



**Seabreeze – 613 N. Halifax  
Slip Allocation Application  
Narrative  
~~November 1, 2018~~  
May 9, 2019  
October 3, 2019**

The 613 N. Halifax Condominium development is seeking approval from the City of Daytona Beach to allow additional boat slips, more than allowed by code. The applicant is proposing a 36 unit condominium development with 36 private docks, 2 guest day dock slips and 1 City public slip for a total of 39 slips. The code allows for 1 slip per 25' of shoreline. The subject site has approximately 132.89 linear feet of shoreline (per survey of mean high water line) and applying the city formula for a slip allocation is entitled to 5 slips. The applicant is requesting approval the additional 34 boat slips from the "excess boat slip allocation" pool. This waterfront property is a small infill site but can afford greater water access through this request.

Criteria the City Commission will look at in determining and evaluating public benefit of excess slips:

The city commission shall evaluate the number of slips remaining in the city's inventory, and allocate additional slips based on a finding of net public benefit to be derived from the project. The finding of net public benefit shall be based on the effect the project has on public use and access to the waterway, including but not limited to the following factors:

**a) The number of slips in the project that will be made available for purchase, lease, or use by the general public.**

Response: There will be 2 boat slips available to the public for day dock use and another is proposed to be a public city water taxi slip that will also include the allocation of 2 parking spaces on the site.

**b) Construction, expansion, or improvements to new or existing public spaces, parks, plazas, walkways, or other features providing access to the waterfront for the general public, on or off-site.**

Response: The request provides expanded waterfront opportunities on-site for residents of the site and area residents who visit and the city that may offer a water taxi or alternative city vessel use.

**c) Construction, expansion, or improvement of a public dock or boat ramp and related facilities on or off-site.**

Response: As noted above, the request also provides dockage for a City use for a water taxi or alternative vessel thus provides support for other municipal efforts and facilities. Construction value of one slip is estimated at \$27,222.00.

**d) Redevelopment of upland uses in a redevelopment area consistent with the adopted area plan.**

Response: The overall PD Plan is designed not only to address redevelopment and reinvestment in this area but it is proposed to be residential consistent with the established built community character.

**e) Preservation of upland historic properties or structures.**

Response: There are no related upland historic properties or structures to be preserved.

**f) Construction or allocation of slips designed to benefit an underserved segment of the boating public.**

Response: There is no specific underserved segment being addressed, however it is intent to further the City 's policy for both residents and the public to have increased waterfront access and boating opportunities.

**g) Acquisition of upland for public use.**

Response: No provisions for acquisition are a part of this application.

**h) Improvements to existing water-related facilities for use by the general public.**

Response: As noted above, the request provides for City marine vessel use and parking.

**i) Activities such as dredging that improve access to or navigability of the waterway.**

Response: There is no plan by the applicant to address and additional efforts for access to or navigability projects beyond work needed for the proposed dock.

**j) Financial contribution toward a project as described above or any public project which will enhance public use of and access to the waterway and riparian lands within the city.**

Response: As noted above, no direct financial contribution is being made but construction of public serving facilities on site are being made with this proposal. A single slip is estimated at a construction value of \$27,222.00. Additionally, the two (2) parking spaces (construction cost value only, land value would be additional) would be another \$14,000.00 for 2 spaces.

**k) Construction, expansion, or improvement of stormwater management facilities for existing streets that dead end into the river.**

Response: There is no plan by the applicant to address such efforts at this time.