




# The CITY OF DAYTONA BEACH

“THE WORLD’S MOST FAMOUS BEACH”

## MEMORANDUM

DATE: October 10, 2018  
TO: James V. Chisholm, City Manager  
FROM: Dennis Mrozek, Planning Director   
SUBJECT: Land Development Code Text Amendments – Remove Waterfront Overlay District (DEV2018-048)

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A request by the Development and Administrative Services Department, Planning Division, to remove all references to the Waterfront Overlay (WO) District in the Land Development Code; and relocate the regulations relating to boat slips in Article 4 (Zoning Districts), Section 4.9.E.5.g of the WO District’s regulations to Article 3.4.CC.

The City’s Waterfront Overlay (WO) District applies to all properties abutting the Halifax River and/or the Atlantic Ocean beach. Properties within the City that abut the Atlantic Ocean beach are ultimately subject to and regulated by the Florida Department of Environmental Protection’s (FDEP) Coastal Construction Control Line (CCCL) Program. Properties within the City that abut both the Halifax River and/or the Atlantic Ocean beach are also subject to FEMA’s Special Flood Hazard Areas. The proposed text amendment will eliminate outdated regulations for development along the City’s coastal waterways. Compliance with the requirements of the Florida Building Code, Florida Coastal Construction Control Program, and FEMA’s floodplain management requirements will still be required.

At the September 27, 2018 Planning Board meeting, the Board recommended approval 6-to-0. Staff supports the Planning Board recommendation to the City Commission.

The first reading will be heard before the City Commission on November 7, 2018 and the Public Hearing for adoption will be heard on November 21, 2018.