



The CITY OF DAYTONA BEACH

— "THE WORLD'S MOST FAMOUS BEACH" —

MEMORANDUM

DATE: August 14, 2017

TO: James V. Chisholm, City Manager

FROM: Richard Walton, AICP, Planning Director ^{rw}

SUBJECT: Land Development Code Text Amendments – Amend Articles 3 and 4
(DEV2017-068)

A request by Development and Administrative Services Department, Planning Division, to amend the Land Development Code, Section 3.4.K.2.c. and Section 4.2.B.3 of the Land Development Code to establish criteria for the Single-Family Residential 5 (SFR-5) zoning district property owners seeking to subdivide existing lots of record.

Prior to the adoption of the March 1, 2015 Land Development Code, the single family residential district consisted of four different districts (R-1a, R-1a1, R-1b, and R-1c) with different dimensional standards. In an effort to reduce the residential categories they were collapsed into one zoning district to reduce the number of non-conforming lots and allowing for 5,000 s.f. lots to be built on provided they meet all other dimensional standards. This change may permit larger lots of record to be subdivided and therefore could change the character of the neighborhoods.

At the July 27, 2017 Planning Board Meeting, the Board recommended approval 6-to-0. Staff supports the Planning Board recommendation to the City Commission.