Unit
 - Special Events
 - Subdivision Sales Offices
 - Storage Container
 - Structures on Properties that Contain Vehicle Sales
 - Reorganized existing table of uses and provided clear categories for uses
 - Provided clear cross references for use specific standards within the table of uses

Accessory Uses		Approved administratively – consolidate all standards in one place
Temporary Uses		
Conditional Uses		Approved administratively – trim/streamline standards
Special Exceptions*		Current: Public hearings required – create clear criteria for approval Proposed: Approved administratively – trim/streamline standards

* *Special exception means a use allowed in a particular zoning district only upon demonstration to, and at the discretion of, the city commission that such use in a specific location will comply with the conditions and standards for the location or operation of such use as specified.*

Article 4 Uses

Combined Use Table

DRAFT

USES P=Permitted; S=Use by Special Review; Blank=Prohibited; P/S: Chapter 33-400 may require Special Review in some instances.	See Section	A-R	R-R	R-R1	RL-1	RL-2	RL-3	RM-1	RM-2	RM-3	RH-1	R-MH	P-1	BR	C-1	C-2	C-2A	C-2AC	C-3	M-1	M-2	E-1	P-F
AGRICULTURE																							
Agricultural production		P																					
Community and market gardens	33-401.I		S	S	S	S	S	S	S	S	S	S										S	S
Low intensity agriculture	33-402.J	P	P	P	P	P	P	P															
CIVIC / INSTITUTIONAL																							
Cemeteries			S	S	S	S	S	S	S	S	S												
Government or public buildings	33-401.F		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Religious institution	33-401.F 33-401.Y	S	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P
COMMERCIAL																							
Alcohol Sales – off-site consumption														P	P	P	P	P			P		
Apothecary shops													P		p ⁽⁶⁾								
Auction sales shop																		P			P		
Bakeries and coffee shops														P	P	P	P	P					
Bakeries, wholesale															p ⁽¹⁶⁾	p ⁽¹⁶⁾	p ⁽¹⁶⁾				P		
Bars/lounges														S ⁽¹⁰⁾	S ⁽¹⁰⁾	S ⁽¹⁰⁾	S ⁽¹⁰⁾	S ⁽¹⁰⁾			S ⁽¹⁰⁾	S ⁽¹⁰⁾	
Catering services														P	P	P	P	P			P	P	
Craft food and beverage producer																P	P	P	P		P	P	
Convenience stores without gas pumps																P	P	P			P	P	
Convenience stores with gas pumps	33-401.K													S		P					P	P	
Drive-through facilities	33-402.F													P		P	p ⁽³⁾	P			P	P	
Drugstores and pharmacies													P	P		P	P	P					
Farmers' Market	33-403.B															P	P	P	P	P			
Fertilizer and feed store		P															P					P	
Flea markets and merchandising barns or marts																						P	
Food truck court	33-401.O														P	P	P	P					
Greenhouses		P																				P	

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- Section 33-501. Community Design Standards
- Section 33-502. Lighting

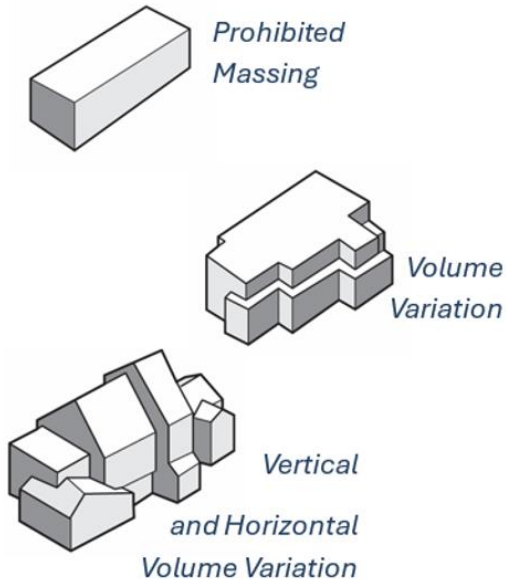
Proposed Revisions

- Clarified block lengths
- Renamed and reformatted existing requirements and standards to protect trees from injury during development
- Clarified specimen tree requirements for tree protection to better align with Volusia County's Chapter 52 (calculations, replacement sizes, percentages, and overall tree health)
- Consolidated standards and requirements into tables, whenever possible
- Added setback design standards for tree protection areas to reflect current practices
- Added requirements for Service Areas and Mechanical Equipment section to capture current practices
- Expanded and restructured lighting section to be compliant with updated 2024 Comprehensive Plan Dark Skies Policy
 - Added light level standards and maximum height
 - Included standards for parking lot, pedestrian, and decorative lighting
- Reorganized Design Standards into clear subsections for ease-of-use:
 - Relationship to surrounding development
 - Architectural Design
 - Massing
 - Roofs (including removal of green roof standards)
 - Building Frontage
 - Frontage Design
 - Façade Articulation
 - Entrances
 - Windows and Fenestration
 - Exterior Building Materials
 - Building Color
 - Parking Garages
- Created new graphics to better illustrate existing design standards and included real-world examples to guide desired outcomes

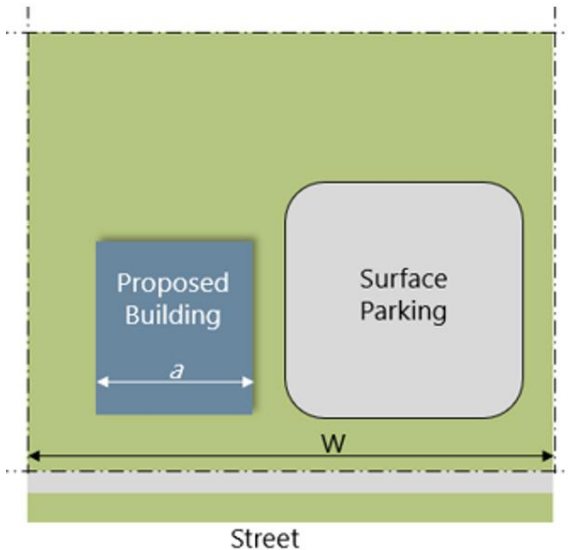
Article 5

Community Design Standards

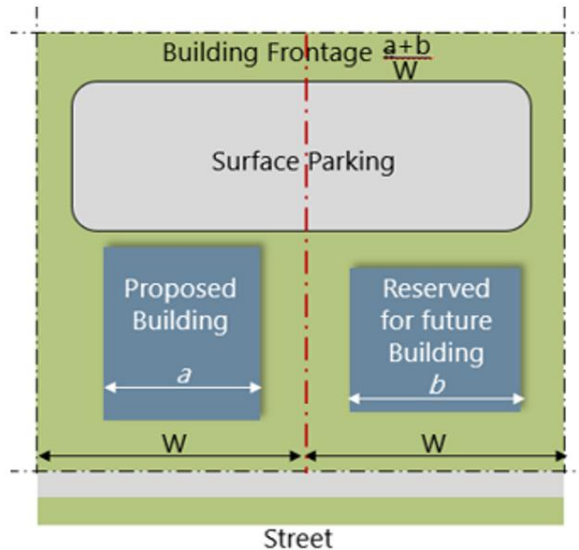
Massing graphic



Building Frontage Exception graphic



Not allowed. Building does not meet the minimum building frontage requirement.



Alternative compliance: Reserve room for a future building to meet the minimum building frontage.

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- Section 33-601. Subdivision Design
- Section 33-602. Complete Streets
- Section 33-603. Site Utilities
- Section 33-604. Exceptions and Variances

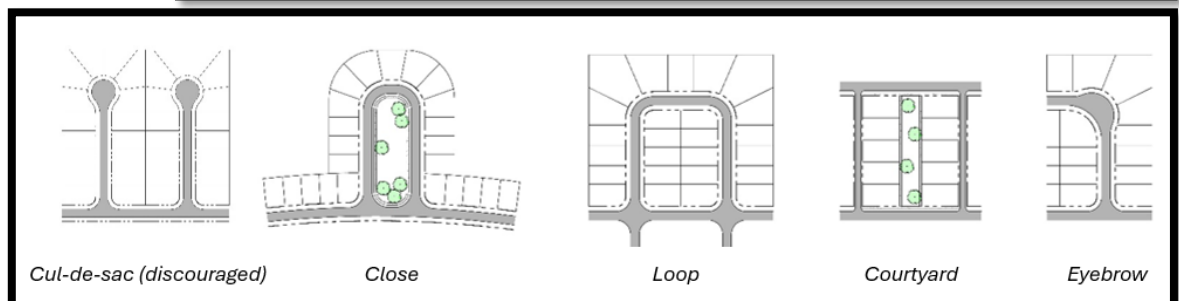
Proposed Revisions

- Expanded the Purpose and Intent section for Article
- Focused on design, including street typologies and lot/street layout
- Clarified standards and requirements to ensure relationship to surrounding context
- Removed utility easements section and moved requirements for Utilities Manual
- Consolidated and added graphics to clarify existing standards for street design and lot/block layout
- Increased allowance for minor subdivisions from creating 3 lots to 5 lots
- Added “Complete Streets” Design graphics to support 2024 Comprehensive Plan update, including street classification such as arterials and collectors, neighborhood and local streets, as well as alleyways

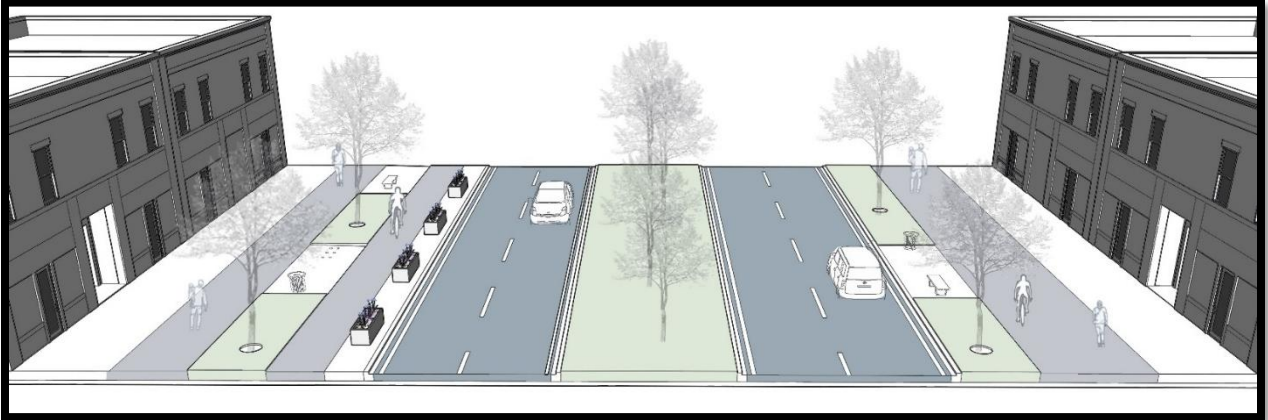
Street Connectivity Example



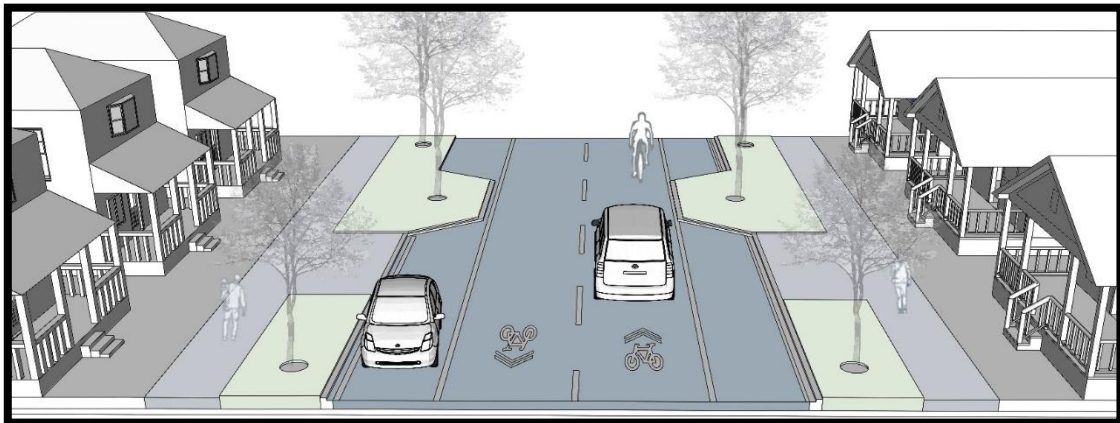
Cul-de-sac Alternatives



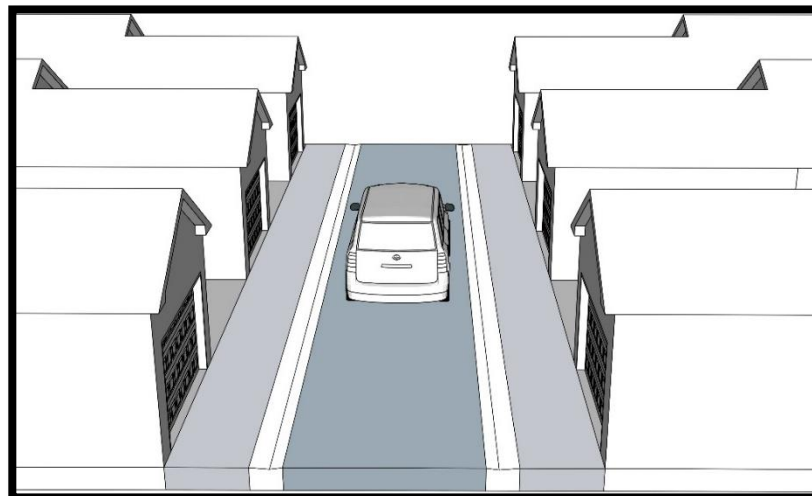
Arterial and Collector Streets



Neighborhood Streets



Alleys



Article 7

Access and Parking

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- Section 33-701. On-Site Circulation and Parking
- Section 33-702. Off-Street Loading

Proposed Revisions

- Revised parking requirements for:
 - Elementary and middle schools
 - Automotive sales
 - General retail
 - Bed and breakfast homestays and inns
 - Multifamily development
 - Convalescent, elder housing, and nursing homes
 - Hospitals
 - Medical clinics, offices, laboratories
 - Golf courses
 - Public parks
 - Utilities
- Clarified when Parking Study would be needed
- Established standards for shared parking in mixed-use developments
- Reduced the parking stall size to industry standard (9 x 18)
- Added standards to allow for a limited amount of compact parking in larger developments and provided size requirements

HEALTH SERVICES	Minimum-Off-Street-Parking Requirements	Notes
Convalescent, elder housing and nursing homes	1 space/ 5 4 beds <u>plus 1 space per employee on maximum shift</u>	Reduction may be proposed through submittal of a parking study.

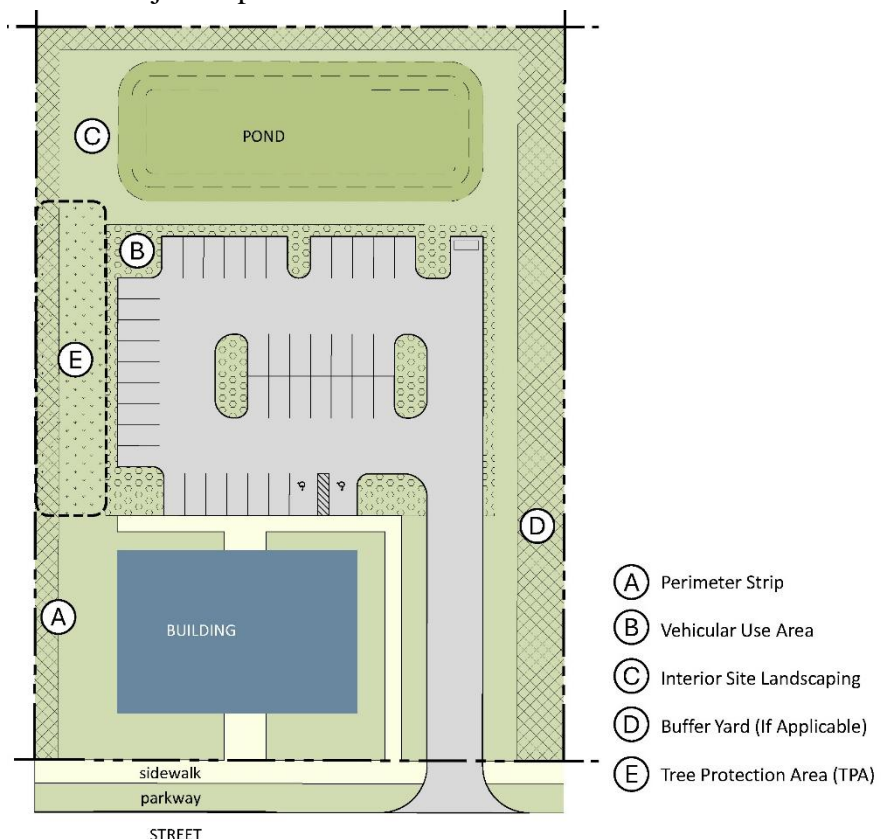
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- Section 33-801. Tree Protection
- Section 33-802. Landscaping

Proposed Revisions

- Updated purpose and intent statement
- Clarified the exemption process for tree removal permits
- Moved design and planting standards and tree species to the Tree and Landscaping Manual
- Adopted University of Florida - Florida-Friendly Plant Guide for list of permitted plants
- Adjusted historic tree protection threshold to be consistent with Volusia County
- Moved Tree Relocation standard to a stand-alone subsection
- Clarified the prohibition Against Harming Public Trees
- Renamed buffer requirements to perimeter landscaping standards for clarification and to encourage mixed use developments and infill options
- Simplified planting calculations from fractional units to whole numbers for ease-of-use
- Updated parking landscaping standards and provided graphics for clarity
- Simplified list of buffer types and reduced buffer widths along the gateways to encourage infill and redevelopment within the city core
- Clarified standards for buffers between adjacent parcels

Landscaping Areas



Article 8

Trees and Landscaping

Table 33-7.2.2.A.7, Required Landscaping for Vehicular Use Areas²

Number of Parking Spaces	Required Landscaped Area, Square Feet Per Parking Space	
	All uses except industrial zoning districts	Industrial Zoning Districts
5 to 50	7	3.5
51 to 100	10	5
100+	13	6.5

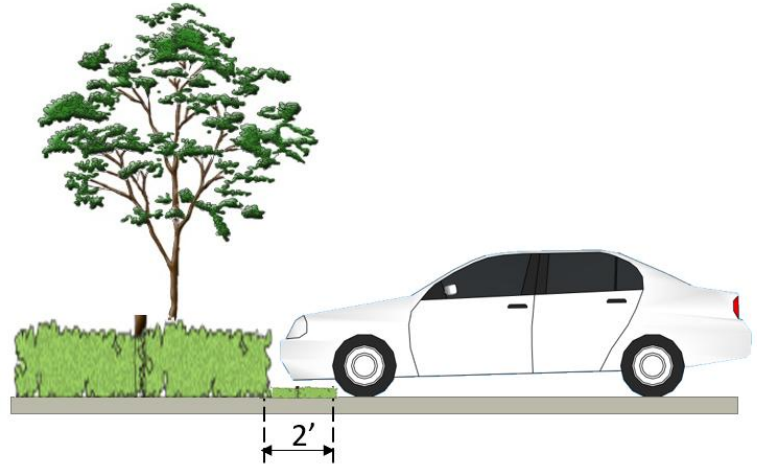
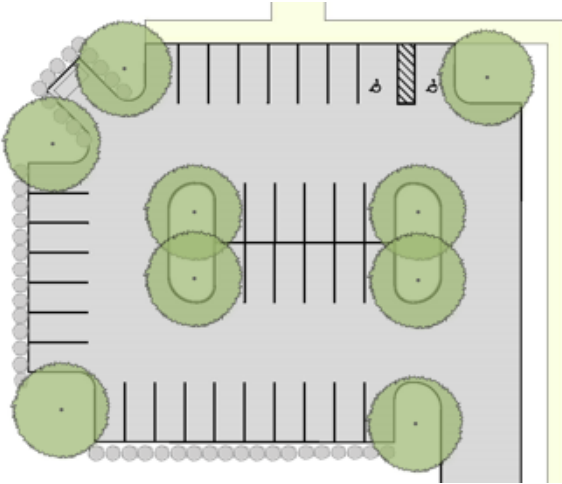


Table 33-702.B.2(B)a, Buffer Standards

Buffer Type	Buffer Width (feet)	Required Plant Material per 100 Linear Feet		
		Canopy	Understory	Shrubs
Buffer Type "A"	10	2 (3 dbh)	1	5
Buffer Type "B"	20	4 (3 dbh)	2	12
Buffer Type "C"	30	6 (3 dbh)	2	20
Buffer Type "D"	50	8 (3 dbh)	3	24

Table ###. Buffers Between Adjacent Parcels

Proposed Use	Adjacent Zoning District									
	Ag	Rural Residential	RL	RM & R-MH	RH	P-1, BR, & MU-N	MU-G	MU-D & MU-I	C-3, I-L, & I-G	PF & E-1
Agriculture	---	C	C	C	C	B	B	B	B	B
Single Family, Duplex	A	A	---	---	---	---	---	---	---	---
Residential subdivision	B	B	A	A	---	---	---	---	---	---
Multifamily	B	B	B	B	---	---	---	---	---	---
Personal Service	B	B	B	B	B	---	---	---	---	---
Commercial	B	C+	C+	C+	B	B	B	---	---	---
Entertainment	B	C	C	C	B	B	B	---	---	---
- Golf course operations (not including greens and fairways)	C	C	C	C	C	C	C	---	---	B
Lodging	B	C	C	C	B	B	B	---	---	---
Intensive Service	B	D+	D+	D+	C+	C	B	---	---	---
Civic/Institutional	B	C	C	C	C	B	B	---	---	---
- Public utilities	D	D+	D+	D+	D+	D	C	C	---	---
Utilities	B	C	C	C	B	B	B	---	---	---
Industrial	D	D+	D+	D+	D+	D	C	C	---	C
Miscellaneous Uses										

+ The buffer must also include a 100 percent opaque screen (fence or wall) along the rear or side lot line. Chain link, open mesh, or similar fencing shall not be used to satisfy this requirement. The screen shall be architecturally compatible with the adjacent residential property. The screen shall be a minimum of six feet high and a maximum of eight feet high. The screen shall be located no closer than ten feet to the abutting property line and landscape materials shall be located between the screen and the abutting property line.

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- Section 33-901. General Provisions
- Section 33-902. Design, Construction and Location
- Section 33-903. Permitted Signs
- Section 33-904. Temporary Signs
- Section 33-905. Outdoor Advertising Signs (Billboards)
- Section 33-906. Prohibited Signs

Proposed Revisions

- Updated purpose and intent statements
- Removed non-content-neutral language to comply with Federal law (Reed vs. Gilbert)
- Clarified non-commercial message standards
- Added a provision to allow for Master Sign Plans
- Moved permitting requirements to Application Manual
- Revised list of exempt signs and provided maximum sizes
 - Small signs, 3 sq ft or less (was 2 sq ft)
 - Public utility signs less than 2 sq ft (was 1 sq ft)
 - Temporary signs added
 - Flagpoles not exceeding 30 ft height
 - Address numbers
- Added standards for maintenance requirements
- Consolidated ground and monument sign standards into table for ease-of-use
- Clarified monument sign restrictions within the downtown (i.e. within 15 ft of the ROW in the Core Overlay)
- Clarified the requirements for double-sided sign vs. single-sided in subdivisions
- Clarified existing language prohibiting new pole signs within the city
- Better explained standards for signage on parapet walls and provided illustrations
- Provided regulations and size limitations for temporary signs and removed references to sign types (i.e. garage sale signs) for consistency with Federal law

Building Sign Standards

Property Size (Acres)	Max Sign Area ⁺ (per side)	Max. Sign Height			
		Emerging Gateway	Core Overlay ⁴	Redevelopment Gateway	All other areas
Non-Residential Zoning Districts					
< 2.5 acres	48 sq. ft.	8 ft.	12 ft.	16 ft.	12 ft.
2.5 – 5 acres	68 sq. ft.				
> 5 acres	128 sq. ft.				
> 20 acres in the Redevelopment and Emerging Gateway Overlays	150 sq. ft.				
Residential Zoning Districts					
Residential Subdivisions ^{2,3}		8 ft.			
12 units or less	16 sq. ft.				
More than 12 units	48 sq. ft.				
Institutional Uses	48 sq. ft.				
Bed and Breakfast (homestay or inn)	10 sq. ft.				
All Zoning Districts					
Public and Private Parks	16 sq. ft.	8 ft.			

⁺² Signs may be installed on a perimeter fence or wall. Additionally, one building sign may be used in lieu of a ground sign of a maximum size specified in **sections 1 and 2 above**. No projecting signs shall be permitted.

³ One double-sided sign or up to two single-sided ground signs, not to exceed the size noted **per sign**.

⁴ If building in Core Overlay is within 15 ft of the right-of-way, a monument sign is not permitted.

Building Sign Types

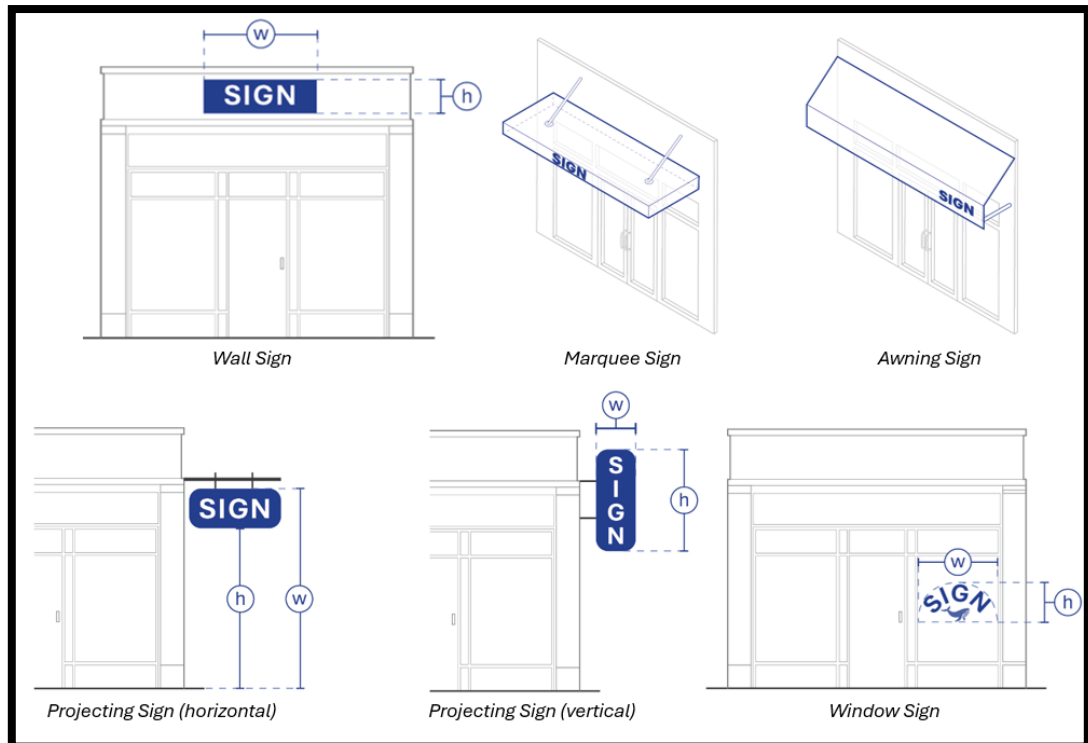


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- Section 33-1001. Concurrency
- Section 33-1002. Impact Fees

Proposed Revisions

- Updated concurrency purpose and intent statements for consistency with state requirements
- Updated and provided ties to 2024 Comprehensive Plan update
- Simplified list of public services and facilities
- Revised Level of Service (LOS) table
- Enhanced and expanded methods to achieve required LOS standards
- Made time period for certificate of concurrency/conditional certificate of concurrency consistent with statutory time frames (i.e. three (3) years)
- Removed Public School facility concurrency monitoring and review procedures
- Moved Guarantees and Sureties to Article 200 – Subdivisions
- Maintained reservation for Impact Fees Section (which includes water and wastewater, parks and recreation, police, and fire/rescue)

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- Section 33-1101. Purpose
- Section 33-1102. Stormwater Management and Control of Runoff
- Section 33-1103. Wetlands
- Section 33-1104. Habitat of Endangered or Threatened Species
- Section 33-1105. Floodplain Management
- Section 33-1106. Mining and Excavations
- Section 33-1107. Potable Water Wellfield Protection
- Section 33-1108. Erosion Control

Proposed Revisions

- Updated purpose and intent statement
- Moved responsibility of stormwater management system from existing Site Utilities section
- Changed requirement of discharge hydrograph for developments larger than one acre to depict conditions before a 24-hour, 100-year frequency storm (previously 25-year frequency storm) for consistency with 2024 Comprehensive Plan language
- Clarified stormwater requirements and design standards in the Core Overlay for consistency with St. Johns Water Management District River Water Management requirements
- Moved references for maintenance of stormwater management systems to Stormwater and Drainage Manual
- Clarified existing list of wetland protection exemptions and buffer zone standards
- Clarified appeal process for floodplains
- Moved Mining and Excavation permit requirements to Application Manual
- Moved Wellfield Protection Zone Permit to Article 200

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- Section 33-1301. Definitions

Proposed Revisions

- Updated and clarified definitions
- Made definitions consistent with code terms
- Added examples for current uses
- Added new definitions for existing terms used in Code
- Removed terms not found in the Code
- Modernized terms and definitions
- Removed regulatory language and standards from individual definitions
- Moved definitions from front of Code to end of Code for ease-of-use