

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

Community Development Board
Workshop #2
December 18, 2018



Kimley»Horn

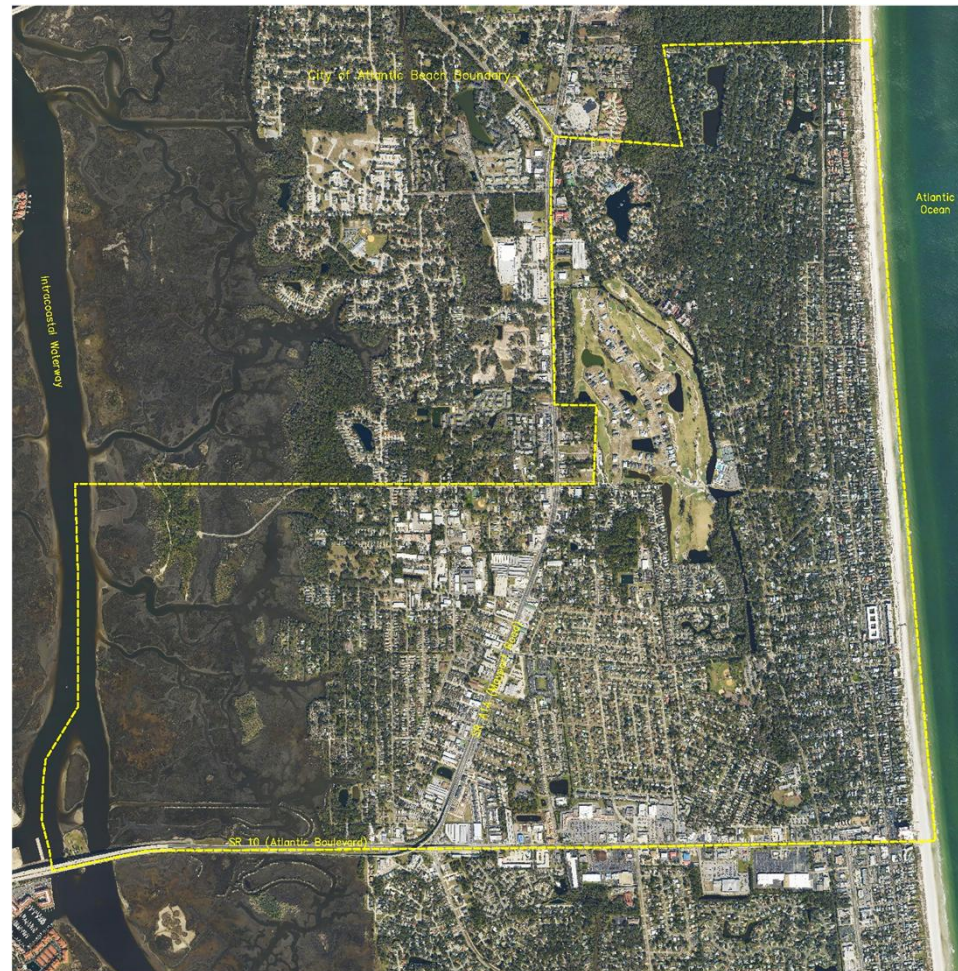
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City of Atlantic Beach LDR Update Project

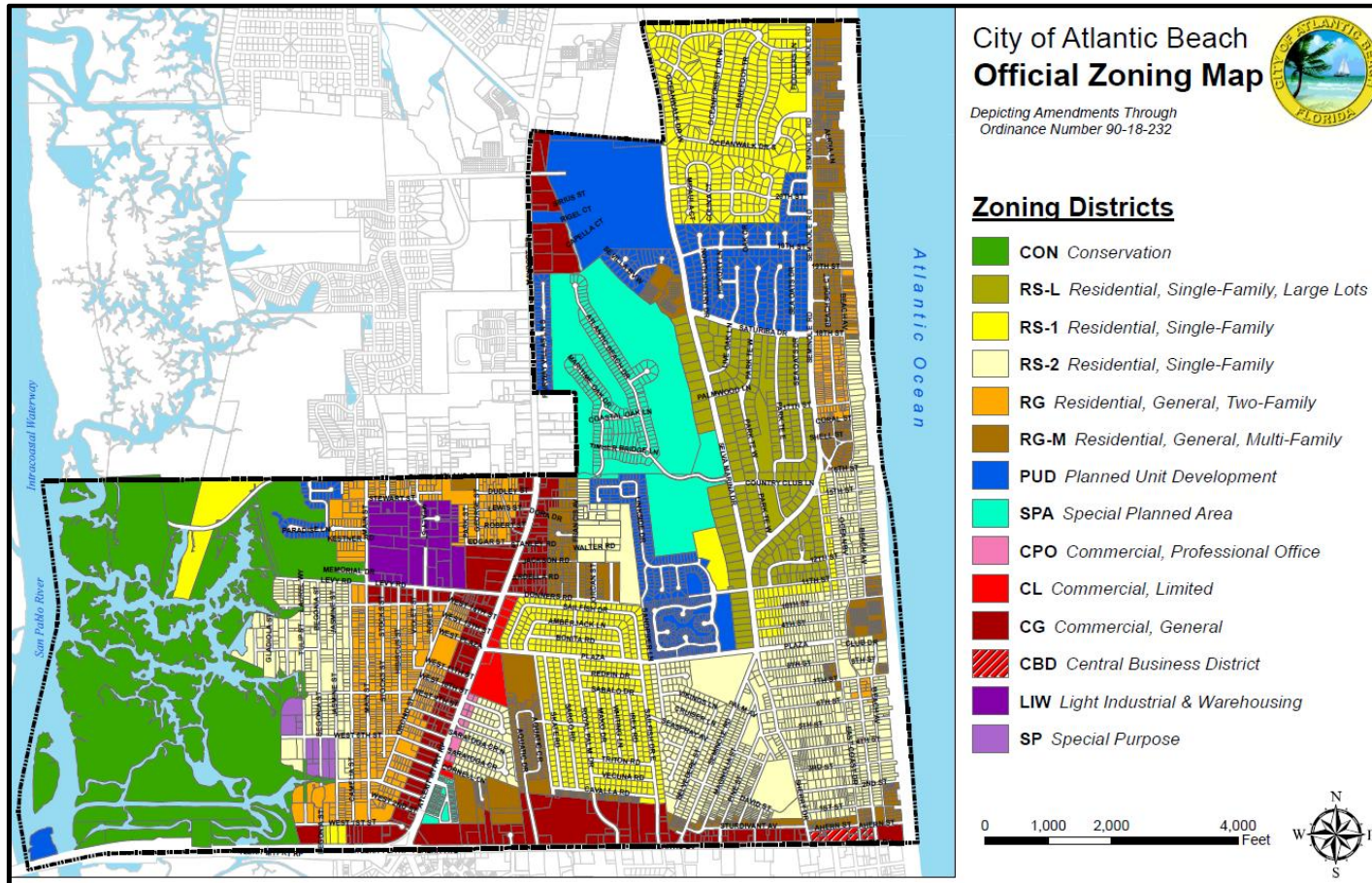


What are Land Development Regulations?

- 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



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

Why Update the Land Development Regulations?

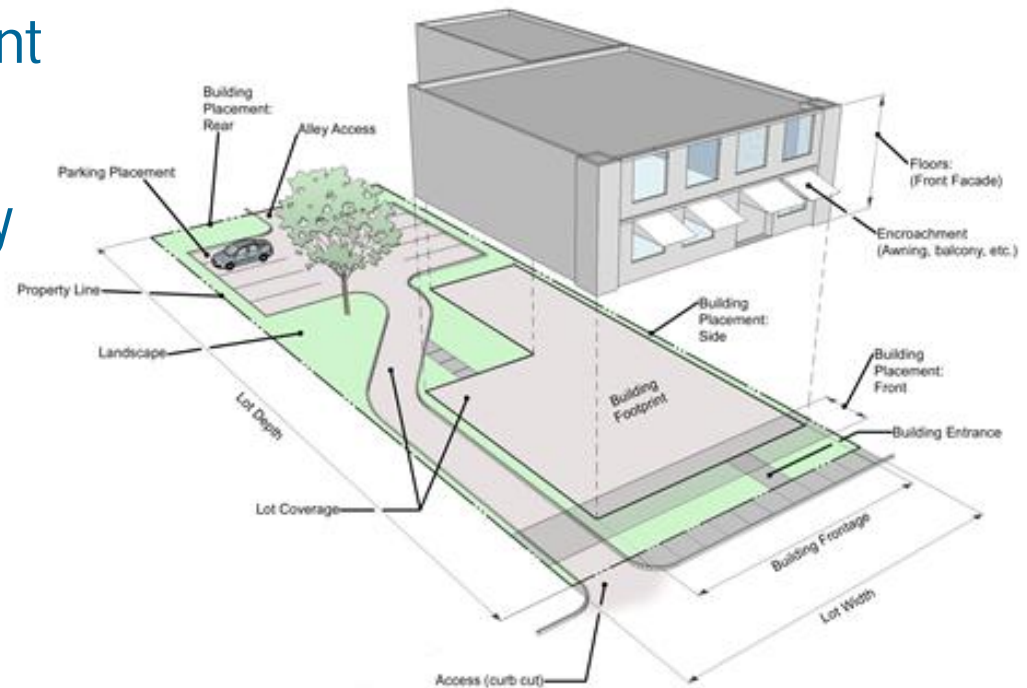
- Conditions have changed over time
- New State land use laws have come into effect
- Update language and definitions



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



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What Has Been Done To Date?



Kimley»Horn

Land Development Regulation Update Status



July -
August

- Workshops
- Identification of Issues
- Research

August -
October

- Walkabout Tour
- Review of LDRs
- Generalized Concept Approaches

November

- Workshops
- Begin Drafting Amendments

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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



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.”

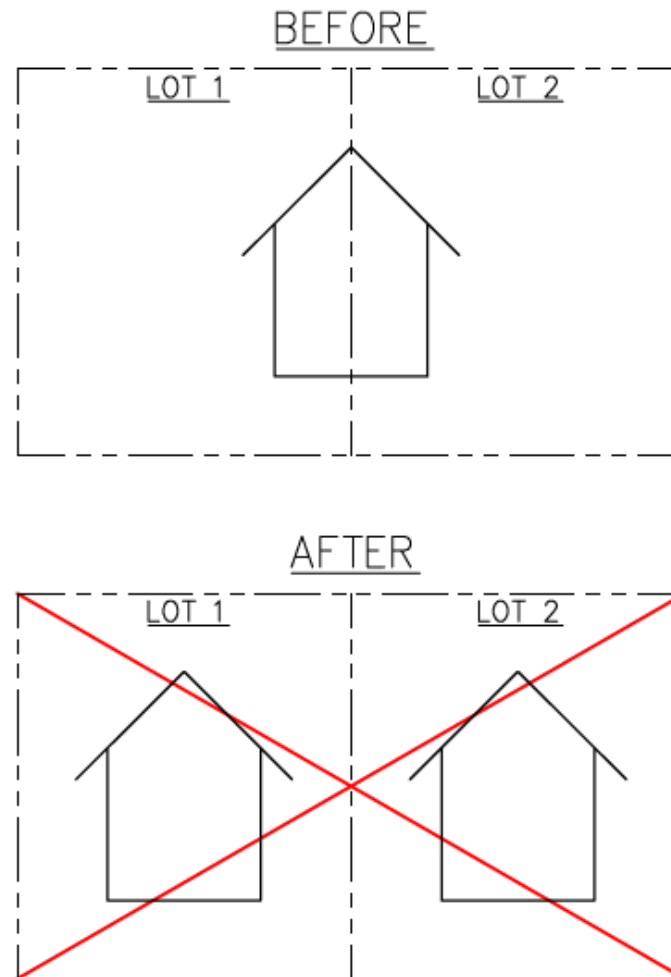
Generalized Concept Approaches

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



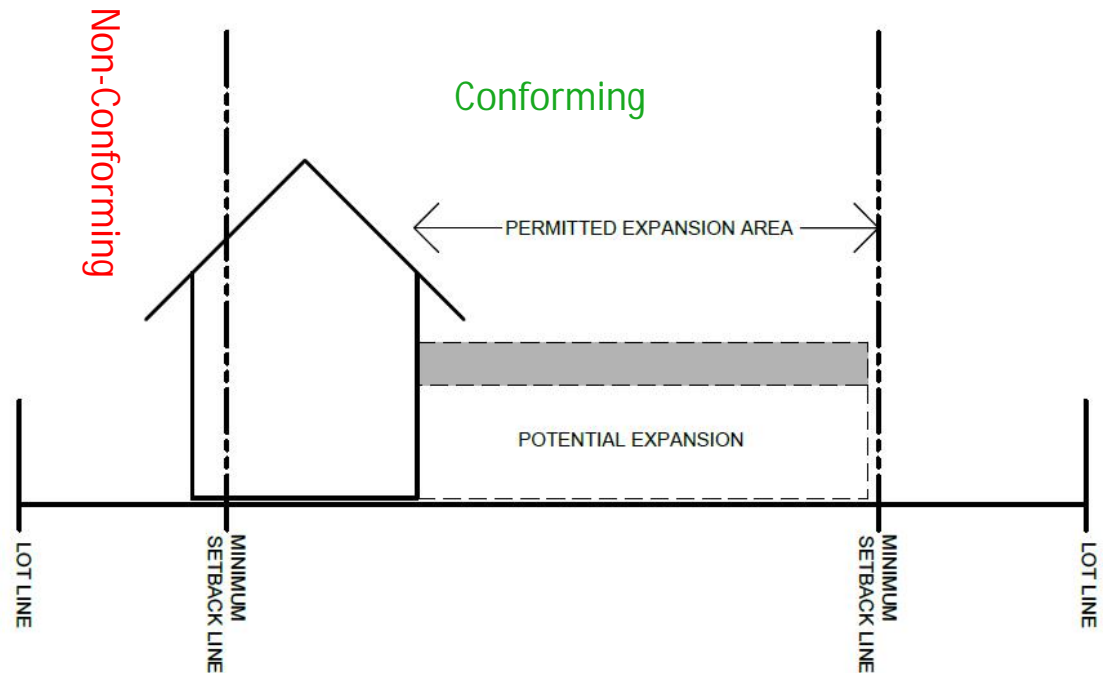
Generalized Concept Approaches



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

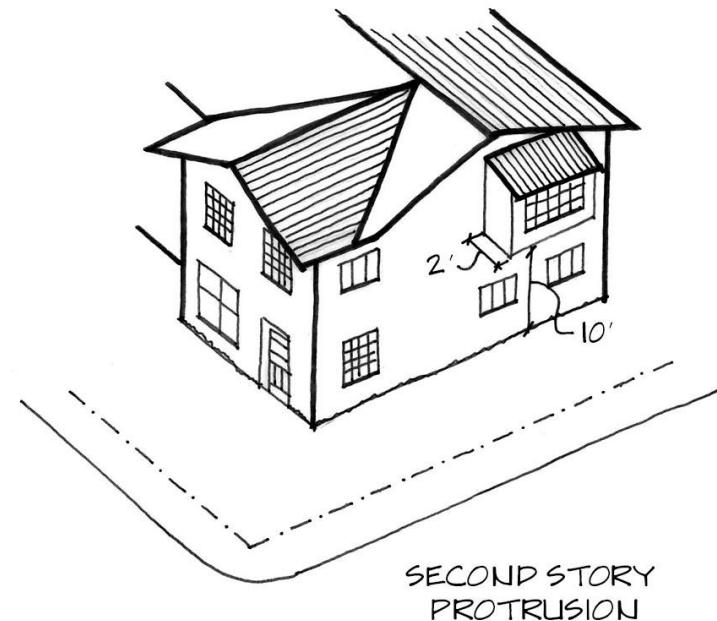
Design & Dimension Issues

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.” (Section 24-172(c)(1))

- Graphically represent in Code



Generalized Concept Approaches

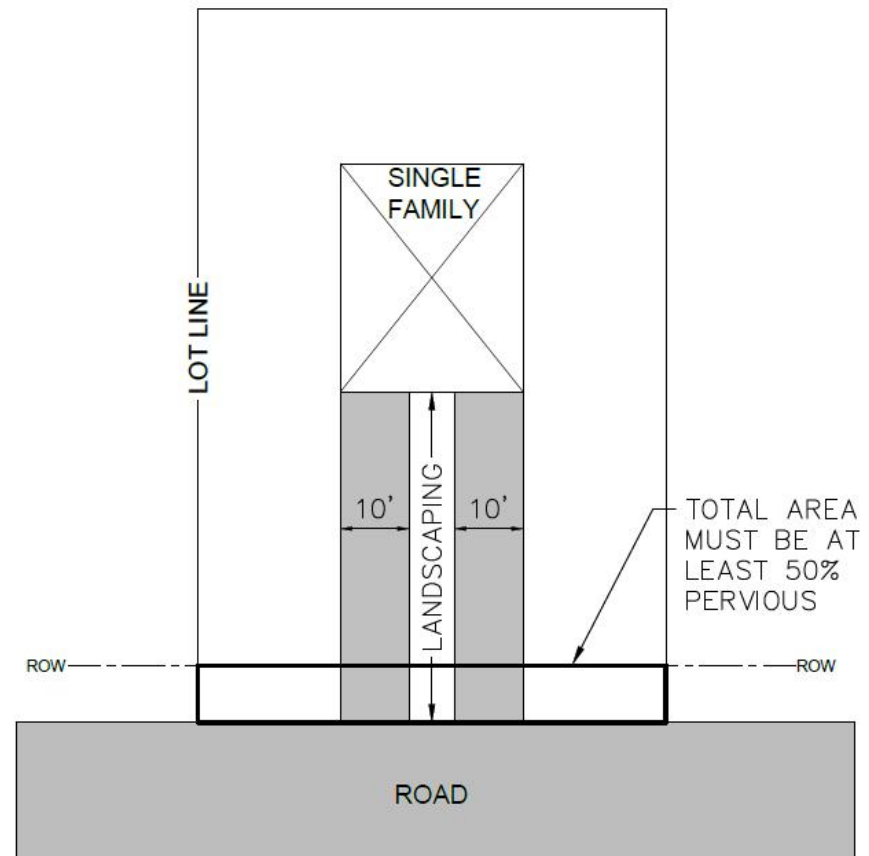


Design & Dimension Issues

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



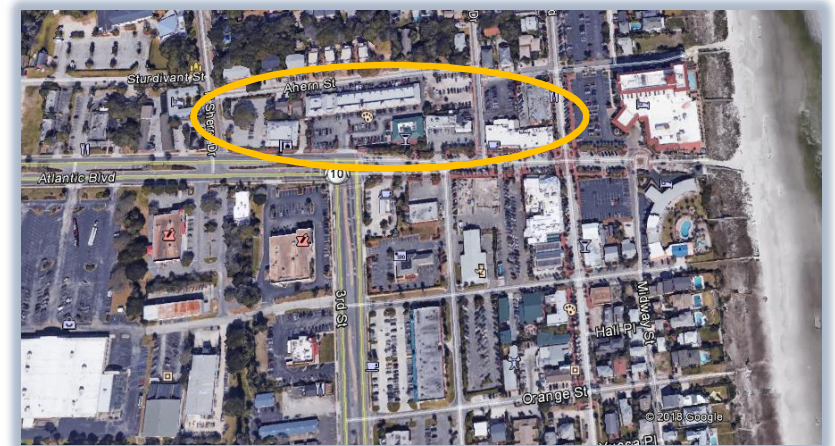
- ✓ Vibrant downtown
- ✓ Progressive parking strategies
- ✓ Relaxed landscape requirements
- ✓ Bicycle parking

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*
- Metered? – *enforcement issue*
- City parking garage? – *parking mitigation*



Atlantic Beach CBD

Generalized Concept Approaches

Central Business District

B. Uses

Typical uses found in a CBD are:

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

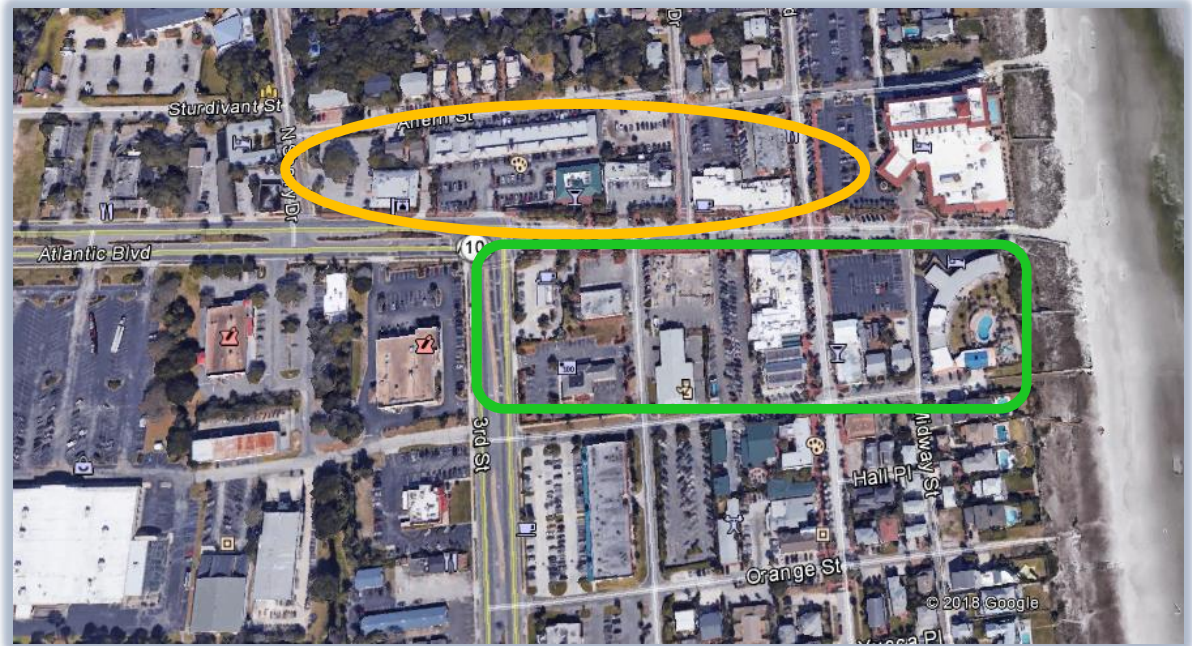


Generalized Concept Approaches

Central Business District

B. 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	✓		
Single Family Dwelling* (with special provisions)	✓		

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.

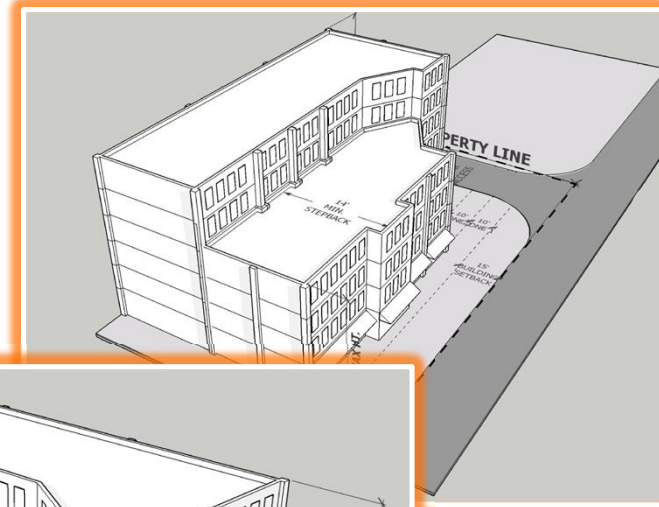
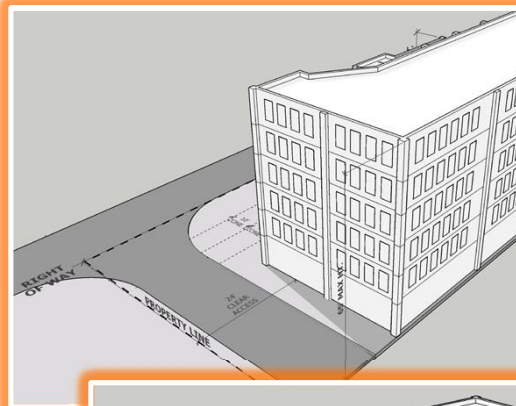
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Next Steps



Next Step – Drafting Proposed Language

- (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 mitigation measures such as a building stepback (as illustrated in Figure 2 and Figure 2a) or setback are properly 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.





PROPOSED PERMITTED USE TABLE



Residential Lot Requirements



PROPOSED RESIDENTIAL LOT REQUIREMENT CHART

NEW!

CITY OF ATLANTIC BEACH RESIDENTIAL LOT REQUIREMENTS DRAFT (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	7500	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		

A large, red wooden lifeguard stand is the central focus of the image. It is constructed from thick, weathered wooden beams painted a vibrant red. The stand's structure is a complex lattice of triangles and rectangles. In the background, a sandy beach leads to the ocean under a cloudy sky. A few small figures of people can be seen in the distance near the water's edge. The overall tone is professional and inviting.


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We Want to Hear from You!

Kimley»Horn

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

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North Florida Regional Council
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Mark Shelton, AICP
Kimley-Horn
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Next Meeting

December 18, 2018
Community Development
Board Workshop #2
5:00 PM

Project Schedule

[COAB Meeting Schedule](#)



What are LDRs?

[Frequently Asked Questions \(FAQs\)](#)
[Terminology](#)
[Abbreviations and Acronyms](#)

Project Activities

[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](#)
[City Commission Workshop #1 Presentation](#)
[July 23, 2018 Public Meeting Video](#)
[City Commission Workshop #2 Presentation \(11/13/2018\)](#)
[Citizen Workshop #2 Presentation \(11/27/2018\)](#)

Project Resources

[Current COAB LDRs](#)
[Mayport Road Vision Implementation Plan](#)

Project At-A-Glance



**City of Atlantic Beach
Official Zoning Map**
Depositing Amendments Through
Ordinance Number 20-18-252

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
- CPD Commercial, Professional Office
- CL Commercial, Limited
- CG Commercial, General
- CBD Central Business District
- LIW Light Industrial & Warehousing
- SP Special Purpose

Public Workshops and Hearings



November 2018						
S	M	T	W	T	F	S
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4	5	6	7	8	9	10
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December 2018						
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January 2019						
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February 2019						
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April 2019						
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May 2019						
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Citizens' Workshop



Community Development Board



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City Commission



Contact Us

Call or Email:

Brian Teeple, Northeast Florida Regional Council

- BTeeple@nefrc.org
- 904 - 279 - 0880



Mark Shelton, Kimley-Horn and Associates

- Mark.Shelton@kimley-horn.com
- 904 - 282 - 3900



Shane Corbin, City of Atlantic Beach

- SCorbin@coab.us
- 904 - 247 - 5817

Thank you!



Kimley»Horn



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?

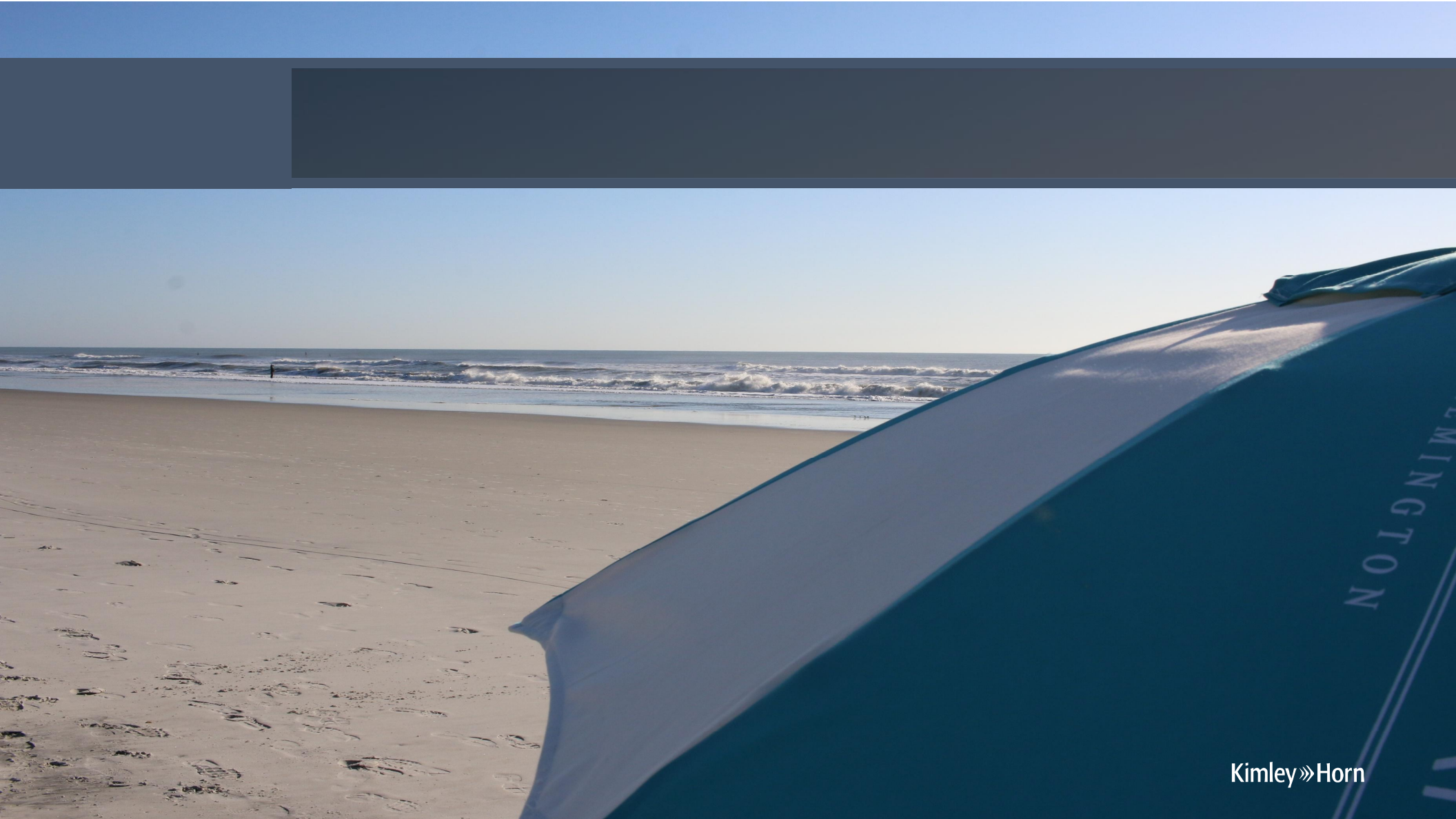


- Chapter 24 of the Code of Ordinances (Land Development Regulations)

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 nd 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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May 2019						
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July 2019						
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August 2019						
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Citizens' Workshop



Community Development Board



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City Commission

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

