

# City of Atlantic Beach Land Development Regulations Update

City Commission Workshop #2  
November 13, 2018





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# City of Atlantic Beach LDR Update Project





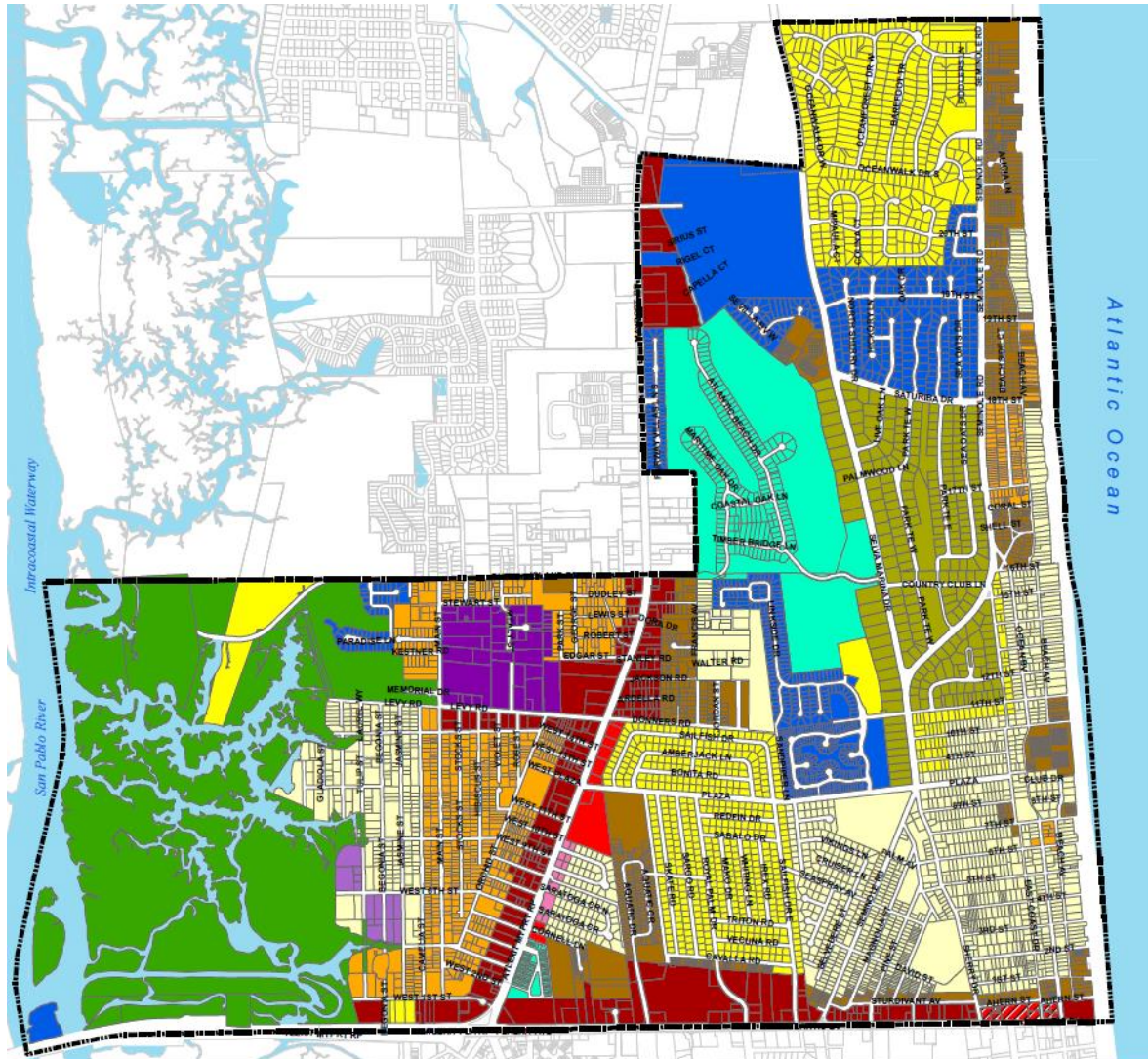
# What are Land Development Regulations?

- Implement the City's Vision of where and how to grow
- 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, etc.



# Why Update the Land Development Regulations?

- Conditions have changed over time
- New State land use laws have come into effect
- Update language and definitions

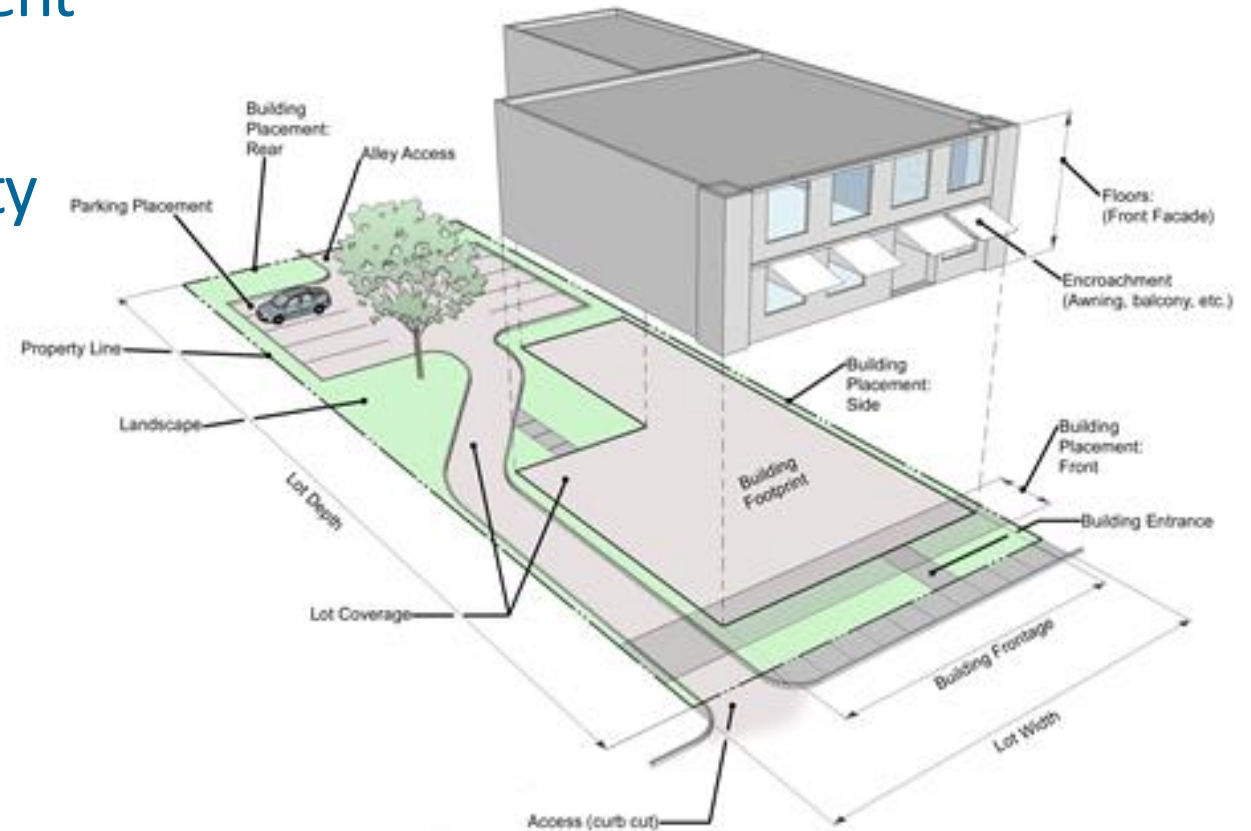




# What are the Project Goals?



- To simplify and streamline the document
- To improve the clarity and predictability
- To make the standards current
- To provide ease of use
- To facilitate development/  
redevelopment opportunities





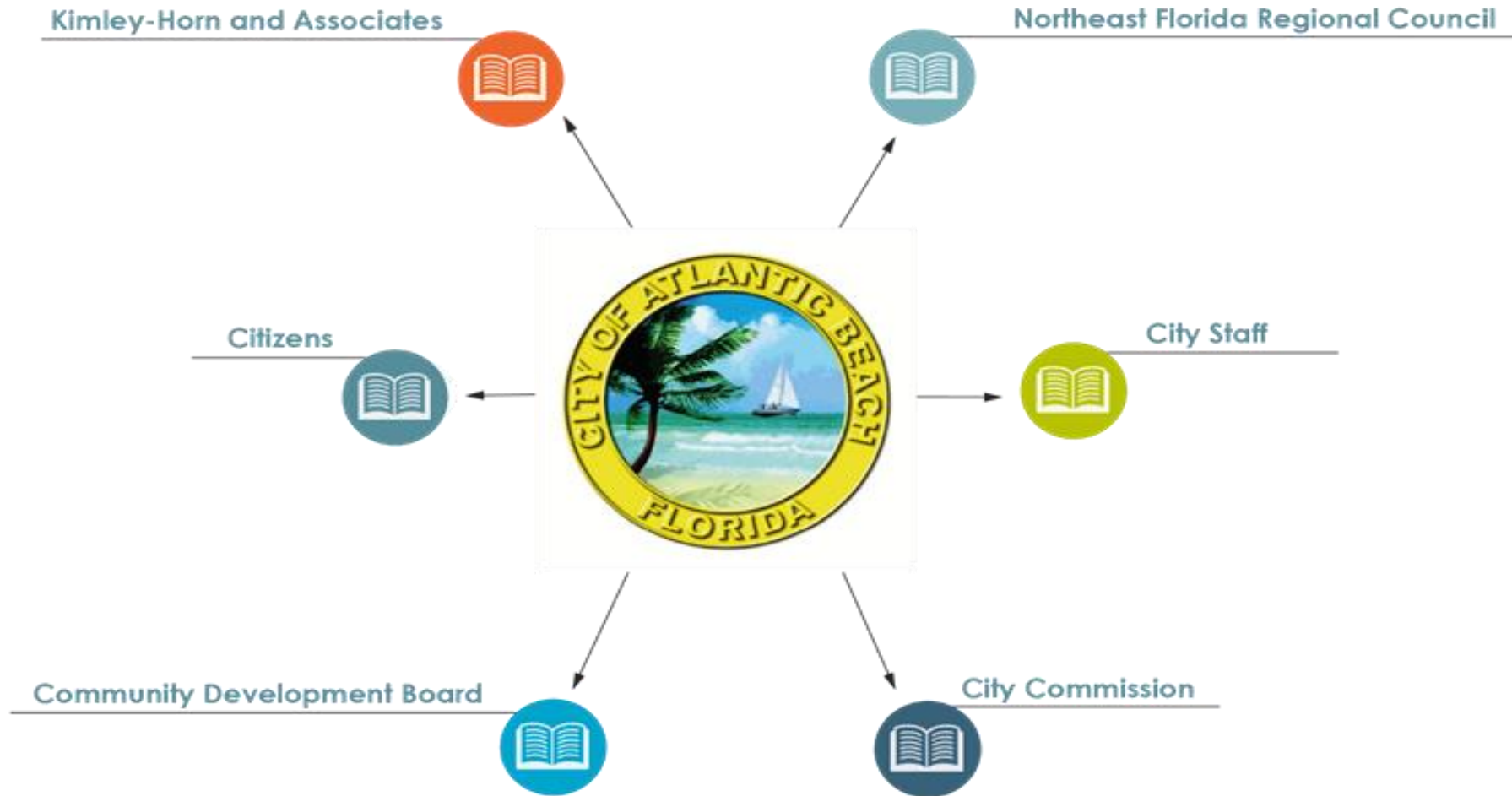
A close-up photograph of two hands shaking in a firm grip. The hand on the left is wearing a blue long-sleeved shirt, and the hand on the right is wearing a light blue long-sleeved shirt. The background is blurred, showing what appears to be an office or meeting environment.

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# City of Atlantic Beach LDR Update Team



# City of Atlantic Beach LDR Re-Write Team





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## What Has Been Done To Date?





# Land Development Regulation Update Status



July -  
August

- Workshops
- Identification of Issues
- Research

August -  
October

- Walkabout Tour
- In-Depth Review of LDRs
- Generalized Concept Approaches

November

- Workshops
- Begin Drafting Amendments



# 4

## Generalized Concept Approaches





# Generalized Concept Approaches

- Identified recurring issues
- Researched options for how best to approach
- Present them to you now for your input



# Generalized Concept Approaches

- What constitutes a legal lot of record
- Dividing & joining of lots of record

Lots of Record



- Structures & lots
- Renovations
- Natural disaster rebuild

Non-Conforming Issues



- Like-styles
- Dimensional requirements

Design & Dimension Issues



- Suburban parking options
- CBD parking options

City-Wide Parking Issues



- Parking
- Uses
- Landscaping

Central Business District



- Why
- Benefits – Not removing any current uses

Central Commercial District *(Proposed)*





# Generalized Concept Approaches



## Lots of Record

Current Atlantic Beach LDRs Definition:

“Lot of record shall mean:

- (a) A lot that is part of a documented subdivision, the map of which has been recorded in the office of the clerk of the circuit court; or
- (b) A lot or parcel of land described by metes and bounds, the description of which has been recorded in the office of the clerk of the circuit court, consistent with and in compliance with land development regulations in effect at the time of said recording.”

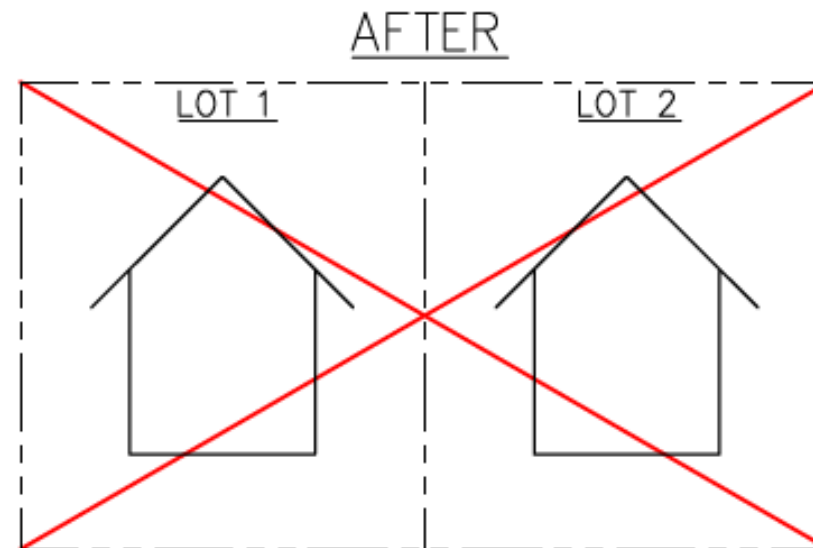
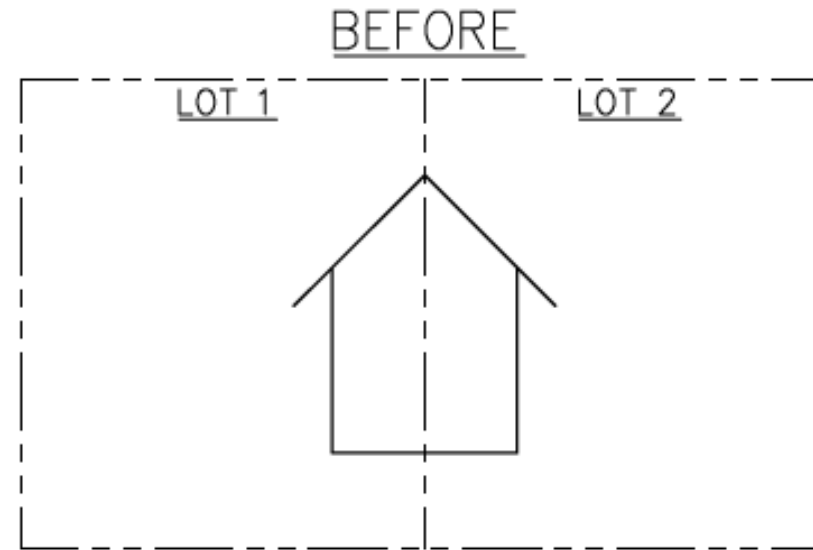
# Generalized Concept Approaches

## Lots of Record

### A. Dividing & Joining Lots of Record - *Sec. 24-85(b)*

Lot of record joined together to create a single parcel cannot later be subdivided to create two non-conforming lots

*Currently in the Code – this is just graphic representation*



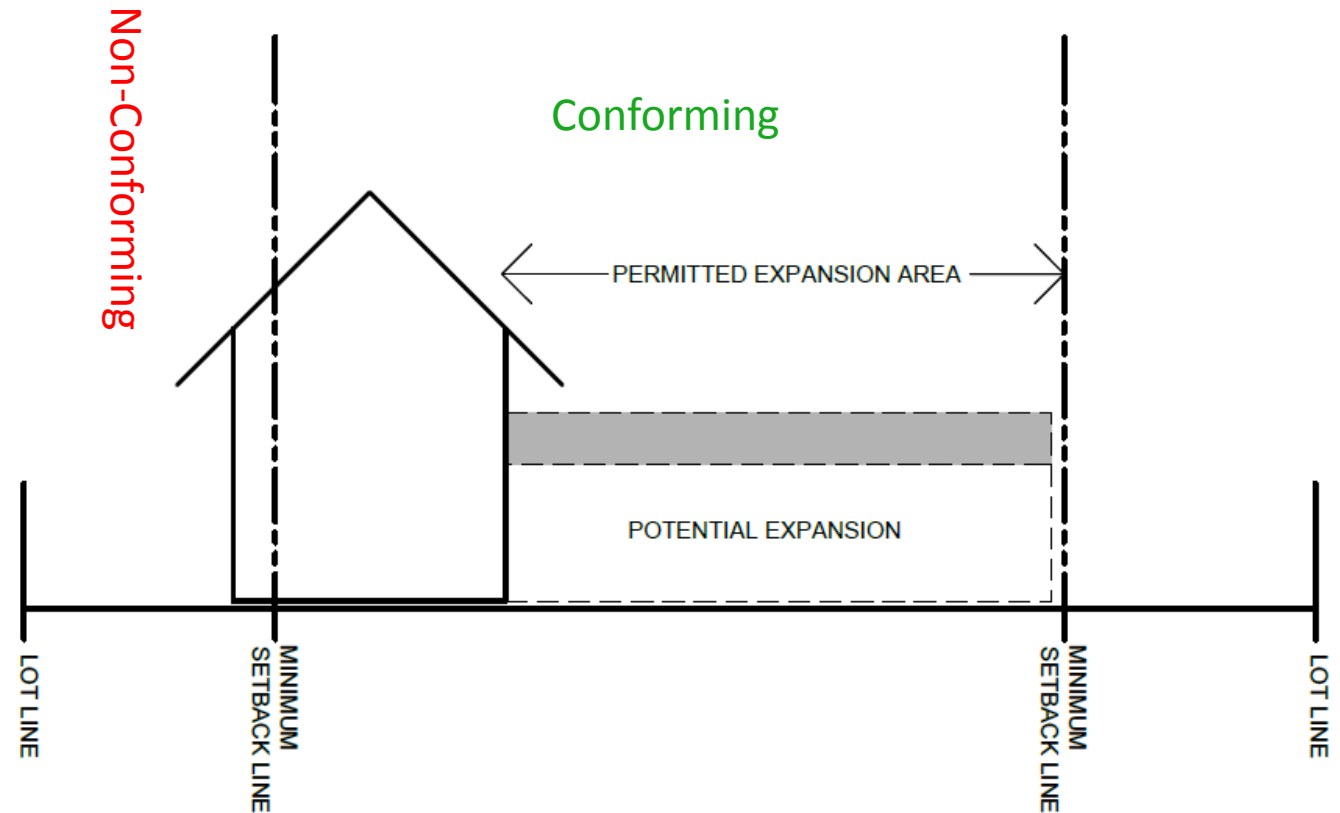


# Generalized Concept Approaches

## Non-Conforming Issues

### A. Enlarging Non-Conforming Structures - Sec. 24-85(c)

*Currently in the Code – this is just graphic representation*



# Generalized Concept Approaches

## Non-Conforming Issues

### B. Voluntary Demolition & Rebuilding Non-Conforming Structures - *Sec. 24-85(c)*

Any intentional demolition of a non-conforming structure requires that a rebuilt structure meet current Code residential structure requirements.

*Currently in the Code – text proposed to be streamlined and clarified*



# Generalized Concept Approaches



## Non-Conforming Issues

### C. Involuntary Demolition & Rebuilding of Non-Conforming Structures - Sec. 24-85(c)

#### Proposed language “Natural Event” –

- *Owner can rebuild in accordance with # of units and SF permitted by the CO prior to the event*
- *Heights previously established on the building permit plans prior to the event will be permitted to accommodate the same use or # of units*
- *All permits must be received and reconstruction must be completed within 3 years of the event*

# Generalized Concept Approaches

## Design & Dimension Issues

### A. Like-Styles

#### - Sec 24-88(b)

Adjoining two-family or townhouse dwellings units shall be constructed of substantially the same architectural style, colors and materials.

Proposing to delete the words  
*“and materials”*





# Generalized Concept Approaches

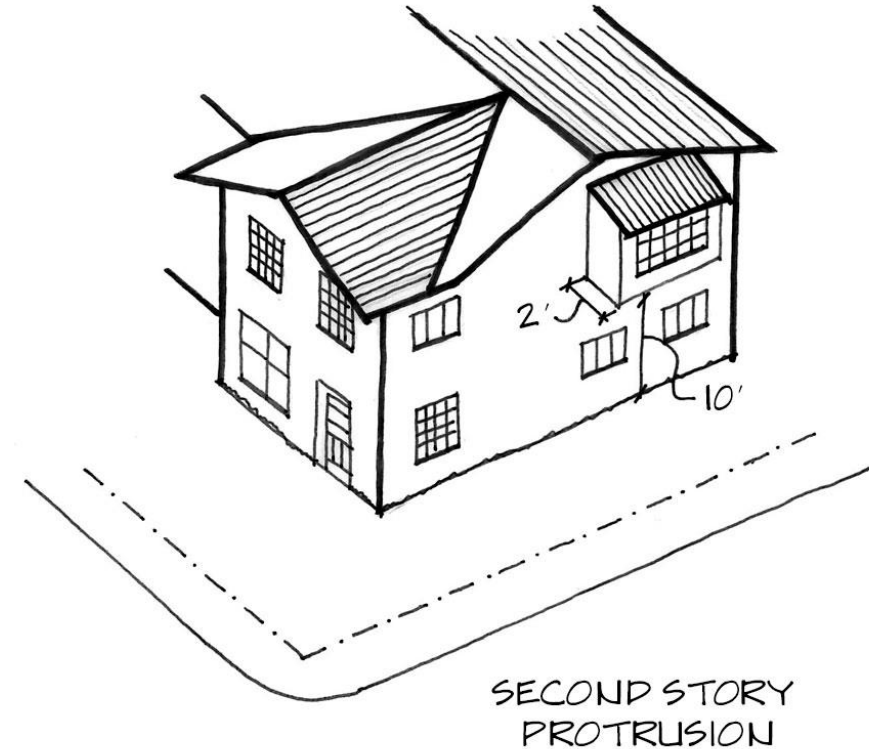
## Design & Dimension Issues

### B. Dimensional Requirements – Sec. 24.172(c)(3)

- Proposed Definition:

“Projection means a bay window, offsetting portions of a dwelling, dormer windows, balcony, or sundeck so long as these projections meet the size requirements set forth in this Chapter.”

- Graphically represent in Code



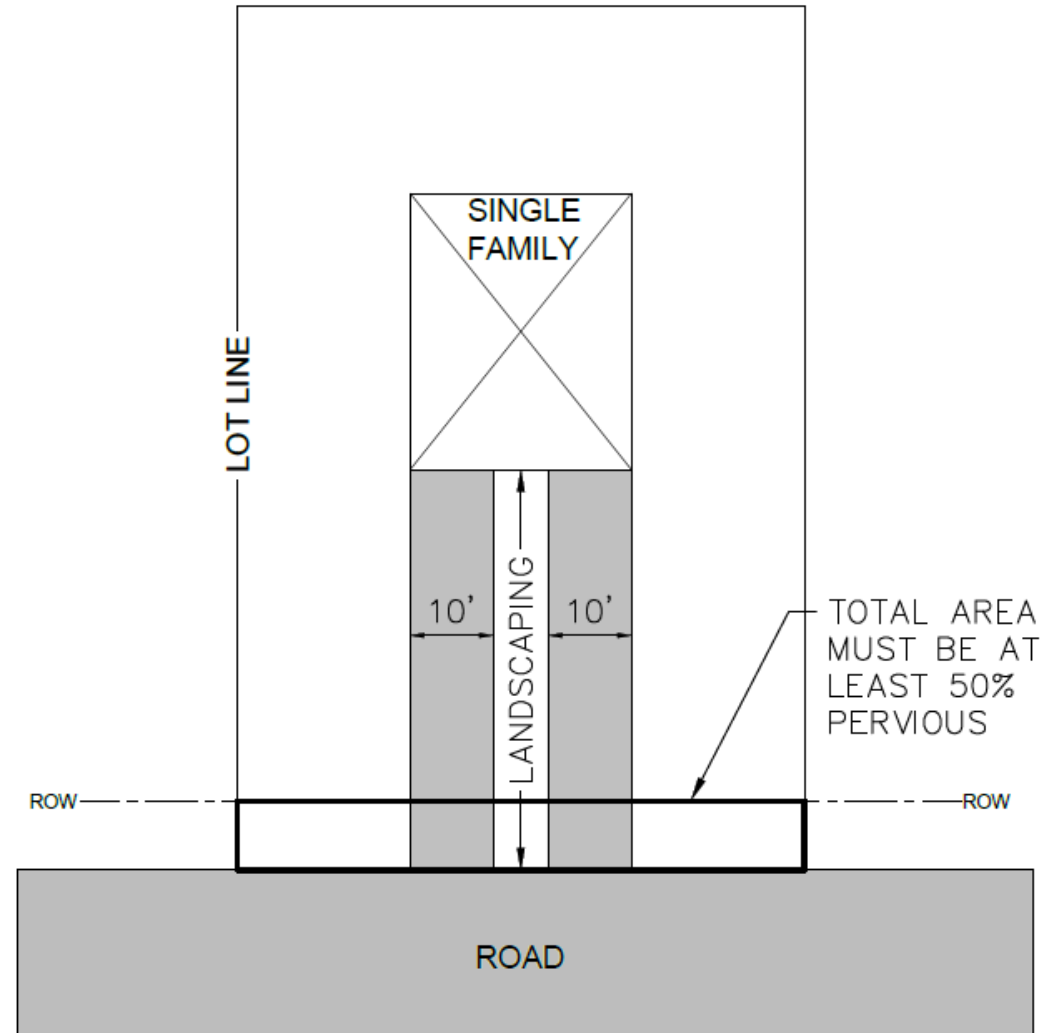
# Generalized Concept Approaches

## Design & Dimension Issues

### C. Driveways

Sec. 24-253 – Policy current exists  
in Code today

*Currently in the Code – this is  
just graphic representation*





# Generalized Concept Approaches

## City-Wide Parking Issues

### A. Suburban Parking Options

#### Current Suburban Parking Options for Consideration

- Shared parking options currently exist
  - *Propose to add deed restriction language for tracking*

#### Other Suburban Parking Options for Consideration

- Motorcycle parking credit
- Bicycle parking credit
- Rideshare program/dedicated space (Uber, Lyft etc.)
- Maximum parking requirements



# Generalized Concept Approaches

## City-Wide Parking Issues

### B. Central Business District (CBD) Parking Options

- Shared parking options currently exist
  - *Propose to add deed restriction language for tracking*
- Adjacent on-street parking credit
- Motorcycle parking credit
- Bicycle parking credit
- Rideshare program/dedicated space (Uber, Lyft etc.)





# Generalized Concept Approaches

## Central Business District

### Characteristics of a CBD

- ✓ Community identity
- ✓ Walkability
- ✓ Convenience of variety of uses
- X Usually comes with parking challenges



# Delray Beach Central Business District

- ✓ Two way streets
- ✓ On-street parking
- ✓ Sidewalk cafes
- ✓ Large sidewalks





# Delray Beach Central Business District



- ✓ Vibrant downtown
- ✓ Progressive parking strategies
- ✓ Bicycle parking
- ✓ Relaxed landscape requirements

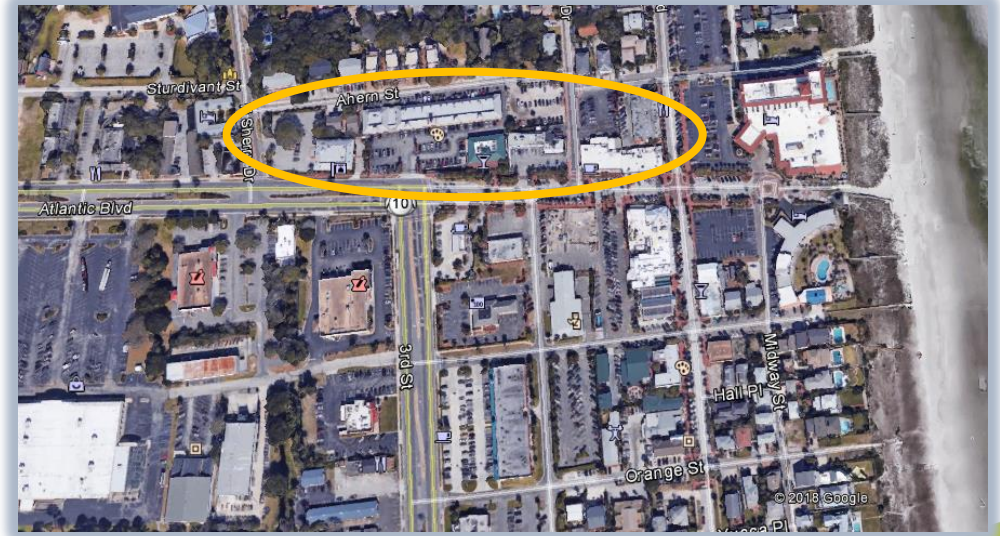


# Generalized Concept Approaches

## Central Business District

### A. Parking Approaches

- Shared? – *propose additional deed restriction language*
- Bicycle parking credit? – *parking discount*
- Motorcycle parking credit? – *parking discount*
- No required parking? – *progressive option*
- Metered? – *enforcement issue*
- City parking garage? – *parking mitigation*
- Valet? – *hard to require/ enforce*



# Generalized Concept Approaches

## Central Business District

### B. Uses

Typical uses found in a CBD are:

- ✓ Office
- ✓ Retail
- ✓ Institutional
- ✓ Recreational
- ✓ Entertainment



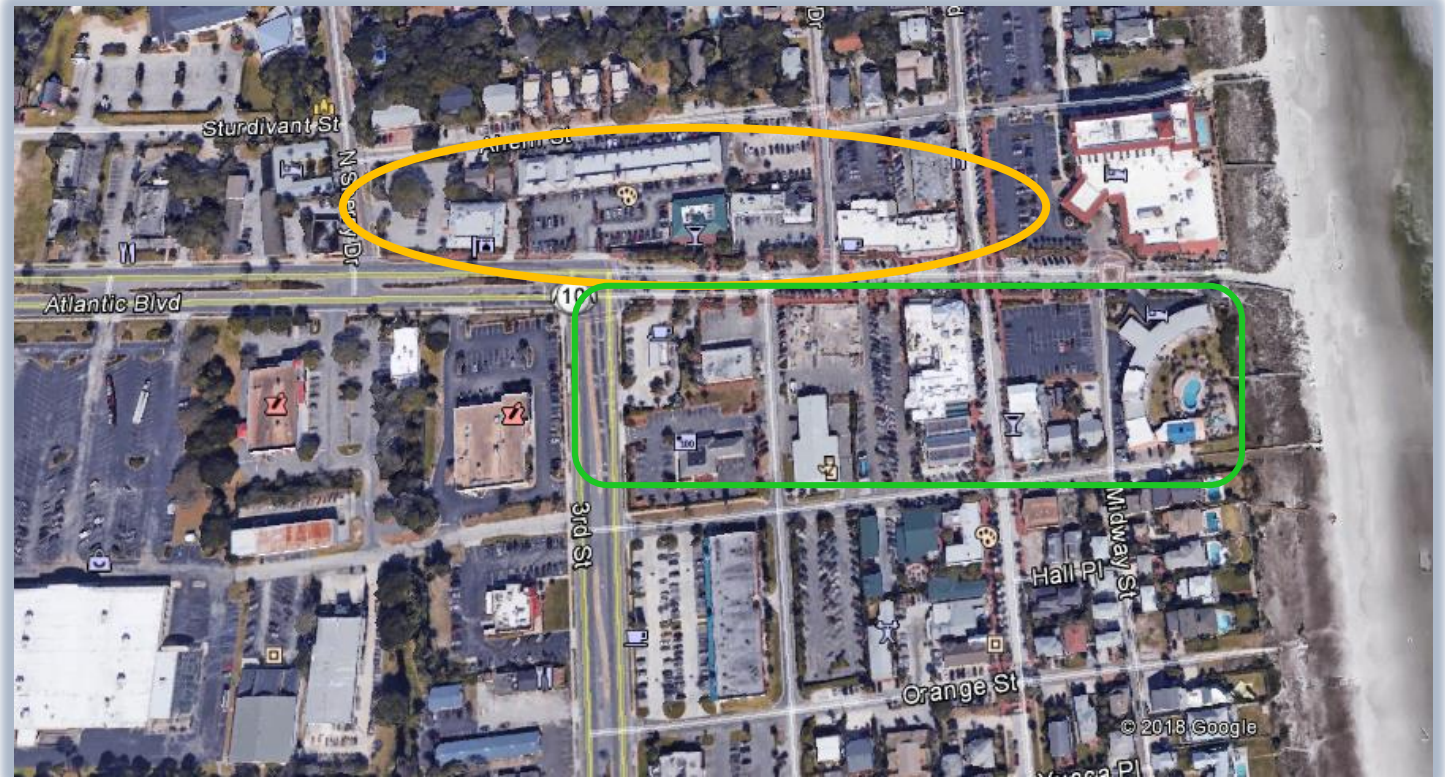


# Generalized Concept Approaches

## Central Business District

### A. Uses

Compare Atlantic Beach CBD  
to Neptune Beach CBD



Atlantic Beach CBD



Neptune Beach CBD

# Central Business District Permitted Uses



Permitted by Right (P)	Atlantic Beach CBD	Neptune Beach CBD	Proposed Atlantic Beach CBD
Art Gallery, Cultural Center, Library, Museum	✓	✓	
Bank/Financial Institution (no drive through)	✓		
Barber/Beauty Shop	✓		
Bed & Breakfast		✓	
Cafes/Sidewalk Cafe (no drive up or through)	✓		
Coffee Shop (no drive up or through)	✓		
Dance, Art, Dramatic, Gymnastics & Music Studio		✓	
Dry Cleaning		✓	
Government Use, Building, Facility	✓		
Hotel/Motel		✓	
Laundromat (no dry cleaner)	✓		
Leased Right-of-Way	✓		
Pharmacy (no drive through)	✓	✓	
Professional Offices	✓	✓	
Public Park/Recreation Area		✓	
Recreation, Amusement & Entertainment (including billiard/pool, arcade, mini golf, theater, night/private club, bar/tavern)		✓	
Restaurant (no drive up or through)	✓	✓	
Retail Sales Establishment	✓		

**What  
do  
you  
think?**

# Generalized Concept Approaches



## Central Business District

### C. Landscaping

- Atlantic Beach current landscape standards require 10' perimeter landscaping buffers along VUA's and Commercial Corridor.
- Neptune Beach current landscape standards require 5' perimeter landscaping buffers along VUA's and prohibits the use of sod. This is reduced from 9' elsewhere.

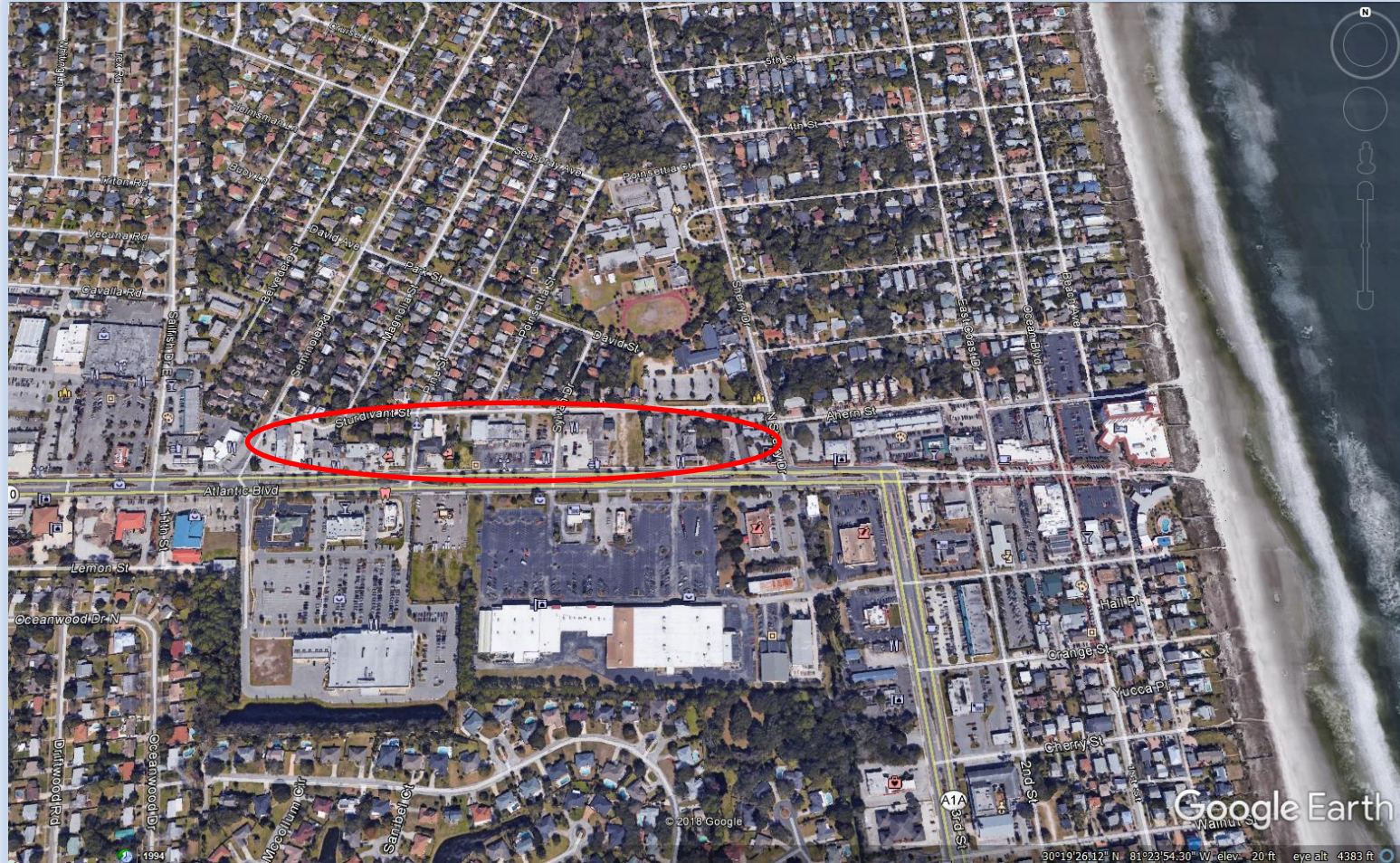


# Generalized Concept Approaches

## Central Commercial District (*Proposed*)

### A. Why

Proposed  
distance  
0.4 miles

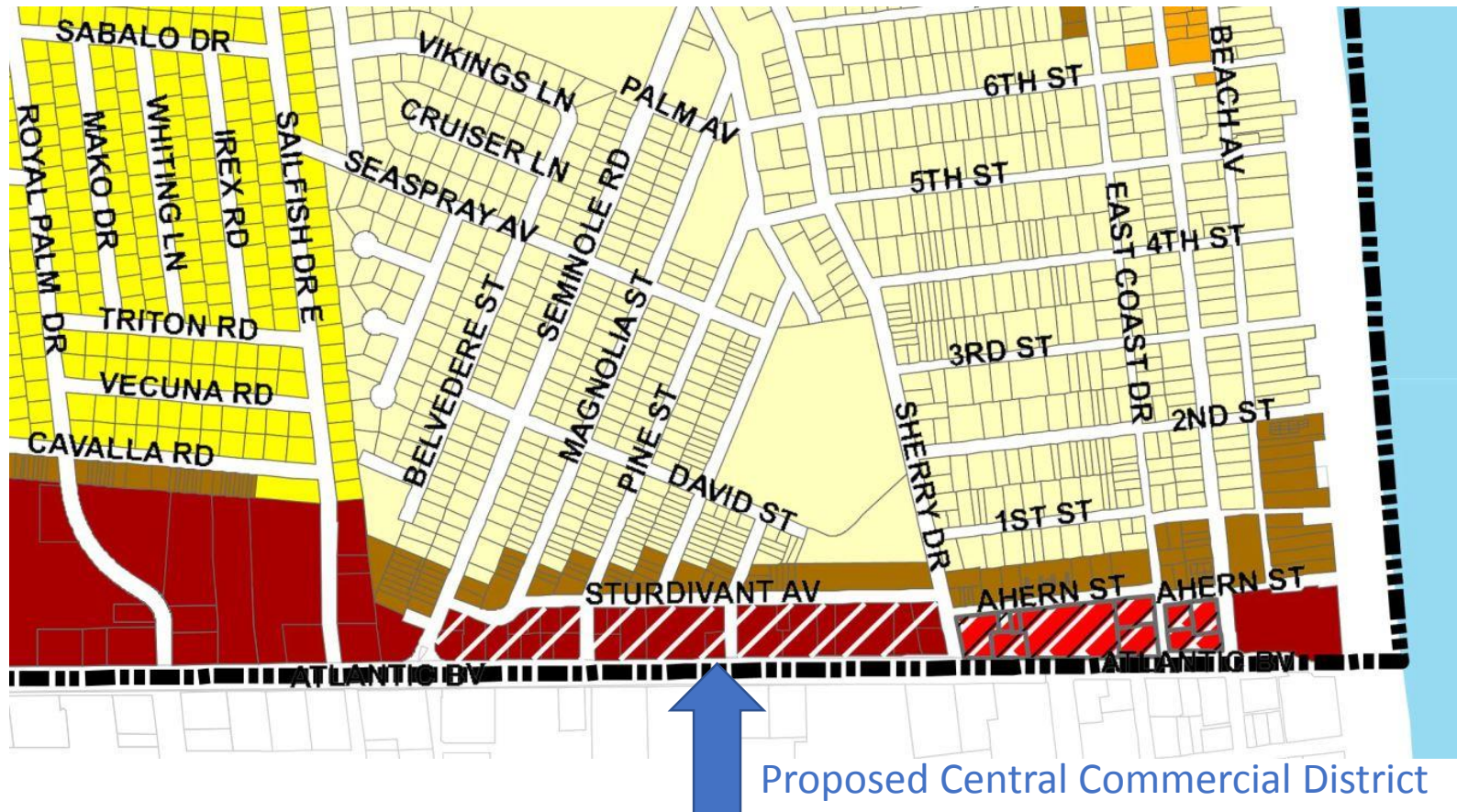




# Generalized Concept Approaches

## Central Commercial District (*Proposed*)

### A. Why



- RS-1 Residential, Single-Family
- RS-2 Residential, Single-Family
- CL Commercial, Limited
- CG Commercial, General
- CBD Central Business District
- RG Residential, General, Two-Family
- RG-M Residential, General, Multi-Family
- CCD Central Commercial District**

Proposed

# Generalized Concept Approaches



## Central Commercial District (*Proposed*)

### B. Benefits

Shifting from a urban environment to a more suburban environment

- ✓ Provides a transition between the CDB and the General Commercial District
- ✓ Not removing any uses currently permitted in General Commercial District
- ✓ Allows for a reduction in some dimensional standards to encourage development/redevelopment
- ✓ Pedestrian-friendly – less auto-dependent



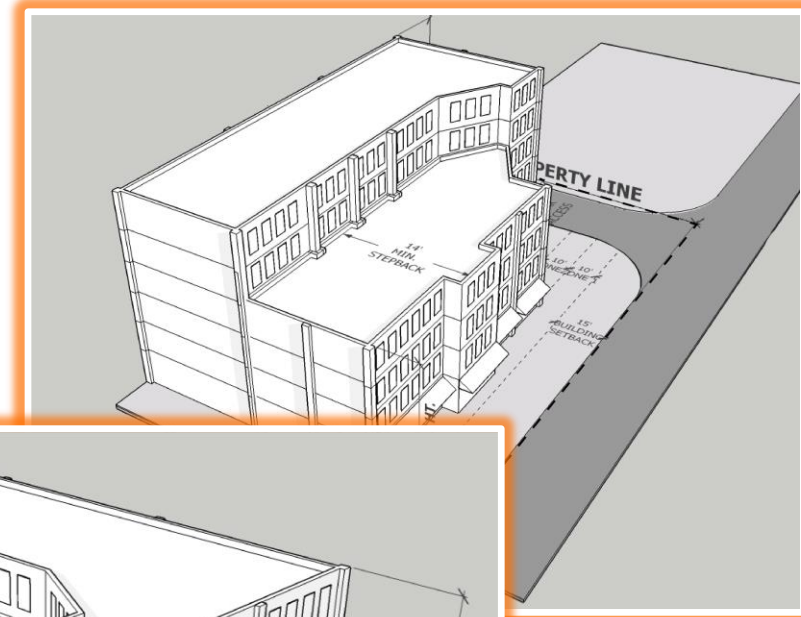
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# Next Steps





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.



# Permitted Use Table

NEW!

## PROPOSED PERMITTED USE TABLE

CITY OF ATLANTIC BEACH

### CHAPTER 24 ZONING CODE PERMITTED USE MATRIX **DRAFT**

	CBD	CCD	CG	CL	CON	CPO	LIW	Mayport	RG	RG-M	RS-1	RS-2	RS-L	SP
Manufacturing Agents and Similar Uses				P										
Martial Arts				E		E*								
Medical Marijuana Treatment Center			p*											
Medical or Dental Clinic				E		E*								
Medical or Dental Laboratory						E*								
Medical or Dental Office	P			P		p*								
Medical Product Manufacturing						E*								
Mini-Warehouse							P							
Minor Automotive Repair			P				P	P						
Mixed Use Projects			p*			p*		P*/E*						
Mobile Home Sales							E							
Monument Sales							E							
Mortgage Brokers			P											
Motel			P					P						
Motor Lodge			P											
Movie Theater (not exceeding 2 screens or regional comp			P					p*						
Multi-Family Dwelling										p*				
Museum	P			P				P						
Nature Preserve					P									
On-Site Repairmen								P						
Optometrist				P		p*								
Passive Recreational Uses and Facilities					P									
Personal Self Storage							P							
Pet kennel and Facilities for the Boarding of Animals			E											
Pharmacy	P		p*					P						
Pharmacy with Drive Through								E						
Plumbing and Electrical Contractors							P							



# Residential Lot Requirements



NEW!

## PROPOSED RESIDENTIAL LOT REQUIREMENT CHART

CITY OF ATLANTIC BEACH RESIDENTIAL LOT REQUIREMENTS <b>DRAFT</b> (Sec. 24-105 through 24-108)								
Zoning District	Lot Width (ft.)	Lot Area (sqft)	Lot Depth (ft)	Max Lot Coverage	Front (ft)	Side(s) (ft)	Rear (ft)	Max Height (ft)
RS-L	100	10,000	100	50%	20	7.5	20	35
RS-1	75	7,500	100	50%	20	7.5	20	35
RS-2	75	7,500	100	50%	20	15' combined 5' min on either side	20	35
RG	75	7,500	100	50%	20	15' combined 5' min on either side	20	35
Single Family		7,500						
Two Family Duplex/TH								
Low Density		14,500						
Medium Density		6,200						
High Density		5,000						
RG-M	75		100	50%	20		20	35
Single Family	75	7,500				15' combined 5' min on either side		
Two Family						7.5' each side		
Low Density		14,500						
Medium Density		6,200						
High Density		5,000						
Multi-Family		7,500				15' each side		

6.


**We Want to Hear from You!**





# How You Can Help

- Provide input through the website
- Stay up-to-date on meetings & progress
- Tell your family and friends



City of Atlantic Beach  
Land Development Regulations (LDRs) Update

**Contacts**


**Shane Corbin**  
City of Atlantic Beach  
scorbin@coab.us  
(904) 247-5817

**Brian Teeple, AICP**  
North Florida Regional Council  
bteeple@nefrc.org  
(904) 279-0880

**Mark Shelton, AICP**  
Kimley-Horn  
mark.shelton@kimley-horn.com  
(904) 282-3900

**Next Meeting**  
November 13, 2018  
City Commission Workshop #2  
6:00 PM

**Project Schedule**  
[COAB Meeting Schedule](#)

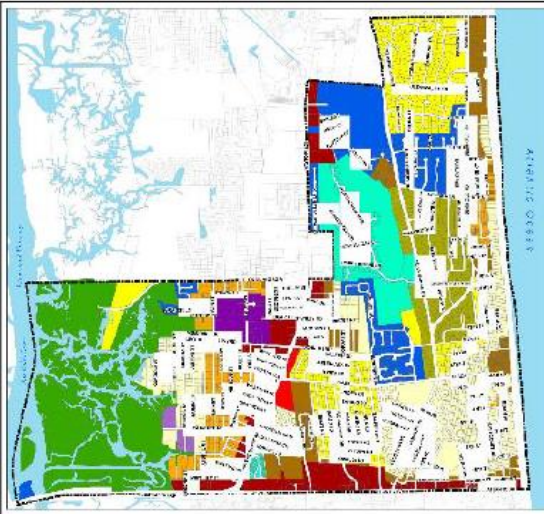


**What are LDRs?**  
[Frequently Asked Questions \(FAQs\)](#)  
[Terminology](#)  
[Administration and Governance](#)

**Project Activities**  
[Citizen Workshop #1 Presentation \(7/11/18\)](#)  
[July 11, 2018 Public Meeting Video](#)  
[Consensus Development Board Workshop #1 Presentation](#)  
[July 17, 2018 Public Meeting Video](#)  
[City Commission Workshop #1 Presentation](#)  
[July 23, 2018 Public Meeting Video](#)

**Project Resources**  
[Current COAB LDRs](#)  
[Map of Rose Villa Implementation Plan](#)

**Project At-A-Glance**



**City of Atlantic Beach  
Official Zoning Map**  
Ordinance Amended: 17040  
Ordinance Number: 16-223

**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

Scale: 0 1,000 2,000 Feet

# Public Workshops and Hearings



November 2018						
S	M	T	W	T	F	S
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December 2018						
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January 2019						
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27	28	29	30	31		

February 2019						
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26	27	28	29	30	31	



Citizens' Workshop



Community Development Board



City Commission



# Contact Us

## Call or Email:

- Brian Teeple, Northeast Florida Regional Council

- [Bteeple@nefrc.org](mailto:Bteeple@nefrc.org)
- 904-279-0880



- Mark Shelton, Kimley-Horn

- [Mark.Shelton@kimley-horn.com](mailto:Mark.Shelton@kimley-horn.com)
- 904-282-3900

- Shane Corbin, City of Atlantic Beach

- [Scorbin@coab.us](mailto:Scorbin@coab.us)
- 904-247-5817



# Thank you!







**BACK UP SLIDES**



# What Is NOT Part of This Project?

- Recent Ordinances:
  - Medical Marijuana
  - Gas Stations
  - Public Noticing
  - Mayport Overlay
- Signage
- Tree Ordinance





# 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
- Parking Requirements for Commercial Uses
- Ease of Use/Reference





# Existing Parking Policies



- **Parking Requirements per Zoning Code**

- Dimensions: 9 ft. x 18 ft. (8.5 ft. width is considered acceptable)
- Bike parking requirement for new development, redevelopment and expansion that requires any change or reconfiguration of parking areas
- No shared parking policies

## Parking Requirements per Zoning Code Compared to ULI and ITE

Land Use	Atlantic Beach	ULI (Shared Parking, 2 <sup>nd</sup> Ed.)	Greater or Less Parking Requirement
Business/Commercial/ Retail	1 space / 400 s.f. GFA	1 space / 250 s.f. GLA	Less
Residential	2 spaces / dwelling unit 3 spaces / dwelling unit (east of Seminole Rd.)	1.85 spaces / dwelling unit	Greater
Office	1 space / 400 s.f. GFA	1 space / 265 s.f. GLA	Less
Restaurant	1 space / 4 seats	1 space / 1.5 seats	Less



# Public Workshops and Hearings (Option 1)



November 2018

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December 2018

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February 2019

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March 2019

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April 2019

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May 2019

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June 2019

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July 2019

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August 2019

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Citizens' Workshop



Community Development Board



City Commission