



PROPOSED LAND DEVELOPMENT CODE AMENDMENT

PROPOSED AMENDMENT

INTRODUCED BY:	Planning and Economic Opportunity Department
REQUESTED ACTION:	AMEND ARTICLE 9A OF THE LAND DEVELOPMENT CODE, RESIDENTIAL, SINGLE-FAMILY – AMERICAN BEACH, RS-2AB, TO CLARIFY INTENT, ADD MAXIMUM LOT WIDTH REQUIREMENT, REVISE BEACH SIDE FRONT AND SIDE YARDS, CORRECT A SCRIVENOR’S ERROR IN A STATUTORY REFERENCE, REDUCE MAXIMUM LOT COVERAGE REQUIREMENT, ESTABLISH MAXIMUM GARAGE DOOR HEIGHT, CLARIFY PARKING REQUIREMENTS, AND DELETE DUPLICATIVE LOT COVERAGE REQUIREMENTS; AMEND ARTICLE 12A OF THE LAND DEVELOPMENT CODE, RESIDENTIAL, GENERAL 1 - AMERICAN BEACH, RG-1AB, TO CLARIFY INTENT, CLARIFY PERMITTED USES AND STRUCTURES ON GREGG STREET, ADD MAXIMUM LOT WIDTH REQUIREMENT, ADD FRONT YARD REQUIREMENTS FOR GREGG STREET PROPERTIES, REDUCE MAXIMUM LOT COVERAGE REQUIREMENT, ESTABLISH MAXIMUM GARAGE DOOR HEIGHT, DELETE DENSITY REQUIREMENTS, CLARIFY PARKING REQUIREMENTS, AND DELETE DUPLICATIVE LOT COVERAGE REQUIREMENTS

*** All required application materials have been received. All fees have been paid. All required notices have been made. All copies of required materials are part of the official record and have been made available on the County’s website and at the Planning + Economic Opportunity Department Office. ***

SUMMARY OF REQUEST AND BACKGROUND INFORMATION

Residents and landowners of American Beach have expressed their concerns to Staff regarding the construction of new homes within the community and the need to ensure that those homes are compatible with the historic character of the neighborhood. Specifically of concern is the ability to combine lots to build homes that are significantly larger and more obtrusive to the area. Subsequent to a community meeting held in October 2020, Staff met regularly with the American Beach Task Force to discuss changes to the LDC to help mitigate those concerns.

This ordinance would amend Article 9A, Residential, Single-Family - American Beach: RS-2AB, and Article 12A, Residential, General 1 - American Beach: RG-1AB to:

- 1) establish maximum lot width of 110 feet;
- 2) reduce lot coverages from 45% to 40%;
- 3) increase front yard (setback) for beach side properties in RS2-AB from five (5) feet to fifteen (15) feet;
- 4) increase northern property line side yard (setback) for beach side properties from two (2) feet to eight (8) feet;
- 5) decrease southern property line side yard (setback) for beach side properties from fifteen (15) feet to eight (8) feet; and



- 6) establish maximum garage door height of eight (8) feet.

The proposed changes are a short-term solution to help protect the unique character of the American Beach community and will supplement the efforts contemplated in the American Beach Cultural Heritage Visitor Experience Enhancement Initiative recently approved by the Board of County Commissioners. The changes have been reviewed by members of the American Beach Task Force, American Beach Property Owners Association, and Friends of American Beach and have been generally supported. The changes were also presented at a community meeting on February 27, 2021, at Burney Park. No objections to the changes were received.

CONSISTENCY WITH COMPREHENSIVE PLAN

Applicable Plan Reference	Determination of Consistency
FL.05.02	✓
FL.10.05	✓
FL.11.01	✓

Policy FL.05.02

The County shall provide incentives in the Land Development Code to preserve the nature of historic areas.

Policy FL.10.05

The County shall review existing regulations in the Land Development Code and revise as necessary in order to implement the Future Land Use Plan.

CONCLUSION

Staff finds the requested action to be consistent with the Nassau County Comprehensive Plan and Land Development Code and recommends APPROVAL of the ordinance.