



A T L A N T I C B E A C H
C I T Y C O M M I S S I O N

PRIORITIES

A D O P T E D J A N U A R Y 1 2 , 2 0 1 8

C O A B . U S

ATLANTIC BEACH CITY COMMISSION PRIORITIES

ESTABLISHED JANUARY 12, 2018

NEIGHBORHOOD PRESERVATION

A *CODES/LAND USE/PERMITTING* AND *QUALITY OF LIFE* INITIATIVE TO REVIEW LAND DEVELOPMENT REGULATIONS, INCLUDING THE MAXIMUM IMPERVIOUS SURFACE RATIO, TO ENSURE THAT NEW DEVELOPMENT IS SUITED IN SCALE AND CHARACTER TO THE EXISTING NEIGHBORHOOD.

MAYPORT ROAD CORRIDOR IMPROVEMENTS

A *PUBLIC SAFETY, QUALITY OF LIFE* AND *REVITALIZATION* INITIATIVE TO IMPROVE SAFETY AND THE AREA'S CHARACTER, INCLUDING REDUCING THE SPEED LIMIT, TRAFFIC ENGINEERING AUGMENTATIONS, AND STREETSCAPING.

ACCOMPLISHED VIA FDOT DECISIONS/FUNDING, COMMISSION LOBBYING/FUNDING, STAFF PLANNING/IMPLEMENTATION

PARKS MASTER PLAN

A *QUALITY OF LIFE* INITIATIVE PLANNING FOR AND ENCOURAGING RECREATION, CONSERVATION AND COMMUNITY HEALTH OPPORTUNITIES.

ACCOMPLISHED VIA COMMISSION FUNDING; STAFF IMPLEMENTATION

ENVIRONMENTAL STEWARDSHIP

AN *ENVIRONMENTAL* INITIATIVE DEMONSTRATING THE COAB'S COMMITMENT TO BEING A SUSTAINABLE COMMUNITY THROUGH THE ENVIRONMENTAL STEWARDSHIP COMMITTEE'S WORK, DUNE PROTECTION AND RESTORATION EFFORTS, AND THE PURSUIT OF TREE CITY USA DESIGNATION AND LEED FOR CITIES CERTIFICATION.

ACCOMPLISHED VIA COMMITTEE WORK, COMMISSION AND CITY OF JACKSONVILLE FUNDING, AND STAFF IMPLEMENTATION

STORMWATER MASTER PLAN

AN *INFRASTRUCTURE* INITIATIVE WITH SPECIFIC FOCUS ON RESOLVING SHERMAN AND HOPKINS CREEKS CHOKe POINTS.

ACCOMPLISHED VIA COMMISSION FUNDING, STAFF IMPLEMENTATION

FUND BALANCE MANAGEMENT AND ALLOCATION

A *COMMISSION EFFECTIVENESS* INITIATIVE TO ENSURE THAT THE COAB ESTABLISHES AND FOLLOWS BEST PRACTICES GOVERNING THE AMOUNT OF RESOURCES TO BE HELD IN RESERVE AND THE RESTRICTIONS FOR SPENDING RESERVES.

ACCOMPLISHED VIA STAFF RESEARCH, COMMISSION DECISION

BEAUTIFICATION AND SIGNAGE

A *BRANDING* INITIATIVE INCLUDING PARKS, BEACH ACCESSES AND NEIGHBORHOODS WITH VITAL INPUT FROM THE ENVIRONMENTAL STEWARDSHIP AND CULTURAL ARTS & RECREATION COMMITTEES.

ACCOMPLISHED VIA COMMITTEE REVIEW, COMMISSION FUNDING, STAFF IMPLEMENTATION

COMMISSION PRIORITIES REVIEW

JUNE
2018

NEIGHBORHOOD PRESERVATION



A Codes/Land Use/Permitting and Quality of Life initiative to review land development regulations, including the maximum impervious surface ratio, to ensure that new development is suited in scale and character to existing neighborhoods.



Neighborhood Preservation

ACTION TAKEN

- **BUDGETED \$75,000 IN FY 2018 TO FUND 50 PERCENT THE COSTS NECESSARY TO PROCURE A LAND DEVELOPMENT REGULATIONS (LDR) REWRITE**
 - **CONTRACTED WITH THE NORTHEAST FLORIDA REGIONAL COUNCIL (NEFRC) TO MANAGE THE IMPLEMENTATION OF THIS INITIATIVE**
 - **NEFRC COMMISSIONED JACKSONVILLE PLANNING AND DESIGN CONSULTANT KIMLEY-HORN ON COAB'S BEHALF TO UNDERTAKE THE LDR REWRITE**

Neighborhood Preservation

ACTION TAKEN

- **STRICTLY ADHERING TO CITY REGULATIONS IN REGARD TO SUBDIVIDING PARCELS, IMPERVIOUS SURFACE RATIO, RIGHTS-OF-WAY, AND TREE PRESERVATION**
- **ADOPTED NEW STANDARDS REGULATING WHERE GAS STATIONS MAY BE LOCATED IN THE CITY**
 - **ADOPTED STANDARDS REGULATING WHERE MEDICAL MARIJUANA DISPENSARIES MAY BE LOCATED IN THE CITY**

Neighborhood Preservation

ACTION TAKEN

- **AWARDED ST. JOHNS RIVER WATER MANAGEMENT DISTRICT FUNDING TO REPLACE SEPTIC TANKS ON 14 LOTS WITH A SANITARY SEWER SYSTEM**
- **SUCCESSFULLY NEGOTIATED WITH SELVA PRESERVE'S OWNERS TO PURCHASE SIX OF THE PLANNED DEVELOPMENT'S 11 LOTS FOR PRESERVATION AND PASSIVE RECREATIONAL USE**

Neighborhood Preservation

NEXT STEP(S)

- **JUNE 20 PROJECT KICKOFF MEETING OF COAB STAFF, NEFRC'S BRIAN TEEPLE AND KIMLEY-HORN**
- **BUDGET \$75,000 IN FY 2018-19 FOR THE LDR REWRITE (ESTIMATED COMPLETION DATE: SUMMER 2019)**
- **CONSIDERATION IS BEING GIVEN TO COELESCING THE IMPERVIOUS RATIO SURFACE ELEMENT OF THE LDR REWRITE WITH THE STORMWATER MASTER PLAN INITIATIVE**

Neighborhood Preservation

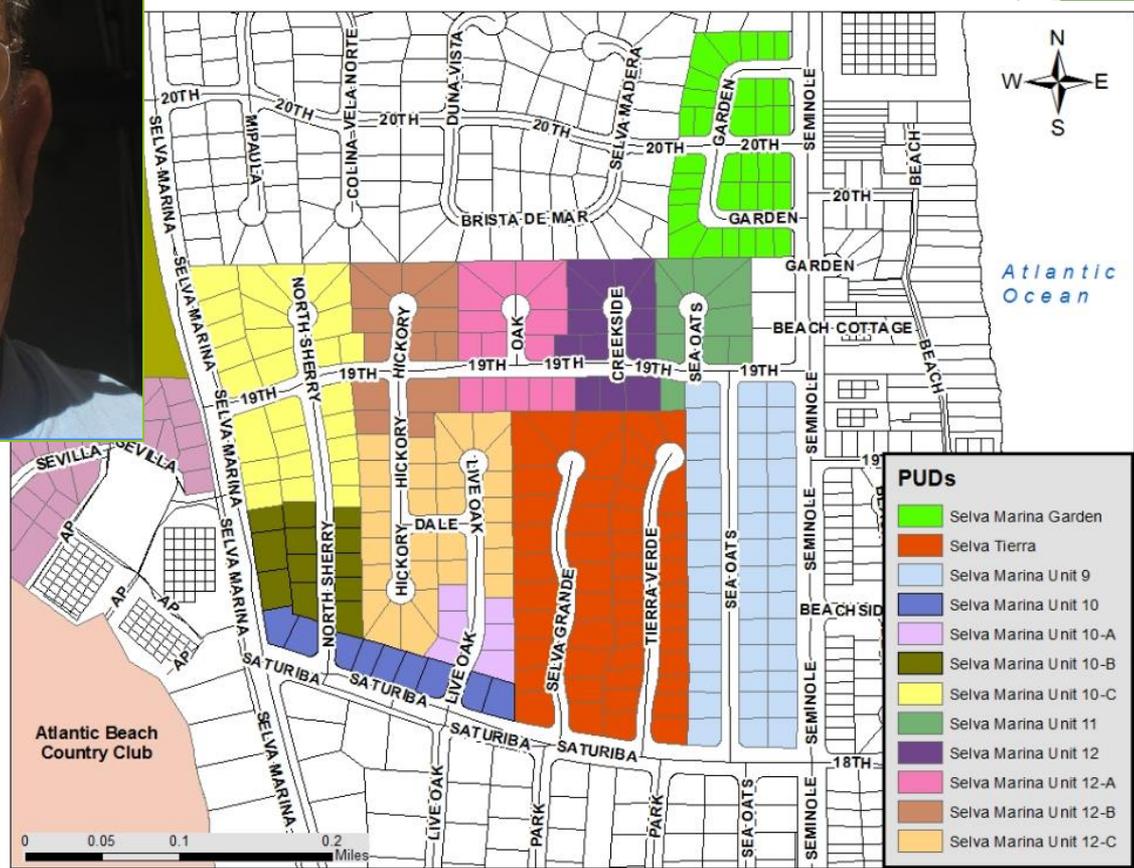
NEXT STEP(S)

- **TRANSITION 12 PLANNED UNIT DEVELOPMENTS WITH INCONSISTENT DESIGN STANDARDS IN NORTH ATLANTIC BEACH TO AN EXISTING RESIDENTIAL ZONING DISTRICT**

Neighborhood Preservation Sub-Presentation: PUDs



Selva Marina
PUDs
developed by
George Bull



Neighborhood Preservation Sub-Presentation: PUDs

- ▶ PUD ordinance established in 1972 as tool for City to control rapid development
- ▶ PUDs had to go through Advisory Planning Board and City Commission
- ▶ Developments with three or more units went through PUD process per ordinance
- ▶ 1982 Zoning Code eliminated PUD requirement

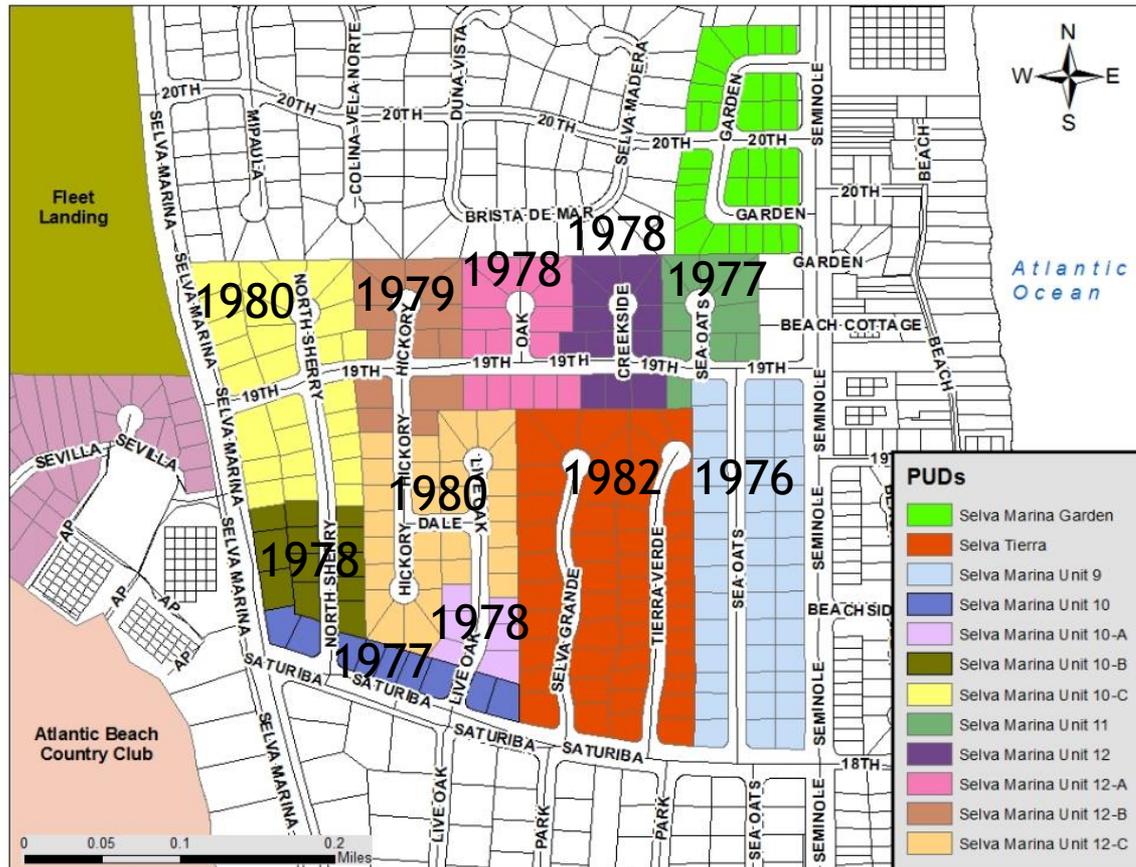
Neighborhood Preservation Sub-Presentation: PUDs

- ▶ The area north of Saturiba Road between Seminole Road and Mayport Road owned by George Bull was zoned PUD
- ▶ Mr. Bull had a plan for developing this area
- ▶ COAB did not have a master plan or comp plan to guide development

1979 Zoning Map



Neighborhood Preservation Sub-Presentation: PUDs

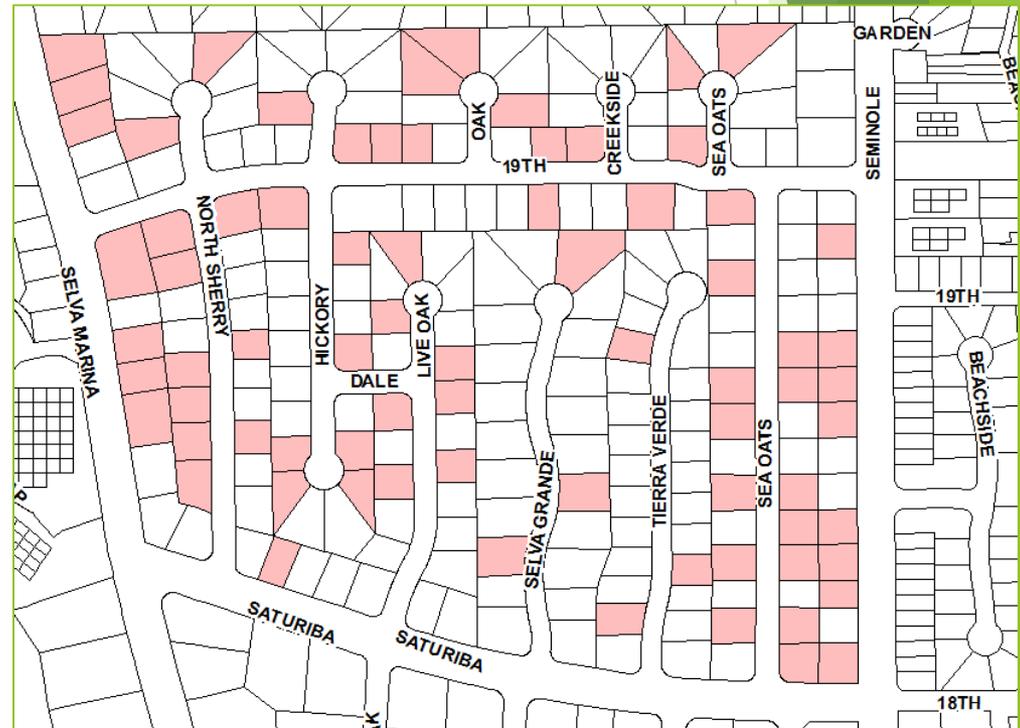


Neighborhood Preservation Sub-Presentation: PUDs

PUD Issues

- ▶ Design Standards
 - ▶ 4' fence height restriction
 - ▶ Accessory structure limited to 6'x 8'
 - ▶ Setbacks varied
 - ▶ Minimum home size
 - ▶ 1,400 - 1,600 sq. ft.
 - ▶ Lot size
 - ▶ Frontage
- ▶ Inactive Planning Board
- ▶ Expired covenants
- ▶ Options
 - ▶ New zoning district
 - ▶ Rezone to existing district
 - ▶ Blanket variances

75 Nonconforming Lots



MAYPORT ROAD CORRIDOR IMPROVEMENTS



A Public Safety, Quality of Life and Revitalization initiative to improve safety and the area's character, including reducing the speed limit, traffic engineering augmentations, and streetscaping.



Mayport Road Corridor Improvements

ACTION TAKEN

- **PROCURED ORLANDO PLANNING FIRM VHB TO BUILD UPON THE IDEAS AND RECOMMENDATIONS FROM THE AUGUST 2016 REDEVELOPMENT PLAN TO EVALUTATE OPPORTUNITIES ON AND NEAR MAYPORT ROAD**
- **HOSTED VISIONING CHARETTE WITH RESIDENTS, LANDOWNERS, BUSINESS OPERATORS AND OTHER STAKEHOLDERS**
 - **STAFF IS WORKING WITH VHB TO PRODUCE THE VISION IMPLEMENTATION PLAN**

Mayport Road Corridor Improvements

ACTION TAKEN

- **LOBBIED POLITICAL AND FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) LEADERS TO LOWER THE MAYPORT ROAD SPEED LIMIT AND UNDERTAKE OTHER SAFETY MEASURES**
 - **FDOT IS DEVELOPING PLANS TO INSTITUTE BIKE LANES ON MAYPORT ROAD**
- **FDOT IS ESTABLISHING A SCHOOL ZONE NORTH OF THE ATLANTIC BEACH CITY LIMIT**

Mayport Road Corridor Improvements

ACTION TAKEN

- **CREATED NEW DEVELOPMENT STANDARDS VIA THE ESTABLISHMENT OF A BUSINESS OVERLAY DISTRICT**

Mayport Road Corridor Improvements

NEXT STEP(S)

- **PRESENTATION OF THE VHB VISION IMPLEMENTATION PLAN TO THE CITY COMMISSION (TENTATIVELY SCHEDULED FOR JULY 2018)**
- **EXPLORING AN OPPORTUNITY WITH THE LOCAL URBAN LAND INSTITUTE CHAPTER FOR TECHNICAL ASSISTANCE**

PARKS MASTER PLAN



A Quality of Life and Environmental initiative planning for and encouraging recreation, conservation and community health opportunities.



Parks Master Plan

ACTION TAKEN

- **USING IN-HOUSE RESOURCES TO CREATE A PARKS MASTER PLAN WITH A MARSH MASTER PLAN COMPONENT**
- **PERFORMED INVENTORY ANALYSIS ON 13 OF THE CITY'S 16 PARKS**
- **MET WITH REPRESENTATIVES FROM THE NATIONAL PARKS SERVICE (NPS) AND LANGTON ASSOCIATES REGARDING THE CITY'S POTENTIAL PARTICIPATION IN AN NPS RIVERS, TRAILS AND CONSERVATION TECHNICAL ASSISTANCE PROGRAM**

Parks Master Plan

NEXT STEP(S)

- **SUBMIT APPLICATION NPS TECHNICAL ASSISTANCE**
- **CONTINUE BUILDING THE PARKS MASTER PLAN DOCUMENT BY ASSESSING THE CITY'S PARK INVENTORY, CALCULATING LEVELS OF SERVICE, ETC., AND ENSURING THAT FUTURE DEVELOPMENT ADHERES TO THE CONSERVATION EASEMENT**

ENVIRONMENTAL STEWARDSHIP



An Environmental initiative demonstrating the COAB's commitment to being a sustainable community through the Environmental Stewardship Committee's work, dune protection and restoration efforts, and the pursuit of Tree City USA designation and LEED for Cities certification.



Environmental Stewardship

ACTION TAKEN

- **ACHIEVED TREE CITY USA DESIGNATION**
 - **PREPARING FOR LEED FOR CITIES CERTIFICATION APPLICATION IF APPROVED BY THE CITY COMMISSION**
 - **ENVIRONMENTAL STEWARDSHIP COMMITTEE AND STAFF COLLABORATED ATLANTIC BEACH ELEMENTARY SCHOOL TO HOLD A COMMUNITY ARBOR DAY CELEBRATION AND TREE GIVEAWAY**

Environmental Stewardship

ACTION TAKEN

- **PLANTED TREES AT TIDEVIEWS PRESERVE IN CONJUNCTION WITH GREENSCAPE, JAX DIGS TREES, JEA AND PUBLIC TRUST ENVIRONMENTAL LEGAL INSTITUTE**
- **APPROVED PERGOLA AT TIDEVIEWS PRESERVE**
- **PLANTED TREES AT HOWELL PARK IN PARTNERSHIP WITH GREENSCAPE, JAX DIGS TREES, JEA, KEEP JACKSONVILLE BEAUTIFUL AND PUBLIC TRUST**

Environmental Stewardship

ACTION TAKEN

- **AS A QUALITY ASSURANCE MEASURE, ESC MEMBERS ARE SYSTEMATICALLY REVIEWING TREE REMOVAL PERMITS**
- **AWARDED FUNDING TO ELIMINATE SEPTIC SYSTEMS, WHICH REDUCES THE AMOUNT OF HARMFUL NUTRIENTS THAT FIND THEIR WAY INTO LOCAL WATERWAYS.**
- **PARLAYING \$70,000 BUDGETED FUNDS AND \$30,000 GRANT TO CONSTRUCT AN AMERICANS WITH DISABILITIES ACT-APPROVED DUNE WALKOVER AT 10TH ST.**

STORMWATER MASTER PLAN



An Infrastructure initiative with specific focus on resolving Sherman and Hopkins Creeks choke points.



Stormwater Master Plan

ACTION TAKEN

- **PROCURED JACKSONVILLE ENVIRONMENTAL ENGINEERING FIRM JONES EDMUNDS TO DEVELOP A STORMWATER MASTER PLAN**

Stormwater Master Plan

NEXT STEP(S)

- **STAFF-LEVEL MEETING ON JULY 3 WITH JONES EDMUND REPRESENTATIVES**
- **PRESENTATION OF THE MASTER PLAN (TENTATIVELY SCHEDULED FOR JULY 16)**

FUND BALANCE MANAGEMENT & ALLOCATION



A Commission Effectiveness initiative to ensure that the COAB establishes and follows the best practices governing the amount of resources to be held in reserve and the restrictions for spending reserves.



Fund Balance Management & Allocation

ACTION TAKEN

- **ENHANCED COMMUNICATION WITH LANGTON ASSOCIATES, THE COAB'S GRANT-WRITING FIRM, WITH A DEFINITELY POSITIVE OUTCOME**

Fund Balance Management & Allocation

NEXT STEP(S)

- **ESTABLISH A BASELINE FOR THE FUND BALANCE AS A BENCHMARK FOR THE FY 2018-19 BUDGET**
- **CONSIDER USING RESERVE FUNDS TO MATCH HAZARD MITIGATION GRANT ALLOCATIONS**

BEAUTIFICATION AND SIGNAGE



A Branding initiative encompassing parks, beach accesses and neighborhoods with vital input from the Environmental Stewardship and Cultural Arts & Recreation committees.



Beautification & Signage

ACTION TAKEN

- **PURCHASING PEDESTRIAN SAFETY SIGNAGE FOR INSTALLATION AT SEMINOLE ROAD AND 11TH STREET**
- **INSTALLED DUNE PROTECTION SIGNAGE AT EACH BEACH ACCESSSES; WORKING WITH BEACHES SEA TURTLE PATROL TO INSTALL SEA TURTLE PROTECTION SIGNS AT EACH BEACH ACCESS**
- **HIRED A SEASONED BEAUTIFICATION COORDINATOR WHO IS ENHANCING THE CITY'S AESTHETICS AT ITS GATEWAYS AND PARKS**

Beautification & Signage

NEXT STEP(S)

- **BUDGET FUNDS FOR ADDITIONAL PEDESTIAN SAFETY SIGNAGE**
- **DEVELOP A BRANDING CAMPAIGN TO INCLUDE CONSISTENT SIGNAGE AND MESSAGING CITYWIDE**



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