



The CITY OF DAYTONA BEACH

“THE WORLD’S MOST FAMOUS BEACH”

MEMORANDUM

DATE: December 11, 2017

TO: James V. Chisholm, City Manager

FROM: Richard Walton, AICP, Planning Director

SUBJECT: Neighborhood A, B & C - Restaurants on Oceanfront as a Principal Use – Large Scale Comprehensive Plan Amendment (DEV2017-045)

A request by the Development and Administrative Services Department, Planning Division to approve a Large Scale Comprehensive Plan Amendment, amending policies in Neighborhood A, B & C to permit restaurants as a principal use on the east side of A1A along the oceanfront. This action also authorizes transmittal of a Large Scale Comprehensive Plan Amendment to state agencies and local jurisdictions for review and comment prior to final adoption.

The Comprehensive Plan, Future Land Use Element - Neighborhood Development Policies proposed text changes are as follows:

Changes to the proposed text after the Planning Board review are highlighted in yellow.

NEIGHBORHOOD A Development Policies

- (f) **Issue:** The City recognizes that tourism is its basic economic activity. The City also recognizes that a sufficient supply of ~~motel-units~~ tourist accommodations and restaurants must be available within the City, particularly on the oceanfront.

(1) **Policy:** Tourist Accommodations and restaurants as principal uses along the oceanfront shall be permitted. The City shall not rezone property along the oceanfront to permit other retail uses as a principal use on the east side of A-1-A except as provided for on the Future Land Use Map. (Ordinance # 18-)

NEIGHBORHOOD B Development Policies

- (d) **Issue:** The City recognizes that tourism is its basic economic activity. The City also recognizes that a sufficient supply of ~~motel-units~~ tourist accommodations and restaurants must be available within the City, particularly on the oceanfront.

(1) **Policy:** Tourist Accommodations and restaurants as principal uses along the oceanfront shall be permitted as a principal use. The City shall not rezone property along the oceanfront to permit

other retail uses as a principal use except as in concert with the Redevelopment Element and as provided for in the Future Land Use Map. (**Ordinance # 12-159**) (Ordinance # 18-)

(2) Policy: The E-Zone Overlay land use designation allows retail uses along the oceanfront, either as principal uses or as part of a mixed use building between Auditorium Blvd. and Harvey Ave. and along the Daytona Beach Pier when developments satisfy land use, building form, architectural standards and review procedures set forth in the E-Zone Plan (Appendix A) and LDC. (**Ordinance # 12-159**) (Ordinance # 18-)

NEIGHBORHOOD C

Development Policies

(a) **Issue:** The City recognizes that tourism is its basic economic activity and that a sufficient supply of ~~motels~~ tourist accommodations and restaurants must be available within the City, primarily on oceanfront property.

(1) Policy: Tourist accommodations and restaurants as principal uses along the oceanfront shall be permitted as a principal use. The City shall not rezone property along the oceanfront to a category that permits other retail activities as a principal use, except as provided for on the Generalized Future Land Use Map. (Ordinance # 18-)

At the November 16, 2017 Planning Board Meeting, the Board recommended approval 4-to-0. Staff supports the Planning Board recommendation to the City Commission.