

# WORKSHOP MISSION

As we engage in the public participation portion of this project, please remember to be **respectful of everyone's time**. These workshops are designed to receive a broad range of public input and include multiple ways for your opinion to be heard. The purpose of these meetings is to gain insight on the general, overarching view of the City of Jacksonville Beach's land development code, comprehensive plan, and vision for the future of the City. The changes we are discussing tonight are **not immediate solutions**, they are **long-term resolutions** that come to fruition over time through new development and redevelopment in the City of Jacksonville Beach.

It is important to understand that all updates to the land development code and comprehensive plan **impact new development and redevelopment**. Existing development will not be impacted by these changes.

For additional information, meeting agendas, submitting a comment, and project resources please visit the project website at [cojbupdate.com](http://cojbupdate.com) or submit a comment via email to [cojbupdate@kimley-horn.com](mailto:cojbupdate@kimley-horn.com)

Thank you for your attendance and participation in this exciting process,  
City of Jacksonville Beach & Kimley-Horn and Associates

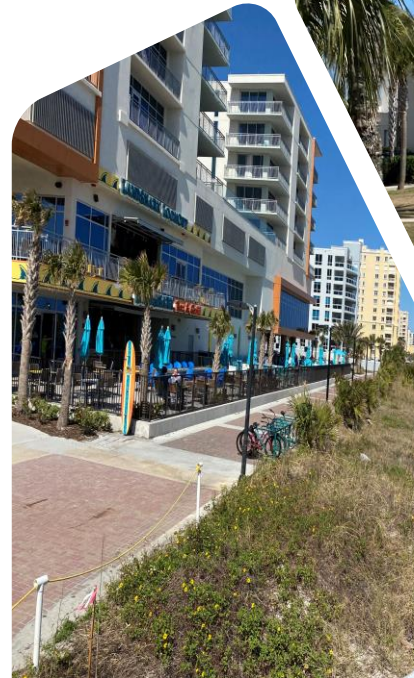
# City of Jacksonville Beach Comprehensive Plan and Land Development Code Update

Community Redevelopment Authority (CRA),  
Board of Adjustments (BOA), and Planning  
Commission (PC) Workshop

October 27, 2022



Kimley»Horn





# Core Values

- **E**mpowerment
- **P**ride
- **I**ntegrity
- **C**ommunication
- **T**eamwork
- **EPIC Team**



# Community Conversations

## **“Family Friendly” theme continued**

- Neighborhood character preservation
- Mobility
- Community assets
- Downtown
- Aesthetics
- Resiliency



# City of Jacksonville Beach Statements

## Vision Statement

A vibrant coastal community that embraces “The Beach Life”

## Mission Statement

Responsive government focused on safety, service, and sustainability





# Priorities

1. Quality of Life
2. Public Safety
3. Local Economic Development
4. Sustainability

## 1. Quality of Life

Goal 2 – Sustain and improve community character and a diversity of neighborhoods

Objective 1 – Update land development regulations to support the community's desired character, intensity, and mix of uses.

# Comprehensive Plan & Land Development Code

## Comprehensive Plan 2030

Major update in 2011, with minor amendments to ensure compliance with Florida Statutes

## Land Development Code

Current format from 1991 with major and minor topic specific amendments throughout the years to meet a need or ensure compliance with Florida Statutes.



# Kimley-Horn



**110+ Office Locations**  
**17 Florida Offices**



## Kimley-Horn Team

Mark Shelton, AICP  
Blair Knighting, AICP  
Brian Teeple, AICP  
Sophie Brennan



# Project Team



## City of Jacksonville Beach Comprehensive Plan and Land Development Code Update - Project Schedule

Task			JULY 2022	AUG 2022	SEP 2022	OCT 2022	NOV 2022	DEC 2022	JAN 2023	FEB 2023	MARCH 2023	APRIL 2023	MAY 2023	JUNE 2023	JULY 2023	AUG 2023	SEP 2023	OCT 2023	NOV 2023	DEC 2023	JAN 2024
Phase 1	1.1	Kick-Off Meeting Review Important Document Develop Matrix Summary																			
	1.2	Workshops* Update Matrix Summary																			
	1.3	Website Update/Coordination COJB Tour Update Matrix Summary Staff Coordination/Progress Meetings																			
Phase 2	2.1A	Develop CP Update Approaches Additions/Deletions of Elements Update Data and Analysis GIS/Map Coordination/Updates Update Matrix Summary																			
	2.1B	Develop LDC Update Approaches Zoning Districts Review GIS Coordination/Updates Exhibit Creation/Revisions Update Matrix Summary																			
	2.2	Workshops* Update Matrix Summary Website Update/Coordination Staff Coordination/Progress Meetings																			
	2.3A	Develop Final CP Recommendations Rewrite CP in Strike/Underline																			
	2.3B	Develop Final LDC Recommendations Rewrite LDC's in Strike/Underline																			
	2.3C	Develop Final CP Recommendations Rewrite CP in Strike/Underline																			
Phase 3	3.1A	CP Workshop (BOA and PC) CP Workshop (City Council) Amend CP Recommendations Website Update/Coordination																			
	3.2A	CP Hearing (PC) CP Hearings (City Council) Create FINAL CP Updates																			
	3.3B	LDC Workshop (BOA and PC) LDC Workshop (City Council) Amend LDC Recommendations Website Update/Coordination																			
	3.4B	LDC Hearing (PC) LDC Hearings (City Council) Create Final LDC Revisions																			
	3.5	Final CP Clean Copy Final LDC Clean Copy																			
	3.5	Final CP Clean Copy Final LDC Clean Copy																			

\*Total of Six (6) Workshops: Citizens; BOA and PC; City Council; Business Owners; CRA; City Staff

BOA = Board of Adjustments

PC = Planning Commission

CRA = Community Redevelopment Authority



# What is a Comprehensive Plan?

Guiding document of a municipality, establishing the **vision, intent, and strategies** for its future long-range development as well as short-term redevelopment.

**Vision**– “goal”

**Intent**– “objective”, how to achieve the vision

**Strategy**– “policy”, how to achieve the intent



2 0 3 0   C O M P R E H E N S I V E   P L A N

J U N E   2 0 2 0

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# Future Land Use Fundamentals

- Separates land into classifications
- A guide for growth regulations
- Defines permitted uses, as well as density and intensity of land
- A community's vision for their future redevelopment





# What is a Land Development Code?

*Commonly referred to as the zoning code or LDC*

**Implements** the Vision, Intent, and Strategies of the City's Comprehensive Plan which, in turn, affects the quality of life through policies, projects, and programs.

## Code of Ordinances

### Chapter 34 - LAND DEVELOPMENT CODE

ARTICLE I. - GENERAL PROVISIONS

ARTICLE II. - INTERPRETATION OF THE LAND DEVELOPMENT CODE

ARTICLE III. - RULES OF CONSTRUCTION

ARTICLE IV. - DEFINITIONS

ARTICLE V. - DECISION MAKING AND ADMINISTRATIVE BODIES

ARTICLE VI. - DEVELOPMENT REVIEW PROCEDURES

ARTICLE VII. - ZONING DISTRICTS

DIVISION 1. - GENERAL

DIVISION 2. - ZONING DISTRICTS, PERMITTED USES, ACCESSORY USES, CONDITIONAL USES, DIMENSIONAL STANDARDS, OFF-STREET PARKING AND LOADING STANDARDS, SUPPLEMENTAL STANDARDS, LANDSCAPING STANDARDS, SIGN STANDARDS, AND ENVIRONMENTAL STANDARDS

ARTICLE IX. - SUBDIVISION STANDARDS

ARTICLE X. - ADEQUATE PUBLIC FACILITY STANDARDS

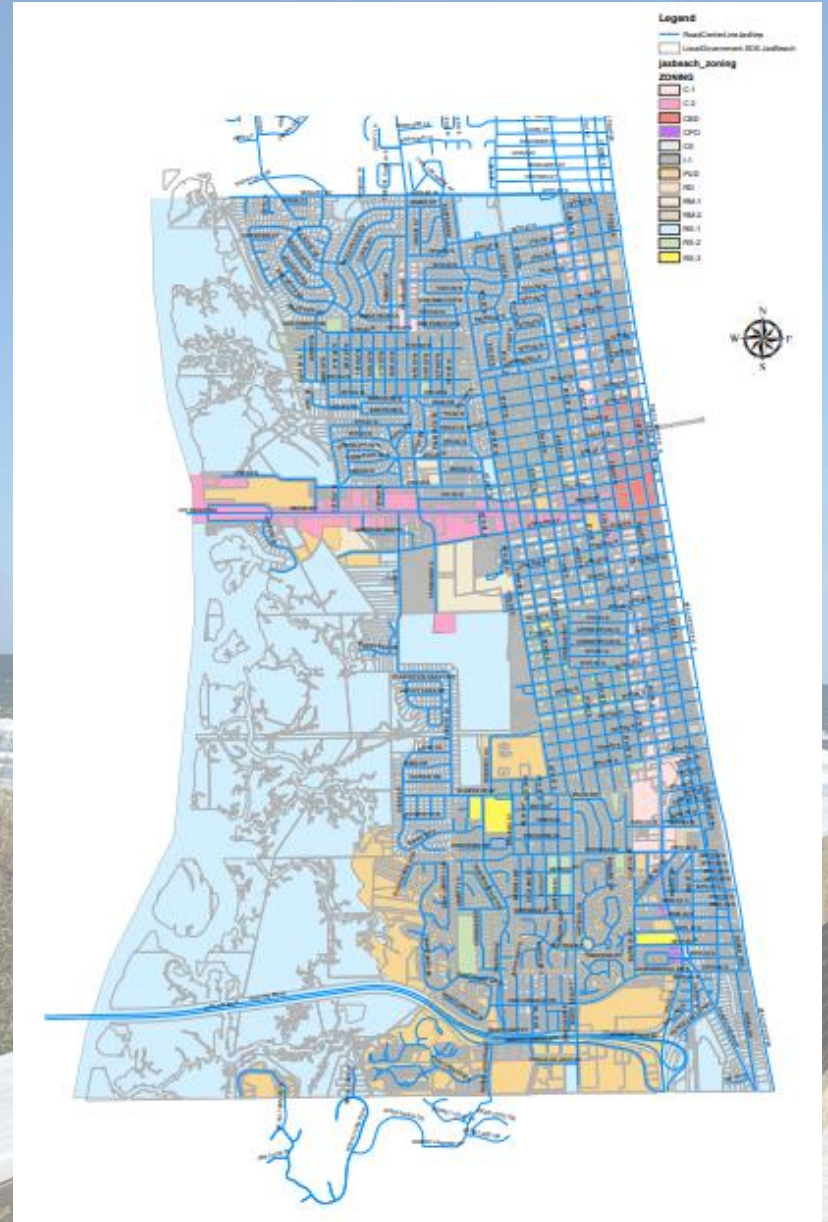
ARTICLE XI. - DEVELOPMENT AGREEMENTS

ARTICLE XII. - NONCONFORMITIES

ARTICLE XIII. - ENFORCEMENT PROCEEDINGS AND PENALTIES

# Zoning Fundamentals

- Separates land into districts
  - Residential
  - Commercial
  - Industrial
  - Etc.
- Defines permitted, conditional and special uses
- Specifies density, lot coverage, open space, impervious surface limits, landscaping, parking, & more.





# What is the Goal?

City of Jacksonville Beach Vision Statement:

***A vibrant coastal community that embraces “the beach life”***

- Respect community character and history
- Innovation in redevelopment
- Transportation options
- Protection of the environment



# How You Can Help

1

2

3

4

Stay up to date on meetings & progress

Provide input through the website:  
[COJBupdate.com](http://COJBupdate.com)

Fill out comment cards

Tell your family and friends

**City of Jacksonville Beach Comprehensive Plan and Land Development Code Update**

**Upcoming Events**

Event	Date
Citizens Workshop	October 13, 2022
Community Redevelopment Authority (CRA)	October 26, 2022
Board of Adjustments & Planning Commission	October 27, 2022
Business Owners	November 3, 2022
City Council	November 10, 2022

\*All workshop meetings will be from 6-8pm at the City of Jacksonville Beach Council Chambers, 11 3rd St North Jacksonville Beach, Florida 32206

**Resources**

- Project Schedule
- Frequently Asked Questions
- Common Planning Terms
- City of Jacksonville Beach Comprehensive Plan & Land Development Code Abbreviations and Acronyms
- City of Jacksonville Beach 2030 Comprehensive Plan
- City of Jacksonville Beach Land Development Code



# Contact Us

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Visit us online!  
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