



**AGENDA
PLANNING ADVISORY BOARD
REGULAR MEETING
OCTOBER 10, 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 AUGUST 8, 2018 REGULAR MEETING
- 3. OLD BUSINESS**
- 4. NEW BUSINESS**
 - 4.1 PAB 2018-25: FUTURE LAND USE MAP AMENDMENT AND ZONING CHANGE - 233 S. 14TH STREET-** ORDINANCE 2018-__ CHANGING THE CITY'S FUTURE LAND USE MAP AND ZONING MAP FROM MEDIUM DENSITY RESIDENTIAL (MDR) /R-2 TO ASSIGN A FUTURE LAND USE MAP DESIGNATION AND ZONING CATEGORY OF MIXED USE (MU)/ MU-1 FOR PROPERTY TOTALING APPROXIMATELY 0.91 ACRES OF LAND LOCATED AT 233 S. 14TH STREET; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. *Synopsis: Requests assignment of a Future Land Use Map Category of Mixed Use (MU) and Zoning District of MU-1 to approximately 0.91 acres located at 233 S. 14th Street.*
 - 4.2 PAB 2018-20: LAND DEVELOPMENT CODE (LDC) AMENDMENT - BUILDING HEIGHTS AND VARIANCES -** ORDINANCE 2018-__ AMENDING THE LAND DEVELOPMENT CODE (LDC) SECTION(S): 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.*
 - 4.3 PAB 2018-24: LAND DEVELOPMENT CODE (LDC) AMENDMENT - INDUSTRIAL WATERFRONT AND WATERFRONT MIXED USE PARKING REQUIREMENTS -** ORDINANCE 2018-__ AMENDING THE LAND DEVELOPMENT CODE (LDC) SECTION 8.01.02(D)(4) AND 7.01.04 (A) PARKING SPACE REQUIREMENTS AND ALLOWANCE FOR FEE IN LIEU; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. *Synopsis: Amends the Land Development Code specific to remove non-residential parking requirements for properties within the CRA. This item was originally discussed on August 22, 2018 and placed on this agenda following published advertising on September 14, 2018.*
- 5. BOARD BUSINESS**

- 5.1 **CENTRAL BUSINESS DISTRICT (C-3) LDC Text Amendments:** Continued board discussion of "Browsing Areas" and 1st floor uses permissible by LDC Table 2.03.02. *This item is for discussion only.*

6. STAFF REPORT

7. PUBLIC COMMENT

8. ADJOURNMENT

NEXT PAB REGULAR MEETING IS SCHEDULED FOR NOVEMBER 14, 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.

PLANNING ADVISORY BOARD AGENDA ITEM
City of Fernandina Beach



SUBJECT:

ITEM TYPE: Comprehensive Plan Amendment

REQUESTED ACTION:

SYNOPSIS:

CITY ATTORNEY COMMENTS:

Kelly Gibson, AICP, Planning Manager 10/05/2018

Submitted By: Samantha Rogic, Staff Assistant Date: September 19, 2018



**MINUTES
PLANNING ADVISORY BOARD
REGULAR MEETING
AUGUST 8, 2018**

1. CALL TO ORDER – 5:01PM

ROLL CALL / DETERMINATION OF QUORUM

MEMBERS PRESENT:

Mark Bennett (Chair)
Frank Santry
Donna Lewis (Alt 1)
Greg Roland

David Beal (Vice-Chair)
Wayne Peterson
Jenny Schaffer (Alt 2)

OTHERS PRESENT

Tami Bach, City Attorney
Kelly Gibson, City Planner
Samantha Rogic, Recording Secretary

2. APPROVAL OF MINUTES

2.1 June 13, 2018 Regular Meeting

ACTION TAKEN: A motion was made by Member Roland, seconded by Member Beal, to approve the meeting minutes as written.

Motion passed by unanimous voice vote.

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.

Using a slideshow presentation, Mr. Chip Sasser, the applicant, provided information and details specific to the history and current conditions of the subject lots.

Mr. Matt Miller spoke in support of the requested action.

ACTION TAKEN: A motion was made by Member Roland, seconded by Member Beal, to recommend approval of PAB case number 2017-14 to the City Commission requesting a Future Land Use Map assignment of Medium Density Residential land use and R-2 zoning from Industrial land use and I-1 zoning, as described and that PAB case 2017-14 as presented, is sufficiently compliant with applicable Florida Statutes, Comprehensive Plan and Land Development Code to be approved at this time.

Vote upon passage of the motion was taken by ayes and nays as follows:

Member Beal:	Aye
Member Roland:	Aye
Member Santry:	Nay
Member Peterson:	Nay
Chair Bennett:	Aye

Motion passed.

4. NEW BUSINESS

Member Roland made a motion, seconded by Member Santry, to postpone New Business items 4.4, 4.5, and 4.6 to the next regular PAB meeting, to allow for more time to review backup materials.

Vote upon passage of the motion was taken by ayes and nays, and being all ayes, carried.

- 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 INTERCOSTAL 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.

Ms. Emily Pierce, representative to the owners and contractors of Crane Island, gave information and details specific to the history of the project and the requested action.

Mr. Jack Healan and Mr. Jack Healan Jr., Developers of Crane Island, provided additional information and insight.

ACTION TAKEN: A motion was made by Member Roland, Seconded by Member Peterson, to recommend approval of PAB case number 2018-16 to the City Commission requesting that a Voluntary Annexation, Assignment of the Low Density Residential land use category, and R-1 zoning district with a PUD Overlay as amended to include a commitment by the owner to the conservation designation to the FLUM map in the zoning code, for property located on Crane Island, to be approved and that PAB case 2018-16, as amended, is sufficiently compliant with the Comprehensive Plan and Land Development Code to be approved at this time.

Vote upon passage of the motion was taken by ayes and nays, and being all ayes, carried.

- 4.2 **PAB 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 plat.*

Mr. Nick Gillette, representative to the applicant, offered information and details specific to the project, and was available to answer questions from the Board.

Ms. Lauree Hemke, resident of the neighboring subdivision of Barrington, expressed concerns regarding the cul-de-sac, retention pond, landscaping, tree preservation, drainage ditches, buffer and boundary, fencing, and the lack of notification to the residents of Barrington.

Mr. Michael Waskew, resident of the Barrington subdivision, spoke to the case of the cul-de-sac, and using a slide show of sketches, offered that there are no large trees prohibiting the relocation of the cul-de-sac, while maintaining a buffer.

Mr. David Fortney, expressed concern with the piping ditch and the proposed pipe size.

ACTION TAKEN: A motion was made by Member Roland, seconded by Member Peterson, to

recommend approval of PAB case number 2018-17 to the City Commission requesting that a Final Plat for Phase II of the Aspire at Amelia (Lakeside Reserve) be approved with the condition that the applicant present a landscape plan showing additional plantings and that PAB case 2018-17, as amended, is sufficiently compliant with the Comprehensive Plan and Land Development Code to be approved at this time.

Vote upon passage of the motion was taken by ayes and nays, and being all ayes, carried.

- 4.3 **PAB 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.*

Mr. Bruce Jasinsky, representative to the applicant, was present to answer questions from the Board.

Ms. Lauree Hemke expressed concern that residents of Barrington were not notified of this case item. Ms. Gibson explained that Barrington did not fall within the required 300ft radius from the subject property to prompt notification.

ACTION TAKEN: A motion was made by Member Roland, seconded by Member Santry, to recommend approval of PAB case number 2018-18 to the City Commission requesting that a Voluntary Annexation, Assignment of the General Commercial land use category, and C-2 zoning district for property located on the Amelia Island Parkway serving as entry to the Aspire at Amelia ALF to be approved and that PAB case 2018-18, as presented, is sufficiently compliant with the Comprehensive Plan and Land Development Code to be approved at this time.

Vote upon passage of the motion was taken by ayes and nays, and being all ayes, carried.

- 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.*

Item postponed to September 12, 2018 Regular Meeting.

- 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.*

Item postponed to September 12, 2018 Regular Meeting.

- 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**

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.

Item postponed to September 12, 2018 Regular Meeting.

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.)*

Board Members agreed to hold a special meeting on August 22 at 5:00PM to address amendments as well as issues concerning parking and multi-family triplex.

- 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

Ms. Gibson had no business to report.

7. PUBLIC COMMENT

No members of the public wished to speak at this time.

8. ADJOURNMENT – 7:08 PM

Samantha Rogic, Secretary

Mark Bennett, Chair

OFFICE USE ONLY

REC'D: 7/12/2018 BY: KGPAYMENT: \$ TYPE: APPLICATION #: CASE #: BOARD MEETING DATE: Aug. 8, 2018

PLANNING ADVISORY BOARD APPLICATION

☒ ZONING MAP AMENDMENT
 (≤ 10 acres \$850 / > 10 acres \$1,600)

☒ LAND USE MAP AMENDMENT
 (≤ 10 acres \$850 / > 10 acres \$1,600)

☐ LDC TEXT AMENDMENT (\$850)

☐ COMP PLAN AMENDMENT (\$850)

☐ SUBDIVISION PLAT – PRELIM (\$750)

☐ SUBDIVISION PLAT – FINAL (\$850)

☐ VACATION OF R.O.W. (\$850)

☐ VOLUNTARY ANNEXATION (\$1050)

APPLICANT INFORMATION

Owner Name: John E SasserMailing Address: 403 Tarpon Ave #308 Fernandina Beach, FLTelephone: 912-283-3518 Fax: Email: hrc7@bellsouth.netAgent Name: Mailing Address: Telephone: Fax: Email:

PROPERTY INFORMATION

Street Address: South 5th StreetParcel Identification Number(s): 00-00-31-1800-0287-0006Lot Number: 10 + 11 Block Number: 287 Subdivision: Section: Township: Range:

PROJECT INFORMATION

Total Number of Lots/Parcels: 2

Less than One (1) acre Sq. Footage: 10,000 One (1) Acre or Greater: _____

Existing Zoning Classification: I-1

Existing Future Land Use Classification: Industrial

Previous Planning/Zoning Approvals: _____

Description of Request:

- To build 2 residential single family homes in existing neighborhood
- Prevent industrial projects in residential neighborhood

SIGNATURE/NOTARY

The undersigned states the above information is true and correct as (s)he is informed and believes.

7/12/18
Date

[Signature]
Signature of Applicant

STATE OF FLORIDA }
COUNTY OF NASSAU }
ss

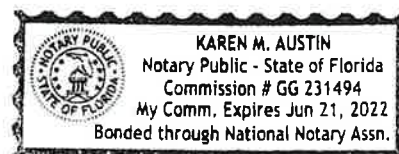
Subscribed and sworn to before me this 12 day of July, 2018

Karen M Austin
Notary Public: Signature

Karen M Austin
Printed Name

My Commission Expires _____

Personally Known ☒ OR Produced Identification _____ ID Produced: _____



NASSAU
A. Michael Hickox, CFA, Cert.Res.RD1941
Nassau County Property Appraiser
[Property Search](#)[Sales Search](#)[Nassau Home](#)

OWNER NAME	SASSER JOHN E	PARCEL NUMBER	00-00-31-1800-0287-0006
MAILING ADDRESS	403 TARPON AV #308	TAX DISTRICT	FERNANDINA BEACH (DISTRICT 2)
		MILLAGE	20.2467
		PROPERTY USAGE	VACANT INDUSTRIAL
	FERNANDINA BEACH, FL 32034	DEED ACRES	0
LOCATION ADDRESS	S 5TH ST	HOMESTEAD	N
	FERNANDINA BEACH 32034	PARCEL MAP RECORD	MAP THIS PARCEL
SHORT LEGAL	BLOCK 287 LOTS 10 & 11 IN OR 1972/591 CITY OF FDNA BEACH	TAX COLLECTOR SEARCH	NASSAU TAX COLLECTOR LINK
		PROPERTY RECORD CARD	LINK TO PROPERTY RECORD CARD (PDF)

2017 Preliminary Values

JUST VALUE OF LAND	\$55,000
LAND VALUE AGRICULTURAL	\$0
TOTAL BUILDING VALUE	\$0
TOTAL MISC VALUE	\$0
JUST OR CLASSIFIED TOTAL VALUE	\$55,000
ASSESSED VALUE	\$55,000
EXEMPT VALUE	\$0
TAXABLE VALUE	\$55,000

Land Information

LAND USE	LAND UNITS	LAND UNIT TYPE	SEC.TWN-RNG
VAC INDUST 004000	100	FF	23-3N-28

Building Information

There is no Building Information for this record.

Miscellaneous Information

There is no Miscellaneous Information for this record.

Sales Information

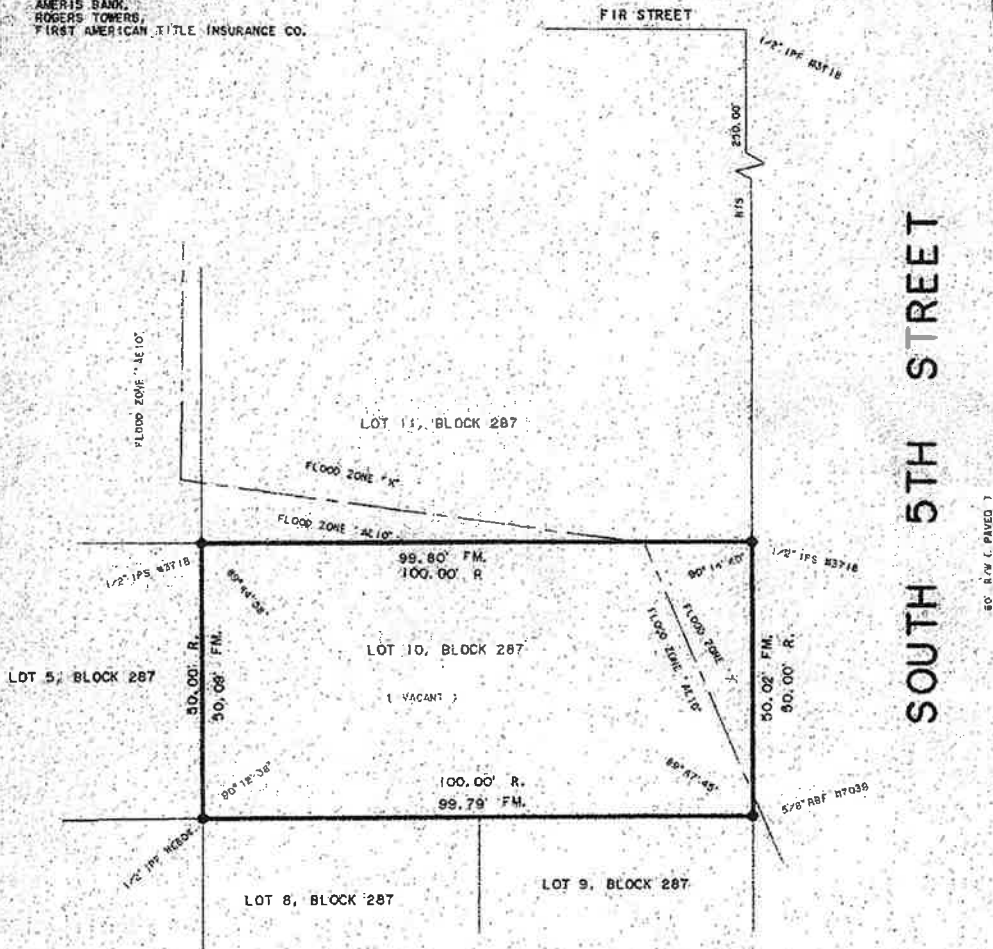
SALE DATE	BOOK / PAGE	SOLD / PAGE	PRICE	INSTRUMENT	QUALIFICATION	IMPROVED? (AT TIME OF SALE)	GRANTOR	GRANTEE
04/03/2015	1972/591	1972/591	60000	WD	Q	N	MILLER MATTHEW & JOELYN	SASSER JOHN E
03/25/2015	1971/902	1971/902	7100	SW	U	N	AMERIS BANK	MILLER MATTHEW & JOELYN
03/25/2015	1971/904	1971/904	7100	SW	U	N	AMERIS BANK	MILLER MATTHEW & JOELYN

OCT 3 PM 3:17

MAP SHOWING BOUNDARY SURVEY OF
LOT 10, BLOCK 287.

LYING AND BEING IN THE CITY OF FERNANDINA BEACH, (FORMERLY NAMED
FERNANDINA), IN THE COUNTY OF NASSAU AND THE STATE OF FLORIDA,
AND KNOWN AND DESCRIBED UPON AND ACCORDING TO THE OFFICIAL
PLAT OF SAID CITY, AS LITHOGRAPHED AND ISSUED BY THE FLORIDA
RAILROAD COMPANY IN 1937, AND ENLARGED, REVISED AND REISSUED
BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1987 AND 1991.

CERTIFIED TO:
MATT AND JOCELYN MILLER,
ASERIS BAND,
ROGERS TOWERS,
FIRST AMERICAN TITLE INSURANCE CO.



COASTAL LAND SURVEYORS

8 MAPPERS, INC.
34 NORTH FOURTEENTH STREET
FERNANDINA BEACH, FLORIDA 32032
TEL. 904-261-8950 FAX 904-277-8550

I HEREBY CERTIFY THE INFORMATION DEPICTED HEREON AS
MEETING THE MINIMUM TECHNICAL STANDARDS FOR LAND
SURVEYING, CHAPTER 59-17, F.S., FLORIDA ADMIN. CODE, AND/OR
CHAPTER 180-7, GEORGIA STATUTES.

LICENSED BUSINESS NO. 6412
JAMES C. PEACOCK, PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 3718
GEORGIA CERTIFICATE NO. 2385
NOT VALID UNLESS EMBOSSED WITH SURVEYORS OFFICIAL SEAL

BEARINGS BASED ON N/A

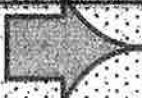
PROPERTY SHOWN HEREON LIES WITHIN
FLOOD ZONE "A" & "X" AS SHOWN ON
FEMA FLOOD INSURANCE RATE MAP,
COMMUNITY NO. 120172, PANEL NO. 0237Y
DATED 12-17-10

DATE OF SURVEY: MARCH 1, 2015
SCALE: 1"=20'
JOB NO. 0910-200 F.B.

CORNER NUMBERS HAVE NO IDENTIFICATION U.N.O.
LEGEND:
IRON PIPE FOUND - IPF
IRON PIPE SET - IPS
REBAR FOUND - REF
NOT TO SCALE - NTS
BUILDING RESTRICTION LINE - BRL
CONCRETE MONUMENT FOUND - CMF
STAINLESS STEEL PIPE FOUND - SSPF
ALLOY-OF-WAY - A/W
PELLET-ON CURVE - POC
CENTER LINE - CL
POWER LINE - PL
PLAT - P
FIELD MEASURED - FM
RECORD - R, DEED - D
POWER POLE - PP
CONCRETE - CON
FENCE - F
RIGHT-OF-WAY - R/W
POINT OF REVERSE CURVE - PRC
OFFICIAL RECORD BOOK - O.R.B.

THE SURVEY DEPICTED HERE IS NOT COVERED
BY PROFESSIONAL LIABILITY INSURANCE.

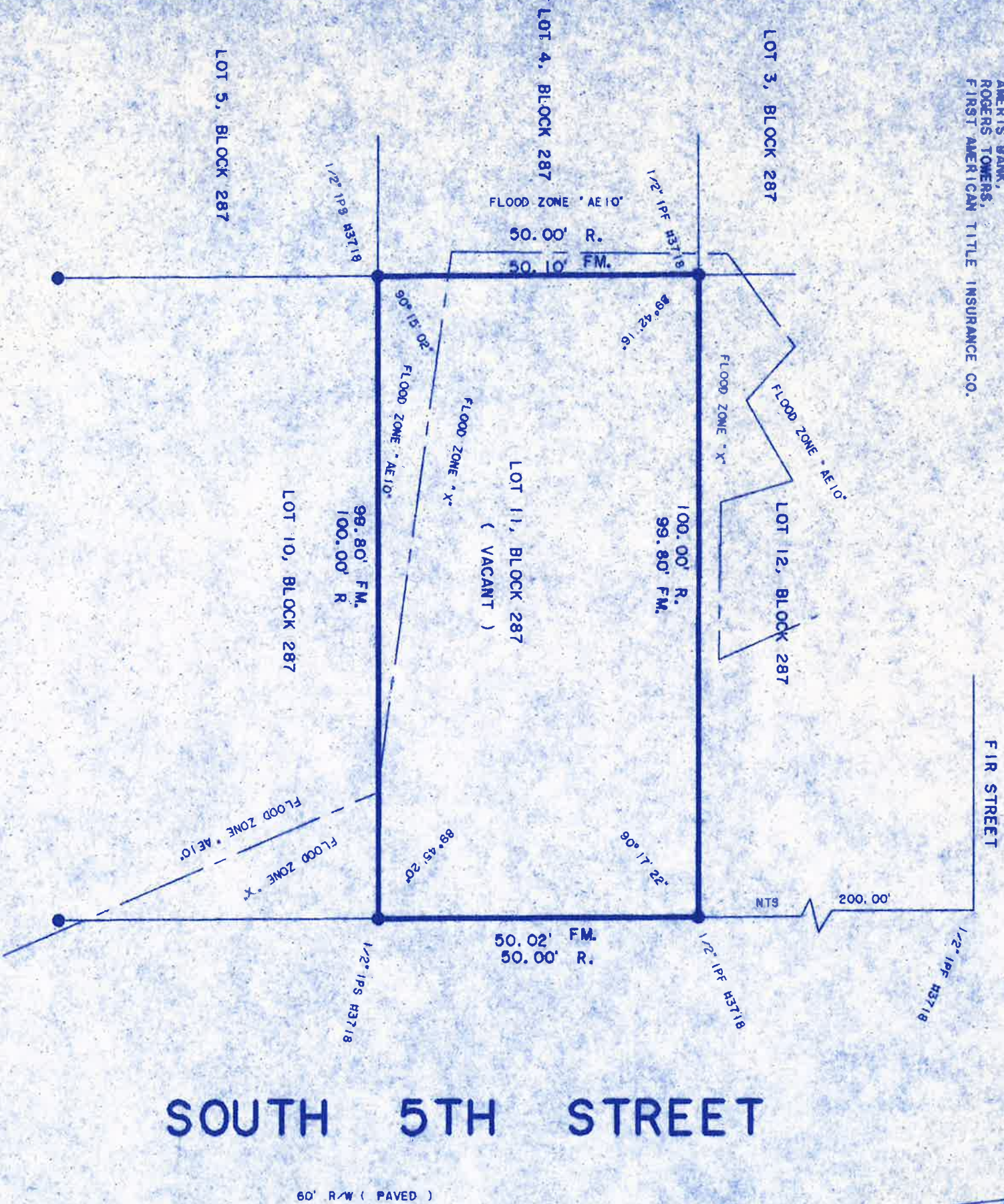
SIGN
HERE



MAP SHOWING BOUNDARY SURVEY OF
LOT 11, BLOCK 287.

LYING AND BEING IN THE CITY OF FERNANDINA BEACH (FORMERLY NAMED
FERNANDINA), IN THE COUNTY OF MASSAU AND THE STATE OF FLORIDA,
AND KNOWN AND DESCRIBED UPON AND ACCORDING TO THE OFFICIAL
PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA
RAILROAD COMPANY IN 1957, AND ENLARGED, REVISED AND REISSUED
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TEL. 904-261-8950 FAX 904-277-6650

I HEREBY CERTIFY THE INFORMATION DEPICTED HEREON AS
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SURVEYING, CHAPTER 5J-17.050, FLORIDA ADMIN. CODE, AND/OR
CHAPTER 180-7, GEORGIA STATUTES.

LICENSED BUSINESS NO. 6412
JAMES C. PEACOCK, PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 3718
GEORGIA CERTIFICATE NO. 2385
NOT VALID UNLESS EMBOSSED WITH SURVEYORS OFFICIAL SEAL

BEARINGS BASED ON N/A

PROPERTY SHOWN HEREON LIES WITHIN
FLOOD ZONE X & AE10 AS SHOWN ON

FEMA FLOOD INSURANCE RATE MAP, 0237F
COMMUNITY NO. 120172 PANEL NO. _____

DATED 12-17-10

DATE OF SURVEY: MARCH 1, 2015

SCALE 1"=20'

JOB NO. 0510-201 F.B.

CORNER MARKERS HAVE NO IDENTIFICATION U.S.A.O.

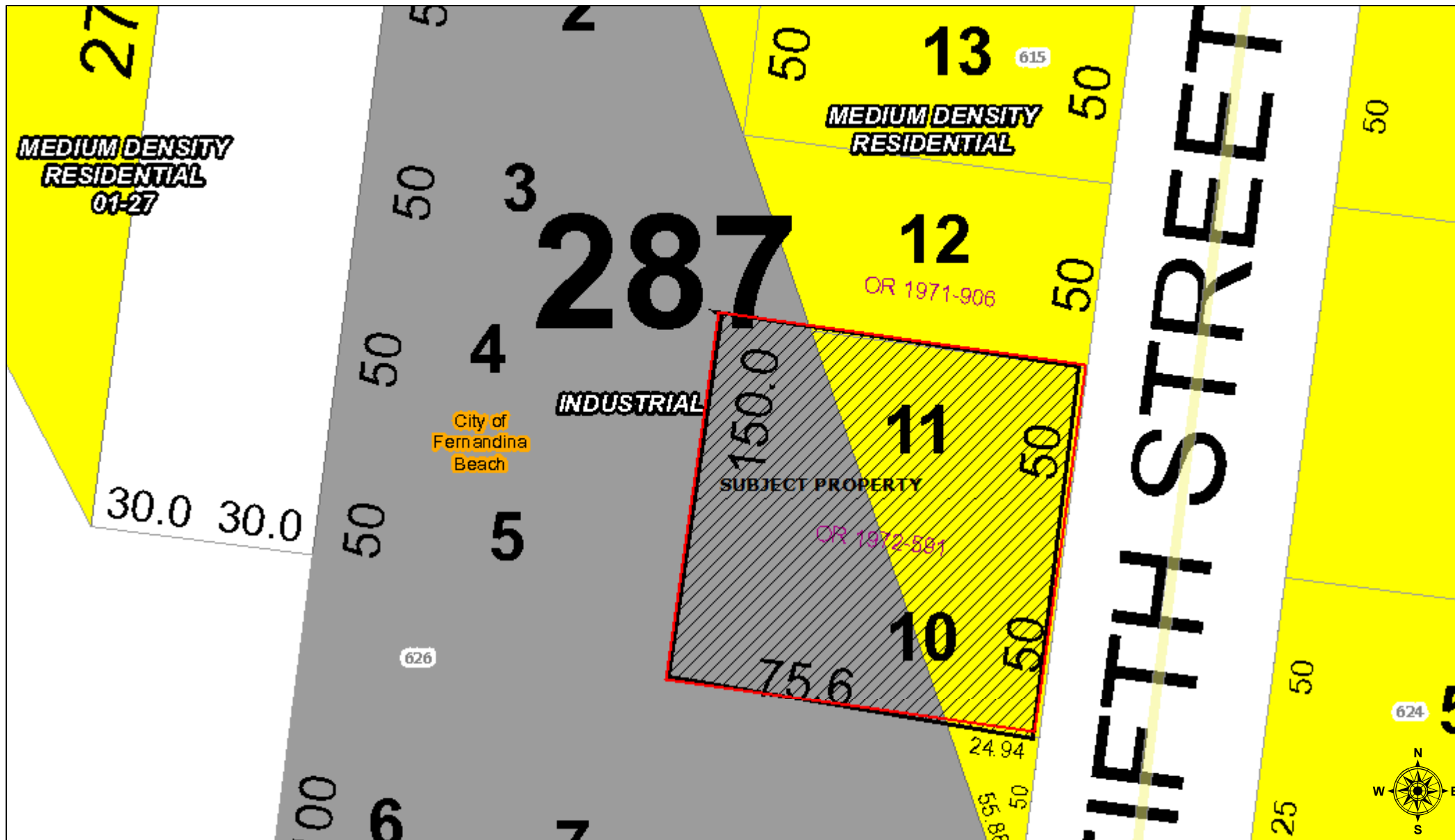
LEGEND:

IRON PIPE FOUND - IPF
IRON PIPE SET - IPS
REBAR FOUND - RBF
NOT TO SCALE - NTS
BUILDING RESTRICTION LINE - BNL
CONCRETE MONUMENT FOUND - CMF
STAINLESS STEEL PIPE FOUND - SSPF
POINT OF CURVE - R/W
POINT OF TANGENCY - PT
OFFICIAL RECORDS BOOK - O.R.B.

POWER LINE - P
PLAT - P
FIELD MEASURED - FM
RECORD - R
POWER POLE - PP
CONCRETE - CONC.
FENCE - F
RIGHT-OF-WAY - R/W
POINT OF REVERSE CURVE - PRC

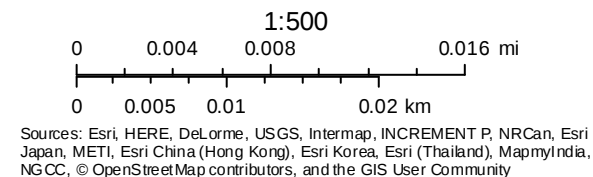
THE SURVEY DEPICTED HERE IS NOT COVERED
BY PROFESSIONAL LIABILITY INSURANCE.

EXISTING FUTURE LAND USE MAP

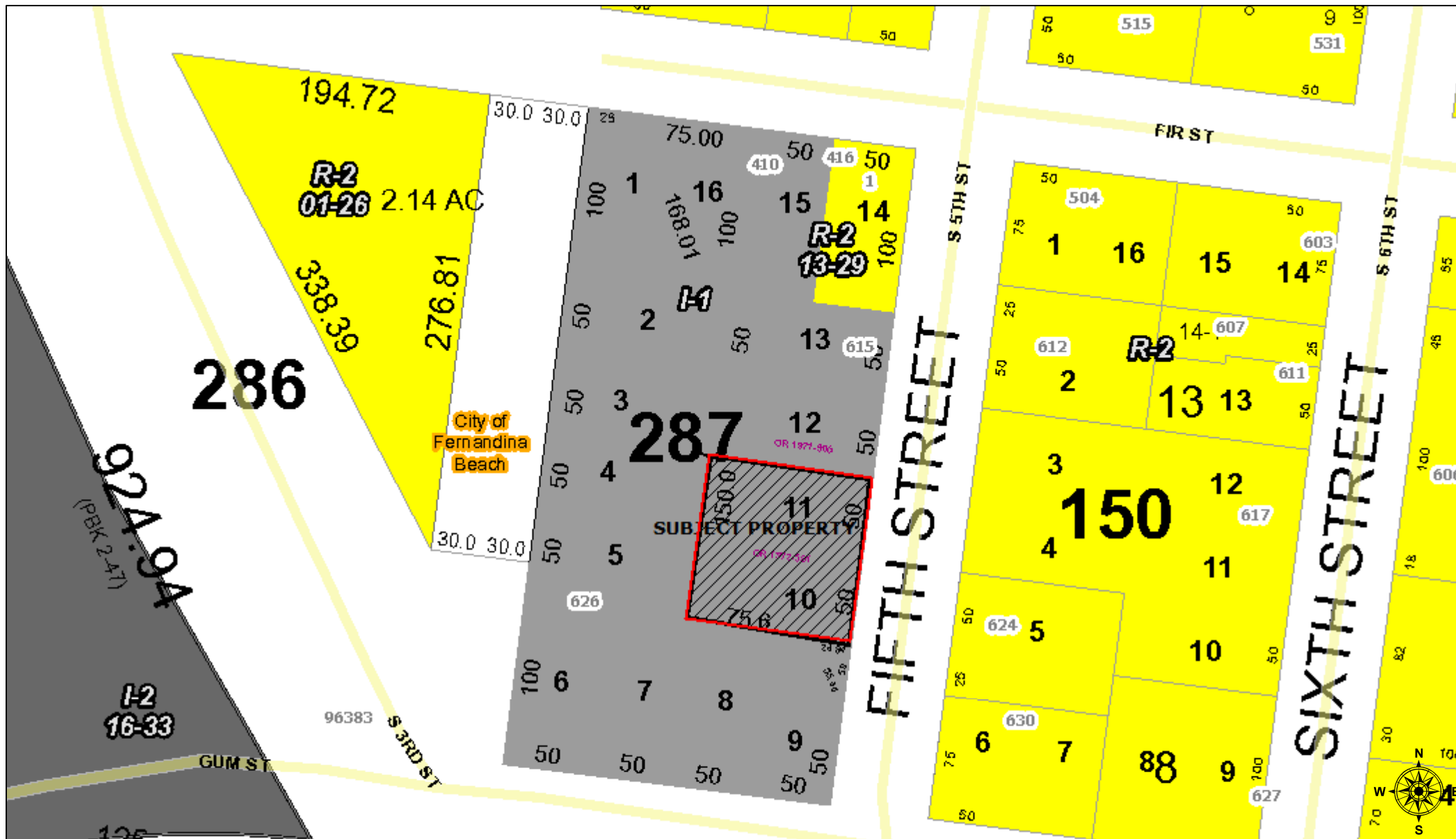


November 3, 2017

- + Rail Road
- Land Parcels

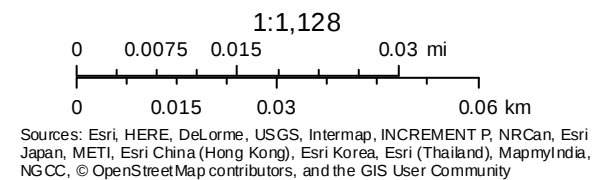


EXISTING ZONING MAP

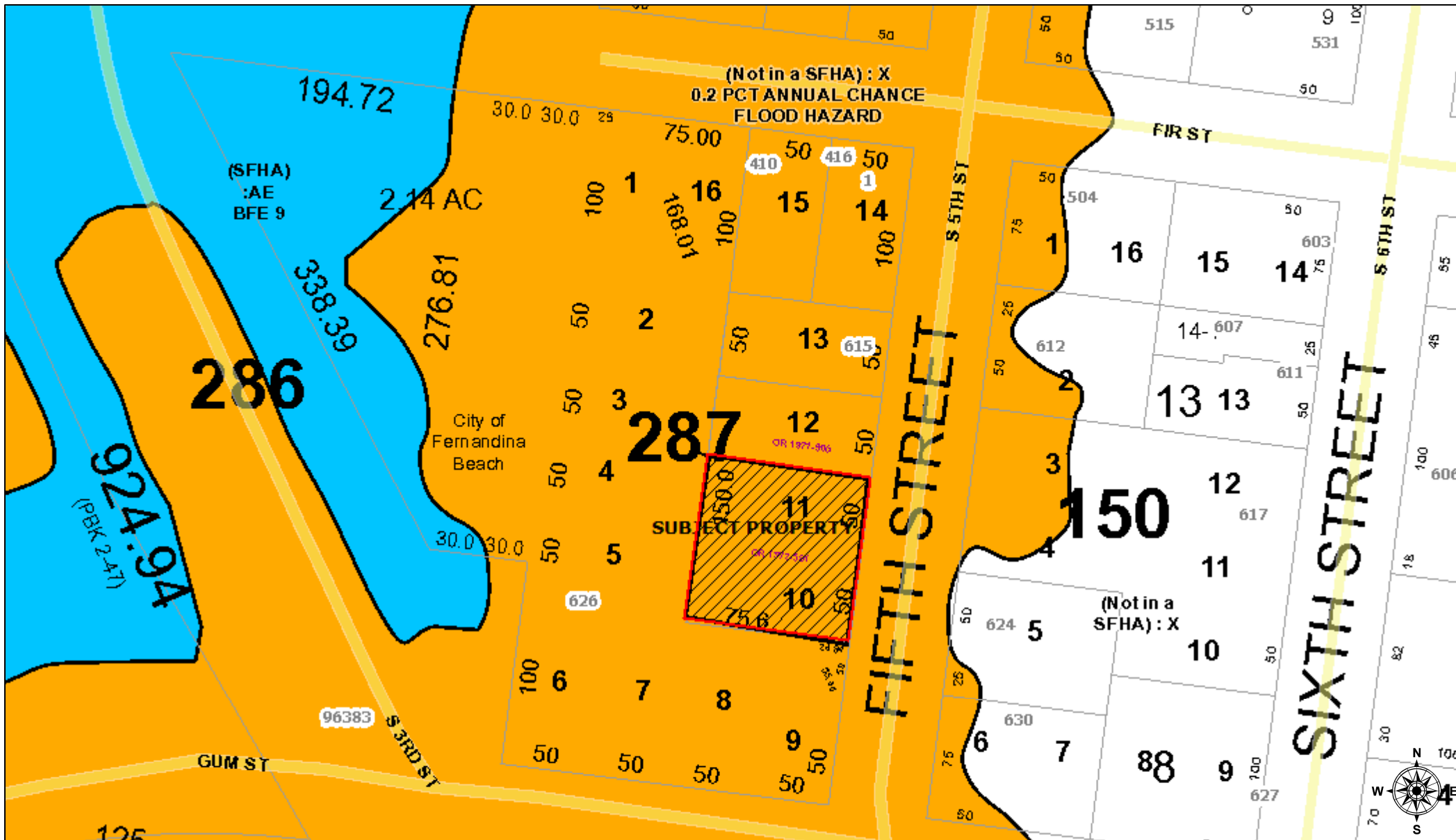


November 3, 2017

-  Rail Road
-  Land Parcels



FLOOD ZONES MAP



November 3, 2017

☐ Land Parcels

Flood Zones – Effective Date August 2,2017

 A,

 AE,

 AO,

 VE,

 X, 0.2 PCT ANNUAL CHANCE FLOOD HAZARD

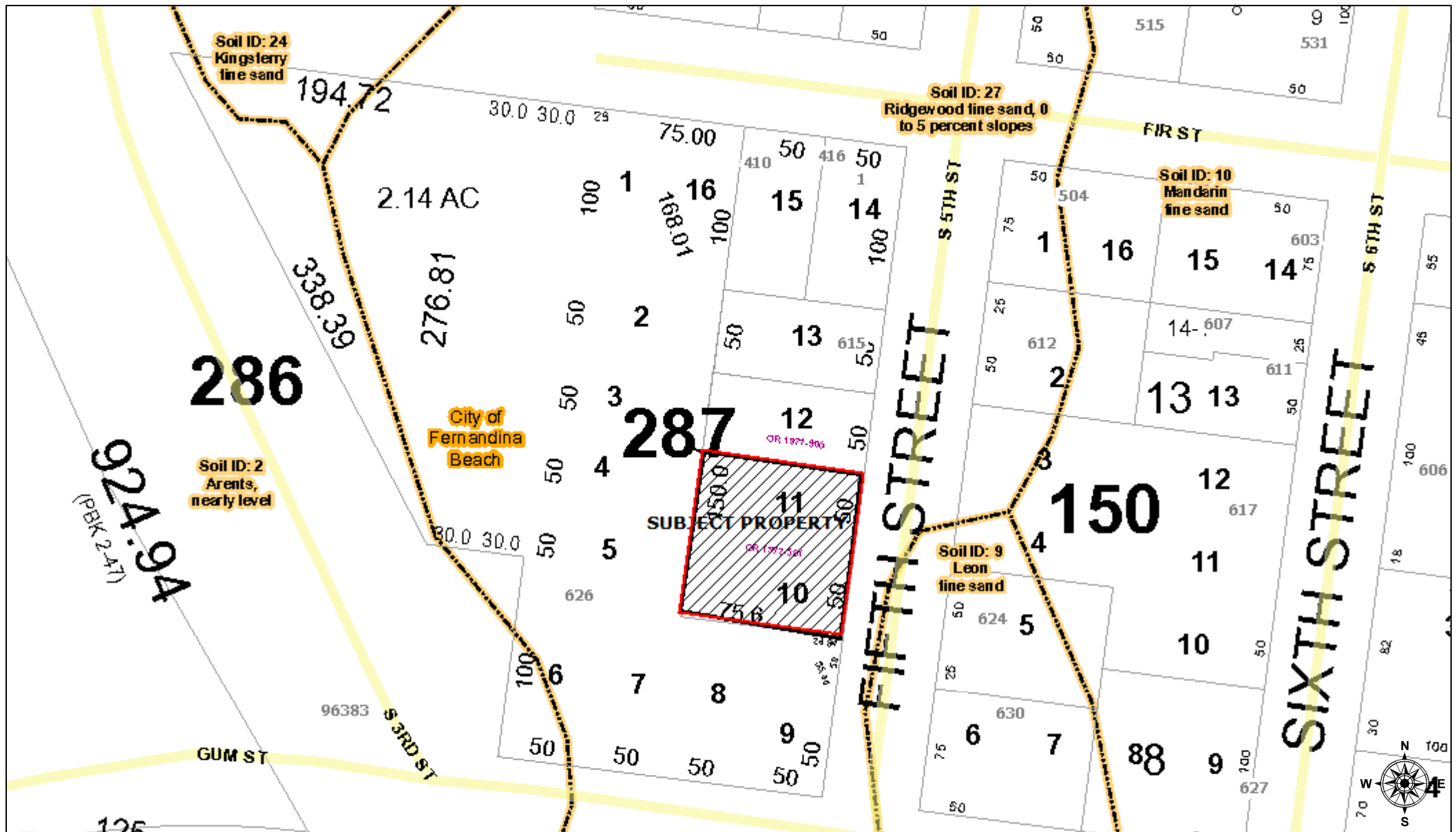
X, AREA OF MINIMAL FLOOD HAZARD

1:1,128

0 0.0075 0.015 0.03 mi

Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), MapmyIndia, NGCC, © OpenStreetMap contributors, and the GIS User Community

SOILS MAP

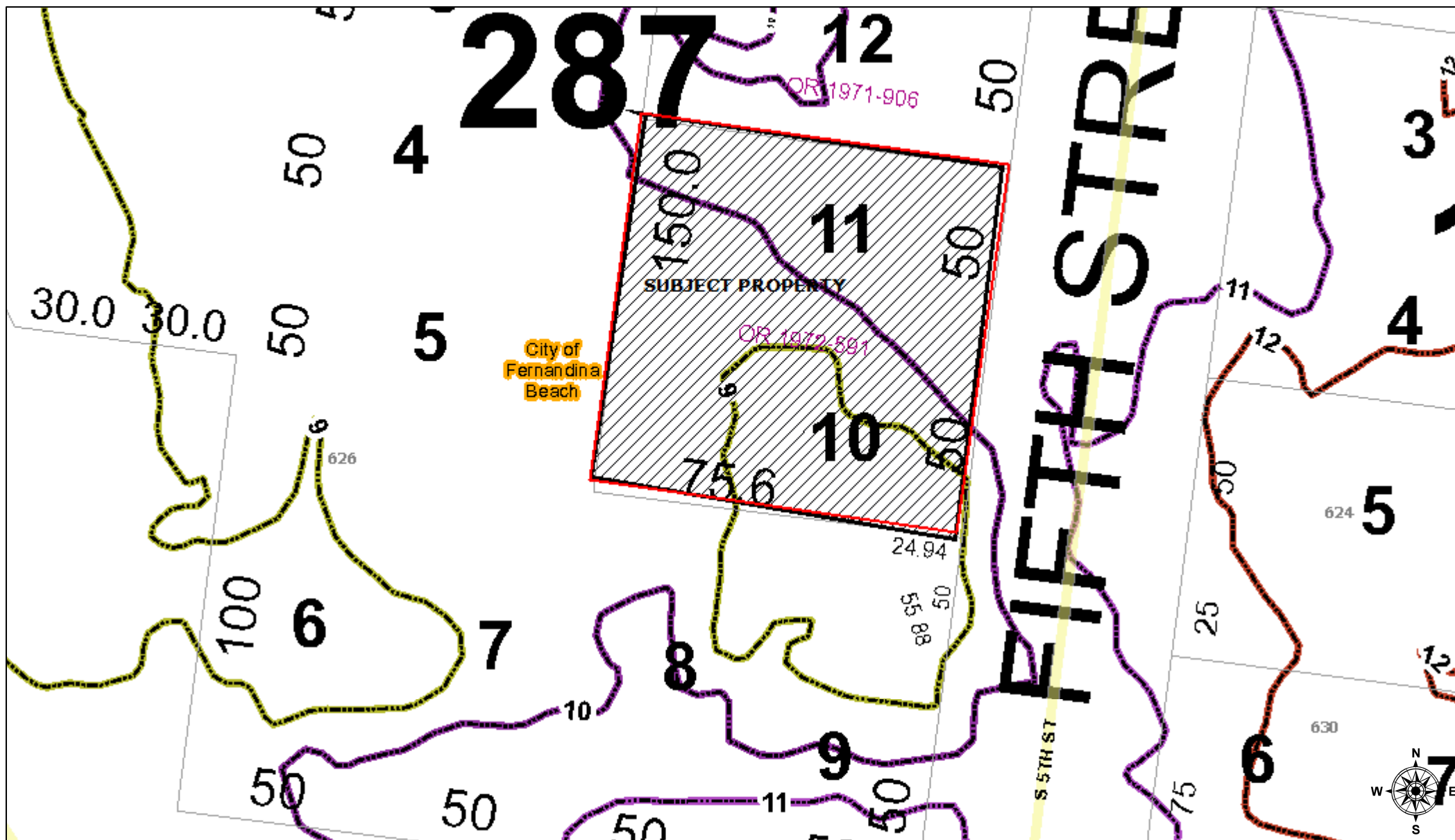


November 3, 2017

- Land Parcels
- Nassau Soils

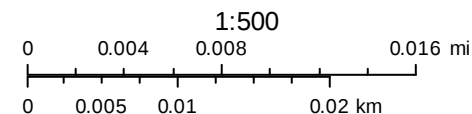
1:1,128
 0 0.0075 0.015 0.03 mi
 0 0.015 0.03 0.06 km
 Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), MapnyIndia, NGCC, © OpenStreetMap contributors, and the GIS User Community

TOPOGRAPHY MAP



November 3, 2017

Land Parcels



Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), MapmyIndia, NGCC, © OpenStreetMap contributors, and the GIS User Community

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 • 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 • 10.02.01 – Limitations on the Granting of a Variance

*** 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:

BUILDING HEIGHTS AND VARIANCES

Section 1.07.00 Acronyms and Definitions

Adding: **Mechanical Equipment**- includes, but is not limited to, systems which provide heating, venting and air conditioning equipment, water tanks and their supporting structures.

Adding: **Parapet Wall** – means that portion of a wall extending above the roofline.

Adding: **Roof Deck** – means a structural platform located above the finished roofline of a building, accessed from below the roof, and designed to function as an open air, uninhabitable, outdoor patio or observation area.

Rationale: To add definitions for clarification of terms provided in LDC Section 4.02.03.

Section 4.02.03 Standards for Buildings and Building Placement

(A) (7) Mechanical equipment may be located within the side or rear yard setback, but not closer than five feet from the property line **and screened by landscaping or opaque fencing.**

Rationale: This is virtually unenforceable without a substantial delay of permitting or increased staffing to aid in implementing this section of code. If this section is to remain in effect additional zoning inspectors are needed to handle any field adjustments or deviations as may be granted by the building department.

C. Standards for building height:

1. Building height shall be measured from the approved finished grade, to the highest point on the structure.

2. Calculation of maximum height shall not include appurtenances or attachments such as chimneys, elevator shafts, antennas, decorative architectural features, steeples, air conditioning equipment enclosures, cupolas, weather vanes, and other similar minor building features. All ornamental features which are exempt from the maximum height shall not be habitable.

2. Calculations for maximum height for residential or mixed-use structures shall include ventilators and elevator shafts, stair towers, antennas, dishes, air conditioning equipment enclosures, widow walks, cupolas, railings, and parapet walls for flat roofed structures.

3. Architectural features are defined as an uninhabitable part, portion, projection, or any prominent characteristic which contributes to the beauty or elegance of a building or structure, exclusive of signs, and not necessary for the structural integrity of the building or structure including, but not limited to, columns, awnings, cornices, eaves, gutters, belt courses, sills, lintels, chimneys roof top decks or other minor decorative elements.

Architectural features are limited to no taller than ten (10) feet above the maximum roof height and not exceeding five (5) percent of the total aggregate roofed area and not habitable are permissible and may include lightning rods, chimneys, widow walks, steeples, spires, cupolas, or other similar minor ornamental features.

3. 4. The following structures shall not be subject to height limits: telecommunications towers, flagpoles, and City-owned water towers.

Rationale: Provide clarification for the calculation of building heights to disallow elevator shafts and large walls which exceed the maximum building height.

10.02.01 Generally (Variances)

D. Limitations on the grant of a variance

1. A variance shall not be granted which authorizes a use that is not permissible in the zoning district in which the property subject to the variance is located.
2. A variance shall not be granted which authorizes any use or standard that is prohibited by the City's Comprehensive Plan.
3. No nonconforming use of adjacent lands, structures, or buildings in the same zoning district, and no permitted use of land, structures, or buildings in other zoning districts, shall be considered grounds for the authorization of a variance.
4. A variance shall not change the requirements for concurrency.
5. A variance shall not be granted to permit the use of a single media peonia for the construction of a dwelling unit.
6. A variance shall not be granted if the evidence submitted by an applicant is solely a demonstration of financial hardship or economic considerations.
7. A variance shall not be granted for procedure or process components of this Land Development Code.
8. A variance shall not be granted to deviate from LDC section 4.02.02 to combine two (2) or more lots which would result in a lot width greater than 100 feet for lots or parcels that abut Ocean Avenue, North Fletcher Avenue, or South Fletcher Avenue except as may be provided in LDC Section 10.02.01 (C) above.
9. A variance shall not be granted which authorizes the filling of wetlands prohibited by LDC Section 3.03.03(A) and Comprehensive Plan Policy 5.08.04.
10. No variance shall be granted to exceed the maximum building height of 35 feet for a building on any lot within 800 feet of the mean high-water line of the Atlantic Ocean under LDC Section 4.02.03(D), Table 4.02.03(E), specifically Note 1.
11. A variance shall not be granted for any residential or mixed-use structure to exceed the maximum building height requirements contained in Table 4.02.03(E).
12. A variance shall not be granted to exceed the minimum side yard setbacks listed in Table 4.02.03 (E) for any building within 800 feet of the mean high-water mark of the Atlantic Ocean.

Rationale: To deny the ability to apply for a variance which seeks to deviate from building heights or reduce view corridors within the ocean area.

APPLICATION FOR LAND DEVELOPMENT CODE TEXT AMENDMENTS

APPLICATION & SURROUNDING AREA INFORMATION:

OWNER/APPLICANT:	City of Fernandina Beach
AGENT:	n/a
REQUESTED ACTION:	Land Development Code Text Amendments: • 8.01.02 Amelia River Waterfront CRA • 7.01.04 (A) Parking Space 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 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) (4) Amelia River Waterfront CRA

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

4. ~~Developers of Office, Commercial, and/or Waterfront Industrial uses may pay a fee in lieu of providing the required parking, as established in Table 7.01.04(A). The fee shall be set annually by the City Commission and shall be based on the average cost of constructing a parking space in the City. The fee shall be a one-time payment, to be placed in a trust fund for downtown parking improvements which serve the CRA properties.~~ Residential uses must provide two spaces per dwelling unit on-site, and are not eligible for the fee in lieu of providing parking.

AMENDING Section 7.01.04 (A) FOR AMELIA RIVER WATERFRONT CRA IW AND W1 PROPERTIES

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 properties within the central business district (C-3) and the Amelia River Waterfront Community Redevelopment Area waterfront lots containing industrial waterfront (I-W) or waterfront mixed use (W-1), 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 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.

² Dwellings 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: Waterfront lots fronting the Amelia River have limited upland acreage and have struggled for over thirty years to redevelop. Reuse of existing structures or reconstruction of structures over the water is further stymied by requirements for on-site parking. These requirements force the need to obtain a variance in order to accommodate any redevelopment or reuse.

PLANNING ADVISORY BOARD AGENDA ITEM
City of Fernandina Beach



SUBJECT: Central Business District LDC Text Amendments Discussion
Section 2.03.02

ITEM TYPE: LDC Text Amendment

REQUESTED ACTION:

SYNOPSIS: Reference: www.fbfl.us/LDC or www.fbfl.us/Chapter2
Section 2.03.02

CITY ATTORNEY COMMENTS:

Kelly N. Gibson, AICP

Submitted By: Kelly Gibson, AICP, Planning Manager

Date: September 28, 2018