

CITY OF ATLANTIC BEACH LAND DEVELOPMENT CODE REWRITE

PROPOSED AMENDMENT MATRIX

(5/10/2019)

(*Note: Will need to verify all references to Sections once final blackline document is prepared)

	SECTION/REFERENCE	PAGE #	REASON FOR PROPOSED CHANGE	PROPOSED CHANGE/ACTION	COMPLETE
LAND DEVELOPMENT REGULATIONS REVIEW					
1	GENERAL		Check all lists of permitted uses	Add uses that may not be included	✓
	GENERAL		Preambles	Pay attention to Billiard halls, tattoo parlors, pawn shops, headshops, internet cafes, gambling parlor (some need to be permitted due to freedom of expression; vague references to hours of operation)	✓
2	Sec. 24-17	3	Definitions need to be updated	Add definitions/use F.S. Definitions as a basis; add definitions for all zoning districts; reference that fences and walls to be used interchangeably as in Sec. 24-157; remove requirements within definitions	✓
3	Definitions	9	Garage apartments	Need to change reference to Sec 24-89 instead of Sec 24-88	✓
4	Sec. 24-46 (d)	29	Waivers and variances are an issue	Revised so the process stops at the CDB; clarified difference between waiver and variance; added administrative amendment process;	
5	Sec. 24-47	30	CDB	Give CDB as much authority as possible and allow CC to focus on implementation	✓
6	Sec. 24-63	45	Use by Exception	Changed the process to go only to the CDB unless appealed to CC. This streamlines the process. Consider changing permitted use table to move some of the uses by exception to permitted uses with supplemental requirements	✓
7	Sec. 24.69	57	Fees	Remove from adopted LDRs	✓
8	Sec. 24-82(c)	61	Height for non-conforming structures	Should not be addressed so strictly; revise	
9	Sec. 24-82(h)	62	Duplicates or externally similar dwellings	Review and revise as appropriate	✓
10	Sec. 24-82(j)	62	Remove FAR for residential units	Consider expressing residential density in terms of dwellings/acre; consider minimum square footage per unit	✓
11	Sec. 24-172(c) (3)	63	Required yards and permitted projections into required yards	Review this section	✓
12	Sec. 24-83(b)	59	Structural projections	What is considered a projection – clarify	✓
13	Sec. 24-83(c)	63	Mechanical equipment	Needs to be reviewed; hard to enforce; consider making it a specific measurement and not tied to living space	✓
14	Sec. 24-84	60	Double frontage lots	Very restrictive/confusing; front yards of through lots need to be better defined	✓
15	Sec. 24-85	65	Non-conforming lots, uses and structures	Consider streamlining this whole section; Per staff Section 85 and 86 contradict each other – consider code change that allows that if an addition conforms to the Code, no variance is required; add language regarding single owner; better define non-conforming lots, uses, and structures	✓
16	Sec. 24-85(b)(2) and (c)(1)	65 & 66	One deals with lots and the other structures but both cite structure expansion	Considered streamlining. One deals with lots of record which are afforded more flexibility; other deals with nonconforming structures.	✓
17	Sec. 24-85(b)(3)	61	Combining of lots	City wants to make it clear that lots that are combined that don't meet current code requirements if they were to be separated	✓
18	Sec. 24-85(c)(6) and (d)(4)	66 & 67	One deals with structures and the other lots but both cite structure reconstruction	Seems like (d)(4) should be combined with (c)(6)	✓
19	Sec 24-88	63	Townhome Standards	These should be addressed for redevelopment, additions, grandfathering; consider adding language that indicates that if the original use of the structure remains, then the building is not considered non-conforming (Mark has draft language we can consider); keep architectural style and color – strike work "material" from list under 24-88(b) – it should be easy for the property owner to be able to upgrade his home if it is keeping with the character of the adjacent portion of the duplex	✓

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20	Sec. 24-105 – Sec. 24-108	73-82	Residential Zoning Districts	Densities permitted under the Comp Plan not reflected here; consider adding a table – need to add R-SM and TMP	✓ need to have FAR for TMP
21	Sec. 24-109 – 24-112	82-95	Commercial, professional office	Consider adding Comp Plan FARs here	✓
22	Sec. 24-117	96	Special Planned Area District Defined	Move to definitions section; other districts are not defined in their respective sections	✓
23	Sec. 24-151(b)(1)c.		Accessory Structures	Need to better clarify garage apartments (reconcile with Sec. 24-89)	✓
24	Sec. 24-151(f)(2)		Shared Parking	Add Deed Language – coordinate with Brenna (city commission workshop #2)	
25	Sec. 24-152	103	Child Care (Mark noted)	Make sure it complies with Florida Statutes	✓
26	Sec 24-157		Corner Lots	Needs to be addressed - research other communities to see what their definition of corner lot is – which side becomes the front; or consider giving staff the leeway to make interpretations; fence height	✓
27	Sec. 24-157(a) and (d)	108 & 110	Fences, Walls and Similar Structures – if fences and walls are to be used interchangeably in Section (a), why do we have walls restated in Section (d)	Define better.	✓
28	Sec. 24-158(d)(2)	113	Fees for Dog Friendly Restaurant Application	Review reference to fees being in Section 24-69 add to fee schedule. Fee schedule has been removed from the code. City staff needs to add fees for dog friendly restaurant applications the fee schedule, as it is missing. (KHA is not taking any action on this item.)	✓
29	Sec. 24-161(e)	122	Uses not specifically mentioned.	I haven't seen this before and am curious how often it comes up; refine – intended to provide flexibility	✓
30	Sec. 24-161	121	Off-street parking and loading	Add landscape requirements or reference Sec. 24-177; define loading zone requirements	✓
31	Sec. 24-161(h)	123	Parking space requirements	Double check against latest ITE requirements; consider reducing parking amounts and/or shared parking; consider a more urban requirement than suburban; parking standards for warehousing is based on shift; include a parking standards table for ease of use	✓
32	Sec. 24-161(k)	125	Bicycle parking	Add quantity; also consider provide incentives to developments that include additional bicycle parking by reducing parking requirements – better clarify; add standards for bikes, golf carts, compact cars, diagonal parking	✓
33	Sec. 24-162(b)	126	Parking lots	For discussion, what if dwellings are built after parking lot? can it be measurable? Based on zoning, not land use	✓
34	Sec. 24-163(b)(4)	127	Typo	Uncapitalize “Lot” to “lot”	✓
35	Sec. 24-167	109	Enforcement of buffers		
36	Sec. 24-171	131	Delineation of commercial corridors	Let's discuss leaving this definition here but also adding it to the Definitions section; also consider a map showing the locations	✓
37	Sec. 24-171(c)(3)	132	Typo	Uncapitalize “Building” to “building”	✓
38	Sec. 24-172	133	Residential development standards	Unusual to have Comp Plan GOPS – consider removing especially considering the Comp Plan references are no longer accurate – reference Comp Plan don't reiterate language; reword purpose and intent; remove GOPs; reference current Comp Plan (2040?)	✓
39	Sec. 24-172 (a) Policy A.1.4.3	112	Architectural features (Old Atlantic Beach standards)	Need to be clarified to reach the same result as is currently intended	
40	Sec. 24-172(b)	134	Applicability	Consider adding a map showing the locations – City has a map - just not in the LDRs	✓
41	Sec. 24-172(d)(2)(a)	115	Reconstruction after natural disaster	This section needs to be reviewed – what percent can be restored; add percentages to the landscaping that can be restored not just buildings; add language regarding if the use is the same as the original use, it can be rebuilt in its entirety	✓
42	Sec. 24-174(d)	140	Public docks and anchoring and mooring restrictions	Consider adding a map showing the locations – Is it in the text?	
43	Sec. 24-174(e)	141	Live-aboard vessels prohibited	Move definition to Definitions section	✓
44	Sec. 24-176	141	Definitions	Move to Definitions section	✓
45	Sec. 24-179	150	Florida-friendly landscaping defined	Move to Definitions section	✓
46	Sec. 24-180	150	Definitions	Move to Definitions section	✓

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	SECTION/REFERENCE	PAGE #	REASON FOR PROPOSED CHANGE	PROPOSED CHANGE/ACTION	COMPLETE
47	Sec. 24-182	154	Florida-friendly use of fertilizer on urban landscapes	Remove []; also consider revising this and not including "Findings;" move definitions to Definitions section	✓
48	Sec. 24-182	161	Schedule of fines	Remove from LDRs and create stand-alone fine schedule	✓
49	Sec. 24-188	162	Requirements for approval and recording of a final subdivision plat or replat	Review Chapter 177, Part I, F.S. and revise regulation accordingly to address what conditions and items need to be addressed on a plat; confirm if it can be an administrative function	✓
50	Sec. 24-190	163	Multiple lots and parcels treated as a single development parcel	Review this and consider revisions; staff mentioned it as an issue	✓
51	Sec. 24-191		Impervious surfaces	City may address before we get to it. 1) redevelopment of lots have structures that are maxing out impervious area; 2) stormwater issues; 3) need ability to go on site, inspect and advise that a project doesn't match a permit (people are increasing impervious area without permission); consider a Deed Restriction or plat notation; taking by reduction in question	✓
52	Sec. 24-203	165	Review of proposed plat or changes to a previously recorded plat	Review Chapter 177.091, F.S. – updated section to reflect current FS	✓
53	Sec. 24-203(e)	167	Typo	Uncapitalize "Improvement" to "improvement"	✓
54	Sec. 24-204	167	Proposed plan review and approval	Review Chapter 177, Plat I, F.S.	✓
55	Sec. 24-221(d)	170	Definition	Delete definition of "drainage" and move to Definitions section	✓
56	Sec. 24-234(a)	174	Typo	Uncapitalize "Improvements" to "improvements"	✓
57	Sec. 24-251(b)	175	Typo	Uncapitalize "Lots" to "lots"	✓
58	Sec. 24-252(b)(1)	175	Arrangement of streets compliance with comp plan element	All development must conform to the comp plan – this doesn't need to be stated; this is a Comp Plan issue and can be removed from LDRs	✓
59	Sec. 24-255(b)	181	Block lengths	Is it necessary for greater block length approval to go to the CC? Plats go through CC in other municipalities	✓
60	Sec. 24-257(e)	182	Typo	Capitalize "Creation"	✓
61	Sec. 24-257	182	Provision for required recreation	Clarify where this acreage is to go – is it intended to part of the subdivision? Can the developer pay the City in-lieu of providing on site so the City can do something elsewhere?	
62	Sec. 24-258	182	Permanent reference markers	Verify against Section 177.091(7), F.S. – looks like legislation changed to no more than 1,400 feet instead of 2,000 feet	✓
63	Sec. 24-259	183	Typo	Capitalize "The"	✓
64	Sec. 24-263	183	Definitions	Move to Definitions section	✓
65	Sec. 24-264	184	Establishing and mapping wellhead protection areas	Add the 500-foot radial setback distance for the size of the wellhead protection area as specified in the definitions; consider adding a map that shows location of wellfields and radial setback; reference map within Comprehensive Plan	✓
66	Sec. 24-265(d)		Typo	Florida Department of Environmental Protection should be FDEP	✓
67	Sec. 24-266	187	Prohibitions in wellhead protection areas	Verify prohibited actions Rule 62-521.400, FAC; a City of JAX permit is required; add St. Johns River Water Management District	✓
68	Sec. 24-267	187	Requirements within wellhead protection zones	Should the first sentence be revised to include both the Floridan Aquifer and Hawthorne wells?	
69	Sec. 24-267(c)	188	Sanitary seal requirement	Should this be revised to state that all private wells after XXX date the LDR chapter was adopted must be configured with a sanitary seal etc.	✓
70	Sec. 24-270	189	Protection of Wetland, Marsh and Waterway Resources	Need more details on how an impacted wetland is to be replaced; needs better clarity; no method to review – provide language	✓
71	Sec. 24-271	190	Definitions	Move to Definitions section	✓
72	Sec. 24-271	190	Environmental Assessment	Verify against Section 373.421, F.S. and Section 62-340.300 FAC	✓
73	Sec. 24-271	191	Mean High Water Line	Verify against Section 177.26, F.S. (updated definition per current F.S.)	✓
74	Sec. 24-272	191	Environmental Assessment Required	Add map from Comp Plan	✓
75	Sec. 24-273(b)	194	Purpose and Intent	Rule 9J-5 was repealed – delete reference; keep standard – remove reference	✓
76			5-year water management plan	Check to see if we need to add anything about 5-year WMD plan (No requirement)	✓
			STAFF COMMENTS THAT STILL NEED TO BE SORTED		

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	SECTION/REFERENCE	PAGE #	REASON FOR PROPOSED CHANGE	PROPOSED CHANGE/ACTION	COMPLETE
77	24-176 (c)(7)(b)		Landscaping	Reduce landscaping requirements for commercial development	✓
78	24-115(d)(2)		Setbacks	Consider reducing in commercial (not an issue in residential)	✓
79	Def'ns		Height	Make it clear how height is measured (currently has 3 options); may desire increase in commercial height (addressed in Charter);	✓
80	Def'ns; 24-113(c)(11)		Pain management clinics	needs to be addressed	✓
81	GENERAL		Add graphics and maps to help clarify regulations as appropriate	Graphics added as necessary throughout document	✓
82	Sec 24-161		Add Parking Requirements Table	Added City of Atlantic Beach Off-Street Parking Requirement Table	✓
83	Sec. 24-61		Create a process chart to clearly exhibit what goes to what board	Added Approval Authority Table (Figure 2)	✓
COMPREHENSIVE PLAN REVIEW					
84	FLUE Policy A.1.2.1	A-4	Replacement of impacted wetlands	LDR Section 24-270 needs more detailed standards for how this replacement is to occur <i>(action: no changes made)</i>	✓
85	FLUE Policy A.1.2.5	A-4	Post development runoff	Verify this is addressed in LDRs <i>(action: addressed in Sec. 24-687)</i>	✓
86	FLUE Policy A.1.5.8	A-8	Permitted Densities	Consider adding to the LDRs <i>(action: addressed in Sec. 24-102 (b))</i>	✓
87	FLUE Policy A.1.8.2	A-10	Cites opportunities for innovative land development practices in the LDR	Consider adding some innovative policies <i>(action: addressed by adding parking, bicycle, TMP)</i>	✓
88	FLUE Policy A.1.8.5	A-11	Prohibit increasing populations with special hurricane evacuation needs	What does this mean and how can the LDRs prevent this? Doesn't appear to be anything in the LDRs that references this. <i>(action: no changes made)</i>	✓
89	FLUE Policy A.1.11.1(a)	A-13	Recreation uses	Note that this section limits us editing the same in the LDRs. <i>(action: no changes made)</i>	✓
STAKEHOLDER/BOARD/COMMISSION INPUT					
90	Sec 24.68		Impervious Surface Ratio	Addressed separately by City Staff in stormwater ordinance	✓
91	n/a		Present history of LDR amendments to the community	I'm not sure that recreating this is possible under the scope of our work <i>(action: no changes made)</i>	✓
92	Sec. 24-175		Look at Mixed Use Criteria	Will be considered <i>(action: added Mayport Overlay ordinance)</i>	✓
93	Sec 24-65		Variations versus Use by Exception	Will be considered; consider measurable targets	✓
94	n/a		Consider transition to adjacent municipalities (especially Complete Streets)	We will consider this <i>(action: no changes made)</i>	✓
95	n/a		We need places for people to work	We will consider this as we address the other regulations <i>(action: no changes made)</i>	✓
96	Sec. 24-17		Definitions	We will be mindful of the use of definitions that are used in other areas of the City Code (i.e. if we change in Chapter 24 does it have unintended consequences elsewhere?)	✓
97	Sec. 24-61		Review what items can be done administratively versus having to go to CBD or CC	Will be considered <i>(Added Approval Authority Table (Figure 2))</i>	✓
98	n/a		Preservation and conservation of wetlands – not through mitigation	Will be considered <i>(action: no changes made)</i>	✓
99	Sec. 24-68		Flooding of streets after heaving rain	Addressed in part separately by City Staff in stormwater ordinance	✓
100	Sec. 24-161(g)5) and 6); Sec. 24-161(o)		Parking at beach and in town center – preference in parking needs to be given consideration	Updated Sec. 24-161 Off-street parking and loading	✓
101	n/a		New building and/or redoing of existing homes should not impact out conservation/wetlands nor create flooding situations of streets	Will be considered	✓
102	n/a		Tree canopy (though understand it is not part of Chapter 24)	Will not be considered as part of this project as it is not in Chapter 24 <i>(action: no changes made)</i>	✓
103	n/a		Traffic	Comp Plan not LDR-related <i>(action: no changes made)</i>	✓
104	Sec. 24-161		Beaches Town Center Parking	Updated Sec. 24-161 Off-street parking and loading	✓
105	n/a		No new development vs. want big box development	Will keep this in mind during the process <i>(action: no changes made)</i>	✓
106	Sec. 24-161(g)2)		Shared parking	Updated Sec. 24-161 Off-street parking and loading	✓
107	Sec. 24-161(g)5) and 6)		Parking discounts	Updated Sec. 24-161 Off-street parking and loading	✓
108	Sec. 24-161(l)		Walkability	Updated Sec. 24-161 Off-street parking and loading	✓
109	n/a		Cross-reference Comprehensive Plan with LDR	See Section above	✓

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110	Sec. 24-102		Land Use Matrix is important	Added FAR/Max density	✓
111	n/a		Bike lanes and sidewalks needed on all streets	Probably not feasible on all streets but will be considered	✓
112	n/a		Negative impacts	Use criteria and supplemental regulations	✓
113	n/a		Form-based Codes	Can consider a hybrid (<i>action: not part of scope</i>)	✓
114	Sec. 24-68		Stormwater – French drains, SFR, swales	Addressed separately by City Staff in stormwater ordinance	✓
115			Commission can enforce topo & as-builts	Add a mechanism to the LDRs	✓
116			Swales and berms	Add language that they must be maintained	Need to address
117			Townhome design	Address building material use, consistency	✓
118	Sec. 24-84		Through Lots	Fence and accessory structures need clarification; see Section 24-84 Double Frontage lots	✓
119	Sec. 24-161(l)		Bike Racks	Added language	✓
120	Sec. 24-116		Expand CDB	Added Traditional Marketplace (plan to create a new zoning district that transitions the CDB to the CG area that gently connects the two without an abrupt change)	✓
121	Sec. 24-175		Review Mayport Overlay	Determine maximum setbacks, cross-access requirements,	✓

DRAFT