



**AGENDA
PLANNING ADVISORY BOARD
REGULAR MEETING
AUGUST 8, 2018
5:00 PM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034**

- 1. CALL TO ORDER / ROLL CALL / DETERMINATION OF QUORUM**
- 2. APPROVAL OF MEETING MINUTES**
 - 2.1 REVIEW AND APPROVAL OF JUNE 13, 2018 MEETING MINUTES.**
- 3. OLD BUSINESS**
 - 3.1 PAB 2017-14: FUTURE LAND USE MAP AMENDMENT AND ZONING CHANGE - S. 5TH STREET-** ORDINANCE 2018-08 CHANGING THE CITY'S FUTURE LAND USE MAP FROM INDUSTRIAL (IND) AND MEDIUM DENSITY RESIDENTIAL (MDR) TO ASSIGN A FUTURE LAND USE MAP CATEGORY OF MIXED USE (MU) FOR PROPERTY TOTALING APPROXIMATELY 0.23 ACRES OF LAND LOCATED ON S. 5TH STREET; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. *Synopsis: Assigns a Future Land Use Map Category of Mixed Use (MU) to approximately 0.23 acres located on S. 5th Street.*
- 4. NEW BUSINESS**
 - 4.1 PAB 2018-16: VOLUNTARY ANNEXATION, LARGE SCALE FUTURE LAND USE MAP ASSIGNMENT, AND LARGE SCALE ZONING MAP CHANGE - CRANE ISLAND:** REQUESTING THE ANNEXATION OF APPROXIMATELY 189.27 ACRES OF LAND LOCATED ON THE INTERCOASTAL WATERWAY CONTIGUOUS TO THE CITY LIMITS; ASSIGNING A FUTURE LAND USE MAP CATEGORY OF LOW DENSITY RESIDENTIAL AND ZONING DISTRICT OF R-1 WITH PUD OVERLAY AS CONSISTENT WITH NASSAU COUNTY ORDINANCES 2006-80 AND 2013-16.
 - 4.2 2018-17: FINAL PLAT APPROVAL - LAKESIDE RESERVE -** RESOLUTION 2018-__ APPROVING FINAL, PAB CASE 2018-17 TITLED "LAKESIDE RESERVE"; AND PROVIDING FOR AN EFFECTIVE DATE. *Synopsis: Accepts and approves the plat titled "Lakeside Reserve" as a final.*
 - 4.3 2018-18: VOLUNTARY ANNEXATION, FUTURE LAND USE MAP AND ZONING MAP ASSIGNMENT-** ORDINANCE 2018-__ APPROVING VOLUNTARY ANNEXATION OF 0.61 ACRES OF LAND, PAB CASE 2018-18 VOLUNTARY ANNEXATION, ASSIGNMENT OF GENERAL COMMERCIAL FUTURE LAND USE CATEGORY, AND C-2 ZONING DISTRICT; AND PROVIDING FOR AN EFFECTIVE DATE. *Synopsis: Annexation request for 0.61 acres of land located at the entry of the Aspire at Amelia Assisted Living Facility.*

- 4.4 **PAB 2018-19: LAND DEVELOPMENT CODE (LDC) AMENDMENT - ACCESSORY DWELLING UNITS FOR RENT** - ORDINANCE 2018-__ AMENDING THE LAND DEVELOPMENT CODE (LDC) SECTION 1.07.00 ACRONYMS AND DEFINITIONS, SECTION 2.03.03 ACCESSORY USES, SECTION 5.01.03 ACCESSORY STRUCTURES, AND 5.01.04 ACCESSORY DWELLING UNITS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. *Synopsis: Amends the Land Development Code specific to address requirements for accessory dwelling units.*
- 4.5 **PAB 2018-03: LAND DEVELOPMENT CODE (LDC) AMENDMENT - MINOR AMENDMENTS** - ORDINANCE 2018-__ AMENDING THE LAND DEVELOPMENT CODE (LDC) SECTION(S): 1.07.00 ACRONYMS AND DEFINITIONS; TABLE 2.03.02 PRINCIPAL LAND USES; TABLE 2.03.03 ACCESSORY USES; TABLE 4.02.01(J) DESIGN STANDARDS FOR LOTS – IMPERVIOUS SURFACE RATIO; 4.02.06 SPECIFIC STANDARDS FOR TOWNHOUSE DEVELOPMENT – LOT WIDTH; 4.03.03 8TH STREET SMALL AREA DESIGN STANDARDS – SIGNAGE; 5.03.00 SIGNS – MU-8; 5.02.06 MOVABLE MODULE STORAGE UNITS – PLACEMENT; 11.00.01 – OVERALL REVISIONS TO THE LDC; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. *Synopsis: Amends the Land Development Code specific to referenced sections.*
- 4.6 **PAB 2018-20: LAND DEVELOPMENT CODE (LDC) AMENDMENT - BUILDING HEIGHTS AND VARIANCES** - ORDINANCE 2018-__ AMENDING THE LAND DEVELOPMENT CODE (LDC) SECTION(S): 1.07.00 ACRONYMS AND DEFINITIONS, TABLE 4.02.01(J) DESIGN STANDARDS FOR LOTS - IMPERVIOUS SURFACE RATIO, 4.02.03 STANDARDS FOR BUILDINGS AND BUILDING PLACEMENT - MECHANICAL EQUIPMENT AND CALCULATION OF HEIGHTS, AND 10.02.01 LIMITATIONS ON THE GRANTING OF A VARIANCE; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. *Synopsis: Amends the Land Development Code specific to referenced sections.*

5. BOARD BUSINESS

- 5.1 **PAB 2018-21: LAND DEVELOPMENT CODE (LDC) AMENDMENT - AMELIA RIVER WATERFRONT CRA DEVELOPMENT STANDARDS** - ORDINANCE 2018-__ AMENDING THE LAND DEVELOPMENT CODE (LDC) SECTION ____; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. *Synopsis: Amends the Land Development Code specific to _____. (This item will be presented to the PAB for consideration at its regular meeting in September.)*
- 5.2 **PAB 2018-22: LAND DEVELOPMENT CODE (LDC) AMENDMENT - CENTRAL BUSINESS DISTRICT DEVELOPMENT STANDARDS AND PERMISSIBLE USES** - ORDINANCE 2018-__ AMENDING THE LAND DEVELOPMENT CODE (LDC) SECTION ____; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. *Synopsis: Amends the Land Development Code specific to _____. ((This item will be presented to the PAB for consideration at its regular meeting in September.)*

6. STAFF REPORT

7. PUBLIC COMMENT

8. ADJOURNMENT

NEXT PAB REGULAR MEETING IS SCHEDULED FOR SEPTEMBER 12, 2018.

All members of the public are invited to be present and be heard. Persons with disabilities requiring accommodations in order to participate in this program or activity should contact the City Clerk at (904) 310-3115 or TTY/TDD 711 (for the hearing or speech impaired). All interested parties may appear at said meeting and be heard as to the advisability of any action, which may be considered with respect to such matter. For information regarding this matter, please contact the Planning Department (904) 310-3135.