



**AGENDA
PLANNING ADVISORY BOARD
SPECIAL MEETING
AUGUST 22, 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**
- 3. OLD BUSINESS**
- 4. NEW BUSINESS**
 - 4.1 PAB 2018-22: LAND DEVELOPMENT CODE (LDC) AMENDMENT - CENTRAL BUSINESS DISTRICT DEVELOPMENT STANDARDS AND PERMISSIBLE USES - ORDINANCE 2018-__ AMENDING THE LAND DEVELOPMENT CODE (LDC) SECTIONS 1.07.00 (DEFINITIONS); 2.01.03 (CENTRAL BUSINESS DISTRICT); 6.02.28 (SUPPLEMENTAL STANDARDS FOR MULTIFAMILY STRUCTURES); 7.01.04(PARKING REQUIREMENTS); 2.03.02 (TABLE OF LAND USES); PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.** *Synopsis: Amends the Land Development Code specific to sections as referenced. (This item was originally advertised on July 27, 2018. It was subsequently placed on the August 8, 2018 PAB Regular Meeting agenda for consideration on September 9, 2018. The PAB determined that a Special Meeting should be held in order to consider the amendments at a Special Meeting. The requested amendments are tentatively scheduled for City Commission consideration as an ordinance at 1st reading on September 18, 2018.)*
 - 4.2 PAB 2018-21: LAND DEVELOPMENT CODE (LDC) AMENDMENT - AMELIA RIVER WATERFRONT CRA DEVELOPMENT STANDARDS - ORDINANCE 2018-__ AMENDING THE LAND DEVELOPMENT CODE (LDC) SECTION 8.01.02 (CRA) AND 2.03.02 (TABLE OF LAND USES); PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.** *Synopsis: Amends the Land Development Code specific to sections referenced. (This item was originally advertised on July 27, 2018. It was subsequently placed on the August 8, 2018 PAB Regular Meeting agenda for consideration on September 9, 2018. The PAB determined that a Special Meeting should be held in order to consider the amendments at a Special Meeting. The requested amendments are tentatively scheduled for City Commission consideration as an ordinance at 1st reading on September 18, 2018.)*
- 5. BOARD BUSINESS**
 - 5.1 DETERMINE FUTURE SPECIAL MEETING DATES**
Consideration of future special meeting dates for the board consideration of items directed by the City Commission for action.
- 6. STAFF REPORT**
- 7. PUBLIC COMMENT**

8. ADJOURNMENT

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.

APPLICATION FOR LAND DEVELOPMENT CODE TEXT AMENDMENTS

APPLICATION & SURROUNDING AREA INFORMATION:

OWNER/APPLICANT:	City of Fernandina Beach
AGENT:	Self
REQUESTED ACTION:	Land Development Code Text Amendments: • 1.07.00 Acronyms and Definitions • 2.01.03 Central Business District (C-3) • 6.02.28 Supplemental Standards for Triplex and Multi-family Structures • 7.01.04 Parking and Parking Lot Standards • 2.03.02 Table of Land Uses

*** 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 City's website, the City Clerk's Office and at the Community Development Department Office. ***

SUMMARY OF REQUEST:

TRIPLEX AND MULTI-FAMILY SUPPLEMENTAL STANDARDS FOR CENTRAL BUSINESS DISTRICT (C-3)

Section 1.07.00 Acronyms and Definitions

Adding: **Adaptive reuse** - means the renovation and reuse of pre-existing structures for new purposes.

Adding: **Downtown Urban Core** – means properties bound by Franklin Street to the north, Gum Street to the south, S. 14th Street to the east, and Front Street to the west.

Striking: **Housekeeping unit** means a non-transient (monthly or longer) living arrangement within a dwelling unit in which a common kitchen facility, laundry facility, living and dining rooms and other general living areas of the dwelling, and the duties, rights and obligations associated with the performance of domestic tasks and management of household affairs, are shared by the residents by virtue of legal relationship or mutual agreement. Residents may be comprised of

- an individual;
- two (2) or more persons related by blood, adoption, or marriage, together with any number of offspring, foster, step or adopted children;
- a group of not more than four (4) individuals, including live-in servants, not related by blood or marriage, or
- groups licensed by the State of Florida as Group Homes, as defined and regulated by Objective 3.05 of the City of Fernandina Beach Comprehensive Plan.

Amending: **Dwelling unit** means a single housing unit providing complete, independent living facilities for one (1) housekeeping unit, including permanent provisions for living, sleeping, eating, cooking, and sanitation. This definition includes

site-built **homes structures** and modular **homes structures** manufactured under the Florida Manufactured Building Act (553.35, F.S.) and certified by the State **of Florida Department of Community Affairs** as complying with the structural requirements of the **Standard Florida Building Code**. **Residents of a dwelling unit may be comprised of:**

- **an individual;**
- **two (2) or more persons related by blood, adoption, or marriage, together with any number of offspring, foster, step or adopted children;**
- **a group of not more than four (4) individuals, not related by blood or marriage, or**
- **groups licensed by the State of Florida as Group Homes, as defined and regulated by Objective 3.05 of the City of Fernandina Beach Comprehensive Plan.**

Types of permissible dwelling units include:

- **Multi-family** means a building designed for or occupied exclusively by **three (3) four (4)** or more **housekeeping dwelling** units, living independently of each other.
- **Single-family** means a building designed for or occupied exclusively by one (1) **housekeeping dwelling** unit.
- **Townhouse** means a single-family dwelling unit which is constructed in a series or group of attached units with property lines separating such units.
- **Triplex** means a building, on a single lot or parcel, designed for, or occupied exclusively by three (3) **housekeeping dwelling** units, living independently of each other.
- **Two-family or duplex** means a building, on a single lot or parcel, designed for, or occupied exclusively by two (2) **housekeeping dwelling** units, living independently of each other.

Adding: **Mixed Use means the development of a parcel or structure with two or more different land uses, such as a combination of residential, office, manufacturing, retail, and public, or entertainment in a single physically integrated structure or group of structures.**
(Reference adopted Comprehensive Plan definition)

Rationale: To add definitions for clarification of terms provided in LDC Sections 2.01.13 and new section 6.02.28.

AMENDING: Section 2.01.13 Central Business District (C-3)

The C-3 District is intended for the development of land uses within the central business district and the Industrial Waterfront (I-W) zoning district as the City's center for residential, financial, commercial, governmental, professional, and cultural activities. The Central Business District category is designed to accommodate as permissible uses single-family or duplex residential uses dwelling units and uses permissible subject to supplemental standards triplex and multi-family dwelling units. These uses may be either freestanding or in mixed residential and business use structures; offices; commercial retail; personal services establishments; restaurants; transient accommodations; commercial parking facilities; civic uses; and cultural uses.

Rationale: To clarify language for the C-3 zoning district to reflect required supplemental standards for triplex and multi-family dwelling units.

ADDING: Section 6.02.28 Triplex and Multi-family Uses in the Central Business District (C-3) (Renumbering following sections)

6.02.28 Triplex and Multi-family Residential Uses in the Central Business District (C-3)

- A. Triplex and Multi-Family Dwellings are allowable in the C-3 zoning district subject to the standards of the C-3 zoning district and additional standards defined herein.
- B. Triplex and Multi-Family Dwellings located within the Historic District or the CRA shall comply with the standards of those District Overlays.
- C. Off-street parking shall be provided as follows and located to the side or rear of the principal structure(s):
 - 1. Two (2) spaces per dwelling unit over 1,250 sq. ft.
 - 2. One and one half (1.5) spaces for dwelling units 1001 -1250 sq. ft.
 - 3. One (1) space per dwelling unit 1,000 sq. ft. or under.
- D. Off Street Parking Required: Off-street parking requirements may be achieved through parking flexibility standards as consistent with LDC Section 7.01.04(B) and subject to the following additional standards:
 - 1. For adaptive reuse to Triplex or Multi-family dwellings of noncontributing historic structures, and new construction of Triplex or Multi-family dwellings, at least 50% of the off-street parking required must be met on-site. The balance of the off-street parking may be met in ~~fully dedicated~~, off-site parking areas.
 - 2. The off-site parking area must be located within 4,000 feet walking distance of the structures' nearest dwelling entrance. A pedestrian connection providing a safe, well lighted walking environment shall be required.
 - 3. No more than two (2) off-site non-illuminated signs shall be allowed in order to designate or direct use of off-site parking spaces. Signs are exempt from permitting requirements and are limited to four (4) square feet and no taller than eight (8) feet.
 - 4. Off-site parking must be located on property under the same ownership as the principal property [or the association of common owners], or if not under the same ownership, the off-site property for parking must be encumbered by an agreement to which the City must be a party, supplying the off-site parking for so long as it is satisfying the parking requirement of the principal use. The agreement must require the signature of the City Manager, and it may not be terminated or amended except in writing, meeting these same requirements, to which the City must be a party and the City Manager must be a signatory. Any agreement must be in a form acceptable to the City Attorney and recorded with the Nassau County Clerk of Courts. A copy of the recorded agreement shall be submitted to the City Attorney and City Manager within ten (10) days of its recording.
 - 5. Parking lots shall be designed as consistent with LDC Sections 7.01.04, Section 4.05.07, and oriented to avoid glare from vehicle lights onto property that is used for single family or duplex residential uses.
 - 6. Where possible, parking lots shall be designed to utilize existing curb cuts.
- E. Fee In Lieu: Adaptive reuse of a contributing historic structure into triplex or multi-family dwellings in the Central Business District, exclusive of the Amelia River Waterfront Community Redevelopment Area, may satisfy the requirements of off-street parking in the manner established in subsection Alternatively, it may satisfy

the requirement in whole or in part by paying a fee in lieu of providing the required parking.

1. The fee shall be set annually by the City commission and shall be based on the average cost of acquiring land for and constructing a parking space in a parking structure in the City plus the present value of the cost of maintaining the space for so long as it is satisfying the parking requirement of the principal use. The fee shall be a one-time payment, to be placed in a trust fund for downtown parking improvements which serve the Central Business District, not in the Amelia River Waterfront CRA.
- E. Exterior lighting: All exterior lighting on the development site shall be directed and shielded to avoid direct illumination of a lot zoned or used for residential purposes.
- F. Street Lights: Street and common area lighting meeting City standards and provided at the developer's or property owner's expense. Decorative lighting is preferred. Lighting required for safety shall be located to avoid obstruction between the light fixtures and the area to be illuminated. All street lights installed shall be in accordance with the Illuminating Engineer Society of North America recommended values based on the pavement classification.
- G. Dumpsters or other Sanitary Facilities: All triplex and multi-family residential development must provide sanitary facilities that are either fully incorporated inside the multi-family structure or, if located outside, screened from the public rights-of-way and adjacent residentially used or zoned properties as consistent with LDC Section 5.01.07 requirements.
- H. Buffers: Triplex and multi-family development shall comply with buffer requirements set forth in LDC Section 4.05.12.
- I. Accessory Uses: Accessory uses are permissible in compliance with LDC Section 2.03.03 and subject to development standards in LDC Section 5.01.00.
- J. Signage: All permanent signage must comply with standards set forth in LDC Section 5.03.00 for the C-3 zoning district and may be further regulated by design requirements set by the historic district overlay LDC Section 8.01.03.
- K. Architectural Articulation for New Construction: A building's exterior walls shall be articulated using material, architectural elements, arrangement of openings, design of horizontal and vertical planes, and changes in height to provide substantial massing variations. Long, monotonous roof planes and uninterrupted expanses of blank wall are not allowed along street frontages. Articulated roof forms and wall opening shall be used to add visual interest and contribute to a pedestrian scale.
1. Where solid walls are required by building code, the wall shall be articulated and divided into distinct modules, through the use of projections and recesses (i.e. setbacks, reveals, belt courses, awnings, arcades, porches, etc.) within the building envelope or projecting from upper floors.
 2. Commercial buildings and buildings with ground floor commercial uses shall have a ceiling height minimum of twelve (12) feet for the ground floor.
- L. Entryways. Doorways, windows, storefronts, and other openings in the facades of buildings shall be placed and proportioned to reflect pedestrian scale and movement and to encourage visual interest at the street level. The use of functional and decorative elements, including weather protection features (i.e. colonnades, arcades, canopies, etc.), signage, and architectural detailing, shall be used to create human scale on a buildings principal façade. Elements shall be integral to the architecture of the building, designed so as not to appear to be "tacked on" to the building façade.

Rationale: To provide for supplemental standards for triplex and multi-family development as directed by Comprehensive Plan policy 1.07.10(c) for the Central Business District.

AMENDING: 7.01.04 Parking Standards and Parking Lot Design

A. Parking space requirements

1. Minimum off-street vehicular parking spaces shall be provided at the time of the construction of the principal building or at the time of the conversion of a building having a previously existing use to a more intensive use of the same property.
2. The minimum number of parking spaces shall conform to the standards in Table 7.01.04(A).
3. Due to the nature and character of the central business district **(C-3) and industrial waterfront (I-W) zoning districts**, the provision of off-street parking will not be required, except for **triplex and multi-family dwelling units**, lodging accommodations and bed and breakfast inns. **For Triplex and Multi-family dwellings, off-street parking shall meet the Supplemental Standards in Section 6.02.28. Single Family and Duplex dwelling units shall meet the standards of the underlying zoning districts.** For lodging accommodations and bed and breakfast inns the off-street parking requirements shall be satisfied within 1,000 feet of the property involved and as otherwise required under this chapter **and any applicable Supplemental Standards.**

Table 7.01.04(A). Parking Space Requirements

Type of Use or Activity	Minimum Number of Spaces
Duplex dwellings	2 per unit²
Multi-family dwellings	2 spaces per dwelling unit ³
Single-family dwellings	2 per unit ²
Triplex dwellings	2 per unit ³

¹If a marina features a boat-launching ramp; at least fifty percent (50%) of the required parking spaces shall be designed to accommodate both a vehicle and boat trailer.

² ~~Single-family~~ **Dwelling units** within the CRA must provide two (2) spaces per dwelling unit on-site but are permitted the following exceptions: all units 1000 sq. ft or under are only required to provide one (1) space per dwelling unit on-site and all units 1,001- 1,250 sq. ft. are only required to provide one and one-half (1.5) spaces per dwelling unit on-site. Non-residential uses shall provide for parking per LDC section 4.03.03.

³ **Triplex and Multi-family dwelling units located in the Central Business District/ C-3 zoning and not within the CRA are required to provide parking as consistent with the supplemental standards directed in LDC Section 6.02.28.**

Rationale: To provide direction for triplex and multifamily parking standards in the C-3 zoning district as consistent with the newly developed supplemental standards contained in LDC Section 6.02.28. To provide an exemption for parking requirements to accommodate redevelopment of industrial waterfront properties whereby the City will absorb parking needs for new uses and adaptive reuse of existing structures.

Table 2.03.02. Table of Land Uses

ZONING DISTRICTS																					
— – Prohibited (Empty) P – Permissible S – Permissible Subject to Supplemental Standards	R-E	R1-G	R-1	RLM	R-2	R-3	OT-1	OT-2	MU-1	MU-8	C-1	C-2	C-3	I-1	I-2	I-A	I-W	W-1	PI-1	CON	REC
PRINCIPAL LAND USES:																					
Residential Uses:																					
Single-Family; including Townhouse (LDC 4.02.06)	P	P	P	P	P	P	P	P	P	P			P					P Note 2			
Two- and Three-Family Duplex Dwellings					P	P			P	P			P								
Triplex Dwellings					P	P			P	P			S								
Four- or More Multi-Family						P				S			S								
Group Residential (see Note 3)						S			S	S			S								

Rationale: To clarify language for the C-3 zoning district to reflect required supplemental standards for triplex and multi-family dwelling unit as contained in LDC section 6.02.28 and for consistency with definitions provided in LDC Section 1.00.07.

Amending: Section 1.07.00 Acronyms and Definitions

Adding: **Adaptive reuse** - means the renovation and reuse of pre-existing structures for new purposes.

Rationale: To add a definition for clarification of terms provided in LDC Sections 2.01.13 and new section 6.02.28.

AMENDING: Section 2.01.13 Central Business District (C-3)

The C-3 District is intended for the development of land uses within the central business district as the City's center for residential, financial, commercial, governmental, professional, and cultural activities. The Central Business District category is designed to accommodate as permissible uses single-family or duplex residential uses dwelling units, and as special units triplex and multi-family dwelling units. These uses may be either freestanding or in mixed residential and business use structures; offices; commercial retail; personal services establishments; restaurants; transient accommodations; commercial parking facilities; civic uses; and cultural uses.

Rationale: To clarify language for the C-3 zoning district to reflect required supplemental standards for triplex and multi-family dwelling units.

ADDING: Section 6.02.28 Triplex and Multi-family Uses in the Central Business District (C-3) (Renumbering following sections)

6.02.28 Triplex and Multi-family Residential Uses in the Central Business District (C-3)

- A. Triplex and Multi-Family Dwelling units are allowable in the C-3 zoning district subject to the standards of the C-3 zoning district and additional standards set forth in this section.
- B. Triplex and Multi-Family Dwellings located within the Historic District or the CRA shall comply with the standards of those District Overlays.
- C. Off-street parking shall be provided as follows and located to the side, rear, or center of the principal structure(s):
 - 1. Two (2) spaces per dwelling unit over 1,250 sq. ft.
 - 2. One and one half (1.5) spaces for dwelling units 1001 -1250 sq. ft.
 - 3. One (1) space per dwelling unit 1,000 sq. ft. or under.
- D. For adaptive reuse to Triplex or Multi-family dwellings of noncontributing historic structures, and new construction of Triplex or Multi-family dwellings, at least 50% of the off-street parking required must be met on-site. The balance of the off-street parking may be met in fully dedicated off-site parking areas.
 - 1. The off-site parking area must be located within 4,000 feet walking distance of the structures' nearest dwelling entrance. A pedestrian connection providing a safe, well lighted walking environment shall be required.

2. No more than two (2) off-site non-illuminated signs shall be allowed in order to designate or direct use of off-site parking spaces. Signs are exempt from permitting requirements and are limited to four (4) square feet and no taller than eight (8) feet.
3. Off-site parking must be located on property under the same ownership as the principal property [or the association of common owners], or if not under the same ownership, the off-site property for parking must be encumbered by an agreement to which the City must be a party, supplying the off-site parking for so long as it is satisfying the parking requirement of the principal use. The agreement must require the signature of the City Manager, and it may not be terminated or amended except in writing, meeting these same requirements, to which the City must be a party and the City Manager must be a signatory. Any agreement must be in a form acceptable to the City Attorney and recorded with the Nassau County Clerk of Courts. A copy of the recorded agreement shall be submitted to the City Attorney and City Manager within ten (10) days of its recording.
4. Off –site parking lots shall meet the design requirements of the LDC Sections applicable to the underlying zoning district unless they conflict with the special standards of this section. The Parking Flexibility standards of LCD 7.01.04 B do not apply. Parking lots shall be oriented to avoid glare from vehicle lights onto property that is used for single family or duplex residential uses.
5. Where possible, parking lots shall be designed to utilize existing curb cuts.
1. Fee In Lieu: Adaptive reuse of a contributing historic structure into triplex or multi-family dwellings in the Central Business District, exclusive of the Amelia River Waterfront Community Redevelopment Area, may satisfy the requirements of off-street parking in the manner established in subsection D. Alternatively, it may satisfy the requirement in whole or in part by paying a fee in lieu of providing the required parking. The fee shall be set annually by the City commission and shall be based on the average cost of acquiring land for and constructing a parking space in a parking structure in the City plus the present value of the cost of maintaining the space for so long as it is satisfying the parking requirement of the principal use. The fee shall be a one-time payment, to be placed in a trust fund for downtown parking improvements which serve the Central Business District, not in the Amelia River Waterfront CRA.

Rationale: To provide for supplemental standards for triplex and multi-family development as directed by Comprehensive Plan policy 1.07.10(c) for the Central Business District.

AMENDING: 7.01.04 Parking Standards and Parking Lot Design

A. Parking space requirements

1. Minimum off-street vehicular parking spaces shall be provided at the time of the construction of the principal building or at the time of the conversion of a building having a previously existing use to a more intensive use of the same property.
2. The minimum number of parking spaces shall conform to the standards in Table 7.01.04(A).

3. Due to the nature and character of the central business district (C-3), the provision of off-street parking will not be required, except for triplex and multi-family dwelling units, lodging accommodations and bed and breakfast inns. For Triplex and Multi-family dwellings, off-street parking shall meet the Supplemental Standards in Section 6.02.28. Single Family and Duplex dwelling units shall meet the standards of the underlying zoning districts. For lodging accommodations and bed and breakfast inns the off-street parking requirements shall be satisfied within 1,000 feet of the property involved and as otherwise required under this chapter and any applicable Supplemental Standards.

Rationale: To provide for supplemental standards for triplex and multi-family development as directed by Comprehensive Plan policy 1.07.10(c) for the Central Business District.

Table 7.01.04(A). Parking Space Requirements

Type of Use or Activity	Minimum Number of Spaces
Duplex dwellings	2 per unit ²
Multi-family dwellings	2 spaces per dwelling unit ³
Single-family dwellings	2 per unit ²
Triplex dwellings	2 per unit ³

¹If a marina features a boat-launching ramp; at least fifty percent (50%) of the required parking spaces shall be designed to accommodate both a vehicle and boat trailer.

²Single-family Dwelling units within the CRA must provide two (2) spaces per dwelling unit on-site but are permitted the following exceptions: all units 1000 sq. ft or under are only required to provide one (1) space per dwelling unit on-site and all units 1,001- 1,250 sq. ft. are only required to provide one and one-half (1.5) spaces per dwelling unit on-site. Non-residential uses shall provide for parking per LDC section 4.03.03.

³Triplex and Multi-family dwelling units located in the Central Business District/ C-3 zoning and not within the CRA are required to provide parking as consistent with the supplemental standards directed in LDC Section 6.02.28.

Rationale: To provide direction for triplex and multifamily parking standards in the C-3 zoning district as consistent with the newly developed supplemental standards contained in LDC Section 6.02.28.

Amending Table 2.03.02. Table of Land Uses

ZONING DISTRICTS																					
— – Prohibited (Empty) P – Permissible S – Permissible Subject to Supplemental Standards	R-E	R1-G	R-1	RLM	R-2	R-3	OT-1	OT-2	MU-1	MU-8	C-1	C-2	C-3	I-1	I-2	I-A	I-W	W-1	PI-1	CON	REC
PRINCIPAL LAND USES:																					
Residential Uses:																					
Single-Family	P	P	P	P	P	P	P	P	P	P			P					P Note 2			
Two- and Three-Family Duplex Dwellings					P	P			P	P			P								
Triplex Dwellings					P	P			P	P			S								
Four- or More Multi-Family						P				S			P								
Group Residential (see Note 3)						S			S	S			S								

Rationale: To clarify language for the C-3 zoning district to reflect required supplemental standards for triplex and multi-family dwelling unit as contained in LDC section 6.02.28 and for consistency with definitions provided in LDC Section 1.00.07.

APPLICATION FOR LAND DEVELOPMENT CODE TEXT AMENDMENTS

APPLICATION & SURROUNDING AREA INFORMATION:

OWNER/APPLICANT:	City of Fernandina Beach
AGENT:	Self
REQUESTED ACTION:	Land Development Code Text Amendments: • 8.01.02 Amelia River Waterfront CRA • 2.03.02 Table of Land Uses (I-W Zoning District)

*** 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 City's website, the City Clerk's Office and at the Community Development Department Office. ***

SUMMARY OF REQUEST:

INDUSTRIAL WATERFRONT AMENDMENTS TO SUPPORT REDEVELOPMENT WITHIN THE CRA WATERFRONT PROPERTIES

AMENDING Section 8.01.02 (D) Amelia River Waterfront CRA

D. Properties located within the CRA abutting the Amelia River Waterfront are subject to the following standards:

1. All new construction that is a water dependent, **water enhanced** or water related use is exempt from Section 3.01.03(J) and Section 3.03.03(B) 1.
2. Building height shall be measured from the Base Flood Elevation (BFE) to the top of the roof, rather than from the finished grade, as established in 4.02.03(C). The maximum height of all structures shall not exceed **thirty (30) forty (40)** feet in height above the BFE. Permissible roof forms shall be in compliance with the adopted CRA Design Guidelines.
3. Properties that have obtained the Waterfront Mixed Use Future Land Use designation are eligible for land uses in addition to those permitted in the Waterfront Industrial zoning and are specified in Tables 2.03.02 and 2.03.03. Floor area ratio shall not exceed 0.75. The floor area ratio shall be calculated based on the developable land area and shall include portions of the site which remain submerged. Residential units are permitted if the property has a FLUM category of WMU and the units are located above a non-residential use. Stand-alone residential units are prohibited.

Table 2.03.02. Table of Land Uses

ZONING DISTRICTS																					
_ – Prohibited (Empty) P – Permissible S – Permissible Subject to Supplemental Standards	R-E	R1-G	R-1	RLM	R-2	R-3	OT-1	OT-2	MU-1	MU-8	C-1	C-2	C-3	I-1	I-2	I-A	I-W	W-1	PI-1	CON	REC
PRINCIPAL LAND USES:																					
Automotive Rental Agencies										P		P		P	P		<u>P</u>	P			
Gasoline Station, with or without a Convenience Store										S	P	P		P	P	P	<u>P</u>				
Government and Civic Buildings, including Library and Museum									P	P			P	P		P	<u>P</u>		P		
Liquor Store, Lounge, and Bar (without drive-through window) *Note 5									S	P	S	P	S	P	P		<u>P</u>	P			
Recreation, Indoor Facilities, such as Billiard Parlors, Bowling Alleys, Game Rooms, and Skating Rinks										S		S	S	S	S		<u>S</u>		S		S
Retail Stores								P	P	P	P	P	P	P	P	P	<u>P</u>	P			
Specialty Food Stores, such as Bakeries or Ethnic Grocers								P	P	P	P	P	P	P	P		<u>P</u>	P			
Specialty and Gift Shops such as Art, Antique, or Jewelry Shops, Books, or Stationers								P	P	P	P	P	P	P	P		<u>P</u>	P			
Theaters, Movie or Performing Arts									P	P		P	P	P	P		<u>P</u>	P			

Rationale: Amend the table of land uses to enable a range of allowable principal uses appropriate for the I-W zoning district.

PLANNING ADVISORY BOARD AGENDA ITEM
City of Fernandina Beach



SUBJECT:

ITEM TYPE: LDC Text Amendment

REQUESTED ACTION:

SYNOPSIS:

CITY ATTORNEY COMMENTS:

Kelly N. Gibson, AICP

Date: August 15, 2018

Submitted By: Kelly Gibson, AICP, Planning Manager
