

Land Development Code Update

City of Jacksonville Beach
and Kimley-Horn and
Associates, Inc

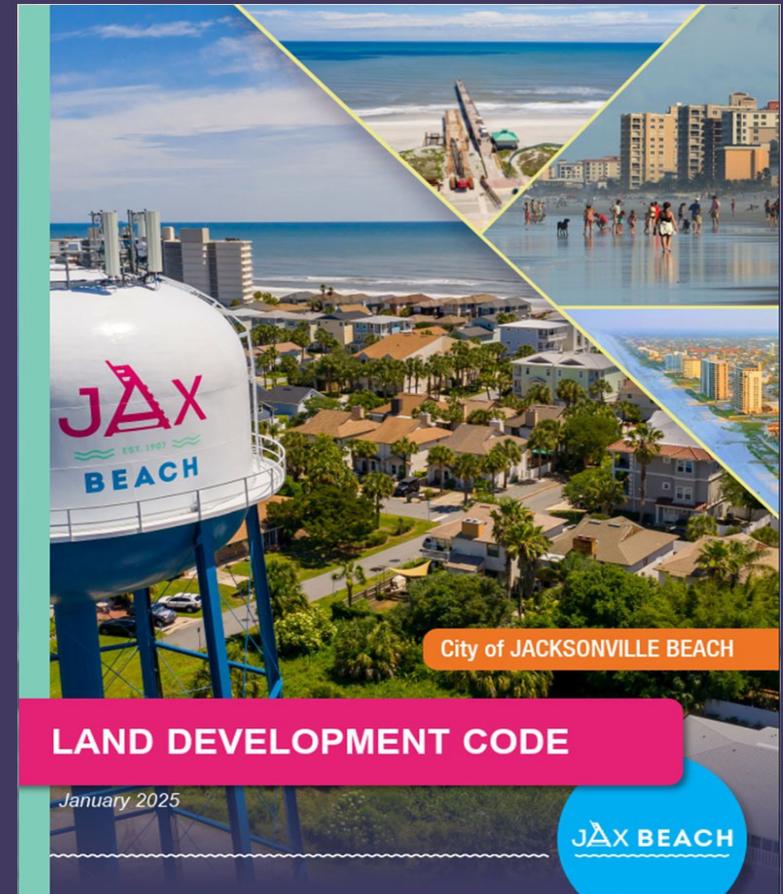


What is a Comprehensive Plan



A comprehensive plan is the long term planning document of a community that outlines the visions, intents and strategies for short and long term development and redevelopment, and includes separate elements for land use, housing, transportation, conservation and other topics, and serves as the blueprint for decision making on community growth and preservation.

Florida Statutes Chapter 163.3177 BS
163.3178



What is a Land Development Code

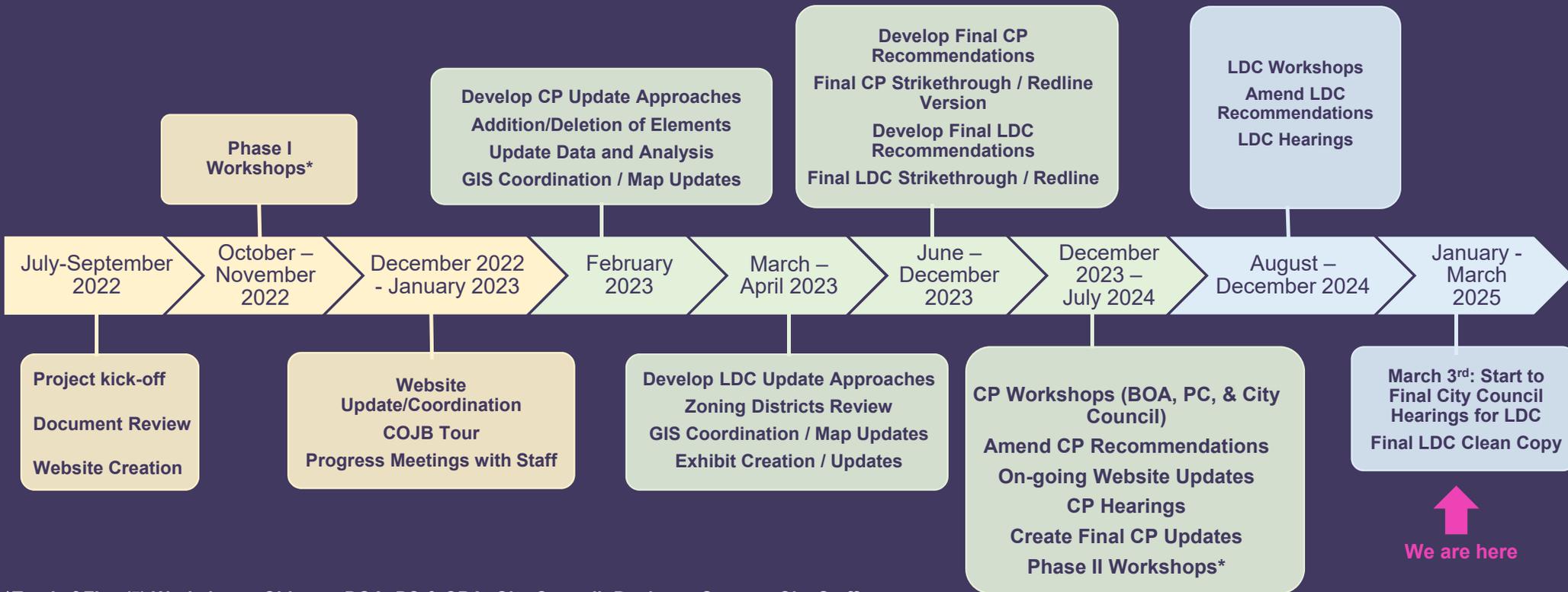
A community's land development code is designed to implement the visions, intents, and strategies outlined within the adopted comprehensive plan, by providing a set of regulations, standards, and procedures for developing land within the community and includes things like zoning districts, permitted uses, dimensional standards, parking standards, and landscaping and environmental standards, and is aimed at providing for the efficient, effective, and orderly development of a community by protecting public health, safety and welfare.

The LDC must be consistent with the Comprehensive Plan and State Statutes.

Florida Statutes Chapter 163.3202.



Comprehensive Plan and Land Development Code Overview



We are here

*Total of Five (5) Workshops: Citizens; BOA, PC & CRA; City Council; Business Owners; City Staff
 BOA = Board of Adjustments PC = Planning Commission CRA = Community Redevelopment Agency

Project Timeline



- Establishment of the Organizational Core Values – 2019-2020
- Community Conversations (9) – 2020-2021
- Development of Vision and Mission Statements - 2021
- Development of a Strategic Plan - 2022
 - Community Priorities
 - Goals and Objectives
 - Projects
- Update of Comprehensive Plan and Land Development Code – 2022 - 2024

Project Timeline



2022 – Workshops (5) designed to collect a broad range of public input on a variety of topics:

- Website Live www.cojbupdate.com to provide information, collect comments and post resources
- October 13 - Citizens Workshop Presentation
- October 27 - BOA, PC, and CRA Workshop Presentation
- November 3 - Business Owners Workshop Presentation
- November 17 – City Council Workshop Presentation
- December 1 – Staff Workshop / Discussion

Project Timeline



2023 – Workshop (7) designed to summarize initial workshops, present concepts and collect input:

February 23 – Parking Standards Workshop with Council

March 28 – Supplemental Standards Workshop with Council

May - Updated Zoning Map Posted to Website

May - Updated Future Land Use Map Posted to Website

May 1 – Zoning District Standards Workshop with Council

May 18 - Citizens Workshop Round II Presentation

May 24 - Business Owners Workshop Round II Presentation

May 31 - City Boards Workshop Round II Presentation

June 6 - City Council Workshop Round II Presentation

Project Timeline



2024 – Workshops (2) designed to review draft document, answer questions and collect input:

January - Updated DRAFT 2050 Comprehensive Plan Available on Website

January 10 - BOA, PC, and CRA Workshop Presentation on Draft

January 24 - City Council Workshop Presentation on Draft

February to March – Final Changes Made to Comprehensive Plan

April 8 – City Council Briefing Update

April 22 – Planning Commission Public Hearing

May 20 – City Council Public Hearing

June 4 – Transmitted to the State (10 working days from transmittal hearing)

July 4 – Deadline for State Response (30 days from transmittal)

Project Timeline



2024 - Final Workshops designed to discuss detailed changes to the Land Development Code:

August 14 – Citizen and Business Owner Workshop

August 22 – Board Members Workshop

August 28 – City Council Workshop

November 12 – City Council Briefing to discuss final LDC Amendment items

Project Timeline



2024/2025 – Final Adoption of 2050 Comprehensive Plan and Land Development Code:

December 16 – Final Adoption of 2050 Comprehensive Plan

December 16 – “Zoning in Progress” Ordinance to suspend certain types of applications

January 8 – Draft LDC posted to Project website and sent to PC and Council and posted on City website

January 13 – Planning Commission Workshop to discuss final LDC Amendment items

January 20 – Public Notice of hearings posted on city website and the Jacksonville Daily Record

January 27 - Planning Commission Recommendation to City Council on adoption of the LDC

January 28 – Draft LDC posted on City website.

February 3 – City Council First Reading of Ordinance to Adopt the LDC – deferred to March 3

February 20 – FINAL PUBLIC LDC WORKSHOP

March 3 – City Council First Reading of Ordinance to Adopt the LDC - Scheduled

March 17 – City Council Second Reading of Ordinance to adopt the LDC - Scheduled

March through April– Staff and Board Member Training on new LDC

April/May – Resume processing suspended applications

Public Outreach



- Nineteen (19) Public Workshops
- Five (5) Public Hearings with two (2) more scheduled
- Two (2) City Council Briefings
- Project Website www.cojbupdate.com
- City Website www.jacksonvillebeach.org
- Facebook and Instagram

LDC Updates Issues and Topics



Vision for the future:

- Preservation of neighborhood character
- Family friendly
- Landscaping and shade trees
- Parks and open space
- Biking
- Urban trails
- Parking Golf carts
- Bars
- Local, walkable retail areas
- Impervious surface ratio

How were these issues/topics addressed



VISION FOR THE FUTURE

PRESERVATION OF NEIGHBORHOOD CHARACTER

FAMILY FRIENDLY

- Updated the Comprehensive Plan to provide more succinct and detailed visions, intents, and strategies
- Strengthened the residential land use sections in the Comprehensive Plan to better control commercial uses
- Created stronger regulations on commercial uses in residential areas
- Created better protections and incentives for single-family uses and structures
- Increased townhouses lot sizes, decreased number in a row, and required more vehicle parking
- Created stronger regulations on housing sizes and reduced minimum unit sizes
- Allowed accessory dwelling units on single family properties in multiple family zoning under certain conditions and with restrictions

How were these issues/topics addressed



LANDSCAPING AND SHADE TREES

PARKS AND OPEN SPACE

- Included clarification on landscaping requirements, increased buffering requirements between incompatible uses
- Provided list of acceptable shade trees
- Provided for park and open space requirements or payment into a parks fund
- Provided details on plantings within the 50 foot upland buffer from protected and sensitive marshlands

How were these issues/topics addressed



BIKING

URBAN TRAILS PARKING

GOLF CARTS

LOCAL, WALKABLE RETAIL AREAS

- Developed standards for a variety of types of parking spaces.
- Created incentives for the provision of a variety of commercial parking opportunities to include bicycles, EV, golf carts, and compact cars.
- Created incentives for enhanced landscaping on commercial properties, and proximity to a designated urban trail corridor.
- Provided for parking exemption opportunities in the downtown urban core.
- Decreased parking requirement in the downtown urban core

How were these issues/topics addressed



Bars

Local, walkable retail areas

- No changes to the number of allowable bars city-wide (requires charter amendment)
- Created incentives to allow existing bars in downtown only to remain under certain conditions, with penalties for abandonment
- Created a downtown parking exemption area to encourage a walkable more pedestrian friendly First Street in the downtown urban core
- Created incentives to encourage property improvements downtown
- Identified the Urban Trails Master Plan in the Comp Plan and LDC

How were these issues/topics addressed



Impervious surface ratio (ISR)

- Defined ISR and differentiated between ISR and lot coverage
- Updated lot coverage and provided for a maximum ISR for single-family uses and set limitations on house sizes while allowing property owners to make property improvements and additions easier
- Recognized alternative materials for hardscaping
- Minimal to no changes to commercial, industrial, and multiple-family standards

What the new Land Development Code does



- Preserve and protect residential neighborhood character
- Provides better controls for commercial uses near residential uses
- Provide opportunities for a mix of mobility devices
- Encourages a more activated, enhanced, and pedestrian friendly downtown
- Protects historic single-family uses and encourages their preservation
- Preserves and protects community aesthetics
- Provides incentives for local business owners to make property improvements

Specific Community Concerns



- Maintains or decreases residential density
- Protects private property rights
- Maintains the current zoning of all property
- Confirms building height limits
- Maintains the existing number of bars as established

Specific Community Concerns Heard at February 3rd City Council Meeting

- Frequency of changeable digital message boards
 - There are 8 commercial and 1 public sign within the city currently
 - Reset back to 24 hour change frequency
- Accessory Dwelling Units
 - No new recommended changes
- Term limits for Board Members
 - Removed from draft
- Outdoor Restaurant Seating
 - Reset back to 50% of the indoor space

What are next steps...

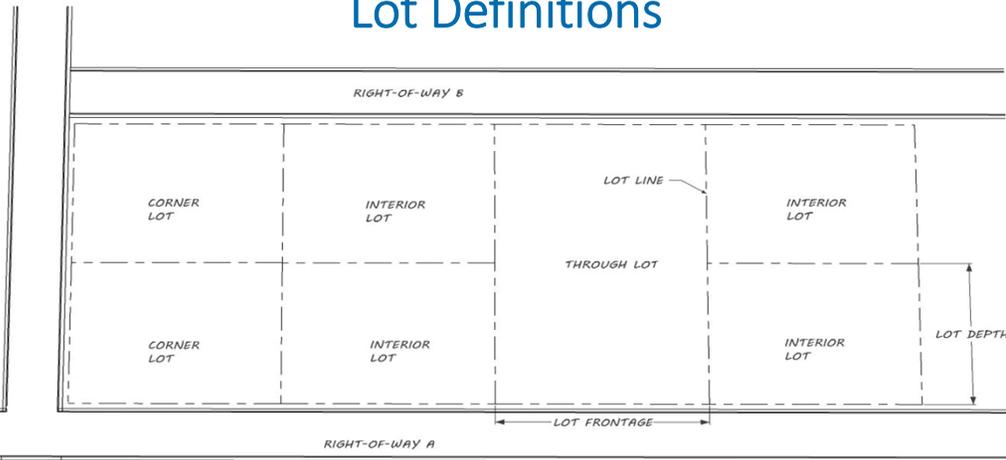
- FAQ on City Website and “Take Two Tuesdays” Sessions
- Adopt the New Land Development Code
- Staff and Board Training on the New LDC
- Public Outreach and Education
- Implement the New LDC

The Land Development Code is a living document

- Annual review of the LDC
- Annual report of impacts to the Planning Commission and City Council
- Changes proposed annually after adoption to address identified issues and concerns with implementation, and comply with any changes to Florida Statutes

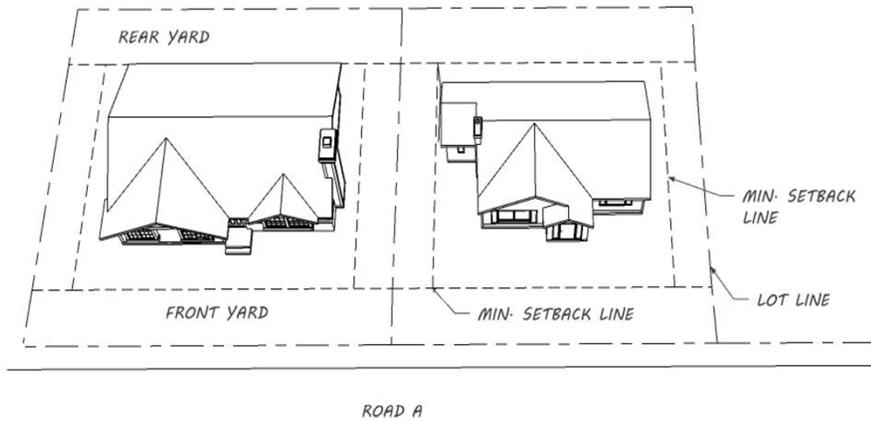
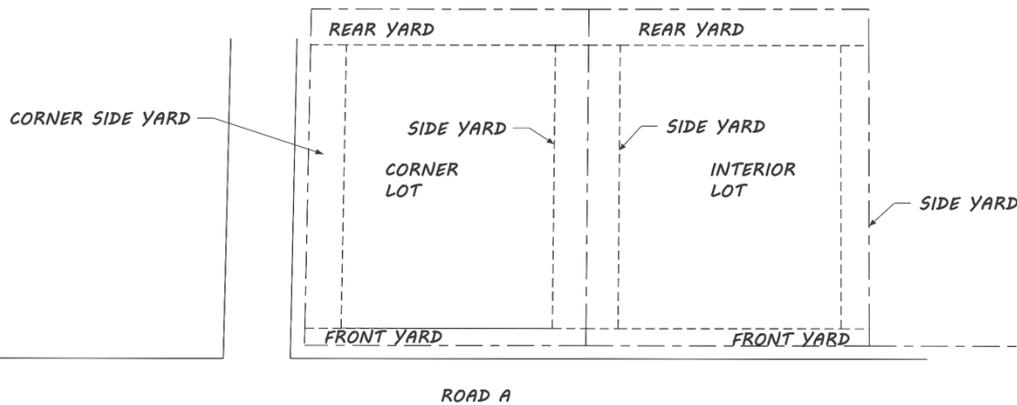
Specific Proposed LDC Changes

Lot Definitions



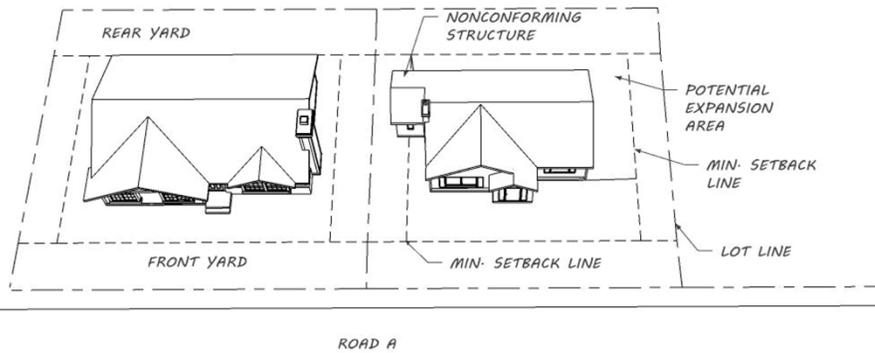
User Friendly
Exhibits added
within LDC

Yard Definition

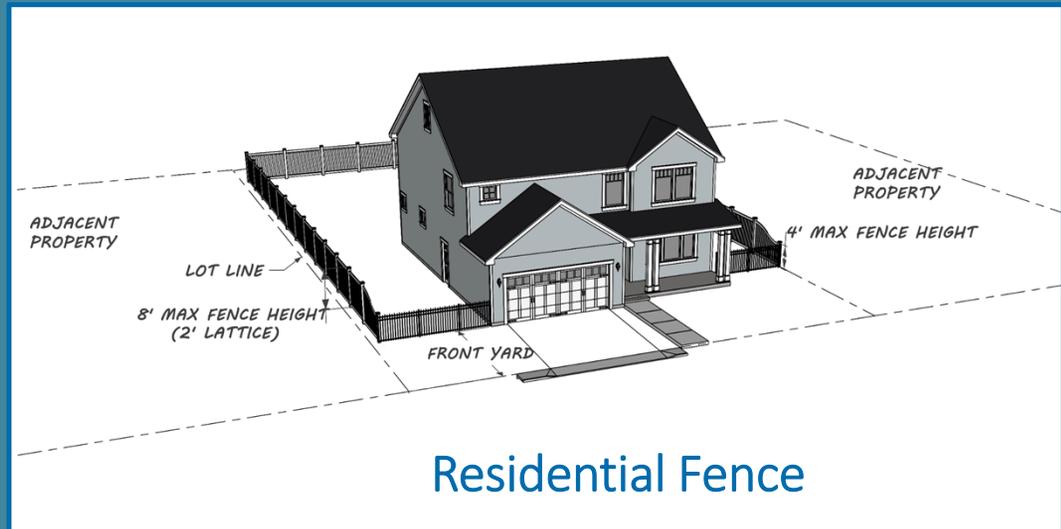


Design Standards

Exhibits added within LDC cont.



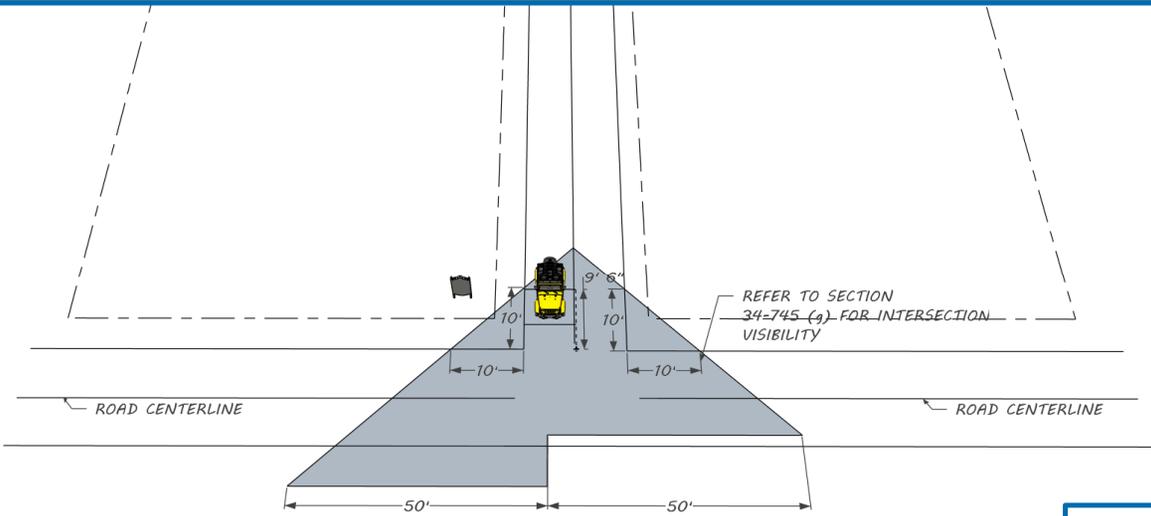
Nonconforming Structures



Residential Fence

Exhibits added within LDC cont.

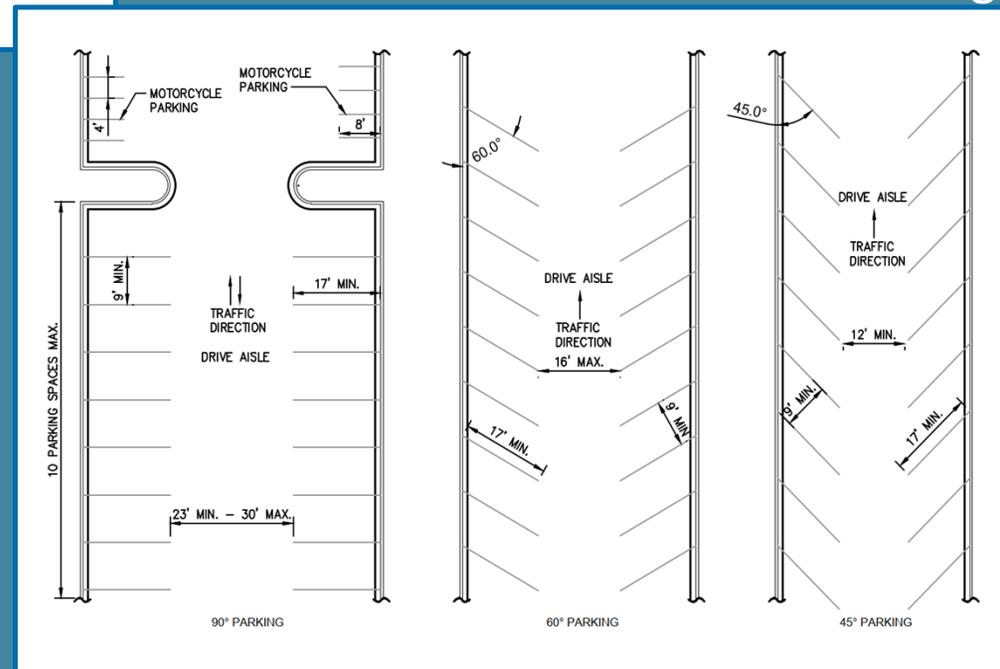
Intersection Visibility



Off-street Parking

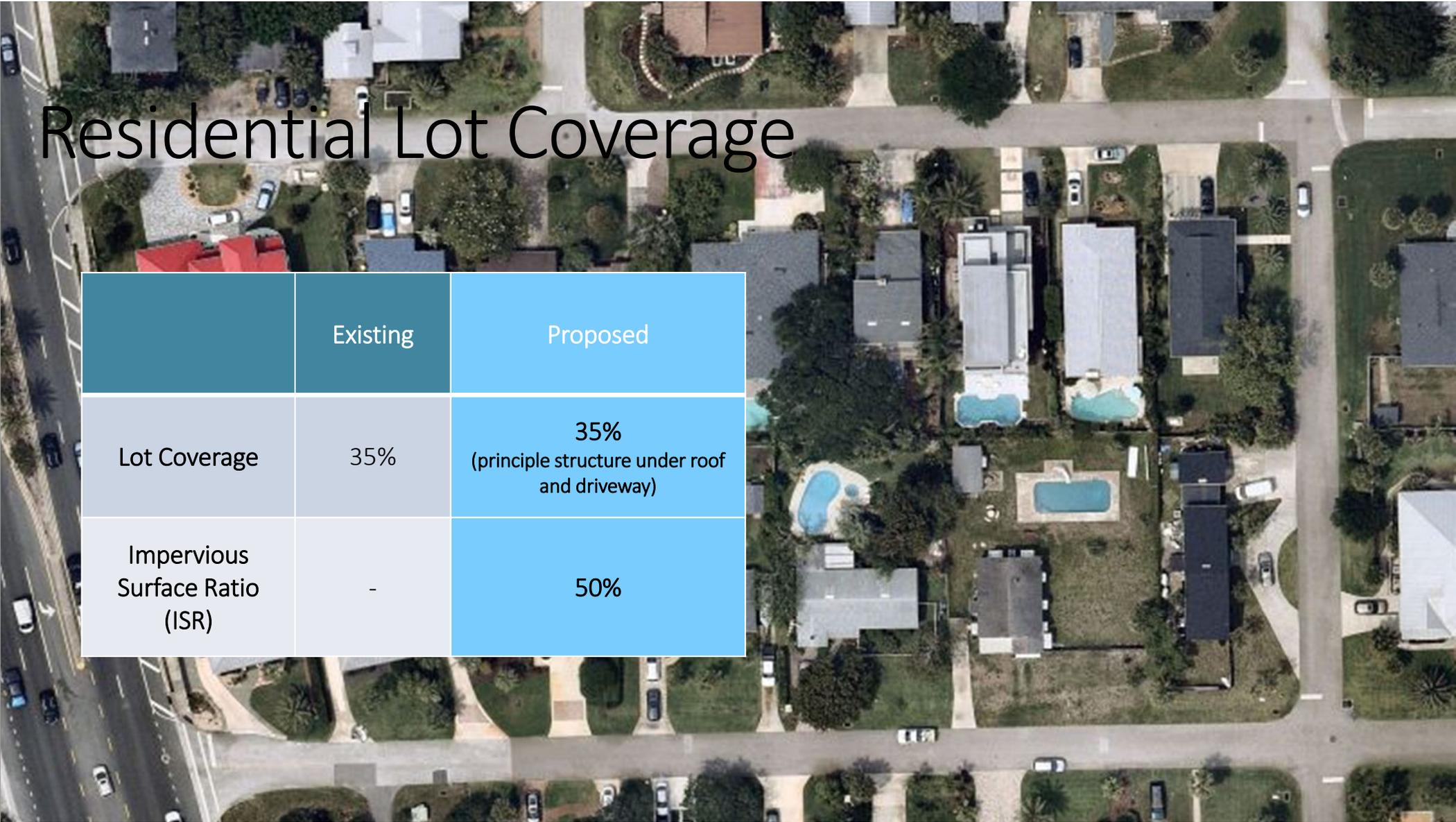


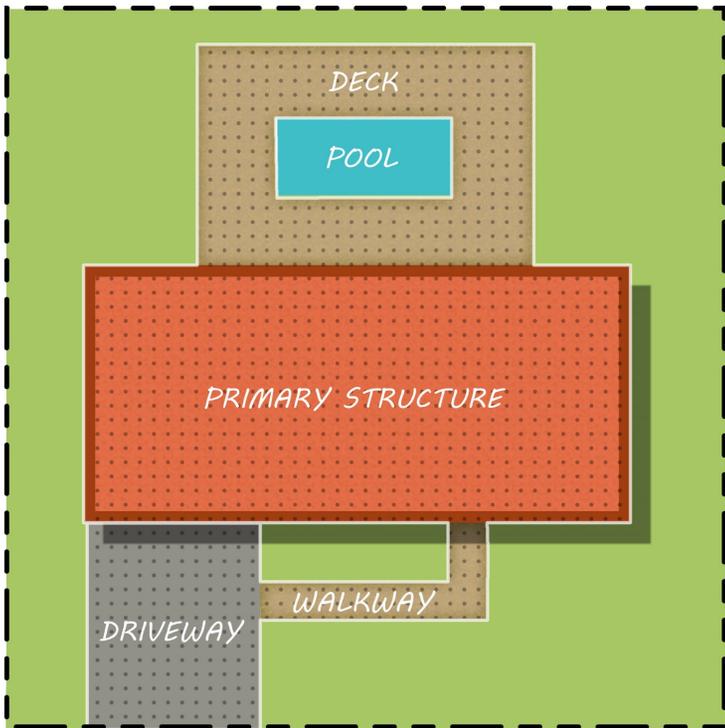
Accessory Dwelling Unit



Residential Lot Coverage

	Existing	Proposed
Lot Coverage	35%	35% (principle structure under roof and driveway)
Impervious Surface Ratio (ISR)	-	50%





LEGEND

-  MAXIMUM IMPERVIOUS SURFACE (50%)
-   PRIMARY STRUCTURE + REQUIRED DRIVEWAY (35% MAX. LOT COVERAGE)
-  DECK + WALKWAY (15% MAX. OF REMAINING IMPERVIOUS SURFACE)
-  POOL
-  PERVIOUS AREA

ISR & Lot Coverage

Residential Lot Standards

- RS-1 (min 10,000 sf):
 - Average: 28,560 sf
 - Median: 9,113 sf
 - Mode: 6,649 sf
- RS-2 (min 7,500 sf):
 - Average: 7,445 sf
 - Median: 6,250 sf
 - Mode: 6,001 sf
- RS-3 (min 6,000 sf):
 - Average: 6,672 sf
 - Median: 4,971 sf
 - Mode: 4,463 sf

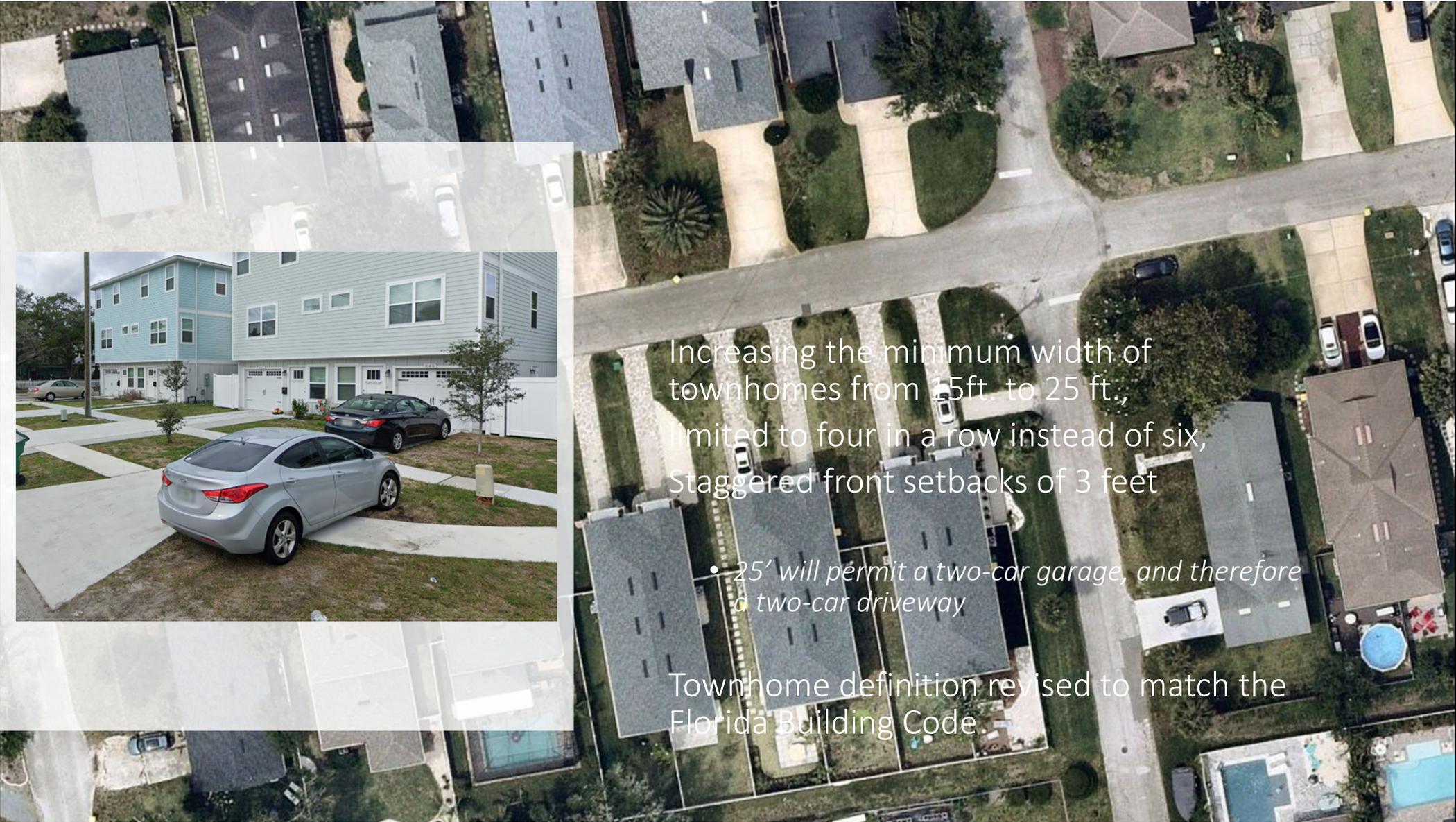
Lot Size (sf)	Count of RS-1 Lots	Count of RS-2 Lots	Count of RS-3 Lots
0-5,000	214	454	281
5,000-10,000	1627	1702	243
10,000-15,000	981	185	18
15,000-20,000	181	36	1
20,000-25,000	77	7	1
25,000-30,000	36	2	0
30,000-35,000	25	2	2
35,000-40,000	12	8	0
40,000-45,000	10	3	0
45,000-50,000	6	1	0

EXISTING-Residential Lot Standards

	Total Lots	Median Area (Square Feet)	Existing Minimum Lot Area (Square Feet)	Existing Setbacks (Front/Side/Side/Rear)
RS-1 (Single-Family)	3,233	9,113 sf	10,000 sf	25'/10'/10'/30'
RS-2 (Single-Family)	2,412	6,250 sf	7,500 sf	20'/5'/10'/30'
RS-3 (Single-Family)	549	4,971 sf	6,000 sf	20'/5'/10'/30'
			6,000 sf	20'/10'/10'/30'
			4,000 sf	20'/0'/15'/20'

PROPOSED-Residential Lot Standards

	Total Lots	Median Area (Square Feet)	Proposed Minimum Lot Area (Square Feet)	Proposed Setbacks (Front/Side/Side/Rear)
RS-1 (Single-Family)	3,233	9,113 sf	9,000 sf	25'/10'/10'/30'
RS-2 (Single-Family)	2,412	6,250 sf	6,000 sf	20'/15'/30'
RS-3 (Single-Family)	549	4,971 sf	5,000 sf (single-family)	20'/15'/30'
			6,000 sf (Two Unit TH)	20'/0'/5'/20'
			4,000 sf (zero lot line)	20'/0'/15'/20'



Increasing the minimum width of townhomes from 15ft. to 25 ft., limited to four in a row instead of six, Staggered front setbacks of 3 feet

- 25' will permit a two-car garage, and therefore a two-car driveway

Townhome definition revised to match the Florida Building Code

Accessory Dwelling Units (ADU)

Accessory dwelling units are only permissible by conditional use and if located within RM-1 and RM-2 zoning districts.

Parcel-The subject parcel shall only contain one (1) single-family dwelling unit at the time of application.

Minimum Lot Size: 5,000 square feet

Minimum Square Footage- the ADU size shall be limited to 350-500 square feet

Minimum Parking Required- one (1) space for the ADU and two (2) spaces for existing single-family dwelling unit (garage not enclosed)

Compatibility- The ADU must be compatible in design and materials as the primary structure

Height- shall not exceed fifteen (15) feet in height

Permanency-the structure shall be secured to the ground per Florida Building Code (as amended)

Ownership- The existing single-family residence must be owner occupied and file a notarized affidavit to that effect.

Utilities- There shall only be one (1) electrical meter and water meter for both the single-family residence and the ADU



DETACHED ADU



Ways the LDC Can Preserve Neighborhood Character

1. Reducing lot sizes and setbacks to make existing structures conforming.
2. Charter Restricts the Height.
3. ADU's
 - a) Helps address workforce/affordability
 - b) Preserves the character of neighborhoods by keeping the existing single-family homes in the MF Zoning District
 - c) Added Strict Regulations (ISR, Lot Coverage, etc.)
 - d) Would not increase density, they are already allowed these units
4. Regulated the number of boats in on residential properties.
5. Townhome width increase to allow two cars in the driveway to reduce on-street parking.
6. Allow more home improvements by establishing reasonable yard requirements.



Parking Tables Updated and CBD Table Added

Parking

Parking Reductions

- *Reductions for multi-modal transportation, landscaping, other types of parking design, etc.*

Flexibility

- *Flexibility for staff to make a determination on adequate parking for the proposed use and location.*

Payment in Lieu of

- *Revised the payment in lieu of option to be more practical.*

Boat Parking

- *Limiting the maximum number of parked boats to two (2) per residence.*

CBD Parking

- *Reduced the Required Parking to Reflect ITE Urban Standards, 50% blanket reduction, exemption zone*

Parking

- *Updated to reflect ITE Standards*



Parking Reductions (Commercial Uses Only)

Off-Street Parking Reductions		
	Central Business District (CBD)	All other zoning designations*
Bicycle Parking	Maximum off-street parking reduction of twenty (20) percent. One (1) percent reduction for every two (2) bicycle parking spaces.	Maximum off-street parking reduction of twenty (20) percent. One (1) percent reduction for every two (2) bicycle parking spaces.
Compact, EV, and/or Golf Cart Parking	Maximum off-street parking reduction of ten (10) percent. One (1) percent reduction for every (1) compact or golf cart parking space.	Maximum off-street parking reduction of five (5) percent. One (1) percent reduction for every (1) compact or golf cart parking space.
Motorcycle Parking	Maximum off-street parking reduction of five (5) percent. One (1) percent reduction for every (1) motorcycle parking space.	Maximum off-street parking reduction of five (5) percent. One (1) percent reduction for every (1) motorcycle parking space.
Pervious Parking Area	Maximum off street parking reduction of five (5) percent. One (1) percent reduction for every (1) standard vehicular pervious parking space.	Maximum off street parking reduction of five (5) percent. One (1) percent reduction for every (1) standard vehicular pervious parking space.
Proximity to Public Parking (<0.25 mile)	Off-street parking reduction of ten (10) percent.	Off-street parking reduction of five (5) percent.
Proximity to Urban Trail (<300 ft.)	Off-street parking reduction of ten (10) percent.	Off-street parking reduction of five (5) percent.
Enhanced Landscaping	Provide (1) shade tree and reduce (1) parking space	Provide (1) shade tree and reduce (1) parking space
MAXIMUM REDUCTION	Fifty (50) percent.	Thirty (30) percent.

*Excluding restaurant uses.



Downtown Incentive Zone Parking Exemption

Exemption Zone 



Downtown Incentive Zoning

To promote 1st as a pedestrian corridor.

Revised Conditional Use Standards

Conditional uses are those uses which are generally not compatible with the other land uses permitted in a zoning district, but with individual review and control of their location, design, configuration and intensity and density of use, buildings and structures, and the imposition of conditions pertinent thereto in order to ensure the appropriateness of the use at a particular location, may be permitted in the zoning district as a conditional use.



Accessory Dwelling Units.

Only permissible by conditional use if located within RM-1 and RM-2 zoning districts.



Camps and RV Parks

Added as a Conditional Use. Moved from Supplemental Standards.



Commercial Use in Residential Zoning District.

Uses which are not residential in nature shall follow the standards to ensure compatibility within the surrounding area.



Hotels and Motels.

For hotels and motels within the CBD, the site design standards shall apply.



RV Boat and Storage.

Added as a Conditional Use. Moved from Supplemental Standards.



Service Stations and Gasoline Sales.

Shall apply to the location, design, construction, operation and maintenance of a new construction automotive service stations and other gas dispensing and sales facilities.



Travel Trailer Parks and Campgrounds.

All individual spaces shall abut an interior drive meeting minimum width requirements

Zoning District Matrix

- ✓ Permitted Uses
- ✓ Conditional Uses
- ✓ Additional Restrictions

CITY OF JACKSONVILLE BEACH SECTION 34 ZONING CODE LAND USE MATRIX											
Land Use	RS-1	RS-2	RS-3	RM-1	RM-2	CPO*	C-1*	C-2*	CS*	CBD*	I-1
Adult Day Care Services				C	C	C	P	P	P		
Amusement Parks							C			P	
Amusement & Recreational Services							P	P		P*/C*	
Automotive Rental & Leasing							P	P	P	P	
Automotive Repair							C*	C	P		P
Auxiliary Dwelling Unit							P			P	
Bars, Lounge, Nightclub & Tavern							C*	C*		C*	
Beauty & Barber Shops						C		P		P	
Boat Building									P		P
Boat Repair Shops								C	P		P
Building Contractors									P		P
Business Service Establishments						P*/C*	P	P	P	P	P
Camps & RV Parks							C	C			
Carwashes							C	P	P		P
Cemeteries	C	C	C	C	C	C	C	C			C
Child Day Care Services		C*	C*	C*	C*	C*	P*	P*	P*	P*	
Civic, Social & Fraternal Organizations			C	C	C	C			P		
Commercial Printing							C	P	P		P
Commercial Recreational Facilities							C	C			
Communications & Utility Services									P		P
Community Centers				C	C						
Convenience Stores											C
Craft Distillery								C			C
Dance Studios						C		P		P	
Drive-In Theatre							C	C			
Educational Services							C	C			C
Electrical Repair Shops							P	P	P		P
Essential Public Services	P*	P*	P*	P*	P*	C*	C*	C*		P*	P*
Family Social Services								P			
Financial Institutions				C	C	P	P	P		P	P
Firearms Manufacturing & Retail Sales											C
Florists						P					
Foster Homes			P*/C*	P*/C*	P*/C*						