



**AGENDA
PLANNING ADVISORY BOARD
REGULAR MEETING
FEBRUARY 13, 2019
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 JANUARY 9, 2019 REGULAR MEETING

3. OLD BUSINESS

3.1 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.

DISCUSSION ITEM ONLY - NOT ADVERTISED FOR FORMAL CONSIDERATION

<i>Questions</i>	<i>for</i>	<i>Consideration:</i>
<i>1. Should first floor non-browsing prohibitions apply only to new or infill construction vs. any change of</i>		<i>use?</i>
<i>2. Should first floor prohibition be limited to residential only or include any non-browsing use including</i>	<i>office</i>	<i>and professional?</i>
<i>3. Should first floor limitations cover all of C-3 or only buildings facing Centre Street?</i>		

*Review of all existing Local Business Tax Receipts for Centre Street facing properties.
Consideration of where changes might occur within the LDC, specifically sections 2.01.03 and 2.01.10.*

3.2 EVALUATION AND APPRAISAL REVIEW (EAR) REPORT: Discuss Time frames, Coordination with Regional Council, Outreach Efforts, and Element Champions

4. BOARD BUSINESS

5. STAFF REPORT

6. PUBLIC COMMENT

7. ADJOURNMENT

NEXT PAB REGULAR MEETING IS SCHEDULED FOR WEDNESDAY, MARCH 13, 2019.

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: Preliminary Subdivision Plat

REQUESTED ACTION:

SYNOPSIS:

CITY ATTORNEY COMMENTS:

Kelly Gibson, AICP, Planning Director 01/30/2019

Submitted By: Samantha Rogic, Planning Technician

Date: January 29, 2019



**MINUTES
PLANNING ADVISORY BOARD
REGULAR MEETING
JANUARY 9, 2019**

1. CALL TO ORDER – 5:00 PM

ROLL CALL / DETERMINATION OF QUORUM

MEMBERS PRESENT:

<i>Greg Roland</i>	<i>Frank Santry</i>
<i>Donna Lewis (Alt 1) (arrived at 5:02pm)</i>	<i>Jenny Schaffer (Alt 2)</i>
<i>Wayne Peterson</i>	<i>Mark Bennett (Chair)</i>
<i>Richard Clark</i>	

MEMBERS ABSENT:

OTHERS PRESENT

Tami Bach, City Attorney
Kelly Gibson, Planning Director
Samantha Rogic, Recording Secretary

Chair Bennett announced that he would be rearranging the agenda and hearing items in a different order.

1.1 Seating of New Board Member: Commissioner Lednovich appointee, Richard Clark

2. APPROVAL OF MINUTES

2.1 October 10, 2018 Regular Meeting

2.2 November 14, 2018 Regular Meeting

ACTION TAKEN: All meeting minutes were approved by unanimous voice vote.

- 4.2 PAB 2018-27: FUTURE LAND USE MAP AND ZONING MAP ASSIGNMENT - ORDINANCE 2018-__ ASSIGNMENT OF CENTRAL BUSINESS DISTRICT FUTURE LAND USE CATEGORY, AND C-3 ZONING DISTRICT; AND PROVIDING FOR AN EFFECTIVE DATE.** *Synopsis: Assigns a Future Land Use Map Category of Central Business District (CBD) to approximately 0.43 acres of land located at 116, 118, and 120 N. 2nd Street.*

ACTION TAKEN: A motion was made by Member Santry, seconded by Member Roland, that the PAB recommend to the City Commission that it adopt a moratorium. Upon discussion, Member Santry withdrew the motion.

Teresa Prince, Law Firm of Tomassetti & Prince, 406 Ash Street, provided a brief introduction. Using a slideshow presentation, Ms. Prince provided information and details specific to the request.

John Holbrook, 2009 Beech Street, spoke in support of the request.

Tim Poynter, 3967 First Avenue, spoke in support of the request.

Richard Timm, 2126 Shell Cove Circle, asked for clarification on the total acreage and the possibility of the land being designated for affordable housing.

ACTION TAKEN: A motion was made by Member Roland, seconded by member Peterson, to recommend approval of PAB case number 2018-27 to the City Commission requesting a Future Land Use Map assignment of Central Business District land use and C-3 zoning from General Commercial land use and C-2 zoning, as described and that PAB case 2018-27 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, and was as follows:

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

Motion passed.

- 3.2 **PAB 2019-02: PRELIMINARY PLAT- AMELIA PARK LAKESIDE - RESOLUTION 2018-__** APPROVAL OF A PRELIMINARY PLAT FOR 16 DWELLING UNITS WITHIN THE AMELIA PARK PLANNED UNIT DEVELOPMENT (PUD), PAB CASE 2019-02 TITLED "AMELIA PARK LAKESIDE"; AND PROVIDING FOR AN EFFECTIVE DATE. *Synopsis: Approves a preliminary plat for 16 dwelling units within the Amelia Park Planned Unit Development, as consistent with amended PUD (Ordinance 2018-07).*

Michael Antonopoulos, 228 Clatter Bridge Road, provided a brief history of Amelia Park and provided additional information and details specific to the request.

Thomas Washburn, 1609 Lake Park Drive, inquired on the different housing types described in the Staff Report.

ACTION TAKEN: A motion was made by Member Roland, seconded by Member Santry, to recommend approval of PAB case number 2019-02 to the City Commission requesting that a Preliminary Plat for the Amelia Park Lakeside subdivision be approved and that PAB case 2019-02, 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.

- 3.1 **PAB 2019-01: FUTURE LAND USE MAP AMENDMENT- AMELIA BLUFF - ORDINANCE 2018-__** CORRECTING A SCRIVENERS ERROR ON THE FUTURE LAND USE MAP FROM CONSERVATION TO LOW DENSITY RESIDENTIAL, PAB CASE 2019-01 TITLED "AMELIA BLUFF MAP CORRECTION"; AND PROVIDING FOR AN EFFECTIVE DATE. *Synopsis: Corrects 6.40 acres of land from a prior scrivener's error from Conservation to Low Density Residential Future Land Use category.*

Wirt Beard, the applicant, provided information and details specific to the proposed request.

Steve Cook, 2629 Rachel Avenue, spoke to conservation area and stated that it cannot be arbitrarily picked.

Richard Timm, 2126 Shell Cove Circle, cautioned making a decision based on only the first conversation on the matter and requested all actions be frozen for the time being.

ACTION TAKEN: A motion was made by Member Roland to recommend approval of PAB case number 2019-01 to the City Commission requesting that a Small-scale FLUM amendment for the Amelia Bluff subdivision be approved and that PAB case 2019-01, as presented, is sufficiently compliant with the Comprehensive Plan and Land Development Code to be approved at this time.

Chair Bennett passed the gavel in order to second the motion.

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

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

Motion passed.

- 4.1 **PAB 2018-26: FINAL PLAT - AMELIA BLUFF - RESOLUTION 2018-___ APPROVING FINAL, PAB CASE 2018-26 TITLED "AMELIA BLUFF"; AND PROVIDING FOR AN EFFECTIVE DATE.** Synopsis: Accepts and approves the plat titled "Amelia Bluff" as a final.

ACTION TAKEN: A motion was made by Member Roland, seconded by Member Peterson, to recommend approval of PAB case number 2018-26 to the City Commission requesting that a Final Plat for the Amelia Bluff subdivision be approved and that PAB case 2018-26, 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.

5. BOARD BUSINESS

ACTION TAKEN: Member Santry made a motion that the PAB recommend to the City Commission that it adopt a moratorium six months in length from the adoption of any applications for changes to the FLUM map until action is taken by the City Commission to convert the binding status of a master FLUM map from which any such future changes would be made. Confirmation should first be to determine the actual FLUM status as traceable from actual ordinance adoption. The second portion of that should be a prompt provision of Staff analysis to the PAB which would include a review of any existing demonstrable conflicts between the FLUM map and the zoning map using whatever technology is available. The third element would be once the base line FLUM map is fully confirmed, to forward to the PAB for consideration any recommendations regarding changes to the FLUM map to reconcile those inconsistencies. Separately, ask the PAB to recommend to the City Commission that no letters to developers regarding zoning or FLUM map status should be issued during the term of the moratorium, and I ask that applications for changes to the FLUM map to designate conservation lands and to assign a FLUM designation to newly annexed land into the City should be exempted from the moratorium.

Member Roland seconded the motion.

After discussion, Member Santry amended the motion to allow for a land use in the zoning with no conflict, to be issued a letter.

Member Roland seconded the amendment.

Steve Cook, 2629 Rachel Avenue, cautioned against jumping right into a moratorium. Suggested the Planning Staff first do extensive on site research.

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

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

Motion passed.

5.1 Determination of Chair & Vice Chair roles

Member Roland nominated Member Santry as Chair and Member Bennett as Vice Chair.
Member Clark seconded the motion.

Motion passed by unanimous voice vote.

5.2 Continued Discussion Item: CBD browsing area permissible uses (1st floor - pedestrian viewing areas)

Member Roland motioned to continue the discussion, seconded by Member Peterson.
Motion passed.

6 STAFF REPORT

- Procedural changes with board applications, total volume, and review time frames for LDC text amendments
- EnerGov GoLive (paperless document submittal!)
- Evaluation and Appraisal Review (EAR) process, timeframes, etc.

7 PUBLIC COMMENT

8 ADJOURNMENT – 8:21 pm

Samantha Rogic, Recording Secretary

Mark Bennett, Chair

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 Director

Date: January 30, 2019

PLANNING ADVISORY BOARD AGENDA ITEM
City of Fernandina Beach



SUBJECT: Discussion Item Only

ITEM TYPE: Comprehensive Plan Amendment

REQUESTED ACTION:

SYNOPSIS:

CITY ATTORNEY COMMENTS:

Kelly N. Gibson, AICP

Date: January 30, 2019

Submitted By: Kelly Gibson, AICP, Planning Director
