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**MEMORANDUM**

**TO:** Gary Persinger, Town of Dewey Beach

**DATE:** January 5, 2018

**FROM:** Christopher J. Fazio, P.E., Project Manager

**SUBJECT:** Minor Changes to Dewey Beach Comprehensive Plan

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Per your request, the following minor changes were made to the Town of Dewey Comprehensive Plan, last dated 11/10/17 and 12/19/17:

- Corrected the list of Comprehensive Plan Working Group Members who are also on the Comprehensive Plan Committee, pg. iii.
- Conducted grammatical changes and reformatting throughout the document.
- Corrected the reference from Planning Committee to Working Group, pg. 10
- Added “Floor Area Ratio” to the Definitions section, pg. 11
- Removed the Planning Commission reference from “publication” definition, pg. 12
- Added “expanding recreational access to the bay” under the Bayside and Oceanside Protection policy, pg. 14
- Updated the population total from 2015 to 2016 and revised the data source, pg. 17
- Corrected the street location of the Ruddertowne Redevelopment, pg. 24
- Revised the Beach Replenishment Fund from \$3.2 million to \$4.3 million, pg. 24
- Changed zoning code reference from “encourages” to “permits”, pg. 31
- Added language to “evaluate the need for existing overlays”, pg. 38
- Relocated an objective and actions from the Infrastructure to the Land Use chapter, pg. 38
- Corrected a partial sentence related to parking and hours, pg. 41
- Revised the summary of the Town’s work with the Center for Inland Bays, pg. 48
- Added another action under Quality of Life: “The Town should ensure that any bayside redevelopment is consistent with protections for the natural environment.”, pg. 52
- Added “The Town will ensure that any additional revenues generated by activities such as grants, donations, or other programs, are maintained by the Town's financial department and thus subject to the annual audit,” under Financial Soundness and Sustainability subsection, pg. 57

- Added “the maximum floor area ratio (FAR) of 1.20 for this district allows a residential structure of 6,000 square feet on the minimum lot size of 5,000 square feet”, pg. 62
- Changed language to “consider” changes to bulk zoning standards, pg. 67
- Added “consider the need” for modifications to maximum building size, pg. 67

The revised draft document is dated 1/5/18.