



AGENDA
FERNANDINA BEACH CITY COMMISSION
WORKSHOP
JANUARY 22, 2019
6:00 PM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PLEDGE OF ALLEGIANCE**
- 4. PANEL DISCUSSION - LAND DEVELOPMENT CODE (LDC) DESIGN STANDARDS**
 - 4.1 Ron Flick of Compass Group
 - 4.2 Arlene Filkoff of Fernandina Beach Main Street
 - 4.3 Asa Gillette of Gillette & Associates, Inc.
 - 4.4 Jose Miranda of Miranda Architects
- 5. CITY COMMISSION DISCUSSION**
 - 5.1 ***Legislative* - LAND DEVELOPMENT CODE (LDC) AMENDMENT - AMELIA RIVER WATERFRONT CRA DEVELOPMENT STANDARDS - ORDINANCE 2018-39 AMENDING THE LAND DEVELOPMENT CODE (LDC) BY AMENDING SECTIONS 8.02.01 (AMELIA RIVER WATERFRONT 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.***
- 6. PUBLIC COMMENT**
- 7. ADJOURNMENT**

ANY PERSON WISHING TO APPEAL ANY DECISION MADE BY THE COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING WILL NEED A RECORD OF THE PROCEEDINGS, AND, FOR SUCH PURPOSES, MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS MADE.

Persons with disabilities requiring accommodations in order to participate should contact the City Clerk at (904) 310-3115 or TTY/TDD 711 (for the hearing or speech impaired).

CITY COMMISSION AGENDA ITEM
City of Fernandina Beach



SUBJECT: Ordinance 2018-39
Land Development Code Amendment - Amelia River Waterfront CRA Development Standards

ITEM TYPE: Ordinance (w/o fiscal impact)

REQUESTED ACTION:

SYNOPSIS: The proposed Ordinance makes permissible "water enhanced" uses within the I-W (Industrial Waterfront) zoning district to support City directed redevelopment initiatives.

This Ordinance was approved at First Reading by the City Commission at its Regular Meeting on October 16, 2018.

FISCAL IMPACT: None

CITY ATTORNEY COMMENTS: No additional comments.

CITY MANAGER RECOMMENDATION(S):

Nicole Bednar, Administrative Services Manager	12/05/2018
Dale Martin, City Manager	12/10/2018
Tammi E. Bach, City Attorney	12/10/2018

Date: December 21, 2018

Submitted By: Nicole Bednar, Administrative Services Manager

COMMISSION ACTION:

ORDINANCE 2018-39

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, AMENDING THE LAND DEVELOPMENT CODE (LDC) BY AMENDING SECTIONS 8.02.01 (AMELIA RIVER WATERFRONT CRA); AND 2.03.02 (TABLE OF LAND USES); PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Fernandina Beach has applied for an LDC text amendment to provide allow for “water enhanced” uses within the Industrial Waterfront (I-W) zoning district; and

WHEREAS, the City Commission adopted a unified Land Development Code (LDC) on September 5, 2006, which became effective on October 1, 2006; and

WHEREAS, the City’s adopted 2030 Comprehensive Plan directs changes to the Land Development Code for consistency with State Laws and current planning methods for growth and economic development; and

WHEREAS, the Planning Advisory Board (PAB), acting as the City’s Local Planning Agency, considered the application at its regular meeting on Wednesday, August 8, 2018, and issued a recommendation of approval; and

WHEREAS, notice of public hearing on such Land Development Code amendments was published in the News Leader, a newspaper of general circulation in Fernandina Beach, Nassau County, Florida, on July 27, 2018.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH AS FOLLOWS:

SECTION 1. PURPOSE AND INTENT. The City Commission finds that the amendments, attached hereto as Exhibit “A,” amending LDC Section 8.02.01 (D) (Amelia River Waterfront CRA) and Section 2.03. 02 (Table of Land Uses) to include water enhanced uses as permissible use within the Industrial Waterfront (I-W) zoning district.

SECTION 2. SEVERABILITY. If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by any Court of competent jurisdiction, the holding shall in no way affect the validity of the remaining portions of this Ordinance.

SECTION 3. This Ordinance shall become effective immediately upon adoption.

ORDAINED this _____ day of _____, 2019.

CITY OF FERNANDINA BEACH

JOHN A. MILLER
Mayor - Commissioner

ATTEST:

APPROVED AS TO FORM AND LEGALITY:



CAROLINE BEST
City Clerk

TAMMI E. BACH
City Attorney

ORDINANCE 2018-39
EXHIBIT “A”

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) 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																					
<u> </u> – 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								P	P	P	P	P	P	P	P		<u>P</u>	P			

ZONING DISTRICTS																					
<u> </u> – 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:																					
such as Art, Antique, or Jewelry Shops, Books, or Stationers																					
Theaters, Movie or Performing Arts									P	P		P	P	P	P		<u>P</u>	P			

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.

NOTICE OF PUBLIC HEARING
CITY COMMISSION
CITY OF FERNANDINA BEACH

NOTICE IS HEREBY GIVEN that a Public Hearing is scheduled for **Tuesday, December 18, 2018, at 6:00 PM** in the City Commission Chambers, 204 Ash Street Fernandina Beach, Florida to consider the following application:

ORDINANCE 2018-39

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, AMENDING THE LAND DEVELOPMENT CODE (LDC) BY AMENDING SECTIONS 8.02.01 (AMELIA RIVER WATERFRONT CRA); AND 2.03.02 (TABLE OF LAND USES); PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Interested parties may appear at said hearing and be heard as to the advisability of any action, which may be considered. Any persons with disabilities requiring accommodations in order to participate in this program or activity should contact 310-3115, TTY/TDD 711 or through the Florida Relay Service at 1-800-955-8771 at least 24 hours in advance to request such accommodation.

IF ANY PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE BOARD/COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH HEARING, S/HE WILL NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

For information, please contact the Staff of the City Clerk's Office, 204 Ash Street, between the hours of 8:00 AM – 5:00 PM, Monday through Friday, (904) 310-3115.

Note:

Please run as a DISPLAY in the December 5, 2018 edition of the News Leader.

Please send proof of publication to:

City Clerk's Office

City Hall, 204 Ash Street

Fernandina Beach, FL 32034

904-310-3115