

City of Atlantic Beach Land Development Regulations Update

City Commission Workshop #1
July 23, 2018



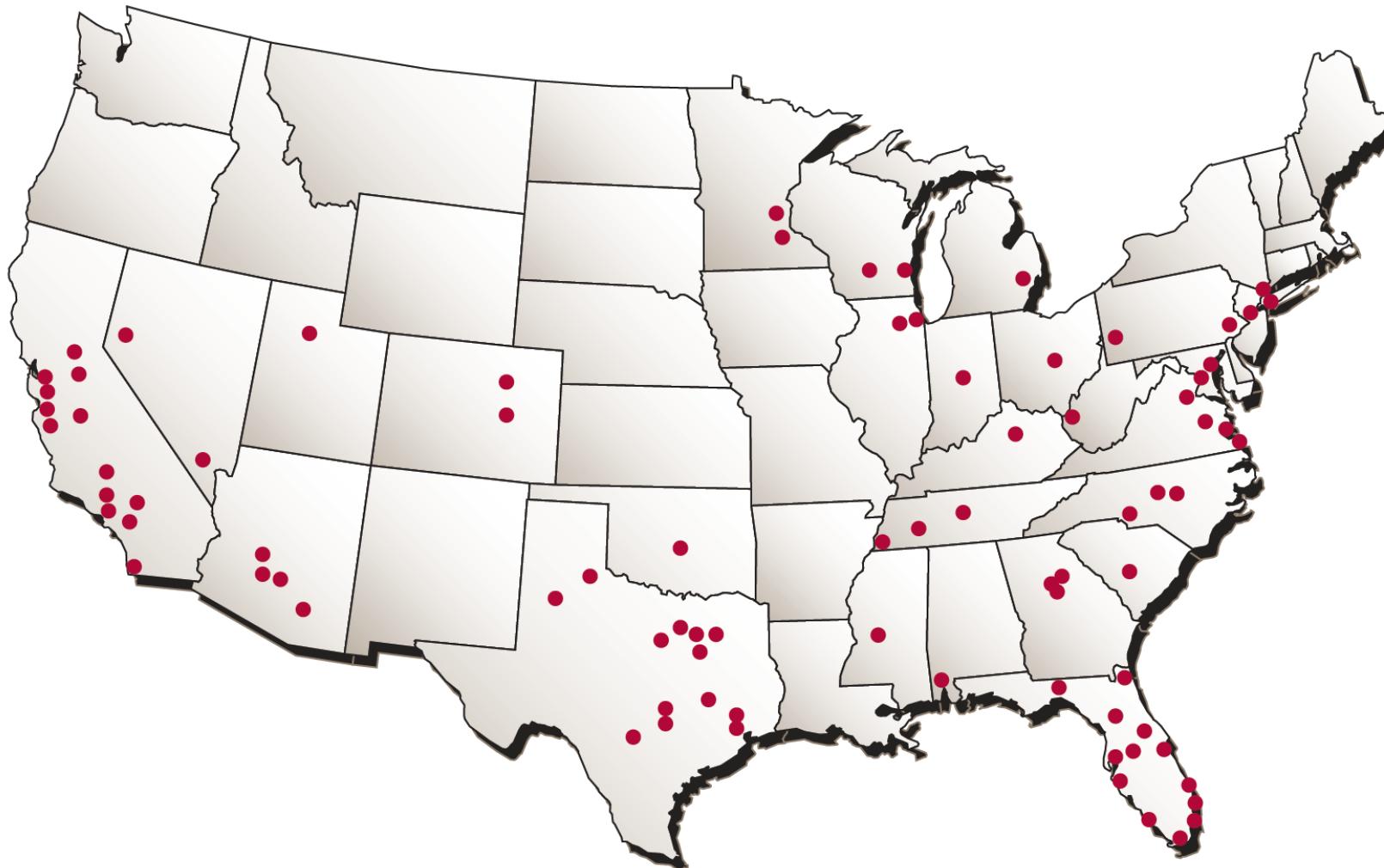
Kimley » Horn

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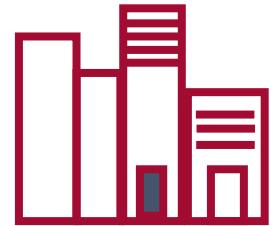
Corporate Overview



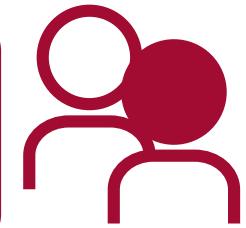
Kimley-Horn Nationwide



84
OFFICES



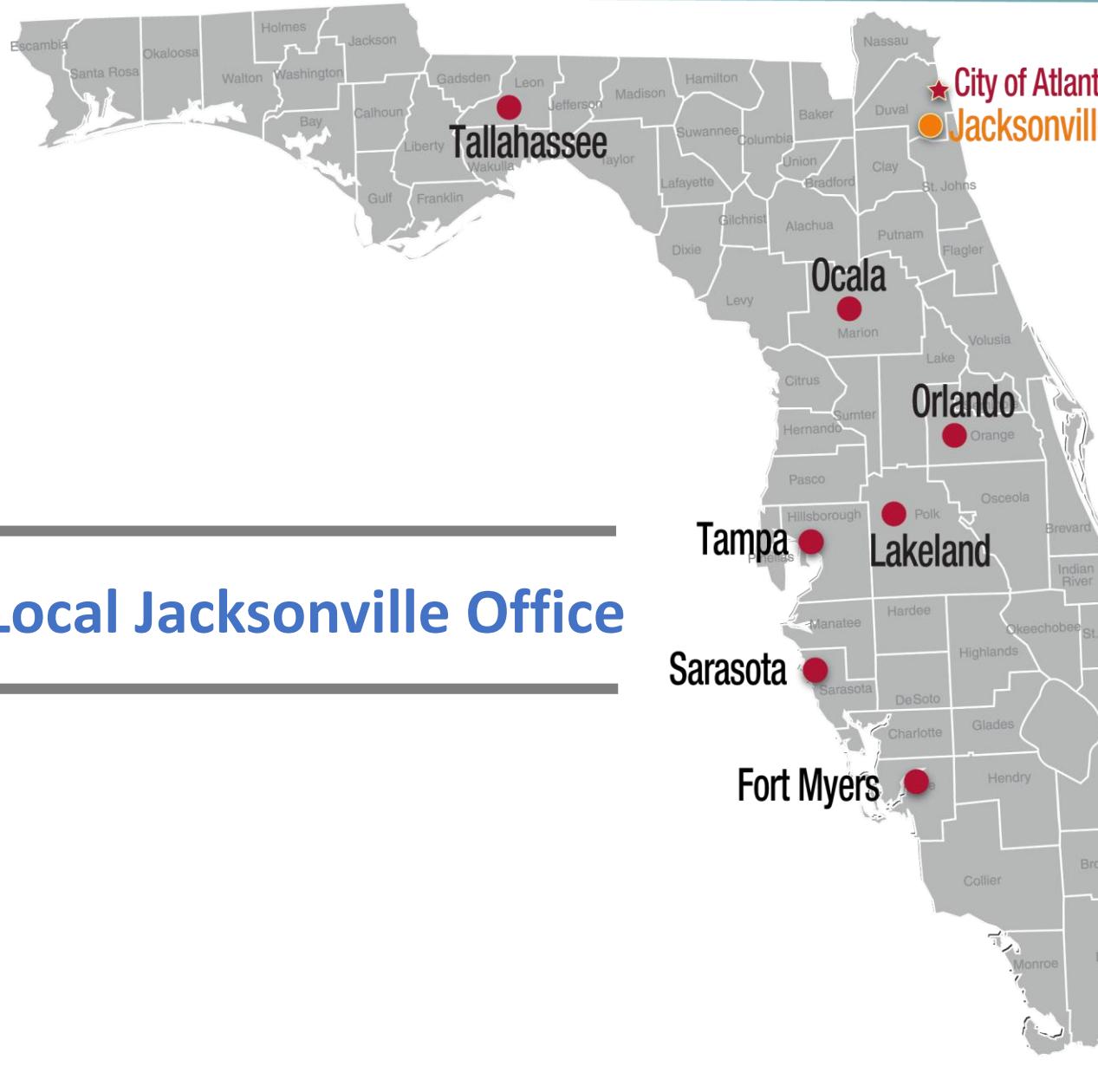
3000+
PROFESSIONALS



70+
PLANNERS



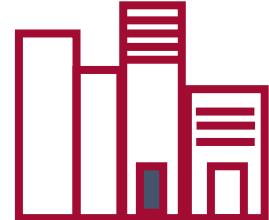
Kimley-Horn Florida



Local Jacksonville Office

13

OFFICES



600+

PROFESSIONALS



17

PLANNERS



2

City of Atlantic Beach LDR Update



What is the Purpose of the LDC Update?



The purpose of the City of Atlantic Beach Land Development Code Update is review current regulations, remove duplicity and ambiguity, modernize the regulations to comply with State regulations, streamline the Code and make it more user-friendly.

The Land Development Code Update is not a taking away of property rights.

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City of Atlantic Beach LDR Update Team

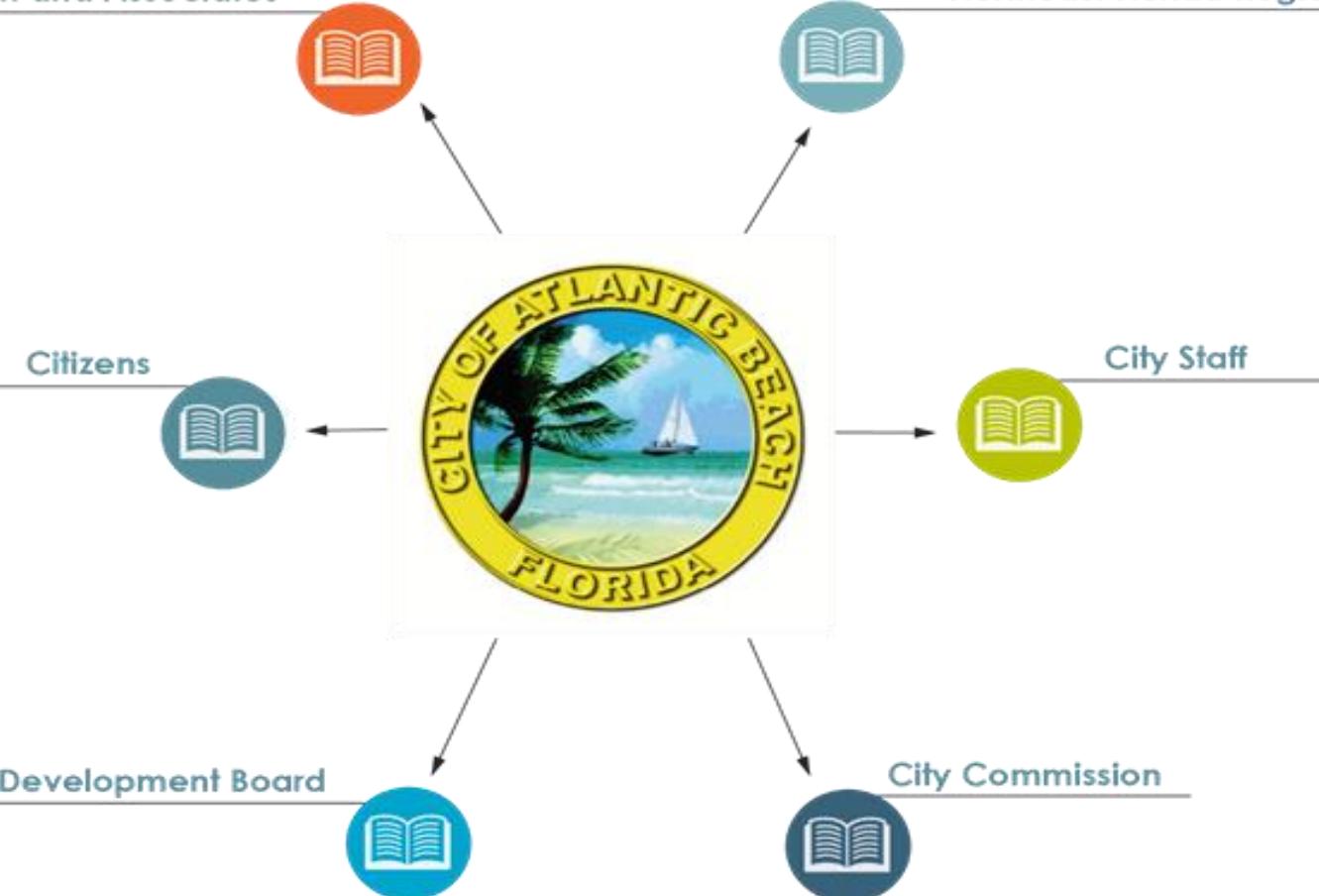


City of Atlantic Beach LDR Update Team



Kimley-Horn and Associates

Northeast Florida Regional Council



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City of Atlantic Beach LDR Update Project



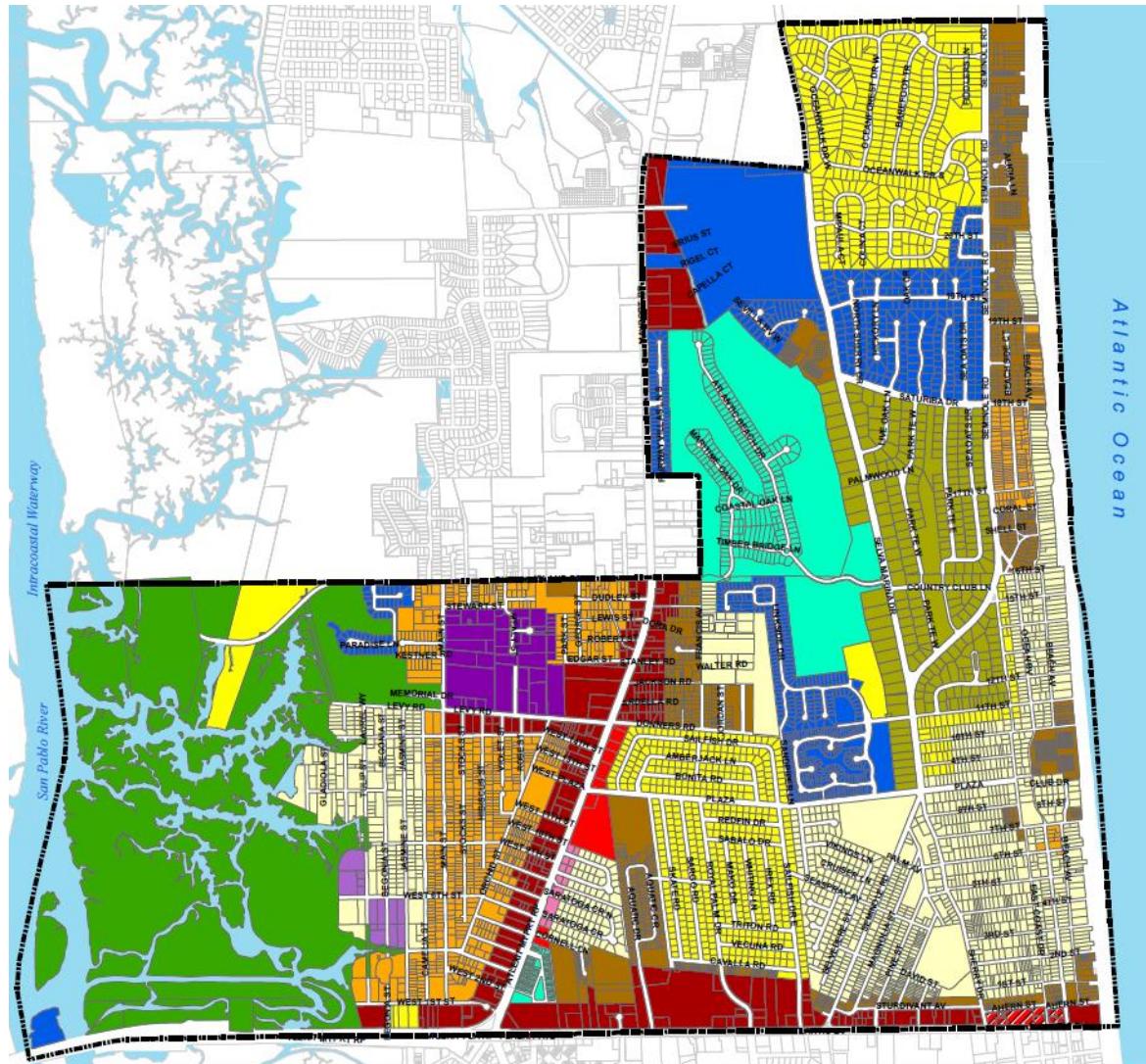
What are Land Development Regulations?



- Implementation document to meet the City's Vision
- Must be consistent with the Comprehensive Plan
- Contain specific standards
 - Zoning
 - Subdivision regulations
 - Resource protection



Zoning 101



City of Atlantic Beach Official Zoning Map

Depicting Amendments Through
Ordinance Number 90-18-232



Zoning Districts

CON	Conservation
RS-L	Residential, Single-Family, Large Lots
RS-1	Residential, Single-Family
RS-2	Residential, Single-Family
RG	Residential, General, Two-Family
RG-M	Residential, General, Multi-Family
PUD	Planned Unit Development
SPA	Special Planned Area
CPO	Commercial, Professional Office
CL	Commercial, Limited
CG	Commercial, General
CBD	Central Business District
LIW	Light Industrial & Warehousing
SP	Special Purpose



- Separates land into districts
- Defines permitted, conditional and special uses
- Specifies density, lot coverage, open space, impervious surface limits, landscaping, parking & loading requirements

What is the Process?



PHASE 1: AUDIT

- ✓ Desktop Audit
- ✓ Workshops
- ✓ Compilation of Input/
Data Collection



Town of Butner
Land Development Ordinance
Gateway District

Mandated (Possible) Code Conflicts & (preliminary) Recommendations

Article/Section	Conflicting Art/ Sec (if applicable)	Standard	Comment	Recommendation
1.6.3 (H)	Conflict against 7.1.3 uses	Comment regarding Tables as reference only and do not define or limit scope of ordinance	Certain tables will (should) be included as part of the Ordinance and become regulatory in nature	Revise language regarding tables as reference only (except where as otherwise noted)
2.1			Town Council approval for Zoning/Overlay and Code Update; Ordinance Administrator approval for specific site plans and modifications (limited review and approval allowances)	Town Council approval for Zoning/Overlay and Code Update; Ordinance Administrator approval for specific site plans and modifications (up to 10% t)
3.2.1 and 3.2.3	3.2.3	Conditional Zoning for new district/Gateway or Overlay Zone district	Conditional vs. PUD Zoning approach	
	3.2.3 (C)	Conditional Zoning: prohibited uses within parallel (underlying) zoning district are not permitted	Parallel Zoning districts are HI and CB; residential not permitted unless modified; PUD an amendment per Recommendation.	Add language to (C) allowing uses per the Master Plan and 'X' Gateway District.
	3.2.3 (C),(2)	No standards less than parallel zoning district permitted	If Conditional Zoning is approved, standards need to be varied/waived per Master Plan and Code components	Add language to (2) allowing lesser standard if within 'X' Gateway District.

What is the Process?



PHASE 2: ASSESS

- ✓ Generalized Concept Approaches
- ✓ Workshops
- ✓ Update of LDR in Draft Ordinance Format
- ✓ Input on Draft Ordinance Language

What is the Process?



PHASE 3: ADOPTION

- ✓ Workshop/Hearing with the Community Development Board
- ✓ Workshop/Hearing with the City Commission
- ✓ Final Ordinance for Codification

What are we trying to accomplish?

- Respect community character and history
- Efficient use of land
- Innovation in land development
- Transportation options
- Protection of the environment
- Mix of land uses



— CREATE A SENSE OF PLACE —

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User-Friendly LDRs

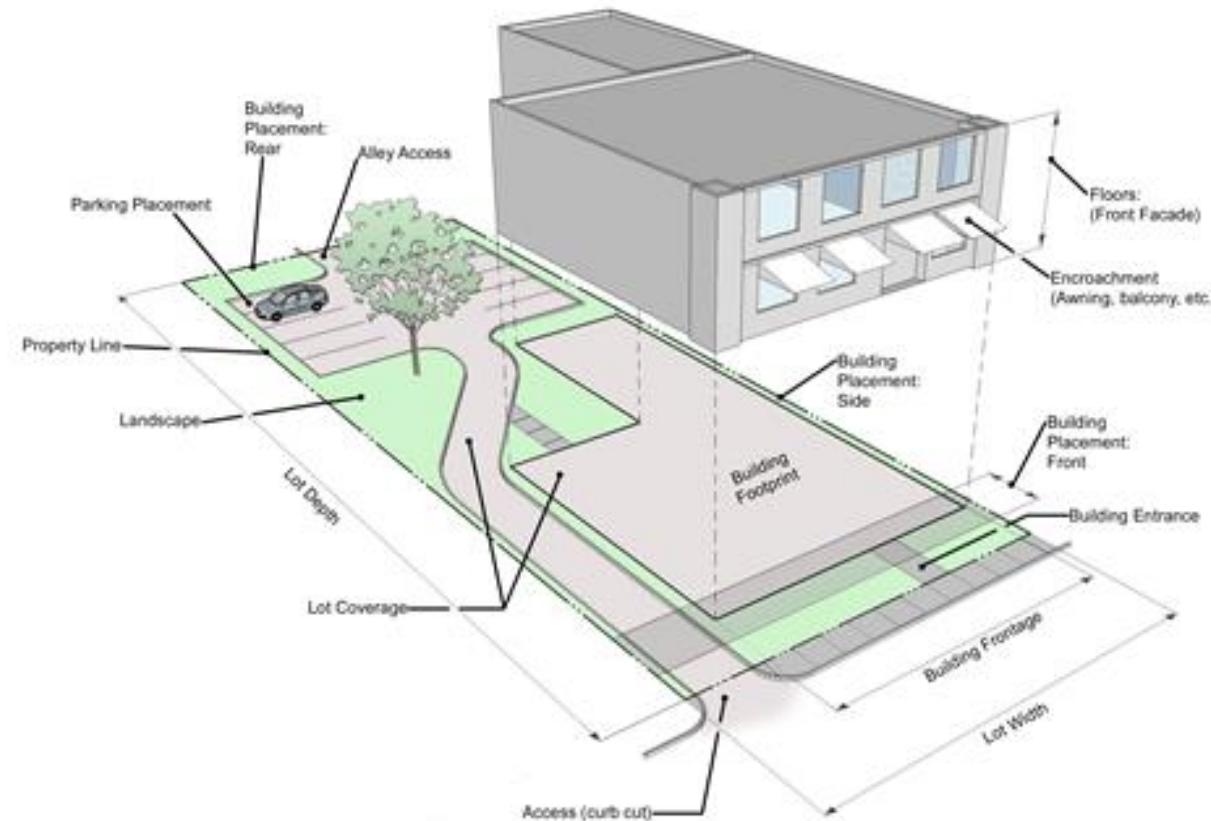


Overall Objective



PUBLISH THE STORY

- Code Strategies
- Innovative to guide quality and character
- Attractive to new investment
- Ease of use and administration
- Clear and predictable



User-Friendly LDRs

- Master Permitted Use Table
- Intuitive organization
- In-text links, icons, and buttons

TABLE 5.1-1. TABLE OF PERMITTED USES—GENERAL USE DISTRICTS (EXCEPT TC & CT)																	
P = Permitted Use; S = Special Use (see Section 3.8); A = Accessory Use																	
Use Class is listed for determining the type of required perimeter buffers, and is repeated in Section 7.2.																	
Use Category	Use Type (Use Class)	R80	R40	R20	R12	R8	TR	RMF	RR	CI	GC	ORD	—	NC	CC	RC	Use Specific Standards
	Farming, general (1)	P	P	P										P			
	Forestry (1)	P	P	P													
	Produce stand (1)	P	P														5.2.3(C)
Animal Service	Kennel, indoor only (4)	S	S										P	P	P	P	5.2.3(E)
	Kennel (indoor/outdoor)(6)	S	S										S	S	P	P	5.2.3(E)
	Veterinary hospital/office, with indoor kennel (4)												P	P	P	P	5.2.3(O)

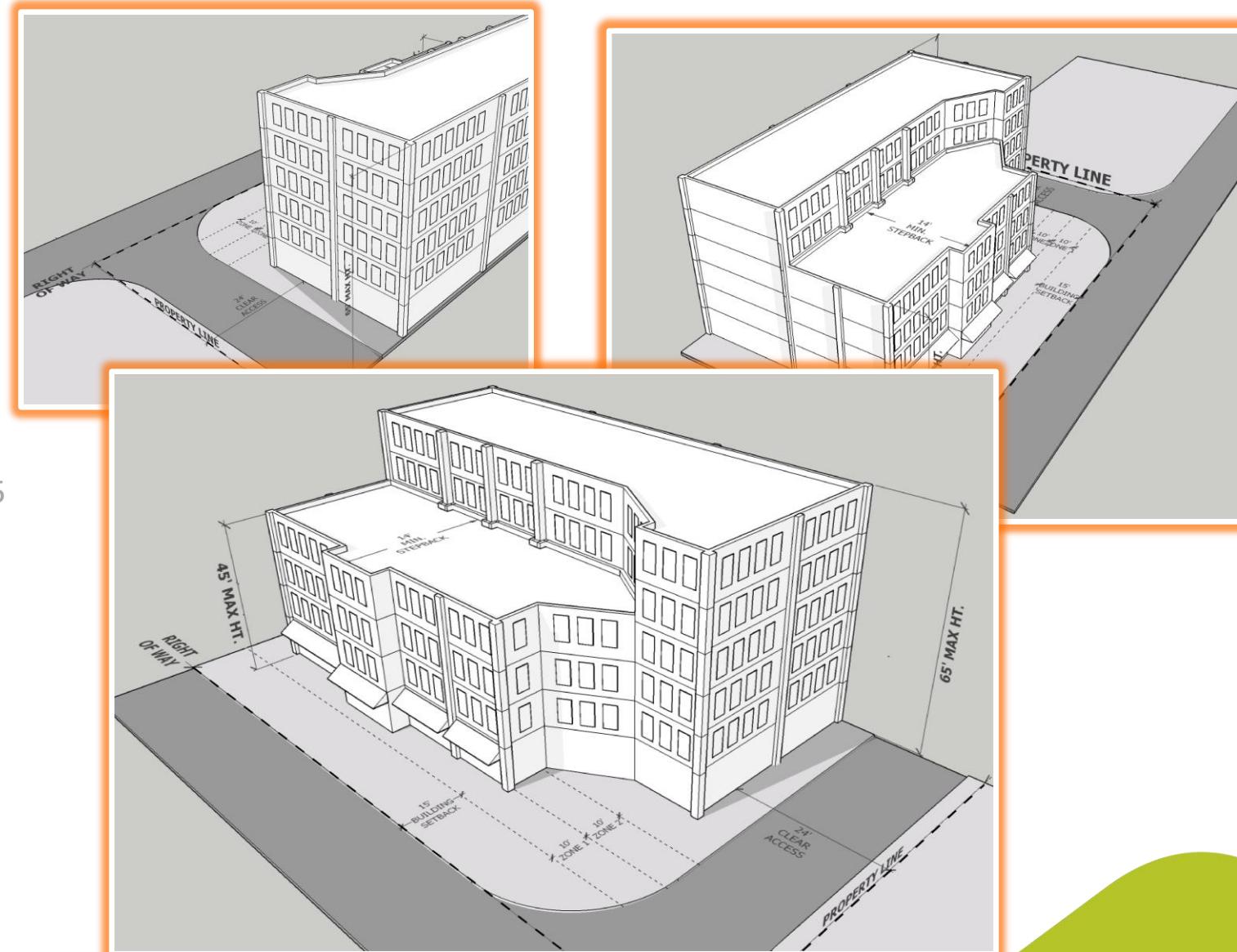
Make it easy to:
Understand – Use – Plan

Innovative Ideas

(1) Building height shall be correlated to the scale of the street along which it faces and shall encourage a comfortable pedestrian-oriented environment.

- a. The standard building height for projects shall be up to four stories, 45 feet.
- b. Increased building heights above four stories or 45 feet may be considered up to six stories or 65 feet, if height mitigation measures such as a building stepback (as illustrated in Figure 2 and Figure 2a) or setback are proposed and approved by the community appearance board. Buildings exceeding 45 feet shall provide a stepback of at least 14 feet along all sides facing a public roadway.
- c. Increased building heights above 65 feet may be considered pursuant to a Planned Development (PD) approved by the city council on a case-by-case basis and shall provide additional stepbacks of at least 14 feet for each four stories above 4/ or heights above 45 feet.

152
Words



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Public Participation and Schedule



Public Involvement

- Engage and work with the citizens
- Develop strategic and innovative solutions that implement the City's Vision



How Citizens Can Get Involved



- Provide input through the website
 - www.coabldr2018.com
- Find relevant documents
- Stay up-to-date on meetings & progress
- Spread the Word!

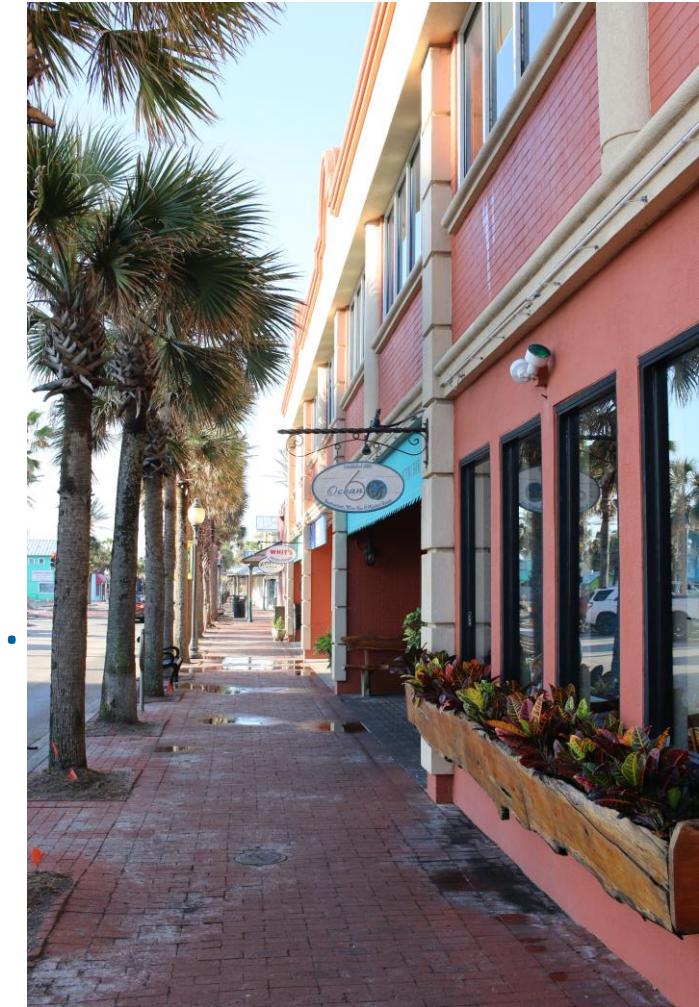
The website features a teal header with the title 'City of Atlantic Beach Land Development Regulations (LDRs) Update' and a sea turtle icon. Below the header is a large image of a wooden welcome sign that reads 'WELCOME TO Atlantic Beach' with a palm tree and sailboat illustration. The page includes sections for 'Contacts' (with names and email addresses for Shane Corbin, Brian Teeple, and Mark Shelton), 'Next Meeting' (July 23, 2018, City Commission at 4:30 PM, with a 'View Agenda' link), 'Welcome' (a brief introduction to the project), and 'Project Resources' (links to 'Current COAB LDRs', 'Citizen Workshop #1 Presentation (7/11/18)', 'July 11, 2018 Public Meeting Video', 'Community Development Board Workshop #1 Presentation', and 'July 17, 2018 Public Meeting Video').

Public Workshops and Hearings



Tentative Schedule – All Meetings at City Hall

- Citizen Workshops, 5:30 p.m.
 - July 11, 2018 ✓
 - November 13, 2018
 - March 13, 2019
- Community Development Board Workshops, 6:00 p.m.
 - July 17, 2018 ✓
 - November 20, 2018
 - March 19, 2019
 - May 21, 2019 (Hearing)



Public Workshops and Hearings

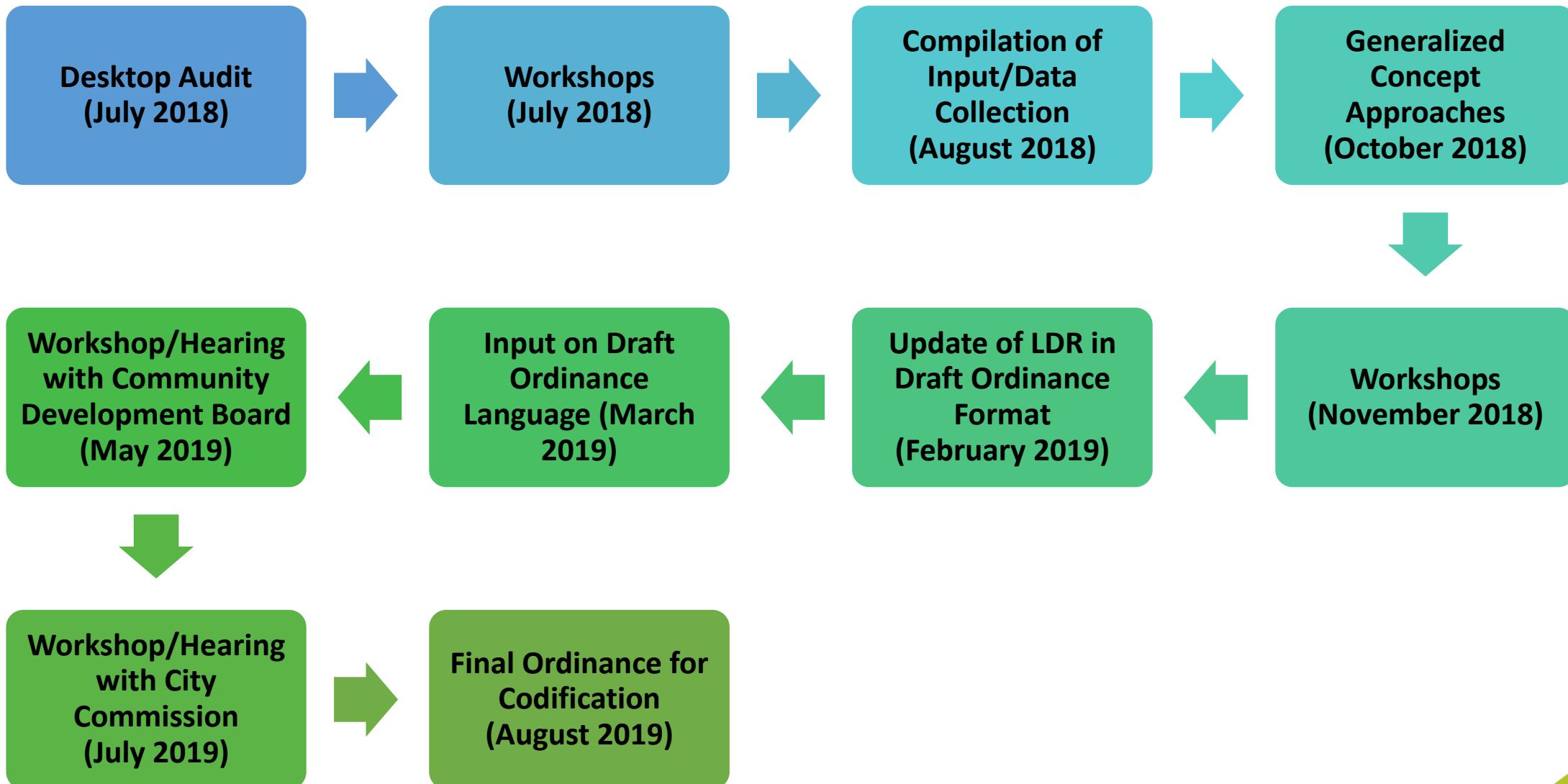


Tentative Schedule – All Meetings at City Hall

- City Commission Workshops/Hearings, 4:30 p.m.
 - July 23, 2018
 - November 26, 2018
 - March 26, 2019
 - July 22, 2019 (Hearing)
 - August 26, 2019 (Hearing)



LDR Amendment Process Refresh



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City Commission Input



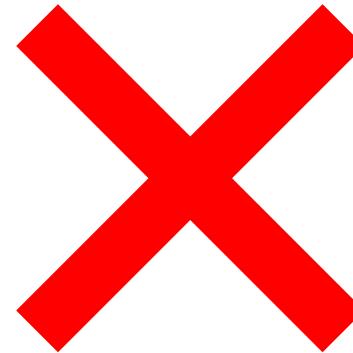
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What Is NOT Part of This Project?



- Recent Ordinances:
 - Medical Marijuana
 - Gas Stations
 - Public Noticing
 - Mayport Overlay
- Signage
- Tree Ordinance
- Impervious Surface Ratio
 - City Manager has directed staff to address this issue separate from the LDC Update due to its complexities

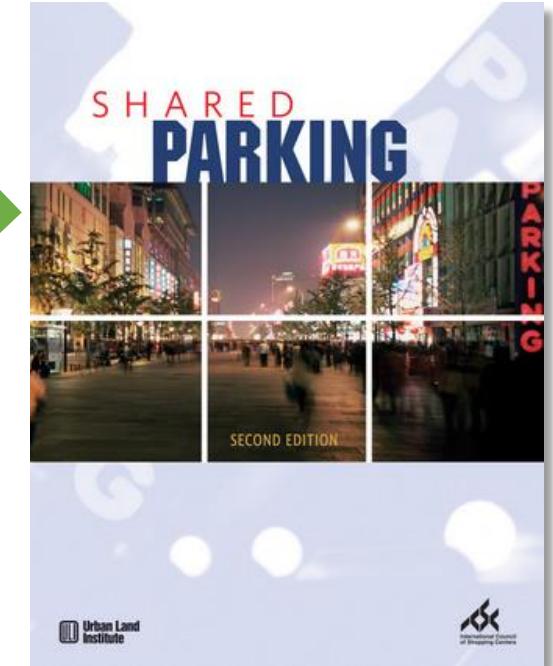


What IS Part of This Project?

- Chapter 24 of the Code of Ordinances (Land Development Regulations)

Examples:

- Definitions
- Administration of the Code
- Stormwater & Drainage
- Required Yards and Permitted Projections
- Zoning Districts
 - Permitted Uses, Conditional Uses, Special Exceptions
- Parking Requirements for Commercial Uses
- Ease of Use/Reference
- Resource Protection



Issues We Have Heard to Date



Examples:

- Definitions need to be updated
 - Can we better define what “grandfathering” means – especially in terms of time?
- Multifamily Dwelling Units using different building materials
- Conditional and Special Use criteria needs to be reviewed
- Parking issues need to be addressed
 - Suburban versus Urban
 - Lack of parking by the beach
- Resource protection
 - Review of dune “walkovers”
 - Wetland mitigation versus wetland preservation not through mitigation
- Review Planned Unit Development standards
 - Can they be brought into compliance with rest of LDC?
- Flooding after heavy rainfalls

We Want to Hear from You!



Contact Us



Call or Email:

- Brian Teeple, North East Florida Regional Council
 - BTeeple@nefrc.org
 - 904-279-0880
- Mark Shelton, Kimley-Horn
 - Mark.Shelton@kimley-horn.com
 - 904-828-3900
- Shane Corbin, City of Atlantic Beach
 - SCorbin@coab.us
 - 904-247-5817

