



Historic Ocean Dunes Neighborhood Vision

Spring 2007

Neighborhood History

- Established in the late teens for wealthy winter visitors from the industrial North
- Noted Architects and Architecture
- An enclave of home lots designed to create an exclusive beachside community

Neighborhood Boundary

- The Ocean Dunes Neighborhood - geographic area located west of A1A, east of the Halifax River, south of Wisteria Boulevard and north of Ocean Dunes Road inclusively

Standards to Adopt to Preserve the Integrity of the Historic Districts

- Maintain R1 Residential Zoning
- Maintain current standards in Local Registers
- Create district entrances
- Enhance districts with attractive ornamental street signage
- Upgrade street lighting with decorative lamp posts
- Upgrade utilities (power lines) to underground or locate utilities at rear of all homes so lines are not visible from streets

Standards to Adopt to Preserve the Integrity of the Historic Districts

(Cont'd)

- Upgrade streets with environmental curbing, gutters, sidewalks, landscaping, and accent crosswalks and intersections with pavers or brick
- Upgrade drainage infrastructure to adequately remove water from streets
- Adopt 'Appearance Standards' requiring compatibility with the historic architecture and style of each district
- Adopt landscape standards (protect oak trees)

Beachside Vision Elements

- Set height limits to 65 feet on all waterfront properties on the east side of the Halifax River in the core area, north of Silver Beach Ave and south of University Boulevard
- Set height limits to 35 feet on Halifax waterfront property south of Silver Beach Ave or north of University Boulevard
- Set height limits on the west side of A1A to 35 feet on property abutting R1 or within 50 feet of R1

Beachside Vision Elements (Cont'd)

- Continue A1A streetscape south of ISB to Frazer Blvd and from University Blvd to Bellair Shopping Center, with raised landscaped medians at all walking public beach accesses (pedestrian safety) and at appropriate side streets to deter non-local traffic
- Maintain the height of the Silver Beach bridge (NO HIGH RISE) and enhance existing bridge with architectural elements to maintain the charm upon entry to residential districts (Noted Historic Bridge)

Beachside Vision Elements (Cont'd)

- Streetscape all roads leading to the beaches from all bridges
- Create landscaped areas at the base of all bridges
- Purchase lands on riverfront , oceanfront, inner block areas and west side of A1A for public parks and use
- Establish strict landscape standards on all development and existing properties that front A1A

Beachside Vision Elements (Cont'd)

- Streetscape South Peninsula Drive, south of Silver Beach Ave with a tree lined median to reduce traffic lanes from 4 lanes to 2
- Set height limits to 35 feet on all Commercial and Mixed Use properties abutting or within 50 feet of R1 properties

Beachside Vision Elements (Cont'd)

- Establish 'Appearance Standards' to require all Commercial or Mixed Use buildings be designed to match historic integrity of surrounding area and require all exteriors sides be designed with the same standards as the front facades (set backs for balconies, porches, and windows)
- Revisit and re-address oceanfront standards (widths of buildings to 115 feet)

Daytona Citywide Vision

- Establish Architectural Standards
- Establish Homeowner Incentives
- Establish Florida Native Landscape Standards
- Establish Historic Preservation Ordinances
- Establish Magnet Schools
- Establish Work Force Housing Fund
- Establish Increased Density Bonus Requirements and establish the geographic boundaries (ex: Downtown, Tourist Core Area, and ISB Corridor)

Thank you

A special thank you to all the members of the Vision Executive Board for your devotion, commitment and passion in the pursuit in making Daytona Beach a vibrant, functional and desirable community to live and visit