

CITY OF DELAND LDR UPDATE

HOUSING OPTIONS SELF-GUIDED TOUR

Background

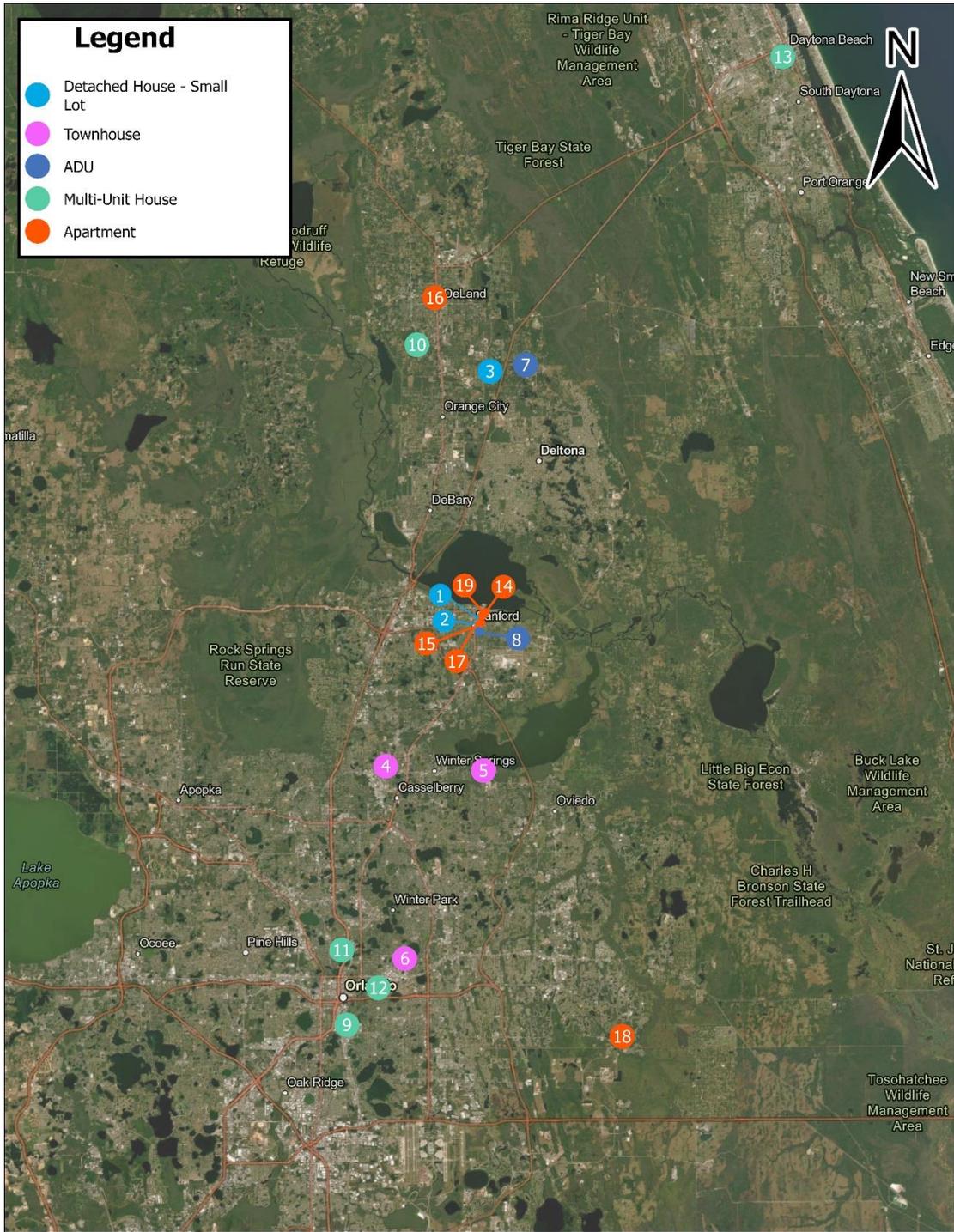
Housing developments throughout the I-4 corridor are primarily consisted of large single-family lots and large multi-family buildings, with few alternative housing options, largely due to strict and inflexible development regulations. Housing options, including townhomes, cottage clusters, and multiplexes, also referred to as “missing middle housing” were the building blocks in pre-1940’s neighborhoods. One of the goals of the DeLand Land Development Regulations update is to improve housing choices, increase affordability, and allow families to age in the community. One way to accomplish these goals is to remove the barriers that restrict smaller lot housing types and allow for flexible design standards.

The purpose of this self-guided tour is to provide regional examples of other housing types that may not be allowed under today’s Land Development Regulations. The examples illustrate several housing choices that are well-designed, compact, and on smaller lots to meet the needs of a variety of different households and families. When incorporating smaller, more compact designs, context matters and careful attention to existing development patterns preserves neighborhood character. Focusing on compatibility and utilizing similar design features allows for an integrated design. The map below highlights the different housing examples which are described in more detail throughout the tour.

This tour offers both virtual (via provided Google links) and in-person options to explore diverse housing developments. A sample itinerary highlighting different housing types is included for in-person tours. The tour aims to showcase housing options and inspire fresh ideas for DeLand. An opportunity to provide your thoughts and feedback is provided at the end of the tour.



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Stop 1. Sanford

Sanford, one of Central Florida's oldest incorporated Cities is well known for its brick lined streets, towering oaks, elegant store-fronts and large, nineteenth-century Victorian homes. Take a walk through historic downtown Sanford and stop in one of the local shops or grab a bite to eat at one of the local restaurants.

Stop 2. Longwood/Winter Springs

Longwood is a suburban city, just north of Orlando, known for its rich history, natural beauty and strong sense of community. Longwood offers a balance of historical roots and modern development centered around it's commuter rail station.

Just a short drive from Longwood, Winter Springs, is a meticulously planned mixed-use development and designed as a neo-traditional destination that combines retail, office, residential, and leisure spaces, creating the atmosphere of an urban village with architecture to resemble that of an "Old Town" Florida.

Stop 3. Thornton Park

Thornton Park is known for its European ambiance, featuring cobblestone streets, brick-paved roads, and towering oak trees draped in Spanish moss. Thornton Park features various architectural styles from the early 20th century, including Craftsman bungalows, Mediterranean Revival, and Art Deco influences. A popular destination for both residents and visitors, as you walk, look out for the dynamic mix of dining, shopping, and cultural experiences.



Detached House - Small Lot

Characterized by their compact size, these housing types are best integrated into neighborhoods by incorporating features like alley-accessed garages or shared driveways. This minimizes the impact on the streetscape by reducing curb cuts and preserving a continuous sidewalk experience. This approach allows for more street trees and other improvements to the built environment. These homes often utilize smaller setbacks and increased lot coverage compared to standard single-family dwellings.

1. [1104 Oak Ave.; Sanford, 32771](#)



Lot Type: Detached; Small lot

Lot Size/Density: 5,000 SF / 8.71 units per acre

Context: Suburban

Setbacks: Front: 20; Side: 10'

Dwelling Size: 1,300 SF

Frontage: Neighborhood Yard



2. [607 Oak Ave.; Sanford, 32771](#)



Lot Type: Detached; Small Lot

Lot Size: 6,000 SF / 7.26 units per acre

Context: Suburban

Setbacks: Front: 5; Side: 7.5'

Dwelling Size: 1,500 sf

Frontage: Neighborhood Yard

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3. [110 E. Lake Victoria Circle, DeLand](#)



Lot Type: Detached; Small lot

Lot Size/Density: 7,500 SF / 5.8 units per acre

Context: Suburban Planned Development

Setbacks: Front: 20'; Side: 7.5'

Dwelling Size: 1,700 sf

Frontage: 60' wide lot; Neighborhood frontage

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Attached Single-Family Townhomes

Attached single-family townhomes, also known as row homes, are typically 2-3 story multi-unit buildings, each with a private entrance and sharing an adjoining wall. They can be on a single lot with shared ownership or separate lots. This type of housing is well-suited for fronting directly onto streets or open spaces, while smaller clusters integrate effectively into existing single-family neighborhoods.

4. [119 E. Warren Ave., Longwood, FL 32750](#)



Lot Type: Attached, Townhouses

Lot Size/Density: 1.6 acres total (0.02 acres/townhome) / 18 units per acre

Context: Townhouse Subdivision

Setbacks: 0' lot line

Dwelling Size: 1,488 SF

Frontage: 20 ft wide

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5. 136 McLeod's Way (Jesup's Reserve) Winter Springs



Lot Type: Attached multi-family

Lot Size/Density: 30 du/acre

Context: Townhome

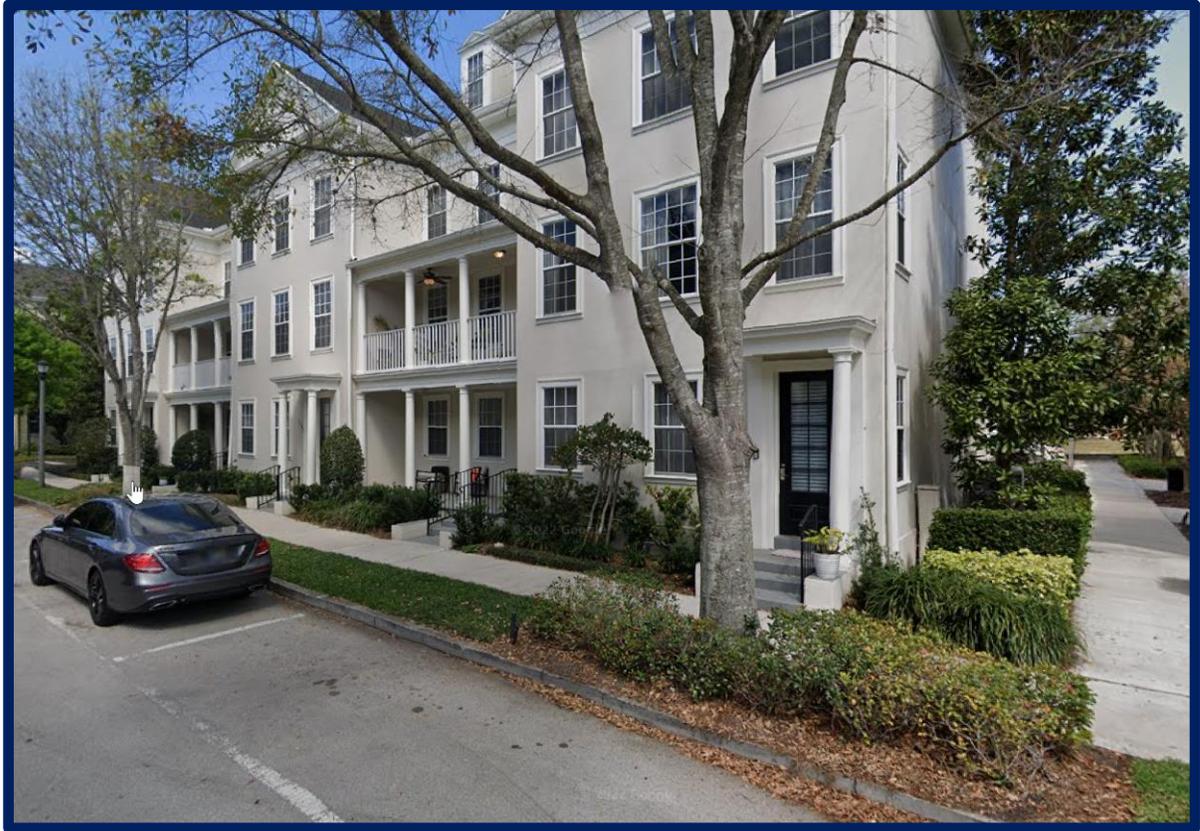
Setbacks: Front: 10'; Side: 0'; Rear: 10'

Dwelling Size: 1,500 SF

Frontage: 22' wide; neighborhood street



6. 1521 Chatfield Pl. Orlando (Baldwin Park)



Lot Type: Attached multi-family - 5 units per building

Lot Size/Density: 3,000 SF / 8-12 units/acre

Context: Mixed-Use Development

Setbacks: Front: 0'; Side: 5'; Rear: 0'

Dwelling Size: 750 - 1,000 SF

Frontage: Neighborhood Street Frontage



ADU

An Accessory Dwelling Unit (ADU) is a distinct living space located on the same lot as a single-family home, which can be attached to, internal to, or detached from the main residence. ADU's are well-suited for smaller households or individual with limited budgets and less need for extensive square footage such as single adults or young professionals. They provide a practical way to accommodate family members onsite or generate affordable rental income, thereby preserving the existing neighborhood feel and quality of life.

7. [128 N. Lakeview Dr., Lake Helen, FL](#)



Lot Type: Single-family, ADU

Lot Size/Density: 30,000 SF/ 2.9 units per acre

Context: Single-Family Neighborhood

Setbacks: Front: 10'; Side: 60'; Rear: +100'

Dwelling Size: 800 SF

Frontage: Neighborhood Street Frontage



8. 201 W 16th St., Sanford, FL



Lot Type: Single-family, ADU

Lot Size/Density: 15,246 SF/ 5.71 units per acre

Context: Single-Family Neighborhood

Setbacks: Front: 35'; Side: 20'

Dwelling Size: 800 SF

Frontage: Neighborhood Street Frontage



Multi-Unit House

Multi-unit houses are single structures on one lot, which contain two or more independent units such as duplexes, triplexes, and fourplexes. Each unit usually has its own entryway. These units can be configured side-by-side or stacked. These buildings are often designed to visually match single-family homes, facilitating their integration into existing neighborhoods.

9. 114 E. Esther St. (Orlando)



Lot Type: Multi-Unit House (Duplex)

Lot Size/Density: 0.26 acres / 7.69 units per acre

Context: Urban

Setbacks: Front: 22'; Alley: 21'; Rear: 25'

Dwelling Size: 1,986 sq. ft.

Frontage: Neighborhood Yard



10. 1571 S Boundary St, Volusia County, FL 32720



Lot Type: Multi-Unit House (Duplex)

Lot Size/Density: 0.31 acres / 6.45 units per acre

Context: Suburban

Setbacks: Front: 35 ft; Side: 15 ft

Dwelling Size: 1,200 SF

Frontage: Neighborhood Street

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11. [2223 Amherst Ave, Orlando, FL 32804](#)



Lot Type: Multi-Unit House (Quadplex)

Lot Size/Density: 0.16 acres / 25 units per acre

Context: Urban

Setbacks: Front: 25'; Side: 3'; Rear: 20'

Dwelling Size: 1,200 SF - 1,500 SF

Frontage: Neighborhood Yard

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12. 2483 E. Jefferson St.; Orlando Milk District



Lot Type: Multi-Unit House (duplex)

Lot Size: 3,400 SF / 25.6 units per acre

Context: Urban

Setbacks: Front: 20'; Side: 5' & 10'

Dwelling Size: 1,600 SF

Frontage: Neighborhood Yard

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13. [570 Wallace St., Daytona Beach, 32114](#)



Lot Type: Duplex

Lot Size/Density: 7,884 SF / 11.11 units per acre

Context: Urban

Setbacks: Front: 30'; Side: 5'

Dwelling Size: 1,750 SF

Frontage: Neighborhood Yard

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Neighborhood Apartments

Apartments are multi-unit residences, often in one building or groups of buildings on one lot, designed with shared parking, common lobby access, central greenspaces or courtyards for communal gatherings. These amenities act as an extension of the living spaces, enhancing residents' quality of life and fostering a sense of community similar to other housing types. Though their sizes and designs vary, smaller footprint apartments are well-suited for integration into single-dwelling neighborhoods or as a transition one between residential areas and Main Streets. These apartments can also be located above commercial developments.

14. [318 S Palmetto Ave, Sanford, FL 32771](#)



Lot Type: Apartment - Small Lot 9 units

Density: 0.33 acres / 27.27 units per acre

Context: Suburban

Setbacks: Front: 15'

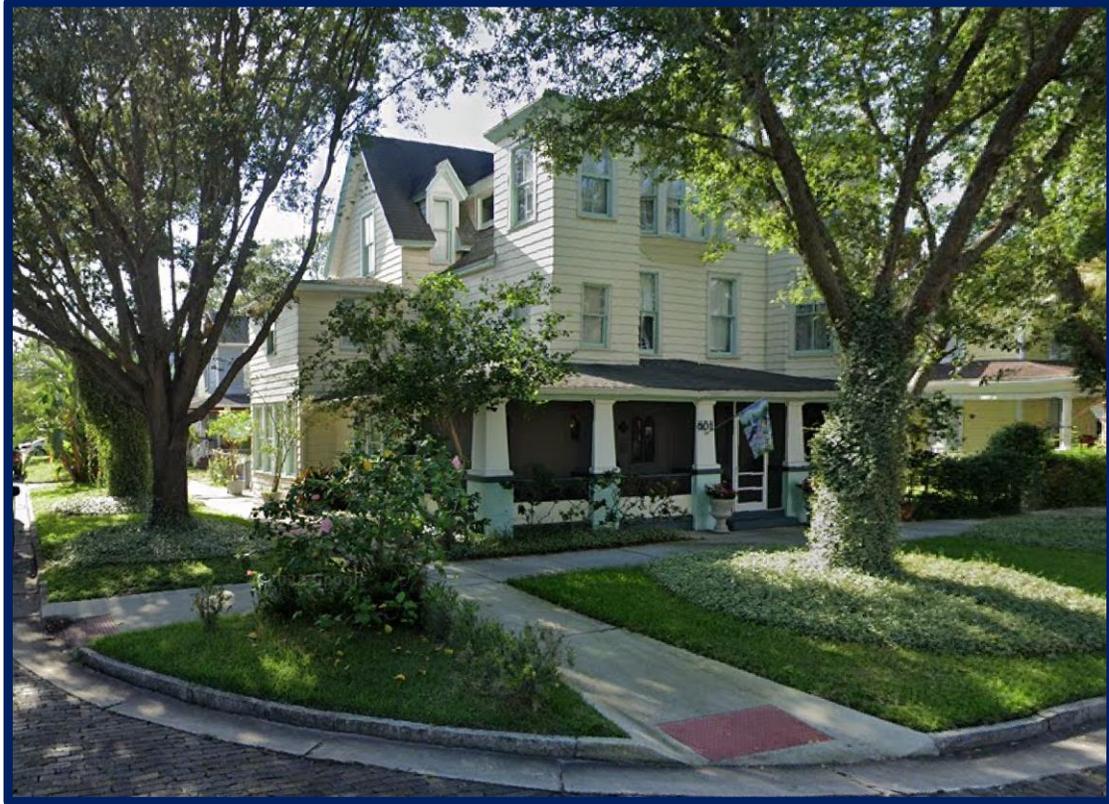
Dwelling Size: 750 SF

Frontage: Neighborhood Street

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15. [401 Magnolia Ave., Sanford, 32771](#)



Lot Type: Apartment - Small Lot 5 units

Density: 0.10 acres / 50 units per acre

Context: Suburban

Setbacks: Front: 10'

Dwelling Size: 750 SF

Frontage: Neighborhood Street

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16. [325 N. Florida Ave., DeLand, FL 32720](#)



Lot Type: Garden apartment - Small Lot 5 units

Density: 0.27 acres / 18.52 units per acre

Context: Urban

Setbacks: N/A

Dwelling Size: 850 SF - 1,300 SF

Frontage: Neighborhood Street

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17. 1000 S. Park Ave., Sanford, 32771



Lot Type: Apartment - Small Lot 4 units

Density: 0.14 acres / 28.57 units per acre

Context: Suburban

Setbacks: Front: 15'

Dwelling Size: 750 SF

Frontage: Neighborhood Street

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18. 3708 Avalon Park E Blvd, Unit 3706



Lot Type: Apartment - Medium Lot (Live/Work)

Lot Size: 0.05 Acres

Context: Urban

Setbacks: N/A

Dwelling Size: 2,850 SF

Frontage: Active Streetscape



19. 201 Sanford Ave. (San Leon) Sanford



Lot Type: Apartment - Medium Lot (Live/Work); 9 units

Lot Size/Density: 0.23 acres / 39 units per acre

Context: Urban

Setbacks: Front: 0'; Side: 0'

Dwelling Size: 750 sf

Frontage: Active Streetscape

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Summary

This tour's purpose was to present housing that discreetly fits into, complements, and respects the function, character, and scale of existing detached, single-family neighborhoods. Considerations for the Land Development Regulations Update include the following:

- Allow more housing types in single-family zoning districts;
- Right-size off-street parking and streetscape requirements;
- Simplify the planning process for small-format projects that have the appropriate bulk, scale, and mass; and
- Provide options for infill and redevelopment.

After exploring the different examples, what housing design features, especially regarding housing types and lot sizes stand out as interesting or compatible for DeLand's existing residential neighborhoods. Please share your initial insights for the Land Development Regulations Update.

Likes:

Dislikes:

Most Applicable

Most Surprising:
