



SPECIAL JOINT CITY COUNCIL AND COMMUNITY DEVELOPMENT BOARD MEETING

PHASE III KICKOFF-LAND DEVELOPMENT REGULATIONS

City Hall, Council Chambers
116 First Street, Neptune Beach, Florida 32266
Wednesday, August 25, 2021, 6:00 P.M.

Agenda

1. Call to Order
2. Introductions
3. Public Comment
4. Refresher on Land Development Regulations and Form-Based Codes
 - a. Role of Land Development Regulations
 - b. Review of Conventional vs. Form-Based Code
5. Land Development Regulations: Updated Scope of Changes
 - a. Anticipated Changes
 - b. Timeline Update
6. Discussion & Approval
 - a. Updated Scope of LDR Changes
 - b. Discussion and Approval of Format
7. Adjourn

To view the meeting online, please register at:

<https://attendee.gotowebinar.com/register/1519451818767771662>

***Council Members in Attendance may include: Mayor Elaine Brown, Vice Mayor Fred Jones, Councilors Kerry Chin, Josh Messinger and Lauren Key**

***Community Development Members in attendance may include: Aaron Evens, Robert Frosio, Chris Goodin, David Jaffee, Nia Livingston, Charles Miller, Jonathan Raiti, William Randolph, and Greg Schwartzenberger**



NEPTUNE BEACH
COMMUNITY VISION PLAN

PHASE 3: LAND DEVELOPMENT REGULATIONS

August 25, 2021

AGENDA

What we will cover tonight:

- ★ Introduction
- ★ Land Development Regulations: Refresh
- ★ State Regulatory Changes
- ★ Preliminary Scope of Updates for Neptune Beach
- ★ Timeline

WINTER WORKSHOPS

Check out the meeting recordings: www.neptunebeachvisionplan.com/resources

December 2020 - March 2021

- 12/2: Introduction to Comprehensive Plans & Land Development Regs.
- 12/8: Residential Density Workshop
- 12/10: Community Resilience Planning Workshop #1
- 2/18: Predictable Development Outcomes
- 2/22: City Council & CDB Code Framework Workshop
- 2/23: Community Resilience Planning Workshop #2
- 3/2: Site Design Standards & Building Height
- 3/4: Architectural Guidelines

COMPREHENSIVE PLAN WORKSHOPS & HEARINGS

Check out the Transmittal Draft: www.neptunebeachvisionplan.com/resources

April - December 2021

- 4/21 - 5/29: Draft Comprehensive Plan Internal Staff Reviews
- 5/12: First Draft Comprehensive Plan - CDB Workshop
- 5/17: First Draft Comprehensive Plan - City Council Workshop
- 6/21: City Council - Comprehensive Plan Transmittal Hearing #1
- 6/25: Comprehensive Plan Transmittal
- Fall/Winter 2021: City Council - Comprehensive Plan Adoption Hearing #2

LAND DEVELOPMENT REGULATIONS: REFRESH

COMP PLAN VS. LDRs: OVERALL OBJECTIVE

Comprehensive Plan:

- Manage overall location and scale of growth
- Coordinate needed facilities & services
- Preserve natural amenities

Land Development Regulations:

- Detailed regulations for development in accordance with the plan
- LDRs include zoning districts, rezoning procedures, subdivision regulations, building codes, and rules for signs, landscaping, etc.

STATE REVIEW ISSUES FOR COMP PLAN CHANGES:

- 1. Can state roads accommodate the traffic expected from the proposed changes?
- 2. Can water, sewer, and drainage facilities accommodate any projected population increases?
- 3. Will public schools be able to accommodate any increase in the number of students?
- 4. Are any environmentally vulnerable lands being compromised by the proposed changes?

If no, has the comp plan addressed the changes to public services/infrastructure needed to deal with these land use changes and has this planning been coordinated with local agencies?

If yes, have adequate mitigation measures been included in the comp plan?

LOCAL CONSIDERATIONS FOR LDR CHANGES:

City's update their zoning and LDRs for a variety of reasons, including to:

- Revitalize underutilized and failing commercial centers and downtowns
- Reflect changing community desires, market realities, and/or environmental threats
 - Create more walkable, bikeable, and transit-friendly neighborhoods
 - Ensure that high-quality and desirable redevelopment is feasible
 - Encourage development to diversify and strengthen the City's tax base
 - Ensure building standards address changing flood hazards
- Preserve historic assets and neighborhoods
- Encourage affordable and diverse housing options to meet the needs of residents
- Improve useability, require adherence to stricter standards, and simplify enforcement
- Conform with comprehensive plan changes and/or updated statutory requirements

EXISTING LAND DEVELOPMENT REGULATIONS

Code of Ordinances: Chapter 27 – Unified Land Development Regulations, Articles:

- | | |
|---|--|
| I. General | X. Streets, Sidewalks & Rights-of-Way |
| II. Administrative & Enforcement Bodies | XI. Utilities |
| III. Administrative & Enforcement Procedures | XII. Stormwater Management & Erosion Control |
| IV. Land Use | XIII. Off-Street Parking & Loading |
| V. Accessory Structures & Uses | XIV. Solid Waste Collection |
| VI. Concurrency | XV. Advertising |
| VII. Protection of Potable Well Fields | XVI. Reserved |
| VIII. Protection of Environmentally Sensitive Lands | XVII. Reserved |
| IX. Tree Protection & Landscaping | XVIII. Nonconforming Lots, Structures, Uses, and Signs |

Where to find it:

https://library.municode.com/fl/neptune_beach

LAND DEVELOPMENT REGULATIONS UPDATES

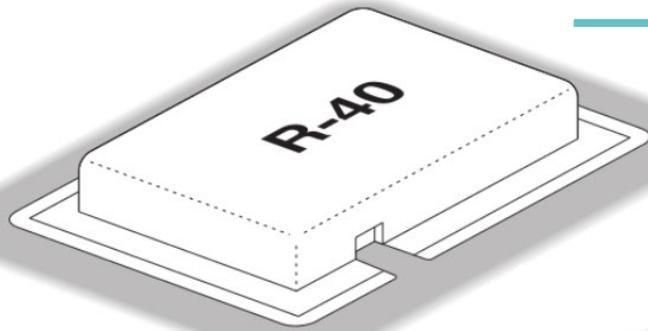
Most updates will be focused on the following articles, as per public input:

- I. General
- II. Administrative & Enforcement Bodies
- III. Administrative & Enforcement Procedures
- IV. Land Use**
- V. Accessory Structures & Uses**
- VI. Concurrency
- VII. Protection of Potable Well Fields
- VIII. Protection of Environmentally Sensitive Lands
- IX. Tree Protection & Landscaping**
- X. Streets, Sidewalks & Rights-of-Way**
- XI. Utilities
- XII. Stormwater Management & Erosion Control**
- XIII. Off-Street Parking & Loading**
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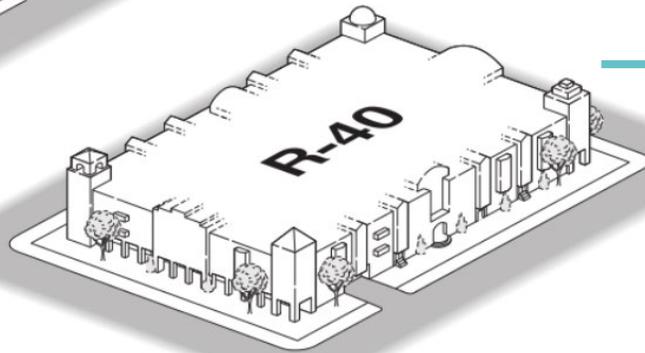
COMPARING DIFFERENT KINDS OF ZONING



Conventional (Euclidean) Zoning:

Organizing Principle – Use

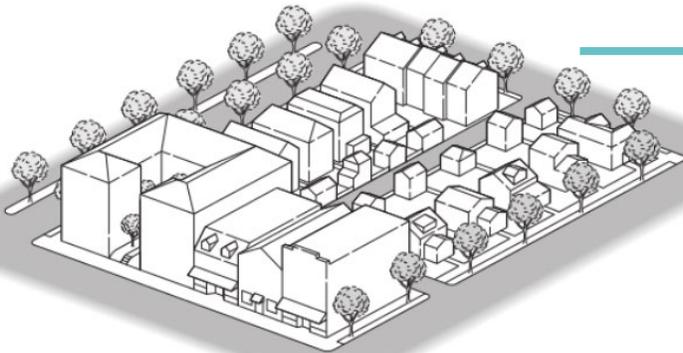
Permitted use, density, floor area ratio (FAR), setbacks, parking requirements, maximum building height



Zoning Design Guidelines:

Organizing Principle – Use

Conventional zoning requirements with design specifications like frequency of openings and surface articulation



Form-Based Code:

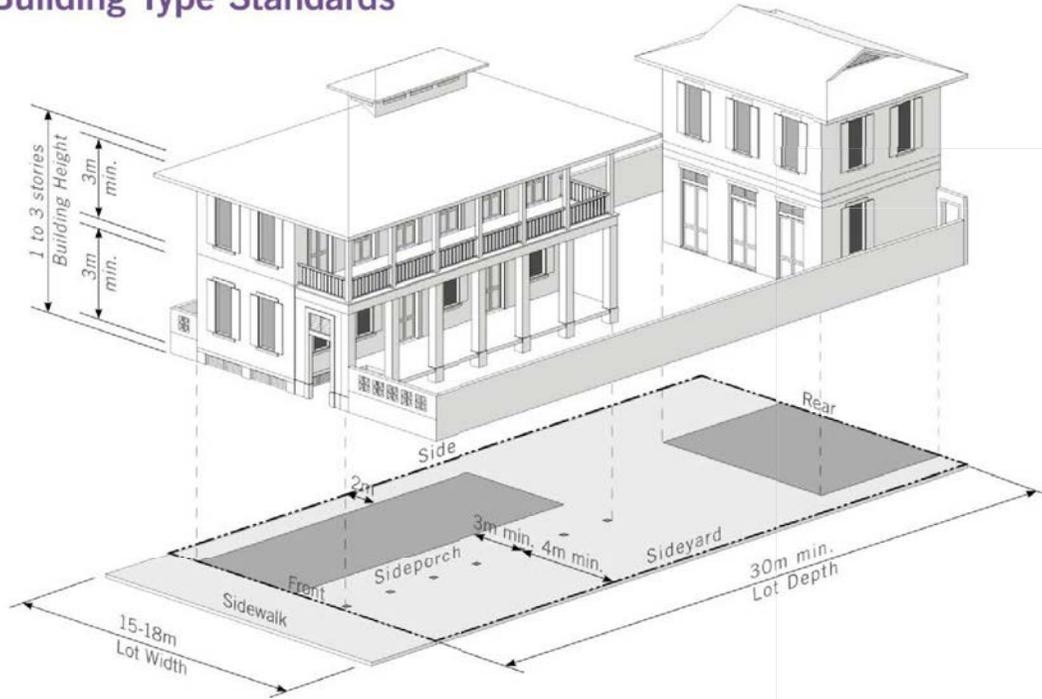
Organizing Principle – Building Form & Place Type

Street & building types (or mix of types), build-to lines, number of floors, and percentage of site frontage specified

T4 Building Type: Sideyard Building

T4

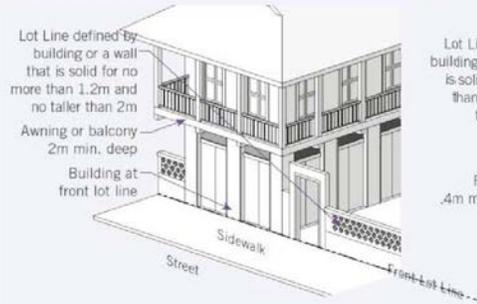
Building Type Standards



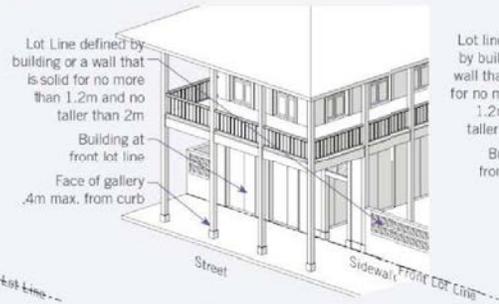
Standards (comply with all)

- Lot width 15-18m
- Lot depth 30m min.
- Building distance from side lot line 2m
- Building height 1-3 stories
- Floor-to-ceiling height 3m min.
- Sideyard width 4m min.
- Sidewalk depth 3m min.
- Eave depth 1.8m min.
- Parking (if provided) accessed from rear alley.
- Front lot line defined by an allowed street facade type;
side and rear lot lines defined by a building or wall . . .

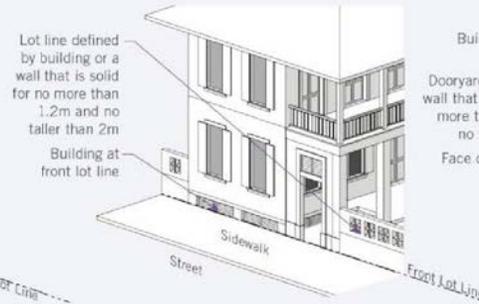
Allowed Street Facade Types (select one)



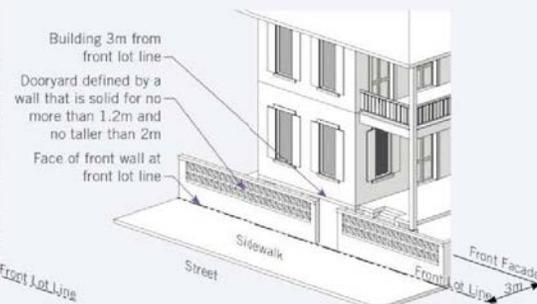
Flex



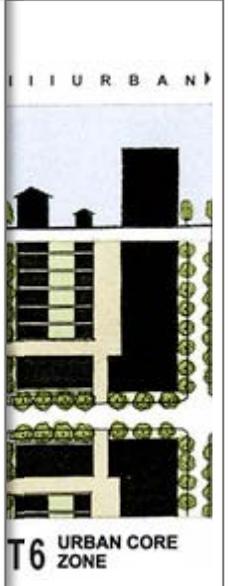
Gallery



Wall and Forecourt



Dooryard



T6 URBAN CORE ZONE

COMPARING BUILT RESULTS

Houses built according to conventional use-based code vs. a new form-based code:

Higgins Beach, Massachusetts



Houses built according to traditional Use-based Zoning

Houses built according to new Form-based Code

LEGISLATIVE CHANGES WORTH NOTING

NEW FLORIDA LEGISLATION & FEDERAL RULINGS

The following bills and laws impact Neptune Beach's local land development regulations:

HB 401: Building Design Elements

- Restricts local governments from regulating “building design elements” for single-family homes and duplexes
 - Building design elements include architectural style, exterior cladding & roof materials, exterior non-structural ornamentation, and the location and orientation of garages
- Exceptions for areas within a CRA, historic districts, or areas with a design review board or architectural review board

HB 403: Home-Based Businesses

- Preempts local governments from regulating “home-based businesses”
- A few minor edits needed to NB's existing Land Development Code, Section 27-332: Home Occupations

Supreme Court Ruling Reed vs. Town of Gilbert: Sign Ordinances

- Sign codes should be updated to eliminate unconstitutional requirements and minimize risk of lawsuits
- Outside the scope of work for Phase 3

PRELIMINARY SCOPE OF CHANGES

LOOKING BACK AT THE CITY'S ORIGINAL RFQ

Request for Qualifications Posted in May/June of 2019

“The new LDC is meant to supersede the present zoning ordinance and other local land development regulations that apply to the City. The City desires an innovative and highly-illustrated hybrid LDC with form-based and transect elements that takes an adaptive approach to achieve an attractive, competitive, and sustainable suburban/urban transitioning environment.”

POSSIBLE ALTERNATIVES TO UPDATE ZONING

Option 1: Revise Existing LDRs- Strategically update the administrative & enforcement procedures, land uses & development standards, PUD ordinance, street standards, stormwater requirements, and parking standards for the existing zoning districts as needed.

OR

Option 2: Revise Existing LDRs & Add Design Guidelines- In addition to the revisions described above, draft and adopt design guidelines for use in certain zoning districts to encourage better design and building forms.

Options 3 and 4 would require a CRA, historic district, or an architectural review or design review board

OR

Option 3: Revise Existing LDRs & Create a New FBC to Replace the Existing Zoning for a Specific Area of Neptune Beach- Strategically update the administrative & enforcement procedures and PUD ordinance for the city as a whole and convert a specific portion of the existing zoning, for instance the CBD and R-4 zoning districts, to form-based districts where only high-quality and predictable redevelopment would be allowed.

OR

Option 4: Full Form-Based Code Rewrite – Replace Neptune Beach’s existing Unified Land Development Regulations with a citywide form-based code.

UPDATED OBJECTIVES BASED ON COMMUNITY INPUT

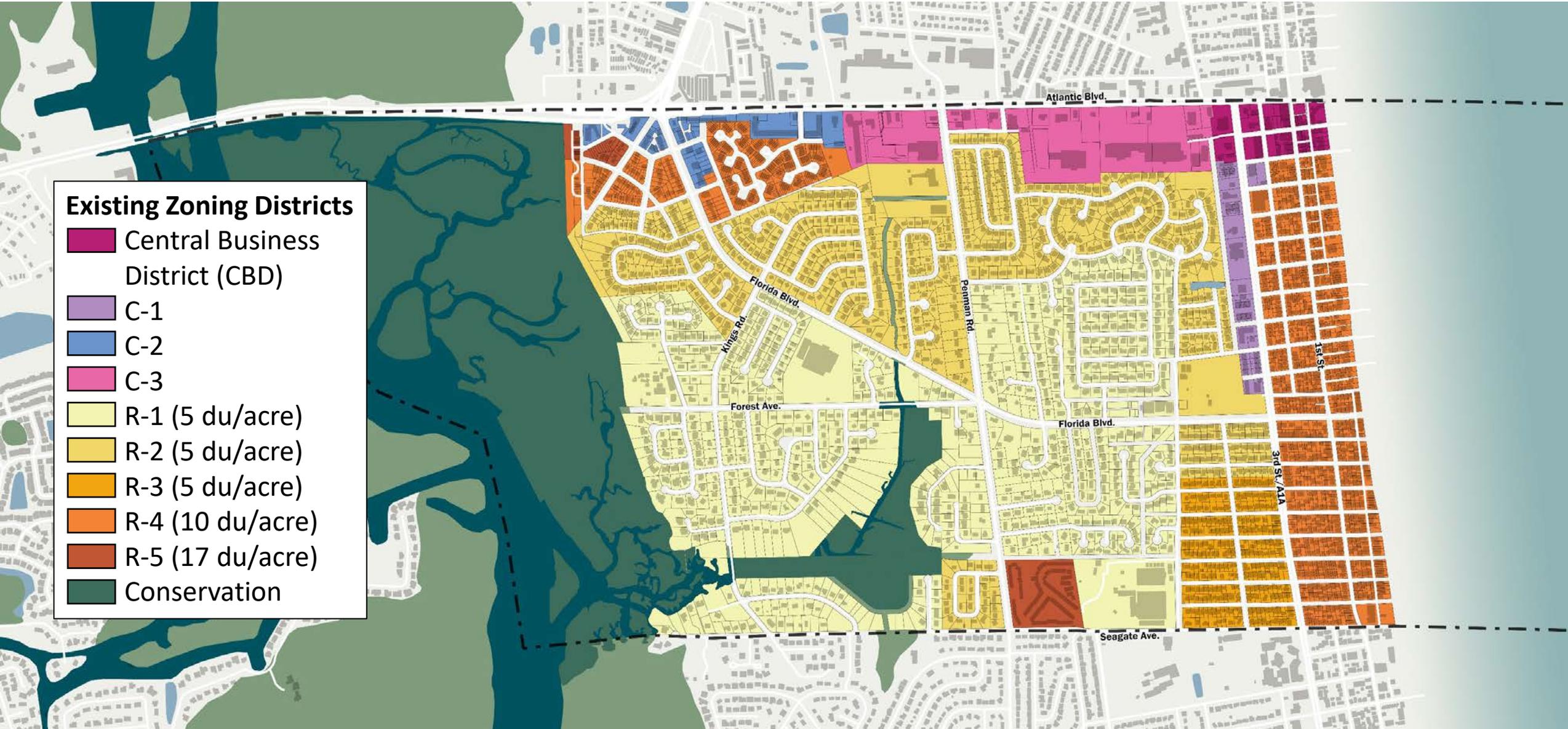
Option 1: Revise Existing LDRs-

1. Explore and address concerns about code enforcement and review procedures
2. Improve or replace the existing Planned Unit Development (PUD) ordinance
3. Revise development standards and apply frontage standards to a pre-defined area of the City to help ensure more predictable development outcomes, better building-to-street relationships, and more walkable neighborhoods
4. Address citizen concerns about site design standards including off-street parking and stormwater management
5. Ensure that the Land Development Regulations and zoning are consistent with the Comprehensive Plan updates

EXISTING ZONING MAP

Existing Zoning Districts

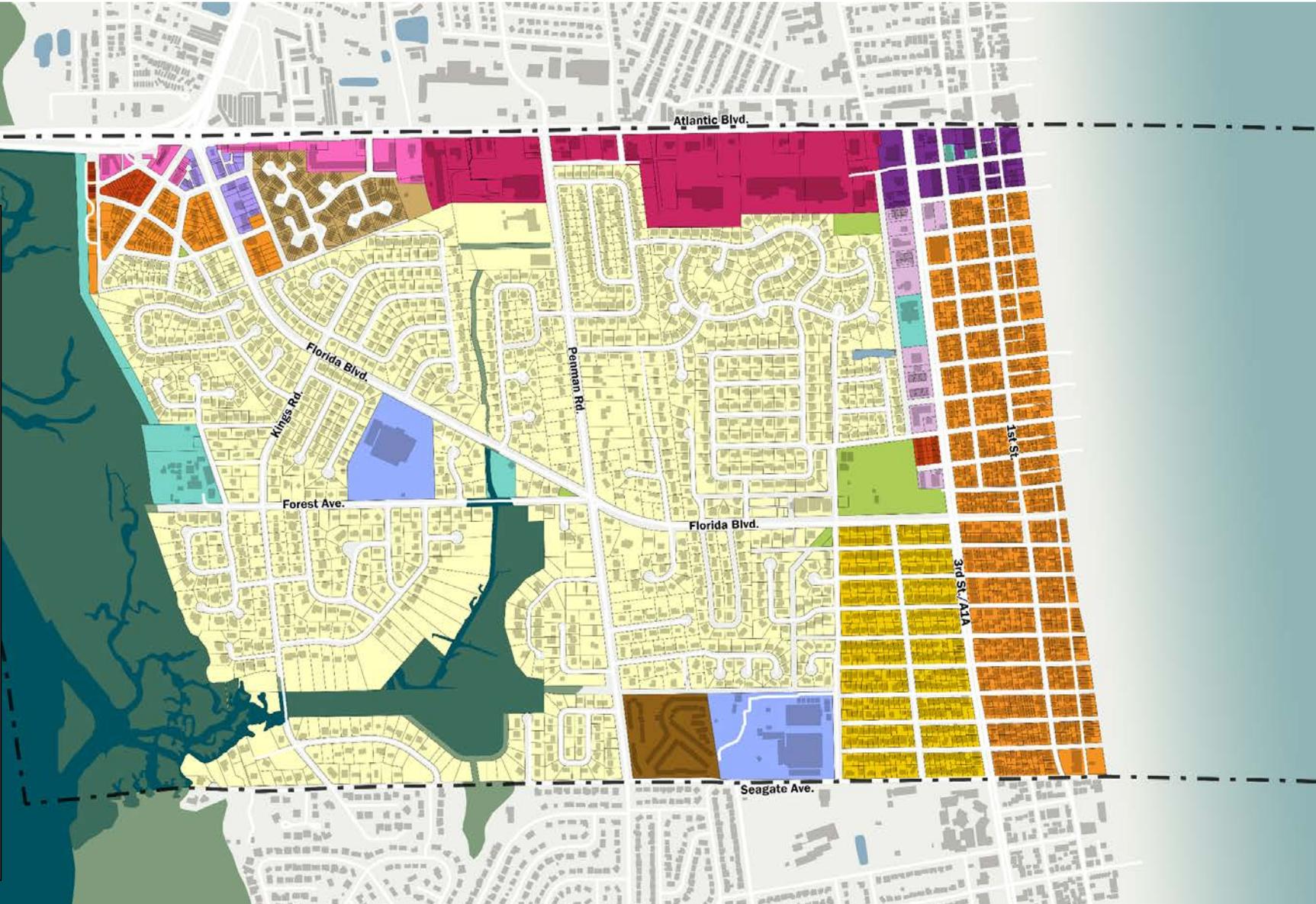
- Central Business District (CBD)
- C-1
- C-2
- C-3
- R-1 (5 du/acre)
- R-2 (5 du/acre)
- R-3 (5 du/acre)
- R-4 (10 du/acre)
- R-5 (17 du/acre)
- Conservation



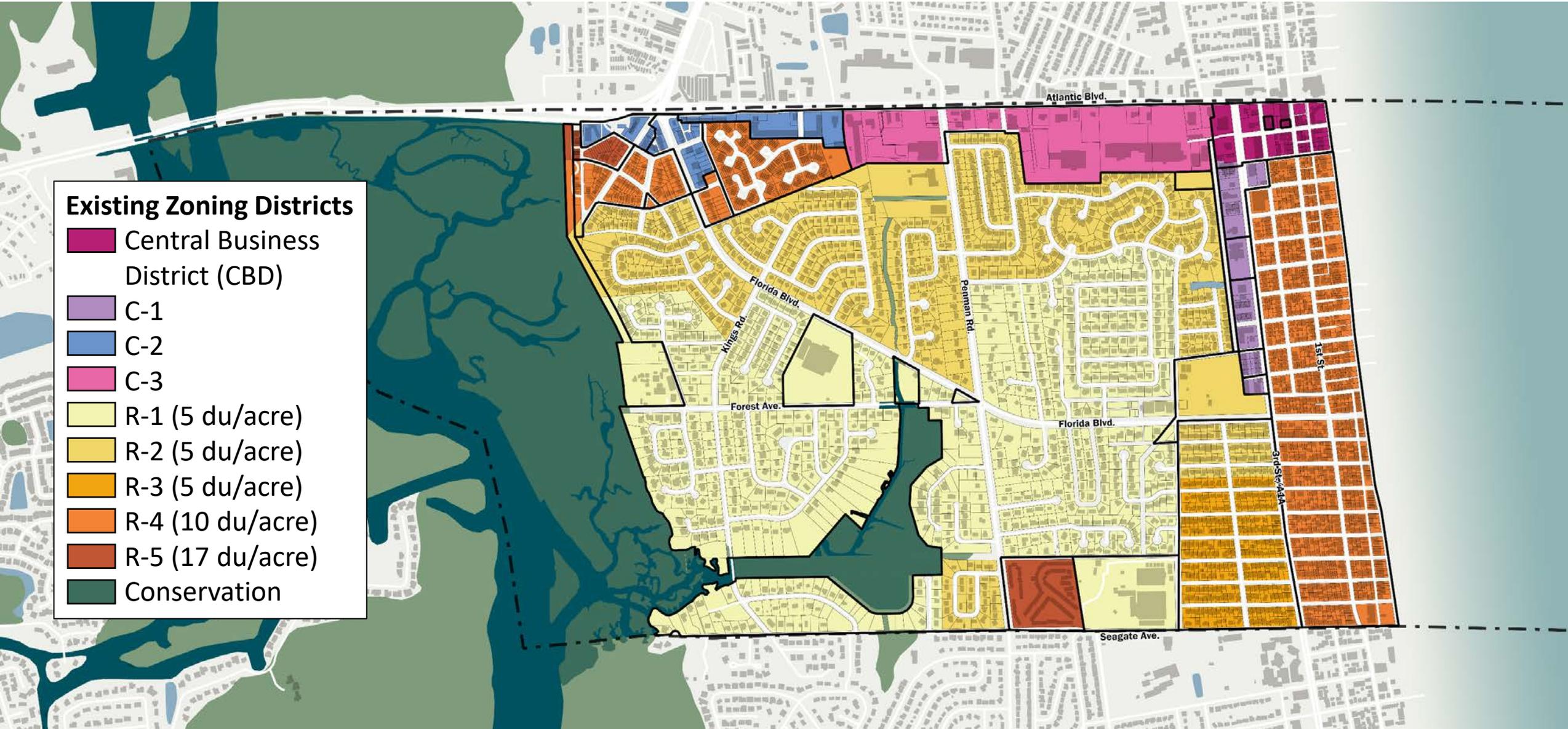
COMP PLAN: PROPOSED FUTURE LAND USE MAP

Proposed Future Land Uses

- Town Center
- Neighborhood Center
- Walkable Commercial Corridor
- Commercial I
- Commercial II
- Suburban Res. I (5 du/ac)
- Suburban Res. II (10 du/ac)
- Suburban Res. III (17 du/ac)
- Traditional Res. I (5 du/ac)
- Traditional Res. II (10 du/ac)
- Traditional Res. III (17 du/ac)
- Government & Public Utilities
- Conservation
- Recreation & Open Space



EXISTING ZONING MAP WITH FLUM OVERLAY

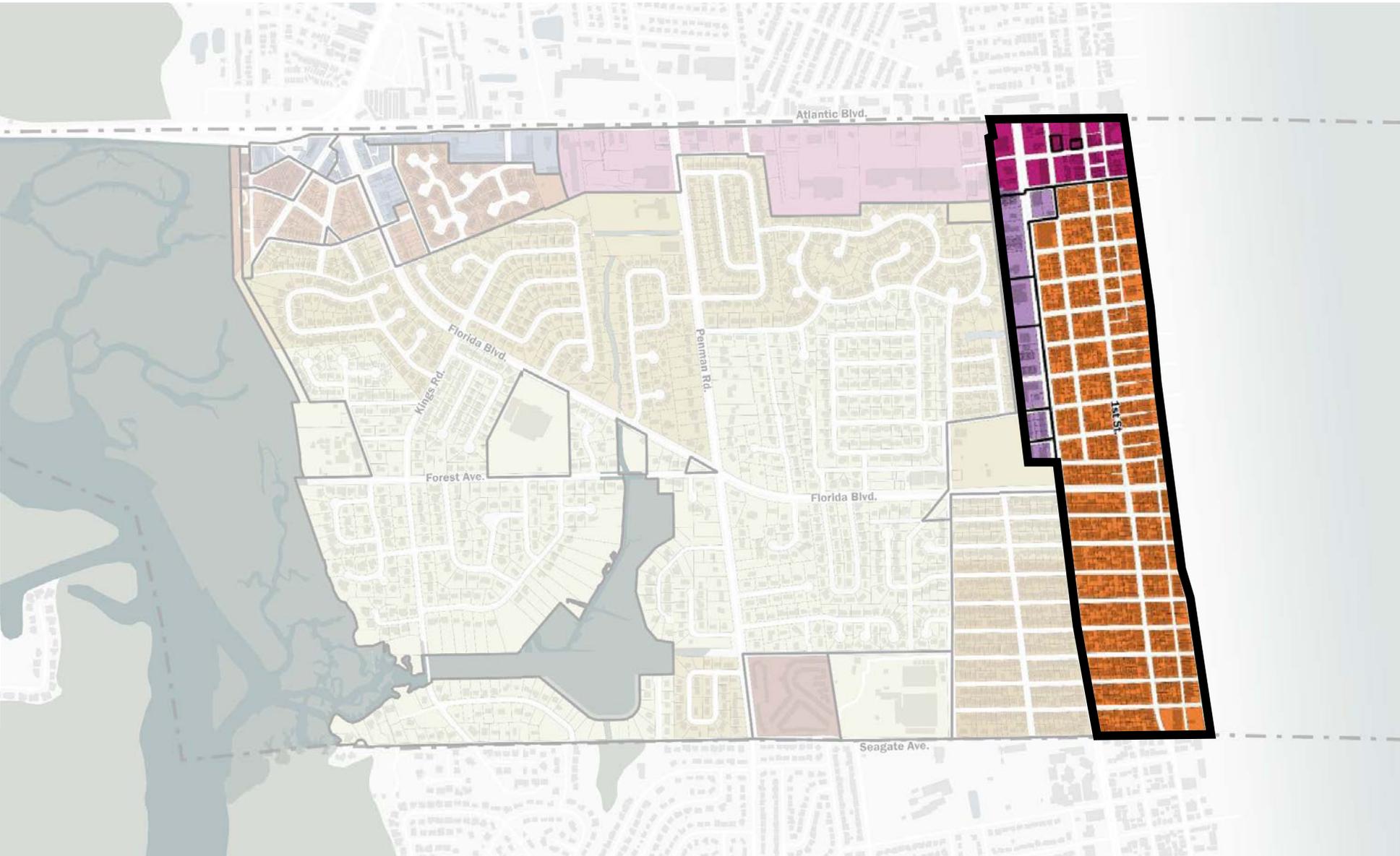


- Existing Zoning Districts**
- Central Business District (CBD)
 - C-1
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 - R-1 (5 du/acre)
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 - R-4 (10 du/acre)
 - R-5 (17 du/acre)
 - Conservation

KEY FOCUS AREA FOR LDR UPDATES

Existing Zoning Districts

-  **Central Business District (CBD)**
-  **C-1**
-  **C-2**
-  **C-3**
-  **R-1 (5 du/acre)**
-  **R-2 (5 du/acre)**
-  **R-3 (5 du/acre)**
-  **R-4 (10 du/acre)**
-  **R-5 (17 du/acre)**
-  **Conservation**



SCOPE OF LDR CHANGES

Existing Zoning Districts

-  **Central Business District (CBD)**
-  **C-1**
-  C-2
-  C-3
-  R-1 (5 du/acre)
-  R-2 (5 du/acre)
-  R-3 (5 du/acre)
-  **R-4 (10 du/acre)**
-  R-5 (17 du/acre)
-  Conservation

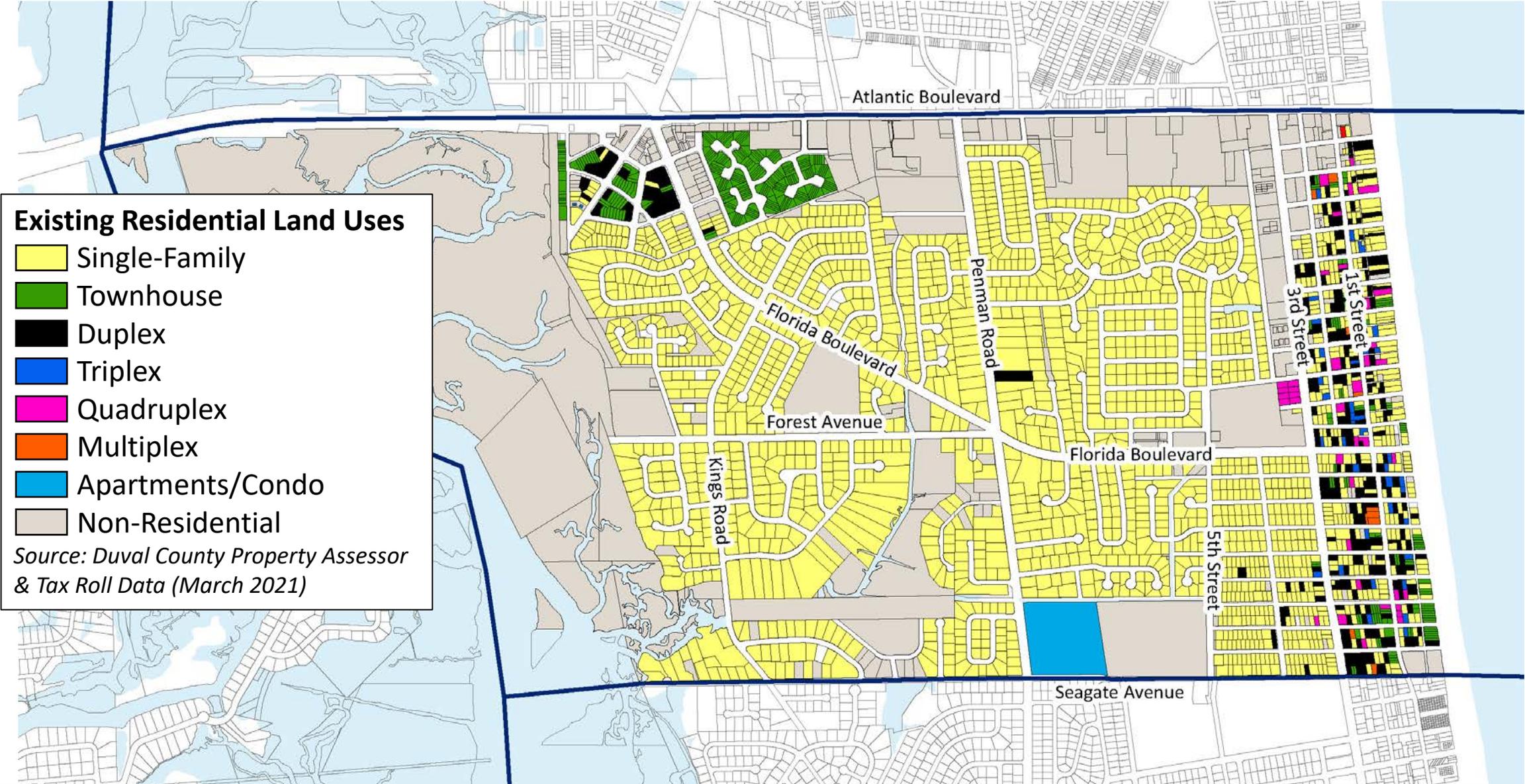
WE WILL FOCUS ON:

1. Improving Building-to-Street Relationships:
 - Setbacks & Permitted Encroachments
 - Frontage Element Standards (Porches, Porticos, Balconies, Dormers, etc.)
 - Location of Parking Areas
2. Re-Calibrating Minimum Parking Requirements
3. Bringing Existing Duplexes into Conformity
4. Adjusting Pervious vs. Impervious Surface Requirements (especially for residential driveways and parking areas)



Seagate Ave.

WHY FOCUS ON R-4 EAST OF 3RD STREET?



KEY FOCUS AREA FOR UPDATES: OPTIONAL

Existing Zoning Districts

-  Central Business District (CBD)
-  C-1
-  C-2 ←
-  C-3
-  R-1 (5 du/acre)
-  R-2 (5 du/acre)
-  R-3 (5 du/acre)
-  **R-4 (10 du/acre)**
-  R-5 (17 du/acre)
-  Conservation

OPTIONAL:

1. Improving Building-to-Street Relationships for the C-2 Area along Florida Blvd:

- Setbacks & Permitted Encroachments
- Frontage Element Standards (Porches, Porticos, Balconies, Dormers, etc.)
- Location of Parking Areas

OTHER LDR UPDATES

In addition to updating development standards for the CBD, C-1, and R-4 (east of 3rd Street), the LDR updates will also address:

1. How building height is measured, to better reflect changing FEMA building elevation requirements
 - Current point of reference is the greater of one (1) foot above the crown of the road in front of the building or the average of the natural existing grade. For commercial buildings affected by the coastal construction control line the reference point will be the minimum elevation required for habitable space required by the Florida Administrative Code.
2. Existing PUD language in Section 27-244, which is too vague
 - Option 1: Eliminate PUDs
 - Option 2: Revise the existing PUD language to be more explicit about what kinds of planned developments may be permitted and where, and how these should comply with all Comprehensive Plan policies (i.e. no residential in commercial areas)

UPDATED TIMELINE & MILESTONES

- DEC - MAR 2021:** Public Winter Meetings & Workshops
- MAY 2021:** First Draft Comprehensive Plan Update
- JUN 2021:** Comp Plan Public Hearing #1: Transmittal
-  **AUG 2021:** Phase 3 Land Development Regulations Restart
-  **AUG – OCT 2021:** Comp Plan Final Revisions
 - TBD: Comp Plan Public Hearing #2: Adoption
- NOV 2021:** Internal Draft of LDR Updates
 - 3 Weeks for Internal; Staff and Attorney Reviews
- DEC 2021:** First Public Draft of LDR Updates
- JAN – MAR 2022:** Public Presentation, Open House, and Comment Period
- APR – MAY 2022:** Code Revisions, Final Draft LDR Updates, and Adoption

DISCUSSION

Any thoughts on the:

- Geographic focus areas
- Overall scope of changes (e.g. revision of setbacks/encroachments, off-street parking requirements, stormwater and site design standards, as well as the inclusion of frontage standards)
- Optional code updates for the commercial area along Florida Blvd.
- Omission of any architectural standards, including permitted styles, exterior cladding and roof materials, window and door types, etc.
- Adjustment of how building height is measured
- Revision or omission of the existing PUD ordinance