

**CITY OF ATLANTIC BEACH
CITY COMMISSION MEETING
STAFF REPORT**

AGENDA ITEM:

Public Hearing Ordinance No. 90-19-238

AN ORDINANCE OF THE CITY OF ATLANTIC BEACH, COUNTY OF DUVAL, STATE OF FLORIDA, AMENDING VARIOUS PROVISIONS RELATED TO MAXIMUM IMPERVIOUS SURFACE LOT COVERAGE, STORMWATER AND DRAINAGE MANAGEMENT REQUIREMENTS AND APPROVAL PROCEDURES IN CHAPTER 24, LAND DEVELOPMENT REGULATIONS; AMENDING SECTIONS: 24-17, DEFINITIONS; 24-64, VARIANCES; 24-66, STORMWATER, DRAINAGE, STORAGE AND TREATMENT REQUIREMENTS; 24-104, RESIDENTIAL SINGLE-FAMILY-LARGE LOT; 24-105, RESIDENTIAL, SINGLE-FAMILY; 24-106, RESIDENTIAL, SINGLE-FAMILY; 24-107, RESIDENTIAL GENERAL, TWO-FAMILY; 24-108, RESIDENTIAL GENERAL, MULTI-FAMILY; 24-115, RESIDENTIAL, SELVA MARINA; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

SUBMITTED BY:

Shane Corbin, AICP, Director of Planning and Community Development

DATE:

February 13, 2019

BACKGROUND: In January of 2018, the City Commission participated in an all-day strategic planning session where priorities were developed for the year. One of the priorities that came out of the session was 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 neighborhoods.” Staff moved forward with a full update to the Land Development Regulations with the assistance of consultants Kimley-Horn and the Northeast Florida Regional Council. However, impervious surface was put on hold in order to allow a separate project, the Stormwater Master Plan, to be completed by engineering consultants Jones Edmunds.

In October 2018, Jones Edmunds completed an Impervious Area Drainage Impact Analysis on a residential drainage basin east of Sherry Drive as part of their Stormwater Master Plan. This basin was chosen because it contains several larger parcels with relatively low existing impervious surface and redevelopment potential. The following assumptions were used to create local-scale hydraulic models for build-out scenarios in the basin:

- Existing Conditions Model
- 40 percent impervious with maintained on-site storage
- 50 percent impervious with maintained on-site storage

- 40 percent impervious with unmaintained on-site storage
- 50 percent impervious with unmaintained on-site storage

The analysis compared flood stages between the existing conditions model and the four scenarios. The results showed that:

1. Local-scale flooding will worsen under the scenarios with higher impervious surface.
2. Additional runoff stresses drainage infrastructure that have met or exceeded their capacities.
3. Systems at or exceeding capacity are prone to nuisance flooding.
4. Surface flooding will occur more frequently and at greater depths as impervious increases.
5. Additional stress on the system will cause more flooding and more frequent maintenance.

On October 22, 2018 the Drainage Impact Analysis results and the City's impervious surface requirements were discussed at a City Commission meeting. At that meeting, staff was directed to amend various code provisions to help address the findings in the analysis. Specifically, staff was directed to eliminate reduction credits for pools, pervious pavers, pervious structures, and additions up to 400 sq. ft. when calculating onsite stormwater storage for new development. In addition, the provision allowing the Director of Public Works to administratively waive stormwater requirements would be replaced with a standard variance process and onsite stormwater plans would need to be created by a licensed engineer instead of a surveyor.

On November 26, 2018 the issue was discussed again at a City Commission meeting where staff was directed to reduce the allowed impervious surface in all residential zoning districts from 50% to 45%. Proposed ORDINANCE 90-19-238 reflects all of the changes requested by the City Commission on October 22 and November 26. Staff is recommending the addition of an exemption for the replacement of driveways and walkways before requiring on-site stormwater storage. The purpose if this would be to enable property owners to make significant improvements without triggering stormwater requirements. However, complete rebuilds or additions in excess of 150 sq. ft. would trigger full on-site stormwater requirements.

On January 15, 2019 the proposed amendments were considered by the Community Development Board and were recommended for denial to the City Commission.

On February 11, 2019 the City Commmission held a public hearing and approved the amendments with minor revisions.

RECOMMENDATION: To hold a public hearing and approve Ordinance No. 90-19-238 on the second reading.

ATTACHMENTS: Ordinance No. 90-19-238, Redline of existing code.

REVIEWED BY CITY MANAGER: _____