

IMPERVIOUS SURFACE/STORMWATER MANAGEMENT FACT SHEET

Updated Feb. 26, 2019

At its Feb. 25 meeting, the Atlantic Beach City Commission approved an ordinance (No. 90-19-238) that contains significant changes relating to maximum impervious lot coverage and stormwater and drainage management.

Two changes were made on Feb. 25 – before the Commission’s final approval – that addressed the concerns of many of the proposed ordinance’s opponents.

Here is a summary of the ordinance’s impact on property owners in Atlantic Beach. This is an amended version of what the City previously published – taking into consideration the changes made on Feb. 25:

- The impervious area limit in all conventional residential zoning districts is reduced from 50 percent to 45 percent.
- The 50-percent impervious area allowance for surfaces using pervious concrete or other similar open grid paving systems has been removed.
- Swimming pools are considered to be 50-percent impervious (this was a change from the ordinance as originally proposed).
- The provision for the Director of Public Works to waive up to 5 percent of the impervious area limit has been removed. However, the prohibition of applying for a variance for impervious area coverage has not been removed.
- Onsite stormwater storage is required for all development or redevelopment projects and any modification to an existing structure that increases the impervious area by more than 250 square feet (the original proposal was 150 sf; the previous rule was 400 sf)
- Modification or replacement of driveways and sidewalks does not require onsite stormwater storage if the footprint remains unchanged.
- Pre- and post-construction signed and sealed topography and grading map are required.
- Projects requiring onsite stormwater improvements require that a restrictive covenant be recorded in the public records of Duval County.
- Upon receipt of complaints regarding localized flooding, the City is authorized to conduct inspections of onsite stormwater improvements with reasonable notice and at reasonable times.

The ordinance is immediately effective.

This fact sheet, the proposed ordinance and additional information are published at www.coab.us/projects. Also, Planning and Community Development Director Shane Corbin is available to answer questions and provide additional information. He can be reached at 247-5817 or scorbin@coab.us.