

PLACEMAKING



DeLand
LAND DEVELOPMENT
REGULATIONS UPDATE

Planning with Purpose
Local Voices. Community Choices.

OVERVIEW

Placemaking refers to the process of building communities around meaningful places, reinventing public spaces as the heart of the community, and making great places that are memorable and vibrant.

TIES TO THE COMPREHENSIVE PLAN, 2050 VISION PLAN & STRATEGIC PLAN

The Comprehensive Plan goals and policies prioritize distinct community focal points to create a sense of place and to maintain the small-town feel. New neighborhoods should be designed to connect, enhance, and reinforce existing physical elements with vibrant focal points and neighborhood features to incorporate the nodal strategy as outlined within the 2050 Vision Plan.

HOW THE UPDATED CODE COULD ADDRESS PLACEMAKING

The City is revising the existing regulations to encourage placemaking opportunities in existing and new developments. Some of the proposed revisions to encourage placemaking in the residential and nonresidential development standards could include:

- Enhancing neighborhood identity features and amenities to help create a sense of place.
- Strengthening open space connections to existing, surrounding residential and commercial developments.
- Encouraging active commercial areas by allowing buildings to be built closer to the public sidewalk, provided the building entrances have additional windows and parking is located to the side or rear.
- Increasing opportunities for people to gather and mingle by allowing plazas and other similar areas to contribute to open space requirements.
- Consider options for creating walkable, multimodal streets and active transportation networks.
- Explore opportunities for integrating a variety public gathering spaces to promote and invite interaction and community building.

