

City of Atlantic Beach
**Land Development
Regulations Update**

City Commission Workshop #1
July 23, 2018

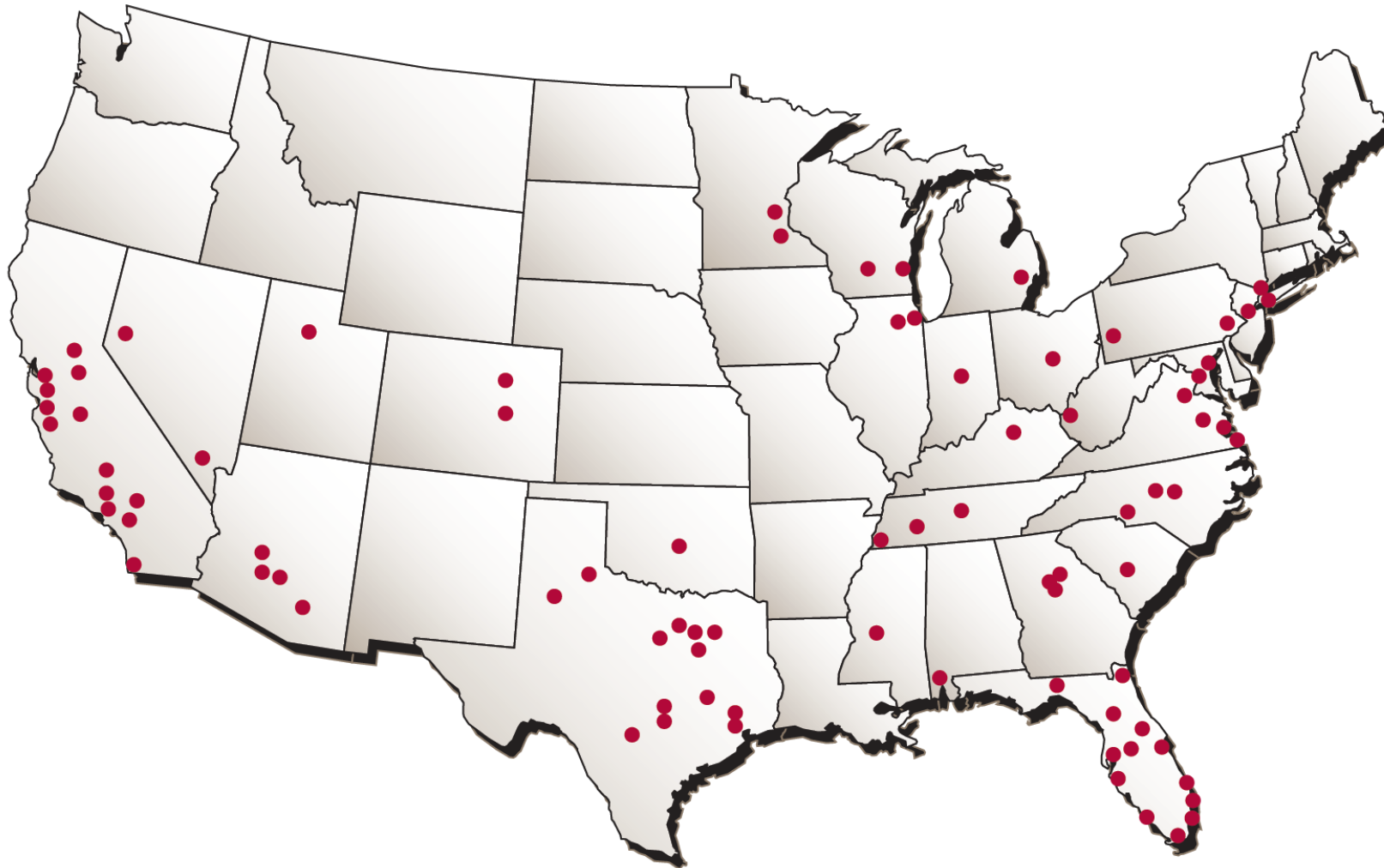


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Corporate Overview



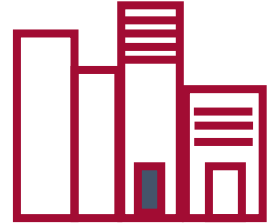
Kimley-Horn Nationwide



San Juan, Puerto Rico

84

OFFICES



3000+

PROFESSIONALS

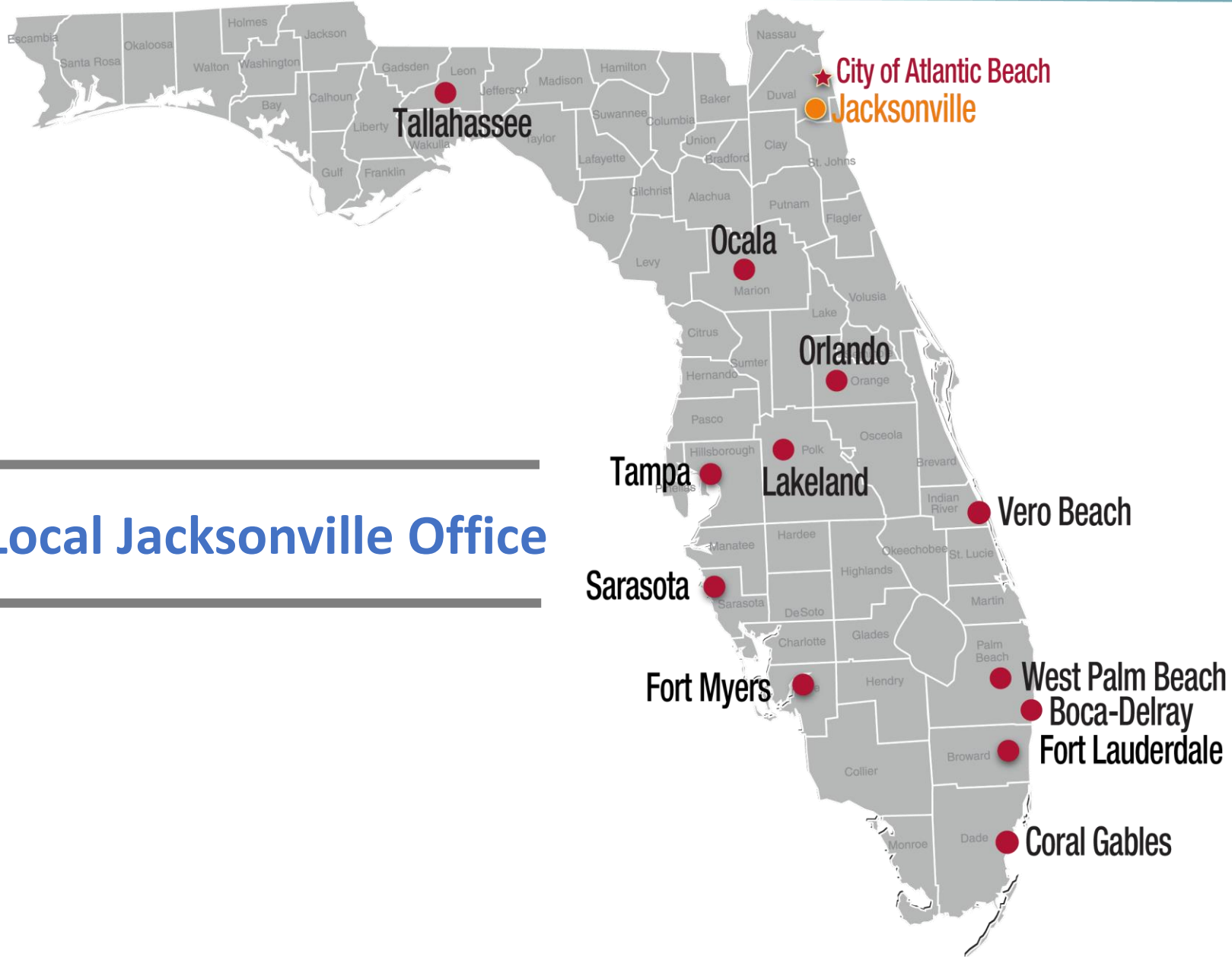


70+

PLANNERS



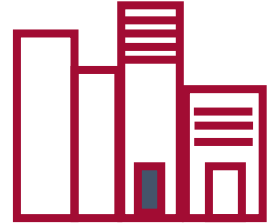
Kimley-Horn Florida



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.

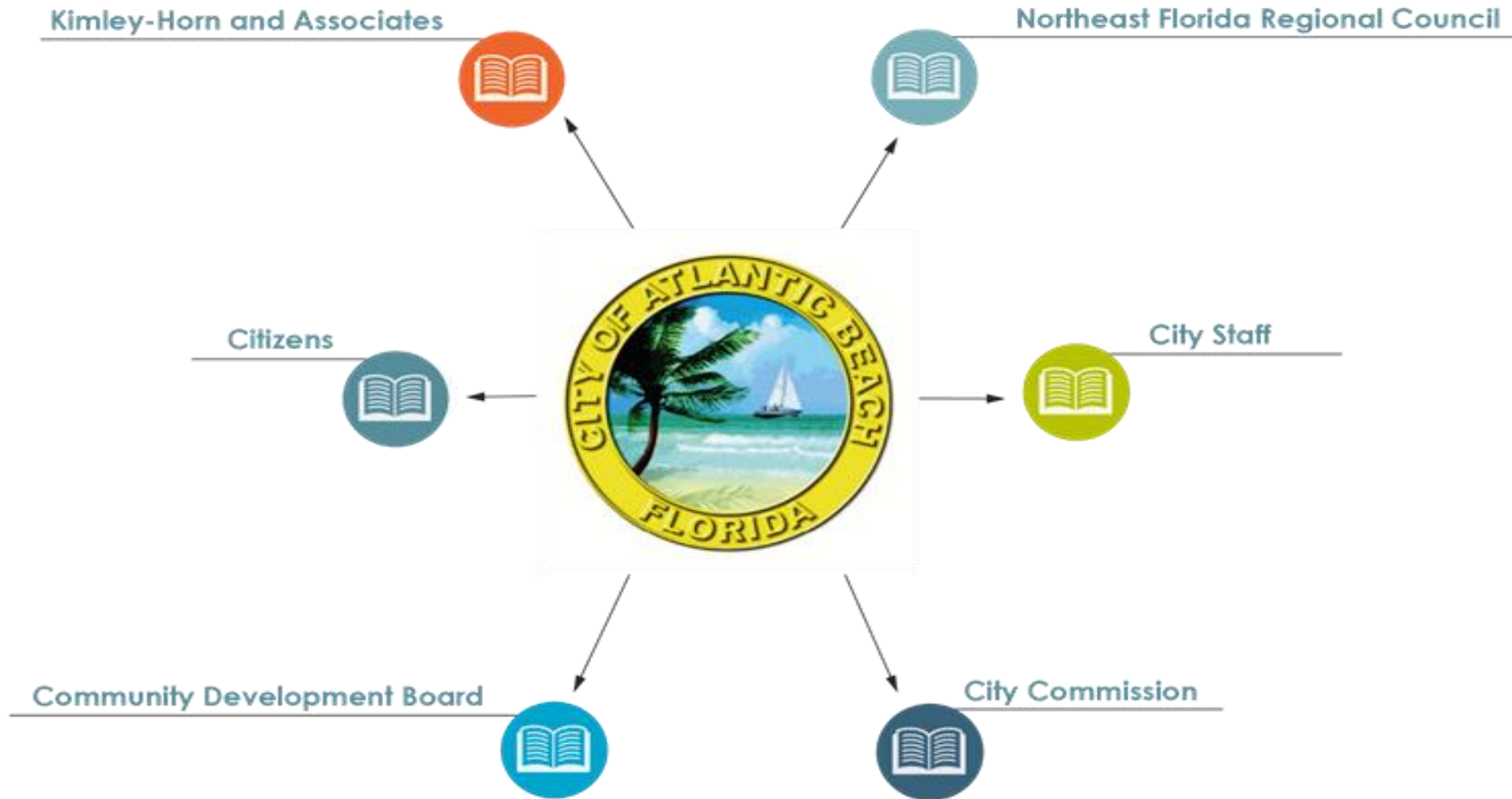
The Land Development Code Update is not a taking away of property rights.



3

City of Atlantic Beach LDR Update Team

City of Atlantic Beach LDR Update Team



4

City of Atlantic Beach LDR Update Project

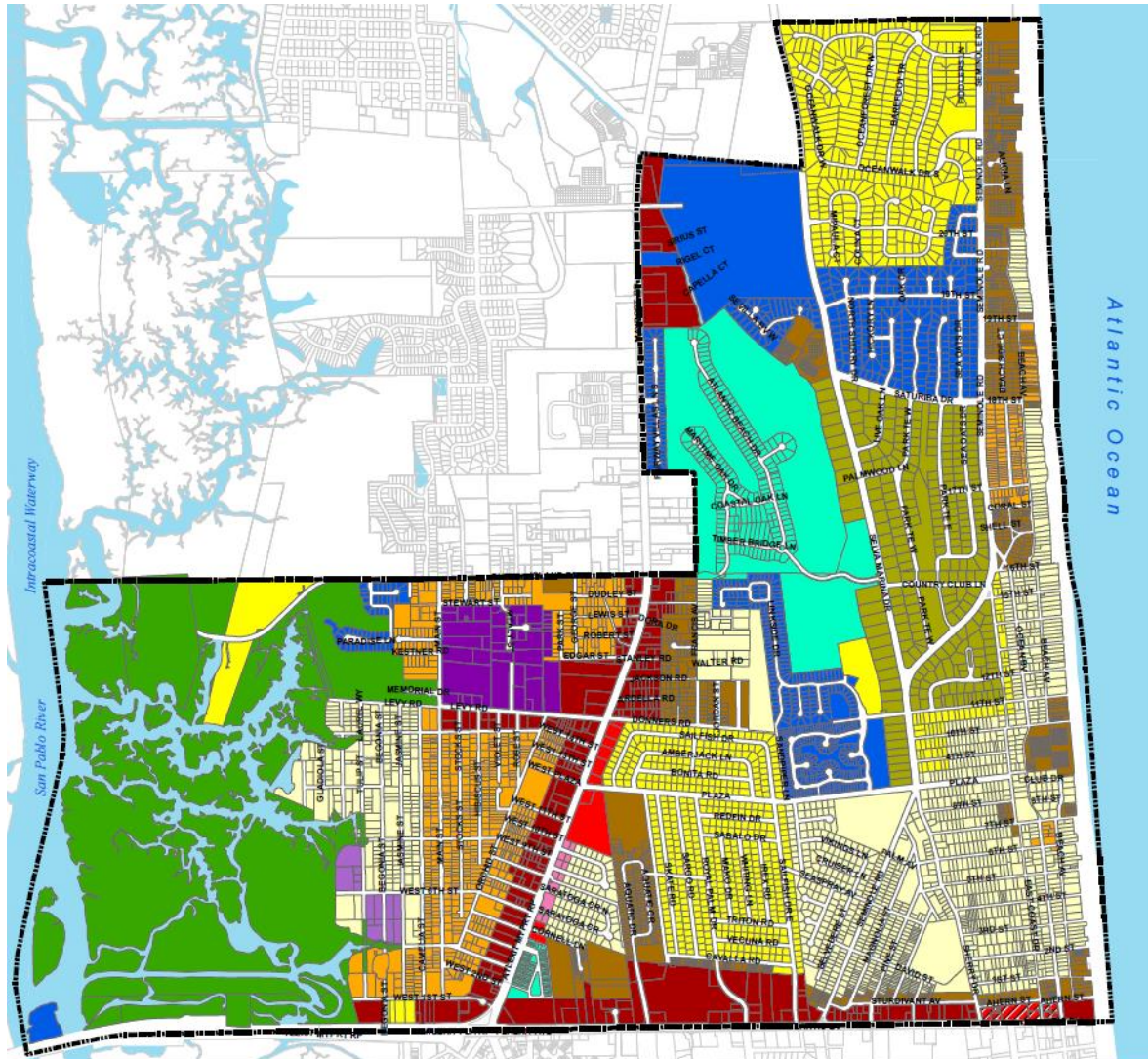


What are Land Development Regulations?

- 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

0 1,000 2,000 4,000 Feet




- 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

<div style="display: flex; justify-content: space-between; align-items: center;">  <div> Town of Butner Land Development Ordinance Gateway District </div> </div>					
Identified (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		Confirm potential review and approving body/purses	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% ±)
	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 or 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 —————

5

User-Friendly LDRs

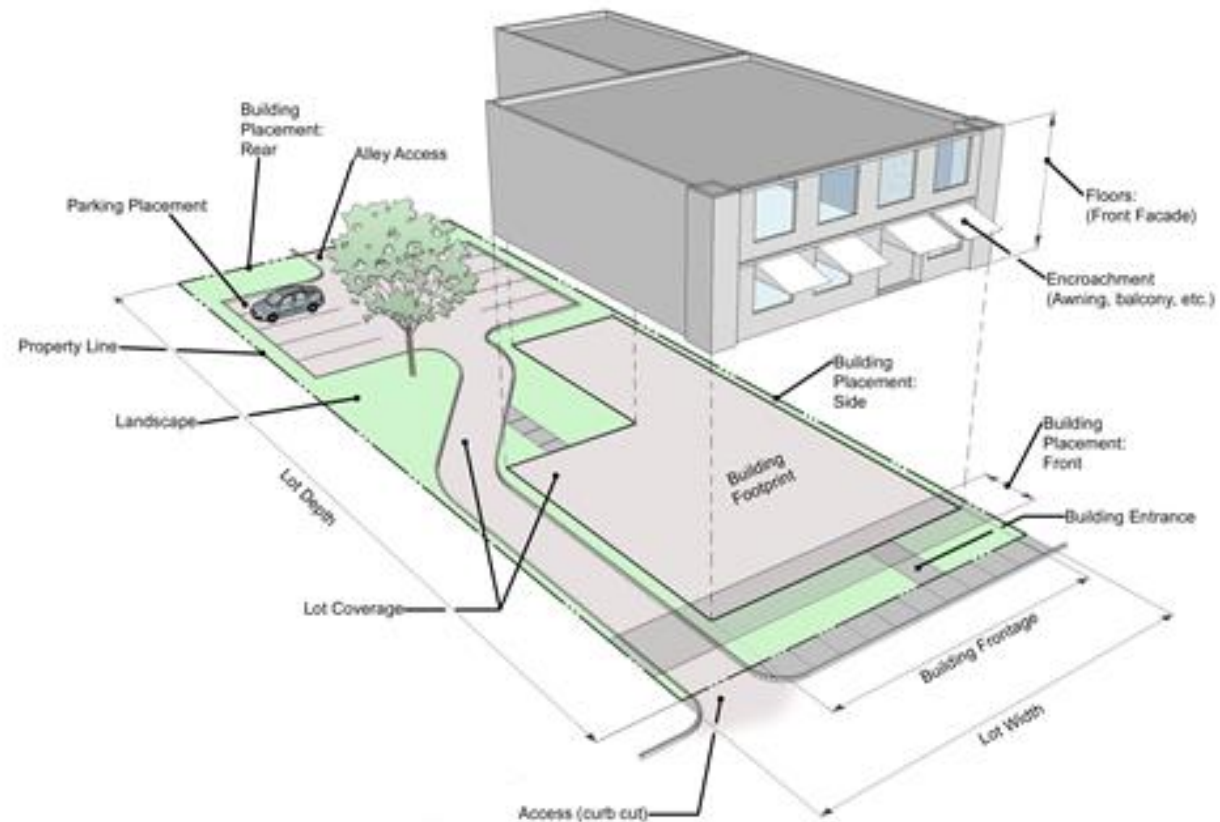


Overall Objective



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	OI	GC	ORD	I	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	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	P	P	P	5.2.3(O)

Make it easy to:

Understand – Use – Plan

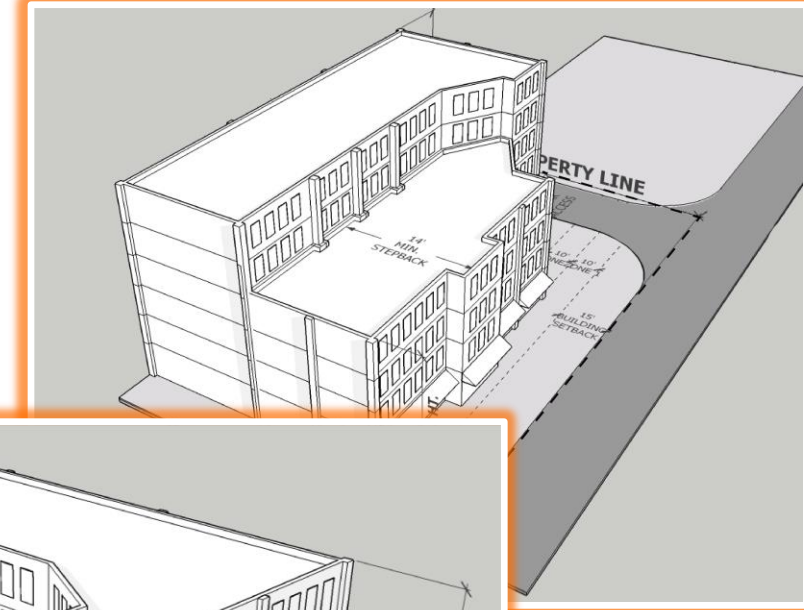
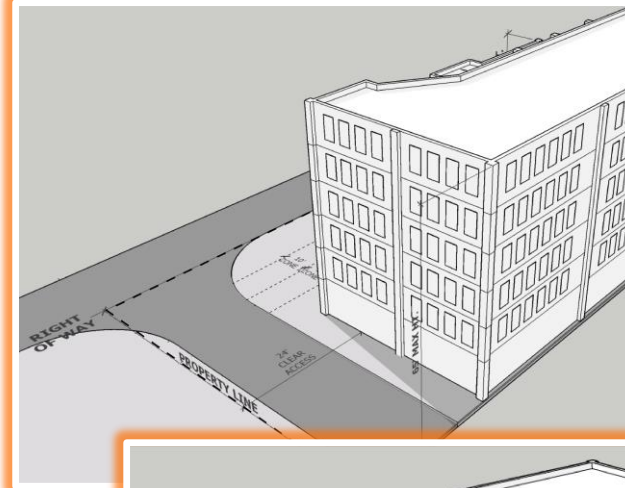
Innovative Ideas

(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 or 45 feet.

b. Increased building heights above four stories or 45 feet may be considered up to six stories or 65 feet if height limiting measures such as a building setback (as illustrated in Figure 2 and Figure 2a) or setbacks 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 setbacks of at least 14 feet for each four stories above 45 feet or heights above 45 feet.



6

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!



 **City of Atlantic Beach**
Land Development Regulations (LDRs) Update

Contacts

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Next Meeting

July 23, 2018
City Commission
4:30 PM
[View Agenda](#)

WELCOME TO Atlantic Beach

Welcome

Welcome to the City of Atlantic Beach Land Development Regulation (LDR) Rewrite website developed specifically to provide assistance during the City's revision process. Along with the Northeast Florida Regional Council (NEFRC) and Kimley-Horn and Associates, Inc. (KHA), the City of Atlantic Beach is rewriting its LDRs to update, simplify, modernize and improve this document, which is used to regulate all development within City limits. Please use this site to stay up-to-date with the project's progress and to provide the much-needed feedback necessary to complete this rewrite process.

What are LDRs?

[Frequently Asked Questions \(FAQs\)](#)

[Terminology](#)

[Abbreviations and Acronyms](#)

Project Resources

[Current COAB LDRs](#)

[Citizen Workshop #1 Presentation \(7/11/18\)](#)

[July 11, 2018 Public Meeting Video](#)

[Community Development Board Workshop #1 Presentation](#)

[July 17, 2018 Public Meeting Video](#)

Project Schedule

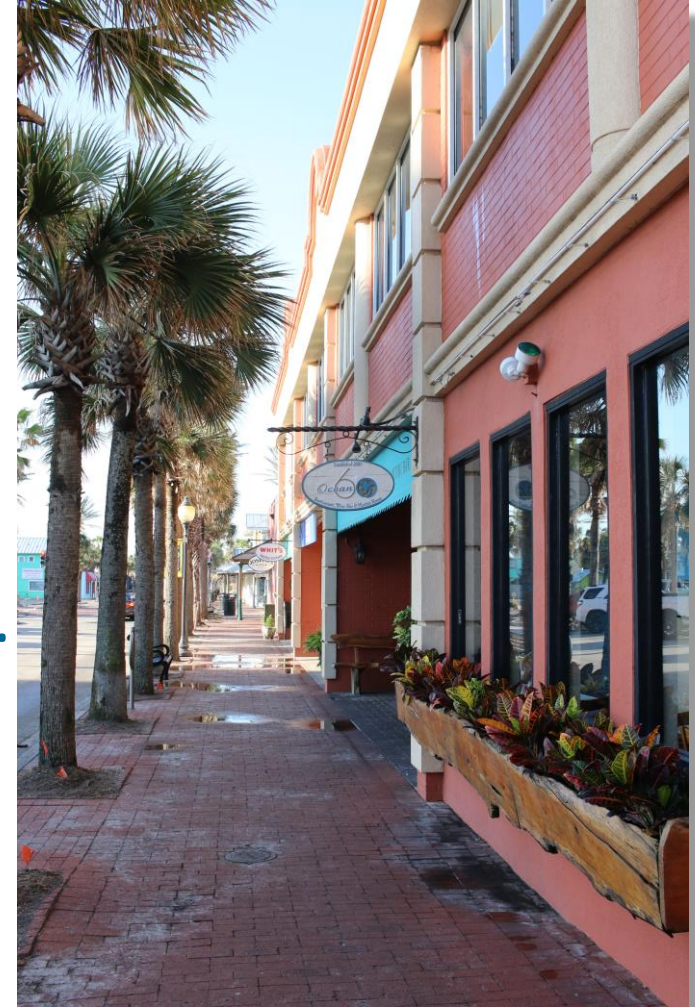
[COAB Meeting Schedule](#)

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)



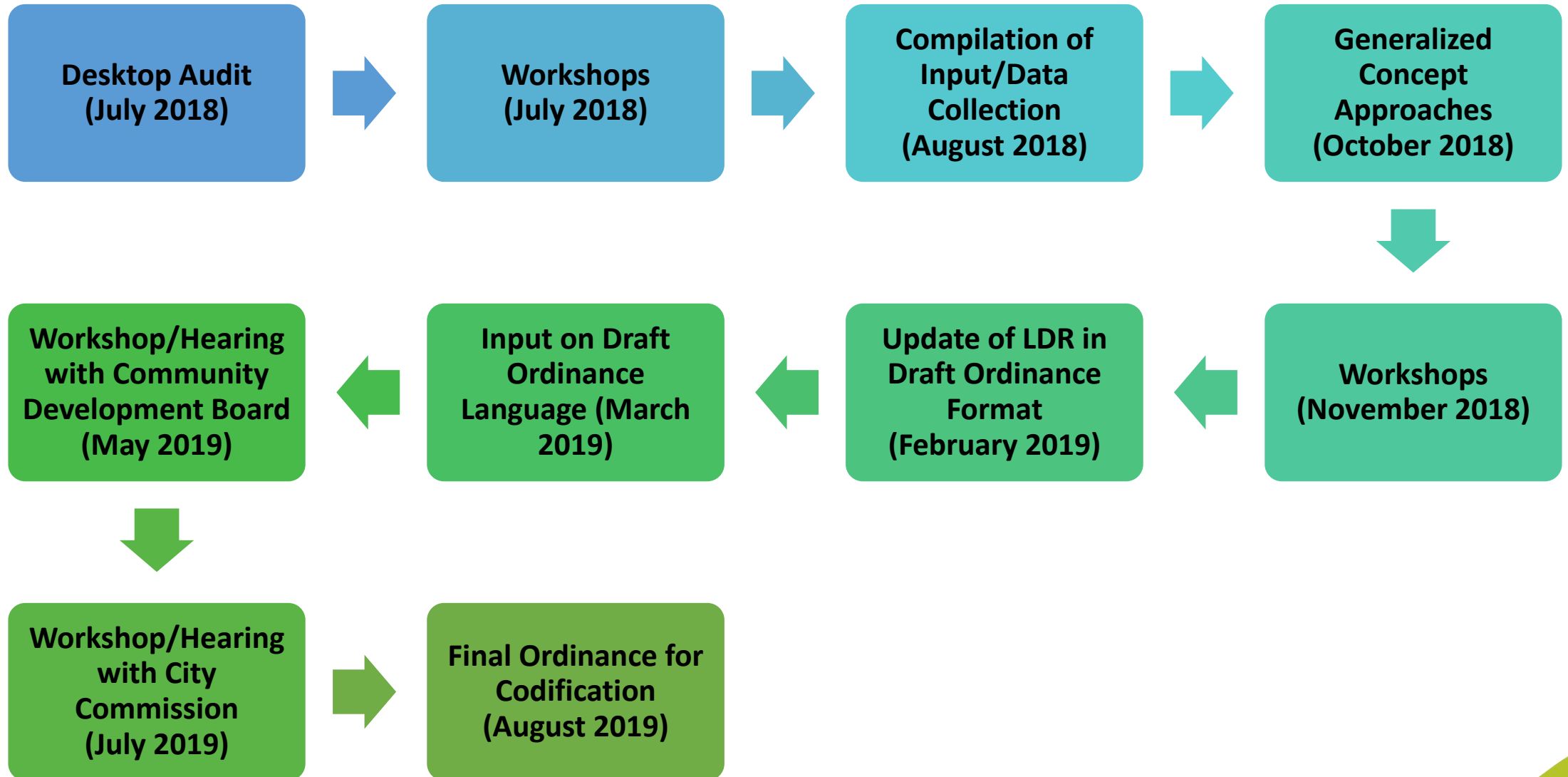
Public Workshops and Hearings

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



7

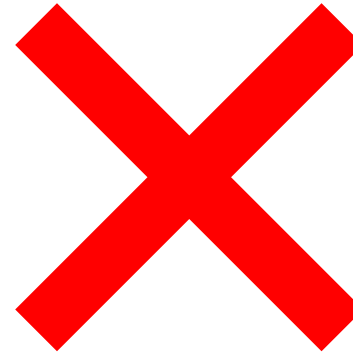
City Commission Input



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

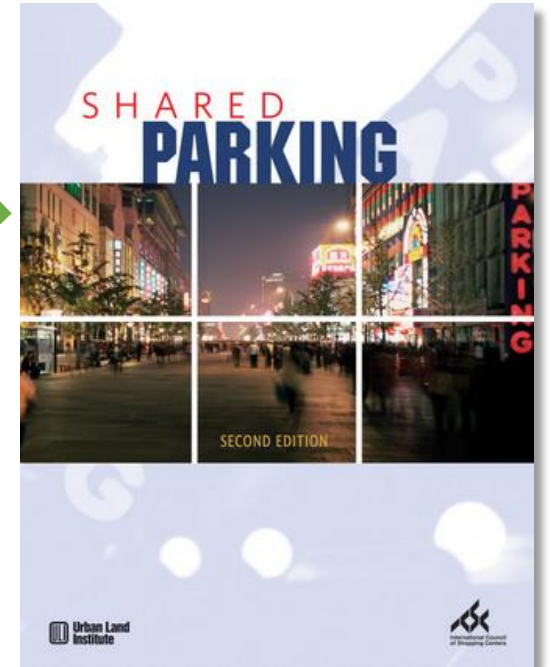


What IS Part of This Project?

- 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
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 - 904-279-0880
- Mark Shelton, Kimley-Horn
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 - 904-828-3900
- Shane Corbin, City of Atlantic Beach
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