AGENDA
PLANNING ADVISORY BOARD
REGULAR MEETING
APRIL 10, 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 **MARCH 13, 2019 REGULAR MEETING**

3. OLD BUSINESS

3.1 **LAND DEVELOPMENT CODE (LDC) AMENDMENT - ACCESSORY DWELLING UNITS FOR RENT** - ORDINANCE 2018-40 AMENDING THE LAND DEVELOPMENT CODE (LDC) BY AMENDING SECTIONS 1.07.00 (DEFINITIONS); 2.03.02 (TABLE OF LAND USES); 5.01.03 (ACCESSORY STRUCTURES); 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. NEW BUSINESS

4.1 **FINAL PLAT APPROVAL - AMELIA PARK LAKESIDE -** RESOLUTION 2019-__APPROVING FINAL PLAT, PAB CASE 2019-04 TITLED "AMELIA PARK LAKESIDE"; AND PROVIDING FOR AN EFFECTIVE DATE. *Synopsis: Accepts and approves the plat titled "Amelia Park Lakeside" as a final plat.*

4.2 **LAND DEVELOPMENT CODE TEXT AMENDMENTS (PAB CASE #: 2019-05)**: *CITY OF FERNANDINA BEACH, FLORIDA* REQUESTS LAND DEVELOPMENT CODE TEXT AMENDMENTS TO MODIFY THE REFERENCE DOCUMENT SPECIFIC TO AIRPORT DESIGN STANDARDS AS CONTAINED SECTION 4.02.03 AIRPORT ARCHITECTURE AND BUILDING DESIGN STANDARDS FOR DEVELOPMENT ON THE AIRPORT.

4.3 **LAND DEVELOPMENT CODE TEXT AMENDMENTS (PAB CASE #: 2019-06)**: *CITY OF FERNANDINA BEACH, FLORIDA* REQUESTS LAND DEVELOPMENT CODE TEXT AMENDMENTS TO MODIFY REQUIREMENTS FOR TELECOMMUNICATION FACILITIES WITHIN SECTION 7.01.02 FACILITIES IN PUBLIC RIGHTS-OF-WAY AND SECTION 6.01.00 TELECOMMUNICATION FACILITIES LOCATED OUTSIDE OF PUBLIC RIGHTS-OF-WAY.

4.4 **LAND DEVELOPMENT CODE TEXT AMENDMENTS (PAB CASE #: 2019-07)**: *CITY OF FERNANDINA BEACH, FLORIDA* REQUESTS LAND DEVELOPMENT CODE TEXT AMENDMENTS TO MODIFY STANDARDS FOR HEIGHT ENCROACHMENTS WITHIN SECTIONS 1.07.00 ADDING OR AMENDING CERTAIN DEFINITIONS; AMENDING SECTION 4.02.03 STANDARDS FOR BUILDINGS AND BUILDING PLACEMENT; AND SECTION 10.02.01 VARIANCES TO DISALLOW GRANTING OF VARIANCES TO EXCEED MAXIMUM BUILDING HEIGHTS AND TO DEVIATE FROM REQUIRED SIDE YARD SETBACKS FOR BUILDINGS WITHIN 800 FEET OF THE MEAN HIGH WATER MARK OF THE ATLANTIC OCEAN.

4.5 **LAND DEVELOPMENT CODE TEXT AMENDMENTS (PAB CASE #: 2019-08)**: *CITY OF FERNANDINA BEACH, FLORIDA* REQUESTS LAND DEVELOPMENT CODE TEXT AMENDMENTS TO MODIFY STANDARDS FOR MEASUREMENT OF BUILDING HEIGHT FROM APPROVED FINISHED GRADE TO AVERAGE NATURAL GRADE IN SECTION 1.07.00 ADDING OR AMENDING CERTAIN DEFINITIONS; AND REFERENCES FOR CALCULATION OF BUILDING HEIGHT AS CONTAINED IN SECTION 4.02.03 STANDARDS FOR BUILDINGS AND BUILDING PLACEMENT AND 8.01.02 (D) AMELIA RIVER WATERFRONT CRA.

4.6 **LAND DEVELOPMENT CODE TEXT AMENDMENTS (PAB CASE #: 2019-09)**: *CITY OF FERNANDINA BEACH, FLORIDA* REQUESTS LAND DEVELOPMENT CODE TEXT AMENDMENTS TO MODIFY SECTION 9.01.04 REMOVAL AND VACANCIES OF BOARD MEMBERS TO LIMIT MEMBER ABSENCES TO NO GREATER THAN TWO CONSECUTIVE REGULAR BOARD MEETINGS AND SETTING AN AUTOMATIC VACATION OF THE MEMBER'S SEAT.

4.7 **LAND DEVELOPMENT CODE TEXT AMENDMENTS (PAB CASE #: 2019-10)**: *CITY OF FERNANDINA BEACH, FLORIDA* REQUESTS LAND DEVELOPMENT CODE TEXT AMENDMENTS SPECIFIC TO AUTOMATED TELLER MACHINES BY AMENDING SECTION 1.07.00 ADDING ACRONYMS AND DEFINITIONS, ESTABLISHING STANDARDS WITHIN THE HISTORIC DISTRICT OVERLAY IN SECTION 8.01.01 AND THE CERTIFICATE OF APPROVAL MATRIX CONTAINED IN SECTION 8.03.03 AND MODIFYING SECTION 6.03.02 REFERENCE TO "AUTOMATED TELLER MACHINES."

5. BOARD BUSINESS

6. STAFF REPORT

6.1 Upcoming EAR Workshops: - Tuesday, April 23
- Thursday, April 25
- Monday, April 29
- Tuesday, April 30

6.2 Update on FLUM Amendments

7. PUBLIC COMMENT

8. ADJOURNMENT

PAB WILL HAVE A SPECIAL MEETING SCHEDULED FOR APRIL 24, 2019 TO CONSIDER LAND DEVELOPMENT CODE AMENDMENTS. THE NEXT PAB REGULAR MEETING IS SCHEDULED FOR MAY 8, 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: LDC Text Amendment

REQUESTED ACTION:

SYNOPSIS:

CITY ATTORNEY COMMENTS:

Kelly Gibson, AICP, Planning Director 4/3/2019

Date: March 15, 2019

Submitted By: Samantha Rogic, Planning Technician

AGENDA
PLANNING ADVISORY BOARD
REGULAR MEETING
MARCH 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 FEBRUARY 13, 2019 REGULAR MEETING

3. OLD BUSINESS

3.1 CENTRAL BUSINESS DISTRICT (C-3) LDC TEXT AMENDMENTS. Continued discussion of "Browsing Areas" and permissible First Floor Uses

1. Presentation of Arlene Filkoff for Main Street Fernandina Beach
2. Other Public Comments
3. Discussion by PAB- No vote at this meeting

3.2 Reconsideration/ Discussion of PAB 2018-20 LAND DEVELOPMENT CODE (LDC) AMENDMENT- Building Heights and Variances- Ordinance 2019-_____ AMENDING THE LAND DEVELOPMENT CODE SECTION(S) 1.07.00, 4.02.03, 8.0102 (D) 2, 10.02.01

4. BOARD BUSINESS

5. STAFF REPORT

5.1 Planning Director Reports:
1. FLUM and Zoning Map Conflicts
2. Scheduling for Upcoming Meetings March-June
3. EAR Update
4. Distribution of LDC Text Amendments for formal consideration at April 10, 2019 meeting to include: Old Town Development Standards, Accessory Dwelling Units, Airport Design Standards, Minor Amendments, ROW and Driveway Design Standards, Stormwater Management Standards, Telecommunication Facilities, demolition of historic structures outside the historic district

5.2 City Attorney Report:
1. Summary of non-conforming and grandfathered uses

6. PUBLIC COMMENT

7. ADJOURNMENT

NEXT PAB REGULAR MEETING IS SCHEDULED FOR

Sign-In Sheet
PAB REGULAR MEETING

Case: CENTRAL BUSINESS DISTRICT (C-3) LDC TEXT AMENDMENTS **Date:** MARCH 13, 2019

Name	Address	Phone Number or E-mail
Jon Ferguson	FB	904 432 7629
Jim Ferguson	AI.	904 557 8936
STEVEN PAPKE	2845 1ST AVE	904 887 8313

ORDINANCE 2018-40

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, AMENDING THE LAND DEVELOPMENT CODE (LDC) BY AMENDING SECTIONS 1.07.00 (DEFINITIONS); 2.03.02 (TABLE OF LAND USES); 5.01.03 (ACCESSORY STRUCTURES); 5.01.04 (ACCESSORY DWELLING UNITS); PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Fernandina Beach has applied for an LDC text amendment to expand the existing Accessory Dwelling Unit (ADU) policy to allow both attached and detached ADUs, approve separate metering of water and sewer services, and enable rental income generation; 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, September 12, 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 1.07.00 (Definitions), Section 2.03.02 (Table of Land Uses), Section 5.01.03 (Accessory Structures), and Section 5.01.04 (Accessory Dwellings).

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.

ADOPTED this 21st day of May, 2019.

CITY OF FERNANDINA BEACH

_____
JOHN A. MILLER
Mayor - Commissioner

ATTEST:

_____
CAROLINE BEST
City Clerk

APPROVED AS TO FORM AND LEGALITY:

_____
TAMMI E. BACH
City Attorney

ORDINANCE 2018-40
EXHIBIT "A"

Section 1.07.00 Acronyms and Definitions
Adding: **Accessory Dwelling Unit (ADU)** – means a *dwelling unit* that is subordinate to an existing principal structure.

5.01.03 All Accessory Structures

A. There shall be a permitted principal structure in full compliance with all development standards and requirements of this LDC prior to issuance of a permit for an accessory structure. This provision shall not be construed to prohibit the establishment of an accessory structure simultaneously with the establishment of a permitted principal structure.
B. Permissible accessory uses by zoning district are identified in Table 2.03.03.
C. There shall be no more than one (1) detached accessory dwelling unit and not more than a total of two (2) other detached accessory buildings on a lot.
D. An accessory structure shall not be located within or partially within any public right-of-way.
E. Accessory structures shall be shown on any site plan with full supporting documents as required by this LDC.
F. Accessory structures shall be included in all calculations of impervious surface and stormwater runoff requirements.
G. Accessory structures shall not be located in any required buffer, landscape area, or stormwater management area.
H. A detached accessory building in a residential zoning district shall be set back from the side lot line a minimum of three (3) feet, except within the C-3 zoning district whereby the building standards set forth in Section 4.02.03(E) shall apply.
I. A detached accessory building shall not be closer than three (3) feet to the rear lot line except within the C-3 zoning district whereby the building standards set forth in Section 4.02.03(E) shall apply.
J. A detached accessory building shall not exceed twenty-five (25) feet in height or exceed a maximum building footprint of 625ft².
K. Connection of an accessory structure to a principal structure may be permissible if the connection is non-conditioned, unenclosed, and meets all principal structure setback requirements. A half wall, knee wall, or railings may be permitted as part of the connection.

5.01.04 Accessory Dwelling~~s~~ Units (ADU)

A. ~~Accessory dwelling units intended to provide non-remunerated housing for relatives, guests, or domestic helpers. An accessory dwelling unit shall not be considered an apartment, hotel, or other kind of multi-family use.~~ Accessory Dwelling Units (ADU) shall not count towards density. Long-term rental (31 days or more) is permissible when the property upon which the ADU is located receives a homestead exemption from the Nassau County, Florida Property Appraiser. Per the City's Comprehensive Plan policy 1.06.05, detached accessory dwelling units shall be permissible in all residential and mixed-use zoning districts in compliance with the following standards:
    1. The total floor area of the detached accessory dwelling unit shall not exceed 625 square feet;
    2. The maximum height for a detached accessory dwelling unit located as a freestanding building or an apartment over a detached–garage shall not

exceed twenty-five (25) feet, measured from the approved finished grade to the peak of the roof;

3. A detached accessory dwelling shall be located only within a rear yard as established by Section 4.02.03; and
4. An accessory dwelling unit shall comply with all standards set forth in Section 5.01.03~~;~~.

~~5.The accessory dwelling shall not have a separate water or electric meter.~~

Section 2.03.03 Table of Accessory 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**
ACCESSORY LAND USES:																					
Accessory Dwelling Unit– Detached Building	P	P	P	P	P	P	P	P	P	P			P				P				

APPLICATION FOR LAND DEVELOPMENT CODE TEXT AMENDMENTS

3-2 vote to recommend approval

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 2.03.03 Accessory Uses • 5.01.03. Accessory Structures • 5.01.04 Accessory Dwelling Units

*** 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:

In communities across the United States, Accessory Dwelling Units (ADUs) have become well regarded as a strategy for infill development that more immediately supports increased housing options and can serve to address a wide-range of housing needs while maximizing the capacity provided by existing infrastructure in a form more consistent with the City's traditional neighborhood character. Expansion of the City's existing ADU policy to allow both attached and detached ADUs, approve separate metering of water and sewer services, and enable rental income generation will support the City Commission's policy direction for increasing affordable and workforce housing options. All other design-based limitations contained in the existing governing policy remain in effect.

An ADU in the City is limited to a building footprint of 625 square feet and may not exceed 25 feet in height. Detached accessory structure's must be setback at least 25 feet in the front yard and no less than 3 feet from the side or rear property lines. An attached accessory dwelling must comply with the principal structure setback requirements and limited to the 25-foot building height.

Short-term or resort rental of an ADU would only be permissible in an R-3 (High Density Residential) zoning district. Allowance of an ADU within the OT-1 or OT-2 (Old Town) zoning district must be consistent with density standards of that district. Finally, care-taker units remain permissible within the Industrial zoned properties, as currently limited. Recommended language for consideration is as follows:

Section 1.07.00 Acronyms and Definitions

Adding: **Accessory Dwelling Unit (ADU)** – means a *dwelling unit* that is subordinate to an existing principal structure.

Section 2.03.03 Table of Accessory 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**
ACCESSORY LAND USES:																					
Accessory Dwelling Unit~~– Detached~~ Building	P	P	P	P	P	P	P	P	P	P			P				P				

5.01.03 All Accessory Structures

1. There shall be a permitted principal structure in full compliance with all development standards and requirements of this LDC prior to issuance of a permit for an accessory structure. This provision shall not be construed to prohibit the establishment of an accessory structure simultaneously with the establishment of a permitted principal structure.
2. Permissible accessory uses by zoning district are identified in Table 2.03.03.
3. There shall be no more than one (1) ~~detached~~ accessory dwelling unit and not more than a total of two (2) other detached accessory buildings on a lot.
4. An accessory structure shall not be located within or partially within any public right-of-way.
5. Accessory structures shall be shown on any site plan with full supporting documents as required by this LDC.
6. Accessory structures shall be included in all calculations of impervious surface and stormwater runoff requirements.
7. Accessory structures shall not be located in any required buffer, landscape area, or stormwater management area.
8. A detached accessory building in a residential zoning district shall be set back from the side lot line a minimum of three (3) feet, except within the C-3 zoning district whereby the building standards set forth in Section 4.02.03(E) shall apply.
9. A detached accessory building shall not be closer than three (3) feet to the rear lot line except within the C-3 zoning district whereby the building standards set forth in Section 4.02.03(E) shall apply.
10. A detached accessory building shall not exceed twenty-five (25) feet in height or exceed a maximum building footprint of 625ft^2.
11. Connection of an accessory structure to a principal structure may be permissible if the connection is non-conditioned, unenclosed, and meets all principal structure setback requirements. A half wall, knee wall, or railings may be permitted as part of the connection.

5.01.04 Accessory Dwellings Units

A. ~~Accessory dwelling units intended to provide non-remunerated housing for relatives, guests, or domestic helpers. An accessory dwelling unit shall not be considered an apartment, hotel, or other kind of multi-family use.~~ Accessory Dwelling Units (ADU) shall not count towards density. Per the City's Comprehensive Plan policy 1.06.05, ~~detached~~ accessory dwelling units may be attached to the principal structure or detached and shall be permissible in all residential and mixed-use zoning districts in compliance with the following standards:

    1. The total floor area of the ~~detached~~ accessory dwelling unit shall not exceed 625 square feet;
    2. The maximum height for a ~~detached~~ accessory dwelling unit located as a freestanding building or an apartment over a ~~detached~~ garage shall not exceed twenty-five (25) feet, measured from the approved finished grade to the peak of the roof;
    3. A detached accessory dwelling shall be located only within a rear yard as established by Section 4.02.03; and
    4. An accessory dwelling unit shall comply with all standards set forth in Section 5.01.03~~;~~.
    5. An accessory dwelling unit shall have a separate exterior entry from the principal structure.

~~5.The accessory dwelling shall not have a separate water or electric meter.~~

No to Low Cost

Approximately $0 to $200

- Seal attic to prevent water intrusion and attic uplift.
- Test attic for infiltration after it is sealed to minimize humidity and mold issues
- Install aerators on all faucets. (1.5 GPM)
- Replace all faucets & shower heads with WaterSense low flow models
- Install rain sensor for irrigation system or permanently abandon existing irrigation system.
- Extend rain gutters to discharge at least three feet from house
- Seal wall openings between the garage and conditioned spaces to eliminate infiltration of toxins into living spaces
- Develop a demolition and construction waste management plan
- Implement a recycle, reuse plan for construction
- Anchor exterior structures properly

For new construction, refer to the FGBC Green Home Designation Standard at www.floridagreenbuilding.org/homes

Minimal Cost

Approximately $200 to $700

- Have home tested for energy efficiency by a HERS rater. The test will help indicate where issues in the home exist and address those prior to making big investments
- Replace weather-stripping on all exterior doors
- Apply gaskets or caulk to all electrical outlets, switch plates and HVAC diffusers and grills
- Replace thermostats with programmable thermostats
- Increase attic insulation to R-38
- Add window tint to reduce solar heat gain
- Install motion or light sensors to all exterior lights
- Install Energy Star ceiling fans in living areas & bedrooms
- Install and set timer on hot water heater
- Inspect & seal all air-conditioning duct work with mastic
- Plant trees on the south, east and west side of the home to shade walls and A/C compressors
- Replace irrigation controller with programmable one
- Replace toilets with WaterSense fixtures
- Add a pool cover to reduce evaporation
- Have an irrigation professional perform a "check up" on an existing irrigation system
- Install carbon monoxide alarms at entrances to garage and all bedrooms
- Install dehumidifier in HVAC system
- Install make-up air source to laundry room located in conditioned space
- Ensure whole-house infiltration is minimized by sealing all top plates & air conditioning supply box drops at drywall
- Install a house energy monitoring device

Moderate Cost

Approximately $700 to $1,200

- Replace old toilets, with WaterSense fixtures
- Replace appliances with Energy Star appliances
- Repaint interior walls with low-VOC light reflective paint
- Add a radiant barrier on underside of roof sheathing
- Install rainwater harvesting/cistern for irrigation
- Replace with healthy flooring as defined in the FGBC Green Home Reference Guide
- Replace circulating kitchen fan with exterior ducted Energy Star labeled range hood
- Brace gable end roofs at trusses
- Apply/inject insulation to hollow core block
- Install garage exhaust fan with motion detector & timer

High Cost

Approximately $1,200 to $4,000

- Replace all turf yard with at least 50% of new plants from the Florida Friendly Plant list
- Add a hurricane protection system for windows and doors approved by Florida Building Code
- Install greywater collection system on bathroom sinks to reduce amount of potable water used for toilet flushing
- Replace old water heater with Heat Pump Water Heater (1,000 cubic feet of space required. Garage is an ideal location) OR
- Replace old hot water heater with solar water heater
- Replace pool pump with Energy Star pump OR
- Replace old pool pump with solar pool heating system
- Replace old A/C system with new SEER 15 or higher and 8.5 HSPF minimum efficiency. (Ensure that system is right-sized with complete energy calculations, manual J and manual D. If replacing A/C system, duct work should also be replaced.)
- Repaint exterior of house with paints that offer light reflectance greater than 50%
- Re-plumb residence with PEX manifold type system

Most Expensive Cost

Approximately $4,000 to $30,000

- Install Photovoltaic Electric Generating System
- Replace roof with Energy Star light reflective roof
- Use radiant barrier decking with new shingle roofs when decking is being replaced
- Replace old windows and sliding glass doors with new hurricane impact resistant and Energy Star products

The FGBC Florida Green Home Retrofit Guidelines were developed to assist homeowners and remodelers in making home improvement decisions to improve the efficiency, health and environmental friendliness of their homes.

www.floridagreenbuilding.org/consumer-help

Homeowner Operations

- Turn off lights, fans, TVs, chargers, and appliances when not in use
- Replace all light bulbs with compact fluorescent bulbs or LEDs
- Keep doors and windows closed if the air conditioner is in the On or Cool position
- Set thermostat at 80 degrees when you leave the house
- Turn off water while brushing your teeth and washing your hands
- Shower in under 5 minutes
- Change air-conditioner filters monthly
- Leave bathroom exhaust fan on for 20 minutes after showering
- Replace or clean any items that are moldy
- Use green cleaning products
- Reduce temperature of hot water heater to 120 degrees
- Change appliance water hoses to reinforced hoses
- Remove existing garbage disposal and compost vegetable waste for use in landscaping
- Keep dedicated recycling bins in place
- Water outdoor plants and grass in the early morning
- Cut lawn no lower than 3 inches
- Install rain barrels at downspouts
- Use non-cypress mulch in landscaping
- Have a hurricane plan and kit
- Take batteries, old paint, electronics, and chemicals to a hazardous waste disposal

FGBC FLORIDA GREEN BUILDING COALITION

1415 E. Piedmont Drive, Suite 5
Tallahassee, FL 32308-7954

Phone: 850-894-3422
Fax: 850-671-4897
E-mail: info@FloridaGreenBuilding.org
www.FloridaGreenBuilding.org

FGBC FLORIDA GREEN BUILDING COALITION

Affordable Housing Cost-Effective Green Options

Prepared by the Florida Green Building Coalition Affordable Housing Committee

The costs presented herein are provided for illustrative purposes only and should be verified by the user

Insufficient Affordable Housing Limits Florida's Economic Potential

By: Terry Golden, Policy Director, Florida Policy Institute

Most households have a limited amount of available resources, and the proportion of income that cost-burdened families spend on housing cannot simultaneously be available for spending in the community. Struggling families that spend more than 50 percent of their income on housing (or housing and transportation) spend 41 percent less on food and 74 percent less than their counterparts who live in affordable housing.

Entrepreneurs and business owners looking to grow their companies acknowledge that the availability of affordable housing substantially affects their ability to recruit and retain qualified entry- and mid-level employees, according to a variety of surveys from the Center for Housing Policy. The Center further cites surveys in which the availability of affordable housing is a primary concern of companies as they make siting decisions.

Traffic congestion from commuters negatively impacts businesses as well as employees. Congested roads increase business operating costs and shrink the area from which customers and clients are drawn. These problems are also a significant deterrent to business relocation in a community. As Florida's policy makers look to encourage job creation and the state's overall economy, recognition of these facts suggests they should increase available funding and undertake other measures that will increase the stock of affordable housing.

The Context of Housing Affordability in Florida

Housing is only one, albeit the largest, of the monthly expenses for most households. Other recurring expenses include transportation, clothing, groceries, and health care. The more a household's income is consumed by housing, the fewer resources are available for savings or spending on other goods and services in their communities.

Housing prices are a reflection of the cost of developing the housing and the price a local market will tolerate. The relationship between housing prices and wages, if any, is weak.

In Florida, increases in housing prices outpace increases in wages. In February 2016, the Miami Herald reported that median house prices in Miami-Dade County rose by nine percent over the previous year, but the corresponding wage increase was only four percent. Worse, median house prices in neighboring Broward County rose 11 percent, with a corresponding wage increases of three percent. These discrepancies worsen housing affordability problems for low- and moderate-income households.

The statewide average for Fair Market Rent for a two-bedroom apartment in Florida is $1,038. For affordability purposes, households must have an annual income of $41,517 ($19.95 per hour) to pay fair market rates. The required income increases to $50,000 in south Florida and $59,000 in the Florida Keys. A two-adult household in which each person earns the minimum wage cannot afford such rent. Based on a statewide average wage of $14.49 per hour ($30,139 per year), far too many Florida households can only afford rent of $754.

One way that households address housing affordability is to rent a property that would otherwise be cost prohibitive. The effect of this decision is to limit other areas of household spending. The most frequent reductions are in food and health care. Another effect is a limit in funds that can be saved for emergencies, retirement, education, or other long-term purposes. Ironically, the Florida Housing Coalition notes that cost-burdened renters would pay less in mortgage on an average three-bedroom home, but the cost of rent limits the ability to save for a down payment.

Households also address housing affordability by renting or buying a property in a more affordable area than one close to where they work. In metropolitan regions, people must commute from home to work. These commutes, compounded by thousands of workers, result in traffic congestion, carbon emissions, and loss of leisure or family time. In addition, commuting costs can transform affordable housing to consume as much or more income as cost-burdened households. The Center for Neighborhood Technology identifies metropolitan Miami and Tampa as the first and third most expensive metropolitan areas in the United States, respectively, based on the combined cost of housing and transportation.

People who cannot find affordable housing may move in with family or friends. Most households maximize available space. The lengthy addition of one or more people to an established environment can create stress for both host and guest.

Finally, aside from homelessness, the last option available is substandard housing. Such housing may pose an environmental hazard from existing mold or asbestos or it may be insect infested. It may have tainted water from lead pipes or have lead paint. It may have faulty wiring, which poses a safety and fire hazard. It may be located in an area prone to criminal activity. Substandard housing may also feature unscrupulous landlords who prey on their tenants.

Benefits of Affordable Housing to the State and its Communities

The phrases "affordable housing" and "workforce housing" are generally indistinguishable. The distinctions, if any, refer to the income range for whom the specific housing is intended. As used across the literature, workforce housing is generally intended for workers earning from 60 to 120 percent of area median income. Affordable housing extends to residents whose income is less than 60 percent of area median income. The availability of workforce housing has real implications for business productivity and profits. Businesses located in areas where housing costs exceed wages have difficulty recruiting and retaining adequate employees. Tyson Foods calculated that it cost $2,500 (in 2005) to replace an experienced employee. With estimated turnover of 15 percent, it cost Tyson $26 million per year to replace lost employees. While few Florida businesses match the scale of Tyson, the corresponding loss to small- and mid-sized businesses is likely to be an equal or greater proportion of corporate income.

A 2001 study of workforce housing demand estimated a backlog need for 5,000 housing units in Minneapolis/St. Paul. The researchers estimated that, if the backlog was developed and occupied, the twin cities would garner recurring revenues of $128 million in consumer spending, plus $137 million in business income. Adjusted to 2016 dollars, this housing would generate $361 million annually in spending and business income for the area.

Additional affordable housing similarly offers multiple benefits for cities and counties in Florida. Generally, property taxes on housing generate recurring revenues for the local governments. To the extent that affordable housing reduces foreclosures, it limits costs to localities for court, legal, and recordkeeping expenses, as well as foregone utilities revenues. Foreclosures reduce the value of nearby homes, in turn reducing property taxes for the affected homes. Further, access to affordable housing can reduce household need for other services associated with limited financial resources.

The National Association of Home Builders analyzed the economic impact of affordable housing in 2010 and identified two sets of impacts: construction impacts and

	Construction Impact (Nonrecurring)	Annual Impact (Recurring)
Local income	$7.9 million	$2.4 million
Local taxes and other revenues	$827,000	$441,000
Local jobs	122	30

recurring post-construction impacts. The analysis identified the following impacts based on 100 multifamily housing units.

Economic impacts of constructing affordable housing are comparable to construction of corresponding market-rate housing units. The number of local jobs created increases to 32 when the affordable housing is built for seniors.

When existing housing stock is updated for energy efficiency, economic impacts continue for contractors, laborers, and materials suppliers. Moreover, energy modifications can stretch household budgets by reducing utilities costs and provide a little financial relief for participating families. The estimated annual household savings from energy updates is more than $400.

In one report, the families that live in affordable housing save about $500 per month. Most of these savings are reinvested in the community on food, clothing, transportation, and healthcare. These basic household needs could not be addressed without the availability of the housing. Affordable housing is especially crucial for seniors because of their higher healthcare costs.

Increased economic activity, multiplied by the number of affordable housing households, creates local jobs in the wholesale/retail trade, healthcare, education, and for local eating establishments. It increases retail vitality in affordable housing communities and increases the availability of goods and services to residents.

In addition to local spending, housing relief allows participants to make modest investments. Specifically, residents may save for their own education or that of their children and for retirement. If the residents live in a rental property, they may save for the down payment on a mortgage.

In addition to household savings, affordable housing saves social services funding. For seniors and adults with developmental disabilities, the cost of Medicaid Home and Community-Based Services is one-third the cost of services in a nursing home or intermediate care facility.

Vibrant communities with good schools, safe neighborhoods, and efficient public transit will only attract skilled employees if they also offer a large supply of good-quality affordable housing for young couples and new families.

What Can State Policy Makers Do?

To help fund affordable housing programs, the Florida Legislature dedicates a portion of the documentary stamp tax on deeds to support state and local affordable housing into the Sadowski Trust Fund. The affordable housing programs supported by the Sadowski Trust Fund have been shown to have an enormous spin off benefit to Florida's economy. According to the Florida Housing Coalition, each dollar of state and local funding for affordable housing leverages $4 – $6 in federal, private, and other funding. A review of the activity of the Florida Housing Finance Corporation in 2014 concluded that the activities of the Corporation had generated:

- $3.69 billion in economic output
- $1.27 billion in income
- $1.91 billion in value added
- 27,150 full- and part-time jobs

This return on investment makes it especially distressing that the Legislature swept $117 million that would otherwise have been appropriated for additional affordable housing initiatives during the 2016 Legislative Session. The Legislature should increase its support for affordable housing in coming years both as an investment in economic development and as a means to improve the quality of life of it many families struggling to make ends meet. HNN

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TERRY GOLDEN

Terry Golden, *is the Policy Director of Florida Policy Institute. The Florida Policy Institute is an independent, nonpartisan organization dedicated to promoting widespread prosperity. The Institute analyzes state budget and revenue trends and proposes common-sense policy options with the aim of encouraging broad public education, discussion, and informed action.*

Accessory Dwelling Units: Case Study

U.S. Department of Housing and Urban Development
Office of Policy Development and Research

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Accessory Dwelling Units: Case Study

Prepared for:
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Office of Policy Development and Research

Prepared by:
Sage Computing, Inc.
Reston, VA

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Accessory Dwelling Units: Case Study

Introduction

Accessory dwelling units (ADUs) — also referred to as accessory apartments, second units, or granny flats — are additional living quarters on single-family lots that are independent of the primary dwelling unit. The separate living spaces are equipped with kitchen and bathroom facilities, and can be either attached or detached from the main residence.[1] This case study explores how the adoption of ordinances, with reduced regulatory restrictions to encourage ADUs, can be advantageous for communities. Following an explanation of the various types of ADUs and their benefits, this case study provides examples of municipalities with successful ADU legislation and programs.

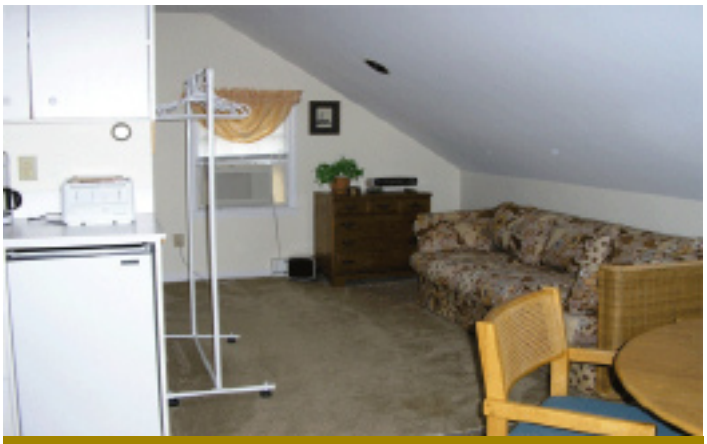
History of ADUs

Development of accessory dwelling units can be traced back to the early twentieth century, when they were a common feature in single-family housing.[2] After World War II, an increased demand for housing led to a booming suburban population. Characterized by large lots and an emphasis on the nuclear family, suburban development conformed to Euclidean-type zoning codes, a system of land-use regulations that segregate districts according to use.[3]

Suburbs continued to be a prevalent form of housing development throughout the 1950s and 1960s. The rapid growth of suburbs reinforced the high demand for lower-density development, and ultimately led most local jurisdictions to prohibit ADU construction. In spite of zoning restrictions, illegal construction of ADUs continued in communities where the existing housing stock was not meeting demand; San Francisco was one such community. During World War II, the Bay Area experienced a defense boom that created a high demand for workforce housing, resulting in a large number of illegally constructed second units. By 1960, San Francisco housed between 20,000 to 30,000 secondary units, 90 percent of which were built illegally.[4]

In response to suburban sprawl, increased traffic congestion, restrictive zoning, and the affordable housing shortage, community leaders began advocating a change from the sprawling development pattern of suburban design to a more traditional style of planning. Urban design movements, such as Smart Growth and New Urbanism, emerged in the 1990s to limit automobile dependency and improve the quality of life by creating inclusive communities that provide a wide range of housing choices. Both design theories focus on reforming planning practices to create housing development that is high density, transit-oriented, mixed-use, and mixed-income through redevelopment and infill efforts.[5]

In the late 1970s to the 1990s, some municipalities adopted ADU programs to permit the use and construction of accessory units. Many of these programs were not very successful, as they lacked flexibility and scope. Although a number of communities still restrict development of accessory dwelling units, there is a growing awareness and acceptance of ADUs as an inexpensive way to increase the affordable housing supply and address illegal units already in existence.



Interior ADU – located in attic space
Photo credit: Town of Barnstable, Massachusetts

[1] Municipal Research and Services Center of Washington, *Accessory Dwelling Units*, October 1995, http://www.mrsc.org/Publications/textadu.aspx#tenant.
[2] Transportation and Land Use Coalition, *Accessory Dwelling Units*, http://www.transcoalition.org/ia/acssdwel/01.html#body.
[3] Transportation Research Board, *The Costs of Sprawl Revisited,* 1998, http://onlinepubs.trb.org/onlinepubs/tcrp/tcrp_rpt_39-a.pdf.
[4] San Francisco Planning and Urban Research Association, *Secondary Units: A Painless Way to Increase the Supply of Housing,* August 2001, http://www.spur.org/newsletters/0801.pdf.
[5] New Urban News, *The New Urbansim – An alternative to modern, automobile-oriented planning and development,* July 2004, http://www.newurbannews.com/AboutNewUrbanism.html.

Types of Accessory Dwelling Units

Depending on their location relative to the primary dwelling unit, ADUs can be classified into three categories: interior, attached, and detached.[6] Interior ADUs are located within the primary dwelling, and are typically built through conversion of existing space, such as an attic or basement.

Attached ADUs are living spaces that are added on to the primary dwelling. The additional unit can be located to the side or rear of the primary structure, but can also be constructed on top of an attached garage. Detached ADUs are structurally separate from the primary dwelling. They can be constructed over existing accessory structures, such as a detached garage, or they can be built as units that are separate from accessory and residential structures.

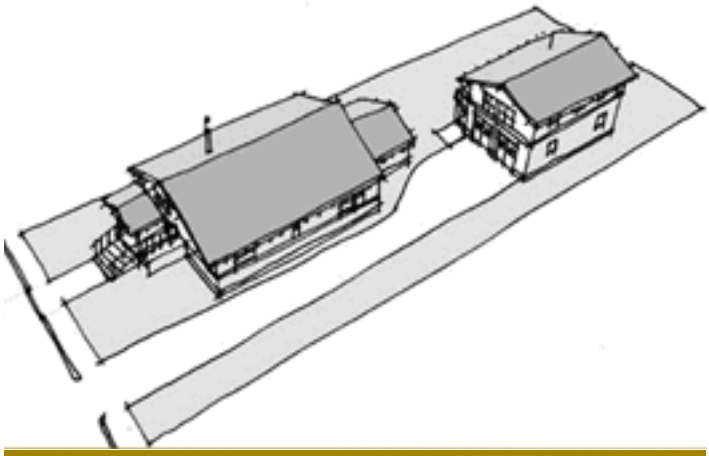
ADU attached to the side of a garage addition
Illustration: RACESTUDIO and city of Santa Cruz

Benefits of Accessory Dwelling Units

Accessory dwelling units offer a variety of benefits to communities. They help increase a community's housing supply, and since they cost less than a new single-family home on a separate lot, they are an affordable housing option for many low- and moderate-income residents.[7] Elderly and/or disabled persons who may want to live close to family members or caregivers, empty nesters, and young adults just entering the workforce find ADUs convenient and affordable.[8] In addition to increasing the supply of affordable housing, ADUs benefit homeowners by providing extra income that can assist in mitigating increases in the cost of living.

Attached ADU
Photo credit: http://mass.gov

Accessory dwelling units have other advantages as well. They can be designed to blend in with the surrounding architecture, maintaining compatibility with established neighborhoods and preserving community character. Furthermore, there is no need to develop new infrastructure, since ADUs can be connected to the existing utilities of a primary dwelling. Allowing ADUs facilitates efficient use of existing housing stock, helps meet the demand for housing, and offers an alternative to major zoning changes that can significantly alter neighborhoods.[9]



Detached two-story ADU over garage
Illustration: RACESTUDIO and city of Santa Cruz

[6] Transportation and Land Use Coalition.
[7] Atlanta Regional Commission, *Accessory Dwelling Units*, August 2007, http://www.atlantaregional.com/documents/Accessory_Dwelling_Units_.pdf.
[8] Ibid.
[9] Municipal Research and Services Center of Washington.

Examples of ADU Ordinances and Programs

The following section of the case study provides an overview of ADU ordinances that have been adopted by five communities from across the nation. To gain a wider understanding of ADU programs in practice, the five communities have been chosen to represent a diverse range of geographic, demographic, and socioeconomic characteristics with different land use and growth control policies.

Lexington, Massachusetts

Lexington, Massachusetts is an affluent historic town, located 11 miles northwest of Boston, with a population of 30,355.[10] According to the town's 2002 Comprehensive Plan, Lexington has largely exhausted its vacant unprotected land supply and is a highly built-out suburb with less than 1,000 acres of land available for new development.[11] Approximately 18 percent of the households in Lexington are eligible for affordable housing of some sort, and with a median home sales price of over $600,000, many residents are being priced out of the housing market.[12] This limited growth potential and strong demand for affordable housing has led to the adoption of accessory apartment programs. The town implemented its first accessory unit bylaw in 1983, resulting in the construction of 60 units. In February of 2005, Lexington amended its bylaws to improve the clarity and flexibility of its ADU program.[13] The town affirmed that the purpose of promoting ADUs is to increase the range of housing choices, encourage population diversity, and promote efficient use of the housing supply while maintaining the town's character.

The amended bylaws reduce or eliminate minimum lot size requirements, allow ADUs 'by-right' in homes built as recently as five years ago, and allow second units by special permit in new construction, or as apartments in accessory structures. The Lexington Zoning Code allows two ADUs per lot, provided the primary dwelling is connected to public water and sewer systems.[14] Provisions allow absentee ownership for two years under special circumstances. In addition, a minimum of one off-street parking space must be provided for every accessory unit. The by-right accessory apartments must be located within the primary dwelling and are allowed on lots that are at least 10,000 square feet. The maximum gross floor area of a by-right accessory apartment is 1,000 square feet and the unit cannot have more than two bedrooms.[15]

Increased flexibility in the program has proven beneficial to Lexington in the development of ADUs. According to Aaron Henry, Senior Planner for Lexington, the town's Housing Partnership Board is launching an education and outreach campaign for their ADU program to raise public interest.

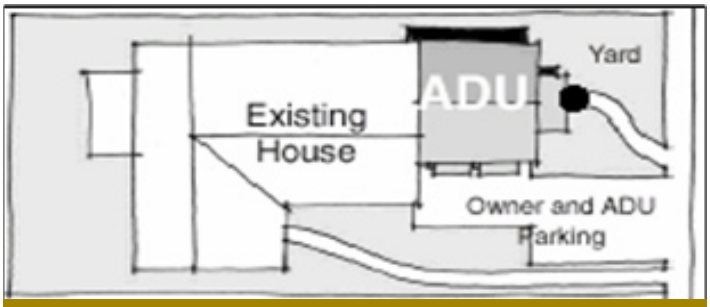
Santa Cruz, California

Santa Cruz, California is a seaside city with a population of 54,600; it is one of the most expensive cities in the country in which to live. In 2006, the median price for a single-family home in Santa Cruz was $746,000, which only 6.9 percent of the city residents could easily afford.[16] In spite of the high cost of living, the city continues to be a desirable destination on account of its scenic location and proximity to San Francisco and the Silicon Valley. The location of a campus of the University of California — the area's largest employer — also adds to the demand for housing in Santa Cruz.[17] Another contributing factor is the limited amount of land allowed for development within the city's

Detached ADU over garage – design by Boone/Low Architects and Planners
Illustration: RACESTUDIO and city of Santa Cruz

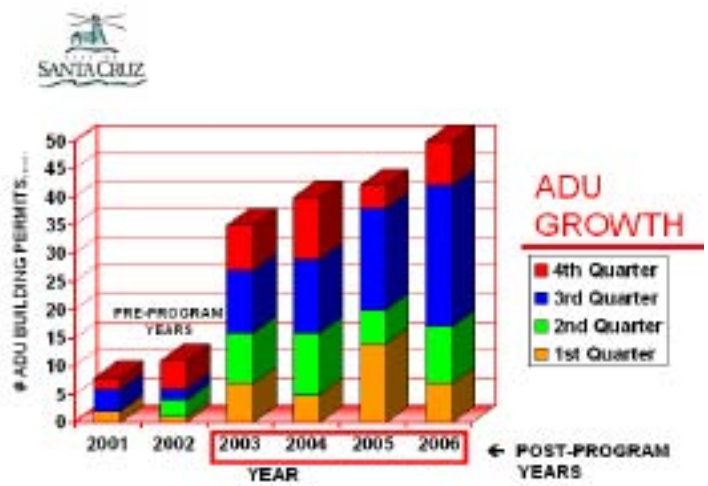
[10] U.S. Census 2000, www.census.gov.
[11] Town of Lexington, *Comprehensive Plan,* 2002, http://ci.lexington.ma.us/Planning/CompPlan.htm.
[12] Town of Lexington, *Lexington Housing Strategy*, October 2007, http://ci.lexington.ma.us/Planning/Documents/Housing%20Strategy%20(Oct%202007).pdf.
[13] The Massachusetts Smart Growth/Smart Energy Toolkit, *Accessory Dwelling Units (ADU) Suburban Case Study*, http://www.mass.gov/envir/smart_growth_toolkit/pages/CS-adu-lexington.html.
[14] See Appendix A.
[15] Town of Lexington, http://ci.lexington.ma.us.
[16] City of Santa Cruz, http://www.ci.santa-cruz.ca.us.
[17] Fred Bernstein, *Granny Flats for Cool Grannies*, February 2005, http://www.fredbernstein.com/articles/display.asp?id=91.

greenbelt. In order to preserve the greenbelt while accommodating new growth, promoting public transportation, and increasing the supply of affordable housing, the city adopted a new ADU ordinance in 2003.



Prototype site layout for attached ADU – ADU Manual
Illustration: RACESTUDIO and city of Santa Cruz

This ordinance sets forth regulations for the location, permit process, deed restrictions, zoning incentives, and design and development standards for ADUs. Accessory dwelling units are permitted in designated residential zones on lots that are at least 5,000 square feet in area. No more than one ADU per lot is allowed and the property owner must occupy the primary or accessory dwelling unit. ADUs that do not meet the permitting requirements stipulated in the ordinance must undergo a public hearing process. Development fees are waived for ADUs made available for low- and very-low-income households.[18]



ADU Permits approved for the city of Santa Cruz
Source: City of Santa Cruz

In addition to the ordinance that regulates the development of ADUs, Santa Cruz has established an ADU development program with three major components: technical assistance, a wage subsidy and apprentice program, and an ADU loan program.[19] As part of the technical assistance program, the city published an ADU Plan Sets Book that contains design concepts developed by local and regional architects. Homeowners can select one of these designs and receive permits in an expedited manner. In addition, the city offers an ADU Manual, which provides homeowners with information on making their ADU architecturally compatible with their neighborhood, zoning regulations relevant to ADUs, and the permitting process.

Santa Cruz's ADU Development Program has won numerous awards and has been used as a model by other communities. According to Carol Berg, who is the housing and community development manager for the city, an average of 40 to 50 ADU permits have been approved every year since the start of the program. She attributes the program's success primarily to zoning changes that were adopted to facilitate development of ADUs, such as the elimination of covered parking requirements.

Portland, Oregon

With a population of approximately 530,000, Portland is the most populous city in the state of Oregon, and is noted for its strong land use control and growth management policies. Although Portland has had an ADU program in place for several years, ADU development was not effectively promoted until 1998, when the city amended its laws to relax the regulations governing ADUs.[20] The amendments eliminated the minimum square footage and owner-occupancy requirements. ADUs are now allowed in all residential zones with relaxed development standards.

Portland's regulations permit the construction of ADUs on lots with a single-family home, as long as they are smaller, supplementary to the primary residence, and no more than 800 square feet.[21] They can be created by conversion of an existing structure or by construction of a new building. An early assistance process is available to help with project development for ADUs created through the conversion of an existing structure. ADUs that meet all the standards are permitted by right and do not require a land use review. No additional parking is required for accessory

[18] See Appendix B.
[19] City of Santa Cruz, *Accessory Dwelling Unit Development Program*, http://www.ci.santa-cruz.ca.us.
[20] Barbara Sack, city of Portland.
[21] See Appendix C.

units. Portland's ADU program guide outlines ways to bring existing nonconforming units into compliance.

The city considers ADUs to be more affordable than other housing types because of the efficiency of the units in using fewer resources and reducing housing costs. City planner Mark Bello notes that allowing more ADUs did increase the housing supply, and that city residents viewed ADUs positively and were satisfied with the changes made. He also added, "There were no significant negative issues that arose from liberalizing Portland's code."

ADU on lower level of primary dwelling
Photo credit: Town of Barnstable

Barnstable, Massachusetts

With seven villages within its boundaries and a total population of 47,821, the town of Barnstable is the largest community in both land area and population on Cape Cod.[22] Approved in November 2000, Barnstable's Accessory Affordable Apartment or Amnesty Program is a component of its Affordable Housing Plan.[23] The program guides creation of affordable units within existing detached structures or new affordable units within attached structures. Eligibility for the program is limited to single-family properties that are owner-occupied and multifamily properties that are legally permitted.

Barnstable's amnesty program is seen as a way to bring the high number of existing illegal ADUs into compliance with current requirements. In order to bring a unit into compliance, the property owner must agree to rent to low-income tenants — those earning 80 percent or less of the area median income — with a minimum lease term of one year. The amnesty program offers fee waivers for inspection and monitoring of units and designates town staff to assist homeowners through the program's administrative process. The town can access Community Development Block Grant funds to reimburse homeowners for eligible costs associated with the rehabilitation or upgrade of an affordable ADU. Homeowners are also offered tax relief to offset the negative effects of deed restrictions that preserve the affordability of the units.[24]

ADU over detached garage
Photo credit: Town of Barnstable

Through its Amnesty Program, the town of Barnstable has successfully brought many of its illegal accessory units into compliance, with the added benefit of increasing the supply of affordable housing. Since the start of the program, Barnstable has approved 160 affordable ADUs. Beth Dillen, Special Projects Coordinator for the town's Growth Management Department, noted that "the ADU program has been very well received and there has been no neighborhood opposition." The program has been successful in converting existing illegal accessory apartments into code-compliant ADUs. According to Building Commissioner Tom Perry, "The benefit to this program is twofold. It is increasing the affordable housing supply and it also makes units, that before were unsafe and illegal, safe and legal."

Wellfleet, Massachusetts — Home of Oysters...and ADUs

Wellfleet is located in Barnstable County, Massachusetts. Located on Cape Cod, Wellfleet is a tourist town with a

[22] U.S. Census 2000, www.census.gov.
[23] See Appendix D.
[24] Town of Barnstable, *Accessory Affordable Apartment Program,* http://www.town.barnstable.ma.us/GrowthManagement/CommunityDevelopment/AssessoryHousing/AAAP-BROCHURE_rev041206.pdf.

year-round population of 3,500, which increases to 17,000 in the summer months. Sixty-one percent of the land area in Wellfleet is part of the Cape Cod National Seashore and about 70 percent of the entire land area is protected from development.[25] Wellfleet also has a growing concentration of elderly residents 65 years and older. A housing needs assessment study conducted by the town in 2006 recommended the adoption of an affordable ADU program to meet elderly housing needs and to increase the supply of affordable multifamily rental units.[26]

Interior ADU – Town of Wellfleet
Photo credit: Town of Wellfleet

The affordable ADU bylaw for Wellfleet allows up to three ADUs per lot in any district, but requires approval of a special permit from the Zoning Board of Appeals. Secondary units may be within, attached to, or detached from a primary structure, and may not be larger than 1,200 square feet. Homeowners with pre-existing attached and nonconforming accessory apartments may only make changes that increase the conformity of the structures.[27]

Detached ADU – Town of Wellfleet
Photo credit: Town of Wellfleet

Unless the provisions are specifically waived, the construction of new ADUs must conform to all zoning bylaw provisions and the owner of the property must occupy either the ADU or the primary dwelling. Detached units must comply with all setback requirements. Owners are required to rent to low- or moderate-income households. Maximum rents follow the Fair Market Rental Guidelines published by HUD and the property owners must submit annual information on rents to be charged.

To encourage participation in the ADU program, Wellfleet has instituted a new affordable accessory dwelling unit loan program.[28] The program offers interest-free loans for homeowners to develop affordable accessory units. The funds can also be used by homeowners to bring their ADU up to code. Wellfleet offers tax exemptions to homeowners on the portion of the property that is rented as an affordable unit. According to Nancy Vail, Assessor for the Town of Wellfleet, the combined tax savings for all ADU property owners totaled $7,971.17 for fiscal year 2008. Sixteen units have been approved since the start of the program in November 2006.

Fauquier County, Virginia

Fauquier County is a largely rural county located about 50 miles outside of Washington, D. C. Beginning in 1967, Fauquier County adopted strict zoning regulations to limit growth to nine defined areas as a means of preserving farmland and open space; in effect, establishing growth boundaries.[29] However, the county population is rapidly increasing. The 2006 U.S. Census population estimate for Fauquier County was 66,170, a 20 percent increase from 2000. A needs assessment study by the Fauquier County Affordable Housing Task Force found that between 2000 and 2006, the median housing price in Fauquier County increased 127 percent, while the median household income increased 21 percent. To accommodate its growing population, especially the need for workforce housing, the county encourages infill development within the nine defined areas, and is active in reducing barriers to affordable housing.

[25] Town of Wellfleet, http://www.wellfleetma.org
[26] Town of Wellfleet, *Housing Needs Assessment,* 2006, http://www.wellfleetma.org/Public_Documents/WellfleetMA_LocalCompPlan/Appendix8.pdf.
[27] See Appendix E.
[28] Town of Wellfleet, *Affordable Accessory Dwelling Unit Program*, http://www.wellfleetma.org/Public_Documents/WellfleetMA_WebDocs/AADU.pdf.
[29] Keith Schneider, *New Approaches to Shaping Community Futures,* March 1997, Michigan Land Use Institute, http://www.mlui.org/growthmanagement/fullarticle.asp?fileid=3862.

Fauquier County recognizes three different types of accessory units: family dwellings, efficiency apartments, and tenant houses.[30] Family dwelling units are detached accessory units constructed for use by the homeowner's family member(s); they must be occupied by no more than five people, at least one of them related to the owner. Family dwelling units may be as large as 1,400 square feet in size and are permitted in both rural and many residentially zoned areas. Efficiency apartments are alternatives to family dwelling units and are attached to either the primary residence or to an accessory structure, such as a garage. The size is limited to 600 square feet or 25 percent of the gross floor area of the main dwelling, whichever is greater. Efficiencies may not be occupied by more than two unrelated people and are allowed in rural and residential-zoned areas. Tenant houses are detached dwellings built on the property for the purpose of supporting agricultural land uses. At least one person occupying the tenant house must work on the property. Tenant houses have no size limits. They are allowed only on rurally zoned areas or properties of at least 50 acres, with one tenant house for every 50 acres of a property.

Development of ADUs in Fauquier County depends on the zoning, the size of the property, and availability of septic/sewer and water services. Each of the unit types is approved by the Fauquier Office of Zoning Permitting and Inspections, with a building permit, provided that the units meet zoning requirements. According to the county's zoning office, 155 accessory dwelling units and 37 efficiency apartments were permitted from 1997 to 2007.

Conclusion

At the height of the suburbanization of the United States in the 1950s and 1960s, high-density development became undesirable. Instead, communities favored low-density development defined by large-lot single-family homes. Accessory apartments that were once a common feature in many homes were excluded from zoning ordinances. However, growing demand for affordable housing (coupled with the limited amount of land available for development in many communities) has led to changing attitudes about the use and development of accessory apartments. An increasing number of communities across the nation are adopting flexible zoning codes within low-density areas in order to increase their affordable housing supply.

Communities find that allowing accessory dwelling units is advantageous in many ways. In addition to providing practical housing options for the elderly, disabled, empty nesters, and young workers, ADUs can provide additional rental income for homeowners. ADUs are smaller in size, do not require the extra expense of purchasing land, can be developed by converting existing structures, and do not require additional infrastructure. They are an inexpensive way for municipalities to increase their housing supply, while also increasing their property tax base. By providing affordable housing options for low- and moderate-income residents, communities can retain population groups that might otherwise be priced out of the housing market.

The examples provided in the previous section involve communities that have to rely on existing housing stock to meet rising demand, either due to lack of developable land or strict growth management regulations. Portland and Fauquier County have adopted ADU ordinances to increase housing supply within their growth boundaries. Communities that are built out or have limited available land benefit from allowing the development of accessory units, as in Lexington and Wellfleet. Barnstable's amnesty program shows how to successfully bring a large number of existing illegal accessory units into compliance. In addition to allowing ADUs in all residential zones, Santa Cruz has attracted interest in ADU development by publishing an ADU Manual and Plan Sets Book with seven prototype designs for accessory units.

A community can tailor ADU ordinances to suit its demographic, geographic, and socioeconomic characteristics. The communities discussed in this case study provide loan programs, tax incentives, streamlined permitting, and reduced development fees as part of their ADU programs. In order for an ADU program to succeed, it has to be flexible, uncomplicated, include fiscal incentives, and be supported by a public education campaign that increases awareness and generates community support.

[30] See Appendix F.

Appendix A — Town of Lexington, Massachusetts, Article V, 135-19, Accessory Apartments

§ 135-19. Accessory apartments. [Amended 5-2-1988 ATM by Art. 41; 4-10-1989 ATM by Art. 41; 4-4-1990 ATM by Art. 36; 4-4-2005 ATM by Art. 10]

An accessory apartment is a second dwelling subordinate in size to the principal dwelling unit on an owner-occupied lot, located in either the principal dwelling or an existing accessory structure. The apartment is constructed so as to maintain the appearance and essential character of a one-family dwelling and any existing accessory structures. Three categories of accessory apartments are permitted: by-right accessory apartments, which are permitted as of right, and special permit accessory apartments and accessory structure apartments, which may be allowed by a special permit.

A. General objectives. The provision of accessory dwelling units in owner-occupied dwellings is intended to:

(1) Increase the number of small dwelling units available for rent in the Town;

(2) Increase the range of choice of housing accommodations;

(3) Encourage greater diversity of population with particular attention to young adults and senior citizens; and

(4) Encourage a more economic and energy-efficient use of the Town's housing supply while maintaining the appearance and character of the Town's single-family neighborhoods.

B. Conditions and requirements applicable to all accessory apartments.

(1) General.

(a) There shall be no more than two dwelling units in a structure, and no more than two dwelling units on a lot.

(b) There shall be no boarders or lodgers within either dwelling unit.

(c) No structure that is not connected to the public water and sanitary sewer systems shall have an accessory apartment.

(d) The owner of the property on which the accessory apartment is to be created shall occupy one or the other of the dwelling units, except for temporary absences as provided in Subsection B (l) (e). For the purposes of this section, the "owner" shall be one or more individuals who constitute a family, who hold title directly or indirectly to the dwelling, and for whom the dwelling is the primary residence…

(2) Exterior appearance of a dwelling with an accessory apartment. The accessory apartment shall be designed so that the appearance of the structure maintains that of a one-family dwelling….

(3) Off-street parking. There shall be provided at least two off-street parking spaces for the principal dwelling unit and at least one off-street parking space for the accessory apartment….

C. By-right accessory apartments shall be permitted so long as the requirements set forth in the §135-19B are satisfied and the following criteria in this section are met:

(1) The lot area shall be at least 10,000 square feet.

(2) The apartment shall be located in the principal structure.

(3) The maximum gross floor area of the by-right accessory apartment shall not exceed 1,000 square feet.

(4) There shall not be more than two bedrooms in a by-right accessory apartment.

(5) There shall be no enlargements or extensions of the dwelling in connection with any by-right accessory apartment except for minimal additions necessary to comply with building, safety or health codes, or for enclosure of an entryway, or for enclosure of a stairway to a second or third story.

(6) The entire structure containing the by-right accessory apartment must have been in legal existence for a minimum of five years at the time of application for a by-right accessory apartment.

D. Special permit accessory apartments. If a property owner cannot satisfy the criteria for by-right accessory apartments that are set forth in § 135-19C above, the property owner may apply for a special permit from the Board of Appeals….

E. Accessory structure apartments. Notwithstanding any provisions of this Zoning By-Law that state an accessory apartment shall be located in a structure constructed as a detached one-family dwelling and the prohibition in § 135-35D against having more than one dwelling on a lot, the Board of Appeals may grant a special permit as provided in § 135-16, Table 1, line 1.22C, to allow the construction of an accessory apartment in an existing accessory structure which is on the same lot in the RS, RT, KO, RM or CN District as an existing one-family dwelling provided:

(1) Lot area is at least 18,000 square feet if in the RS, RT, or CN District, at least 33,000 square feet if in the RO District, and at least 125,000 square feet if in the RM District;

(2) The structure containing the accessory structure apartment was in legal existence for a minimum of five years and had a minimum of 500 square feet of gross floor area as of five years prior to the time of application;

(3) The maximum gross floor area of the accessory structure apartment does not exceed 1,000 square feet. An addition to an accessory structure may be permitted, but no addition shall be allowed which increases the gross floor area of the structure to more than 1,000 square feet. The gross floor area for the accessory apartment shall not include floor area used for any other permitted accessory use. The accessory apartment cannot contain floor area that has been designed, intended or used for required off-street parking to serve the principal dwelling;…

Appendix B — City of Santa Cruz, California, Title 24, Zoning Ordinance, Chapter 24.16, Part 2: ADU Zoning Regulations

24.16.100 Purpose.

The ordinance codified in this part provides for accessory dwelling units in certain areas and on lots developed or proposed to be developed with single-family dwellings. Such accessory dwellings are allowed because they can contribute needed housing to the community's housing stock. Thus, it is found that accessory units are a residential use which is consistent with the General Plan objectives and zoning regulations and which enhances housing opportunities that are compatible with single-family development…

24.16.120 Locations Permitted.

Accessory dwelling units are permitted in the following zones on lots of 5000 square feet or more…

24.16.130 Permit Procedures.

The following accessory dwelling units shall be principally permitted uses within the zoning districts specified in Section 24.16.120 and subject to the development standards in Section 24.16.160.

1. Any accessory dwelling unit meeting the same development standards as permitted for the main building in the zoning district, whether attached or detached from the main dwelling.

2. Any single story accessory dwelling unit.

   Any accessory dwelling unit not meeting the requirements above shall be conditionally permitted uses within the zoning districts specified in Section 24.16.120 and shall be permitted by administrative use permit at a public hearing before the zoning administrator, subject to the findings per Section 24.16.150 and the development standards in Section 24.16.160…

24.16.160 Design and Development Standards.

All accessory dwelling units must conform to the following standards:

1. Parking. One parking space shall be provided on-site for each studio and one bedroom accessory unit. Two parking spaces shall be provided on site for each two bedroom accessory unit. Parking for the accessory unit is in addition to the required parking for the primary residence. (See Section 24.16.180 for parking incentives.)

2. Unit Size. The floor area for accessory units shall not exceed five hundred square feet for lots between 5000 and 7500 square feet. If a lot exceeds 7500 square feet, an accessory unit may be up to 640 square feet and, for lots in excess of 10,000 square feet, a unit may be up to 800 square feet. In no case may any combination of buildings occupy more than thirty percent of the required rear yard for the district in which it is located, except for units which face an alley, as noted below. Accessory units that utilize alternative green construction methods that cause the exterior wall thickness to be greater than normal shall have the unit square footage size measured similar to the interior square footage of a traditional frame house.

3. Existing Development on Lot. A single-family dwelling exists on the lot or will be constructed in conjunction with the accessory unit.

4. Number of Accessory Units Per Parcel. Only one accessory dwelling unit shall be allowed for each parcel…

24.16.170 Deed Restrictions.

Before obtaining a building permit for an accessory dwelling unit the property owner shall file with the county recorder a declaration of restrictions containing a reference to the deed under which the property was acquired by the present owner and stating that:

1. The accessory unit shall not be sold separately.

2. The unit is restricted to the approved size.

3. The use permit for the accessory unit shall be in effect only so long as either the main residence, or the accessory unit, is occupied by the owner of record as the principal residence…

26.16.180 Zoning Incentives.

The following incentives are to encourage construction of accessory dwelling units.

1. Affordability Requirements for Fee Waivers. Accessory units proposed to be rented at affordable rents as established by the city, may have development fees waived per Part 4 of Chapter 24.16 of the Zoning Ordinance...

2. Covered Parking. The covered parking requirement for the primary residence shall not apply if an accessory dwelling unit is provided…

24.16.300 Units Eligible for Fee Waivers.

Developments involving residential units affordable to low or very-low income households may apply for a waiver of the following development fees:

1. Sewer and water connection fees for units affordable to low and very low income households.

2. Planning application and planning plan check fees for projects that are one hundred percent affordable to low and very-low income households.

3. Building permit and plan check fees for units affordable to very-low income households.

4. Park land and open space dedication in-lieu fee for units affordable to very low income households.

5. Parking deficiency fee for units affordable to very-low income households.

6. Fire fees for those units affordable to very-low income households.

(Ord. 93-51 § 6, 1993).

24.16.310 Procedure for Waiver of Fees.

A fee waiver supplemental application shall be submitted at the time an application for a project with affordable units is submitted to the city.

(Ord. 93-51 § 6, 1993)

Appendix C — City of Portland, Oregon, Title 33, Chapter 33.205: Accessory Dwelling Units

333.205.010 Purpose
Accessory dwelling units are allowed in certain situations to:

- Create new housing units while respecting the look and scale of single-dwelling development;
- Increase the housing stock of existing neighborhoods in a manner that is less intense than alternatives;
- Allow more efficient use of existing housing stock and infrastructure;
- Provide a mix of housing that responds to changing family needs and smaller households;
- Provide a means for residents, particularly seniors, single parents, and families with grown children, to remain in their homes and neighborhoods, and obtain extra income, security, companionship and services; and
- Provide a broader range of accessible and more affordable housing.

33.205.020 Where These Regulations Apply
An accessory dwelling unit may be added to a house, attached house, or manufactured home in an R zone, except for attached houses in the R20 through R5 zones that were built using the regulations of 33.110.240.E, Duplexes and Attached Houses on Corners.

33.205.030 Design Standards...

C. Requirements for all accessory dwelling units. All accessory dwelling units must meet the following:

1. Creation. An accessory dwelling unit may only be created through the following methods:

   a. Converting existing living area, attic, basement or garage;

   b. Adding floor area;

   c. Constructing a detached accessory dwelling unit on a site with an existing house, attached house, or manufactured home; or

   d. Constructing a new house, attached house, or manufactured home with an internal or detached accessory dwelling unit.

2. Number of residents. The total number of individuals that reside in both units may not exceed the number that is allowed for a household…

5. Parking. No additional parking is required for the accessory dwelling unit. Existing required parking for the house, attached house, or manufactured home must be maintained or replaced on-site.

6. Maximum size. The size of the accessory dwelling unit may be no more than 33% of the living area of the house, attached house, or manufactured home or 800 square feet, whichever is less…

D. Additional requirements for detached accessory dwelling units. Detached accessory dwelling units must meet the following.

1. Setbacks. The accessory dwelling unit must be at least:

a. 60 feet from the front lot line; or

b. 6 feet behind the house, attached house, or manufactured home.

2. Height. The maximum height allowed for a detached accessory dwelling unit is 18 feet.

3. Bulk limitation. The building coverage for the detached accessory dwelling unit may not be larger than the building coverage of the house, attached house, or manufactured home. The combined building coverage of all detached accessory structures may not exceed 15 percent of the total area of the site…

33.205.040 Density

In the single-dwelling zones, accessory dwelling units are not included in the minimum or maximum density calculations for a site. In all other zones, accessory dwelling units are included in the minimum density calculations, but are not included in the maximum density calculations.

Appendix D — Town of Barnstable, Massachusetts, Chapter 9, Article II - Accessory Apartments and Apartment Units

§ 9-12. Intent and purpose.

A. The intent of this article is to provide an opportunity to bring into compliance many of the currently unpermitted accessory apartments and apartment units in the Town of Barnstable, as well as to allow the construction of new dwelling units accessory to existing single-family homes to create additional affordable housing.

B. This article recognizes that although unpermitted and unlawfully occupied, these dwelling units are filling a market demand for housing at rental costs typically below that of units which are and have been lawfully constructed and occupied.

C. It is in the public interest and in concert with its obligations under state law, for the Town of Barnstable to offer a means by which so-called unpermitted and illegal dwelling units can achieve lawful status, but only in the manner described below.

D. It is the position of the Town of Barnstable that the most appropriate mechanism for allowing for the conversion of unlawful dwelling units to lawful units is found in MGL c. 40B, §§ 20 to 23, the so-called "Comprehensive Permit" program. This provision of state law encourages the development of low- and moderate-income rental and owner-occupied housing and provides a means for the Board of Appeals to remove local barriers to the creation of affordable housing units. These barriers include any local regulation such as zoning and general ordinances that may be an impediment to affordable housing development.

E. The Local Comprehensive Plan states that the Town should commit appropriate resources to support affordable housing initiatives. Under this article, the Town commits the following resources to support this affordable housing initiative:
   (1) Waiver of fees for the inspection and monitoring of the properties identified under this article;

   (2) Designation of Town staff to assist the property owner in navigating through the process established under this article;

   (3) To the extent allowable by law, the negative effect entailed by the deed restriction involved will be reflected in the property tax assessment; and

   (4) To assist property owners in locating available municipal, state and federal funds for rehabilitating and upgrading the properties identified under this article.

F. The Local Comprehensive Plan supports, in conjunction with a variety of other strategies, the conversion of existing structures for use as affordable housing…

§ 9-14. Amnesty program.
Recognizing that the success of this article depends, in part, on the admission by real property owners that their property may be in violation of the Zoning Ordinances of the Town, Editor's Note: See Ch. 240, Zoning. the Town hereby establishes the following amnesty program:

A. The threshold criteria for units being considered as units potentially eligible for the amnesty program are:
   (1) Real property containing a dwelling unit or dwelling units for which there does not exist a validly issued variance, special permit or building permit, does not qualify as a lawful, nonconforming use or structure, for any or all the units, and that was in existence on a lot of record within the Town as of January 1, 2000; or

(2) Real property containing a dwelling unit or dwelling units which were in existence as of January 1, 2000, and which have been cited by the Building Department as being in violation of the Zoning Ordinance; and…

B. The procedure for qualifying units that meet the threshold criteria for the amnesty program is as follows:

(1) The unit or units must either be a single unit accessory to an owner occupied single-family dwelling or one or more units in a multifamily dwelling where there exists a legal multifamily use but one or more units are currently unpermitted;

(2) The unit(s) must receive a site approval letter under the Town's local Chapter 40B program;

(3) The property owner must agree that if s/he receives a comprehensive permit, the unit or units for which amnesty is sought will be rented to a person or family whose income is 80% or less of the area median income (AMI) of Barnstable-Yarmouth Metropolitan Statistical Area (MSA) and shall further agree that rent (including utilities) shall not exceed the rents established by the Department of Housing and Urban Development (HUD) for a household whose income is 80% or less of the median income of Barnstable-Yarmouth Metropolitan Statistical Area. In the event that utilities are separately metered, the utility allowance established by the Barnstable Housing Authority shall be deducted from HUD's rent level.

(4) The property owner must agree, that if s/he receives a comprehensive permit, that s/he will execute a deed restriction for the unit or units for which amnesty is sought, prepared by the Town of Barnstable, which runs with the property so as to be binding on and enforceable against any person claiming an interest in the property and which restricts the use of one or more units as rental units to a person or family whose income is 80% or less of the median income of Barnstable-Yarmouth Metropolitan Statistical Area (MSA)…

§ 9-15. New units accessory to single-family owner-occupied dwellings.

For a proposed new unit to be eligible for consideration under the local chapter 40B program, it must be a single unit, accessory to an owner-occupied single-family dwelling, to be located within or attached to an existing residential structure or within an existing building located on the same lot as said residential structure and comply with the following:

A. The unit(s) must receive a site approval letter under the Town's local Chapter 40B program;

B. The property owner must agree that if s/he receives a comprehensive permit, the accessory dwelling unit will be rented to a person or family whose income is 80% or less of the area median income (AMI) of Barnstable-Yarmouth Metropolitan Statistical Area (MSA) and shall further agrees that rent (including utilities) shall not exceed the rents established by the Department of Housing and Urban Development (HUD) for a household whose income is 80% or less of the median income of Barnstable-Yarmouth Metropolitan Statistical Area. In the event that utilities are separately metered, the utility allowance established by the Barnstable Housing Authority shall be deducted from HUD's rent level.

C. The property owner must agree, that if s/he receives a comprehensive permit, that s/he will execute a deed restriction for the unit, prepared by the Town of Barnstable, which runs with the property so as to be binding on and enforceable against any person claiming an interest in the property and which restricts the use of the one unit as a rental unit to a person or family whose income is 80% or less of the median income of Barnstable-Yarmouth Metropolitan Statistical Area (MSA)...

Appendix E — Town of Wellfleet, Massachusetts, 6.21 Affordable Accessory Dwelling Units

Purpose: For the purpose of promoting the development of affordable rental housing in Wellfleet for year-round residents, a maximum of three affordable accessory dwelling units per lot may be allowed subject to the requirements, standards and conditions listed below:

6.21.1 Up to three affordable accessory dwelling units per lot may be allowed in any district by Special Permit from the Zoning Board of Appeals.

6.21.2 Affordable accessory dwelling units created under this by-law shall be occupied exclusively by income-eligible households, as defined by the guidelines in numbers 6.21.4 and 6.21.5 below. The affordability requirements of this by-law shall be imposed through conditions attached to the Special Permit issued by the Zoning Board of Appeals. No accessory apartment shall be constructed or occupied until proof of recording is provided to the Inspector of Buildings.

6.21.3 Requirements and Standards

A. Affordable accessory dwelling units may be located within or attached to a principal dwelling, principal structure, a garage or constructed as a detached unit.

B. Affordable accessory dwelling units shall not be larger than one thousand two hundred (1,200) square feet of Livable Floor Area as that term is defined in Section II of this Zoning By-law.

C. Affordable accessory dwelling units within or attached to a principal dwelling, principal structure or garage that is pre-existing nonconforming shall not increase the nonconforming nature of that structure, except that any pre-existing accessory building may be eligible for conversion to an affordable accessory dwelling unit.

D. Newly constructed detached accessory units shall comply with all applicable provisions of the Zoning By-law unless they are specifically waived by this by-law. Newly constructed detached accessory units shall comply with all setback requirements listed in Sections 5.4.2 of this Zoning By-law.

E. Owners of residential property may occupy as a primary residence either the principal or accessory dwelling. For the purposes of this section, the "owner" shall mean one who holds legal or beneficial title.

F. Septic systems are required to meet current Title 5 standards and shall be reviewed and approved by the Health Agent.

G. The Inspector of Buildings and Health Agent shall inspect the premises for compliance with public safety and public health codes.

H. No affordable accessory dwelling unit shall be separated by ownership from the principal dwelling unit or principal structure. Any lot containing an affordable accessory dwelling unit shall be subject to a recorded restriction that shall restrict the lot owner's ability to convey interest in the affordable accessory dwelling unit, except leasehold estates, for the term of the restriction.

6.21.4 All occupants of the affordable accessory dwelling unit shall upon initial application and annually thereafter on the first of September, submit to the Town or its agent necessary documentation to confirm their eligibility for the dwelling unit. Specifically, all dwelling units must be rented to those meeting the guidelines for a low or moderate-income

family. For the purpose of this section, low income families shall have an income less than eighty (80) percent of the Town of Wellfleet median family income, and moderate income families shall have an income between eighty (80) and one hundred twenty (120) percent of the Town of Wellfleet median family income, as determined by the United States Department of Housing and Urban Development (HUD) Published Income Guidelines, and as may from time to time be amended.

6.21.5 Maximum rents shall be established in accordance with HUD published Fair Market Rental Guidelines. Property owners are required to submit to the Town or its agent information on the rents to be charged. Each year thereafter on the first of September, they shall submit information on annual rents charged to the Town or its agent. Forms for this purpose shall be provided. Rents may be adjusted annually in accordance with amendments to the Fair Market Rental Guidelines.

6.21.6 Procedure

A. The property owner shall complete and submit an application for a Special Permit to the Zoning Board of Appeals in accordance with the Wellfleet Zoning Board of Appeals Rules and Procedures.

B. The Zoning Board of Appeals shall hold a public hearing in accordance with the procedures and requirements set forth in Section 9 of Massachusetts General Law, Chapter 40A and the Wellfleet Zoning By-law, Section 8.4.2 .

C. Appeal under this section shall be taken in accordance with Section 17 of Massachusetts General Law, Chapter 40A.

D. The property owner shall complete and submit to the Inspector of Buildings an application for a Building Permit to allow a change in use.

E. The property owner shall obtain a Certificate of Occupancy from the Inspector of Buildings prior to the affordable accessory dwelling unit being occupied.

Penalty – Failure to comply with any provision of this section may result in fines established in Section 8.3 of the Wellfleet Zoning By-laws.

Appendix F — Fauquier County, Virginia Zoning Ordinance

ARTICLE 5 — ADMINISTRATIVE PERMITS, SPECIAL PERMITS AND SPECIAL EXCEPTIONS

5-104 Standards for an administrative permit for an Efficiency Apartment

1. Such a unit shall not be occupied by more than two persons.

2. Not more than one such unit shall be located on a lot.

3. Such a unit shall contain no more than 600 square feet of gross floor area or 25% of the total gross floor of the dwelling, whichever is greater.

4. Such a unit shall be located only on the same lot as the residence of the owner of the lot.

5. Architectural features of such a unit shall conform with the single family character of the neighborhood (e.g., no additional front doors).

5-105 Standards for an administrative permit for a Family Dwelling Unit

1. Such a unit shall not be occupied by more than five (5) persons, at least one of whom must be the natural or adopted parent, grandparent, child, grandchild, brother or sister of the owner and occupant of the single family residence on the same lot. Or, the lot owner may live in the family dwelling unit and allow such family members to reside in the main house. In either case, the lot owner must reside on the property.

2. Such a unit may be 1,400 square feet of gross floor area.

3. No dwelling units other than the principal structure (a single family dwelling) and one such family dwelling unit shall be located on one lot...

ARTICLE 6 - ACCESSORY USES, ACCESSORY SERVICE USES AND HOME OCCUPATIONS

6-102 Permitted Accessory Uses

Accessory uses and structures shall include, but are not limited to, the following uses and structures, provided that such uses or structure shall be in accordance with the definition of Accessory Use contained in Article 15…

9. Guest house or rooms for guests in an accessory structure, but only on lots of at least two (2) acres and provided such house is without kitchen facilities, is used for the occasional housing of guests of the occupants of the principal structure and not as rental units or for permanent occupancy as housekeeping units...

14. Quarters of a caretaker, watchman or tenant farmer, and his family, but only in the Rural Districts at a density not to exceed one (1) unit per fifty (50) acres...

31. The letting for hire of not more than two rooms to not more than two persons for periods no shorter than one month...

Accessory Apartments: An Affordable Housing Strategy

Information and Tools for Citizen Planners

Introduction to The Problem

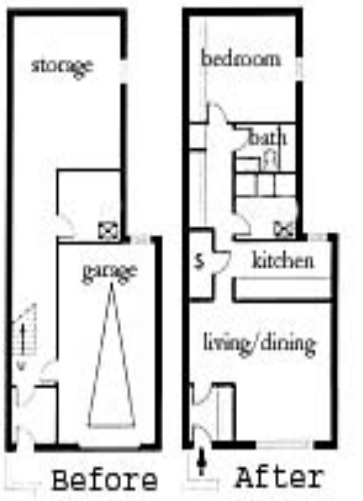
Towns are struggling with ways to provide affordable housing options without converting farms and forestland, or creating apartment complexes that are incongruent with the town's aesthetic. Homeowners and towns struggle under the burden of building infrastructure for new developments. Furthermore, Maine's aging population wants to stay in their homes, but taxes and maintenance costs make this difficult.

The Solution: Accessory Apartments

Allowing accessory apartments can provide a solution to all of these problems. Nationwide, one-third of single family homes have enough surplus space to accommodate an accessory apartment.

An accessory apartment, also known as a "granny flat", "accessory dwelling unit" (ADU, "secondary unit" or single-family conversion" is a self-contained second living unit that is built into or attached to an exisiting single family dwelling. In some cases, accessory apartments are cottages, guest houses, or a converted garage or barn. It has its own kitchen, bathroom, and private entrance.

In all cases, the accessory apartment or cottage is smaller than the main unit, similar in architectural styling, and meant to look like part of the main house. In some cases, the unit is used for a relative or caretaker who needs more privacy than would be possible in the main house. In other cases, the apartment is rented out to provide additional income to the owner of the house.



Conversion from basement to accessory apartment

Advantages of Accessory Apartments

Provides affordable housing while preserving community character and saving tax dollars.
Accessory dwelling units make good affordable housing. Just one accessory apartment per 20 homes has a modest effect on a neighborhood, but townwide this can provide a significant amount of affordable housing. Affordable apartments dispersed within single family neighborhoods, rather than clustered together in a new complex, helps maintain a family neighborhood culture. In addition, local planning review will ensure that new units will fit with the character of the neighborhood. On the financial side, a town can add new units (and new tax revenue) without having to provide utility infrastructure for a whole new development.

Allows the elderly to live independently.
Renting out a unit to a family member, caretakers, or younger person who can help out with chores can provide the extra income or assistance it takes to allow an aging person to stay in their home. Allowing an aging person to stay in his or her neighborhood can be much less disruptive, and at the same time reduces the cost of caring for them.

Creates neighborhood diversity and stability.
Providing housing options within a neighborhood ensures that people can stay in the neighborhood as they move through different stages in life. A young family can buy a house and rent out the accessory unit to help cover the mortgage. While raising children, they can use the unit for an aging relative, or as an extra room for guests. Later in life, they can rent out the apartment to a tenant or caretaker or move into it themselves. The options help provide diversity and stability.

Makes efficient use of existing housing.
Sprawl in Maine has been more a function of our population spreading out than of growing. Many people moved out to the suburbs to raise a family, but once their children are grown, they end up living in a house with more capacity than they need. Accessory apartments make use of the extra space and share the cost of heat and maintenance while providing private living quarters.

Maintenance and property value.
With the choice of renting out a unit for extra income, it's easier for homeowners to ensure that their homes are well maintained, keeping property values up. Having potential rental income associated with a property also increases its value.

How to Make Accessory Apartments Work in Your Community

Thousands of communities have had success with accessory apartments. Some affluent communities consider accessory apartments so crucial to their affordable housing strategy that they offer incentives to homeowners to build accessory units. Or a town may choose to make accessory units a regular, unregulated use, or a regulated variance or special use. Princeton Township, New Jersey has successfully had accessory apartments for decades without any ordinance; the only requirement is self reporting that an accessory apartment is part of an owner-occupied dwelling.

Some residents are concerned that the new accessory apartment units will not fit aesthetically with the neighborhood, or that the neighborhood will become more transient, or that there will be more traffic. Communities may choose to limit the number of occupants, or set parking requirements and design standards.

Falmouth, Maine recently began allowing accessory dwelling units, contingent on site plan approval. Falmouths' ordinance requires a house with an accessory apartment to have only one main entrance; the accessory apartment entrance must be secondary to (i.e. not confused with) the main entrance. It also allows accessory units in a new or existing structure such as a barn or garage. Falmouth's minimum size for an accessory dwelling unit is 350 square feet. A well-designed and livable studio apartment consisting of one room with kitchenette, closets and a small bathroom can be as small as 250 square feet – perfect for a graduate student or retired person. (See additional resources for how to view the Falmouth ordinance in detail.)

Community Strategy and Partnerships

Towns that want to actively encourage the addition of accessory units may be more successful if they publicize their strategy. A public process also plants the idea in the minds of middle-aged people who may be thinking of their own retirement or that of their aging parents.

Partnering with community organizations helps to educate the public and facilitate the process of finding people who would benefit from adding an accessory unit to their home. A community network can provide information and referrals for trustworthy contractors, and help provide matching services between homeowners and renters. Neighborhood associations, churches, agencies on aging and housing, and transportation providers would all make good partners in this process.

Accessory apartments can provide a reasonable, workable, smart approach to creating affordable housing options – good for homeowners and their community.

ADDITIONAL RESOURCES

Falmouth Zoning Ordinance
www.town.falmouth.me.us under "jump to section" select Ordinances, then Zoning and Site Plan Review Ordinance, section 5.22.1.

"Accessory Apartments: Using surplus space in single family houses" American Planning Association. Planning Advisory Service Report (PAS) #365 at http://www.planning.org/pas/chron.html

"Community-Based Housing for the Elderly" American Planning Association. Planning Advisory Service Report (PAS) # 420 at http://www.planning.org/pas/chron.html

"Frail Elders and the Suburbs" Hare, Patrick, Generations, Spring 1992 Col. 16 Issue 2, p35.

American Association of Retired Persons (AARP) Housing Program
http://www.aarp.org/life/housingchoices/Articles/a2004-02-26-homewithinhome.html

Canada Mortgage and Housing Corporation (CMHC)
http://www.cmhc-schl.gc.ca/en/imquaf/afho/afadv/pore/pesesu/

City of Santa Cruz Accessory Dwelling Unit Development Program http://www.ci.santa-cruz.ca.us/pl/hcd/ADU/adu.html

NOTICE OF PUBLIC HEARING
CITY COMMISSION
CITY OF FERNANDINA BEACH

NOTICE IS HEREBY GIVEN that a Public Hearing is scheduled for **Tuesday, January 15, 2019, at 6:00 PM** in the City Commission Chambers, 204 Ash Street Fernandina Beach, Florida to consider the following application:

ORDINANCE 2018-40

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, AMENDING THE LAND DEVELOPMENT CODE (LDC) BY AMENDING SECTIONS 1.07.00 (DEFINITIONS); 2.03.02 (TABLE OF LAND USES); 5.01.03 (ACCESSORY STRUCTURES); 5.01.04 (ACCESSORY DWELLING UNITS); 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 January 2, 2019 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

Commissioner Ross stated his strong support of the amendment and gave a brief presentation to quantify his position.

City Manager Martin referenced the Parks & Recreation Master Plan which calls for the removal of all parking at the waterfront. **A motion was made by Vice Mayor Kreger, seconded by Commissioner Ross to approve Ordinance 2019-03. Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.**

9.1 SECOND READING OF ORDINANCE 2018-40 LAND DEVELOPMENT CODE (LDC) AMENDMENT: City Attorney Bach read Ordinance 2018-40 by title only, which was as follows: "AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, AMENDING THE LAND DEVELOPMENT CODE (LDC) BY AMENDING SECTIONS 1.07.00 (DEFINITIONS); 2.03.02 (TABLE OF LAND USES); 5.01.03 (ACCESSORY STRUCTURES); 5.01.04 (ACCESSORY DWELLING UNITS); PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE." According to the agenda support documents Ordinance 2018-40 amends the Land Development Code specific to address requirements for accessory dwelling units. Ms. Bach clarified that upon Commission consensus the language could be amended to state only homesteaded properties will be eligible to rent accessory dwellings.

Ms. Patricia Taylor, 215 Amelia Street, explained she has architectural plans for an accessory dwelling on her property in Old Town which was previously approved three times by the Historic District Council and was unaware that kitchens/kitchenettes are prohibited. Ms. Taylor requested clarification on accessory dwellings with kitchens or kitchenettes. City Attorney Bach stated currently, accessory dwellings in Old Town are not permitted to be rented, have kitchens or kitchenettes and is unaware of how Ms. Taylor's plans were approved by the Historic District Council.

Dr. Michael Harrison, 820 Somerelus Street, questioned why Old Town was not included in this amendment and suggested rectifying it as it serves no useful purpose as renting would not be detrimental to the area.

Ds. Jennifer Harrison, 820 Somerelus Street, currently there are twenty plus units rented in Old Town including her own that have kitchens and it is in the best interest of the community to include kitchens/kitchenettes.

Mr. Alexander Siegfried, 803 San Fernando, advocated for including Old Town dwellings and accessories in the Land Development Code amendment. Commissioner Lednovich agreed Old Town regulations should be consistent with the entirety of the City and advocated for striking the exclusion.

Commissioner Ross gave an explanation as to why Old Town was excluded and advocated for change only for homesteaded properties.

Planning and Conservation Department Director Ms. Kelly Gibson explained Old Town was intentionally omitted from the provision and that the proposed changes have not been processed procedurally. As a unique and sensitive area, Old Town should be treated as such. The items also have not been advertised for second reading and would need to come back for a third reading.

Commissioner Chapman is not in support as this would change the character of the area and increase development and drive rental prices up.

Vice Mayor Kreger is in support as an acceptable approved affordable housing and "aging in place" option and agrees it needs to go through the Historic District Council and the Planning Advisory Board. **A motion was made by Commissioner Ross, seconded by Vice Mayor Kreger, to refer Ordinance 2018-40 back to the Historic District Council (HDC) and Planning Advisory Board (PAB) to review Land Development Code Section 08.01.01.02(l) and review whether only homesteaded properties should be eligible to rent accessory dwellings.** City Attorney Bach clarified the section proposed to be deleted regarding Old Town is 08.01.01.02(l) and would be reviewed by the Historic District Council first followed by the Planning Advisory Board. **Vote upon passage of the motion was taken by ayes and nays were as follow:**

Commissioner Ross:	**Aye**
Vice Mayor Kreger:	**Aye**
Commissioner Lednovich:	**Aye**
Commissioner Chapman:	**Nay**
Mayor Miller:	**Aye**

Motion carried.

9.2 SECOND READING OF ORDINANCE 2018-44 CODE AMENDMENT - IMPACT FEES: City Attorney Bach read ORDINANCE 2018-44 by title only, which was as follows: "AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, UPDATING ORDINANCE 2005-2 AND 2015-26 AND AMENDING THE CODE OF ORDINANCES CHAPTER 2, ARTICLE VII, FINANCE, DIVISION 3,POLICE, FIRE, PARKS AND RECREATION AND PUBLIC FACILITIES IMPACT FEES AND TRUST FUNDS BY RESTATING APPROVAL OF A REASONABLE METHODOLOGY AND ANALYSIS FOR THE DETERMINATION OF THE IMPACT OF NEW DEVELOPMENT ON THE NEED FOR AND COST FOR SERVICES; REPEALING SECTION 2-451 IN ITS ENTIRETY AND ADOPTING A NEW SECTION 2-451, LEGISLATIVE FINDINGS; REPEALING SECTION 2-457 IN ITS ENTIRETY AND ADOPTING A NEW SECTION 2-457; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE." According to the agenda support documents Ordinance 2018-44 amends Chapter 2 of the City Code pertaining to Impact Fees. Repeals and adopts new Sections 2-451 and 2-457 of the City Code pertaining to Impact Fees.

The public hearing was opened at this time.

Ms. Margaret Kirkland, 1377 Plantation Point Drive, speaking on behalf of Amelia Tree Conservancy which supports updating impact fees for present day Fernandina Beach needs as well as the Parks & Recreation Department impact fee funds being expended for land conservation and/or passive parks. Because island wide development rapidly continues contributing to a significant loss of tree canopy, there is a sense of urgency.

A motion was made by Commissioner Ross, seconded by Vice Mayor Kreger to approve Ordinance 2018-44. Further discussion ensued amongst the Commissioners regarding defining impact fees. **Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.**

9.3 SECOND READING OF ORDINANCE 2018-45 VOLUNTARY ANNEXATION - ASPIRE AT AMELIA - LAKESIDE: City Attorney Bach read Ordinance 2018-45 by title only, which was as follows: "AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, ANNEXING 0.61 ACRES OF LAND LOCATED ON

RESOLUTION 2019-__

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, APPROVING FINAL PLAT, PAB CASE 2019-04 TITLED "AMELIA PARK LAKESIDE"; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS AP Lakeside, LLC has applied to the City Commission of the City of Fernandina Beach, Florida, for approval of a final plat titled "Amelia Park Lakeside"; and

WHEREAS, the "Amelia Park Lakeside", includes the configuration of sixteen remaining lots for single family home sites as consistent with the PUD Amendment contained in Ordinance 2018-07; and

WHEREAS, the Technical Review Committee has reviewed the preliminary plat and a compliance letter issued for site plan approval was granted under SPR 2018-06 on October 11, 2018; and

WHEREAS, staff has reviewed the applicant's request for final plat and found the request to be compliant with the City's Comprehensive Plan and Land Development Code; and

WHEREAS, on April 10, 2019, the Planning Advisory Board reviewed the final plat and issued a recommendation of _____.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, THAT:

SECTION 1. The plat titled "Amelia Park Lakeside," is hereby accepted and approved as a final plat.

SECTION 2. This Resolution shall take effect immediately upon passage.

ADOPTED this 21st day of May, 2019.

CITY OF FERNANDINA BEACH

_____
JOHN A. MILLER
Commissioner - Mayor

ATTEST:

_____
CAROLINE BEST
City Clerk

APPROVED AS TO FORM AND LEGALITY:

_____
TAMMI E. BACH
City Attorney

Michael Antonopoulos, LLC

February 27, 2019

Ms. Kelly Gibson, AICP, Manager
City of Fernandina Beach
Planning & Zoning
204 Ash Street
Fernandina Beach, FL 32034

RE: Amelia Park Lakeside Final Plat Submittal
PUD Ordinance 2018-07
SPR 2018-06

Dear Kelly,

Please find the following documents delivered herewith regarding the referenced plat submittal.

1. Completed preliminary plat application form.
2. Application fee in the amount of $850.00.
3. Four full size and four ledger size copies of the plat.

I will email you a pdf copy of the plat.

Please process through the appropriate city departments for review and schedule on the next Planning Commission meeting for consideration.

As always, your help is appreciated.

Sincerely,

Michael Antonopoulos, P.E.
President

Cc: Joel Embry

Attachments

904.361.8193 ma-llc@comcast.net

PLANNING
PAB

Revised 03/01/18

USE THIS FORM TO: Request actions to affect changes to property (zoning changes, annexations, allowable uses, subdivisions).

FEES: See below. Fees are payable upon application.

IMPORTANT NOTES: To guide you through the process and ensure that your application is understood and properly processed, you'll need to meet with a City Planner prior to submitting your application. Completed applications are due 30 days prior to the Planning Advisory Board meeting date.

KEY CONTACTS: The Planning Department will guide your application from start to finish, engaging other City departments or agencies as needed.

PLANNING ADVISORY BOARD APPLICATION FOR:

- ☐ ZONING MAP AMENDMENT (≤ 10 acres $850 / > 10acres $1,600)
- ☐ LAND USE MAP AMENDMENT (≤ 10 acres $850 / > 10acres $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)

2018 Planning Advisory Board Meeting Schedule

Application Deadline (4:30pm)	Dec 11 2017	Jan 15 2018	Feb 12 2018	Mar 12 2018	Apr 09 2018	May 14 2018	June 11 2018	Jul 09 2018	Aug 13 2018	Sep 10 2018	Oct 15 2018	Nov 12 2018	Dec 10 2018	Jan 14 2019	Feb 11 2019
Meeting Date	Jan 10 2018	Feb 14 2018	Mar 14 2018	Apr 11 2018	May 09 2018	June 13 2018	Jul 11 2018	Aug 08 2018	Sep 12 2018	Oct 10 2018	Nov 14 2018	Dec 12 2018	Jan 09 2019	Feb 13 2019	Mar 13 2019

APPLICATION REQUIREMENTS
PLANNING ADVISORY BOARD

APPLICATION CHECKLIST:

Submit all of the following information for a complete application, as applicable:

☒ A notarized application filed at least thirty (30) days before the date of the Planning Advisory Board's public hearing;

☒ A current survey of the property (no older than two years);

☒ A completed owner's authorization for agent form, if applicable;

☐ A detailed letter of intent stating the following:

- The consistency of the proposed amendment(s) or action(s) with the City's Comprehensive Plan.
- A justification for the proposed amendment(s) or action(s).

☐ A map of the area indicating the proposed zoning district designation for the subject property. The map shall show the current zoning district designations and land use categories from the Future Land Use Map in the comprehensive plan for the subject property and all adjacent properties.

IMPORTANT NOTES AND REQUIREMENTS:

Please see additional Land Development Code (LDC) requirements for specific application types:

☐ **LDC Text Amendment** – see LDC Section 11.01.08.

☐ **Preliminary Subdivision Plat** – see LDC Section 11.01.05.

☒ **Final Subdivision Plat** – see LDC Section 11.01.05.

☐ **Zoning Map Changes** – see LDC section 11.01.07.

You will receive a staff report one week before your meeting.

STAFF CONTACT:

Kelly Gibson, AICP
Planning Manager
kgibson@fbfl.org
904.310.3135

OFFICE USE ONLY

REC'D: 2/28/19 BY: JB

PAYMENT: $ 850.00 TYPE: CK #1027

APPLICATION #: PAB 2019-0004

CASE #: _____

BOARD MEETING DATE: _____

PLANNING ADVISORY BOARD APPLICATION

- ☐ ZONING MAP AMENDMENT (≤ 10 acres $850 / > 10acres $1,600)
- ☐ LAND USE MAP AMENDMENT (≤ 10 acres $850 / > 10acres $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: AP LAKESIDE, LLC

Mailing Address: 228 Clatter Bridge Road, Ponte Vedra, FL 32081

Telephone: 904.361.8193 Fax: _____

Email: mcsdev@comcast.net

Agent Name: Michael Antonopoulos, President; MCS Development Corporation, Manager

Mailing Address: 228 Clatter Bridge Road, Ponte Vedra, FL 32081

Telephone: 904.361.8193 Fax: _____

Email: mcsdev@comcast.net

PROPERTY INFORMATION

Street Address: Lake Park Drive

Parcel Identification Number(s): 29 3N 28 0000 0003 0090, 29 3N 28 0000 0003 0070, 29 3N 28 0000 0003 0080

Lot Number: N/A Block Number: N/A Subdivision: N/A

Section: 29 Township: 3N Range: 28E

PROJECT INFORMATION

Total Number of Lots/Parcels: 16 Lots / 9 Tracts

Less than One (1) acre Sq. Footage: 16 One (1) Acre or Greater: _____

Existing Zoning Classification: R2 (PUD)

Existing Future Land Use Classification: MDR

Previous Planning/Zoning Approvals: Ord 2018-07; TRC SPR 2018-06, Preliminary Plat

Description of Request:

Request approval of Final Plat in accordance with LDC Section 11

SIGNATURE/NOTARY

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

2/28/19 _____ 9

Date Signature of Applicant

STATE OF FLORIDA }
ss
COUNTY OF NASSAU }

Michael Antonopoulos, President
MCS Development Corporation, Manager

Subscribed and sworn to before me this 28th day of February, 2019.

Bryan P. Rushing — Bryan P. Rushing — 7/26/2021

Notary Public: Signature — Printed Name — My Commission Expires

Personally Known X OR Produced Identification _____ ID Produced: _____

BRYAN P RUSHING
Notary Public – State of Florida
Commission # GG 128365
My Comm. Expires Jul 26, 2021
Bonded through National Notary Assn.

STAFF REPORT
PAB 2019-04 (Final Plat)
Planning Advisory Board Hearing
April 10, 2019

APPLICATION FOR FINAL PLAT
AMELIA PARK- LAKESIDE

APPLICATION & SURROUNDING AREA INFORMATION:

OWNER/APPLICANT:	AP Lakeside, LLC				
AGENT:	Michael Antonopoulos				
REQUESTED ACTION:	Final Plat				
LOCATION:	**Lake Park Drive**				
CURRENT LAND USE + ZONING:	Medium Density Residential (MDR) Land Use + General Commercial (GC) Medium Density Residential (R-2) zoning + General Commercial (C-2) zoning with Planned Unit Development (PUD) overlay as amended by Ordinance 2018-07 (July 3, 2018).				
EXISTING USES ON SITE:	Vacant Land/ Partially Cleared with active infrastructure installation and site preparation				
PROPERTY SIZE:	4.42 Acres Parcel ID #: 29-3N-28-0000-0003-0090 **(EXHIBIT A- MAP)**				
ADJACENT PROPERTIES:	Direction	Existing Use(s)	Year Built	Zoning	FLUM
	North	Single Family Detached Homes	2000's	R-2	Medium Density Residential
	South	Island Walk Shopping Center	1990's	C-2	General Commercial
	East	Lake/ Stormwater Pond	N/A	R-2	Medium Density Residential
	West	Island Walk Shopping Center	N/A	C-2	General Commercial

*** 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 Department of Planning and Conservation. ***

SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant is requesting approval of a Final Plat for 16 dwelling units on 9 tracts of land located on Lake Park Drive in the Amelia Park neighborhood. The property is located on the south side of Lake Park Drive. The property is surrounded by developed medium density residential uses (single-family homes) to its north and west with a large stormwater pond to the east.

The request is made to allow for development of the property in compliance with Amelia Park land development restrictions for nine (9) Type III single family homes and seven (7) Type II single family homes **(EXHIBIT B – SITE PLAN AND TRACT DESIGN).** The proposed development configuration would be developed at a parcel level density of 3.85 dwelling units per acre; however, density is applied as part of the entire Amelia Park PUD overlay. The existing PUD overlay (Resolution 92-31 adopted in 1992) allocates a maximum buildout for Amelia Park of 421 dwelling units. At the present time, a total of 387 units have either been developed or have approved development associated with the remaining properties. A balance of 34 dwelling units remains available under the provisions of the overall Amelia Park PUD overlay. The applicant seeks to develop 16 of the remaining units.

CONSISTENCY WITH THE COMPREHENSIVE PLAN:

Policy 1.02.02. The approval of all development shall be subject to the availability of adequate levels of service for all facilities and services that are subject to concurrency management requirements.

The City has five public facilities that have adopted levels of service: Transportation, Water, Sewer, Drainage, and Solid Waste. While the City's ability to maintain adopted levels of services for these items was confirmed at the time of the original approval of development rights for this property, the City's TRC review also confirms

service capabilities. The City can serve this property as proposed and meet or exceed all required levels of service. As previously mentioned, the overall Amelia Park neighborhood was capable of achieving a total of 421 dwelling units. Approval of the preliminary plat will allow for build out of 403 dwelling units.

Policy 1.02.03. The City shall ensure that the location, scale, timing, and design of development is coordinated with the availability of public facilities and services. The City seeks to ensure compact development patterns that integrate neighborhood and commercial activities and promote connectivity through the use of sidewalks, bike lanes and alternative low-speed shared-use vehicle paths in order to achieve a reduction in vehicular trips on arterial roadways. The purpose of this policy is to prevent the proliferation of urban sprawl and to achieve cost effective and energy efficient land development patterns and avoid or eliminate existing patterns that may be described as:

a. **Areas of urban development or uses, which are not functionally related to land uses which predominate the adjacent area;**
b. **Areas of urban development or uses which fail to maximize the use of existing public facilities;**
c. **Areas of urban development or uses which fail to use areas within which public services are currently provided; and**
d. **Leapfrog/scattered development or ribbon/strip commercial development patterns.**

The proposed development is consistent with the Comprehensive Plan's direction for compact urban development and serves to maximize the use of existing public facilities. The subject property lies in an area of existing urban development. No leapfrog development is occurring. The subdivision will be accessed from existing and improved rights-of-way under maintenance obligation by the City.

Policy 4.01.01. The following level of service standards are hereby adopted, and shall be used as the basis for determining the availability of facility capacity and the demand generated by a development.

Facility/Service Area	Level of Service Standard
Wastewater Treatment System	**300 gallons per day per ERU (Equivalent Residential Unit)**
Solid Waste Facilities	**Average Solid Waste Generation Rate: 5.9 pounds per capita per day**
Stormwater Management Facilities	**See Policy 4.02.01**
Potable Water Facilities	**Water Allocation Level of Service: 350 gallons per day per ERU (Equivalent Residential Unit)**
Fire-Rescue Services	**240-second travel time to 90% of the incidents (EMS with AED or BLS) & 480-second travel time to 90% of the incidents (ALS Response)**
Police and Law Enforcement Services	**Response Time: 3 minutes or less for emergency calls and 7 minutes or less for non-emergency calls**

Policy 4.01.02. All subdivisions, multifamily, commercial, industrial, city, and institutional projects shall provide for retention of stormwater resulting from project, unless off-site shared facilities are available. For projects within areas designated for "zero discharge," storage shall accommodate a ten (10)-year, twenty-

four (24)-hour storm event. For all other areas, retention shall accommodate the greater of: (a) the first one-half (1/2) inch of stormwater within the boundaries of their project, or (b) the first one (1) inch of storm flow from all roofs, sidewalks, paved surfaces, and parking areas (at 100 percent runoff), whether paved or not. The project shall also provide detention for all storm flows. Detention shall prevent peak flows after development from exceeding the peak flow prior to development.

The City has five public facilities that have adopted levels of service: Transportation, Water, Sewer, Drainage, and Solid Waste. The City's ability to maintain adopted levels of service for these utilities was confirmed at the time that the City adopted the Amelia Park PUD overlay. Impacts to the City's overall system would have been accounted for in the early phases of the neighborhoods development. Parcel level impact fees would be collected as each individual property develops to ensure that long term maintenance of the City's infrastructure is achieved.

A concurrency determination for impacts to Nassau County roadways must be assessed under the City's current requirements contained in LDC Section 7.04.05. All proposed developments generating more than 400 Average Daily Trips (ADT) require a traffic concurrency determination from the Northeast Regional Council. Under the proposed development scenario containing 16 dwelling units, staff estimates that approximately 153 Average Daily Trips (ADT) could be generated by this development; resulting in 16 average p.m. peak hour trips[1]. Nassau County collects mobility fees for roadway impacts based on their adopted a mobility plan. The City will, through its adopted Interlocal agreement with Nassau County, collect mobility fees on their behalf for projects within the City. This would be similar to the past collection of transportation impact fees which ceased in 2006. Each single family home will pay the established mobility fee at the time of building permit issuance.

The City owns and operates three potable water treatment facilities which combined can provide 18.2 million gallons per day. Potable water customers on the average consume approximately 5 million gallons per day. The City owns and operates one sanitary sewer treatment facility which has an operation/design capacity to treat 3.5 million gallons of wastewater per day. At the adopted level of service and the proposed development density, the residential units will consume 5,600 gallons of water per day (16 units x 350 gallons per ERC per day).

The City owns and operates one sanitary sewer treatment facility which has an operation/design capacity to treat 3.5 million gallons of wastewater per day. The facility's customers currently generate, on average, 1.9 million gallons per day. At the adopted level of service and the proposed development density, the site will generate 12,880 gallons of wastewater per day (16 units x 2.3 x 350 gallons per ERC per day). The Commercial facilities are calculated by an Equivalent Residential Connection (ERC) standard, which is calculated by the utilities' director. The utilities' director indicates that plant capacity is available for the site and approval of connection to the City's systems are authorized under the Site Plan approval (SPR 2018-06).

As for solid waste and drainage, the City currently has services contracted with Advanced Disposal to dispose of solid waste city-wide, therefore the impact is not necessary as part of the preliminary plat review. Drainage impacts from any new development or redevelopment will be reviewed by the City's Technical Review Committee (TRC). The City requires storm water drainage to be retained on-site and permitting through the St. John's River Water Management District (SJRWMD). Permits were issued from SJRWMD on August 28, 2018 and a compliance letter was issued for Site Plan approval (SPR 2018-06) by the City's TRC on October 11, 2018. The associated approval documents have been provided as part of the back up materials provided in this application for preliminary plat approval.

[1] ITE Code 210 (Single-Family Detached Housing) average PM peak hour trips = 16 (~1 trip/ dwelling unit)

All public facilities and services are currently available to the development and each service is able to maintain or exceed its level of service standards as required by Policies 1.01.02, 1.02.03, and 4.01.01.

CONSISTENCY WITH THE LAND DEVELOPMENT CODE:

11.01.02 Requirements for Subdivision Plats (Preliminary and Final)

A. **A preliminary subdivision plat shall be required when new streets, water lines, and sewer lines are required; when three or more residential lots are created; and where one nonresidential lot is created or proposed for development. Where new streets, water lines, and sewer lines are not required, the preliminary and final plat may be combined into a single submittal. A preliminary plat provides for a complete review of technical data and preliminary engineering drawings prior to completion of the final plat for recording.**

B. **In addition to the information required in Section 11.01.03, all applications for preliminary subdivision plat approval shall contain the following information:**

1. **The name, addresses, telephone number, facsimile number, and email address of the person preparing the plat.**
2. **The date of preparation and date(s) of any modifications, a north arrow, and a written and graphic scale.**
3. **The proposed name of the subdivision.**
4. **Development specifications for the tract: area, proposed number and layout of lots and blocks, location, names, and widths of proposed roadways, consistent with this LDC and the Future Transportation Circulation Map of the Comprehensive Plan.**
5. **All contiguous properties shall be identified by subdivision title, plat book and page, or, if un-platted, the land shall be so designated, and otherwise identified.**
6. **Location of land to be dedicated or reserved for public use for rights-of-way, streets, sidewalks, bike trails, pedestrian trails, easements, schools, parks, open spaces, or other public uses. Proposed street names shall be included.**
7. **Locations of utilities, utility service, connections to existing utility facilities, and easements necessary to provide access to the utility facilities for maintenance or other activity.**
8. **Location of the nearest available public water supply and wastewater disposal system.**
9. **A topographic survey, soils report, grading plan, and an erosion control plan.**
10. **Existing surface water bodies, wetlands, streams, and canals, including the location of the mean high water line for each feature.**
11. **A preliminary surface drainage plan showing direction of flow and methods of stormwater retention.**
12. **A floodplain map indicating areas subject to inundation and high groundwater levels up to a 100-year flood classification, and establishing a base flood elevation for all proposed lots within the subdivision.**
13. **A tree survey showing protected trees, proposed replacement trees, if required, and landscaping and buffering.**

The applicant has complied with the subdivision requirements of the Land Development Code as contained in LDC Section 4.04.00. The Preliminary Plat was reviewed for technical completeness by the Technical Review Committee and a compliance was issued on October 11, 2018. Requirements for infrastructure improvements and landscape compliance are addressed in the applicant's site plan and engineering documents. The approved site plan has been provided as part of the back-up materials for the applicant's preliminary plat request.

STAFF REPORT
PAB 2019-04 (Final Plat)
Planning Advisory Board Hearing
April 10, 2019

CONCLUSION:

The requested Final Plat for development of Amelia Park Lakeside is consistent with the City's Comprehensive Plan and the Land Development Code. The final plat document reflects the approval of the PUD overlay conditions as granted under Ordinance 2018-07 on July 3, 2018. Staff recommends approval of the Final Plat request.

MOTION TO CONSIDER:

I move to recommend **(approval or denial)** of PAB case number 2019-04 to the City Commission requesting that a Preliminary Plat for the Amelia Park Lakeside subdivision be **(approved or denied)** and that PAB case 2019-04, as presented, **(is or is not)** sufficiently compliant with the Comprehensive Plan and Land Development Code to be approved at this time.

Submitted by:

Kelly N. Gibson, AICP
Director

EXHIBIT A – MAP
EXHIBIT B – PUD APPROVED TRACTS AND HOUSING TYPES PER ORDINANCE 2018-07

EXHIBIT A – MAP

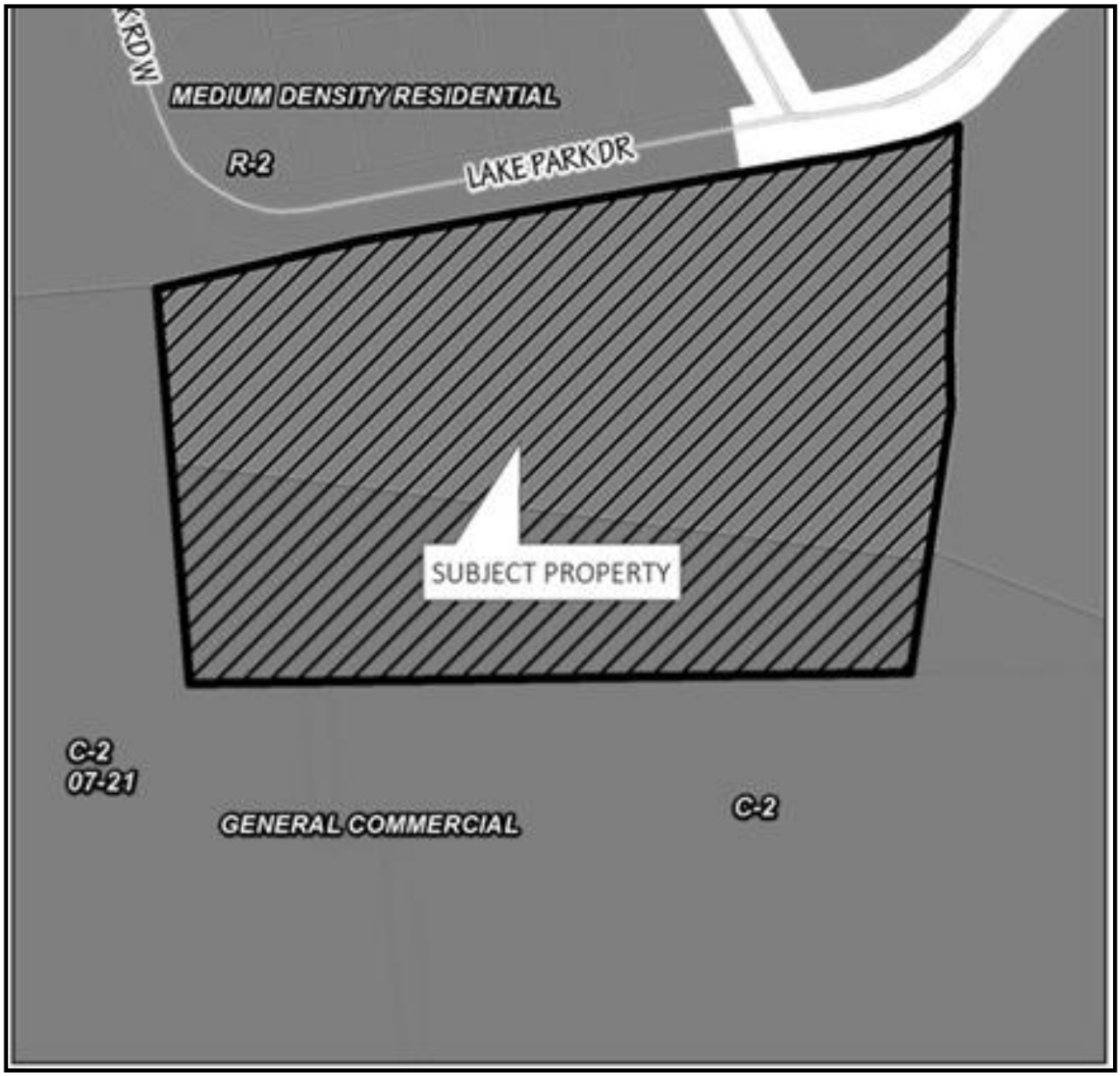
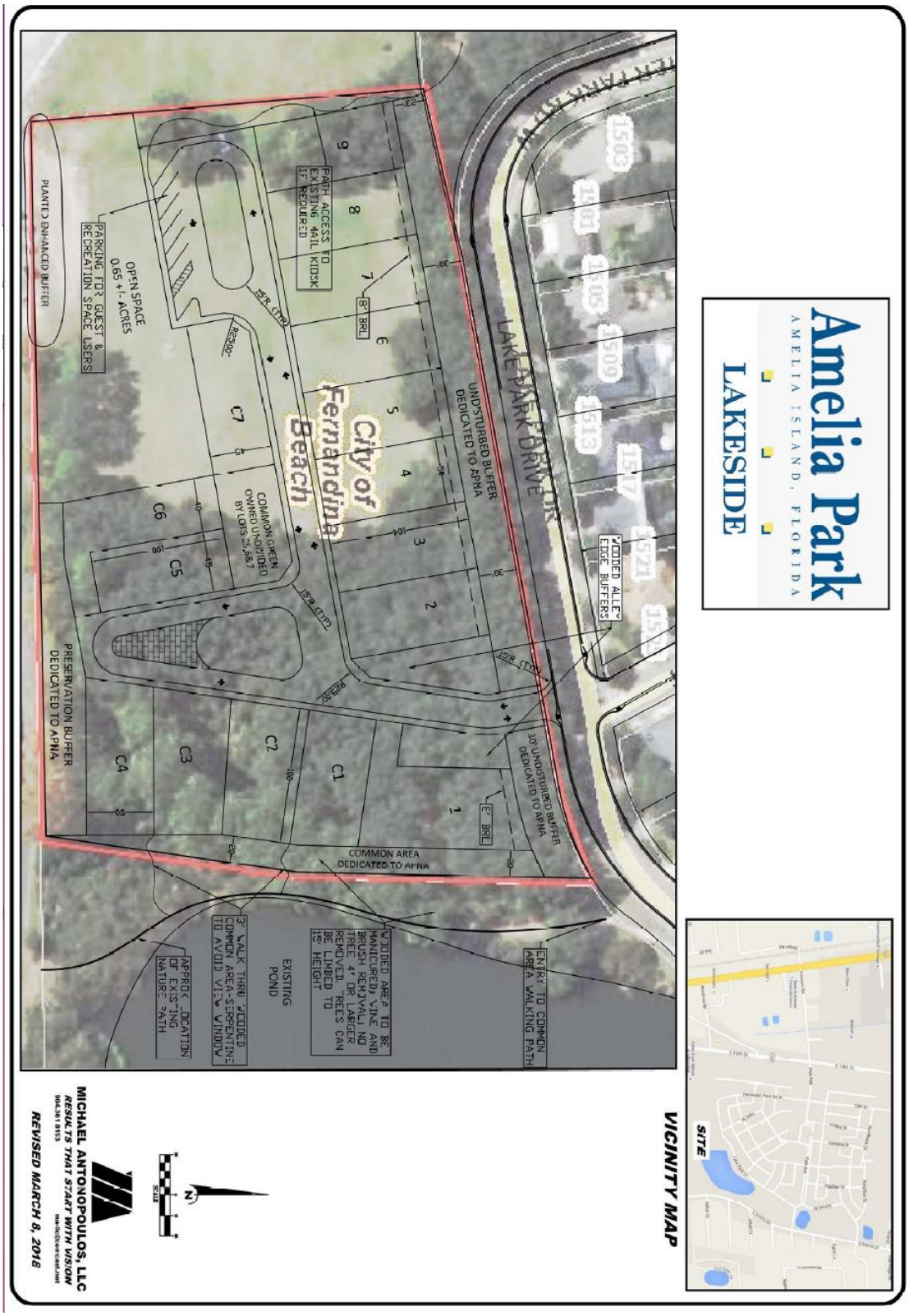


EXHIBIT B – PUD APPROVED TRACTS AND HOUSING TYPES PER ORDINANCE 2018-07



AMELIA PARK, FERNANDINA BEACH, FLORIDA
CODE
AMENDED REGULATING PLAN
MARCH 2018
GRAPHIC SCALE
(IN FEET)
LEGEND
T4 – GENERAL URBAN
T3 – SUB-URBAN
T1 – RURAL RESERVE
CIVIC SPACE RESERVATION
MICHAEL ANTONOPOULOS, LLC

ORDINANCE 2018-07

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, AMENDING THE AMELIA PARK PLANNED UNIT DEVELOPMENT OVERLAY DESIGNATING A PARCEL OF LAND TOTALING 4.42 ACRES LOCATED ON LAKE PARK DRIVE UNDER THE T1, T3, T4, AND CIVIC SPACE RESERVATION TRANSECTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning Advisory Board reviewed the applicant's amendment to the Amelia Park Planned Unit Development overlay regulatory plan as Case# 2018-01 at its Regular Meeting on March 14, 2018, and unanimously recommended approval of the requested change to allow development of sixteen single family home sites on 4.42 acres of land fronting Lake Park Drive and assigning the T1, T3, T4, and Civic Space Reservation transects on the subject property; and

WHEREAS, City Planning Staff found the applicant's request to be consistent with the intent of the Amelia Park development plan and existing overlay requirements; and

WHEREAS, notice of public hearing on such application was published in the News Leader, a newspaper of general circulation in Fernandina Beach, Nassau County, Florida, on December 27, 2017.

NOW, THEREFORE, BE IT ENACTED BY THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, THAT:

SECTION 1. PROPERTY INVOLVED. The property identified for the PUD amendment is located on Lake Park Drive and identified as Parcel ID 29-3N-28-0000-0003-0090, totaling approximately 4.42 acres, and is shown on the map, attached hereto as Exhibit "A".

SECTION 2. ZONING MAP CHANGE. For the property in question, the City's Zoning Map is hereby changed Planned Unit Development Overlay as consistent with the assigned transects for Amelia Park and retains the existing Medium Density Residential/ R-2 and General Commercial (C-1) zoning district.

SECTION 3. SEVERABILITY**.** If any section, subsection, sentence, clause, phrase of this Ordinance, or the particular application thereof, shall be held invalid by any court, administrative agency or other body with appropriate jurisdiction, the remaining sections, subsections, sentences, clauses and phrases under application shall not be affected thereby.

SECTION 4. This Ordinance shall take effect immediately after its final adoption.

ADOPTED this 3rd day of July, 2018.

CITY OF FERNANDINA BEACH

_____
JOHN A. MILLER
Mayor - Commissioner

ATTEST:

APPROVED AS TO FORM AND LEGALITY:

_____
CAROLINE BEST
City Clerk

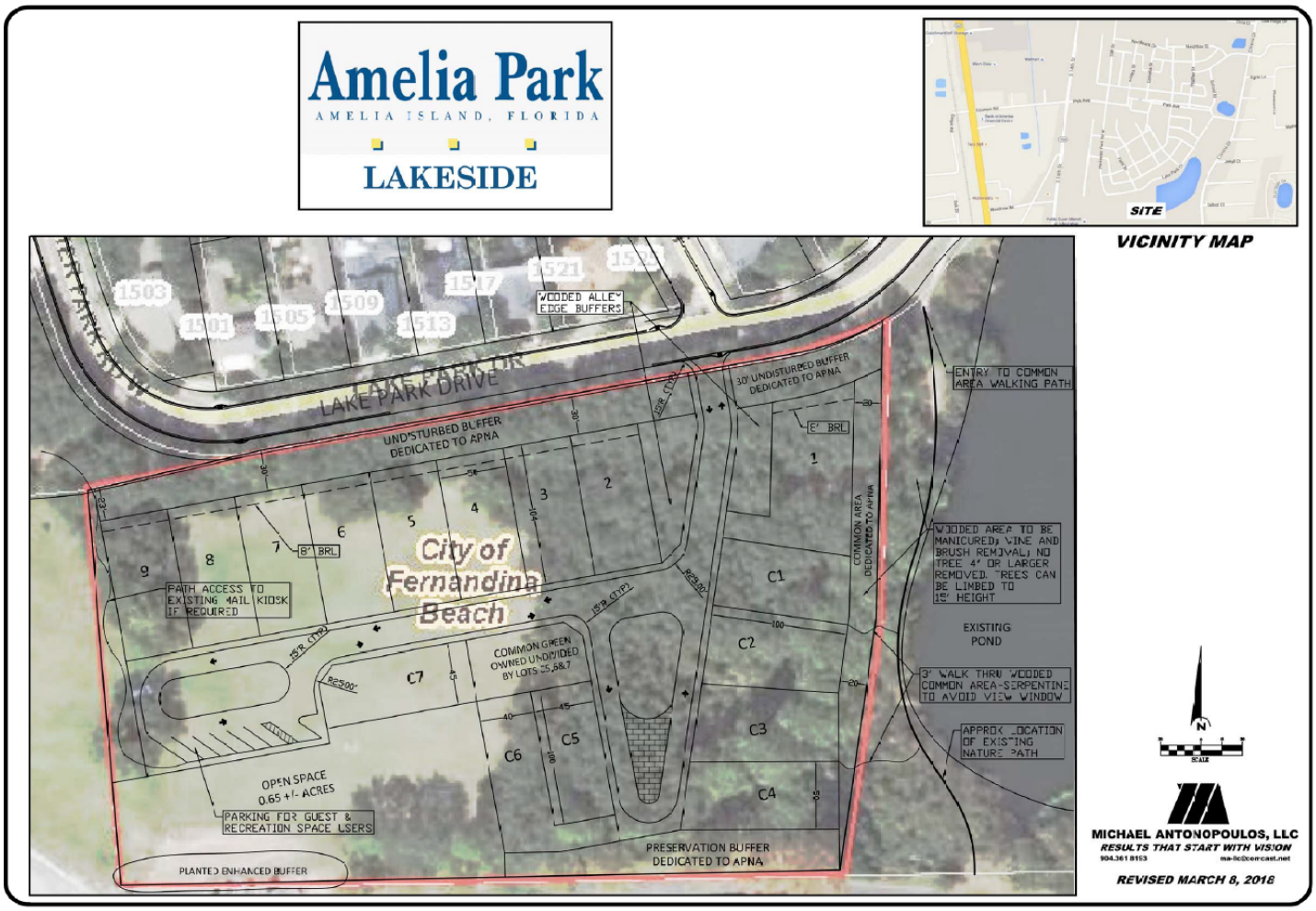
_____
TAMMI E. BACH
City Attorney

ORDINANCE 2018-07
EXHIBIT "A"

ZONING MAP CHANGE WITH PLANNED UNIT DEVELOPMENT OVERLAY CONSISTENT WITH AMELIA PARK TRANSECTS OF T4, T3, T1, AND CIVIC SPACE RESERVATION FOR AN APROXIMATELY 4.42 ACRE PARCEL IDENTIFIED AS 29-3N-28-0000-0003-0090 AND LOCATED ON LAKE PARK DRIVE.

REGULATING PLAN

CONCEPT PLAN



WRITTEN DESCRIPTION

AMELIA PARK – LAKESIDE PUD WRITTEN DESCRIPTION REVISED MARCH 8, 2018
PUD Written Description

INTRODUCTION

The proposed Project is located on the south side of Lake Park Drive opposite Lots 1 through 7, Block 14, Unit 6 in Amelia Park. The Land Use designation for the Parcel is Medium Density Residential (MDR) according to the City's Land Use Map allowing up to eight (8) units per acre. The Zoning classification is RS-2 with the Amelia Park PUD overlay.

The Parcel is 4.42 acres and partially treed. The proposed project includes two types of single-family detached residential homes; Lots 1 through 9 as shown on the Site Plan meeting the criteria of House Type III under the existing PUD, and lots C1 through C7 meeting the criteria of House Type II under the existing PUD.

Total Site: 4.42 acres
Number of Lots: 16
Density: 3.62 U/Acre

Residential structures shall consist of detached single-family homes on platted lots. The setbacks shall follow the criteria set forth in the existing PUD for Home Types II and III, except as stipulated herein. The maximum building height for residential and accessory buildings shall be 35'.

The original version of the PUD approved in 1992 allowed a maximum of 421 dwelling units. A total of 387 residential units have been developed or approved in all other units of Amelia Park. A balance of 34 units remains available under the PUD, of which this application includes 16 units, less than half of those available, on the only remaining undeveloped/ committed land in Amelia Park.

PARKING

Parking for a minimum of two vehicles shall be provided within the driveway or garage of each residential unit. Sufficient parking to serve a model home or sales office will be located either on an adjacent stabilized lot or in the alley parking spaces described below, until the model home/sales office has been sold or upon build-out of the residential units. Angled parking spaces will be located in the turn-around of the east bound lane of the alley serving Lots 2 through 9. One parking space and interconnecting sidewalks, if any, will comply with the requirements of the Americans with Disabilities Act.

STORMWATER

There are several existing retention ponds that serve Amelia Park. All stormwater runoff generated by the Project will be detained and treated in the existing ponds and will be subject to compliance with SJRWMD requirements. The existing storm water permit will be modified, if required, to address changes in the system to accommodate runoff from the proposed Project. The Amelia Park Neighborhood Association, Inc. (APNA) has agreed to cooperate with the Applicant in pursuing said permit, at no cost to APNA.

ACCESS

Vehicle access to all lots will be via a proposed two-way alley as shown on the Site Plan. The alley's connection to Lake Park Drive will align at its intersection with Field Street. A stop sign

will be provided at this new intersection. This alley terminates with a one-way loop. A one-way loop also serves Cottage Lots C2 through C6. The minimum right-of-way and pavement widths of the two-way alley are 30' and 20', respectively. Minimum pavement width for the one-way portions of the alleys is 14'. Minimum alley right-of-way returns are 15'. Lighting in the alley shall be kept to a minimum.

BUFFERS / OPEN SPACE

a. A minimum of a 30' buffer will be preserved adjacent to Lake Park Drive. This buffer will taper to 23' from the western-most point of the property that is contiguous to Lake Park Drive at the northwest property corner. No sidewalks shall be allowed to be constructed in this buffer or in the adjacent Lake Park Drive right-of-way. A sidewalk is allowed in the front setback of lots 2 through 9, providing connectivity between these homes. To accommodate this sidewalk, the front yard setback of these lots in increased to 8'.

b. A buffer will be provided along the property's eastern boundary. This buffer will be 20' wide from Lake Park Drive to the common property corner of Lots C2 and C3 at which point it tapers to 0' at the property's southeast corner.

c. A wooded edge buffer will be preserved between the alley and Lots 1 and 2; shown on the Site Plan as "Wooded Alley Edge Buffers."

d. A buffer will be preserved on the south property line adjacent to Lots C4 and C6, including the terminus of the alley.

All preserved buffers will remain wooded in their natural condition and shall be dedicated to APNA at no cost. Select clearing shall be allowed in the eastern property buffer (b) limited to removal of small trees (4" or smaller), vines, and noxious or invasive vegetation. Preserved trees may be limbed to a height not to exceed 15'. The select clearing shall be approved by the APNA landscape committee with the understanding that the objective is to provide a "filtered" view of the lake after completion of the select clearing. Two 3' wide paths, constructed of natural material such as shell, mulch or wood, connecting lots C1 through C4 to the existing nature walk on the adjacent APNA property shall be allowed. APNA shall not erect or construct any object or material on its property adjacent to the lake that will impede or detract from the lake views from Lot 1 or Lots C1 through C4.

A 0.65+/- acre open space tract will be dedicated to APNA at no cost. Allowable uses in this tract include children's playground, adult recreation activities or passive park. No activities are required. Landscaping shall be added to this tract to extend the natural buffer along the southern property boundary to the southwest corner. The landscape plan shall be mutually developed by the Applicant and the APNA landscape committee.

A common green adjacent to the front lot lines of Cottage Lots C5 through C7 will be dedicated to those lots in an undivided interest. This interest will attach to each of those lots and cannot be separated from ownership of those lots. The treed portion of this tract shall remain treed. Clearing of the treed portion of this tract shall be limited only pursuant to the City's Landscape Code. The tract may be used for individual gardens of any or all of the owners of the tract.

A buffer will be provided along the western property boundary as shown on the Site Plan. In the event a common mail box is not approved by the USPS within the boundaries of Amelia Park Lakeside, the existing mail kiosk located in Tract "M", Unit 7 of Amelia Park shall be modified to accommodate the additional homes at the expense of the Applicant, subject to the approval of the USPS. In such event, a path shall be provided in this western-most buffer as shown on the Site Plan.

Total open space includes the following areas as shown on the Site Plan:

Lake Park Buffer (Lots 2-9): 0.30+/- Acres
Lake Park Buffer (Lot 1): 0.08+/- Acres
Eastern Boundary Buffer: 0.13+/- Acres
Alley Edge Buffers: 0.11+/- Acres
Southern Boundary Buffer: 0.14+/- Acres
Common Green Lots (C5, C6, C7) 0.08+/- Acres
Open Space 0.65+/- Acres
Western Boundary Buffer: 0.07+/- Acres
TOTAL 1.56 Acres (35% of Total Site Area)

UTILITIES

Water and sewer service for the Lots will be provided by the City of Fernandina Beach. Details of the utility extensions will be provided on engineering drawings at the design and permitting phase of the approval process. All utilities (including electrical) will be installed underground. Irrigation shall be provided for all planted areas connected the existing APNA irrigation loop at no cost to APNA.

Tree removal and protection will be provided in accordance with the City of Fernandina Beach Land Development Code. Trees existing within the Project will be removed only as necessary to facilitate construction of internal drive aisles, building footprints, parking areas, drainage facilities and other Project infrastructure or due to disease or safety concerns.

The property shall be annexed into the APNA and be made subject to the Amelia Park Master Deed Restrictions as recorded in Official Records Book 842, Page 0056 et. Seq and the Amelia Park Declaration of Charter, Easement, Covenants, and Restrictions as recorded in Official Records Book 842, page 0066, et. Seq. all in the Public Records of Nassau County. The annexation shall occur after recordation of the record plat for the subject property and prior to any home construction on any of the Lots.

"AMELIA PARK LAKESIDE"

A PORTION OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 28 EAST, FERNANDINA BEACH, NASSAU COUNTY, FLORIDA

OFFICIAL RECORDS BOOK _____ PAGE _____

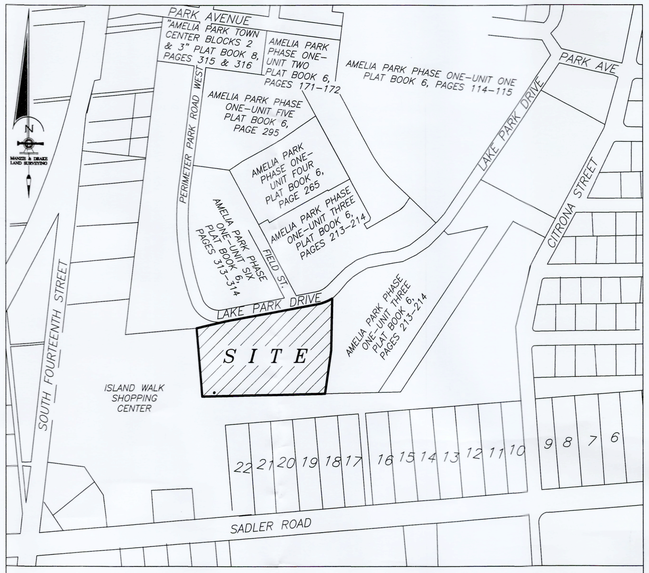
LEGAL DESCRIPTION (CAPTIONED LAND):

PORTIONS OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA; SAID PORTIONS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL B:

A PARCEL OF LAND LYING IN AND BEING PART OF SAID SECTION 29 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF OAK CREST SUBDIVISION, AS RECORDED IN PLAT BOOK 5, PAGE 135, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE; ON THE WESTERLY RIGHT OF WAY LINE OF CITRONA DRIVE (FORMERLY WILL HARDEE ROAD) A 66 FOOT RIGHT OF WAY AS NOW ESTABLISHED, SOUTH 10 DEGREES, 58 MINUTES, 12 SECONDS WEST, 1243.47 FEET TO A POINT OF CURVATURE; THENCE, CONTINUE ON SAID RIGHT OF WAY LINE, AROUND AND ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 861.98 FEET AND A DELTA OF 25 DEGREES, 11 MINUTES, 38 SECONDS, AN ARC DISTANCE OF 379.09 FEET (SOUTH 23 DEGREES 34 MINUTES, 01 SECOND WEST, 375.98 FEET, CHORD BEARING AND DISTANCE), TO THE POINT OF TANGENCY OF SAID CURVE; THENCE, CONTINUE ON SAID RIGHT OF WAY LINE, SOUTH 36 DEGREES, 09 MINUTES 50 SECONDS WEST, 200.00 FEET TO A POINT OF CURVATURE; THENCE, CONTINUE ON SAID RIGHT OF WAY LINE, AROUND AND ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1103.00 FEET AND A DELTA OF 40 DEGREES, 59 MINUTES, 06 SECONDS, AN ARC DISTANCE OF 789.00 FEET (SOUTH 15 DEGREES, 40 MINUTES, 16 SECONDS WEST, 772.29 FEET, CHORD BEARING AND DISTANCE), TO THE POINT OF SAID CURVE; THENCE, CONTINUE ON SAID RIGHT OF WAY LINE, SOUTH 04 DEGREES, 49 MINUTES, 17 SECONDS EAST, 58.92 FEET TO THE NORTH LINE OF GOVERNMENT LOT 4 OF SAID SECTION 29; THENCE ON SAID NORTH LINE, SOUTH 88 DEGREES, 46 MINUTES, 30 SECONDS WEST, 785.92 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUE OF SAID NORTH LINE, SOUTH 88 DEGREES, 46 MINUTES, 30 SECONDS WEST, 528.00 FEET; THENCE, NORTH 04 DEGREES, 42 MINUTES, 32 SECONDS WEST, 290.28 FEET; THENCE, NORTH 76 DEGREES, 54 MINUTES, 54 SECONDS EAST, 130.02 FEET; THENCE, NORTH 79 DEGREES, 42 MINUTES, 24 SECONDS EAST, 397.52 FEET TO A POINT OF CURVATURE; THENCE, AROUND AND ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 200.00 FEET AND A DELTA OF 20 DEGREES, 09 MINUTES, 16 SECONDS, AN ARC DISTANCE OF 70.35 FEET (NORTH 69 DEGREES, 37 MINUTES, 46 SECONDS EAST, 69.99 FEET, CHORD BEARING AND DISTANCE) TO A POINT OF SAID CURVE, SAID POINT HAVING A RADIAL BEARING OF NORTH 30 DEGREES, 26 MINUTES, 52 SECONDS WEST; THENCE, SOUTH 01 DEGREE, 17 MINUTES, 26 SECONDS WEST, 219.11 FEET; THENCE, SOUTH 08 DEGREES, 16 MINUTES, 25 SECONDS WEST, 185.72 FEET TO THE POINT OF BEGINNING.



VICINITY MAP

SCALE = 1" = 300'

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT A P LAKESIDE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, (DEVELOPER) IS THE LAWFUL OWNER OF THE LAND DESCRIBED IN THE CAPTION HEREON KNOWN AS AMELIA PARK LAKESIDE, AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED. THIS PLAT IS MADE IN ACCORDANCE WITH SAID SURVEY AND IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF SAID LANDS.

ALL UTILITY EASEMENTS ARE HEREBY DEDICATED TO THE CITY OF FERNANDINA BEACH AND ITS SUCCESSORS. THE PRIVATE LANES ARE AND SHALL REMAIN PRIVATELY OWNED, AND ARE HEREBY DEDICATED TO THE AMELIA PARK NEIGHBORHOOD ASSOCIATION, INC. THE PRIVATE LANES ARE SUBJECT TO EASEMENT RIGHTS HEREBY GRANTED TO THE CITY OF FERNANDINA BEACH FOR POLICE, FIRE AND RESCUE VEHICLES, GARBAGE AND RECYCLE COLLECTION, WATER DISTRIBUTION AND SANITARY SEWER COLLECTION, AND TO FLORIDA PUBLIC UTILITIES (FPU) FOR ITS UNDERGROUND ELECTRIC SYSTEM, AND EASEMENTS RESERVED TO DEVELOPER FOR INGRESS, EGRESS, UTILITIES, DRAINAGE, MAINTENANCE AND FOR THE BENEFIT OF COMPLYING WITH ITS DUTIES AND OBLIGATIONS AS THE DEVELOPER.

FLORIDA PUBLIC UTILITY EASEMENTS ARE HEREBY DEDICATED TO FLORIDA PUBLIC UTILITIES, ITS SUCCESSORS OR ASSIGNS, FOR USE WITH ITS UNDERGROUND ELECTRIC SYSTEM.

ALL LOTS, TRACTS AND NON-DEDICATED EASEMENTS ARE AND SHALL REMAIN PRIVATELY OWNED AND THE SOLE EXCLUSIVE PROPERTY OF THE DEVELOPER, ITS SUCCESSORS AND GRANTEES. THE DEVELOPER MAY CONVEY CERTAIN NON-DEDICATED PROPERTIES TO A PROPERTY OWNERS' ASSOCIATION BY SEPARATE INSTRUMENT.

AP LAKESIDE, LLC

WITNESS _____

_____
PRINT OR TYPE NAME

WITNESS _____

_____
PRINT OR TYPE NAME

_____
MICHAEL ANTONOPOULOS, PRESIDENT
MCS DEVELOPMENT CORPORATION
ITS MANAGING MEMBER

STATE OF: _____
COUNTY OF: _____

THIS IS TO CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, _____ TO ME WELL KNOWN AND KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING ADOPTION AND DEDICATION AND WHO ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE USE AND PURPOSES THEREIN EXPRESSED.

WITNESS MY SIGNATURE AND OFFICIAL SEAL AT THE CITY OF _____, IN THE COUNTY OF _____ AND THE STATE OF _____, THIS _____ DAY OF _____, A.D., 2018

_____ MY COMMISSION EXPIRES : _____
NOTARY PUBLIC
STATE OF _____

DIRECTOR OF EMERGENCY SERVICES CERTIFICATE

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN APPROVED BY THE DIRECTOR OF EMERGENCY SERVICES OF THE CITY OF FERNANDINA BEACH, FLORIDA

THIS _____ DAY OF _____, A.D. 2018.

_____
DIRECTOR OF EMERGENCY SERVICES

ZONING CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED BY ME AND IS IN COMPLIANCE WITH THE ZONING RULES AND REGULATIONS OF THE CITY OF FERNANDINA BEACH, NASSAU COUNTY, FLORIDA, CURRENTLY IN EFFECT.

THIS_____ DAY OF_____, 2018.

_____
DIRECTOR OF PLANNING

CLERK'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH FLORIDA STATUTE 177.061 AND IS FILED FOR RECORD AND RECORDED IN PLAT BOOK _____ PAGE(S) _____, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, THIS ___ DAY OF _____, 2018, A.D.

_____
CLERK OF THE CIRCUIT COURT

APPROVED FOR THE RECORD:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE CITY MANAGER OF THE CITY OF FERNANDINA BEACH, NASSAU COUNTY, FLORIDA. WITNESS BY SIGNATURE THIS _____ DAY OF _____, A.D., 2018.

_____
CITY MANAGER

MAYOR CERTIFICATE:

THIS PLAT HAS BEEN EXAMINED AND IS HEREBY ACCEPTED AND APPROVEDBY THE CITY COMMISSION OF FERNANDINA BEACH, NASSAU COUNTY, FLORIDA, PURSUANT TO A RESOLUTION OF SAID COMMISSION ADOPTED THIS _____DAY OF _____, A.D., 2018.

BY: _____ ATTEST: _____
MAYOR CITY CLERK

TAX COLLECTOR

TAX IDENTIFICATION NUMBER – 29-3N-28-0000-0003-0090

I, THE UNDERSIGNED DO HEREBY AFFIRM THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THERE ARE NO UNPAID REAL PROPERTY TAXES APPLICABLE TO THE LANDS SUBJECT TO THIS PLAT

SIGNED THIS ___ DAY OF _____, A.D. 2018_____
TAX COLLECTOR
NASSAU COUNTY, FLORIDA

CERTIFICATE OF REVIEW BY CITY EMPLOYED/ CONTRACTED SURVEYOR/MAPPER

I HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, F.S., AND THAT I AM EMPLOYED BY OR UNDER CONTRACT TO THE APPROPRIATE LOCAL GOVERNING BODY AND ACTING HERETO AS AN AGENT THEREOF. THIS LIMITED CERTIFICATION AS TO FACIAL CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177 IS NOT INTENDED TO BE AND SHOULD NOT BE CONSTRUED AS A CERTIFICATION OF THE ACCURACY OR QUALITY OF THE SURVEYING/ MAPPING REFLECTED ON THIS PLAT.

_____ _____
CHARLES ROBERT LEE DATE
FLORIDA CERTIFICATE NO. 5618

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED IN THE CAPTION; THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES; THAT THE SURVEY AND LEGAL DESCRIPTION ARE ACCURATE; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET ACCORDING TO CHAPTER 177.091 (7); AND THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET ACCORDING TO THE CHAPTER 177.091 (8); ALL ACCORDING TO THE LAWS OF THE STATE OF FLORIDA AND NASSAU COUNTY.

SIGNED THIS _____ DAY OF _____, A.D. 2018.

_____
MICHAEL A. MANZIE, P.L.S.
FLORIDA CERTIFICATE NO. 4069

MANZIE & DRAKE LAND SURVEYING
117 SOUTH 9TH STREET
FERNANDINA BEACH, FL 32034
CERTIFICATE OF AUTHORIZATION NUMBER "LB 7039"

SURVEYOR'S NOTES

1.) ⊡ DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) (5/8" IRON ROD & CAP) SET WITH IDENTIFICATION "PRM LB 7039".
■ DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) (4"X4" CONCRETE MONUMENT) FOUND WITH VARYING IDENTIFICATION INFORMATION (IDENTIFICATION SHOWN AT APPLICABLE CORNERS ON MAP SHEET).
◉ DENOTES PERMANENT CONTROL POINT (P.C.P.) SET WITH IDENTIFICATION "LB 7039".

2.) ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY.

3.) BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF NORTH 79°42'24" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF LAKE PARK DRIVE.

4.) THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X" AS PER FLOOD INSURANCE RATE MAP (FIRM) FOR NASSAU COUNTY, COMMUNITY PANEL NO. 12089C-0239-G, DATED 08/02/2017 AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). THE FLOOD ZONE DETERMINATION NOTED HEREON MAY BE SUPERSEDED AND/OR REDEFINED FROM TIME TO TIME BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) OR BY THE APPROPRIATE LOCAL GOVERNMENTAL BODY.

5.) THERE MAY BE ADDITIONAL RESTRICTIONS NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

6.) "NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.

7.) THE LOTS SHOWN HEREON MAY NOT BE FURTHER SUBDIVIDED WITHOUT APPROVAL FROM THE CITY OF FERNANDNA BEACH, NASSAU COUNTY, FLORIDA.

8.) THE CURRENT ZONING FOR THE LANDS SHOWN ON THIS PLAT AS OF THE DATE OF RECORDING IS "R-2 (PUD)".

9.) THE LANDS SHOWN HEREON ARE LOCATED WITHIN STORM SURGE CATEGORY 5, AS SCALED FROM THE NASSAU COUNTY "STORM SURGE" MAP LOCATED ON THE NASSAU COUNTY PROPERTY APPRAISER'S GIS WEBSITE UNDER THE "PUBLIC SAFETY" SECTION (SCALED 08/01/2018).

10.) BUILDING SETBACK REQUIREMENTS FOR THIS SUBDIVISION ZONED "R-2 & C-2 (PUD)", ARE AS FOLLOWS:

LOTS 1 THRU 9: HOUSE TYPE III		LOTS C1 THRU C7: HOUSE TYPE II	
SIDE YARD SETBACK	10% LOT WIDTH	SIDE YARD SETBACK	10% LOT WIDTH
MAIN HOUSE SETBACK	16'	MAIN HOUSE SETBACK	10'
PORCH SETBACK	8'	PORCH SETBACK	2'
UP TO 40% OF FACADE MAY BE ENCLOSED		GARAGE SETBACK	3' (FROM ALLEY PROPERTY LINE)
GARAGE SETBACK	3' (FROM ALLEY PROPERTY LINE)		

LEGEND

O.R.B. = OFFICIAL RECORDS BOOK
P.I.N. = PARCEL IDENTIFICATION NUMBER
P.R.M = PERMANENT REFERENCE MONUMENT
P.C.P. = PERMANENT CONTROL POINT
L.B. = LICENSED BUSINESS
P.L.S. = PROFESSIONAL LAND SURVEYOR
P.I. = POINT OF INTERSECTION
P.C. = POINT OF CURVATURE
P.T. = POINT OF TANGENCY
R.P. = RADIUS POINT
C1 = CURVE LABEL
S.F. = SQUARE FOOTAGE
I.D. = IDENTIFICATION
(BR) = BEARING REFERENCE

MANZIE & DRAKE LAND SURVEYING
117 SOUTH NINTH STREET, FERNANDINA BEACH, FL 32034
(904) 491-5700 www.ManzieAndDrake.com
CERTIFICATE OF AUTHORIZATION NUMBER "LB 7039"

"OUR *SIGHTS* ARE ON THE FUTURE, SET YOUR *SITES* ON US."

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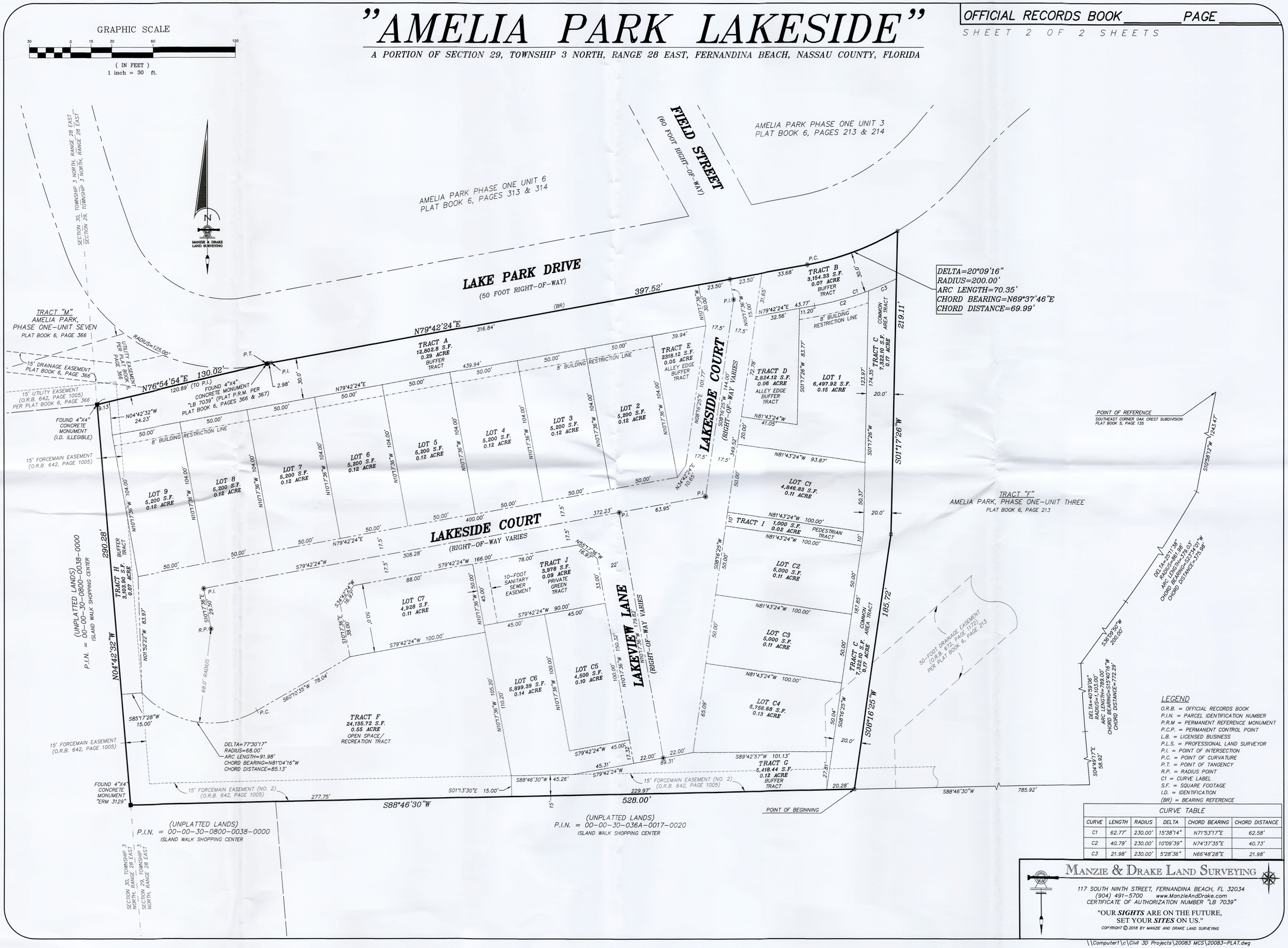
"AMELIA PARK LAKESIDE"

A PORTION OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 28 EAST, FERNANDINA BEACH, NASSAU COUNTY, FLORIDA

OFFICIAL RECORDS BOOK _____ PAGE _____

SHEET 2 OF 2 SHEETS



DELTA=20°09'16"
RADIUS=200.00'
ARC LENGTH=70.35'
CHORD BEARING=N69°37'46"E
CHORD DISTANCE=69.99'

LEGEND

O.R.B. = OFFICIAL RECORDS BOOK
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C1 = CURVE LABEL
S.F. = SQUARE FOOTAGE
I.D. = IDENTIFICATION
(BR) = BEARING REFERENCE

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	62.77'	230.00'	15°38'14"	N71°53'17"E	62.58'
C2	40.79'	230.00'	10°09'39"	N74°37'35"E	40.73'
C3	21.98'	230.00'	5°28'36"	N66°48'28"E	21.98'

MANZIE & DRAKE LAND SURVEYING
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SET YOUR *SITES* ON US."

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\\Computer1\c\Civil 3D Projects\20083 MCS\20083-PLAT.dwg

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY

PORTIONS OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA; SAID PORTIONS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL B:

A PARCEL OF LAND LYING IN AND BEING PART OF SAID SECTION 29 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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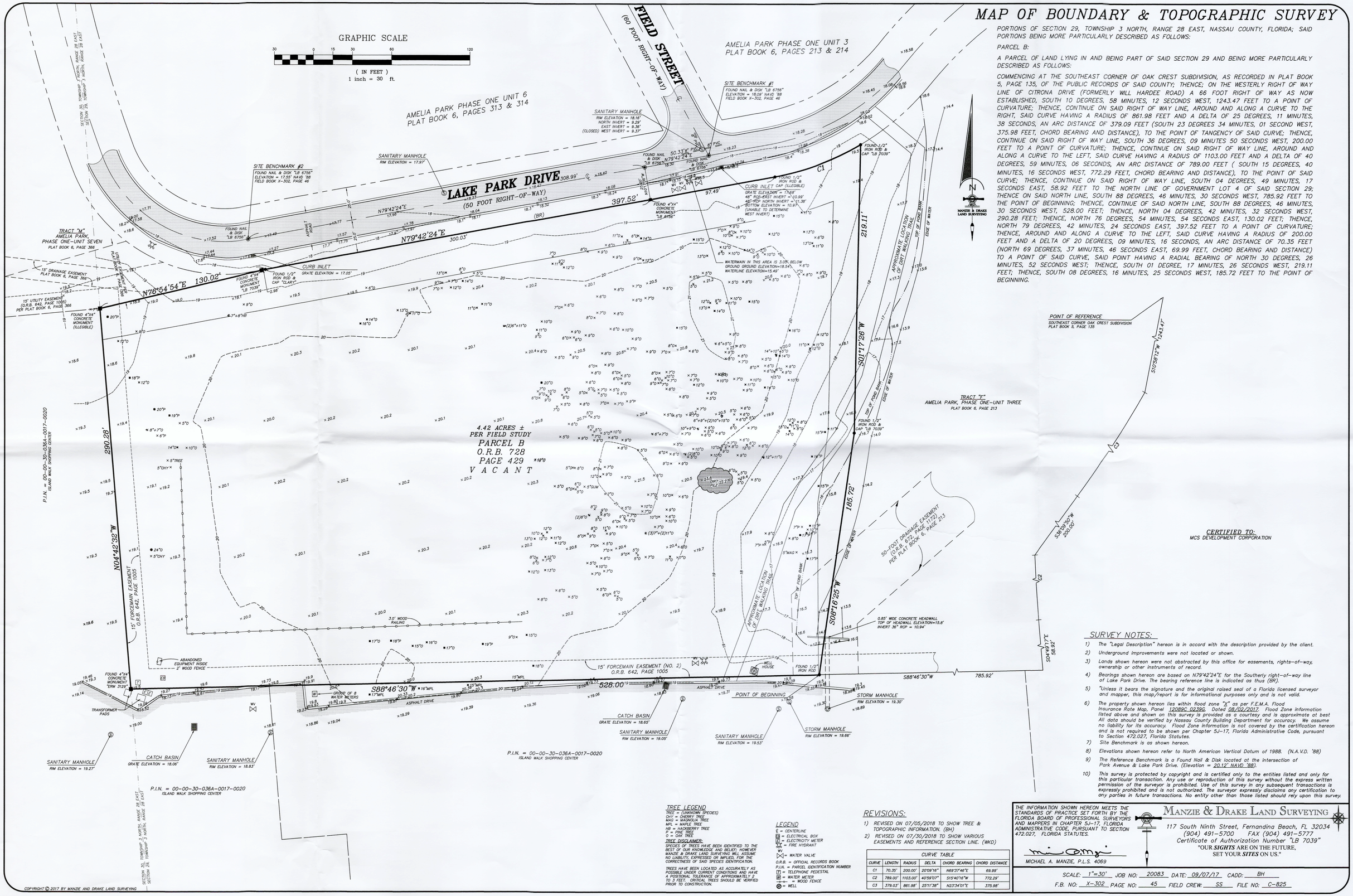

CERTIFIED TO:

MCS DEVELOPMENT CORPORATION

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TREE LEGEND

TREE = (UNKNOWN SPECIES)
CHY = CHERRY TREE
MAG = MAGNOLIA TREE
MPL = MAPLE TREE
HB = HACKBERRY TREE
P = PINE TREE
O = OAK TREE

TREE DISCLAIMER:
SPECIES OF TREES HAVE BEEN IDENTIFIED TO THE BEST OF OUR KNOWLEDGE AND BELIEF; HOWEVER MANZIE & DRAKE LAND SURVEYING WILL ASSUME NO LIABILITY, EXPRESSED OR IMPLIED, FOR THE CORRECTNESS OF SAID SPECIES IDENTIFICATION.

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P.I.N. = PARCEL IDENTIFICATION NUMBER
T = TELEPHONE PEDESTAL
W = WATER METER
= WOOD FENCE
= WELL

REVISIONS:

1) REVISED ON 07/05/2018 TO SHOW TREE & TOPOGRAPHIC INFORMATION. (BH)
2) REVISED ON 07/30/2018 TO SHOW VARIOUS EASEMENTS AND REFERENCE SECTION LINE. (WKD)

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	70.35'	200.00'	20°09'16"	N69°37'46"E	69.99'
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C3	379.03'	861.98'	25°11'38"	N23°34'01"E	375.98'

THE INFORMATION SHOWN HEREON MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

MICHAEL A. MANZIE, P.L.S. 4069

MANZIE & DRAKE LAND SURVEYING
117 South Ninth Street, Fernandina Beach, FL 32034
(904) 491-5700 FAX (904) 491-5777
Certificate of Authorization Number "LB 7039"

"OUR ***SIGHTS*** ARE ON THE FUTURE, SET YOUR ***SITES*** ON US."

SCALE: 1"=30' JOB NO: 20083 DATE: 09/07/17 CADD: BH
F.B. NO: X-302 PAGE NO: 45 FIELD CREW: SS FILE NO: C-825

COPYRIGHT © 2017 BY MANZIE AND DRAKE LAND SURVEYING

Amelia Park

AMELIA ISLAND, FLORIDA

LAKESIDE

AP LAKESIDE, LLC

GENERAL NOTES

1. All construction shall be performed in a good workmanship manner using methods that are consistent with industry standards; in accordance with the approved plans; and shall comply with all applicable City of Fernandina Beach (COFB) Subdivision and Land Development Regulations and Practices and required State or Federal permit approvals including but not limited to the Department of Environmental Protection and the St. Johns River Water Management District (SJRWMD).

2. The contractor(s) shall visit the site prior to submitting a work proposal to become familiar with existing, on-the-ground conditions of the project site. Existing conditions as reflected on the construction documents were compiled from best available information including, but not limited to, topographic surveys and "As-Built" drawings made available to the engineer. Boundary, tree and topographic survey information was provided by Manzie & Drake Surveyors, 904.491.5700.

3. The contractor shall schedule and hold pre-construction conferences as required by the various regulatory entities involved in the inspection and approval process. The contractor shall schedule all work and inspections with the inspectors for the various approving entities.

4. The contractor must call for utility locates prior to any construction and shall use extreme caution while working in areas of exiting structures and utilities. The contractor shall make repairs and/or pay for any repairs required as a result of damage caused by its work.

5. Refer to the Water and Sewer Detail Sheets for instructions and conditions associated with said work. All utility work shall be accomplished in accordance with COFB Standard Details, Specifications and Construction requirements, latest by a Florida Certified Utility Contractor.

6. The contractor shall provide "As-Built" drawings for all construction as required by and acceptable to the the Engineer of Record and all entities responsible for final approval and acceptance of the work. No final payment will be certified or made until all "As-Builts" are approved by the appropriate entities.

7. The contractor shall obtain any and all right-of-way or construction permits required by the local municipality and/or state.

8. The contractor shall comply with ALL NPDES sediment and erosion regulations including but not limited all monitoring and reporting requirements.

9. It is the intension of the Developer to maximize tree and understory preservation. Tree survey shows only trees that are 5" and larger. There are many trees less than 5" that are worthy of preservation in clusters. Trees shown on Tree Removal & Preservation Plan depicts trees in work areas that are to be preserved. Impacts to trees not affected by construction shall be avoided.

INDEX TO DRAWINGS

SHEET	DESCRIPTION
1	COVER
2	EXISTING SURVEY
3	HORIZONTAL CONTROL PLAN/NOTES
4	PAVING & DRAINAGE PLAN
5	WATER & SEWER PLAN
6	SEDIMENT CONTROL & TREE REMOVAL/PRESERVATION PLAN
PDD-1	PAVING & DRAINAGE DETAILS
WSD-1	SEWER DETAILS
WSD-2	WATER DETAILS
SCD-1	SEDIMENT CONTROL DETAILS & SPECIFICATIONS

VICINITY MAP
NTS
JULY 2018
AUGUST, 2018
SEPTEMBER, 2018

GENERAL PROJECT INFORMATION

Property Appraiser Number (RE #)	29-3N-28-0000-0003-0090
Section/Township/Range	29 / 3 North / 28 East
Land Use	Med. Density Residential
Zoning Designation	R-2, PUD 2018-07, last amended
FIRM – Community – Panel	Panel 12089C 0239G, Dated 08/02/2017
Flood Zones	X
Vertical Datum Used for Project	NAVD 1988
Density	4.42 Acres, 16 Lots, 3.62 Units / Acre

PLAN APPROVAL

Date

Date

PLAN APPROVAL IS SUBJECT TO THE FOLLOWING NOTES AND CONDITIONS:

811 Know what's below. Call before you dig.

City of Fernandina Beach Site Plan Review			
	Approval		Signature
	Yes	No	
Storm Water	✓		
Utilities	✓		
Fire	✓		
Planning	✓		
Building	✓		
Code Enforcement	✓		
Streets	✓		
Trees			

MICHAEL ANTONOPOULOS, LLC
RESULTS THAT START WITH VISION
228 CLATTER BRIDGE ROAD
PONTE VEDRA, FLORIDA
904.361.8193 ma-llc@comcast.net
CERTIFICATE OF AUTHORIZATION #30138

MICHAEL ANTONOPOULOS, P.E., REG. NO. 32520 9/24/1

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DATA CONTAINED HEREIN MAY BE SUBJECT TO CHANGE WITHOUT NOTICE OR OBLIGATION
RESPONSIBILITY FOR THE ACCURACY OF CURRENT CONDITIONS AND/OR DIGITAL TRANSFER S IS SOLELY THAT OF THE USER.
THE SIGNED AND SEALED DOCUMENTS TAKE PRECEDENCE OVER MAGNETIC OR ELECTRONICALLY STORED MEDIUM.
THE FOLLOWING FORMAT AND TECHNIQUE ARE THE PROPERTY OF MICHAEL ANTONOPOULOS, LLC.
ND PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR OTHERWISE USED WITHOUT THE WRITTEN CONSENT OF THE OWNER.

MAP OF BOUNDARY & TOPOGRAPHIC SURV

PORTIONS OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA; SAID PORTIONS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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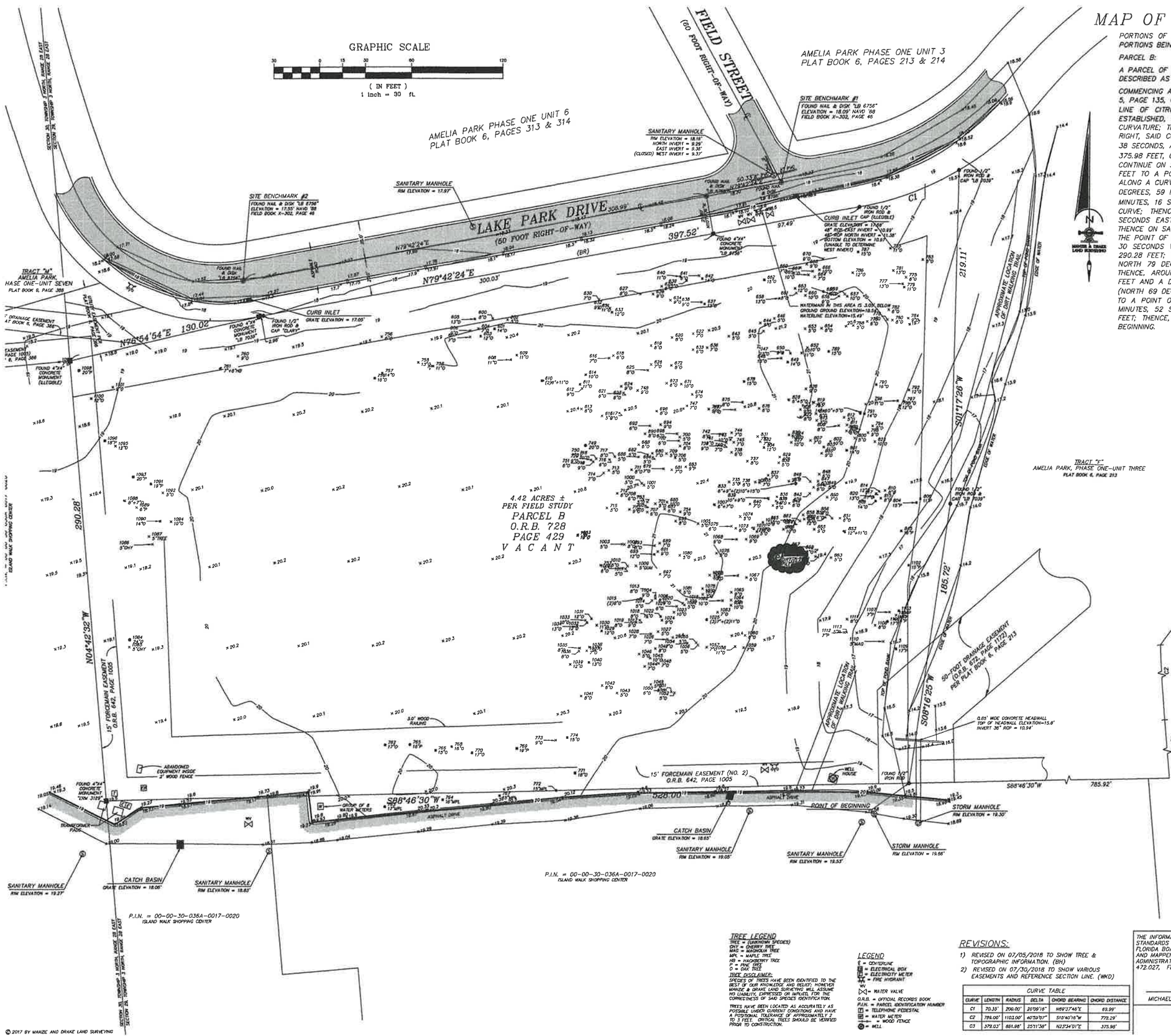

POINT OF REFERENCE
SOUTHEAST CORNER OAK CREST SUBDIVISION
PLAT BOOK 5, PAGE 135

City of Fernandina Beach Site Plan Review

	Approval Yes	Approval No	Signature
Storm Water	✓		
Utilities	✓		
Fire	✓		
Planning	✓		
Building	✓		
Code Enforcement	✓		
Streets	✓		
Trees			

CERTIFIED TO:
MCS DEVELOPMENT CORPORATION

SHEET

AMELIA PARK LAKESIDE

2

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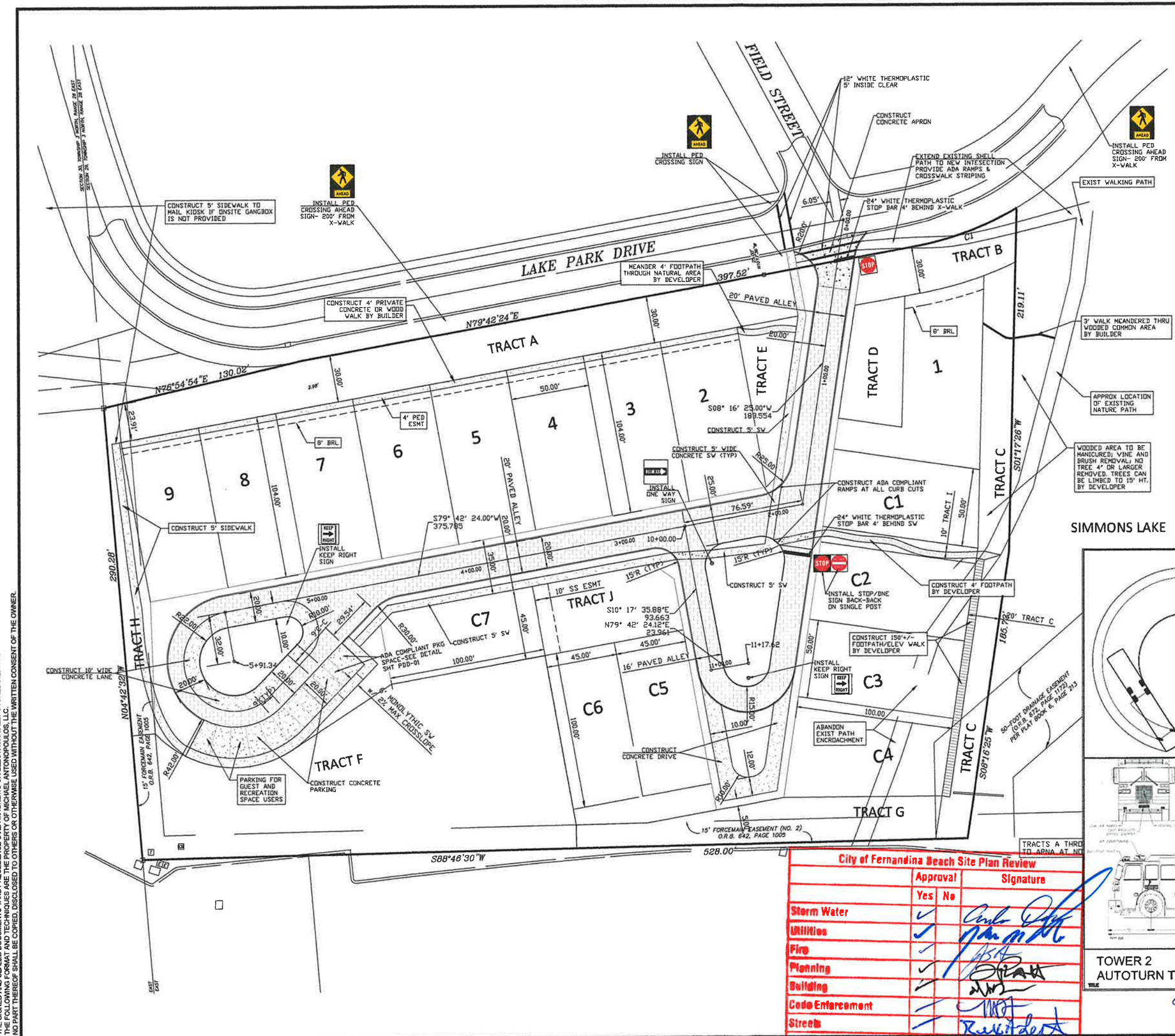
SCALE: 1"=30' JOB NO: 20083 DATE: 09/07/17 CADD: BH
F.B. NO: X-302 PAGE NO: 45 FIELD CREW: SS FILE NO: C-825

© 2017 BY MANZIE AND DRAKE LAND SURVEYING



LOTS 1 THRU 9: HOUSE TYPE III

MIN LOT WIDTH	50'
SIDE YARD SETBACK	10% LOT WIDTH
MAIN HOUSE SETBACK	16'
PORCH SETBACK	8'
UP TO 40% OF FACADE MAY BE ENCLOSED	
GARAGE SETBACK	3'

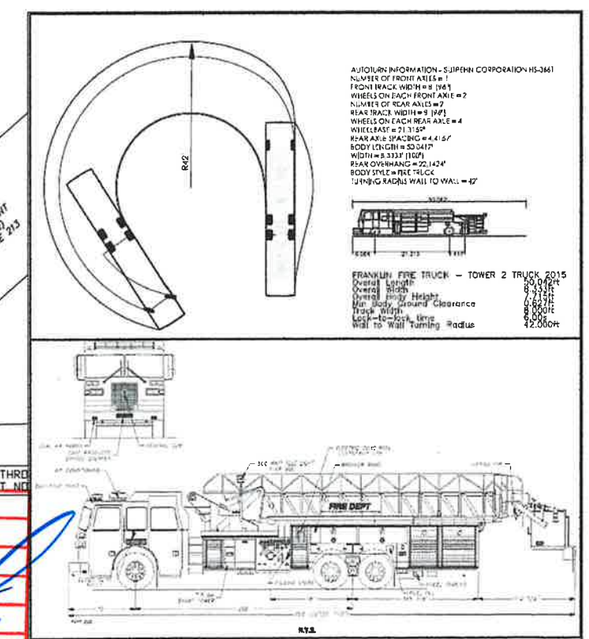
LOTS C1 THRU C7: HOUSE TYPE II

MIN LOT WIDTH	40'
SIDE YARD SETBACK	10% LOT WIDTH
MAIN HOUSE SETBACK	10'
PORCH SETBACK	2'
GARAGE SETBACK	3'

TRACT A: PRESERVED UNDISTURBED WOODED BUFFER
TRACT B: PRESERVED UNDISTURBED WOODED BUFFER
TRACT C: COMMON WOODED AREA
TRACT D: WOODED ALLEY EDGE BUFFER
TRACT E: WOODED ALLEY EDGE BUFFER
TRACT F: OPEN SPACE
TRACT G: PRESERVED WOODED BUFFER
TRACT H: BUFFER
TRACT I: PEDESTRIAN TRACT
TRACT J: COMMON LOT GREEN

NOTES:

1. TRACTS A THRU H SHALL BE DEDICATED AT NO COST TO AMELIA PARK NEIGHBORHOOD ASSOCIATION, INC.
2. TRACT I SHALL BE OWNED BY LOTS OWNERS OF AMELIA PARK LAKESIDE
3. TRACT J SHALL BE OWNED IN UNDIVIDED INTEREST BY THE OWNERS OF LOTS C5, C6 AND C7.



TOWER 2
AUTOTURN TRUCK

City of Fernandina Beach Site Plan Review			
	Approval		Signature
	Yes	No	
Storm Water	✓		
Utilities	✓		
Fire	✓		
Planning	✓		
Building	✓		
Code Enforcement	✓		
Streets	✓		

MICHAEL ANTONOPOULOS, P.E. #32520

4	TRACT C REVISION, ENHANCEMENTS	9/22/16
3	REVISED LAKEVIEW LANE GEOMETRY, ENHANCEMENTS	9/12/16
2	CHANGE ROADWAY CONFIGURATION	8/20/16

MICHAEL ANTONOPOULOS, LLC
RESULTS THAT START WITH VISION
228 CLATTER BRIDGE ROAD - PONTE VEDRA, FL 32081

AMELIA PARK LAKESIDE

HORIZONTAL CONTROL PLAN

SHEET No 3
JULY 2016

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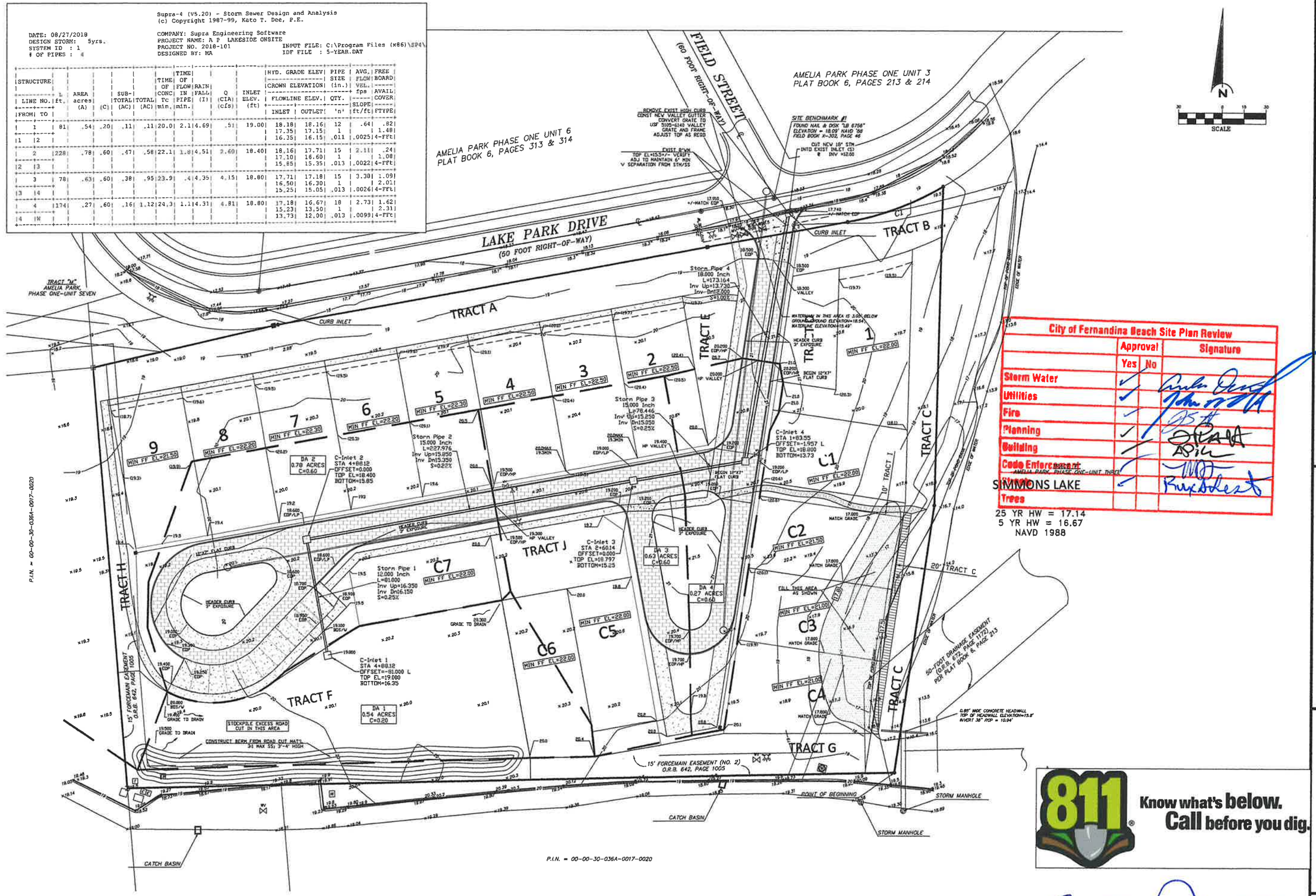
Supra-4 (V5.20) - Storm Sewer Design and Analysis
(c) Copyright 1987-99, Kato T. Dee, P.E.

DATE: 08/27/2018
DESIGN STORM: 5yrs.
SYSTEM ID : 1
OF PIPES : 4

COMPANY: Supra Engineering Software
PROJECT NAME: A P LAKESIDE ONSITE
PROJECT NO. 2018-101
DESIGNED BY: MA

INPUT FILE: C:\Program Files (x86)\SP4\
IDF FILE : 5-YEAR.DAT

STRUCTURE LINE NO. FROM	TO	L ft.	AREA acres (A)	(C)	SUB-TOTAL (AC)	TOTAL (AC)	TIME OF CONC Tc min.	TIME OF FLOW IN PIPE min.	RAIN FALL (I)	Q (CIA) (cfs)	INLET ELEV. (ft)	HYD. GRADE ELEV (CROWN ELEVATION) FLOWLINE ELEV. INLET	OUTLET	PIPE SIZE (in.) QTY. 'n'	AVG. FLOW VEL. fps SLOPE ft/ft	FREE BOARD AVAIL COVER FTYPE
1	1	81	.54	.20	.11	.11	20.0	2.1	4.69	.51	19.00	18.18	18.16	12	.64	.82
												17.35	17.15	1		1.48
1	2											16.35	16.15	.011	.0025	4-FFL
2	2	228	.78	.60	.47	.58	22.1	1.8	4.51	2.60	18.40	18.16	17.71	15	2.11	.24
												17.10	16.60	1		1.08
2	3											15.85	15.35	.013	.0022	4-FFL
3	3	78	.63	.60	.38	.95	23.9	.4	4.35	4.15	18.80	17.71	17.18	15	3.30	1.09
												16.50	16.30	1		2.01
3	4											15.25	15.05	.013	.0026	4-FFL
4	4	174	.27	.60	.16	1.12	24.3	1.1	4.31	4.81	18.80	17.18	16.67	18	2.73	1.62
												15.23	13.50	1		2.31
4	IN											13.73	12.00	.013	.0099	4-FFL



City of Fernandina Beach Site Plan Review	Approval Yes	Approval No	Signature
Storm Water	✓		
Utilities	✓		
Fire	✓		
Planning	✓		
Building	✓		
Code Enforcement	✓		
Trees			

3	REVISED GRADING-LAKEVIEW LANE	9/12/18
2	CHANGE ROADWAY CONFIGURATION	8/20/18

MICHAEL ANTONOPOULOS, LLC
RESULTS THAT START WITH VISION
228 CLATTER BRIDGE ROAD - PONTE VEDRA, FL 32081
904) 285-8083

AMELIA PARK LAKESIDE

PAVING & DRAINAGE PLAN

SHEET No.
4
JULY 2018

Know what's below. Call before you dig.

MICHAEL ANTONOPOULOS, P.E. #32520

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DATA CONTAINED HEREIN MAY BE SUBJECT TO CHANGE WITHOUT NOTICE OR OBLIGATION
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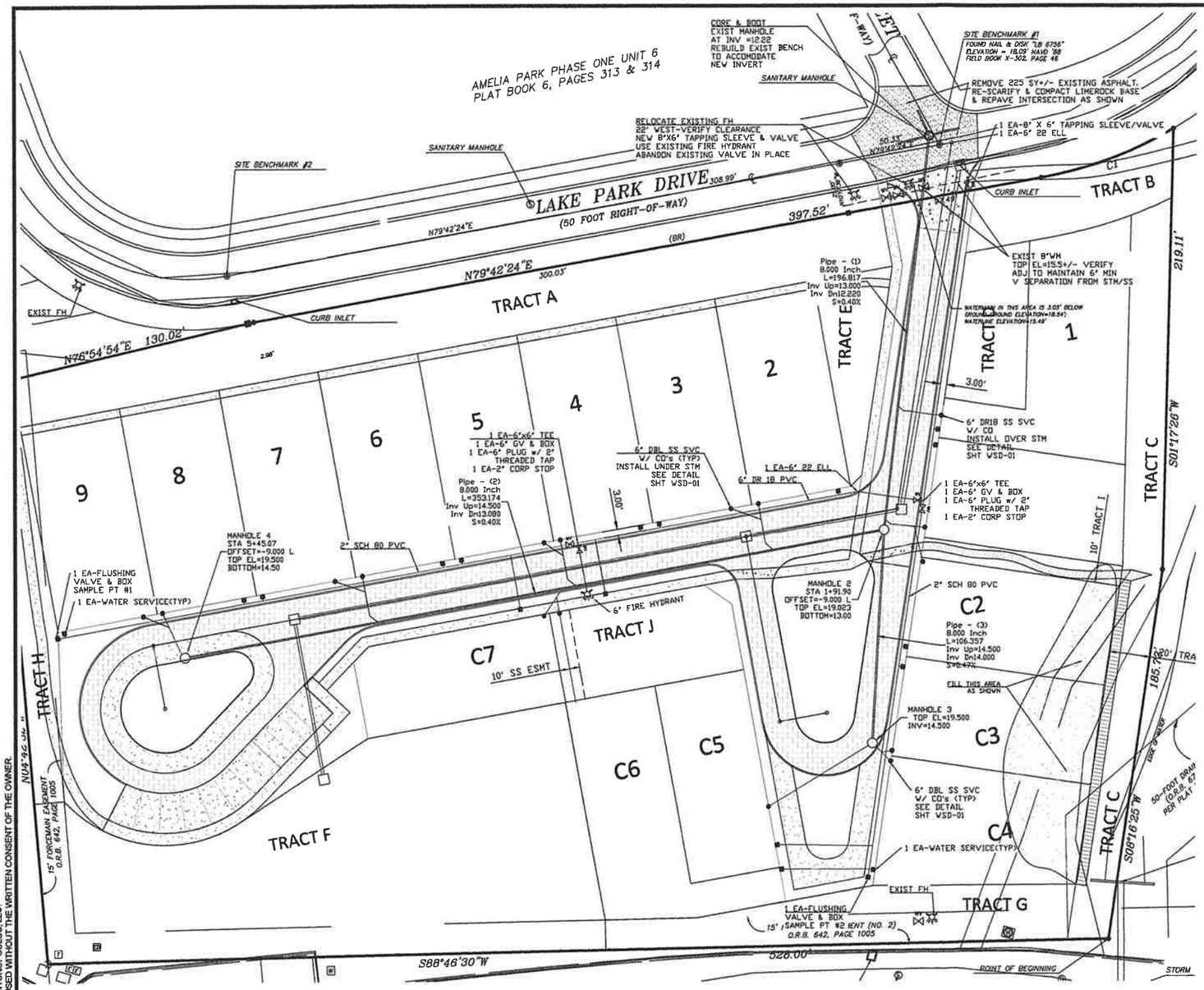

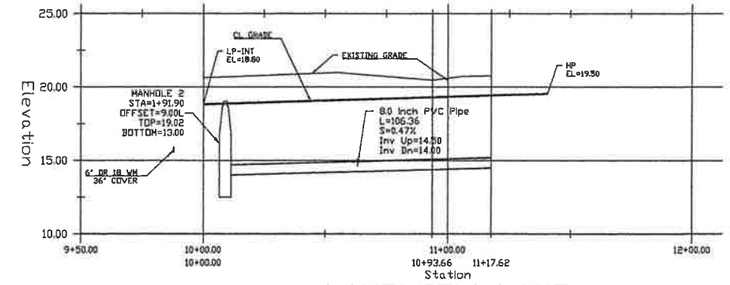

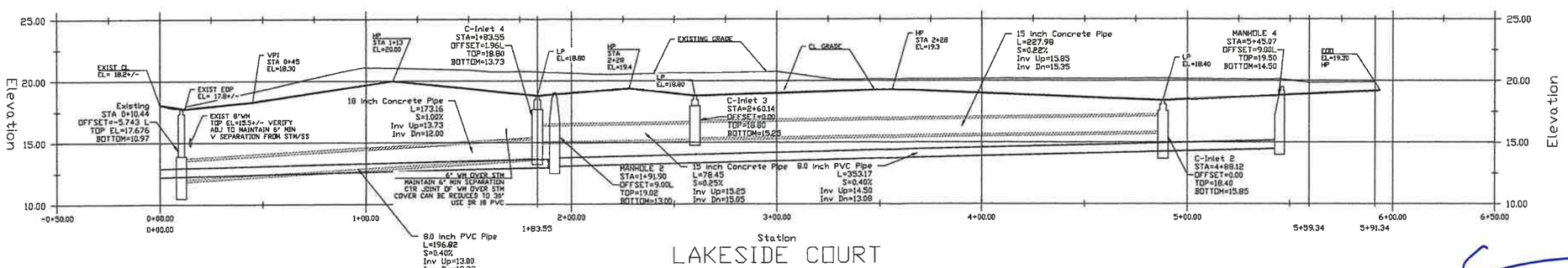

N
SCALE

Know what's below. Call before you dig.

City of Fernandina Beach Site Plan Review			
	Approval		Signature
	Yes	No	
Storm Water	✓		
Utilities	✓		
Fire	✓		
Planning	✓		
Building	—		
Code Enforcement	—		
Streets	—		
Trees			

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THE FOLLOWING FORMAT AND TERMINOLOGY WERE USED TO CREATE AUTOCAD LLC VERSION 2015.
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2	CHANGE ROADWAY CONFIGURATION	8/20/18

MICHAEL ANTONOPOULOS, LLC
RESULTS THAT START WITH VISION
228 CLATTER BRIDGE ROAD - PONTE VEDRA, FL 32081

AMELIA PARK LAKESIDE

WATER & SEWER PLAN

MICHAEL ANTONOPOULOS, P.E. #32520

SHEET No
5
JULY 2018

TREE No.	LOCATION	DESCRIPTION	REMOVED	SAVED
635	Tract E	7"O		7
637	Tract E	12"O		12
638	Tract E	9"O		9
643	Tract E	5"O		5
644	Alley	5"O	5	
645	Alley	5"O	5	
646	Alley	5"O	5	
647	Alley	12"O	12	
648	Alley	13"O	13	
649	Tract D	14"O		14
650	Tract D	9"O		9
651	Tract D	11"O		11
652	Tract D	10"O		10
653	Tract D	5"O		5
654	Tract D	8"O		8
655	Tract D	14"O		14
656	Tract D	9"O		9
657	Tract D	10"O		10
658	Alley	13"O	13	
659	Tract D	5"O		5
660	Tract D	10"O		10
661	Tract D	6"O		6
662	Tract D	15"O	15	
663	Tract D	12"O	12	
664	Tract D	7"O		7
665	Tract D	10"O		10
666	Tract D	10"O		10
667	Tract D	8"O		8
668	Tract D	9"O		9
669	Tract D	7"O		7
675	Alley	8"O	8	
676	Alley	6"O	6	
677	Alley	7"O	7	
678	Alley	15"O	15	
679	Alley	7"O	7	
680	Alley	7"O	7	
681	Alley	7"O	7	
682	Alley	5"O	5	
684	Alley	5"O		
685	Median	10"O		10
686	Alley	5"O	5	
687	Median	6"O		6
689	Alley	7"O	7	
691	Alley	9"O	9	
693	Alley	8"O	8	
695	Alley	12"O	12	
697	Alley	7"O	7	
699	Median	8"O		8
701	Alley	5"O	5	
703	Alley	5"O	5	
705	Alley	7"O	7	
706	Alley	5"O	5	
707	Alley	6"O	6	
708	Alley	6"O	6	
709	Alley	5"O	5	
710	Alley	9"O	9	
711	Alley	8"O	8	
712	Alley	6"O	6	
713	Alley	5"O	5	
714	Alley	7"O	7	
715	Alley	5"O	5	
716	Alley	6"O		6
735	Alley	5"O	5	
736	Alley	6"O	6	
737	Alley	8"O	8	
738	Alley	6"O	6	
739	Alley	9"O	9	
740	Alley	7"O	7	
741	Alley	6"O	6	
742	Alley	8"O	8	
743	Alley	10"O	10	
744	Alley	7"O	7	
745	Alley	7"O	7	
746	Tract E	9"O		9
754	Median	9"O		9
789	Tract D	15"O		15
818	Tract I	14"O		14
831	Alley	7"O	7	
832	Alley	7"O	7	
834	Alley	13"O	13	
835	Alley	7"O	7	
836	Tract I	9"O		9
837	Alley	7"O	7	
838	Tract I	5"O		5
839	Alley	10"O		10
839	Alley	9"O		9
840	Alley	7"O	7	
842	Tract I	6"O		6
850	Tract I	7"O		7
1000	Alley	5"O	5	
1001	Alley	5"O	5	
1004	Alley	9"O	9	
1005	Median	5"O		5
1006	Alley	8"O	8	
1007	Median	6"O		6
1007	Median	7"O		7
1009	Alley	5"GUM		
1013	Alley	8"O	8	
1014	Alley	5"O	5	
1018	Median	7"O		7
1020	Median	9"O		9
1021	Alley	6"O		6
1022	Alley	11"O	11	
1023	Alley	10"O	10	
1024	Alley	9"O	9	
1025	Median	7"O		7
1025	Median	7"O		7
1025	Median	7"O		7
1025	Median	11"O		11
1025	Median	11"O		11
1026	Alley	7"O	7	
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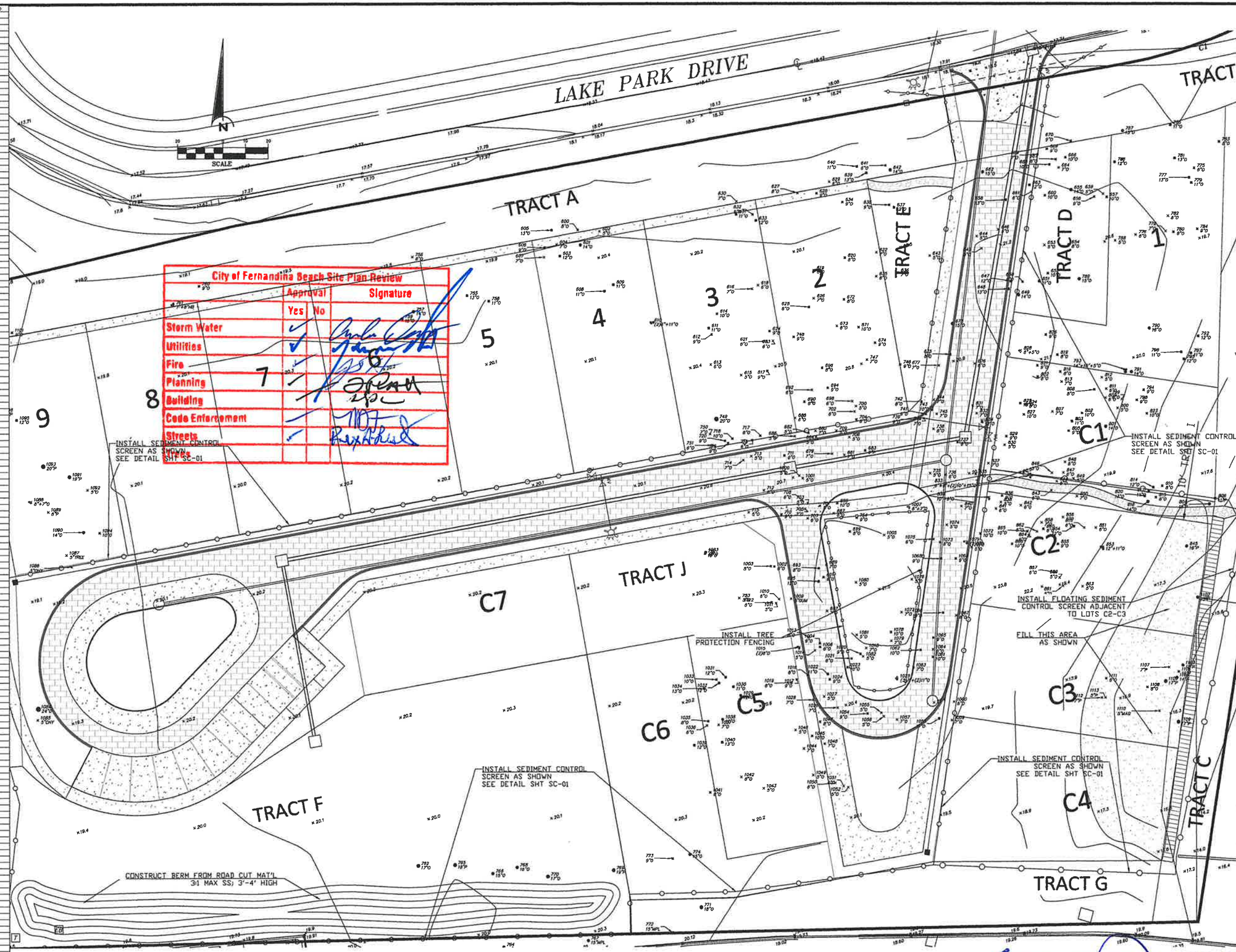
1070	Alley	5"O	5	
1071	Alley	8"O	8	
1073	Alley	8"O	8	
1073	Alley	6"O	6	
1074	Alley	5"O	5	
1075	Alley	6"O	6	
1076	Median	5"O		5
1077	Median	7"O		7
1078	Median	10"O		10
1079	Median	7"O		7
1080	Median	5"O		5
1081	Median	5"O		5
1082	Median	5"O		5
1084	Alley	24"O		24
1085	Alley	5"CHY	5	
1086	Alley	5"CHY		5
1108	Lot C3	8"O	8	
1110	Lot C3	5"MAG	5	
1111	Lot C3	8"O	8	
TOTALS			709	476
PERCENTAGE			59.90%	40.07%



City of Fernandina Beach Site Plan Review

	Approval		Signature
	Yes	No	
Storm Water	✓		
Utilities	✓		
Fire	✓		
Planning	✓		
Building	✓		
Code Enforcement	✓		
Streets	✓		

MICHAEL ANTONOPOULOS, P.E. #32520

3	REVISE LOT C1-C4 CONFIGURATION	9/22/18
2	CHANGE ROADWAY CONFIGURATION	8/20/18

MICHAEL ANTONOPOULOS, LLC
RESULTS THAT START WITH VISION
228 CLATTER BRIDGE ROAD - PONTE VEDRA, FL 32081
904-361-8193
mike@comcast.net

AMELIA PARK LAKESIDE

SEDIMENT CONTROL & TREE REMOVAL PLAN

SHEET No. 6

JULY 2018

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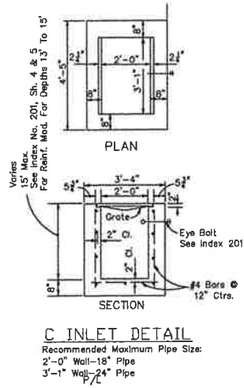
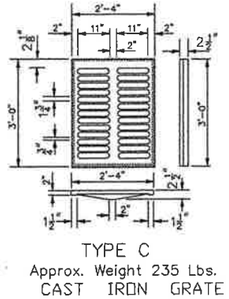
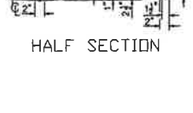


C INLET DETAIL

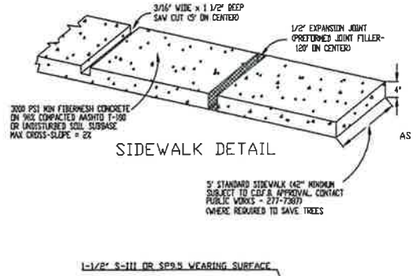
Recommended Maximum Pipe Size:
2'-0" Wall-18" Pipe
3'-1" Wall-24" Pipe



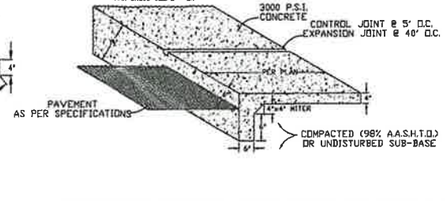
TYPE C
Approx. Weight 235 Lbs.
CAST IRON GRATE



HALF SECTION

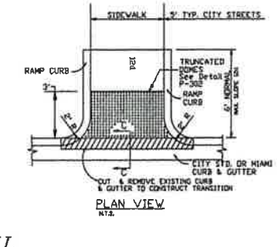


SIDEWALK DETAIL

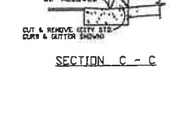


COMBINATION SIDEWALK DETAIL

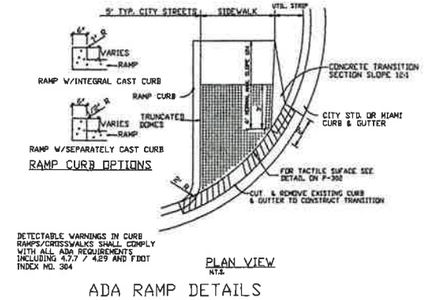
NOTE: ALL CONCRETE FLAT WORK SHALL BE 5" THICK, 3000 PSI FIBERMESH CONCRETE PLACE ON STABILIZED (LBR 40), COMPACTED (98% AASHTO T-180) SUBBASE UNLESS OTHERWISE SPECIFIED



PLAN VIEW
N.T.S.



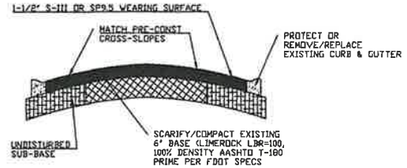
SECTION C - C



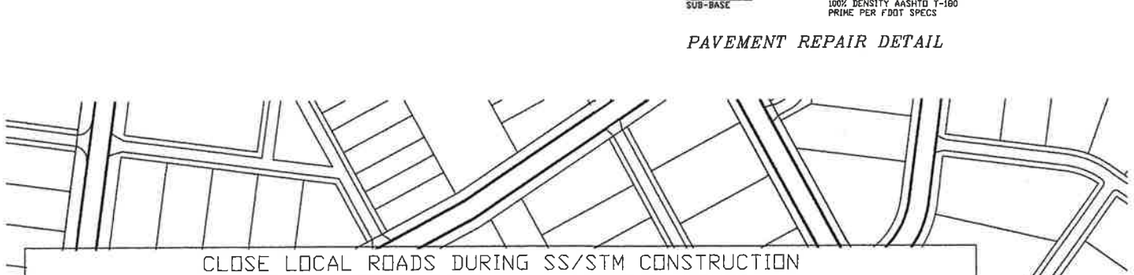
RAMP CURB OPTIONS

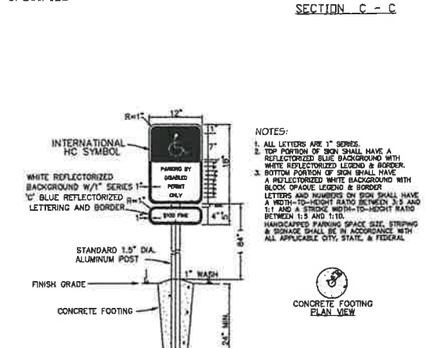
PLAN VIEW
N.T.S.

ADA RAMP DETAILS
USE AT ALL SW RAMPS AT CURBS



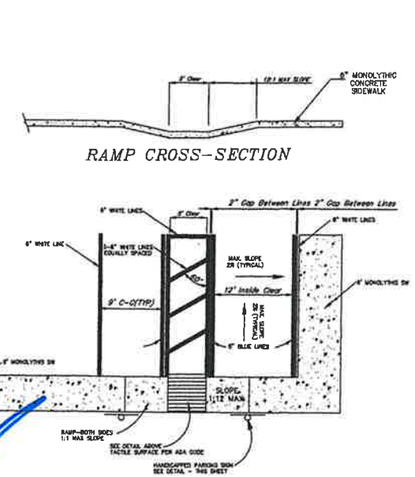
PAVEMENT REPAIR DETAIL





NOTES:
1. ALL LETTERS ARE 1" SERIES.
2. TOP PORTION OF SIGN SHALL HAVE A REFLECTORIZED BLUE BACKGROUND WITH WHITE REFLECTORIZED LEGEND & BORDER.
3. BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED WHITE BACKGROUND WITH BLOCK OPAQUE LEGEND & BORDER.
LETTERS AND NUMBERS ON SIGN SHALL HAVE A WIDTH-TO-HEIGHT RATIO BETWEEN 3:5 AND 1:1 AND A STROKE WIDTH-TO-HEIGHT RATIO BETWEEN 1:5 AND 1:10.
HANDICAPPED PARKING SPACE SIZE, STRIPING & SIGNAGE SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CITY, STATE, & FEDERAL

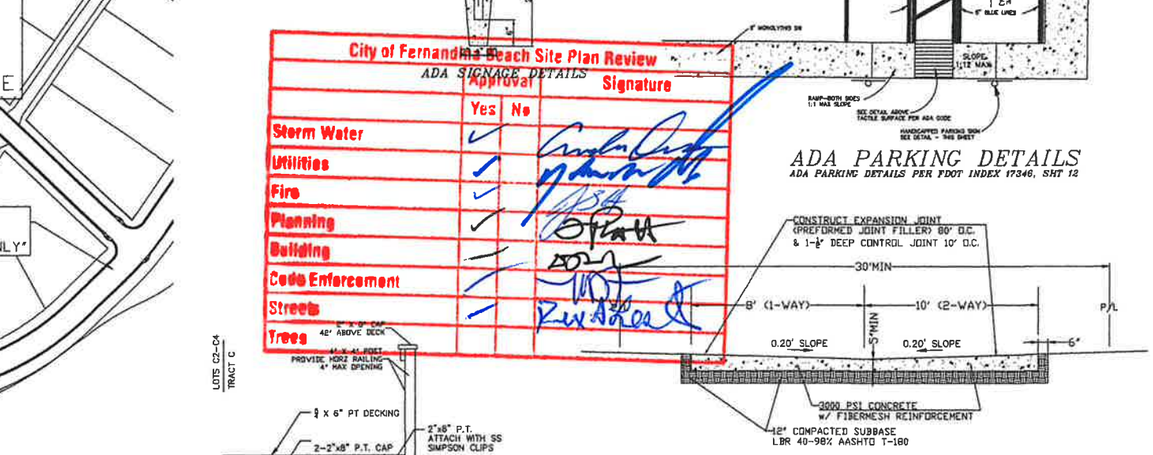
CONCRETE FOOTING PLAN VIEW



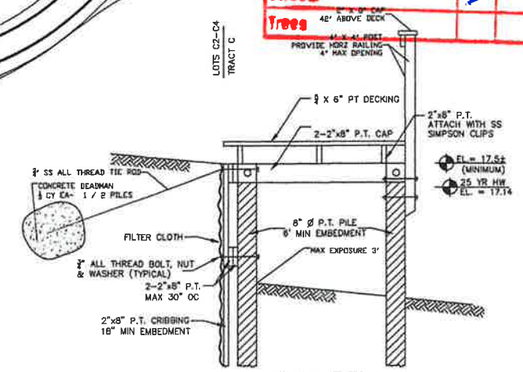
RAMP CROSS-SECTION

ADA PARKING DETAILS
ADA PARKING DETAILS PER FDOT INDEX 17346, SHT 12

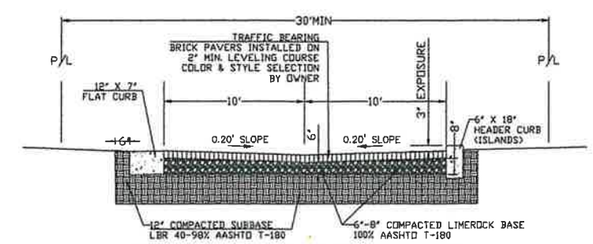
City of Fernandina Beach Site Plan Review			
ADA SIGNAGE DETAILS	Approval		Signature
	Yes	No	
Storm Water	✓		
Utilities	✓		
Fire	✓		
Planning	✓		
Building	✓		
Code Enforcement	✓		
Streets	✓		
Trees	✓		



ALT 2 - ALLEY CROSS-SECTION



BULKHEAD / WALKWAY DETAIL
N.T.S.



ALT 1 - ALLEY CROSS-SECTION

MICHAEL ANTONOPOULOS, P.E. #32520

3	REVISED ALLEY DETAILS	9/12/18

MICHAEL ANTONOPOULOS, LLC
RESULTS THAT START WITH VISION
228 CLATTER BRIDGE ROAD - PONTE VEDRA, FL 32081

AMELIA PARK LAKESIDE

PAVING & DRAINAGE DETAILS

SHEET No.
PDD-0
JULY 2018

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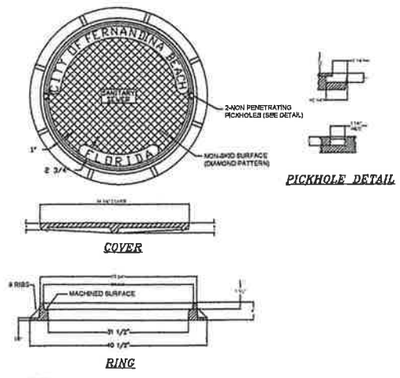
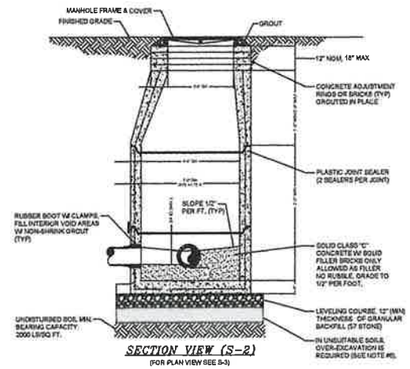


NOTES:

1. MATERIAL: ASTM A-48 CLASS 35B GRAY IRON.
2. RING WEIGHT 230 LBS APPROX.
3. COVER WEIGHT 230 LBS. APPROX.
4. ALL DIMENSIONS ARE SHOWN IN INCHES.

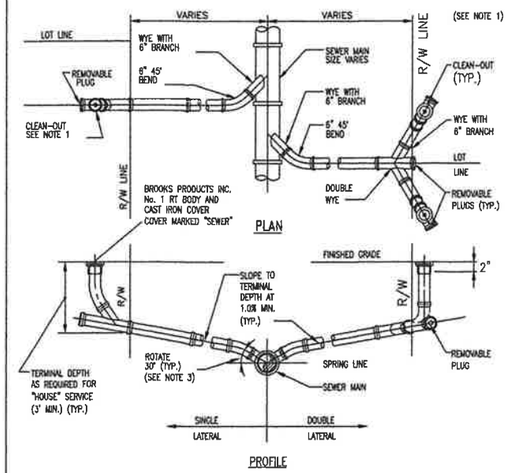
SANITARY SEWER MANHOLE FRAME AND COVER



NOTES:

1. PRECAST MANHOLE SECTIONS TO BE MANUFACTURED IN ACCORDANCE WITH THE LATEST EDITIONS OF A.S.T.M. C-478 WITH 4000 LB. CONC., TYPE II CEMENT. ALL LIFTING HOLES AND OUTSIDE INSERTS SHALL BE FILLED WITH NON-SHRINK GROUT AND COATED WITH BITUMINOUS WATERPROOFING MATERIAL.
2. THE INTERIOR AND EXTERIOR OF MANHOLE AND ADJUSTING RINGS SHALL BE GIVEN TWO COATS OF BITUMINOUS WATERPROOFING MATERIAL.

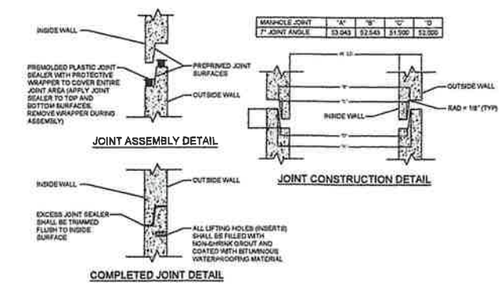
SANITARY SEWER TYPE "A" MANHOLE 8"-21" SEWERS



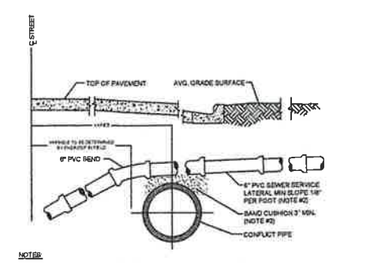
NOTES:

1. CLEAN-OUT (SHOWN DASHED) SHALL BE INSTALLED BY THE UTILITY CONTRACTOR IN ACCORDANCE WITH STANDARD PLUMBING CODE.
2. INVERT OF SERVICE LATERAL SHALL NOT ENTER SEWER MAIN BELOW SPRING LINE.

HOUSE LATERAL - PLAN VIEW



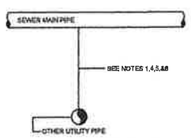
PRECAST SEWER MANHOLE JOINT DETAIL



NOTES:

1. ALTERNATE GRADIENT FOR 6 INCH LATERAL SEWERS AT CONFLICTS.
2. FLATTER SLOPES MUST BE PRE-APPROVED BY CDFB PRIOR TO CONSTRUCTION.
3. THE SOILS BETWEEN THE NEW MAIN AND THE CONFLICT PIPE SHALL BE COMPACTED TO 98% OF THE MAXIMUM DENSITY AS DETERMINED BY THE LABORATORY MODIFIED PROCTOR TEST, ASTM D 1557.

HOUSE LATERAL OVER CONFLICT PIPE

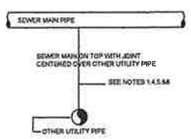


OTHER PIPING TYPE	MINIMUM HORIZONTAL SEPARATION (INCHES) GRAVITY	FM
1. WATER MAIN (NOTE #1)	6-10	6-10
2. RECLAIMED WATER MAIN	3	3
3. WATER MAIN (SPECIAL CASE, NOTE #3)	3	6-10

NOTES:

1. THE HORIZONTAL SEPARATION BETWEEN OTHER UTILITY MAINS NOT NOTED ABOVE SHALL BE 2 FEET MINIMUM.
2. THE PLANTING OF HARDWOOD TREES WITHIN 36 INCHES (HORIZONTAL CLEARANCE) OF THE MAIN SHALL BE PROHIBITED.

MINIMUM HORIZONTAL SEPARATION REQUIREMENTS



OTHER PIPING TYPE	MINIMUM VERTICAL SEPARATION (INCHES) GRAVITY	FM
1. WATER MAIN (NOTE #1)	6-12	12
2. RECLAIMED WATER MAIN	12	12

NOTES:

1. IF THE SEWER MAIN IS ABOVE THE WATER MAIN THEN A 12" MINIMUM VERTICAL SEPARATION IS REQUIRED.
2. THE VERTICAL SEPARATION BETWEEN OTHER UTILITY MAINS NOT NOTED ABOVE SHALL BE 6 INCHES MINIMUM.

MINIMUM VERTICAL SEPARATION REQUIREMENTS

SEPARATION REQUIREMENTS FOR SEWER MAINS

WATER MAIN AND NON-WATER MAIN SEPARATION REQUIREMENTS - NOTES:

1. IT IS REQUIRED THAT "WATER MAINS" BE INSTALLED, CLEANED, DISINFECTED AND HAVE A SATISFACTORY BACTERIOLOGICAL SURVEY PERFORMED IN ACCORDANCE WITH THE LATEST APPLICABLE AWWA STANDARDS, CHAPTER 62-555, F.A.C. AND LATEST JEA WATER AND SEWER STANDARDS. FOR THE PURPOSE OF THIS SECTION, THE PHRASE "WATER MAINS" SHALL MEAN MAINS, INCLUDING TREATMENT PLANT PROCESS PIPING, CONVEYING EITHER RAW, PARTIALLY TREATED, OR FINISHED DRINKING WATER; FIRE HYDRANT LEADS; AND SERVICE LINES THAT HAVE AN INSIDE DIAMETER OF THREE (3) INCHES OR GREATER. IN ADDITION, THE PHRASE "RECLAIMED WATER" REFERS TO THE WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
2. NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE (3) FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER.
3. NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX (6) FEET, AND PREFERABLY TEN (10) FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS MAY BE REDUCED TO THREE (3) FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX (6) INCHES ABOVE THE TOP OF THE SEWER (SPECIAL CASE).
4. NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX (6) INCHES, AND PREFERABLE TWELVE (12) INCHES, ABOVE OR AT LEAST TWELVE (12) INCHES BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
6. NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS A LEAST TWELVE (12) INCHES ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
8. AT THE UTILITY CROSSINGS DESCRIBED IN NOTES 4 AND 5 ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE (3) FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER, AND AT LEAST SIX (6) FEET FROM ALL JOINTS IN GRAVITY OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINE CONVEYING RECLAIMED WATER.
7. NEW OR RELOCATED FIRE HYDRANTS SHALL BE LOCATED SO THAT THE HYDRANTS ARE AT LEAST THREE (3) FEET FROM ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER; AT LEAST THREE (3) FEET, AND PREFERABLY TEN (10) FEET, FROM ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER; AT LEAST SIX (6) FEET, AND PREFERABLY TEN (10) FEET, FROM ANY EXISTING OR PROPOSED GRAVITY OR PRESSURE-TYPE SANITARY SEWER OR WASTEWATER FORCE MAIN.
8. WHERE AN UNDERGROUND WATER MAIN IS BEING LAID LESS THAN THE REQUIRED MINIMUM HORIZONTAL DISTANCE FROM ANOTHER PIPELINE AND WHERE AN UNDERGROUND WATER MAIN IS CROSSING ANOTHER PIPELINE AND JOINTS IN THE WATER MAIN ARE BEING LOCATED LESS THAN THE REQUIRED MINIMUM DISTANCE FROM JOINTS IN THE OTHER PIPELINE, THE CONTRACTOR SHALL CONSULT THE DESIGN ENGINEER TO OBTAIN APPROVAL OF ANY ALTERNATIVE CONSTRUCTION METHODS, PRIOR TO CONSTRUCTION.

NOTES ON UTILITY SEPARATION REQUIREMENTS - SEWER

SEWER REQUIREMENTS & NOTES

1. GRAVITY SEWER LINES SHALL BE PVC PIPE, SDR 26 (GREEN), CONFORMING TO ASTM D-3034-74 UNLESS OTHERWISE NOTED ON THE PLANS.
2. ALL SEWER FITTINGS TO BE SDR 26 HEAVY WALL
3. THE END OF ALL SANITARY SEWER SERVICE CONNECTIONS SHALL BE 36" TO 60" DEEP. DEVIATIONS SHALL BE NOTED ON THE AS-BUILT PLANS.
4. PIPE INFILTRATION SHALL NOT EXCEED 200 GPD PER INCH DIAMETER PER MILE.
5. ALL 8" OR LARGER SANITARY SEWER LINES SHALL BE CLEANED AND TELEVISED BY THE CITY OF FERNANDINA BEACH. THE CONTRACTOR SHALL PAY THE CITY FOR THESE SERVICES ACCORDING TO THEIR CURRENT RATE SCHEDULE.

City of Fernandina Beach Site Plan Review

	Approval Yes	Approval No	Signature
Storm Water	✓		
Utilities	✓		
Fire	✓		
Planning	✓		
Building	✓		
Code Enforcement	✓		
Streets	✓		
Trees			

MICHAEL ANTONOPOULOS, P.E. #32520

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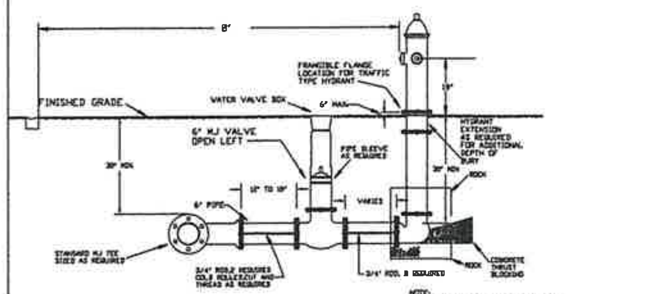
AMELIA PARK LAKESIDE

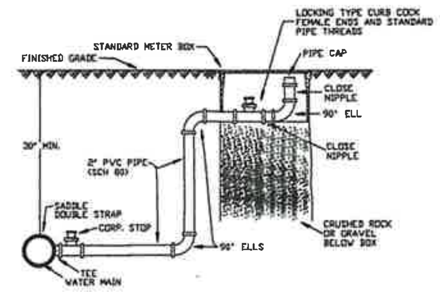
SEWER DETAILS

SHEET No.
WSD-0
JULY 2018

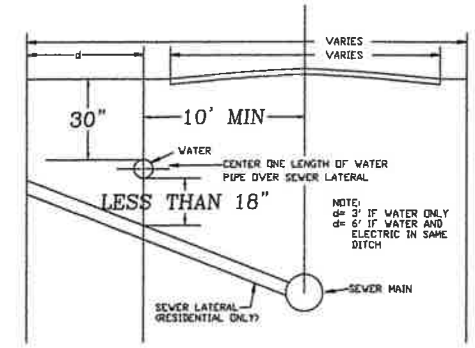


HYDRANT INSTALLATION WITH TIE RODS
NTS

NOTE:
FIRE HYDRANTS SHALL BE INSTALLED BETWEEN BACK OF CURB AND FACE OF SIDEWALK EXCEPT WHERE CONDITIONS AND/OR REGULATIONS PROHIBIT.
MUELLER SUPER CENTURION 250 OR APPROVED EQUIVALENT.



FLUSHING VALVE
NTS



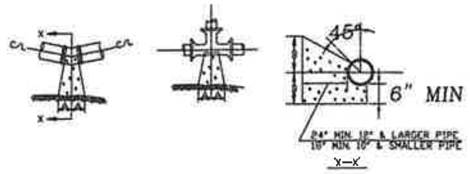
HORIZONTAL AND VERTICAL CLEARANCES BETWEEN WATER AND SEWER MAINS

NOTES:

1. MAINTAIN MINIMUM 10' HORIZONTAL SEPARATION BETWEEN WATER AND WASTE WATER MAINS. WHERE THIS IS NOT POSSIBLE REPLACE WASTE WATER MAIN WITH DUCTILE IRON FOR THE LENGTH IN WHICH THE 10' HORIZONTAL SEPARATION CANNOT BE MAINTAINED. (BY OTHERS)
2. MAINTAIN MINIMUM 18" VERTICAL SEPARATION BETWEEN ALL WATER AND WASTE WATER MAINS. WHERE THIS IS NOT POSSIBLE REPLACE WASTE WATER MAIN WITH DUCTILE IRON FOR 10' EACH SIDE OF CROSSING (BY OTHERS)

MINIMUM LENGTH TO BE RESTRAINED ON EACH SIDE OF FITTING (FEET)								
PIPE SIZE	11 1/4	22 1/2	45	90	TEE	VALVE	CAP	REDUCER
4	2	4	7	18	20	39	39	N/A
6	2	5	10	25	20	55	55	28
8	3	6	13	32	20	72	72	30
10	4	8	16	38	20	86	86	29
12	4	9	19	45	20	102	102	50
16	6	11	23	57	20	131	131	30

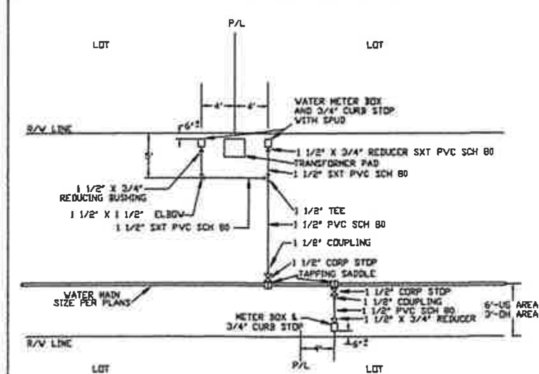
BELL RESTRAINT REQUIREMENTS



SIZE	1/4 BENDS A	1/4 BENDS B	CU FT CONC.	1/8 BENDS A	1/8 BENDS B	CU FT CONC.	1/16 BENDS A	1/16 BENDS B	CU FT CONC.	SIZE	TEE A	TEE B	CU FT CONC.
6"	16"	10"	2.2	9"	10"	1.0	6"	9"	1.1	6"	10"	12"	3.5
8"	22"	12"	7.2	12"	13"	5.7	8"	10"	2.1	8"	14"	16"	5.4
10"	26"	17"	11.5	14"	17"	6.9	10"	13"	3.6	10"	16"	20"	9.4
12"	29"	21"	21.1	15"	21"	8.6	11"	16"	5.6	12"	18"	24"	16.5
14"	32"	24"	29.0	19"	24"	14.9	12"	20"	8.9	14"	22"	27"	23.5
16"	38"	27"	37.8	21"	27"	18.1	12"	24"	11.2	16"	24"	30"	28.6
20"	47"									20"			

NOTE:
1. ALL BEARING SURFACES TO BE CARRIED TO UNDISTURBED SOIL.
2. THESE TABLES SHOW MINIMUM SIZE THRUST BLOCKS FOR GOOD SOIL, (A-1 THROUGH A-3, CLEAN SAND AND GRAVELS)
3. POOR SOIL (A-4 THROUGH A-8, SILTY SOILS, CLAYS, MUCK AND PEAT) WILL REQUIRE LARGER THRUST BLOCKS.

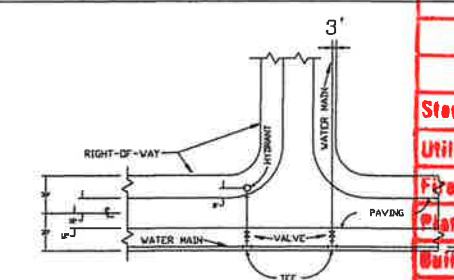
THRUST BLOCKS FOR BENDS & TEE'S
N.T.S.



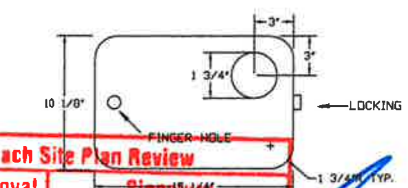
PLAN VIEW

City of Fernandina Beach Site Plan Review

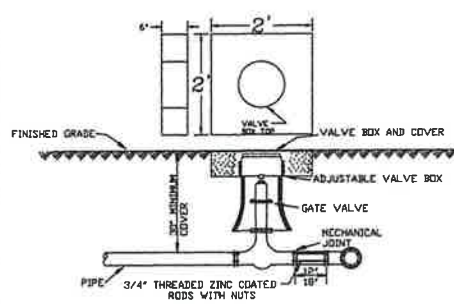
	Approval Yes	Approval No	Signature
Storm Water			
Utilities	✓		[signature]
Fire	✓		[signature]
Planning	✓		[signature]
Building	✓		[signature]
Code Enforcement	✓		[signature]
Streets	✓		[signature]
Trees			



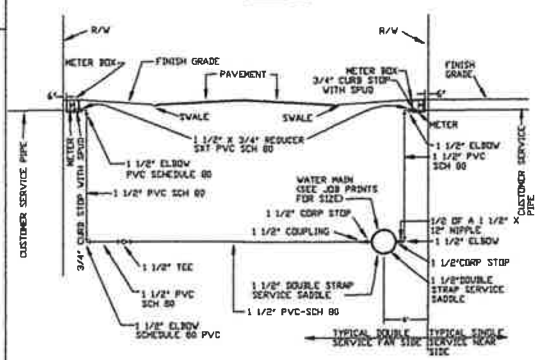
TYPICAL SECTION DETAIL
NTS



TOUCH READ COVER FOR PLASTIC METER BOX



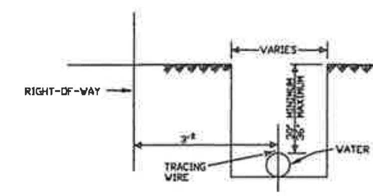
GATE VALVE & BOX DETAIL
NTS



TYPICAL WATER SERVICE LOCATIONS NTS

STATE ROAD- 1 1/2" CARRIER PIPE-4" BLACK IRON CASING FOR JACK AND BORE INSTALLATION.

COUNTY AND CITY- 1 1/2" CARRIER PIPE- 3" PVC CASING FOR JACK AND BORE INSTALLATION.



TRENCH DETAILS
NTS

BLUE PVC DR 25 C900 PIPE FOR ALL 4", 6", 8", 10" AND 12" MAINS
TRACING WIRE TO BE INSTALLED ON TOP OF MAIN TAPED EVERY TEN FEET
PIPE LETTERING TO BE AT TOP OF PIPE

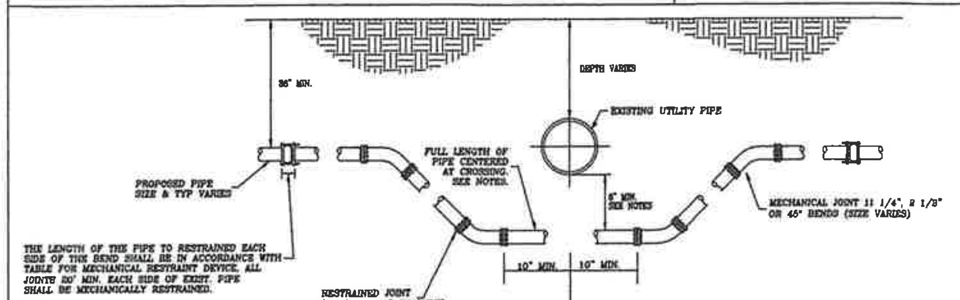
MATERIALS		
ITEM	QUANT.	DESCRIPTION
1	1	2.5"-10" VALVE, DOUBLE CHECK OR REDUCED PRESSURE
2	4	2.5"-10" BEND - 90° F-F
3	2	2.5"-10" D.I.P. (48" LONG) F-FE
3A	1	2.5"-10" D.I.P. (24" LONG) F-FE (OPT.2)
4	3	2.5"-10" FLANGE, D.I.P.
5	2	2.5"-10" VALVE, GATE, D.I., F-F, OS+Y (RESILIENT SEAT)
6	1	2" IRON PIPE/CONCRETE FOUNDATION
7	2	THRUST BLOCK
8	2	SUPPORT BLOCKING UNDER VALVES (6" AND LARGER SIZES)

LARGE WATER SERVICE
DOUBLE CHECK AND REDUCED PRESSURE BACKFLOW PREVENTION
SINGLE SERVICE: 2 1/2" - 10"

FIRE LINE SERVICES
DOUBLE CHECK AND REDUCED PRESSURE WITH WINTER PROTECTION AND FLOW DETECTOR ASSEMBLY

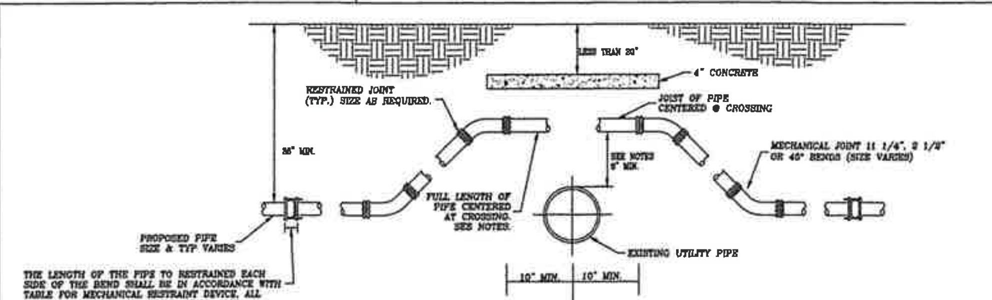
BACKFLOW PREVENTER
N.T.S.

TIE RODS
TWO RODS ON ALL SIX INCH (6") PIPE
THREE RODS ON ALL EIGHT INCH (8") PIPE
FOUR RODS ON ALL TEN AND TWELVE INCH (10" & 12") PIPE



NOTES:
1. IF EXISTING UTILITY PIPE IS A WATER MAIN 6-INCHES OF SEPARATION IS REQUIRED.
2. IF EXISTING UTILITY PIPE IS A FORCE MAIN, SANITARY SEWER LINE OR DRAINAGE PIPE, 18 INCHES OF SEPARATION IS REQUIRED. IF THIS IS IMPOSSIBLE AND EXISTING UTILITY MAIN IS C900, C905 OR D.I. PIPE, SEPARATION CAN BE REDUCED TO 6-INCHES. A FULL 20FT. PIPE SHALL BE CENTERED UNDER EXISTING UTILITY MAIN TO PROVIDE MAXIMUM JOINT SPACING FOR 18-INCH OR 6-INCH SEPARATIONS.
3. LOCATING WIRING REQUIRED. SEE DETAIL W-44.

UTILITY CONFLICT DETAIL "B"
NTS



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3. LOCATING WIRING REQUIRED. SEE DETAIL W-44.

UTILITY CONFLICT DETAIL "A"
NTS

CONTRACTORS ARE REQUIRED TO PIAINT NEW HYDRANTS SAFETY YELLOW AND MARK HYDRANTS. THE TOPS AND NOZZLE CAPS SHALL BE PAINTED WITH THE FOLLOWING CAPACITY INDICATOR COLOR SCHEME:
BLUE (SW4079) 1500GPM AND HIGHER
GREEN (SW4085) 1000-1499 GPM
ORANGE (SW4083) 500-999 GPM
RED (SW4081) LESS THAN 500 GPM

IT IS REQUIRED THAT ALL NEW AND RELOCATED WATER MAINS BE PRESSURE TESTED AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA STANDARD C600.

IT IS REQUIRED THAT ALL NEW AND RELOCATED WATER MAINS BE DISINFECTED IN ACCORDANCE WITH AWWA STANDARD C651 AND RULE 62-555.345, F.A.C.

ALL WATER MAINS WILL BE CONSTRUCTED WITH BLUE AWWA C900-DR25 PIPE NSF CERTIFIED
ALL WATER SERVICES WILL CONSTRUCTED WITH WHITE PVC SCHEDULE 80 PIPE
BLUE SPRAY PAINT WILL BE APPLIED TO THE TOP SURFACE WITH #10 COPPER UF TRACE WIRE.
JOINT RESTRAINERS MAY BE USED IN PLACE OF THRUST BLOCKS ON C900, DR25 PIPE.
WITH APPROVAL OF THE CITY UTILITIES DEPARTMENT.

WATER SPECIFICATIONS
CITY OF FERNANDINA BEACH
FERNANDINA BEACH, FLORIDA 32034
SCALE: NTS
DATE: 2/5/00
DRAWN BY: VLT
REVISED BY: JMM
DATE: 2/20/10
DRAWING # WD-1

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AMELIA PARK LAKESIDE

WATER DETAILS

MICHAEL ANTONOPOULOS, P.E. #32520

SHEET No
WSD-0
JULY 2018

SPECIFICATIONS FOR THE STORMWATER POLLUTION AND EROSION/SEDIMENT CONTROL PLAN

GENERAL

1. All pond construction, clearing, grubbing, and other soil disturbing activity shall be completed in accordance with EPA Publication No. 832-R-92-005 (latest), "Stormwater Management for Construction Activities" and all stormwater/environmental permits issued for construction of the project. The contractor shall obtain copies of all such permits prior to commencing construction and keep copies of those permits on site at all times.
2. The contractor shall take all measures to minimize erosion and sediment transport including, but not limited to, filter fabric barriers (silt screens), straw (hay) bale barriers, inlet sediment filters, sediment basins, etc. All such controls shall be constructed in accordance with the details shown hereon.
3. The contractor shall minimize the disturbed area of work whenever possible.

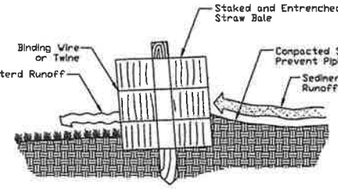
   Stockpiles and distrubed portions of the site where construction activity ceases for 21 consecutive days shall be temporarily stablized with seed and mulch or some other method of stabilization approved by the engineer no later than the end of said 21 day period. Seeding and mulching shall be per local specifications.

   Disturbed portions of the site where construction activity is completed shall be permanently stabilized in accordance with the instructions on the plans and/or local specifications.
4. The contractor shall avoid point source discharges. If such a discharge is necessary, the contractor shall take all necessary precautions to minimize erosion and sediment transport.

CONSTRUCTION PRACTICES (see details hereon)

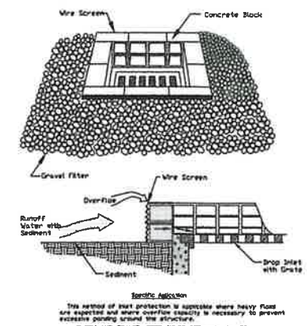
1. Straw bale barrier -- straw bale barriers can be used below disturbed areas subject to sheet and rill erosion with the following limitations:
   a. where the maximum slope behind the barrier is 33 percent;
   b. in minor swales or ditch lines where the maximum contributing drainage area is no greater than 2 acres;
   c. where effectiveness is required for less than 3 months;
   d. every effort should be made to limit the use of straw bale barriers constructed in live streams or in swales where there is the possibility of a washout. If necessary, measures shall be taken to properly anchor bales to insure against washout.
2. Filter fabric barrier -- filter fabric barriers can be used below disturbed areas subject to sheet and rill erosion with the following limitations:
   a. where the maximum slope behind the barrier is 33 percent;
   b. in minor swales or ditch lines where the maximum contributing drainage area is no greater than 2 acres.
3. Brush barrier with filter fabric -- brush barrier may be used below disturbed areas subject to sheet and rill erosion where enough residue material is available on site.
4. Temporary diversion dike -- temporary diversion dikes may be used to divert runoff through a sediment-trapping facility.
5. Temporary sediment basin -- a sediment basin is usually installed in a drainageway at a storm drain inlet or at other points of discharge from a distrubed area with the following limitations:
   a. the sediment trap may be constructed either independently or in conjunction with a temporary diversion dike.
6. Level spreader -- a level spreader may be used where sediment-free storm runoff is intercepted and diverted away from the graded areas onto undisturbed stabilized areas. This practice applies only in those situations where the spreader can be constructed on undisturbed soil and the area below the level lip is stabilized. The water should not be allowed to reconcentrate after release.
7. Surface Roughening -- surface roughening may be used to reduce erosion and provide sediment trapping for the following conditions:
   a. for slopes steeper than 3:1, surface roughening will consist of either stair-step grading, grooving, furrowing or tracking if they are to be stabilized with vegetation;
   b. areas with grades less steep than 3:1 should have the soil surface lightly roughened and loose to a depth of 2 to 4 inches;
   c. areas which have been graded and will not be stabilized immediately may be roughened to reduce runoff velocity until seeding takes place.
8. Stockpiling Material -- no excavated material shall be stockpiled in such a manner as to direct runoff directly off the project site into any adjacent water body or stormwater collection facility.
9. Inlet Protection -- inlets and catch basins which discharge directly off-site shall be protected from sediment-laden storm runoff until the completion of all construction operations that may contribute sediment to the inlet.
10. Temporary Seeding -- areas opened by construction operations and that are not anticipated to be re-excavated or dressed and receive final grassing treatment within 21 days shall be seeded with a quick-growing grass species which will provide an early cover during the season in which it is planted and will not later compete with the permanent grassing.
11. Temporary Seeding and Mulching -- slopes steeper than 6:1 that fall within the category established in Paragraph 10 above shall additionally receive mulching of approximately 2 inches loose measure of mulch material cut into the soil of the seeded area adequate to prevent movement of seed and mulch.
12. Temporary Grassing -- the seeded or seeded and mulched area(s) shall be rolled and watered or hydromulched or other suitable methods if required to assure optimum growing conditions for the establishment of a good grass cover.
13. Temporary Regrassing -- if, after 14 days from seeding, the temporary grassed areas have not attained a minimum of 75 percent good grass cover, the area will be reworked and additional seed applied sufficient to establish the desired vegetative cover.
14. Maintenance -- all features of the project designed and constructed to prevent erosion and sediment shall be maintained during the life of the construction so as to function as they were orignally designed and constructed.
15. Permanent Seeding -- all areas which have been disturbed by construction will, as a minimum, be seeded. The seeding mix must provide both long-term vegetation and rapid growth seasonal vegetation. Slopes steeper than 4:1 shall be seeded and mulched or sodded.

NOTICE: THESE CONDITION OF USE SHALL APPLY TO ALL USERS.
DATA CONTAINED HEREIN MAY BE SUBJECT TO CHANGE WITHOUT NOTICE OR OBLIGATION
RESPONSIBILITY FOR THE ACCURACY OF CURRENT CONDITIONS AND/OR DIGITAL TRANSFER IS SOLELY THAT OF THE USER.
THE SIGNED AND SEALED DOCUMENTS TAKE PRECEDENCE OVER MAGNETIC OR ELECTRONICALLY STORED MEDIUM.
THE FOLLOWING FORMAT AND TECHNIQUES ARE THE PROPERTY OF MICHAEL ANTONOPOULOS, LLC.
NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR OTHERWISE USED WITHOUT THE WRITTEN CONSENT OF THE OWNER.



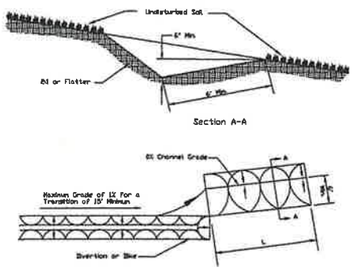
CROSS-SECTION OF A PROPERLY INSTALLED STRAW BALE

E-3

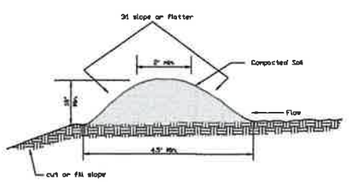


BLOCK AND GRAVEL DROP INLET SEDIMENT FILTER

E-1

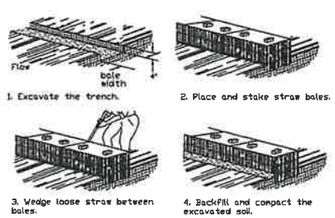


LEVEL SPREADER

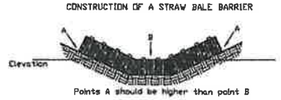


TEMPORARY DIVERTION DIKE

E-4



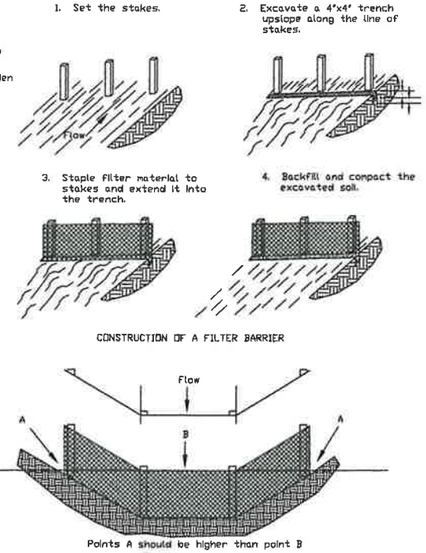
CONSTRUCTION OF A STRAW BALE BARRIER



Points A should be higher than point B

PROPER PLACEMENT OF STRAW BALE BARRIER IN DRAINAGE WAY

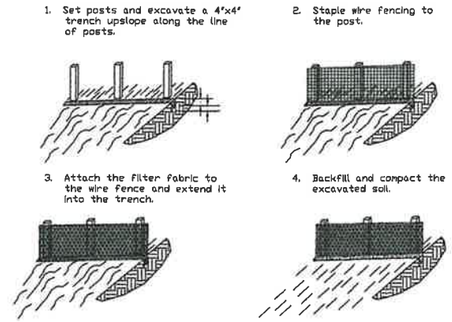
E-9

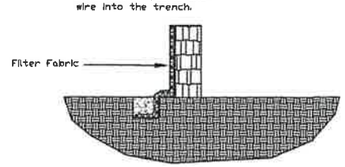


CONSTRUCTION OF A FILTER BARRIER

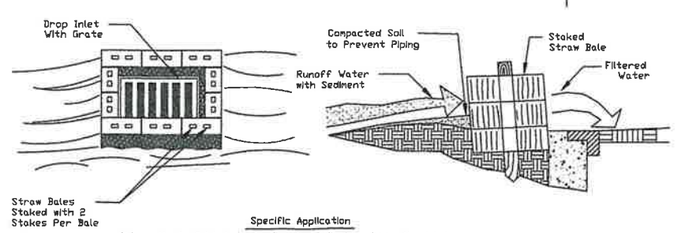
Points A should be higher than point B

PROPER PLACEMENT OF A FILTER BARRIER IN A DRAINAGE WAY





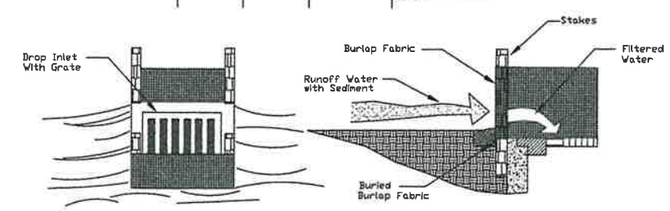
CONTRUTION OF A SILT FENCE



Specific Application

This method of inlet protection is applicable where the inlet drains a relatively flat area (slopes no greater than 5 percent) where sheet or overland flows (not exceeding 0.5 cfs) are typical. The method shall not apply to inlets receiving concentrated flows, such as in street or highway medians.

STRAW BALE DROP INLET SEDIMENT FILTER



Specific Application

This method of inlet protection is applicable where the inlet drains a relatively flat area (slopes no greater than 5 percent) where sheet or overland flows (not exceeding 0.5 cfs) are typical. The method shall not apply to inlets receiving concentrated flows, such as in street or highway medians.

BURLAP DROP INLET SEDIMENT FILTER

TABLE 1.65 A
TEMPORARY SEEDING PLANT MATERIALS

Common Name (Botanical Name)	Seeding Rate: Acre	Seeding Rate: 1000 ft^2	Planting Dates: SOUTH	Comments
OATS (Avena sativa)	3 Bu (125 lbs)	3 lbs	October-February	Will not tolerate flooding, high water table soils.
RYE (Secale cereale)	3 Bu (170 lbs)	4 lbs	October-February	Tolerates cold and drought.
WHEAT (Triticum sp)	3 Bu (120 lbs)	3 lbs	October-February	
ANNUAL RYEGRASS (Lolium multiflorum)	60 lbs	1.5 lbs	October-January	Volunteers may return.
CRIMSON CLOVER (Trifolium incarnatum)	25 lbs	9 oz		Annual winter legume. Innoculate seed at 5 times recommended rate. Does poorly on dry sands, will not tolerate flooding.
RED CLOVER (Trifolium pratense)	15 lbs	6 oz	October-December	Annual winter legume. Innoculate seed at 5 times recommended rate. Grows best on moist soils, will not tolerate flooding. Easily hurt by drought.
WHITE CLOVER (Trifolium repens)	6 lbs	2.5 lbs	October-December	Annual winter legume. Innoculate seed at 5 times recommended rate. Grows best on moist-wet soils, tolerates some flooding.
ANNUAL SWEETCLOVER (Melilotus altissima)	15 lbs	6 oz	October-December	Annual winter legume. Innoculate seed at 3- 5 times recommended rate. Grows well on both flatwoods and upland soils. Will not tolerate flooding.
ARROWLEAF CLOVER (Trifolun vesiculosum)	15 lbs	6 oz	November-December	Annual winter legume. Innoculate seed at 3- 5 times recommended rate. Grows on soils too wet for crimson, tolerates some flooding. Use scarified seeds.
LUAINE CLOVER (Lupinus sp.)	60 lbs	1.5 lbs	October-December	Annual winter legume. Innoculate seed at 3 times recommended rate. Susceptible to freeze damage at time of emergence. Use scarified seed.
ALFALFA (Medicago sativa)	22 lbs	8 oz	October-December	Short lived perennial. Some drought resistance. Grows best on well-drained, fertile soils. Will not tolerate wet soils.
AUSTRAIN WINTER PEAS	45 lbs	1 oz	October-December	Grows best on well-drained soils with high clay content.
HAIRY VETCH (Vicia villosa)	25 lbs	9 oz	October-December	Grows best on well-drained, loamy soils.
ALYCECLOVER (Myslicarpus vaginalis)	15 lbs	6 oz	March-July	Warm season annual legume. Grows best on well-drained sandy soils.
COMMON LESPEDEZA (Lespideza striata)	30 lbs	11 oz	February-July	Warm season annual. Needs innoculation on eroded soils. Grows best on sandy loams. Fairly drought resistant.
HAIRY INDIGO (Indigofera hirsuta)	8 lbs (120 lbs)	3 oz	February-July	
JOINT VETCH (Aeschynomera americana)	8 lbs	3 oz	February-August	Warm season annual legume. Most suitable of summer legumes for use in low, wet areas.
MILLET (Setaria sp)	30 lbs	11 oz	February-August	Warm season annual. Does not tolerate flooding. Grows best in fertile, moist soils. Pearl and Browntop are good varieties to use.
SESBANIA (Sesban macrocarpa)	30 lbs	11 oz	February-July	Warm season annual legume. Does well under extremely wet conditions.
SORGHAM-SUNDANGRASS HYBRID	30 lbs	11 oz	February-July	Warm season annual. Rapid grower. Tolerates dryer soils than millet. Grows best on well-drained soils. Can also use Sudangrass alone.
WEEPING LOVEGRASS (Eragrostis curvula)	5 lbs	2 oz	February-August	Short-lived perennial, 2-3 years. Tolerates hot, dry slopes and acid, infertile soils.

Usually mixture of the above plant materials are better than a single plant alone. Each of the legumes discussed above can be grown in mixture with annual ryegrass and/or the small grains. In a two-crop mixture cut the seeding rate of each crop to one-half of the recommended planting rate when grown alone. Similarly three plant types in a mixture requires approximately one-third of the normal seeding rate for each plant. In a three plant mixture containing a single legume, the legume should be planted at one-half of the pure stand seeding rate.

TABLE 1.66 A
SEEDING MIXTURE, RATES AND DATES

Site Conditions	Seeding Mixtures	Seeding Rate: Per Acre	Seeding Rate: Per 1000 Ft^2	Seeding Dates: South	Comments
High Maintenance Lawns	See Table 1.67A				
General Use	1. Bahiagrass	40-60 lbs	1 lbs	1/15-9/15	Use 50% scarified seed.
	2. Bahiagrass	40-60 lbs	1 lbs	1/15-9/15	Use 50% scarified Bahia seed.
	Bahiagrass (Hulled)	8-12 lbs	[illegible]		
	3. Bahiagrass with one of the following:	20-30 lbs	[illegible] lbs		Use 50% scarified Bahia seed.
	Southern White Clover	3 lbs	1.2 oz	10/1-12/15	Innoculate legume
	Annual White Sweetclover	6 lbs	3 oz	10/1-12/15	
	Crimson Clover	12 lbs	4.5 oz	10/1-12/15	
	Arrowleaf Clover	8 lbs	3 oz	10/1-12/15	
	Alyce Clover	8 lbs	3 oz	10/1-12/15	
	Hairy Indigo	5 lbs	1.5 oz	1/15-7/15	
	Aeschynanene	12 lbs	4.5 oz	1/15-7/15	
Slopes	1. Sericea lespedeza	a. 40-50 lbs	1.2 lbs	1/15-7/15	For scarified seed.
		b. 75 lbs	1.7 lbs	1/15-7/15	For hulled seed.
	2. Sericea lespedeza with one of the following:				
	Bahiagrass	15 lbs	7 oz		Use seeding rate specified above.
	Tall Fescue	20 lbs	8 oz		Best adapted to N. Florida.
	Weeping Lovegrass	5 lbs	1.2 oz	1/15-7/15	
DROUGHTY AREAS	1. Weeping Lovegrass	5 lbs	2 oz	1/15-9/15	Does not survive cover
	2. Weeping Lovegrass with one of the following:	5 lbs	2 oz	1/15-9/15	
	a. Bahiagrass (50% scarified seed)	30-40 lbs	12 oz	1/15-9/15	
	b. Bermudagrass (hulled)	8-12 lbs	4 oz	1/15-9/15	
	c. Hairy panicum	8-12 lbs	4 oz	1/15-9/15	
	d. Sericea lespedeza				Use seeding rate and dates specified above.

City of Fernandina Beach Site Plan Review
Approval Signature
Status
Water
Utilities
Fire
Planning
Building
Code Enforcement
Streets
Trees

MICHAEL ANTONOPOULOS, LLC
RESULTS THAT START WITH VISION
228 CLATTER BRIDGE ROAD - PONTE VEDRA, FL 32081

AMELIA PARK LAKESIDE

SEDIMENT CONTROL DETAILS/SPECIFICATIONS

SHEET No.
SC-01
JULY 2018

MICHAEL ANTONOPOULOS, P.E. #32520

CITY OF FERNANDINA BEACH **Jacob M. Platt**
Community Development Department Planner II

October 11, 2018

Michael Antonopoulos
228 Clatter Bridge Road
Ponte Vedra, FL 32081

Re: SPR 2018-06 Amelia Park Lakeside, Lake Park Drive

Based on findings from the Technical Review Committee (TRC) and their review of the plans dated September 24, 2018 the site plan for the above referenced project is hereby approved. This compliance letter serves as your technical review approval.

At this point, your project will move forward under the coordination of the City's Planning Streets, Stormwater and Utilities Departments for securing necessary site and construction permits.

If you have any further questions, please do not hesitate to contact me at 904.310.3140.

Sincerely,

Jacob M. Platt

CC: File
CDD
Kelly N. Gibson, AICP, Planning Manager

MIRIAM R. HILL, ESQ., PLLC
Phone: 321.202.0636
1890 South 14th Street Suite 202
Fernandina Beach, Florida 32034
miriam@miriamrhill.com
Miriam R. Hill, Attorney licensed in Florida and New York

MEMORANDUM

To: City of Fernandina Beach Commissioners,
Dale Martin, City Manager,
Tammi Bach, City Attorney, and
Caroline Best, City Clerk

From: Miriam R. Hill, ESQ., agent for The YMCA of Florida's First Coast, Inc. (the "Applicant")

Re: Supplemental pleading for June 5, 2018 Quasi-Judicial Hearing Item 8.1, first reading (rehearing) of Ordinance 2018-07 (the "Ordinance") affecting 4.42 acres of land fronting Lake Park Drive in Amelia Park (the "Parcel")

Date: June 19, 2018

At the City Commission meeting on June 5, 2018, during rehearing of first reading of Ordinance 2018-07, two Commissioners opposed the Ordinance, and each cited evidence which is inapposite to the consideration of the Ordinance. This memo is the Applicant's rebuttal to those statements.

The first opposing argument was by Commissioner Ross, who cited as legal authority for his position three policies of the Comprehensive Plan. The other opposing vote was from Mayor Miller, and was based upon testimony of an Amelia Park resident that the Realtor who sold him his property made certain representations regarding the future uses of the Parcel. Because the second argument is more readily disposed of, we address that argument first.

Florida law requires decisions in quasi-judicial hearings to be based upon evidence which is both "competent and substantial." Yonge v. Askew, 293 So.2d 395 (Fla. App., 1974). In other words, relied upon evidence must be relevant and verifiable. §90.401, F.S.; Sims v. Brown, 574 So.2d 131, 134 (Fla. 1991), stating, "to be legally relevant, evidence must pass the tests of materiality (bearing on a fact to be proved), competency (being testified to by one in a position to know), and legal relevancy (having a tendency to make the fact more or less probable) and must not be excluded for other countervailing reasons." See also DeGroot v. Shefield, 95 So.2d 912, 916 (Fla.1957) (citations omitted), noting that, "in employing the

adjective 'competent' to modify the word 'substantial,' we are aware of the familiar rule that in administrative proceedings the formalities in the introduction of testimony common to the courts of justice are not strictly employed. *We are of the view, however, that the evidence relied upon to sustain the ultimate finding should be sufficiently relevant and material that a reasonable mind would accept it as adequate to support the conclusion reached.* To this extent the "substantial" evidence should also be 'competent'" (emphasis added).

Testimony presented regarding a Realtor's alleged statements as to the future uses of the Parcel is not relevant, verifiable evidence upon which this Commission should affirm or deny the requested PUD amendment. See §§90.607, 90.801, 90.802 F.S., (Florida Rules of Evidence excluding hearsay testimony). Even if the testimony was admissible, it is not relevant to an analysis of the Ordinance because it was not authorized by the Developer or Owner of the Parcel. Appellate Courts have held that in quasi-judicial hearings, "[only] relevant fact-based statements, whether expert or not, are to be considered." Metro Dade County v. Blumenthal, 675 So.2d 598 (Fla. 3d DCA 1995), at 607; Evidence must be "based on something more than mere probabilities, guesses, whims, or caprices, but rather … [support] a reasonable foundation for the conclusion reached." Dep't of Highway Safety & Motor Vehicles v. Trimble, 821 So.2d 1084, 1086-87 (Fla. 1st DCA 2002).

While it is indeed troubling to hear testimony that unauthorized representations may have been made to purchasers, the Commission should remember that this testimony is being presented to challenge the otherwise valid zoning rights of the property owner.

What *is* relevant to this analysis are the verifiable representations made by the Developer regarding the Parcel. The Applicant is the owner of the property and is represented (as Agent) by the original Developer, Joel E. Embry.

Attached to this memo is an affidavit authenticating copies of marketing materials (Exhibit A and Exhibit B) *that were authorized* to be provided to prospective home purchasers. The materials contain depictions of site plans for Amelia Park, including the Parcel. Below each of the depictions is a statement that depictions are for illustrative purposes only and subject to revision. The Affiant attests that all marketing materials authorized to be provided to home purchasers contained similar language. It is noteworthy that preliminary PUD renderings on record prior to any residential sales in Amelia Park depicted 37 on-street parking spaces along Lake Park Drive and a clear-cut baseball field on the Parcel—a far

more intense permissible use than that currently being proposed (*see* Fernandina Beach Ordinances 92-31 at 52 and 97-129 at 19).

The balance of this memo addresses legal arguments made by Commissioner Ross.

At the June 5 City Commission meeting, Commissioner Ross read a prepared statement in opposition to Ordinance 2018-07 and cited, as legal authority for his position, Policy 6.03.03, Objective 6.05 and Policy 6.06.04 of the City's Comprehensive Plan. Commissioner Ross stated that these subsections of the Comprehensive Plan were the only legal requirements which the proposed Ordinance 2018-07 did not meet. As discussed in detail below, the cited policies do not apply to the Parcel because the policies pertain to, respectively, publicly owned land, land designated as open space on the FLUM, and land available for acquisition by the City. Because the Applicant has otherwise complied with the PUD process and requirements of law, Ordinance 2018-07 should be approved.

I. Public Recreation Land Policy Not Applicable. Commissioner Ross quoted Comprehensive Plan Policy 6.03.03 which states: "the City shall have a no net loss policy for recreation facilities." The entirety of section of 6.03 of the Comprehensive Plan pertains to *public* parks. The section is entitled: "OBJECTIVE 6.03. PARKS AND RECREATION *FACILITY MANAGEMENT*" (emphasis added). Section 6.01.01 incorporates, by reference, the 2015 Parks and Recreation Masterplan into the Comprehensive Plan. The Parks and Recreation Masterplan does not include private lands in its definitions of Parks and Recreation facilities. *See* Fernandina Beach Parks and Recreation Masterplan 2015 Section 2.3 at p. 22, referring to YMCA and other private and state-owned facilities, and stating that the city prefers to provide public parks and recreation facilities through City-owned facilities. *See* also City of Fernandina Beach Comprehensive Plan Policy 6.02.06, and Fernandina Beach 2015 Parks and Recreation Masterplan at page 37, stating that calculation of [12 acres] of parks land [to every 1,000 City residents] is using *City-owned parks and recreation land* (emphasis added).

The policies of Section 6.03 of the Comprehensive Plan apply to land managed by the City. Included in the requirements of Policy 6.03 is a policy regarding the amount of fertilizer to be utilized by the parks maintenance department (Policy 6.03.07), the use of native plants in park plantings (Policy 6.03.06), and the use of energy efficient vehicles by the

Parks and Recreation vehicle fleet (Policy 6.03.09). Application of this section to private land would result in a ludicrous—and in this case, unlawful—result.

The Parcel is private land, owned and operated by a private nonprofit. Since its inclusion in the PUD in 1992, the parcel is and has been private and has continuously been maintained by private entities. Because the parcel is private land, it is not subject to the no-net-loss policy within the Public Parks section of the Comprehensive Plan. As presented to the Board at the April 17 and June 5 Commission meetings, the requested amendment actually results in a *net increase* of preserved open space and passive park space available to the neighborhood, because now-private land will be assigned greenspace transects for the first time and passive park space and buffers will be deeded to the Amelia Park Neighborhood Association ("APNA") as part of the development agreement between the Developer and the APNA (*see* proposed Ordinance 2018-07, at 3 and 6).

II. Open Space not Designated or Required by FLUM. Objective 6.05 was the second provision of the Comprehensive Plan cited by Commissioner Ross. Section 6.05 contains provisions pertinent to both public and private land, and land designated open space on the FLUM. Objective 6.05 states:

"Open spaces shall be protected within urbanized areas for their aesthetic, health, environmental, and economic benefits. The City shall continue to maintain standards *in its land development regulations* for the provision and maintenance of open space in the community, including in private developments and publicly owned lands" (emphasis added).

The Parcel is private land and was never assigned an open space designation on the FLUM. It is not subject to any land development regulations which require it to be open space. Other land within the PUD has been assigned conservation transects, preserve transects, and the like. See Amendment to Amelia Park PUD dated September 5, 2006, Fernandina Beach CU 2006-45 at page 4 "Regulating Plan" assigning Rural Preserve, Rural Reserve, and Civic Space Preservation Transects. The regulatory process for transect assignment requires that the current owner consent to the City assigning such a designation, and the Parcel owner has not so consented.

Not only does the requested amendment not violate any open space LDC or zoning requirement, it actually results in a net increase in preserve space on the parcel and in Amelia Park as a whole, as has been presented at the April 17 and June 5 Commission meetings. Accordingly, Policy 6.05 does not prohibit approval of the Ordinance.

III. **Parcel not Available for Sale.** Policy 6.06.04 is the last Comprehensive Plan policy cited in Commissioner Ross' statement in opposition. The subsection cited by the Commissioner appears in Section 6.06, which pertains to City acquisition of land for public parks and recreation space and is appropriately entitled, "Land Acquisition." The main heading of this policy states: The City shall maintain a program to continually evaluate the *potential purchase of land* for parks, recreation, conservation, and open space needs, and *shall identify and map potential land for acquisition as recreation or open space*" (emphasis added). Commissioner Ross cited section 6.06.04, and read only the first sentence of the section. If read in its entirety, it is clear that the subsection is a policy to be applied to lands acquired by the City. Policy 06.06.04 states:

> Whenever possible, recreational sites should be established with active and passive uses to provide both recreational facilities and to ensure preservation or conservation of environmentally sensitive lands. The City shall identify those recreational sites containing environmentally sensitive lands and limit those portions to passive use recreation only; where it is determined that passive recreational use of these lands would not endanger the public health, safety, welfare, or environment.

The parcel in question is privately owned and under contract for sale and is therefore not available for purchase by the City. Impact Fees levied on Amelia Park development to date are substantial, have been paid in full and are required to be fully accounted for by the City. *See* F.S. §163.31801(b). Such amounts include parks and recreation fees which may be used by the City to purchase available land pursuant to Policy 6.06.07.

Because the above-cited evidence in opposition does not apply to the analysis of the Ordinance, we request it be excluded and a finding be made that the requested amendment complies in all material respects with the provisions of the Comprehensive Plan, the Land Development Code, and PUD.

The Amelia Park PUD is both a form of development and a regulatory process. The regulatory process of the PUD is the process undertaken by the City in assigning and approving zoning, density and uses and considering factors which affect property values and public health, safety and welfare (*See* F.S. §§163.3202, 163.3231; Fernandina Beach Ordinance 92-31, at 1-2; City of Fernandina Beach Charter Section 7 (a)(4); *see also* "Planning Implementation Tools, Planned Unit Development," Center for Land Use Education (Nov 2005) *avail at* ftp.wi.gov/DOA/public/comprehensiveplans/ImplementationToolkit/Documents/PUD.pdf.

The Amelia Park PUD, as it has been amended from time to time since its establishment in 1992, allows for a total of 421 residential units (Fernandina Beach Resolution 97-129 at 2). The units were approved after extensive consideration of level of service standards for traffic, fire rescue, police, sewer, water, and waste removal, among others (*See generally*, Fernandina Beach Resolutions 92-31, 97-129, and Fernandina Beach Resolution 2006-45). The total units approved under the PUD is not changing; of the 421 units that the PUD allows, only 387 units have been built or begun. The amendment utilizes 16 of the 34 remaining units. Because the 16 units have already been approved, the current analysis does not include level of service impacts.

The Amelia Park PUD provides for a mix of passive and active uses and more green space and preserve land in relation to residential land than is required by the City's Land Development Code. See Fernandina Beach Land Development Code Section 4.03.01 (I)(7) requiring twenty percent nonresidential use as compared with the approximately thirty percent nonresidential use in the Amelia Park PUD.

The creation of the PUD did not vacate the underlying zoning of R-2 and C-1; without further use restrictions through the PUD process, the zoning reverts to the underlying zoning. The requested use is essentially a down-zoning from the current zoning on the site. As noted in the Staff presentation at the June 5 commission meeting, the Parcel is currently zoned R-2 and C-1 and no use transect was ever applied under the PUD (*see, inter alia*, Fernandina Beach Resolutions 92-31, 97-129 and Fernandina Beach Resolution 2006-45).

See Fernandina Beach Resolution 97-129 II 1.(b):

> It is agreed and understood that the remaining development of this PUD must be accomplished in accordance with the final development plan to be approved by the CITY in accordance with

> such laws, ordinances and regulations as may be in effect at the time of such final development plan approval. *Notwithstanding the foregoing, the parties herein acknowledge that this PUD was adopted by the CITY by Resolution 92-31 as a conditional use which may be abandoned, returning the undeveloped portion of the land to the existing zoning classifications* (emphasis added).

The developer has in all respects complied with the requirements of the 1992 PUD. The proposed amendment would not raise health, safety and welfare concerns. To the contrary, even opponents of the proposed Ordinance acknowledge that Amelia Park is a net contributor to the City in terms of revenues raised and services utilized.

As Commissioner Ross stated, the analysis from the City's perspective is rather narrow. The question is whether the proposed amendment complies with the Comprehensive Plan and Land Development Code. The answer to that question is yes.

Because the Applicant has met the legal requirements of the PUD, the Comprehensive Plan and the Land Development Code, we respectfully request that you make findings of fact consistent with the foregoing and vote for passage of Ordinance 2018-07 on July 3.

CITY OF FERNANDINA BEACH
DEPARTMENT OF PLANNING & CONSERVATION
204 ASH STREET, FERNANDINA BEACH FL, 32034

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To follow the case visit the City's website at www.fbfl.us or call (904) 310-3480.

O'KEEFE JOHN W
1 HARRISON CREEK RD
FERNANDINA BEACH FL 32034

CITY OF FERNANDINA BEACH
DEPARTMENT OF PLANNING & CONSERVATION
204 ASH STREET, FERNANDINA BEACH FL, 32034

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AP LAKESIDE LLC
228 CLATTER BRIDGE RD
PONTE VEDRA FL 32081

CITY OF FERNANDINA BEACH
DEPARTMENT OF PLANNING & CONSERVATION
204 ASH STREET, FERNANDINA BEACH FL, 32034

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ROBERTS PATTY D
1509 LAKE PARK DRIVE
FERNANDINA BEACH FL 32034

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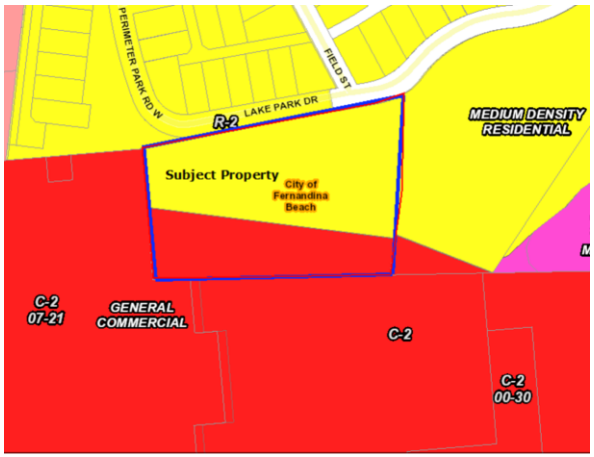

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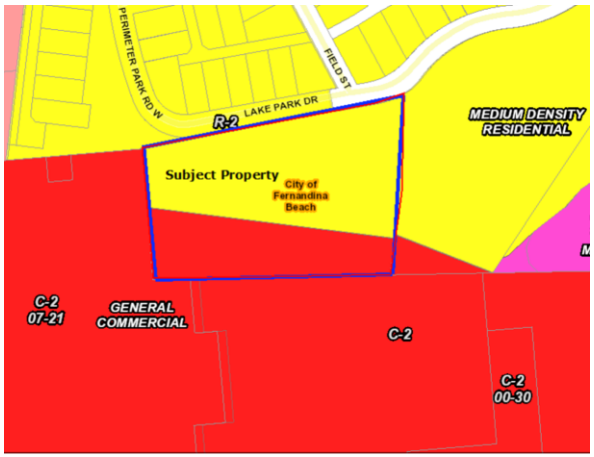

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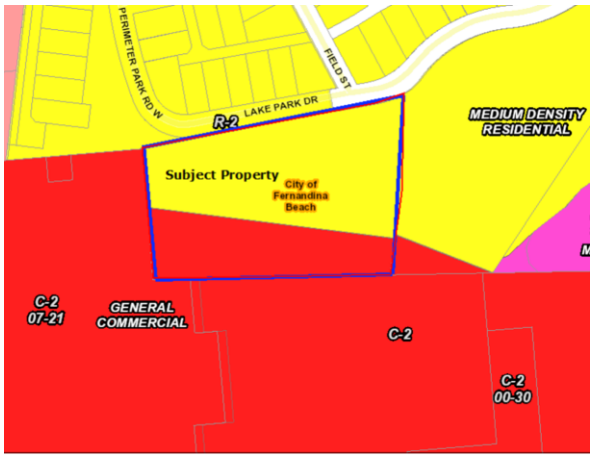

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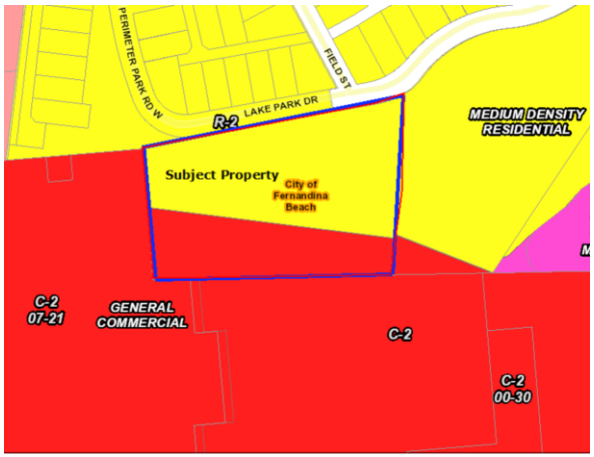

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DEPARTMENT OF PLANNING & CONSERVATION
204 ASH STREET, FERNANDINA BEACH FL, 32034

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GILTMIER MICHELE D
1512 GARDENIA STREET
FERNANDINA BEACH FL 32034

CITY OF FERNANDINA BEACH
DEPARTMENT OF PLANNING & CONSERVATION
204 ASH STREET, FERNANDINA BEACH FL, 32034

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WHITEHEAD CONNY RAY & FRANCES
1517 LAKE PARK DRIVE
FERNANDINA BEACH FL 32034

CITY OF FERNANDINA BEACH
DEPARTMENT OF PLANNING & CONSERVATION
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HERZOG JANE A
1521 LAKE PARK DR
FERNANDINA BEACH FL 32034

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204 ASH STREET, FERNANDINA BEACH FL, 32034

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WASHBURN KATHLEEN
1609 LAKE PARK DRIVE
FERNANDINA BEACH FL 32034

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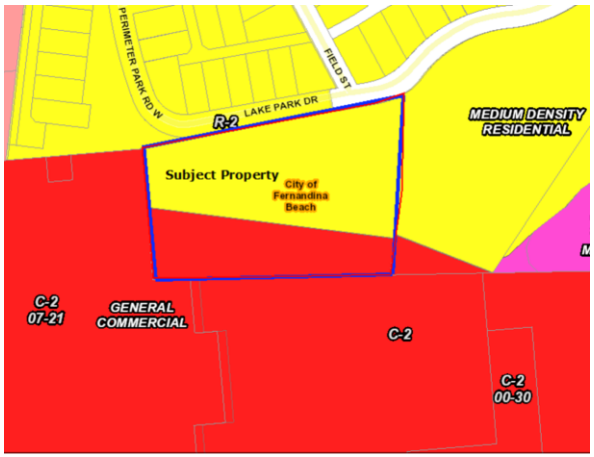

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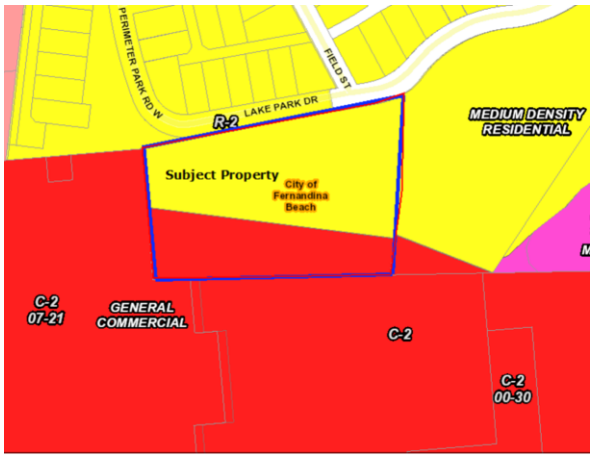

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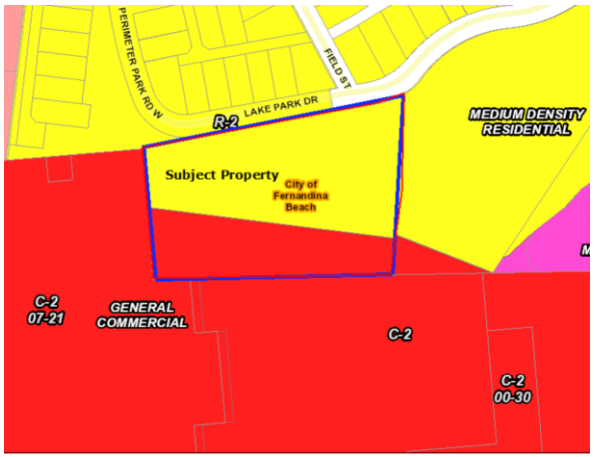

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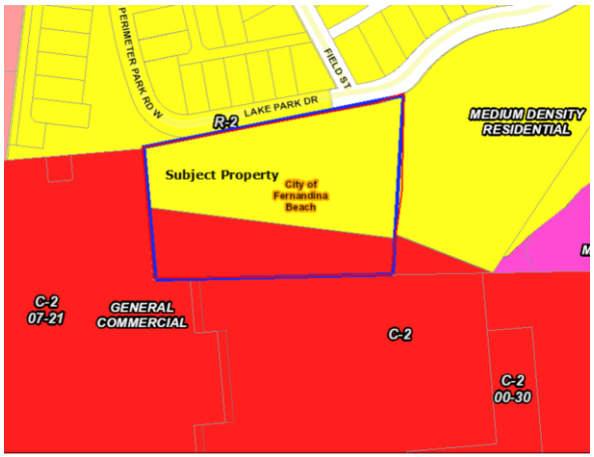

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CRAWFORD RICHARD A & KIMBERLY
1613 LAKE PARK DRIVE
FERNANDINA BEACH FL 32034

CITY OF FERNANDINA BEACH
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CRENSHAW PAMELA H
1708 FIELD ST
FERNANDINA BEACH FL 32034

CITY OF FERNANDINA BEACH
DEPARTMENT OF PLANNING & CONSERVATION
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WAAS BETTY T L/E
1712 FIELD STREET
FERNANDINA BEACH FL 32034

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MASON JOHN W & PATRICIA C
1717 GEDDES LN
FERNANDINA BEACH FL 32034

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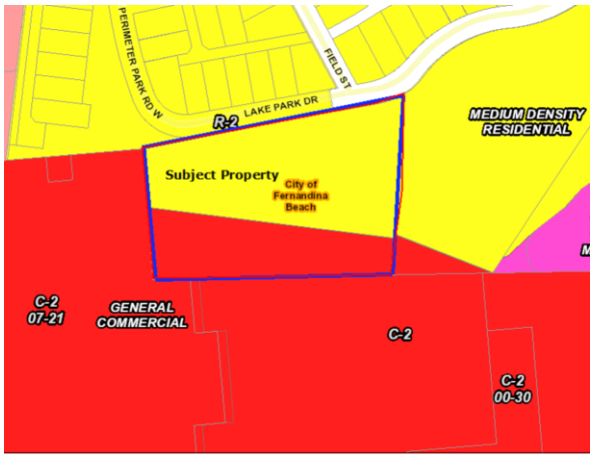

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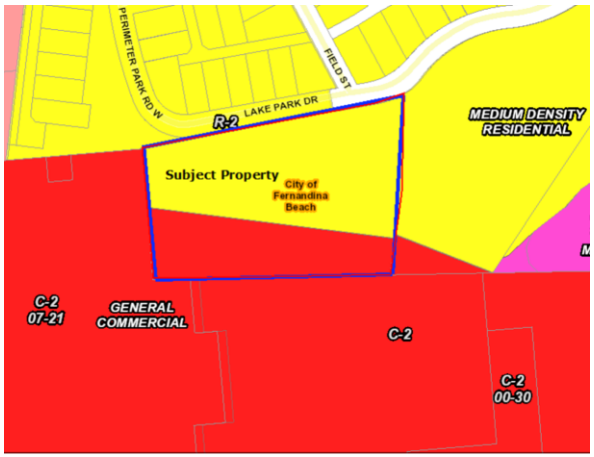

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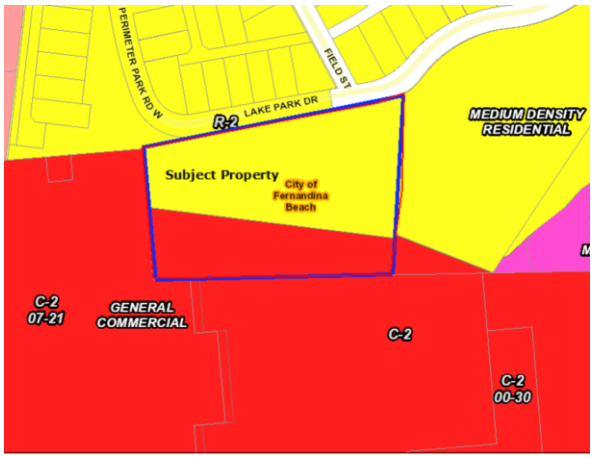

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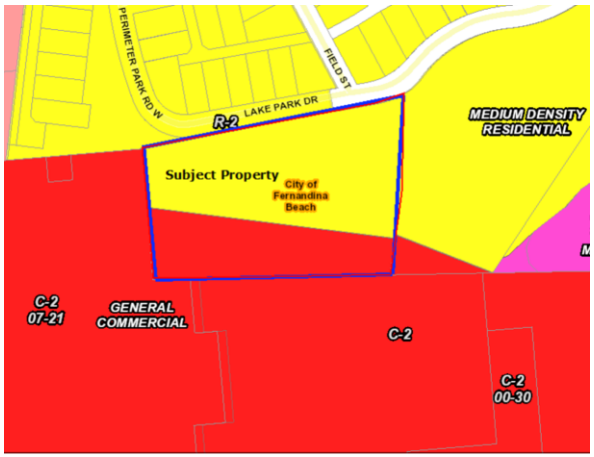

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TIURA DAWN M
1717 LAKE PARK DR
FERNANDINA BEACH FL 32034

CITY OF FERNANDINA BEACH
DEPARTMENT OF PLANNING & CONSERVATION
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UNITED STATES POSTAL SERVICE
1735 N BROWN ROAD STE 200
LAWRENCEVILLE GA 300438153

CITY OF FERNANDINA BEACH
DEPARTMENT OF PLANNING & CONSERVATION
204 ASH STREET, FERNANDINA BEACH FL, 32034

NOTICE OF PUBLIC HEARING

A public hearing has been scheduled to consider an application for a Final Plat - Amelia Park Lakeside of 16 dwelling units within the Amelia Park planned unit development (PUD) (PAB Case# 2019-04).

The case will be heard by the Planning Advisory Board at 5:00 PM on Wednesday, April 10, 2019 in the City Commission Chambers located at 204 Ash Street, Fernandina Beach, Florida.

Property information may be located at www.nassauflpa.com.
To follow the case visit the City's website at www.fbfl.us or call (904) 310-3480.

RYAN NANCY ANN
1766 FIELD STREET
FERNANDINA BEACH FL 32034

CITY OF FERNANDINA BEACH
DEPARTMENT OF PLANNING & CONSERVATION
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MULLINS JUDITH ANN
1845 HOMETOWN DR
FERNANDINA BEACH FL 32034

NOTICE OF PUBLIC HEARING

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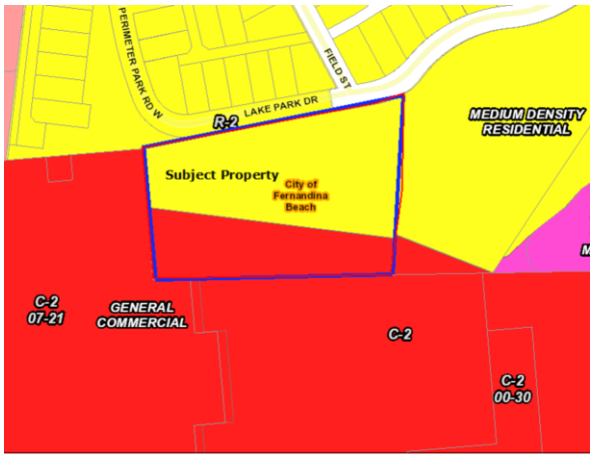

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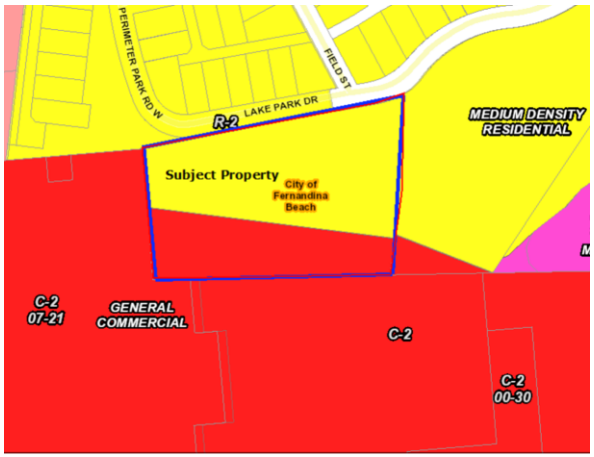

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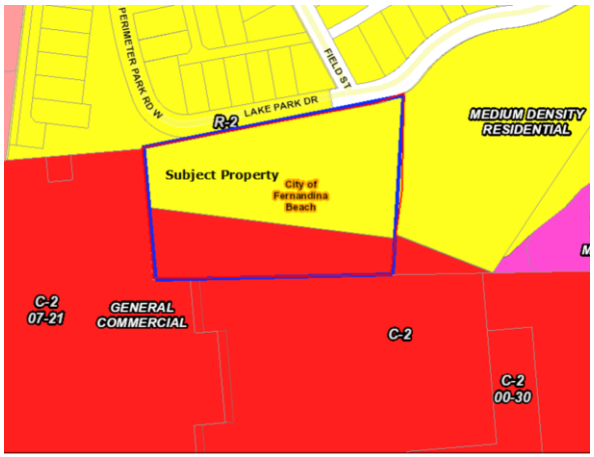

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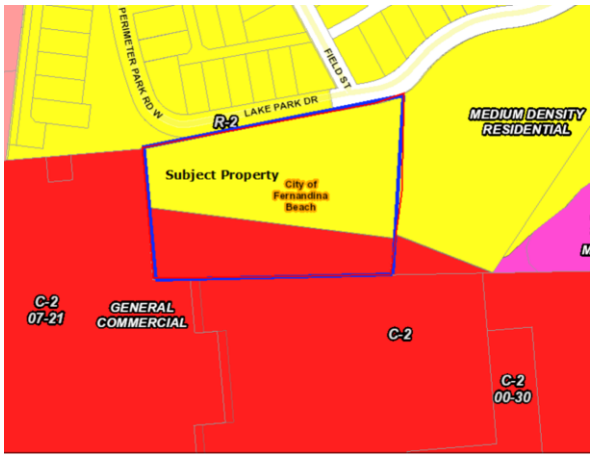

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RUARK MARY W REVOCABLE TRUST
1877 FLOYD STREET
FERNANDINA BEACH FL 32034

CITY OF FERNANDINA BEACH
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DONINI JOSEPH V L/E
1900 PERIMETER PARK RD W
FERNANDINA BEACH FL 32034

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GUANDOLO GREGORY J & SALLY J
1904 PERIMETER PARK ROAD
FERNANDINA BEACH FL 32034

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SCHOENING DAVID A & JENNIFER L
1905 FIELD STREET
FERNANDINA BEACH FL 32034

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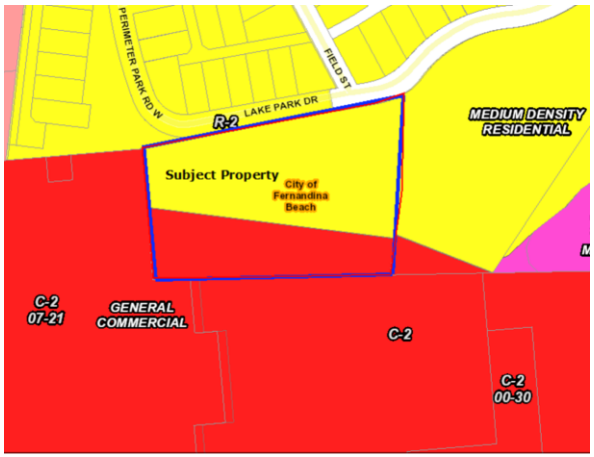

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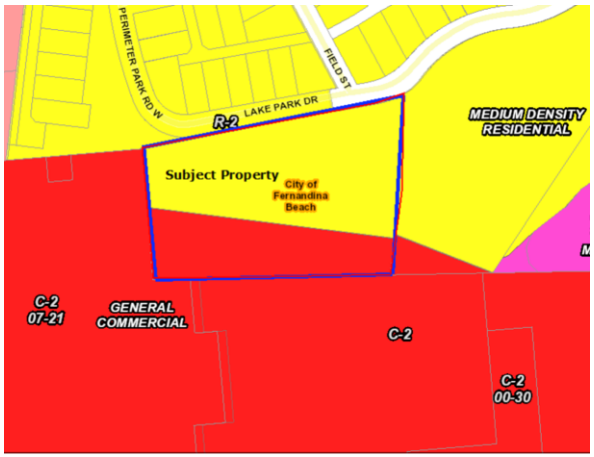

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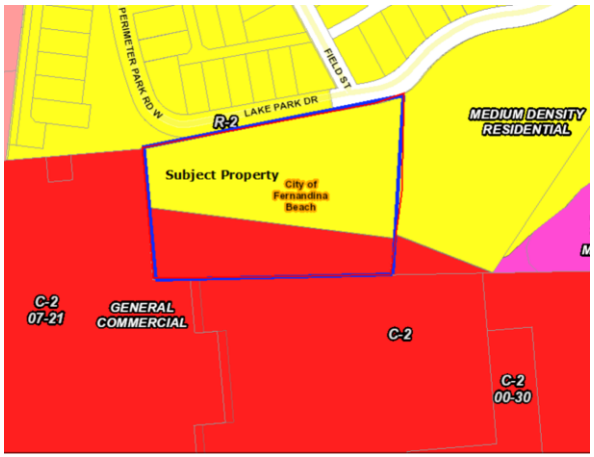

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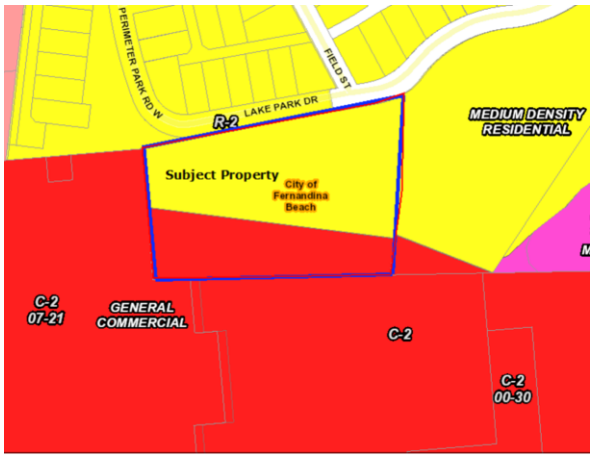

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WOLESHIN SHAUN T & JANALLE K
1905 PERIMETER PARK RD W
FERNANDINA BEACH FL 32034

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MUTHERSBAUGH JEFFRY E & MARYAN
1913 PERIMETER PARK RD W
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NEDELCU BOGDAN & DANA
1917 PERIMETER PARK RD
FERNANDINA BEACH FL 32034

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ROBKEN LLP
1947 CITRONA DRIVE
FERNANDINA BEACH FL 32034

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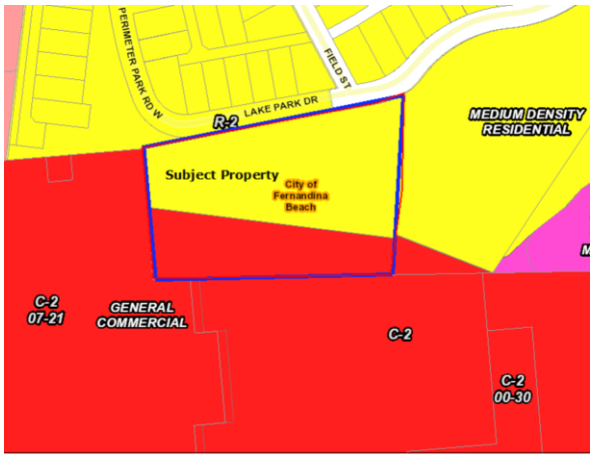

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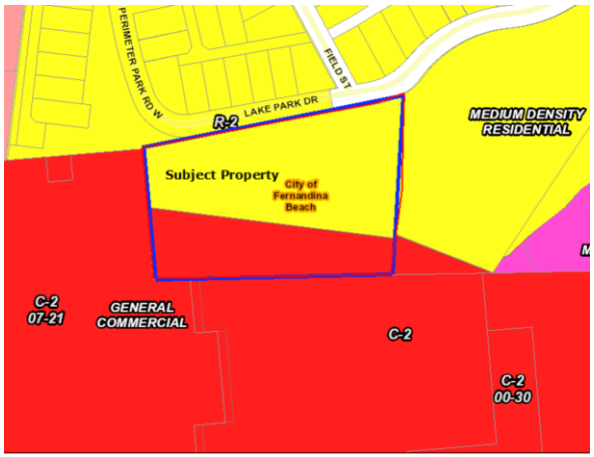

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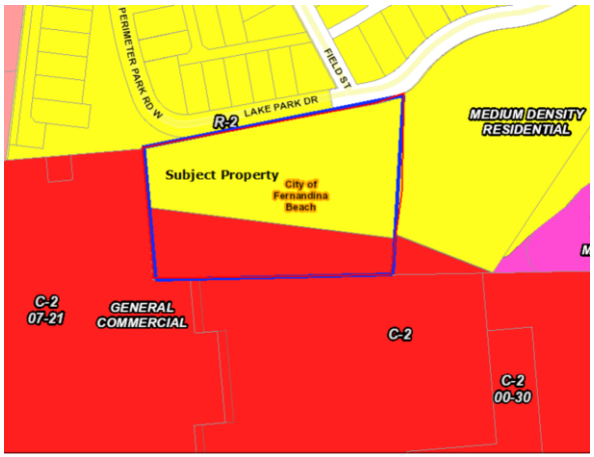

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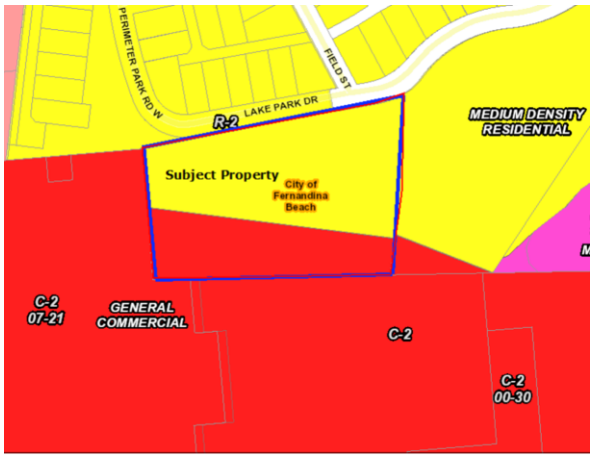

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JAX NAVY CREDIT UNION
4949 BLANDING BLVD
JACKSONVILLE FL 32210

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SEAVIEW CUSTOM HOMES LLC
9471 BAYMWEADOWS ROAD SUITE
#103SUITE #103
SUITE #103
JACKSONVILLE FL 32256

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1000 HIGHWAY 98 EAST CORP
10800 NW 106TH ST # 6
MEDLEY FL 33178

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AITKEN JOHN W TRUSTEE &
AITKEN BARBARA M TRUSTEE, AITKEN
LIVING TRUSTAITKEN LIVING TRUST
AITKEN LIVING TRUST
1601 LAKE PARK DR
FERNANDINA BEACH FL 32034

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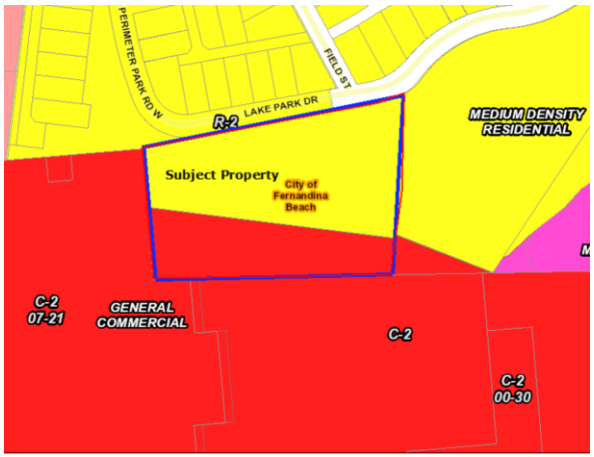

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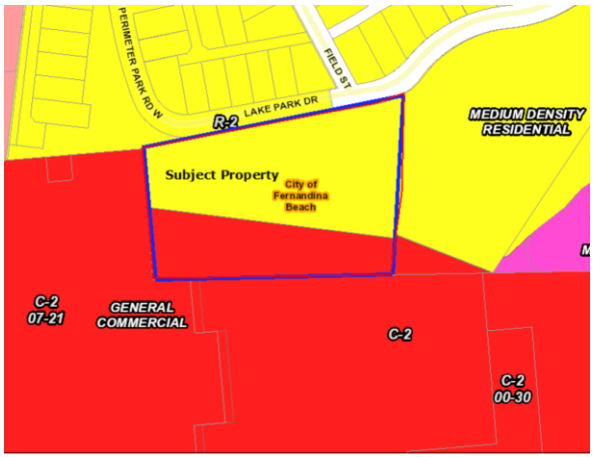

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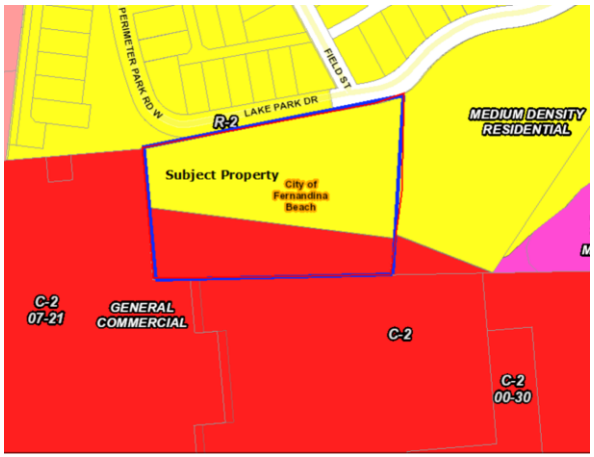

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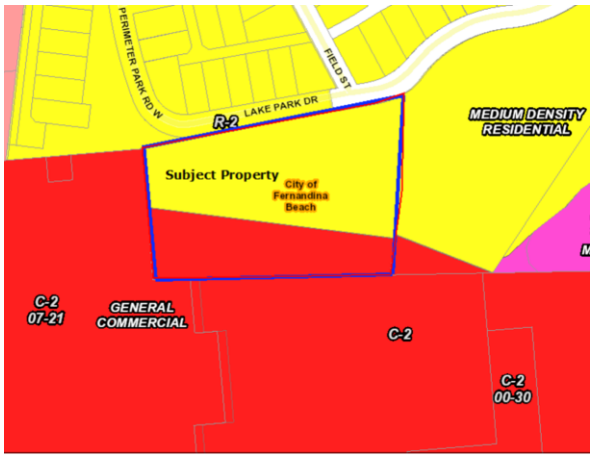

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DEPARTMENT OF PLANNING & CONSERVATION
204 ASH STREET, FERNANDINA BEACH FL, 32034

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AMELIA PARK NEIGHBORHOOD ASSOCIATION INC C/O AMELIA ISLAND MANAGEMENTC/O AMELIA ISLAND MANAGEMENT
C/O AMELIA ISLAND MANAGEMENT
5440 FIRST COAST HIGHWAY
FERNANDINA BEACH FL 32034

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DEPARTMENT OF PLANNING & CONSERVATION
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SPICER MICHAEL W &
BECK CAROL L (H&W) 1417 SADLER ROAD #2731417 SADLER ROAD #273
1417 SADLER ROAD #273
FERNANDINA BEACH FL 32034

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ISLAND WALK STATION LLC
C/O PHILLIPS EDISON & CO 11501 NORTHLAKE DR11501 NORTHLAKE DR
11501 NORTHLAKE DR
CINCINNATI OH 45249

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BUCKLEY ROBERT B TRUST &
CANNON HOPE TRUST (T/I/C) 1525 LAKE PARK DR1525 LAKE PARK DR
1525 LAKE PARK DR
FERNANDINA BEACH FL 32034

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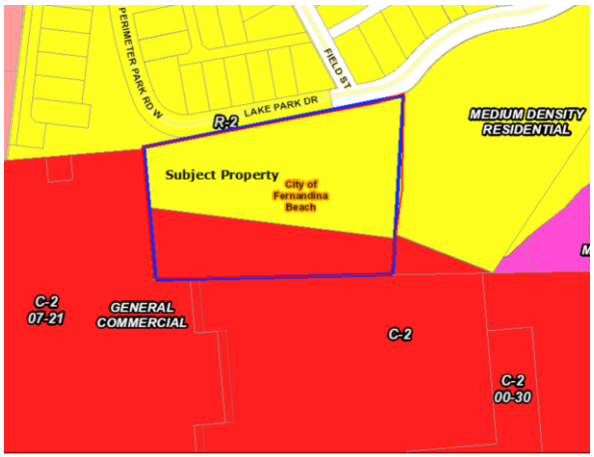

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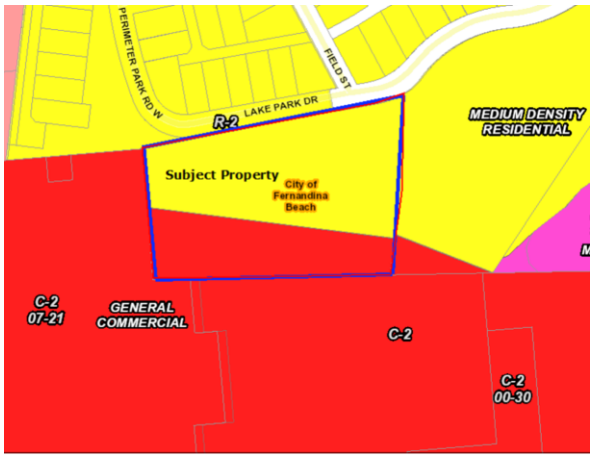

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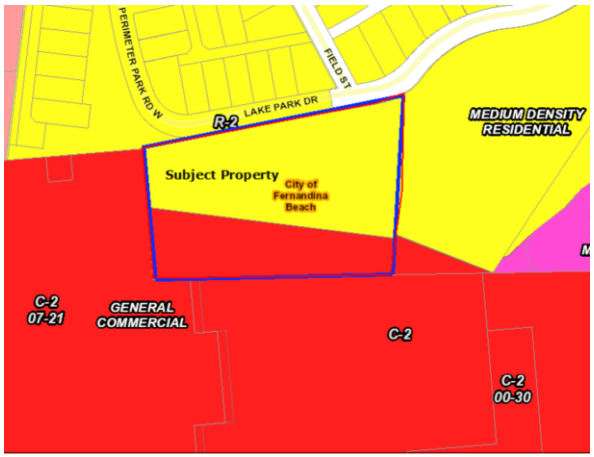

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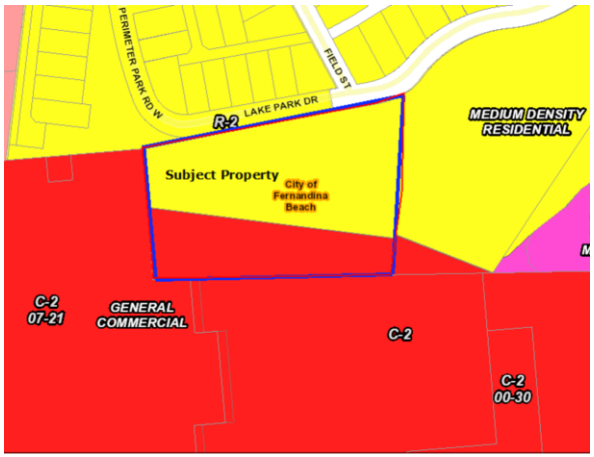

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BERRY JIMMY F & LINDA J
CO-TRUSTEES OF JIMMY F & LINDA
BERRY REVOCABLE LIVING
TRUSTSBERRY REVOCABLE LIVING
TRUSTS
BERRY REVOCABLE LIVING TRUSTS
1513 LAKE PARK DRIVE
FERNANDINA BEACH FL 32034

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RIVERSIDE HOMES OF NORTH
FLORIDA INC 12276 SAN JOSE BLVD STE
12012276 SAN JOSE BLVD STE 120
12276 SAN JOSE BLVD STE 120
JACKSONVILLE FL 32236

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FOSHEE-DUFFY MARCIA L 1501 LAKE
PARKE DR1501 LAKE PARKE DR
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GLASSBRENNER PATRICIA(H&W)L/E
1516 GARDENIA ST1516 GARDENIA ST
1516 GARDENIA ST
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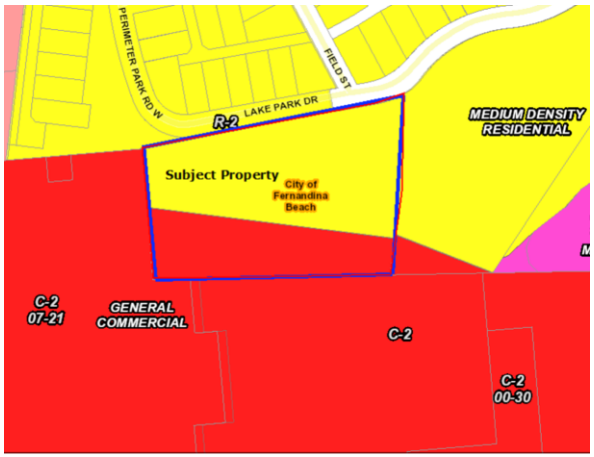

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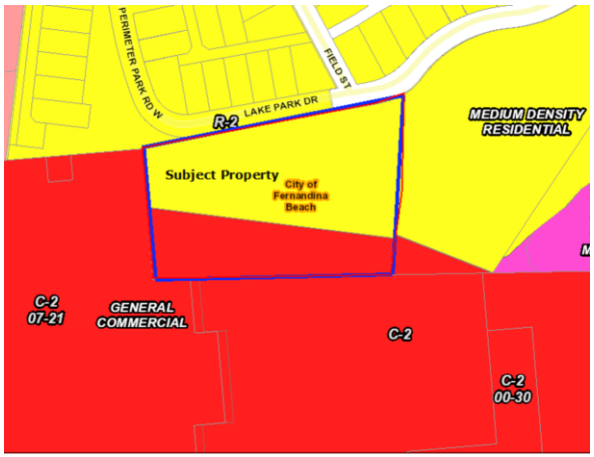

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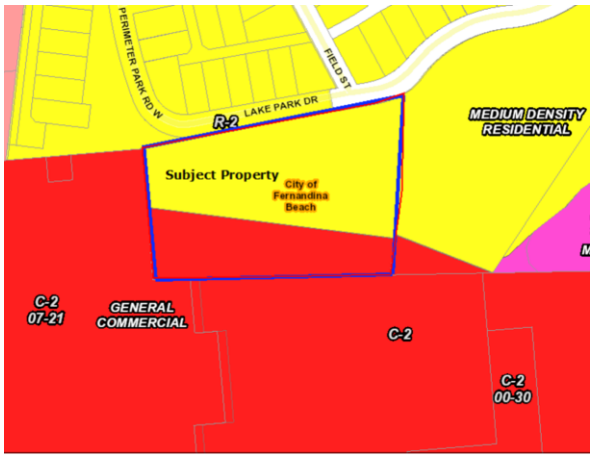

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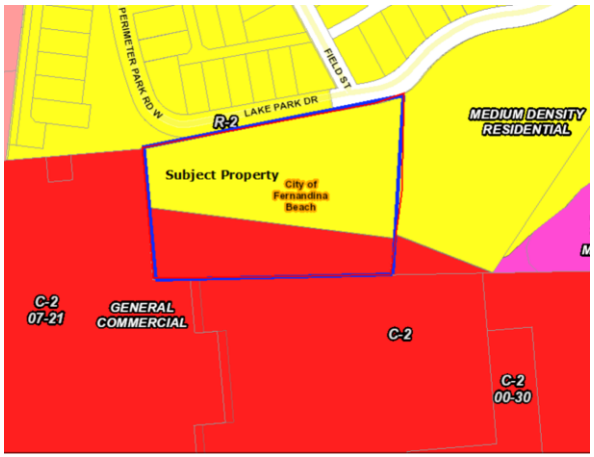

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SNOWDEN BARBARA L/E
MICHAEL J G & LAURA L JOMANT C/O
PO BOX 17229C/O PO BOX 17229
C/O PO BOX 17229
FERNANDINA BEACH FL 32035

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POLING JOYCE B TRUSTEE
OF JBP TRUST 2656 E 2ND STREET2656 E
2ND STREET
2656 E 2ND STREET
BLOOMINGTON IN 47401

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EGMONT PROFESSIONAL PARK
PROPERTY OWNERS ASSOC INC &
AMELIA PARK NEIGHBORHOOD
ASSOCAMELIA PARK NEIGHBORHOOD
ASSOC
AMELIA PARK NEIGHBORHOOD ASSOC
PO BOX 1987
YULEE FL 320411987

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KAUFMAN MARK A & DONNA PAZ
TRUSTEES OF MARK A & DONNA P
KAUFMAN LIVING REVOCABLE
TRUSTKAUFMAN LIVING REVOCABLE
TRUST
KAUFMAN LIVING REVOCABLE TRUST
1716 RUSKIN LANE
FERNANDINA BEACH FL 32034

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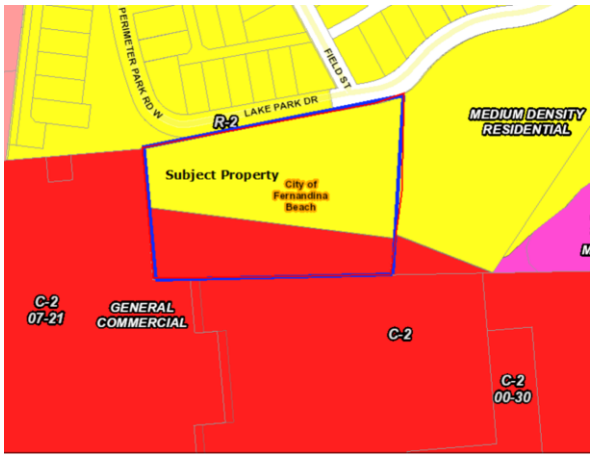

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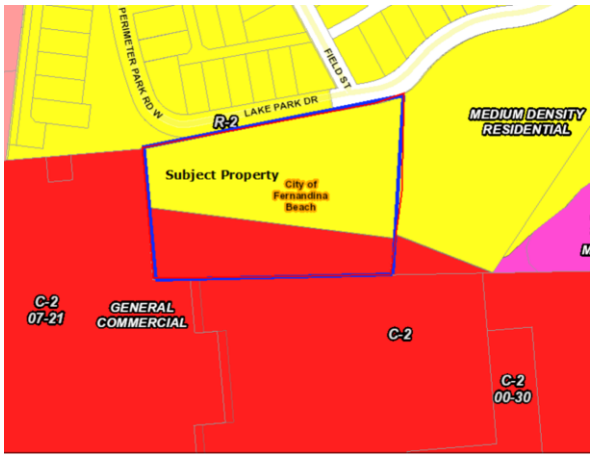

Following the PAB hearing, the City Commission will consider a resolution to approve the Final Plat request at a scheduled and noticed regular meeting date.

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 hearing should contact 310-3100, TTY 711, (TYY number for all City offices) 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, they 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.

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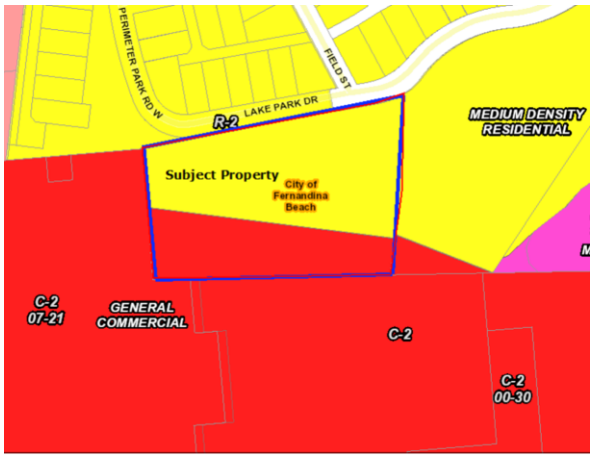

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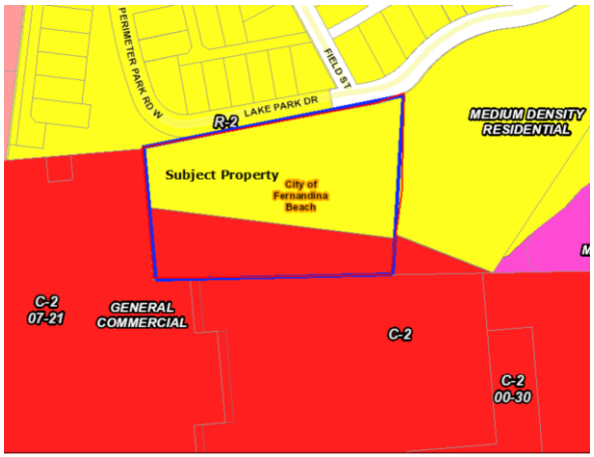

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OFFICE USE ONLY

REC'D: _____ BY: _____

PAYMENT: $ N/A TYPE: _____

APPLICATION #: _____

CASE #: 2019-05

BOARD MEETING DATE: APRIL 10, 2019

PLANNING ADVISORY BOARD APPLICATION

- ☐ ZONING MAP AMENDMENT (≤ 10 acres $1,000 / > 10acres $2,000)
- ☒ LAND USE MAP AMENDMENT (≤ 10 acres $1,000 / > 10acres $2,000)
- ☐ LDC TEXT AMENDMENT ($1,000)
- ☐ COMP PLAN AMENDMENT ($1,700)
- ☐ SUBDIVISION PLAT – PRELIMINARY (≤ 20 units $1,000 / > 20 units $1,600)
- ☐ SUBDIVISION PLAT – FINAL ($850)
- ☐ VACATION OF R.O.W. ($1,700)
- ☐ VOLUNTARY ANNEXATION ($1,500)
- ☐ Revision to each PAB Application
  To offset additional display ad fee ($400)

APPLICANT INFORMATION

Owner Name: CITY OF FERNANDINA BEACH, FLORIDA

Mailing Address: 204 ASH STREET FERNANDINA BEACH, FLORIDA 32034

Telephone: 904-310-3100 Fax: _____

Email: DMARTIN@FBFL.ORG

Agent Name: _____

Mailing Address: _____

Telephone: _____ Fax: _____

Email: _____

PROPERTY INFORMATION

Street Address: N/A

Parcel Identification Number(s): _____

Lot Number: _____ Block Number: _____ Subdivision: _____

Section: _____ Township: _____ Range: _____

PROJECT INFORMATION

Total Number of Lots/Parcels: _____

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

Existing Zoning Classification: _____

Existing Future Land Use Classification: _____

Previous Planning/Zoning Approvals: _____

Description of Request:

LAND DEVELOPMENT CODE TEXT AMENDMENTS (PAB CASE #: 2019-05): CITY OF FERNANDINA BEACH, FLORIDA REQUESTS LAND DEVELOPMENT CODE TEXT AMENDMENTS TO MODIFY THE REFERENCE DOCUMENT SPECIFIC TO AIRPORT DESIGN STANDARDS AS CONTAINED SECTION 4.02.03 AIRPORT ARCHITECTURE AND BUILDING DESIGN STANDARDS FOR DEVELOPMENT ON THE AIRPORT.

SIGNATURE/NOTARY

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

4/3/19 _____ Date

_____ Signature of Applicant

NICOLE BEDNAR
MY COMMISSION # FF929607
EXPIRES February 02, 2020
(407) 398-0153 FloridaNotaryService.com

STATE OF FLORIDA
ss
COUNTY OF NASSAU

Subscribed and sworn to before me this 3rd day of April, 2019.

_____ Notary Public: Signature

Nicole Bednar Printed Name

Feb. 2, 2020 My Commission Expires

Personally Known X OR Produced Identification _____ ID Produced: _____

Architecture and Building
Design Standards for Development on the Airport
(Included within Land Development Code by Reference)

2/4/2019 draft

A table of contents will be developed after final formatting.

For purposes of this document the City shall be the City of Fernandina Beach and the airport shall be Fernandina Beach Municipal Airport.

These architecture and building design standards shall be applied to airport construction or improvement on or within Fernandina Beach Municipal Airport property boundary as shown on Figure 2-18 of the Airport Master Plan dated September 2015. These design standards have been incorporated by reference into the Airport Overlay section of the City of Fernandina Beach Land Development Code. The City of Fernandina Beach Land Development Code applies to all tenant and lessee construction on the Airport. These design standards are used by the City's Technical Review Committee (TRC) as its basis for beginning the approval process for any construction on the Airport. All construction must meet current adopted Florida Building Codes, City Building Ordinances, and National Fire Prevention Association (NFPA) requirements. In cases of conflict with other City codes or regulations, the more stringent provisions shall apply unless specifically addressed within the terms of any written agreement with the City.

Approvals Required:

1. No building nor any improvement shall be erected, placed, or altered on any building site at the Airport until the plans for such building or improvement, including site plan, landscape plan, building plans and specifications have been approved by the City.
2. Approval or disapproval of such plans shall be with respect to conformity with these restrictions and other applicable ordinances and requirements of the City and with respect to harmony of external design and land use as it effects property within and adjacent to the Airport.
3. Building plans shall be in conformance with all Federal, State, County and City laws and ordinances, and shall conform to the current Airport Layout Plan.
4. A Form 7460 must be submitted to FAA for review and approval prior to starting construction.

No construction including site improvements shall be undertaken without first receiving all applicable Land Development Orders.

Variances:

The City shall consider and may grant a variance to these covenants, conditions and restrictions. Request for variance must include a full explanation as to why these codes or requirements cannot be fully met.

Occupancy:

No occupancy of any building shall be permitted before the building is completed and a certificate of occupancy is issued.

Setbacks:

1. The City will determine setback distances for construction based on FAA regulations, the Airport layout plan and other airport regulations that may be enacted from time to time.
2. No part or portion of any building shall be erected, constructed, or extended into any setback area.
3. No building construction equipment or materials shall be staged, placed, or operated in a manner that impedes the movement of aircraft along taxilanes or taxiways or encroaches into a safety or object free area without the prior permission of the City.
4. The minimum building setback along the sides of the leasehold shall be 25 feet.
5. Minimum building separation requirements are set forth by the current city adopted version of NFPA 409 standards irrespective of lease line location.
6. Adjoining hangars sharing a common center wall shall be built by the same lessee. Such hangars shall have a minimum 25 foot side building setback on the all unattached opposite sides from the parcel property line.

Drainage:

1. A drainage plan shall be submitted indicating predevelopment flow and contours/elevations. Offsite elevations shall be provided as required to establish drainage from adjacent property.
2. Drainage shall not negatively impact adjacent properties or leaseholds and shall flow into the Airport's natural or developed drainage.
3. The elevation of the lot shall not be changed so as to materially affect the drainage pattern of the surrounding lots.
4. Drainage from roofs shall not create erosion or affect adjacent properties or leaseholds. Perimeter roof drainage with gutter and downspouts shall be required.
5. Roof drainage and a soil erosion control plan shall be indicated on plan submittal.

Hangars/Buildings: on any Area of the Airport:

1. A primary building is an aircraft hangar with use or uses as addressed allowed in the lease. No other use of the building will be allowed without a lease amendment approved by the City.
2. Stand-alone non hangar buildings are not permitted within the area of the airport perimeter fence designated as aeronautical use, unless the intended use is for aeronautical activities use and/or that use has been approved by the City.
3. Outbuildings may be permitted as an ancillary to the primary building. An outbuilding must be attached or in near proximity to the primary building. Such outbuildings must be directly

related to the operation of the primary building and limited to office(s), storage area, or related work area.

4. For multiple nested hangars with no direct road access, such as T-Hangars, the location of the hangar door designates the front of the building. For stand-alone hangars constructed on a named access road, the front of building shall be the side facing the nearest access road upon which the address is affixed
5. The minimum bulk hangar size ~~is~~ allowed shall be 40 x 40 feet (1,600 square feet), unless otherwise approved by the City, and may be private or City construction; t-hangar construction permitted only by City.
6. ~~Any~~ All hangars must have a concrete finished and sealed floor; ~~any building must have finished flooring.~~ The proposed thickness and weight bearing of the floor must be indicated on the site plan for the largest aircraft that could use the hangar.
7. Any hangar constructed, unless an individual hangar or separated hangar units within a structural building and built for non-commercial use only and not exceeding 2,000 square ~~(~~by-products, as appropriate, into either a sanitary sewer or into a holding tank.
8. Hangars/buildings shall meet all appropriate fire codes for the proposed use of the building.
9. No residential occupancy is permitted within any building constructed on airport property.
10. Maximum building height is 45 feet. Building heights must be consistent with the most current Airport Layout Plan.
11. ~~New construction may require a Form 7460 be submitted to FAA for review~~ (moved to approvals)
12. ~~Since roofs are highly visible from aircraft using the Airport, Building roofs shall be attractively designed and constructed.~~
13. Roof pitches shall have a 4:12 slope (rise-run) for building less than 50 feet in width and a minimum of 3:12 slope (rise-run) for buildings of greater than 50 feet in width.
14. Roof materials shall be non-reflective, not create glare, and be of a ~~neutral~~ type, style and color approved by the City.
15. Exterior wall materials must be of a type, style and color approved by the City.
16. Open sided structures may be authorized if approved by the City based upon type, style, structural integrity, and proposed location.
17. No alterations or additions to the exterior or interior of a building shall be accomplished without first obtaining the approval of the City. All permits required shall be obtained prior to work beginning.
18. All antennas, satellite dishes, and similar equipment, shall be indicated on the site plan and shall include the proposed installation location and height.

Signage:

1. All signs must adhere to the requirements specified in the City's Sign Code. All hangar sign plans shall be submitted to the City for review and approval prior to construction or installation. The City may also review and approve sign requests in regards to Airport operational considerations upon consultation with the airport manager.
2. Additional address signage may be required to be displayed if required by City emergency service providers.
3. Signs, lettering, designs, or other graphics shall not be placed, painted or otherwise located

on roofs.

4. ~~Any free standing signage shall not exceed a height of 5 feet from the ground, shall be monument style, and constructed per City code. (FBO Fuel Signs?) (moved from Landscaping section)~~

Aprons/Pavement:

1. Taxilanes within hangar areas provided by the City are generally designed to accommodate an aircraft with a wing span no greater than 49 feet. Facilities designed for larger wingspan aircraft shall ~~have~~ provide direct access to taxiways.
2. Entrance pavement, ~~at a minimum,~~ is required from the hangar door to the taxilane or taxiway, ~~and~~ shall be at least 20 feet wide, and shall be constructed in accordance with current FAA standards.
3. ~~Under no circumstances shall required~~ All required apron/ramp areas shall be constructed to remain outside ~~the encroach into~~ the taxilane or taxiway object free area except for the entrance pavement required in 2 above.
4. ~~Any individual hangar having less than 3,000 square feet shall have an area available for an apron between the hangar door and the ***taxilane*** or taxiway object free area (TOFA), at a minimum, equal to the distance of the depth of its hangar floor area.~~
5. ~~Any hangar having 3,000 square feet or greater but not more than 7,999 square feet of hangar floor space shall have an area available for an apron between the hangar door and the ***taxilane*** or taxiway object free area (TOFA), at a minimum, of a size at least 50% of its hangar floor area.~~
6. ~~Any hangar with 8,000 square feet or greater of hangar floor space shall have an area available for an apron between the hangar door and the ***taxilane*** or taxiway object free area (TOFA), at a minimum, of a size at least 75% of its hangar floor area.~~ Apron space between the hangar and the adjacent taxilane or taxiway shall be sufficient to support the proposed use and potential future use of the hangar. The design of the apron is subject to review and approval by the City.
7. ~~Sidewalks are permitted only to provide for internal circulation from parking areas to building entrance(s) within the leasehold property.~~
8. ~~Airside pavements shall have a compatible look and performance as to any airport taxilanes/taxiways/apron to which it may abut.~~ All airside leasehold pavements must be of sufficient quality and weight bearing capacity for the largest aircraft that could be hangared on the leasehold and shall be designed for a minimum 20 year life using the ~~following guidelines~~ current FAA standards.
9. Landside pavements ~~shall have a compatible look and performance as to any street/driveway pavement it shall abut.~~ shall be designed per the City's Local Development Orders.
10. ~~All pavements shall be designed for a minimum 20 year life using the following guidelines – airside to meet FAA standards for the aircraft to be parked and landside to meet equivalent axle load projections.~~

11. Any permitted airside vehicle access routes are to be a minimum of 12 feet wide.

Utilities:

1. Extension of Utilities to the proposed facilities shall be the financial responsibility of the Lessee.
2. All plan submittals shall include sufficient detailed information on all utility designs and design loads.
3. Work shall not commence until approval has been received by the City and all permits have been received.
4. Plan submittals shall indicate above ground utilities such as, but not limited to, condensers and transformers.
5. Sewer, gas, water, electric, and communication utilities shall be located underground.
6. The Lessee shall be responsible to restore all areas disturbed during the utility installation including pavement and grass areas.
7. All electrical wiring shall be in conduit and placed underground from the electrical power source to the hangar/building.
8. Septic tanks are not authorized for use on the airport.

Hangar Doors:

1. Types (Bi-fold, Hydraulic single swing, Track Mounted/rolling, accordion).
2. Hangar door clear opening shall be:
    a. Horizontal – equal to or greater than 80% of the width of the side of the hangar where the door is located (I.E. building width of 100 feet, hangar door clear opening shall be a minimum of 80 feet)
    b. Vertical – For a hangar door width of:
        i. Less than 40 feet, minimum door height shall be 14 feet
        ii. 40 feet up to 50 feet, minimum door height shall be 16 feet
        iii. 50 feet up to 60 feet, minimum door height shall be 20 feet
        iv. 60 feet up to 70 feet, minimum door height shall be 24 feet
        v. 70 feet up to 80 feet, minimum door height shall be 26 feet
        vi. greater than 80 feet, minimum door height shall be 26 feet
3. All hangar doors shall be installed in such a manner as to not obstruct the movement of any aircraft on an adjacent taxiway or taxilane or of another airport tenant outside the leased premises.

~~Leasehold Size:~~

~~1. Parcel length is determined from edge of taxilane or taxiway object free area (TOFA) to edge of roadway or established property line unless parcel already plotted.~~

~~2. Minimum parcel width is determined by width of hangar/out buildings coupled with required setbacks unless parcel already plotted.~~

~~3. Should a hangar back up to another hangar or building there are minimum separation requirements set forth by NFPA 409 standards irrespective of lease line location from back of hangar or outbuilding (from whichever structure may extend out furthest).~~

4. ~~Individually built hangars shall have a minimum 25 foot setback on each side or side of outbuilding (from whichever structure may extend out furthest) to establish the side yard~~

~~and minimum leasehold area unless one side abuts the runway restriction line~~

5. ~~Adjoining hangars sharing a common center wall shall be built by the same lessee. Such hangars shall have a minimum 25 foot side setback (Including ramp??) on the all unattached opposite sides from the parcel property line. Adjoining hangar aprons may or may not abut to each other.~~

    - Note 3, 4 & 5 were Moved to setbacks

Hangar/Building Characteristics:

1. At least one ~~toilet~~ bathroom facility is required for any stand-alone ~~hangar/outbuilding development whether personal or commercial use. Any~~ commercial use ~~of a~~ hangar or building. ~~will require the toilet~~ The bathroom facility must be constructed to be American Disabilities Act (ADA) compliant as required by local building code.
2. For non-commercial use hangars, bathroom facilities are required when:
    - There is no public use restroom within 400 feet of the proposed hangar development, or
    - The proposed development consists of, or will result in, more than 24 t-hangars in a specific location without access to a public use restroom, or
    - The proposed development will be a single hangar larger than 12,000 SF, or
    - The proposed development will be a divided hangar with more than 25,000 SF of total space.
3. Hangar/building materials shall be a metal building or concrete block or related material. ~~No~~ Wood or aluminum buildings are prohibited. The roof may be aluminum coated with a non-glare substance.
4. Hangar/buildings that produce glare or other effects that are hazardous to aircraft operation shall not be permitted.
5. ~~Hangar/building colors shall be neutral tones~~ The City shall approve building colors. Color sample(s) shall be provided with the building plan submittals.
6. The location of outside storage areas and the materials ~~used~~ required for screening shall be included on the site plan submitted by lessee. All materials used for screening shall be opaque and the same as or similar to the main or primary building or by installation of berms and landscaping acceptable to the City.
7. ~~Any~~ Hangar ~~over 10,000 square feet will require a approved NFPA sprinkler~~. shall have a fire suppression system if required by the current city adopted version of NFPA 409.
8. All mechanical equipment shall be housed within the building when possible or screened as defined in 6 above. When roof mounted equipment is required, it must be concealed by parapet walls sufficient to screen the equipment but no more than 42". Such parapet does not count against building height restriction as long as there is no violation of part 77 surfaces. Plumbing vents are the only non-screened roof penetrations allowed.
9. Any exterior equipment shall be enclosed or screened so as to be an integral part of the architectural design and not in public view. ~~Large pieces of equipment shall be located at~~

~~ground level.~~

10. Any hangar or building abutting or a part of the Airport Operation Area (AOA) is also considered part of the security fence system. Such hangar or building shall provide the only entrance ~~through the security fencing~~ to the airside operations area unless approved by the City. In addition lessee shall provide a chain link fence without gates separating the airside and the landside with not less than 6 feet chain link with 3 strand barbed wire on top between buildings to the property line to establish a security perimeter. If landscape screening is provided, it shall be located on the landside and no closer than 6 feet from the fence and maintained in a manner to preclude overgrowth onto the security fence.
11. The outside storage of hazardous materials or hazardous waste shall be prohibited as identified in the Airport Rules and Regulations.
12. Adequate lighting sufficient for safety and security is required and shall be installed on the building for both airside and landside areas and in general shall be uniform in style as determined by the City. Light fixtures that face a taxilane or taxiway shall not exceed 0.5 foot-candles at the edge of the taxilane or taxiway. Plan submittal shall include exterior lighting information including location. All lighting shall conform to the current City ordinance and the City's specifications and standards for off-street parking areas.

Landscaping:

1. Landscaping within the Airport Operation Area ~~(AOA)~~ for non-building and non-pavement areas shall have as a minimum natural ground covering and is limited to grass or very low lying vegetation for unpaved areas. ~~For safety reasons~~ No trees or shrubbery shall be permitted within the Airport Operation Area ~~(AOA)~~ (within the airport security or perimeter fence.)
2. ~~At least 20% of the total~~ All gross land area of a development site that is not paved or building shall be landscaped and can include grass or ground cover. ~~for the calculation~~. The landscaped areas shall be located on the site in such a manner as to maximize preservation of existing trees with priority given to specimen trees. Such landscaping should not be on the airfield side of any hangar or building construction that is not accessible by the public.
3. Landscaping shall not block sight distance or pose a traffic hazard.
4. All grass, trees, and shrubbery must be kept in good appearance at all times. If the Lessee fails to maintain these areas the City reserves the right to maintain them at an additional cost to the Lessee.
5. ~~Any free standing signage shall not exceed a height of 5 feet from the ground, shall be monument style, and constructed per city code.~~

Automobile Parking:

1. All parking shall be identified in the site plan ~~and shall conform to the following requirements~~.
2. Parking shall not be established or designated along the ~~front of~~ airside of the building or along the sides of the building.
3. ~~All parking must be identified in site plan.~~
4. Spaces shall be sized by City code ~~(currently 10 x 20 feet)~~ and ~~may~~ shall be marked.

5. Commercial use of a hangar must meet City code as to the number and size of ADA parking spaces required. ~~and size of parking spaces required. and shall meet the dimensions and the number required under ADA requirements and to be located in areas convenient to building entrances.~~

~~6. ADA spaces, if required, must meet the number and size as required by ADA regulations.~~

~~7.~~ Parking Spaces Required By Facility Type:

Box Hangar (Aircraft Storage Only)	_
1 Space per 1,500 square feet of hangar floor space (5 minimum) rounded up to the next space	_
Sample: 8,000 sq/ft hangar would require 6 parking spaces	
Box Hangar W/Office or Maintenance Space	_
1 Space per 1,500 sq/ft of hangar floor space (5 minimum)	and
1 Space per 200 sq/ft of office space (5 minimum)	and
1 space per 750 sq/ft of maintenance/shop space (5 minimum)	and
Sample: 8,000 sq/ft hangar (6) and 2,000 sq/ft of office (10) would need 16 spaces	
T-Hangar or Shared Wall Box Hangars w/individual unit size not exceeding 40'x40'	_
1 space for 50% of units	
GA Terminal/FBO Building	_
1 Space per 300 sq/ft of office space (5 minimum)	_
Airport Administrative Building	_
1 Space per 300 sq/ft of office space (5 minimum)	_
MES Building	_
1 Space per vehicle bay	and
1 space per 750 sq/ft of maintenance/shop space (5 minimum)	and
Example: a MES building with four bays (4) and 810 sq/ft (5) of shop space would need 9 spaces	

~~8. Stand-alone private non-commercial use hangar parking requires a minimum of two spaces for any total gross floor area (including any outbuilding floor area) not exceeding 2,000 square feet and a minimum of four spaces for a building exceeding 2,000 square feet up to 3,500 square feet. One additional parking space shall be required for each additional 1,500 square feet of gross floor area above 3,500 square feet. Such number of spaces shall be rounded up or down to the nearest 1,000 square feet. (Does Building code cover this)~~ ~~**(FHB Staff Checking – For Discussion)**~~

~~9. Non-commercial use of hangar exempt from ADA requirements.~~

10. ~~Any~~ All parking areas ~~next to a hangar or building~~ shall have car stops or curbs placed at least five feet from the closest sidewalk, hangar or building.

11. All parking areas shall be setback at least 10 feet from ~~other~~ the lessee's lease lines.

~~East Area:~~

1. ~~Stand-alone non-hangar buildings are permitted on the non-airfield side of Jamestown Road and must be an approved commercial only use.~~
2. ~~A commercial building not attached to a hangar shall provide its parking behind the building. Such a building may not be located on the airfield side of Jamestown Road unless as part of a hangar development and then parking may be between the building and Jamestown Road.~~
3. ~~For non-hangar buildings the front yard shall be the side facing is considered Jamestown Road.~~
4. ~~Non-hangar buildings or hangars fronting Jamestown Road must have set back of at least 25 feet from the street.~~
5. ~~Internal Access driveways off from Jamestown Road shall be 20 feet wide.~~
6. ~~Minimum curb cuts will be allowed from off Jamestown Road – in general, use of joint-use driveways to serve several buildings will be required to provide access to a public street. Only in exceptional circumstances is more than one (1) curb cut permitted.~~
7. ~~No parking will be permitted along Jamestown Road.~~
8. ~~Common use driveways along Jamestown Road shall be used as much as possible.~~

Compliance with Building Codes

The building codes and restrictions for buildings and structures at the Airport shall run with the land and be binding to all parties and all persons on Airport property.

All buildings constructed, erected, or placed upon any lot within the borders of the Airport shall conform to all government zoning and use requirements.

All Building and structures shall comply with all current federal, state and local requirements.

Refuse

No storage of waste, refuse, material, or equipment shall be permitted outside the building. Where necessary, dumpsters should be located at the rear of a structure/site and should be enclosed with an opaque wall. The enclosure should be constructed of a masonry building material that is the same as, or similar to, the primary structure and have gates made of metal.

PLANNING ADVISORY BOARD AGENDA ITEM
City of Fernandina Beach

SUBJECT:

ITEM TYPE: LDC Text Amendment

REQUESTED ACTION:

SYNOPSIS:

CITY ATTORNEY COMMENTS:

Tammi E. Bach, City Attorney 4/3/2019
Kelly Gibson, AICP, Planning Director 4/3/2019

Kelly N. Gibson, AICP

Date: April 03, 2019

Submitted By: Kelly Gibson, AICP, Planning Director

OFFICE USE ONLY

REC'D: _____ BY: _____

PAYMENT: $ N/A TYPE: _____

APPLICATION #: _____

CASE #: 2019-06

BOARD MEETING DATE: APRIL 10, 2019

PLANNING ADVISORY BOARD APPLICATION

- ☐ ZONING MAP AMENDMENT (≤ 10 acres $1,000 / > 10acres $2,000)
- ☒ LAND USE MAP AMENDMENT (≤ 10 acres $1,000 / > 10acres $2,000)
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- ☐ VOLUNTARY ANNEXATION ($1,500)
- ☐ Revision to each PAB Application
  To offset additional display ad fee ($400)

APPLICANT INFORMATION

Owner Name: CITY OF FERNANDINA BEACH, FLORIDA

Mailing Address: 204 ASH STREET FERNANDINA BEACH, FLORIDA 32034

Telephone: 904-310-3100 Fax: _____

Email: DMARTIN@FBFL.ORG

Agent Name: _____

Mailing Address: _____

Telephone: _____ Fax: _____

Email: _____

PROPERTY INFORMATION

Street Address: N/A

Parcel Identification Number(s): _____

Lot Number: _____ Block Number: _____ Subdivision: _____

Section: _____ Township: _____ Range: _____

PROJECT INFORMATION

Total Number of Lots/Parcels: _____

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

Existing Zoning Classification: _____

Existing Future Land Use Classification: _____

Previous Planning/Zoning Approvals: _____

Description of Request:

LAND DEVELOPMENT CODE TEXT AMENDMENTS (PAB CASE #: 2019-06): CITY OF FERNANDINA BEACH, FLORIDA REQUESTS LAND DEVELOPMENT CODE TEXT AMENDMENTS TO MODIFY REQUIREMENTS FOR TELECOMMUNICATION FACILITIES WITHIN SECTION 7.01.02 FACILITIES IN PUBLIC RIGHTS-OF-WAY AND SECTION 6.01.00 TELECOMMUNICATION FACILITIES LOCATED OUTSIDE OF PUBLIC RIGHTS-OF-WAY.

_____

SIGNATURE/NOTARY

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

4/3/19 — Date

Signature of Applicant

NICOLE BEDNAR
MY COMMISSION # FF929607
EXPIRES February 02, 2020
(407) 398-0153 FloridaNotaryService.com

STATE OF FLORIDA
ss
COUNTY OF NASSAU

Subscribed and sworn to before me this 3rd day of April, 2019.

Notary Public: Signature

Nicole Bednar
Printed Name

Feb. 2, 2020
My Commission Expires

Personally Known X OR Produced Identification _____ ID Produced: _____

Nassau County and City of Fernandina Beach

Wireless Master Plan

THIRD DRAFT

February 13, 2019

Prepared by:

CityScape Consultants, Inc.

7050 W Palmetto Park Rd, #15-652

Boca Raton, FL 33433

(877) 438-2851

www.CityScapeGov.com

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Board of County Commissioners:

Justin M. Taylor, Chairman

Daniel B. Leeper, Vice-Chairman

Aaron C. Bell

Pat Edwards

Thomas R. Ford

County Manager:

Michael S. Mullin, Esq.

County/City Staff:

Adrienne Burke, AICP, Esq., PEO Asst. Director, Nassau County

Kelly Gibson, AICP, Planning Director, Fernandina Beach

Taco E. Pope, AICP, PEO Director, Nassau County

EXECUTIVE SUMMARY

The Wireless Master Plan was commissioned by Nassau County (County) and The City of Fernandina Beach (City) in a proactive effort addressing wireless infrastructure development throughout the County. The usage of smart wireless devices are growing and are an integral part of communications for residents, students, businesses and emergency services throughout the County. Because of this growing demand of services, the need for more infrastructure is increasing.

The Wireless Master Plan examines the existing infrastructure to define the deployment patterns and current wireless coverage. The areas in need of wireless services are determined and the numbers of facilities necessary to create a complete wireless representation is projected. Recent federal and state legislative changes prompted local ordinance revisions to uphold compliance and encourage deployment.

Throughout the Wireless Master Plan development there were public outreach meetings designed to educate the public on wireless industry trends, strategies and practices and offered polling to allow all stakeholders the opportunity to participate in the process. For convenience the meetings were held in three different areas of the County as follows:

Initial Public Outreach Meetings and polling:

- 8/15/17 - 7 pm, James S. Page Government Complex, Yulee
- 8/16/17 - 6 pm, American Beach Community Center, Fernandina Beach
- 8/17/17 - 6 pm, Callahan Fairground Multi-Purpose Facility

Second Public Outreach Series:

- 3/20/18 - 6 pm, James S. Page Government Complex, Yulee
- 3/22/18 - 6 pm, City Hall Commission Chambers, Fernandina Beach

The County and City's wireless communication infrastructure is the backbone for the impending development so all existing infrastructure was assessed and cataloged. Countywide there are a total of one hundred and one (101) towers and base stations which consisted of ninety nine (99) existing facilities and two (2) proposed facilities. Of those there are thirty five (35) within the City jurisdiction which included sixteen (16) small cell facilities and one (1) facility located south of the City boundary but within the one and a half mile perimeter.

Mapping was conducted throughout the process and presented at the Outreach meetings to illustrate the wireless service environment throughout the County and the City. The predicted high and low frequency maps identify the approximate coverage and showcase the areas that have limited wireless coverage or gaps in services. Approximate projections were determined taking into consideration the previous deployment pattern, trends of the technology, population density and variables of the area.

The projected number of new facilities needed in both the rural and urbanized areas of the County are estimated to be twenty (20) new macro towers at the height of approximately eighty (80') to one hundred fifty feet (150') tall. These macro towers are necessary as the backbone to fill in the network gaps to meet coverage and capacity needs County-wide over the next ten (10) years. It is estimated that hundreds of small cell antennas mounting at the height of approximately thirty-five (35') to forty feet (40') are needed to meet anticipated 5G demands over the next decade. It is probable that most of these small cell facilities will be in the rights-of-way (ROW) parallel to major thoroughfares and along local streets in the urban residential districts.

Updating the local wireless communication facility ordinance was completed in conjunction with the Wireless Master Plan. The local code was brought into compliance with the 2017 Florida State legislation HB 687 and new federal regulatory changes in the Federal Communication Commissions (FCC) First and Third Report and Orders through January 2019. Highlights of the update includes:

- Standards for small wireless facilities in the ROW
- Promotes the use of concealed antenna and towers
- Provides a wireless facility siting table listing collocation as the preferred type of installation and a non-concealed tower as the last preferred option
- Siting table developed from the citizen responses at the Initial Public Outreach meetings
- Development standards to promote a balance between the needed wireless infrastructure while maintaining aesthetic integrity of the County and City, which was the sentiment voiced during the polling process

The Wireless Master Plan in its entirety is an in-depth study of the wireless communication service coverage throughout Nassau County and The City of Fernandina Beach. This plan offers projections and standards for the County that encourages complete wireless coverage taking into consideration all stakeholder input making this an all-inclusive plan to follow for the next decade.

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INTRODUCTION

Nassau County embarked on a county-wide Wireless Master Plan project as a proactive approach to address poor wireless service coverage, visual concerns of future additional wireless infrastructure and recent changes in federal and state legislation. The approach of the Wireless Master Plan provides strategies to address existing and future deployments in and around Nassau County (County) and the City of Fernandina Beach (City).

This illustrative document details planning guidelines specific to the study area of the City and County. The initial narratives and figures provide explanations on the fundamentals of wireless communication to emphasize the importance of how personal wireless services began and continues to improve and progress. The mapping and engineering analyses identify existing gaps in network coverage and indicate local areas with high demand capacity issues. The community outreach meetings facilitate stakeholder feedback offering guidance for design standards and siting preferences that created the framework for the updated public policy.

CityScape Consultants, Inc., an engineering firm specializing in radio frequency design, developed the Wireless Master Plan in partnership with the County and City to encourage deployment of a robust wireless network throughout the County with minimal visual impact to the landscape.

The Wireless Master Plan includes:

- A brief tutorial on wireless fundamentals;
- An analysis of existing wireless infrastructure throughout the study area;
- An overview on the methodology of network deployment practices;
- A synopsis of the considered characteristics of the study area;
- Theoretical propagation mapping indicating gaps in service;
- Ten year projection maps for potential future network deployment patterns; and
- Policy recommendations aligned with federal and state law amendments for managing future towers and base stations over the next ten to fifteen years.

Wireless Communication Fundamentals

Generation Evolution

The **First Generation** of wireless telecommunications technology is known as 1G and was introduced in the 1980's. The first cellular phones operated in the low band 850 megahertz (MHz) frequency and allowed the radio signal from the antenna on the tower to travel beyond a five mile radius provided the signal was unobstructed by buildings or terrain.

Early 1992 marked the deployment of **Second Generation** known as 2G technologies which operated in the 1900 MHz frequency. The 1900 MHz frequency, also known as high band frequency, converted the technology from an analog to digital signal. Calls placed on the 1900 MHz system were audibly clearer. However, this high band signal did not travel as far as the low band signal, so the number of facilities required for this frequency range nearly tripled to provide basic 2G coverage.

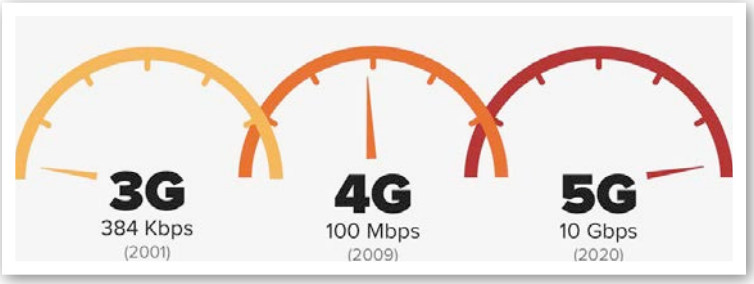
Third Generation, also known as 3G was launched in the early 2000's and introduced mobile download speeds and increased penetration of signal strength for indoor usage. This technology also permitted multi-media messaging (MMS), photo transfer, video conferencing and basic other applications. Network operating platforms, nationally and internationally, were inconsistent between markets during the implementation of 3G networks because of the adoption by different carriers of Time Division Multiple Access (TDMA) and Code Division Multiple Access (CDMA) as competing operating platforms.

In 2010 **Fourth Generation** (4G) Smartphones were introduced and offer a wide variety of services including e-mail, news, music, cameras for still photos and videos, global positioning services, Internet commerce and millions of downloadable applications for just about any use. One of 4G's greatest advancements of the global cellular network operating standard has been the transition to Long Term Evolution (LTE) services. The new universal LTE and LTE-Advanced platforms promote efficient use of spectrum, faster download speeds and continued development and use of smart devices. Technology advancements in 2015 resulted in upgraded, leading edge Smartphones and devices that support remote access to Internet based cloud data storage.

The future of the wireless industry will include continued upgrades to existing networks; improving and increasing network capacity and purchasing additional licenses in the 700, 1700-1800, and 2100-2400 MHz frequencies. The Federal Communications Commission (FCC) is opening more spectrum to be used on top of most of the initial frequencies assigned in all previous generations.

Fifth Generation known as 5G along with the future reassignment of some television frequencies will add more spectrum that is required to meet the growing demand.

The purpose of **Wireless Broadband** technology is to provide high-speed wireless Internet access or computer networking access over a wide area. The FCC revised the definition of wireless broadband to mean Internet access with download speeds of at least 25 megabits per second (Mbps) and upload speeds of at least 3 Mbps. High-speed broadband is necessary for Smartphones, tablets, laptops, hand held devices and machine to machine (M2M) devices. Because of this revised standard there are few wireless service providers that effectively meet the current definition. Fifth generation technology is intended to address this issue and offer high speed broadband. Future deployments will eventually exceed the FCC definition and focus on implementation into full broadband services.



Network design for 5G technology is in testing stages and network standards are not finalized but will expand with a focus on implementing full broadband services. It is anticipated that 5G will open opportunities for providers beyond those currently authorized in the County. The implementation of 5G is highly technical and while many existing frequencies will be used, providers will likely expand into the Super High Frequencies (SHF) between 3 gigahertz (GHz) to 30 GHz and Extremely High Frequencies (EHF), between 30 GHz and 300 GHz spectrum. Fifth generation networks will require smaller sized antenna mounted at lower heights on facilities spaced closer together. The spacing between facilities is predicted to be between 165 feet to 1,650 feet depending on the population density of the area to be served. Fifth generation networks are expected to sufficiently compete directly with today's fastest computer networks with download speeds well above 100 Mbps. The advanced technologies will allow all forms of communications and entertainment to be streamed, resulting in the eventual elimination of Digital Subscriber Lines (DSL) and cable/satellite television and will provide the underlying communication technology that will enable many wireless features including autonomous vehicles.

Types of Infrastructure

Macro Towers

As defined in the FCC Report and Order, released October 21, 2014 in WT Docket 13-283, commonly referred to as the FCC's "Report and Order", a wireless tower is "a structure built for the sole or primary purpose of supporting any commission licensed or authorized antennas and their associated facilities". **Macro Towers** are high powered sites intended to cover sizable geographic areas for basic voice service, texting capabilities and Internet access. These macro towers require a strong structure and have large antenna with coaxial

cables connecting the antenna to the ground equipment. The macrocell site footprint is large with infrastructure spaced between one and three miles apart and can accommodate between 1,750 and 2,500 devices simultaneously for voice and texting. When large amounts of data such as streaming video is being used many less devices can be used simultaneously. Macro towers can either be concealed or non-concealed and comprise the majority of the towers deployed and constructed to date within the County.

Figure 1: Monopole, Lattice, Guyed Non-Concealed Towers

Monopoles are freestanding towers consisting of a single shaft usually composed of two or more hollow sections attached to a foundation. They are designed so that all feed lines can be installed inside the structure so they are not visible. A lattice tower is tapered consisting of vertical and horizontal supports with multiple legs, cross bracing and metal strips or bars to support antennas. Guyed towers are a single truss assembly with cross bracing sections that are attached to each other and supported by a series of wires that are connected to anchors placed in the ground or on a building. Examples of non-concealed towers are shown in Figure 1.

A concealed tower is one that is not readily identifiable as a wireless facility and is designed to visually blend in with its surroundings. Concealed towers are disguised to look like something other than a tower. For example, a faux tree is painted and has manufactured branches covering the monopole and a unipole design is a monopole with fiberglass shields covering the antennas which may or may not have a flag affixed atop. Popular concealed tower examples are shown in Figure 2.

Figure 2: Faux Tree, Unipole, Faux Silo Concealed Towers

There are many other designs of camouflaged sites and as designed may be difficult to detect.

Base Stations

A **Base Station** as defined in the FCC Report and Order is, "a structure or equipment at a fixed location that enables Commission-licensed or authorized wireless communications between user equipment and a communications network. The term does not encompass a tower...". Non-concealed base stations are shown in Figure 3.

Figure 3: Water Tank, Rooftops Non-Concealed Base Stations

Base station examples include transmission equipment mounted on top of buildings, water tanks, tall signage, utility lines, existing silos or any other above ground structure not built for the sole purpose of supporting wireless equipment. Concealed base stations are shown in Figure 4. Some types of base station concealment include faux dormers and chimneys, elevator shafts encasing the equipment or just antenna and feed lines painted to match the color of a building or structure.

Figure 4: Faux Dormers Concealed Base Stations

Small Wireless Facilities

There are various types of infrastructure that is considered in the small cell category with many options for small cell design. **Small Cell** sites accommodate a much lower number of subscribers and are mainly used to fill in needed network capacity in areas of high demand. Small wireless facilities are typically installed in right-of-ways on light poles and street lights and in residential areas where macro sites are

Figure 5: Concealed Small Cell Towers

difficult to deploy. Small cell are also mounted on buildings and used indoors at sporting stadiums, malls, office buildings and convention centers.

The ground equipment consumes less space and can be mounted on the structure, on the ground or vaulted underground.

Figure 6: Non-Concealed Small Cell Base Stations

Small cell towers and base stations can be concealed, partially concealed or non-concealed as shown in Figures 5 and 6.

In Florida to be considered a small wireless facility the structure must meet both of the following qualifications:

1. Each antenna is located inside an enclosure of no more than six (6) cubic feet in volume or, in the case of exposed antenna elements, if enclosed could fit within an enclosure of no more than six (6) cubic feet; and
2. All other wireless equipment associated with the facility has a cumulative volume of no more than twenty-eight (28) cubic feet.

Distributed Antenna Systems (DAS) are also considered in the small cell category. This system is a series of low powered antennas connected by fiber optics and often used in higher density populated areas, see Figure 7 DAS diagram. Distributed antenna systems may be placed inside buildings (iDAS) for increasing wireless signals only within the building. Often they are placed within large structures such as stadiums or corporate headquarters where high demand capacity is needed. Outdoor distributed antennas systems (oDAS) can often be seen in the utility right-of-way (ROW) on top of utility poles, street light poles or traffic signal poles.

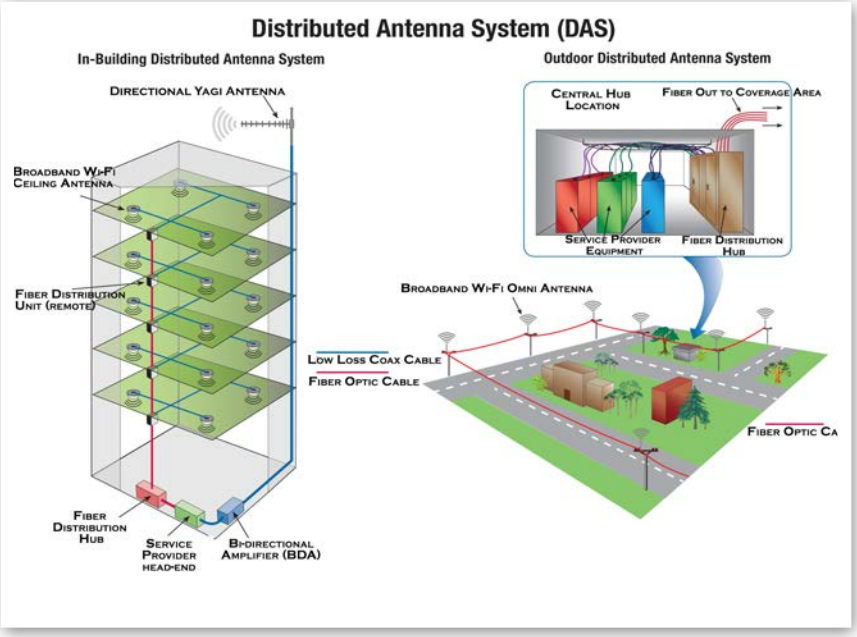


Figure 7: DAS Diagram

Technological advances and predicted demand have many small cell infrastructure developers racing to obtain leasing rights and approvals for facilities in right-of-ways. These companies are seeking quick approval processes and low cost for deployment. There are pros and cons to these types of installations. The upside of small cells in the ROW is its close proximity to residential dwellings and vehicles. The downside is that citizens may not want new small cell facilities in the ROW in their front yard. A combination of small cell and macro sites is necessary for a robust wireless network system throughout the County.

Wireless Spectrum and Frequency

Wireless telecommunications operate using frequencies on the radio spectrum as illustrated in Figure 8.

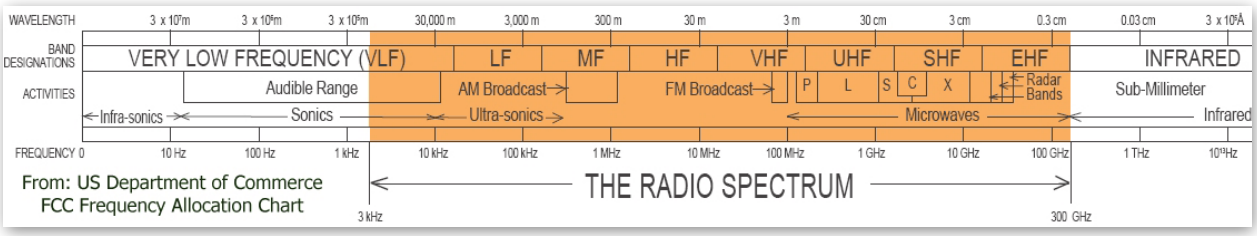


Figure 8: FCC Frequency Allocation Chart Image US Department of Commerce

These radio waves travel in space to and from the tower or base station to the mobile device to provide the necessary information for communication. The antennas at each end of the transmission are what create and intercept these radio waves and converted back to electrical signals as shown in Figure 9.

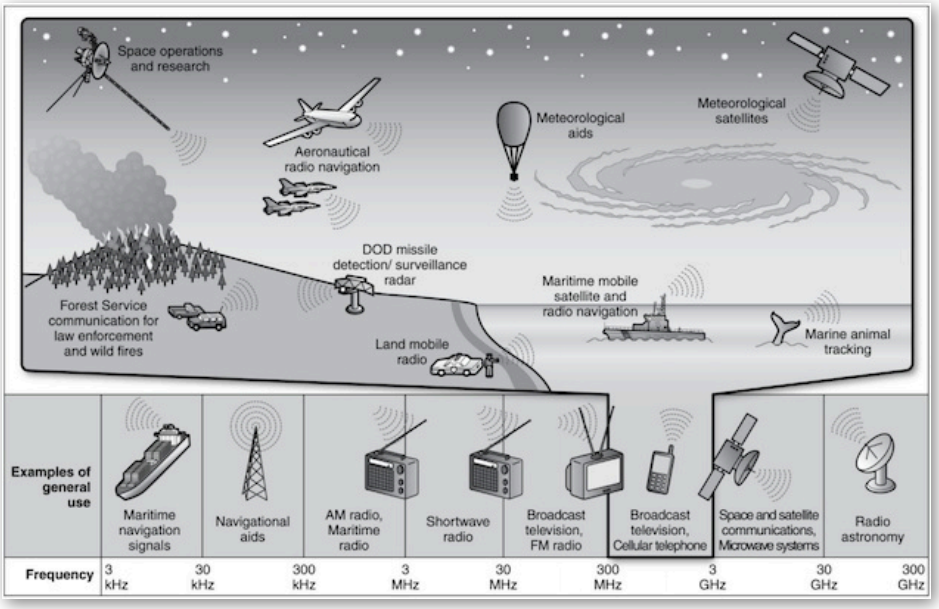


Figure 9: Radio Waves Diagram by Satcompost.com

Cellular communications is the concept of using a network of towers or base stations that are each responsible for service within a geographic "cell". Because the amount of radio spectrum is limited, it is the cellular design that allows the reuse of frequencies beyond a group of cells as depicted in Figure 10.

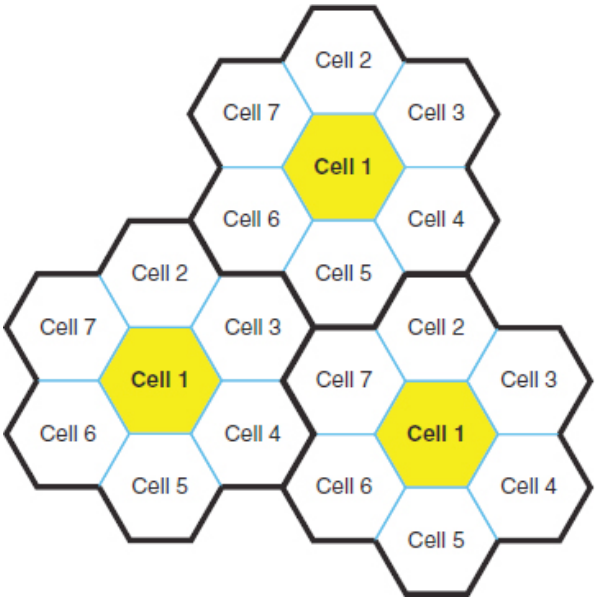


Figure 10: Cellular Design nap.edu

Personal wireless services currently use radio spectrum divided into two distinct bands, commonly described as low (700-850 MHz) and high (1,700-2,100 MHz). The different frequencies yield different overall areas of coverage and clutter penetration. Signals from antenna using low frequency networks cover larger geographic areas and can effectively penetrate through clutter better, allowing the signal to enter through windows and walls of buildings. Antenna using high frequency networks provide greater reception quality but have a smaller service area footprint and do not cut through clutter as effectively. As the demand for wireless broadband increases the FCC has had to allocate more spectrum in even branch out into other frequencies. The planned future evolution to 5G has initiated testing for these new frequencies that were previously thought to be unusable for cellular communications.

Community Information

Nassau County Characteristics

Nassau County is located in the northeast corner of Florida just north of the City of Jacksonville. The overall land area of Nassau County is 648.64 square miles with the eastern part of the County parallel to the Atlantic Ocean and the northern and western County lines contiguous to the State of Georgia.

The major north-south transportation corridors are Interstate 95 (I-95); US Highway 1 (Hwy 1)/ Old Dixie Highway/Lem Turner Road and US Highway 17 (Hwy 17). The primary east-west corridor is State Road 200 (SR 200) and Stadler Road. At the coast Florida State Road A1A (SR A1A) turns and serves as the north-south main corridor along the island area.

According to the United States Census Quick Facts, the population estimate for Nassau County in 2010 was 73,310 and the 2016 population estimate was 80,662. This equates to an estimated population increase of ten percent (10%) over the six year period.

Due to the significant contrast of population and land use characteristics countywide, the County is sectioned into five regions. These five regions are referenced as study areas and are delineated as listed below and as shown in Figure 11.

- Incorporated Island Area - the City of Fernandina Beach
- Unincorporated Island - areas outside of the City of Fernandina Beach corporate limits
- Incorporated Non-Island Area
- Unincorporated Non-Island Area - East of I-95
- Unincorporated Non-Island Area - West of I-95

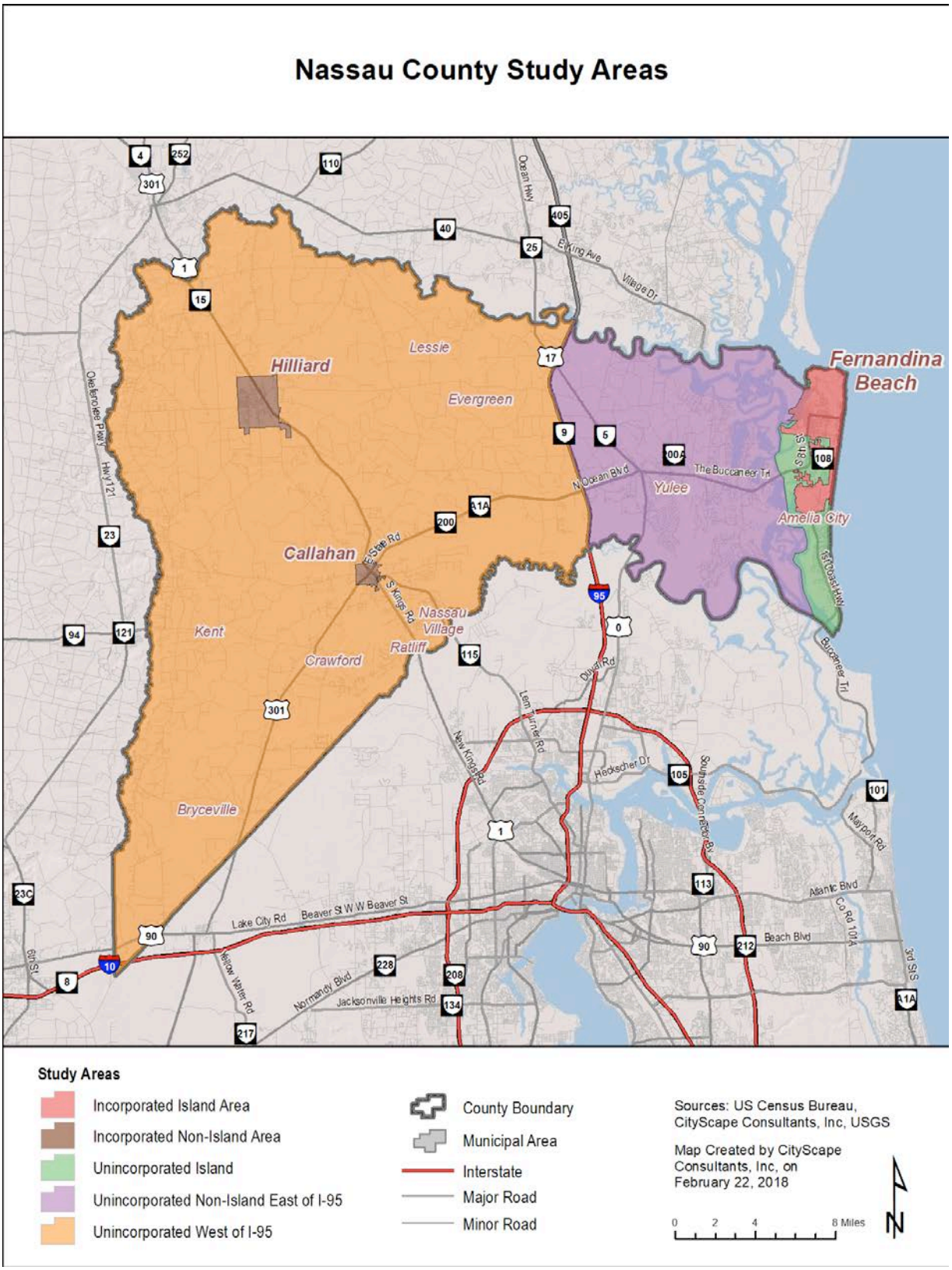


Figure 11: Nassau County Study Areas

The City of Fernandina Beach and the unincorporated area of Amelia City are the most densely populated areas within Nassau County. Other clusters of the more densely populated areas are found in the City of Yulee and to the east in the City of Callahan and to the south in the City of Hilliard and to the south and southeast. The remaining areas of the County have lower population densities.

Nassau County does not have current population estimates so the American Community Survey (ACS) of the US Census data was used as an approximate baseline population for each study area as depicted in Table 1. The land area in square miles excludes bodies of water and marshlands while the total square miles include these areas.

	Study Areas	Land Area Square Miles	Total Square Miles	Population	Population Density People/ Square Miles
	Incorporated Island Area	10.8	12.23	12,156	1,126
	Unincorporated Island	8.57	15.01	9,417	1,099
	Incorporated Non-Island Area	6.43	6.89	4,334	674
	Unincorporated Non-Island Area East of I-95	69.11	124.34	25,929	375
	Unincorporated Non-Island Area West of I-95	430.12	505.27	24,259	56

Table 1: Baseline Population by Study Areas

CityScape used road traffic data to determine the seasonal impact on the County's population along with the seasonal vacation home data from the 2010 Decennial to geographically distribute the influx of seasonal residents and tourists. Generally the County has the lowest population in late December that gradually builds and peaks during the month of May. The summer months of June and July also have population escalations due to tourists vacationing at Nassau County beaches. In August the seasonal population declines and plateaus to the off peak numbers until around Thanksgiving through late December.

Figures 12 and Figure 13 demonstrate the population density variations between the peak and off peak times throughout the County.

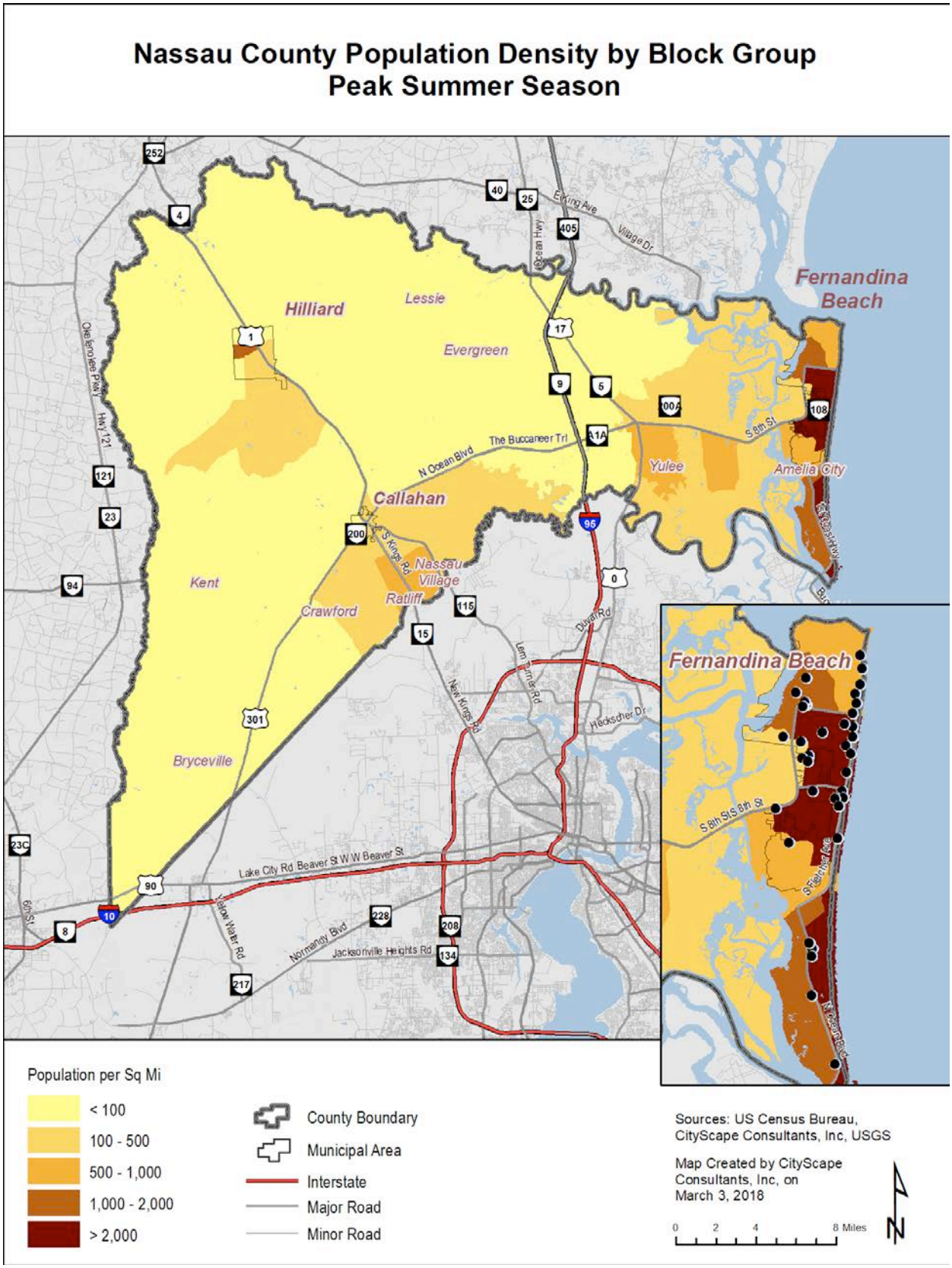


Figure 12: Nassau County Population Density Peak Season

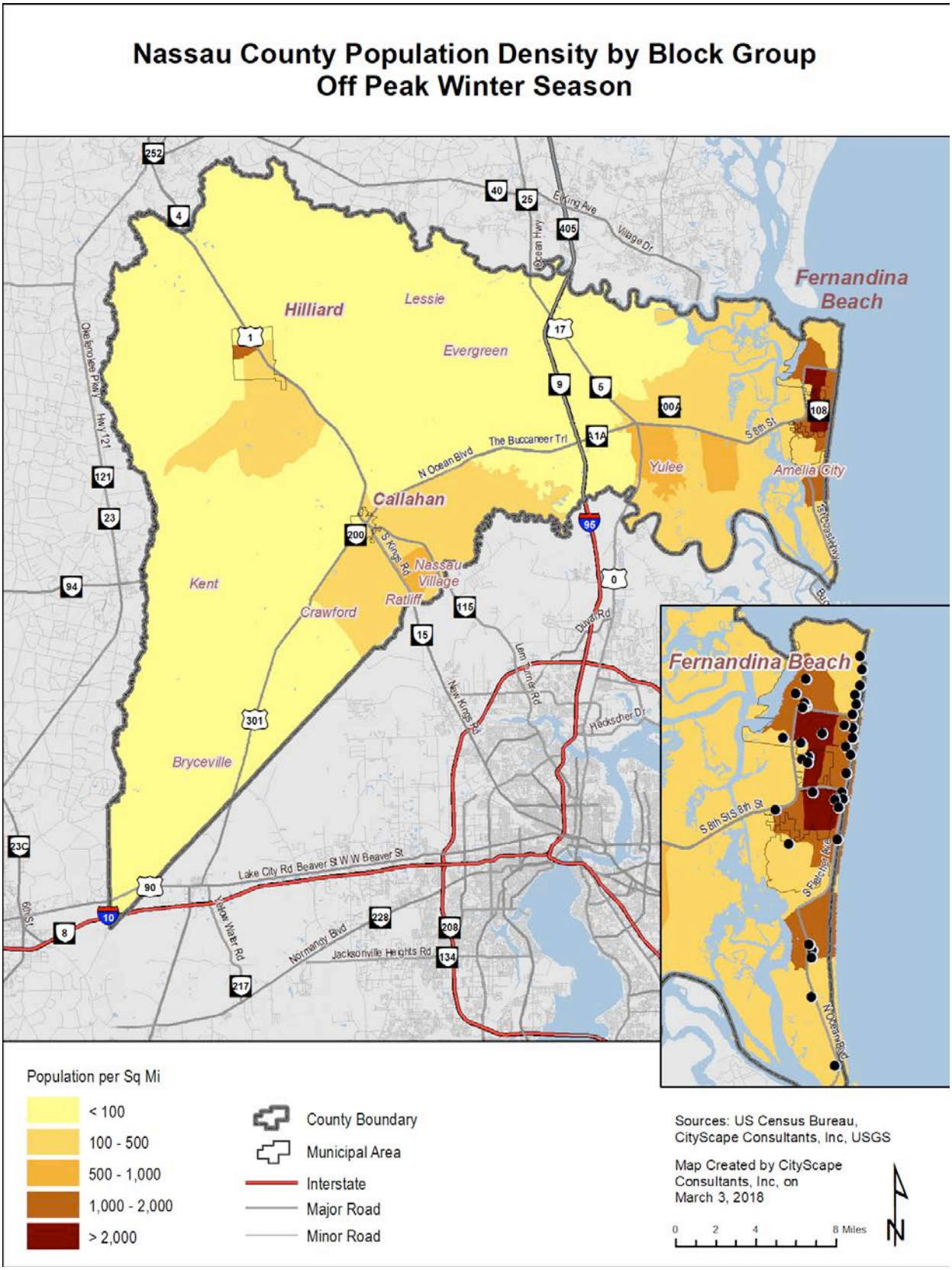


Figure 13: Nassau County Population Density Off Season

Nassau County Wireless Industry Stakeholders

Prior to granting cellular licenses in 1980, the United States was divided into 51 regions by Rand McNally and Company. These regions are described as Metropolitan Trading Areas (MTA). The spectrum auction conducted by the federal government for the 1900 MHz bands for 2G, further divided the United States into 493 geographic areas called Basic Trading Areas (BTA). Nassau County is located in the "Jacksonville" MTA 37 and the "Jacksonville, FL" BTA 212.

The following wireless service providers have purchased licenses to offer broadband, fixed wireless services, mobile radio, phone and or television in the low MHz frequencies (600-800 MHz) in Nassau County: AT&T; BPC Spectrum LLC, Continuum 700, Dish; and; Verizon Wireless.

Wireless service providers operating in the high operating frequencies (1700- 2690 MHz) include: AT&T Wireless; Clearwire; MetroPCS Communications, Inc.; Sprint; T-Mobile; and Verizon Wireless.

Most network service providers do not own the structures on which they attach their equipment. Tower owner companies typically construct and market tower space for lease to wireless service providers. A service provider may also contract with a tower owner to construct a tower in a particular location and once the facility is constructed, the service provider will lease back space on the newly constructed tower.

There are several tower companies within the County who own and lease vertical real estate including but not limited to: Affinity LLC, American Tower Corporation (ATC); CTI; Crown Castle International (CCI); Insite; JEA; NexTower; SBA Communications Corporation; Skyway Towers; Vertical Bridge and a variety of public agencies and broadcast companies.

Nassau County Wireless Inventory

The wireless inventory is created from the data retrieved through CityScape's assessment process. The assessment process includes an extensive online research and collection of assessment data from numerous sources, including but not limited to, County wireless infrastructure permits, FCC registration and wireless service provider and tower owner direct information. Using the collected assessment data, CityScape prepared mapping using GIS shape files provided by the County. CityScape assessed each individual site by visiting each location and acquiring all available information about the facilities including ownership, tenants, type of structure, condition of site, signage, etc. All information was assembled into a data table to create the wireless inventory.

The inventory catalog is used as the baseline for current, and future deployment patterns.

CityScape assessed a total of one hundred and one (101) towers and base stations countywide. These antenna sites are documented in the Inventory Catalog provided in Appendix A. There are a total of ninety-eight (98) numbered sites in the inventory because one site contains multiple towers and two facilities were identified after the completion of the assessments and were given a numeric and alphabetical identification. The summary of the infrastructure types, owners and heights are shown in Table 2.

LOCATION	INFRASTRUCTURE TYPE	#	INFRASTRUCTURE OWNER	#	INFRASTRUCTURE HEIGHT	#
Outside ROW	Guyed Tower	15	Affiniti, LLC	12	30′ - 40′	17
Outside ROW	Lattice Tower	35	American Tower Corporation	16	60′ - 105′	9
Outside ROW	Monopole Tower	12	Crown Castle International	36	118′ - 153′	21
Outside ROW	Concrete Tower	13	SBA	7	160′ - 199′	13
Outside ROW	Base Station	5	CTI, JEA, NexTower, Skyway (2 towers each)	8	200′ - 250′	12
Outside ROW	Concealed Towers	3	Public	5	310′ - 400′	5
Inside ROW	Non-Concealed Small Cell Towers	14	Other	2	253′ - 300′	16
Inside ROW	Concealed Small Cell Towers	2	Not Built	3	420′ - 500′	3
Proposed	Approved But Not Constructed	2	Unknown	3	Unknown	3
	TOTAL	101	TOTAL	101	TOTAL	101

Table 2: Nassau County Infrastructure Type, Owner and Height

The current wireless deployment pattern throughout Nassau County is predominately in and around the population centers and along the major traffic corridors. The rural areas have minimal wireless infrastructure. The majority of the towers are non-concealed macro sites with the only concealed towers in the Island areas of the County.

There are sixteen (16) small cell wireless facilities that have recently been installed within the City of Fernandina Beach. The northern portion of this network is north of Atlantic Avenue and runs parallel to Fletcher and Tarpon Avenues. The southern portion of the network is south of Atlantic Avenue with facilities on side streets that are perpendicular to Fletcher Avenue. All of these small wireless facilities are maintained within the City right-of-ways.

There are a number of geographic areas with an abundance of towers. In the vicinity of the intersection of SR 200, SR A1A and I-95 there are five lattice towers, site numbers 44,45, 46, 47 and 48 ranging in heights from two hundred twenty nine feet (229′) to three hundred three feet (303′). The tower at site number 46 is possibly in the Florida Department of Transportation right-of-way and the other four towers are within a mile of each other. This type of deployment pattern is typical when land use development standards do not strongly

promote collocation or the new tower application and review process is favorable to new tower construction.

The lack of continuous infrastructure parallel to I-95 and along SR 15 and SR 115, south of Callahan, is unusual since most wireless service providers tend to have continuous in-vehicle coverage along major transportation corridors. The population densities south of Callahan and around Amelia Island justify the need for additional wireless infrastructure, as does the rural areas of the County that contain no existing towers or base stations. The Nassau County complete map of the tower and base station inventory is shown in Figure 14.

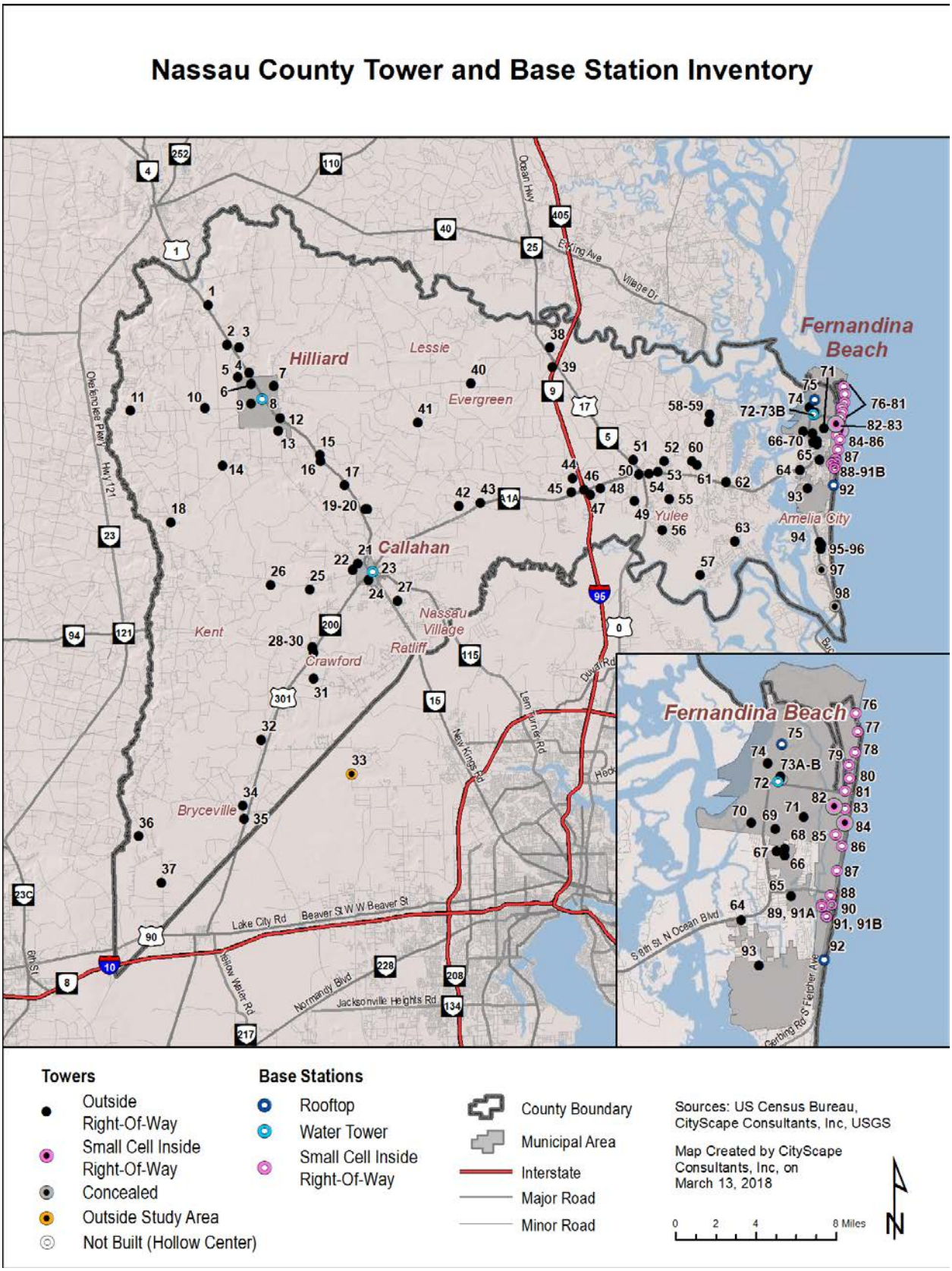


Figure 14: Nassau County Tower and Base Station Inventory

City of Fernandina Beach

The City of Fernandina Beach, also referenced as the Incorporated Island Study Area, is approximately 11.13 square miles in size and according to the 2016 US Census Quick Facts has an estimated population of 12,459. Thirty-five (35) wireless communication facilities are identified within the City's jurisdictional boundary and one (1) is located south of the City within the included one and a half mile study perimeter. A summary of the infrastructure types, heights and owners are shown in Table 3 while Figure 15 shows the location of the tower and base station inventory within the study area.

Most of the wireless infrastructure is either in the right-of-way along the ocean shoreline or in the western part of the City. Large voids of wireless infrastructure are found north of Atlantic Avenue and south of Sadler Road. Four of the tallest towers have more than one wireless tenant on the tower; four have only one tenant; and four have no tenants. Maximizing the use of these existing structures going forward will help reduce the number of new macro towers needed inside the City's jurisdictional boundary.

LOCATION	INFRASTRUCTURE TYPE	#	INFRASTRUCTURE OWNER	#	INFRASTRUCTURE HEIGHT	#
Outside ROW	Guyed Tower	2	Affiniti, LLC	4	30' - 40'	15
Outside ROW	Lattice Tower	3	American Tower Corporation	15	60' - 105'	3
Outside ROW	Monopole Tower	4	Crown Castle International	6	118' - 153'	5
Outside ROW	Concrete Tower	4	Insite	1	160' - 199'	5
Outside ROW	Base Station	3	SBA	2	=230'	1
Outside ROW	Concealed Tower	1	Unknown	4	Unknown	3
Inside ROW	Small Cell Facilities	15	Proposed	3	Proposed	3
Inside ROW	Proposed Small Cell Facilities	3				
	TOTAL	35	TOTAL	35	TOTAL	35

Table 3: City of Fernandina Beach Infrastructure Type, Owner and Height

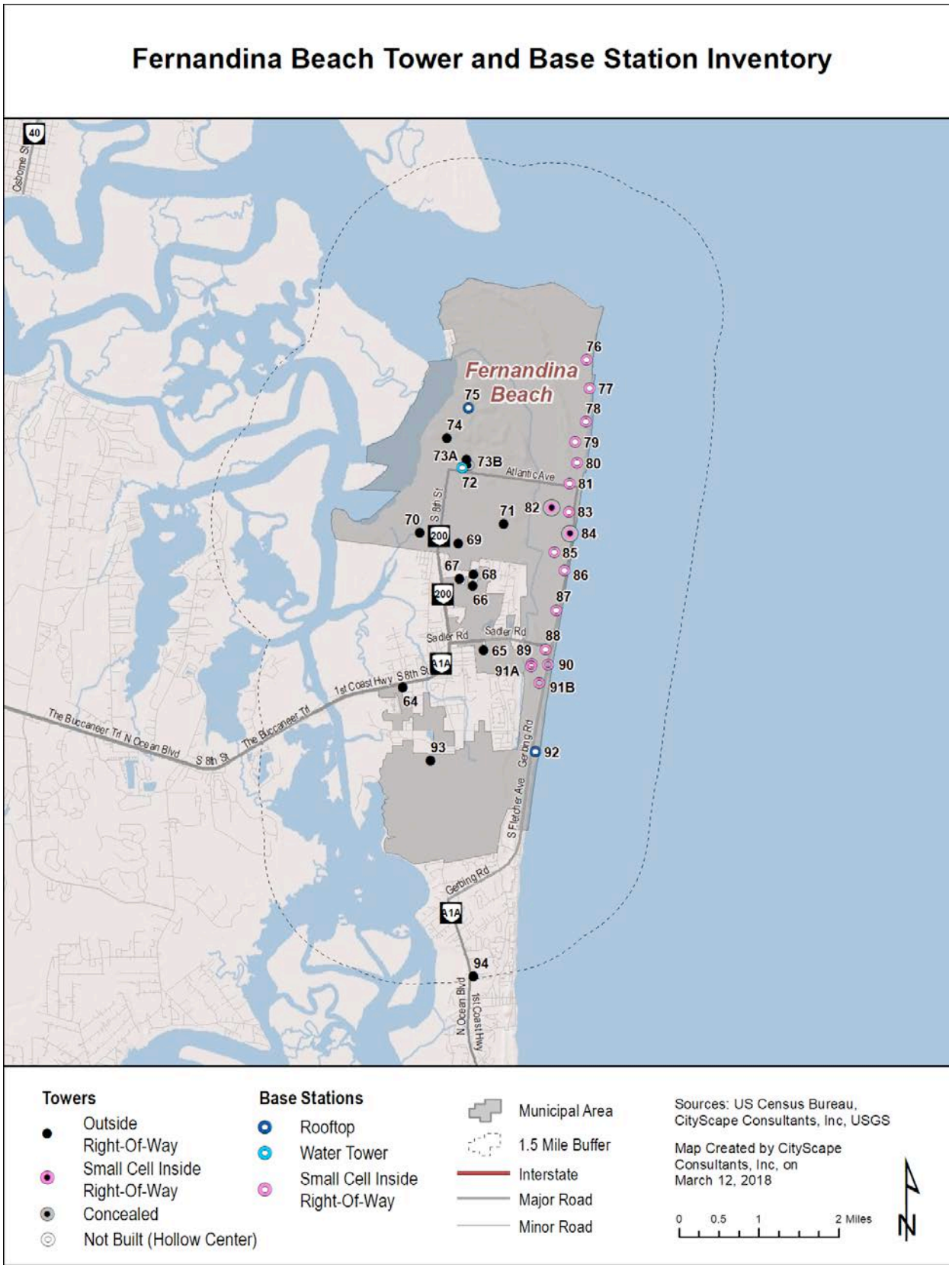


Figure 15: Nassau County Tower and Base Station Inventory

Wireless Infrastructure Analysis

Wireless Network Planning

As previously explained, wireless service providers utilize radio spectrum to provide service through a network of towers or base stations. Ideally, the service should be seamless, however seamless coverage can only occur when a provider's facilities are properly placed. It is understandably not possible to populate the entire earth with towers and base stations, so as subscriber needs are addressed, a new site or sites are commissioned. Many times, the number of subscribers within a particular cell can exceed the limits creating an overload of that cell, therefore additional infrastructure is needed to break up the cell to make it smaller to accommodate the high demand of less subscribers.

There are many complex variables which affect network planning, including:

- Effective Antenna Height and Topography
- Impact of Ground Clutter
- Capacity and Peak Subscriber Usage and Bandwidth
- Search Area Radii

Antenna Height, Topography and Ground Clutter

Ground elevation and antenna heights play a significant role in the engineering analysis for estimating future projections. Typically the higher the antenna the larger the geographic area serviced by the wireless signal. However, terrain and ground elevation needs to be factored in to the equation of antenna height. For example, a set of antennas mounted on a tower at two hundred feet (200') could provide less coverage than antennas mounted at one hundred feet (100') on a different tower if the latter tower is located on a hill that would effectively raise the antennas above their surroundings. Nassau County is relatively flat and in the western part of the County higher antenna mounting elevations is necessary due to the lower ground elevation. These higher antenna elevations allow for a larger area to be covered. Nassau County has minimal variations in topography which allows for a clearer line-of-sight signal.

An unobstructed line-of-sight pathway between elevated antennas and wireless devices is ideal for optimal performance. However, in actuality many natural and manmade obstructions are within a signal's path. In addition to topography, ground clutter such as trees, vegetation and buildings are typical obstructions affecting the signal. Ground clutter is an important consideration in the network analysis and many factors are contemplated when determining the actual impact of clutter. Tree density, types of trees and seasonal changes are just a few of those factors. Although Nassau County has limited seasonal changes, the rainy season is taken into consideration. Also contemplated in the analysis are the density of buildings and the effective height of the antenna. Higher antenna height in relationship to the user's device will reduce the impact of clutter. From a wireless engineering perspective, the antenna height

is the primary factor for best overall wireless service, both in providing coverage and minimizing clutter effect. To demonstrate the clutter effect, a wireless facility operating across open water will provide better coverage than that of the same type of facility located in a downtown setting with tall buildings.

Capacity, Peak Subscriber Usage and Bandwidth

Base population estimates and subscriber data are used for wireless network planning. Engineers use this information to determine if additional infrastructure is needed in a prescribed area. While there are generic planning tools for locating sites, other factors such as subscriber density, usage profiles, peak subscriber usage and available antenna heights each contribute to the required distance spacing between each facility. As a rule of thumb, each site is estimated to facilitate the usage of approximately 1,750 to 2,500 separate devices at any given time. This number varies depending on the amount of bandwidth being used due to the activities of each device (i.e. talk, text, streaming, etc.). As the bandwidth usage increases, each antenna site will reach capacity and need to decrease its geographic footprint to service a smaller number of subscribers to avoid overloading the network. Over the next ten years as 5G technologies are developed, one macro site will service significantly less devices. That estimated number of devices is predicted to be between only 500 and 1,200 separate devices at any given time. This prediction is based on the ever-increasing customer demand and usage of wireless devices. Because the number of subscribers will be lower per site, Nassau County can expect to see an increase in the number of macro sites. The number of small cell sites will also increase and take some of the load off of the larger macro facilities. Small cell deployment is underway with the small wireless facility network currently in the Incorporated Island Study Area. This type of deployment will continue in order to keep up with the demand for wireless services throughout the rest of the County over the next ten years.

Search Rings For Proposed Coverage Areas

When a wireless service provider identifies an area needed for improved service a radio frequency (RF) engineer designs a search ring. The search ring is designated to either fill in a gap of service or to provide relief for over capacity networks within that designated ring. From an engineering perspective, any location within the search ring is considered acceptable for the new infrastructure. The location of the selected property relative to the ideal location within the search ring typically dictates the required antenna height taking into consideration the previously described variables.

Generally, in areas where signal coverage is the objective, taller macro towers are preferred to allow for greater antennas heights to serve a larger geographic coverage area. Taller towers also provide collocation opportunities for other wireless service providers. The shorter the facility, the smaller the coverage area of the facility, which then results in a greater number of towers or base stations required within each search area.

Search Area Radii for Macro Sites

Search ring calculations for the low and high band frequencies are shown in Tables 4 and 5. The tables utilize the "Okumura-Hata" propagation path loss formula for low band frequencies and the "COST-231" formula for high band frequencies, respectively. Maximum coverage radii for typical in-vehicle coverage is calculated for various tower heights, reduced by twenty percent (20%) to account for a reasonable handoff zone, then divided by four to obtain a search area radius for each tower height. For example, an antenna mounted at one hundred feet (100') would have a search ring radius of 0.72 miles for low band antennas, and a 0.36-mile radius for high band antenna.

LOW FREQUENCY ANTENNA MOUNTING HEIGHT	50'	100'	150'	200'
Radius, miles	2.5	3.6	4.4	5.0
Allow for handoff	2.0	2.9	3.5	4.0
Search ring, miles	0.51	0.72	0.88	1.00

Table 4: Okumura-Hata Propagation Low Band Frequency Formula

HIGH FREQUENCY ANTENNA MOUNTING HEIGHT	50'	100'	150'	200'
Radius, miles	1.3	1.8	2.1	2.5
Allow for handoff	1.1	1.5	1.7	2.0
Search ring, miles	0.27	0.36	0.43	0.5

Table 5: COST-231 Propagation High Band Frequency Formula

Site Planning Analysis

Theoretical Root Mean Square Maps

CityScape provides a series of maps to illustrate the number of antenna locations that would be necessary to provide wireless coverage across the geographic study area. Theoretical Root Mean Square (RMS) maps represent facilities with a connected pattern of overlapping circles that illustrate the coverage area for a tower or base station, without consideration of terrain, clutter, subscriber base or network capacity. A wireless device trying to communicate with another device or with the Internet must be within this network coverage area. Wireless devices outside the coverage area will not function reliably. To design the wireless network, RF engineers overlay circular cells over the geographic area intended for wireless service. The center dot in the middle of the smaller circle is the preferred location for a facility to serve an intended coverage area, while the outer circles represent the overall coverage area. The smaller circle within each larger circle is called the search area and is considered to be the best location for new infrastructure. In reality, site patterns are not exactly circular because topography, clutter, climate, type of site being constructed and the size and location of the subscriber base.

These maps are used to indicate the number of antenna locations necessary to provide wireless service for a given geographic study area. This hypothetical network identifies the minimum number of tower or base station locations required for one service provider to provide service.

CityScape reviewed the existing tower and base station inventory and applicable height regulations for the County and City determining the average tower height for wireless communications purposes to be approximately eighty feet (80') in the urban areas of the City and County and one hundred fifty feet (150') in the suburban and rural areas of the County.

Figures 16 through19 represent a hypothetical theoretical build-out of equally apportioned antennas mounted at a height of either eighty feet (80') or one hundred fifty feet (150') for a single service provider excluding topographic, clutter and population density considerations.

The dots on the maps indicate ideal antenna locations. The smaller circle around each dot represents the acceptable search ring for locating the antennas and the overall green shaded circle around each dot and search ring is representative of the coverage area of the antenna.

Figure 16 illustrates that thirty eight (38) antenna locations all mounted at either eighty feet (80') or one hundred fifty feet (150') would be needed for complete countywide coverage by a low frequency service provider; and Figure 17 shows it would take one hundred and three (103) locations to cover the same area for a high frequency coverage provider.

Inside the City of Fernandina Beach limits it will take two (2) antennas mounted at eighty feet (80') in the low frequency spectrum and eight (8) in the high frequency spectrum as shown in Figures 18 and 19.

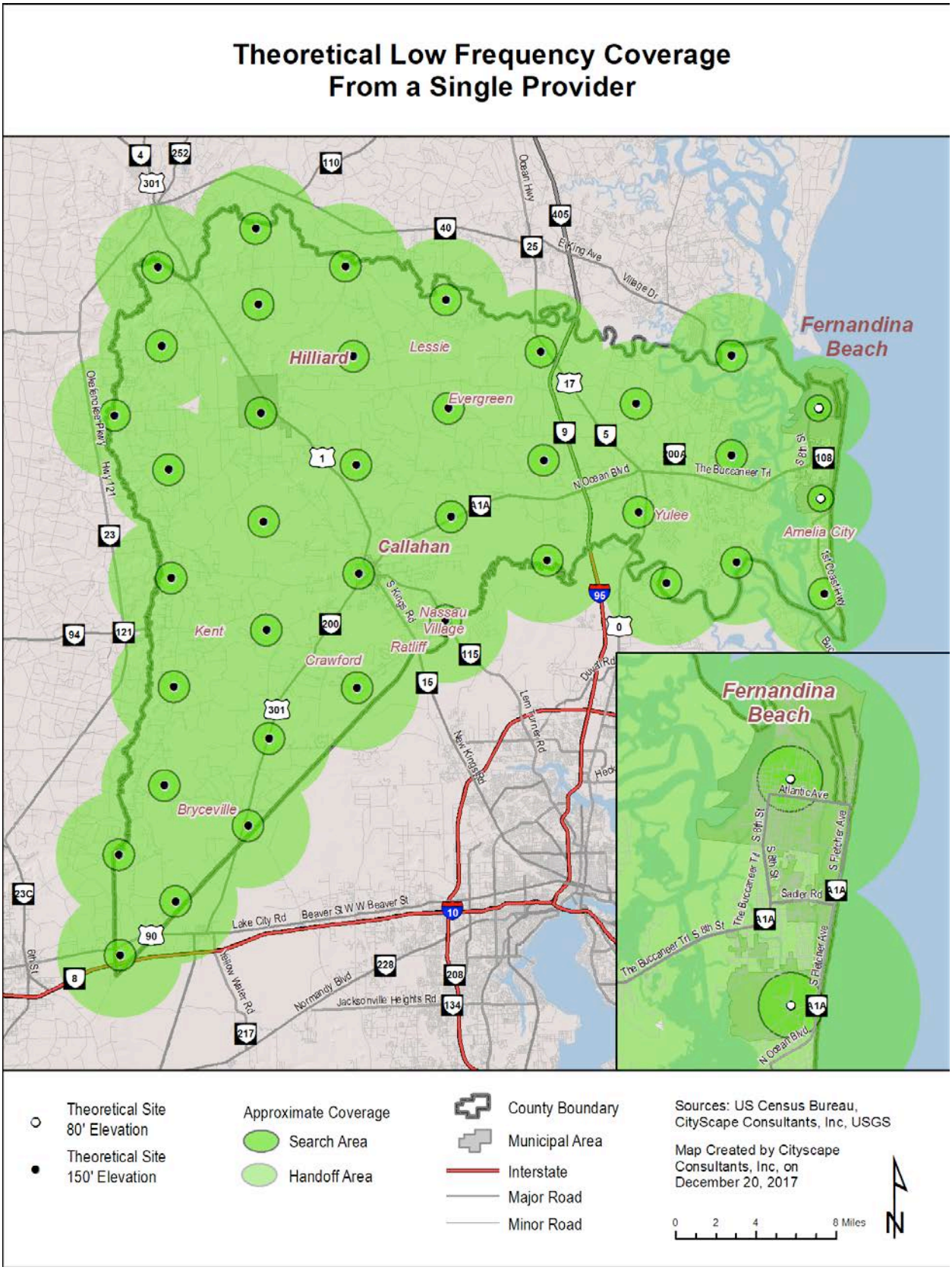


Figure 16: Nassau County Hypothetical Build-Out - Low Frequency Without Terrain Considerations

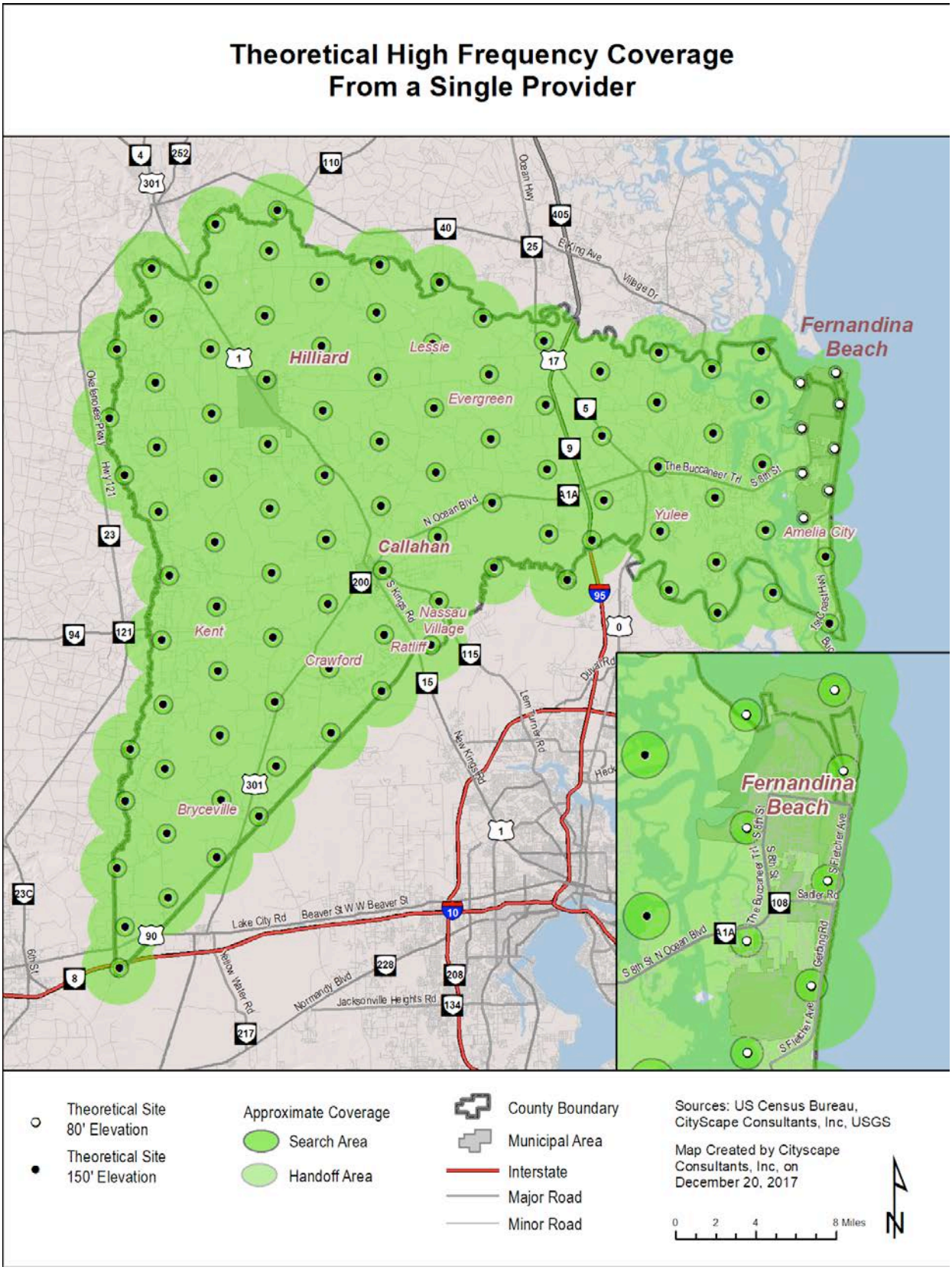


Figure 17: Nassau County Hypothetical Build-Out - High Frequency Without Terrain Considerations

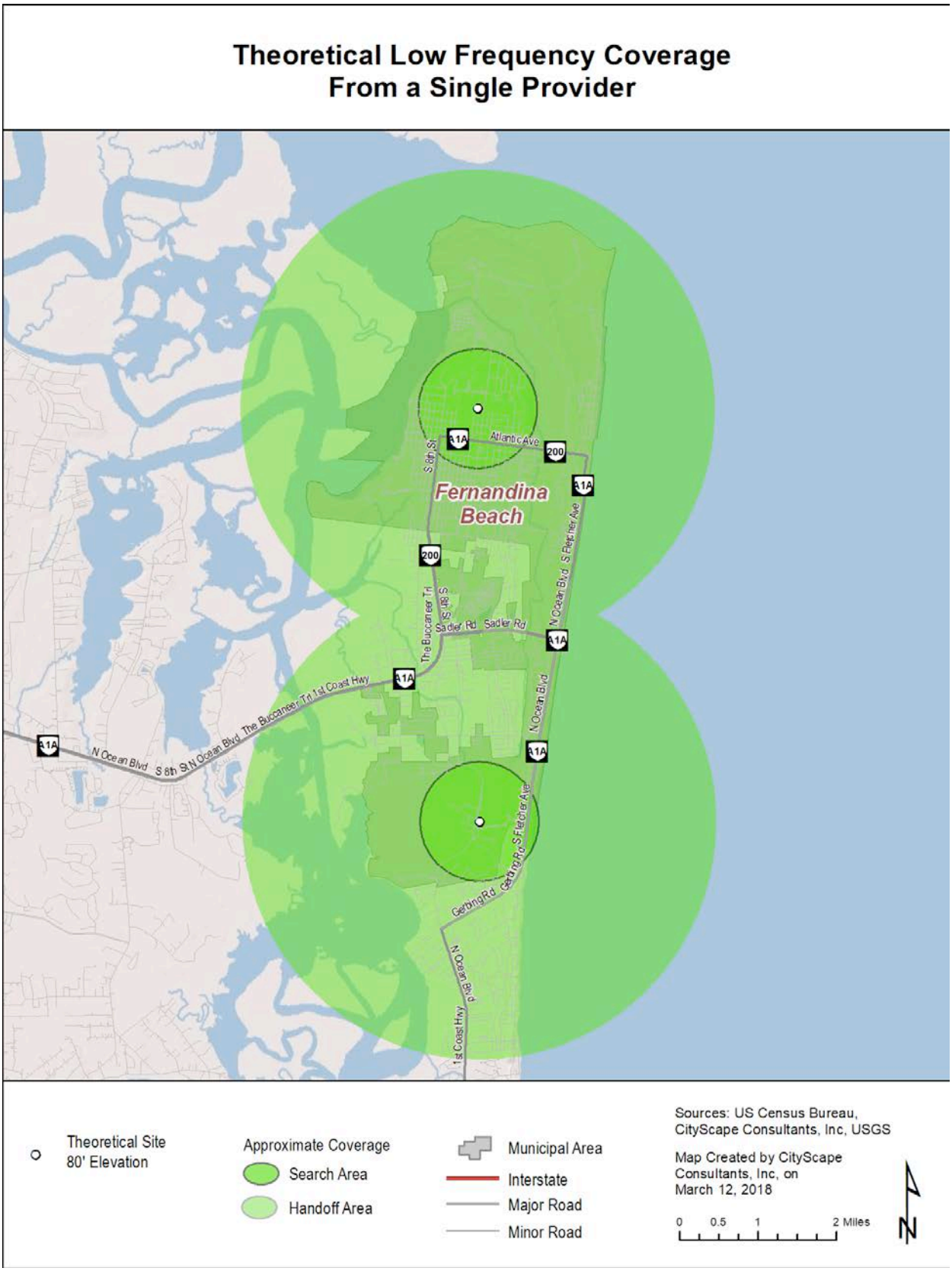


Figure 18: City of Fernandina Beach Hypothetical Build-Out - Low Frequency Without Terrain Considerations

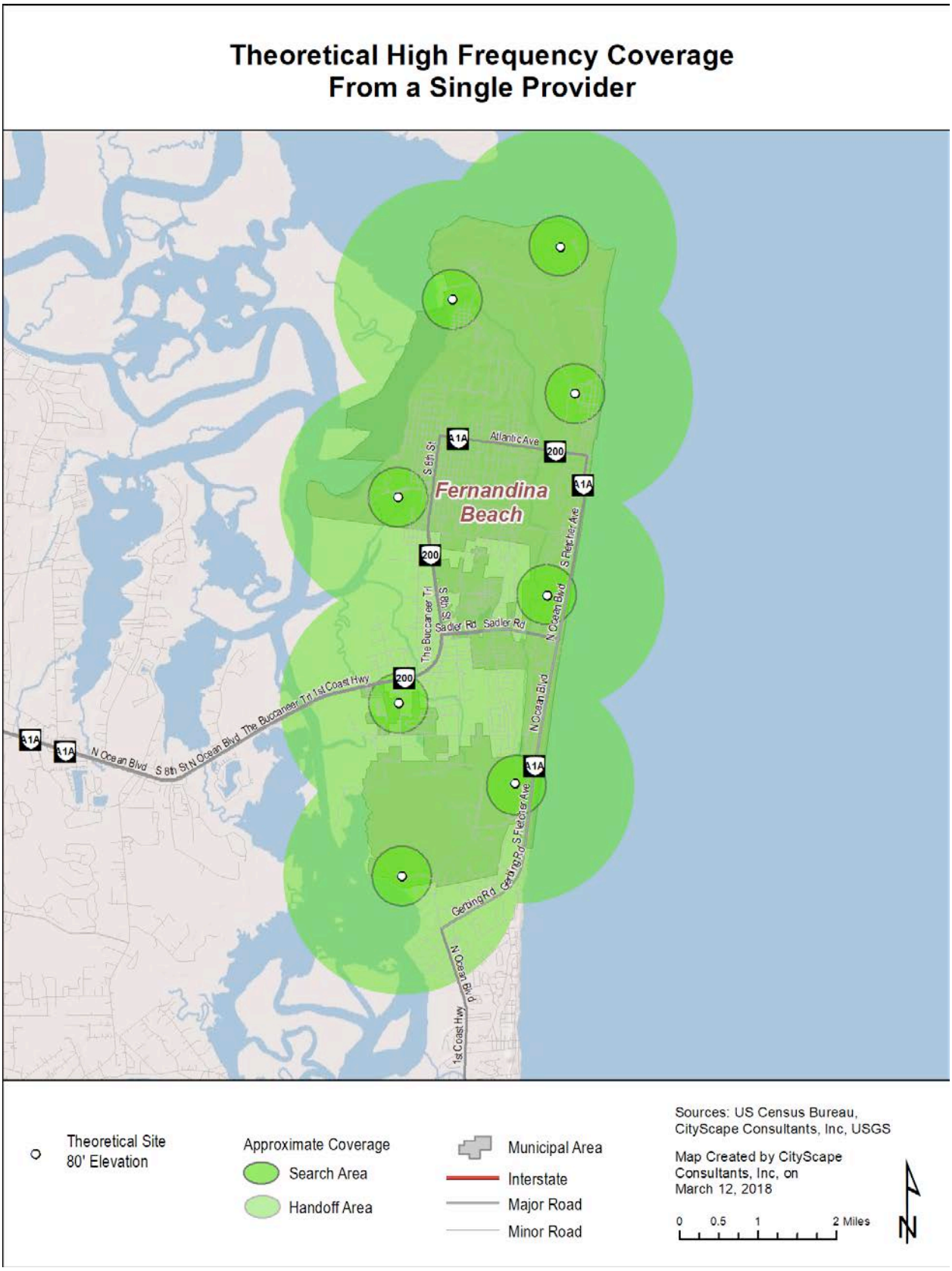


Figure 19: City of Fernandina Beach Hypothetical Build-Out - High Frequency Without Terrain Considerations

Predicted Coverage Mapping

Predicted coverage mapping is a process where software is used to predict the level of wireless service coverage within a designated area. Signal strength is a term used to describe the quality of operability between the antenna and the wireless device. The stronger the signal, the better the wireless device and all the application features will work. A reduced signal means a better chance of dropped or failed calls or a malfunction of the application features. The distance between the antennas on the infrastructure and the location of the person using the device and the location of the person whether indoors or outdoors are two variables that affect signal strength.

The level of propagation signal strength is shown through the gradation of colors from yellow to blue. The closer the proximity to the antenna, the brighter shade of yellow appears and the better quality of wireless service. As distance increases between the wireless device and the antenna, shades of green, blue and gray appear indicating geographic service areas with average, acceptable, and unacceptable signal strength, respectively. Table 6 provides further explanation of the color-coding relative to the propagation signals.

SIGNAL STRENGTH	SIGNAL STRENGTH COLOR	SIGNAL STRENGTH DESCRIPTION
Superior	Yellow	Strong enough to operate within most buildings
Average	Green	Strong enough to operate in a vehicle, but not inside most buildings
Acceptable	Blue	Strong enough to operate outside, but not in vehicles or buildings
Unacceptable	Gray	Marginal or no service

Table 6: Propagation Signal Description

The predicted modeling of coverage from all existing facilities using the known antenna locations and heights illustrate the propagation levels of coverage for low and high frequencies, with considerations for topography, clutter and population density. The areas in blue, green and gray represent geographic areas with minimal coverage or areas indicating a network at capacity overload, which is resulting in diminished or unacceptable service. These coverage areas in gray are a visual representation of gaps in service and indicate the need for additional wireless services in order to improve wireless coverage and capacity overload.

The predicted modeling methodology or process assumes the same wireless service provider is on each tower and base station in the existing inventory. This assumption is for modeling purposes only and it is recognized that not all service providers are on every facility however; the infrastructure is in place to possibly accommodate future collocations.

The mapping in Figures 20 through 31 illustrated by study area shows that most of the incorporated areas of Fernandina Beach, Hilliard, Callahan, Yulee and Amelia Island have more continuous coverage compared to the rural areas of the County. The Hwy15/301 corridor north of Callahan and SR 200/A1A west of Yulee has average service with no significant gaps in coverage. The remaining geographic areas and corridors throughout the County have minimal, incomplete or no wireless network coverage. The geographic areas with no service areas and average/acceptable service areas are indicators where new infrastructure will be needed over the next decade.

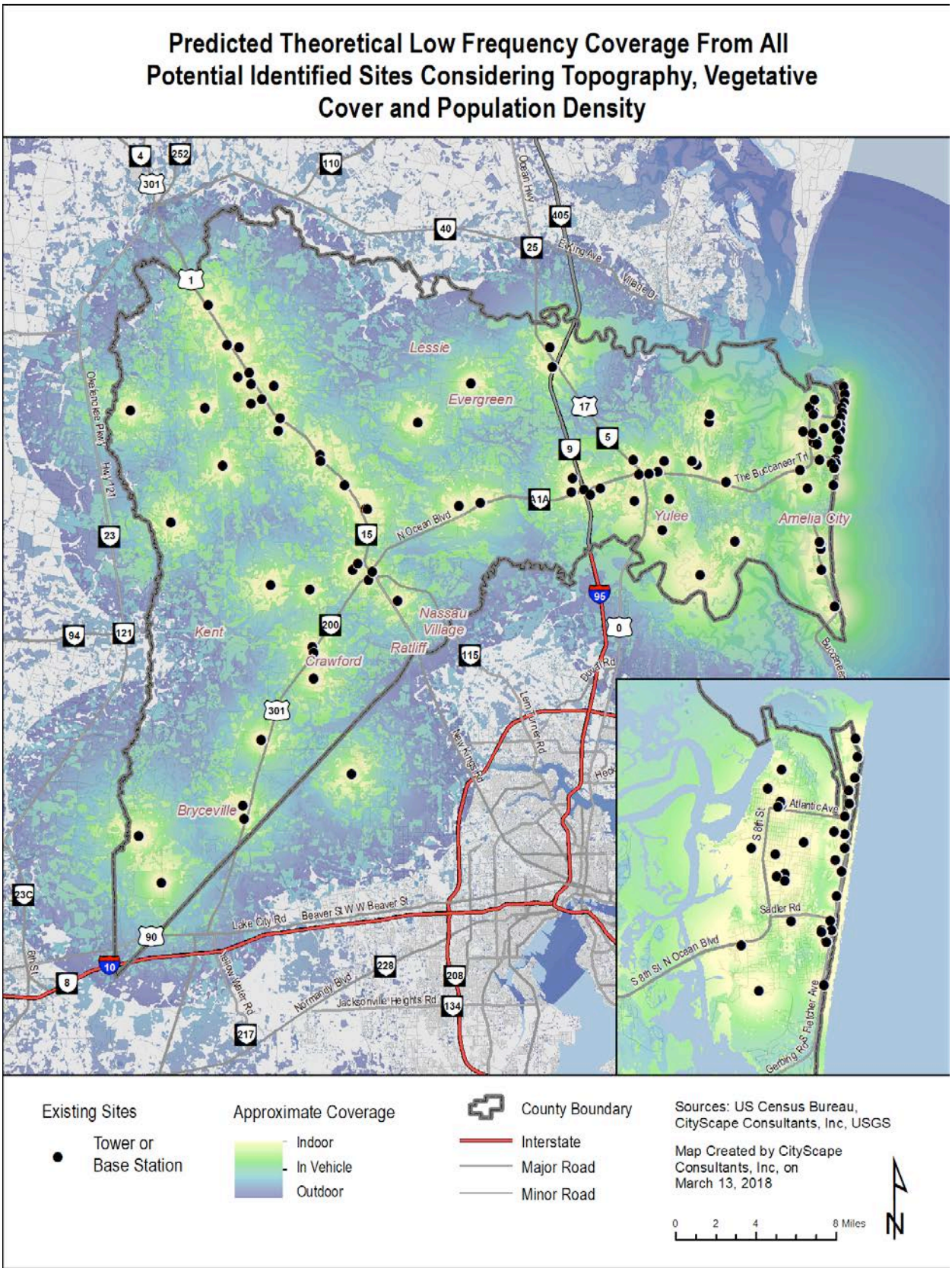


Figure 20: Nassau County Low Frequency Predicted Coverage

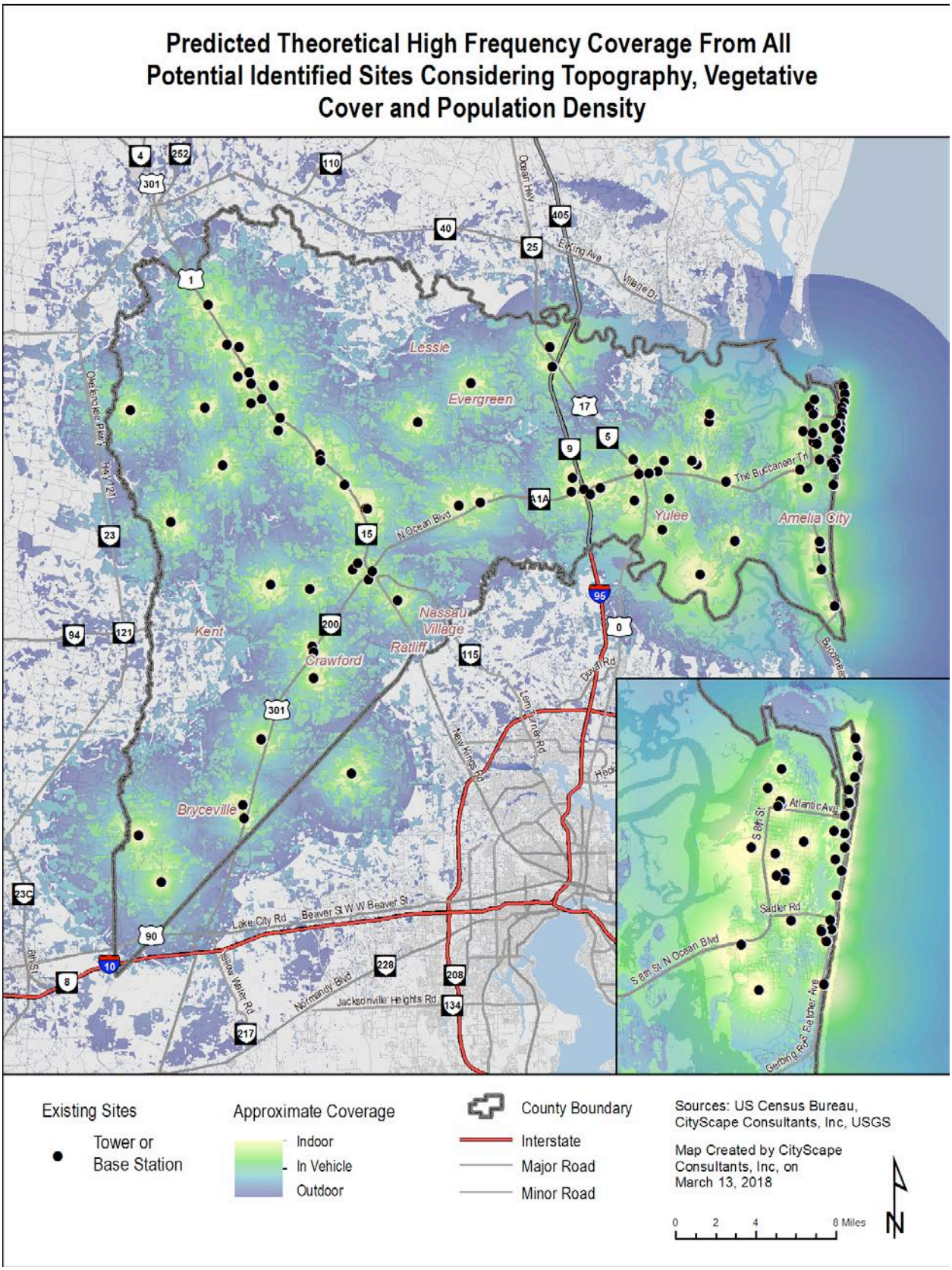


Figure 21: Nassau County High Frequency Predicted Coverage

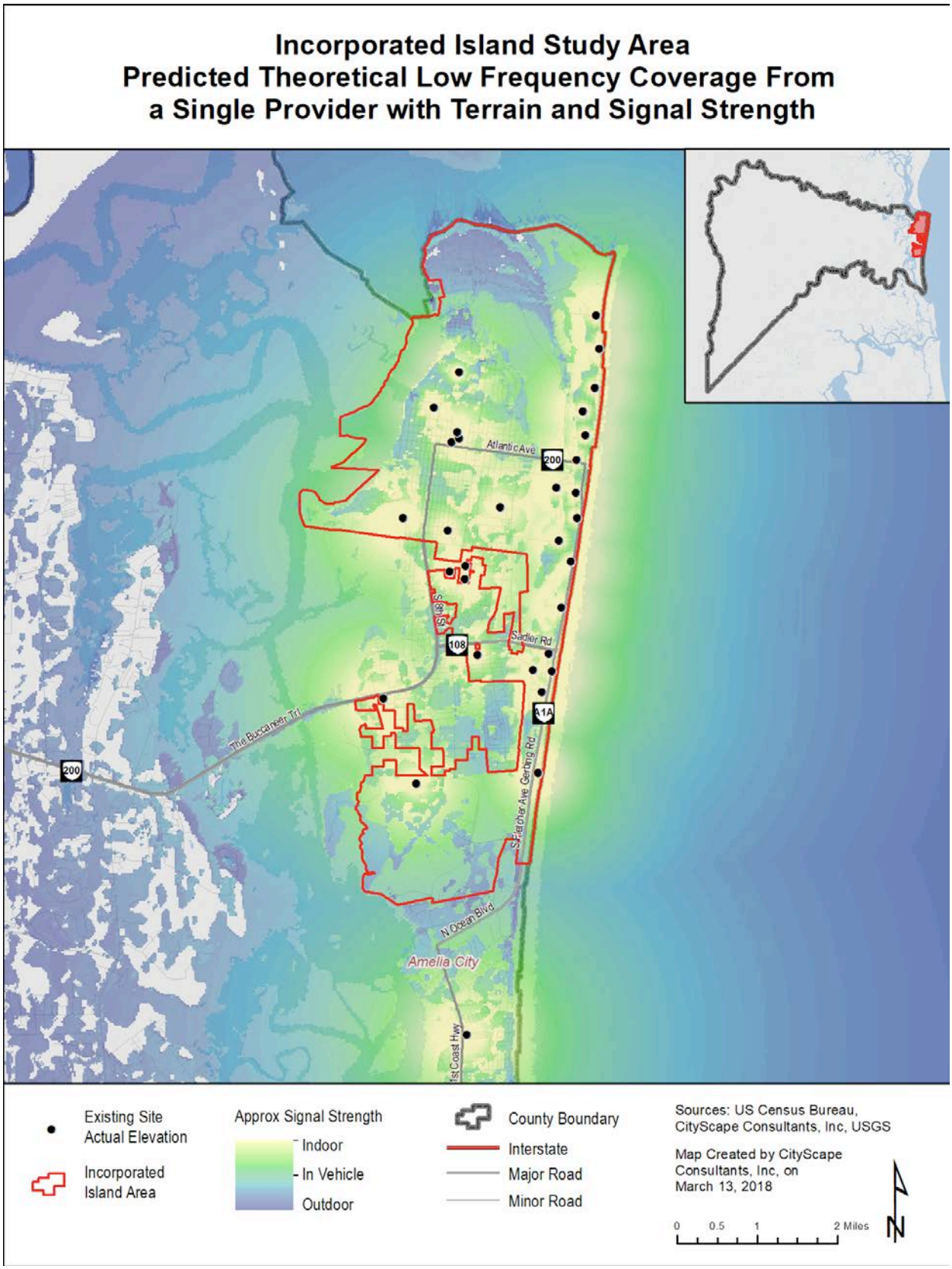


Figure 22: Incorporated Island Low Frequency Predicted Coverage

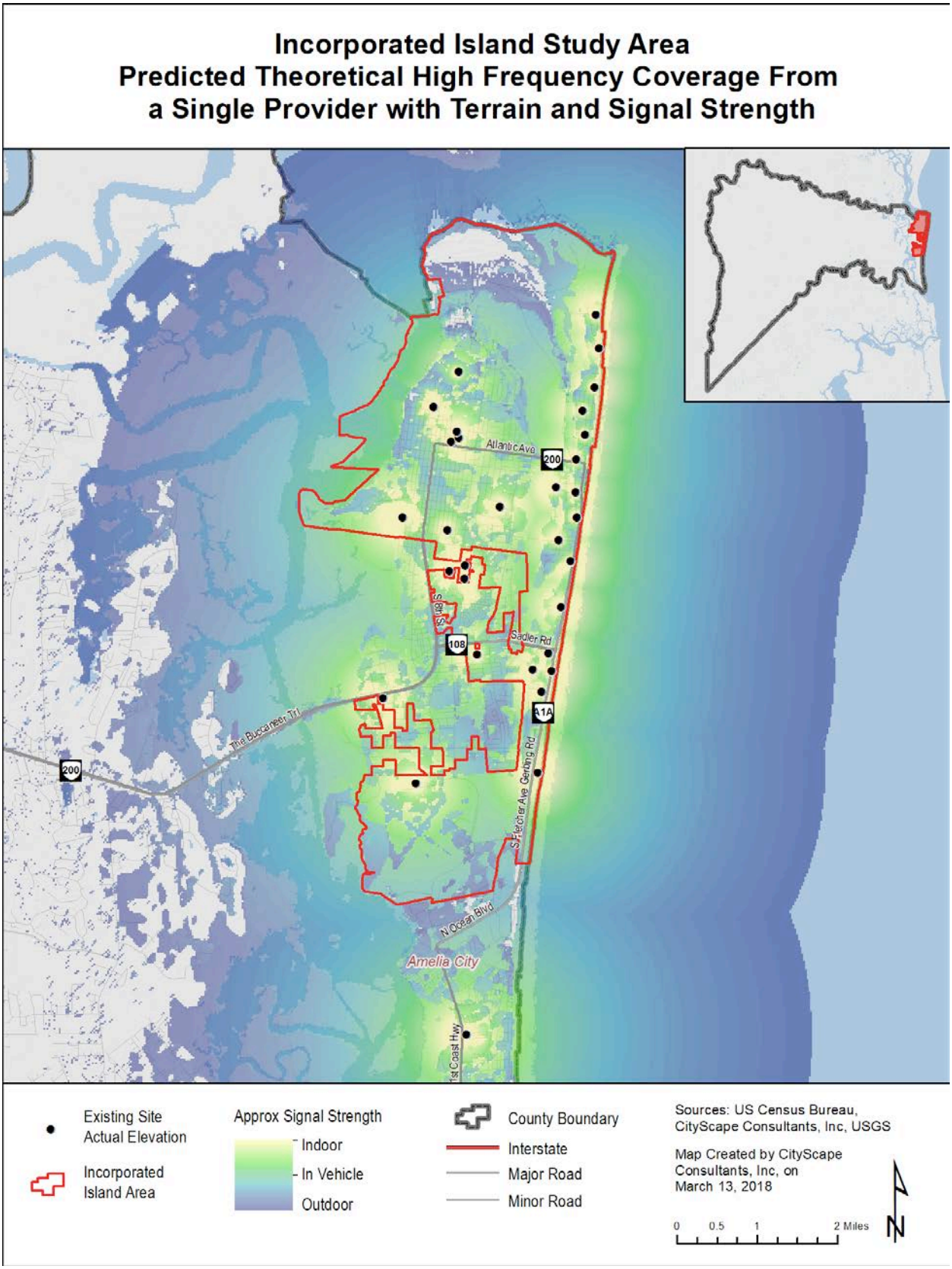


Figure 23: Incorporated Island High Frequency Predicted Coverage

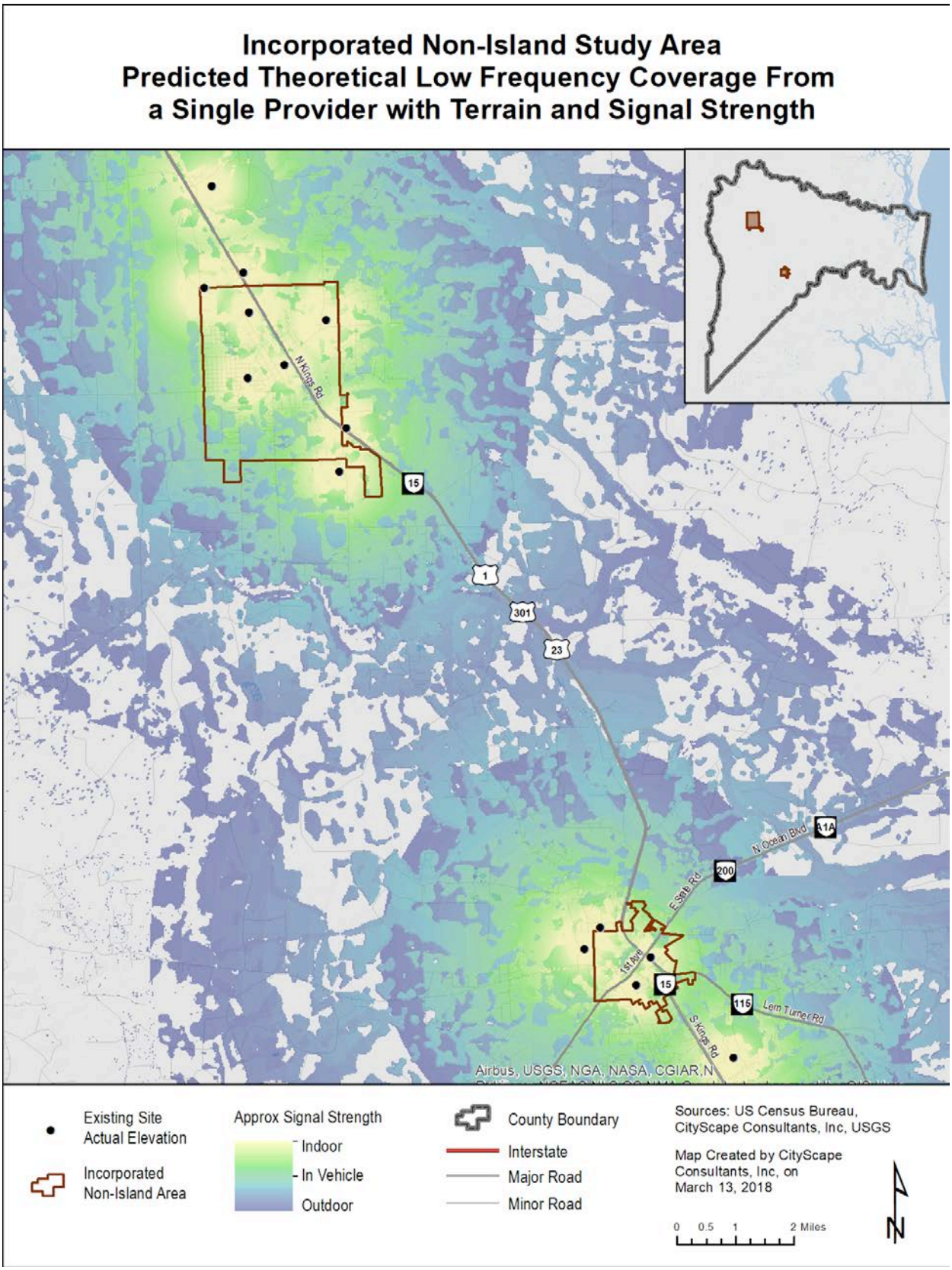


Figure 24: Incorporated Non Island Low Frequency Predicted Coverage

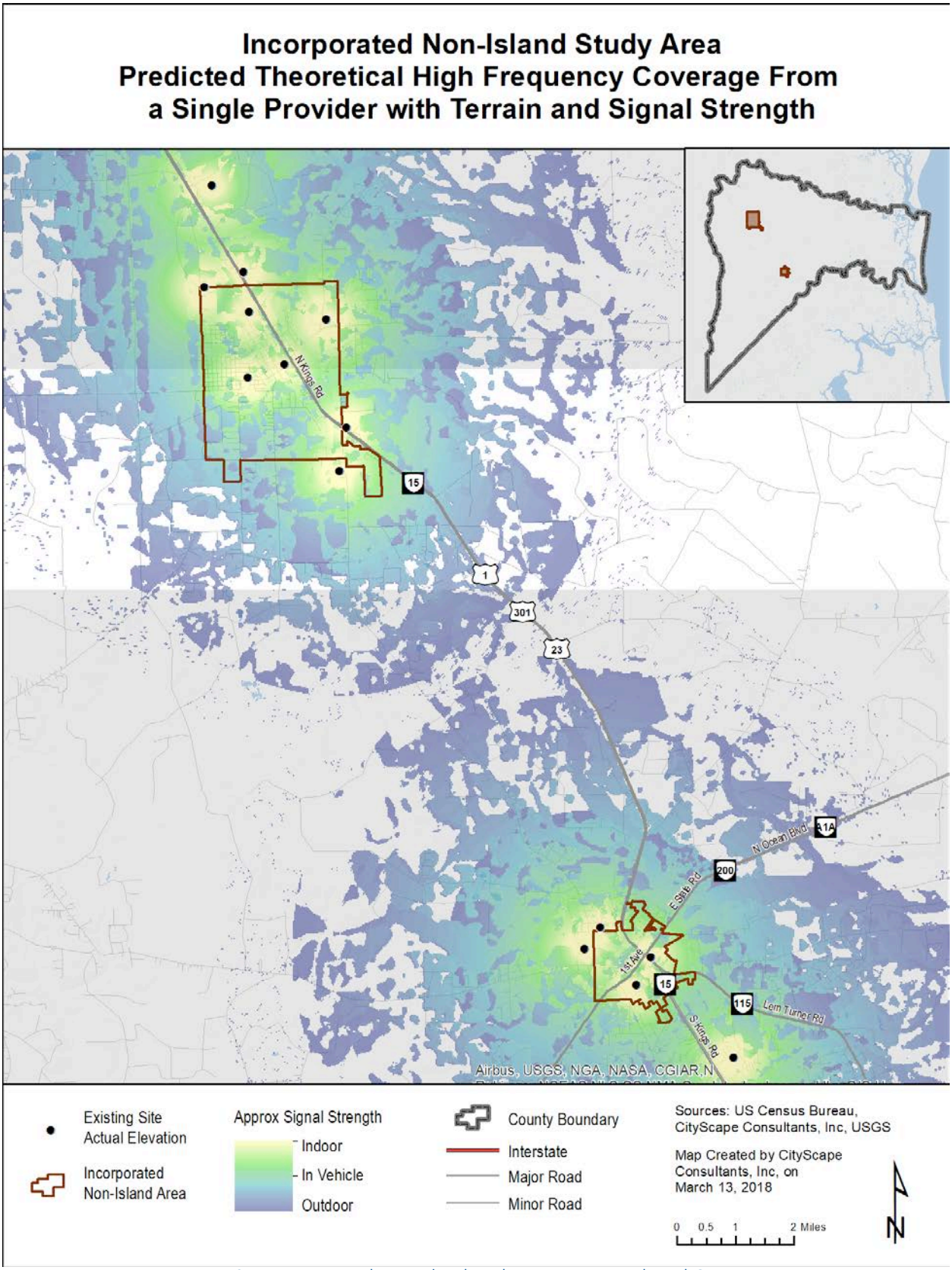


Figure 25: Incorporated Non Island High Frequency Predicted Coverage

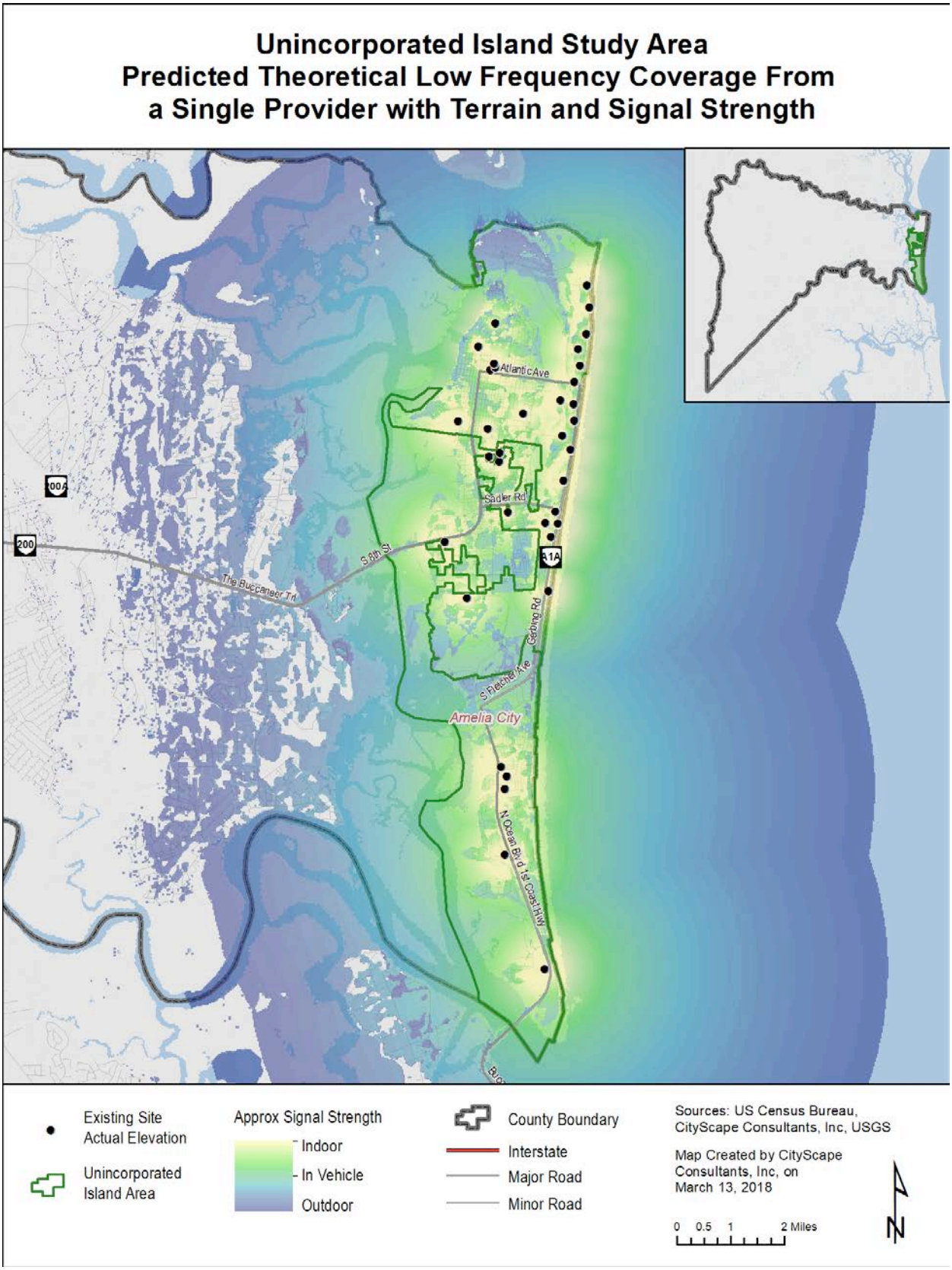


Figure 26: Unincorporated Island Low Frequency Predicted Coverage

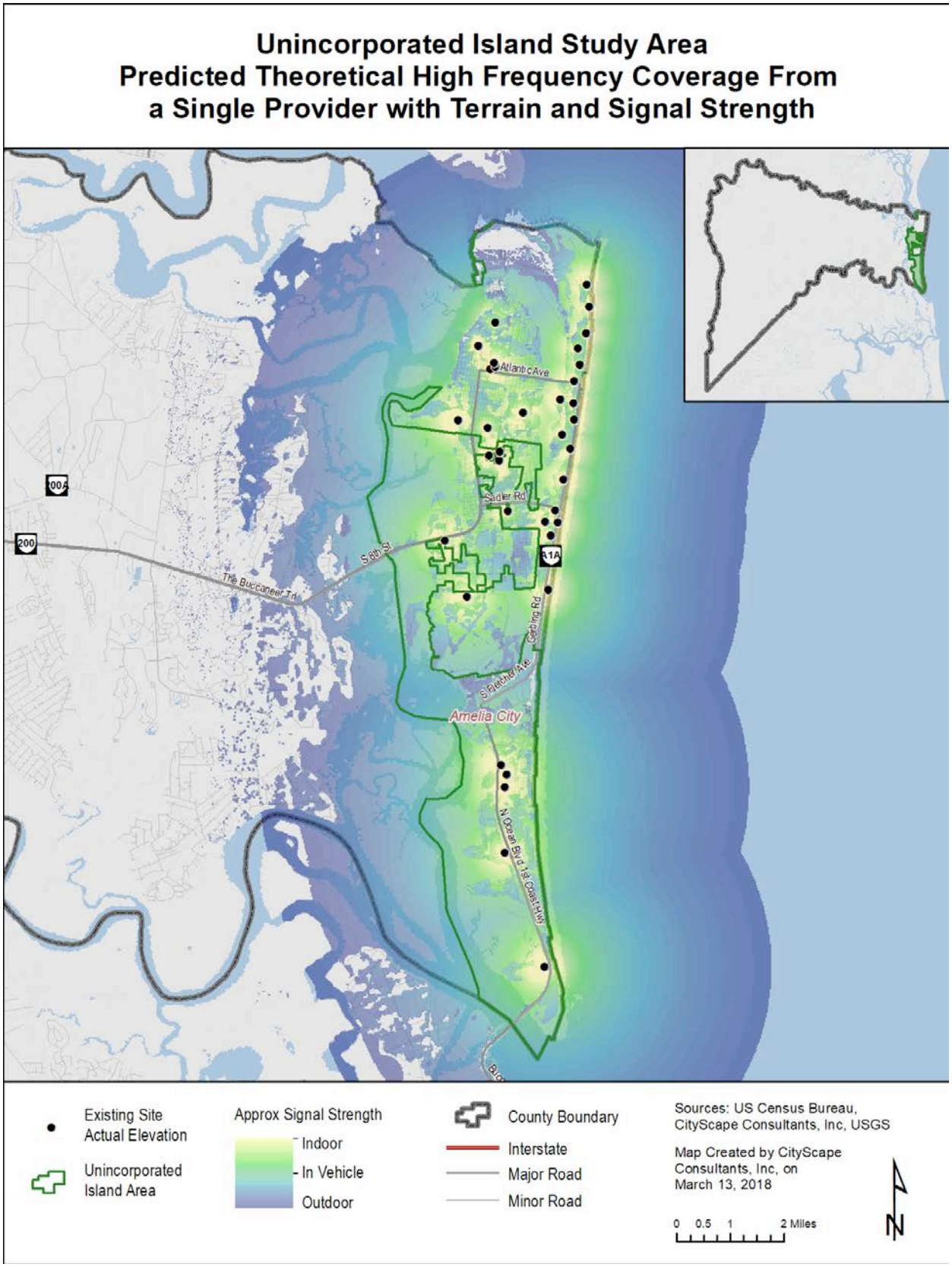


Figure 27: Unincorporated Island High Frequency Predicted Coverage

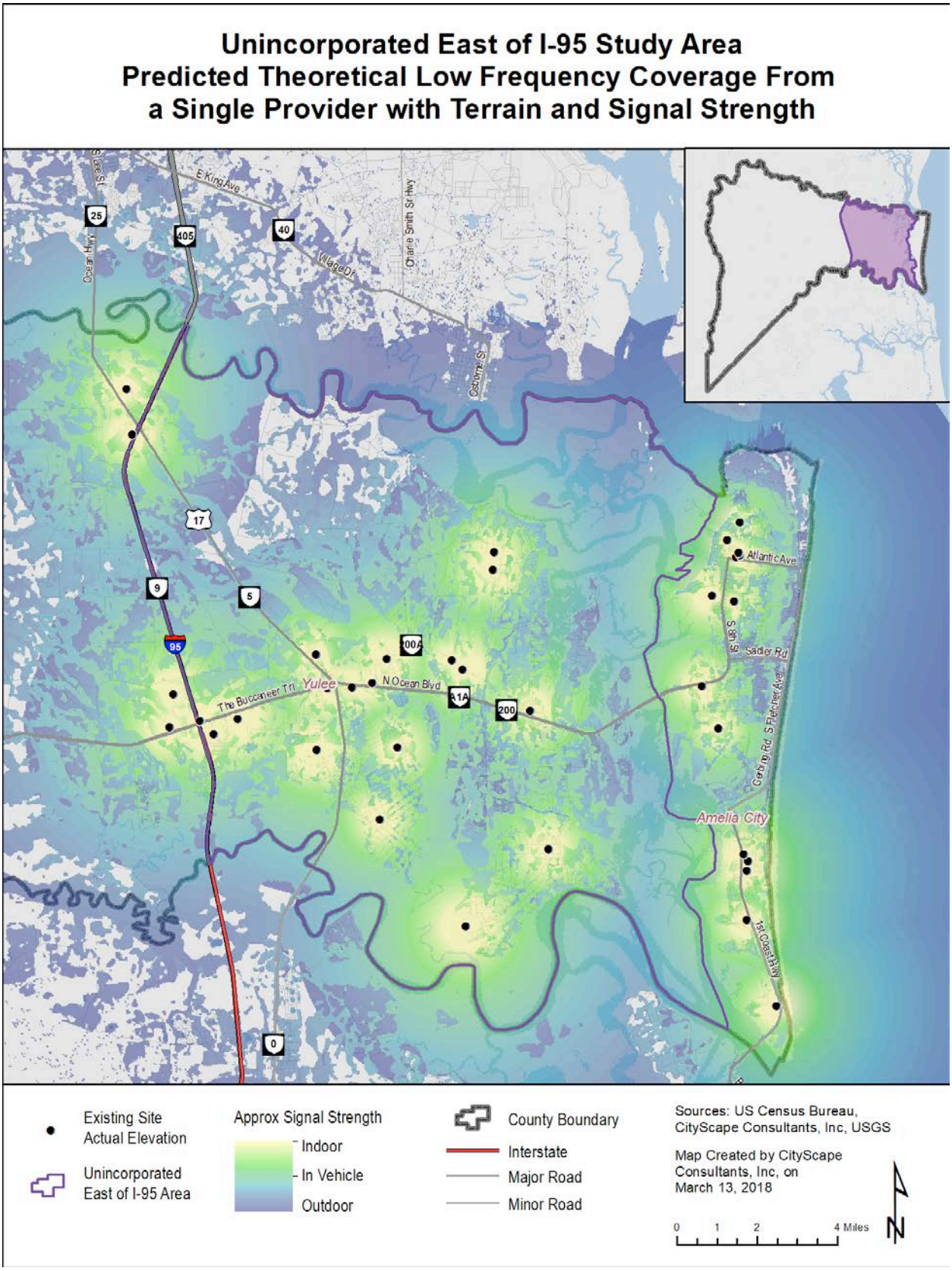


Figure 28: Unincorporated East of I-95 Low Frequency Predicted Coverage

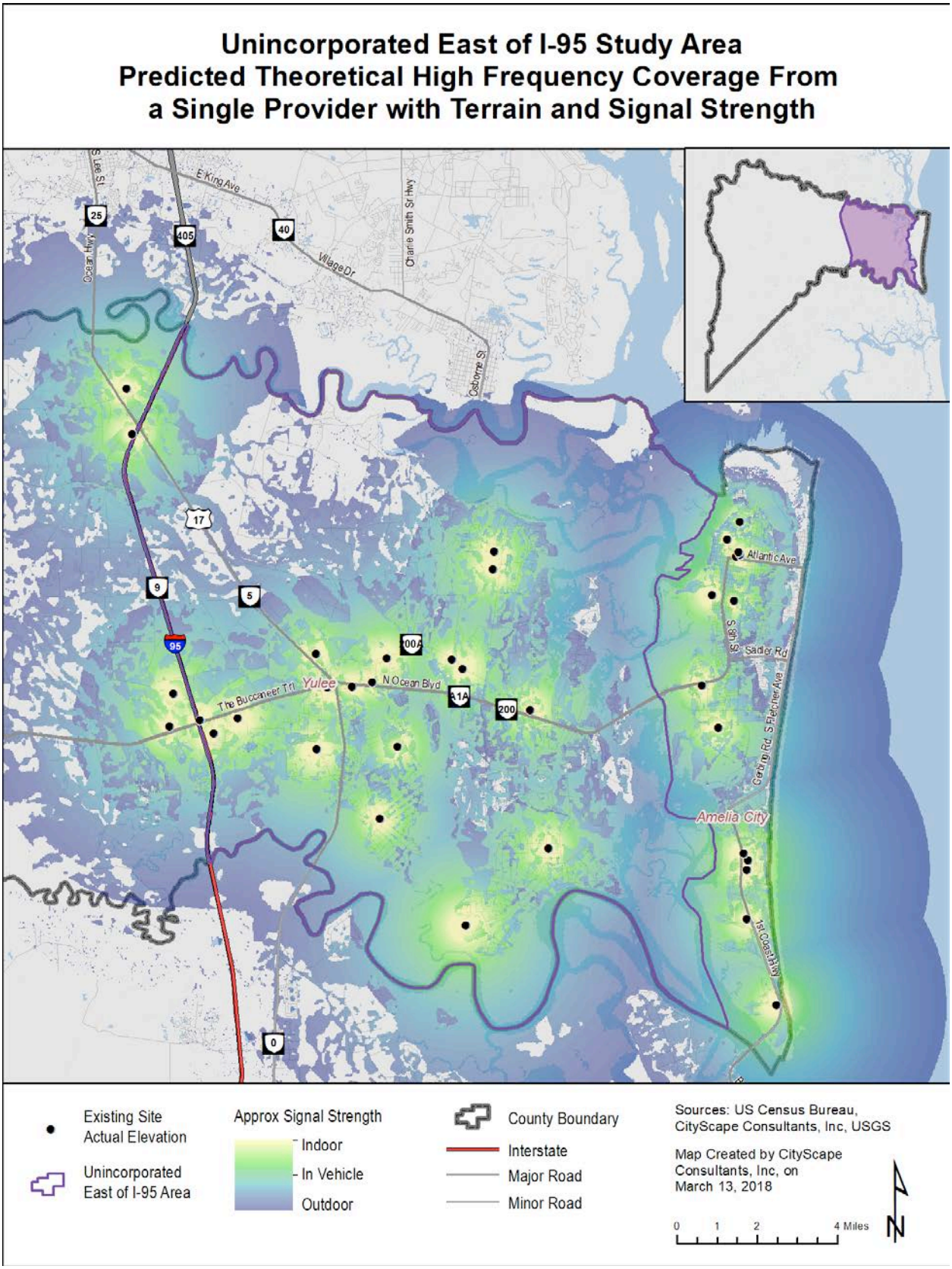


Figure 29: Unincorporated East of I-95 High Frequency Predicted Coverage

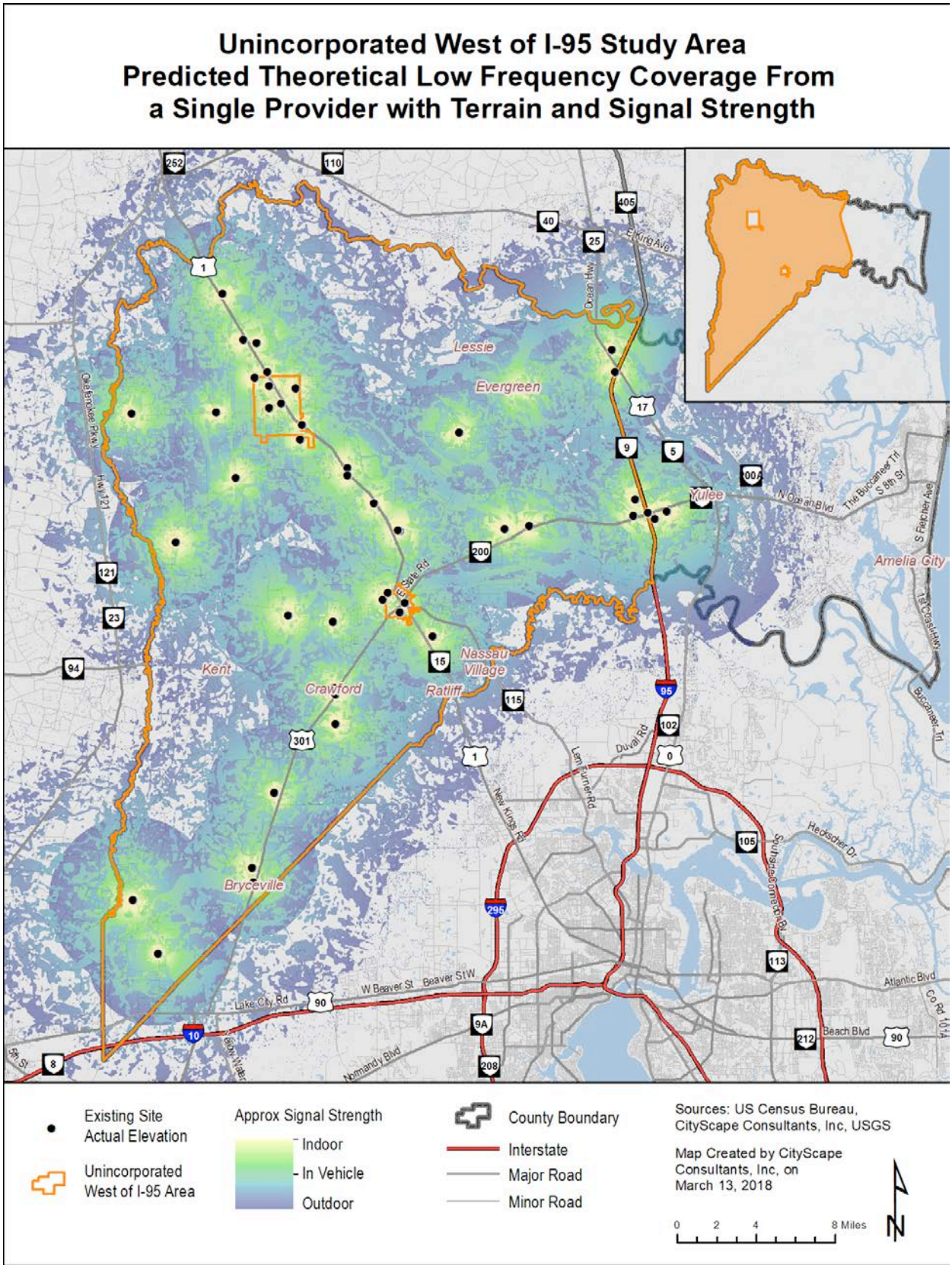


Figure 30: Unincorporated West of I-95 Low Frequency Predicted Coverage

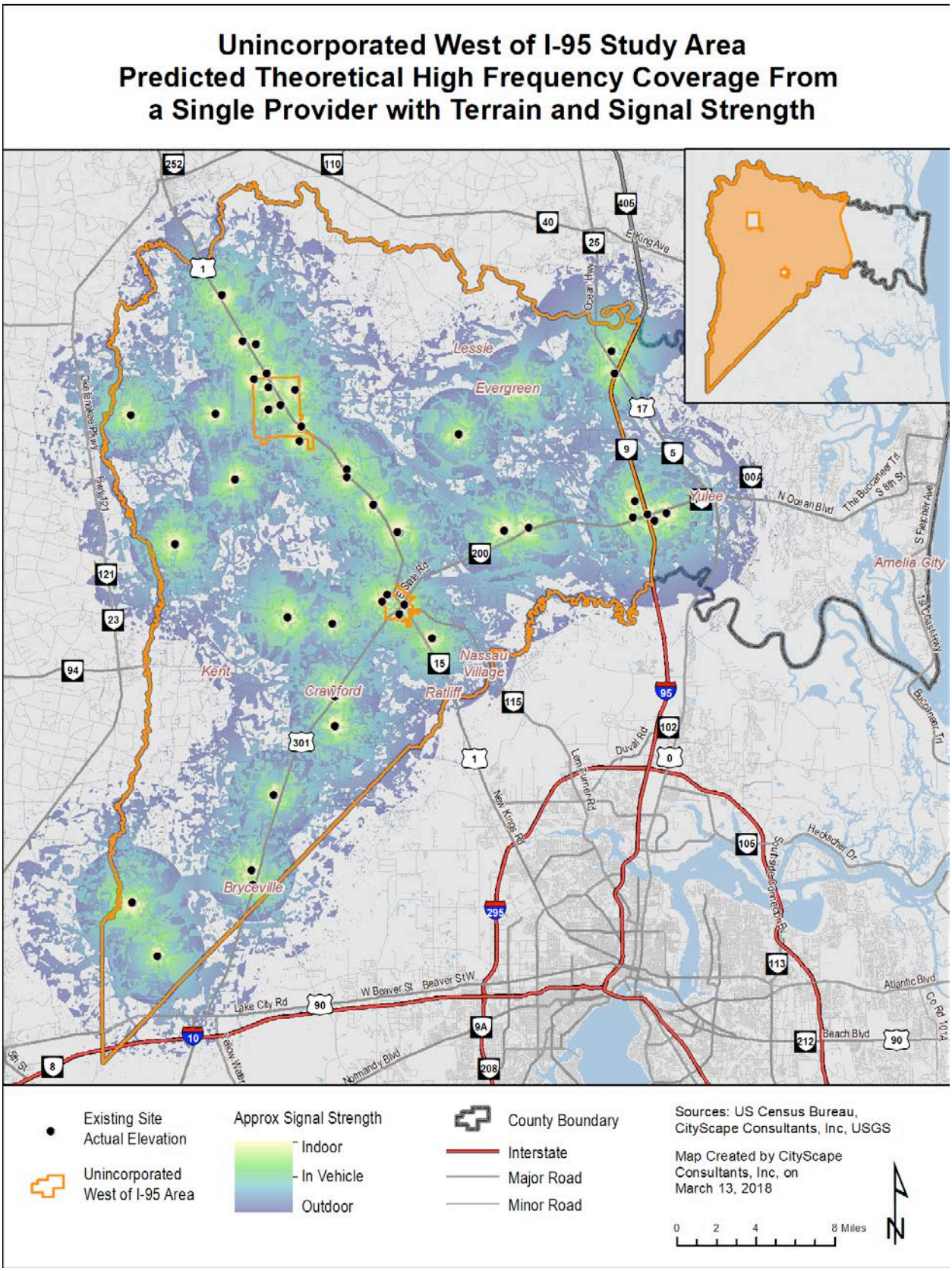


Figure 31: Unincorporated West of I-95 High Frequency Predicted Coverage

10-Year Projections

In general Nassau County is underserved when it comes to wireless service coverage. Continuous wireless service is an issue in many areas throughout the County. CityScape estimates that over the next ten year period the County will require around twenty (20) new macro towers, approximately eighty feet (80') to one hundred fifty feet (150') tall to meet coverage and capacity network objectives. In order to effectively meet the County's anticipated 5G demands over the next decade the estimated number of small cell facilities is expected to be in the hundreds along the roadways and on rooftops with the antenna mounting approximately thirty five feet (35') to forty feet (40') in height. It is important to emphasize that the mounting height for small cells is dependent on the number of collocations desired for each facility. If the proposed facility is a neutral host facility, then multiple service providers would be able to share the same technology platform or same set of antennas and therefore, collocations would not require additional height. The estimated number of required facilities is based on the mathematics of the population density, subscriber base and usage, transient movement throughout the County and the demand volume served simultaneously per site.

As subscriber demand increases, network providers will continue to develop sites to meet these needs. Providers tend to address service issues where the majority of customer complaints exist. Thus, locations with poor service and/or capacity, but growing population density will be the primary focus for new infrastructure.

Figure 32 illustrates the average daily traffic impact during the heaviest seasonal related traffic flows throughout the County during the month of May (the most populated month of the year in Nassau County). The Seasonal Factor values presented in the "2016 Peak Season Factor Category Report - Report Type: All, Category: 7400 Nassau Countywide" referenced in both the Nassau Crossing and Sadler Road Traffic Studies was the data used for this map. These traffic counts were incorporated with the peak seasonal population variations to facilitate the estimated number of new wireless facilities needed over the next ten years throughout the County.

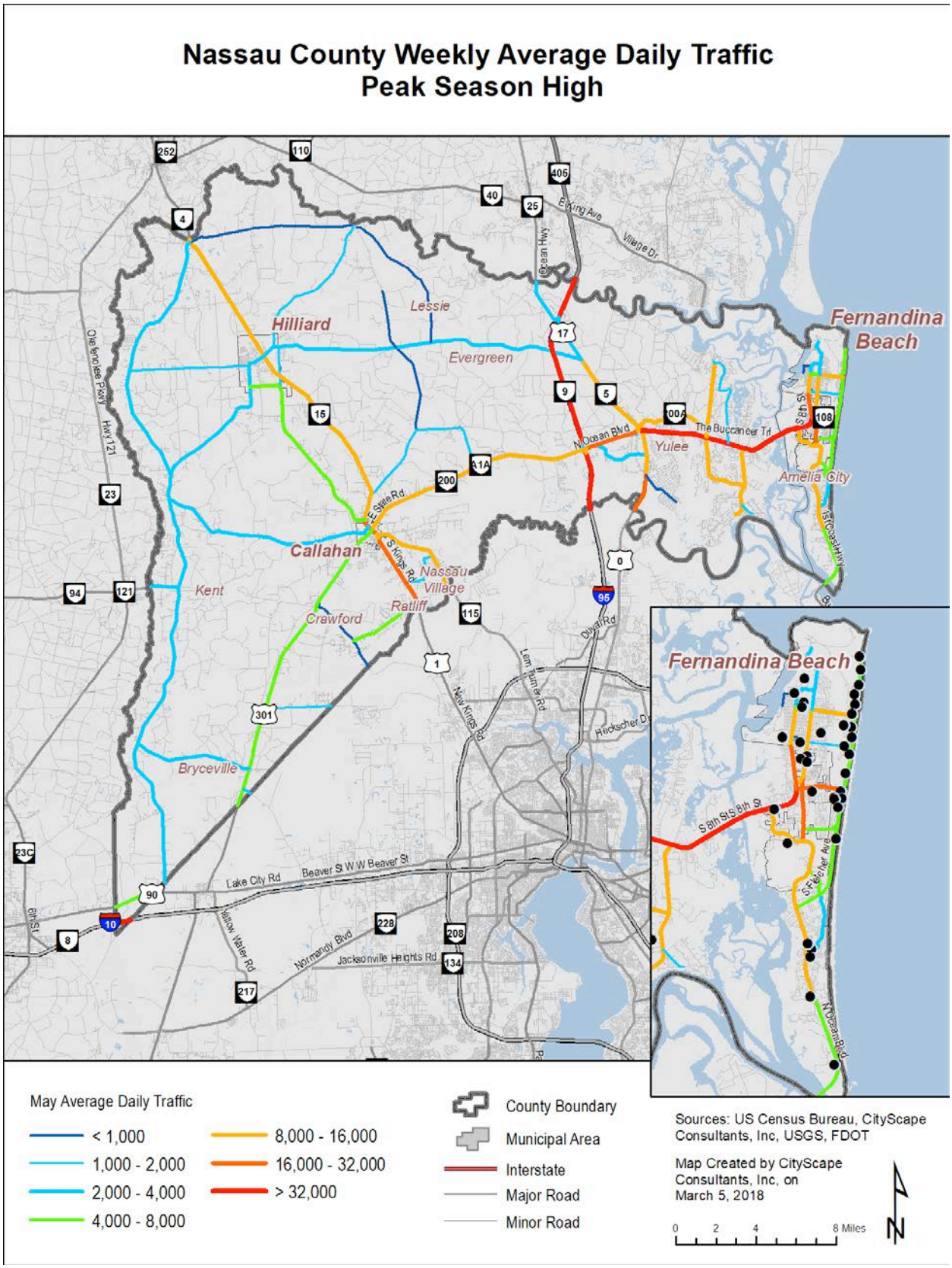


Figure 32: Nassau County Average Daily Traffic Impact in May

The traffic counts were incorporated with the peak seasonal population variations to facilitate the estimated number of new wireless facilities needed over the next ten years throughout the County. Figure 33 illustrates Nassau County and Figure 34 illustrates the City of Fernandina Beach and is the visual representation of the future estimated projections where new macrocell tower an base stations will be needed.

According to the census data, fifty percent (50%) of the vacation homes reported in the County are located within the Unincorporated Island Area. These dwelling units are most likely to be occupied during the peak travel season, with a potential influx of an additional 10,000 people. Small wireless facilities are needed in these areas to accommodate the overload of network capability during this time.

The highest population density in Yulee is within the vicinity of the Amelia National Golf and Country Club. Vacation homes in this area are minimal but many year-round residential dwelling units are constructed or planned to be in close proximity to each other. This center of population will benefit from a small wireless facility network to improve and meet the demands of network capacity.

The City of Fernandina Beach has an existing small wireless facility and can expect this network pattern to grow and expand to other areas of the City.

Figures 35 and 36 estimate the areas likely to experience deployments of small wireless facilities. The darker shades of red indicate the most densely populated areas during peak seasons and where small wireless facilities are likely to be deployed first. The areas shown in the lighter shades of pink are also likely to have small wireless facility networks installed over the next ten years. Rural Unincorporated Areas West of I-95 are not likely candidates for small wireless facility networks due to the lower density of population in this area.

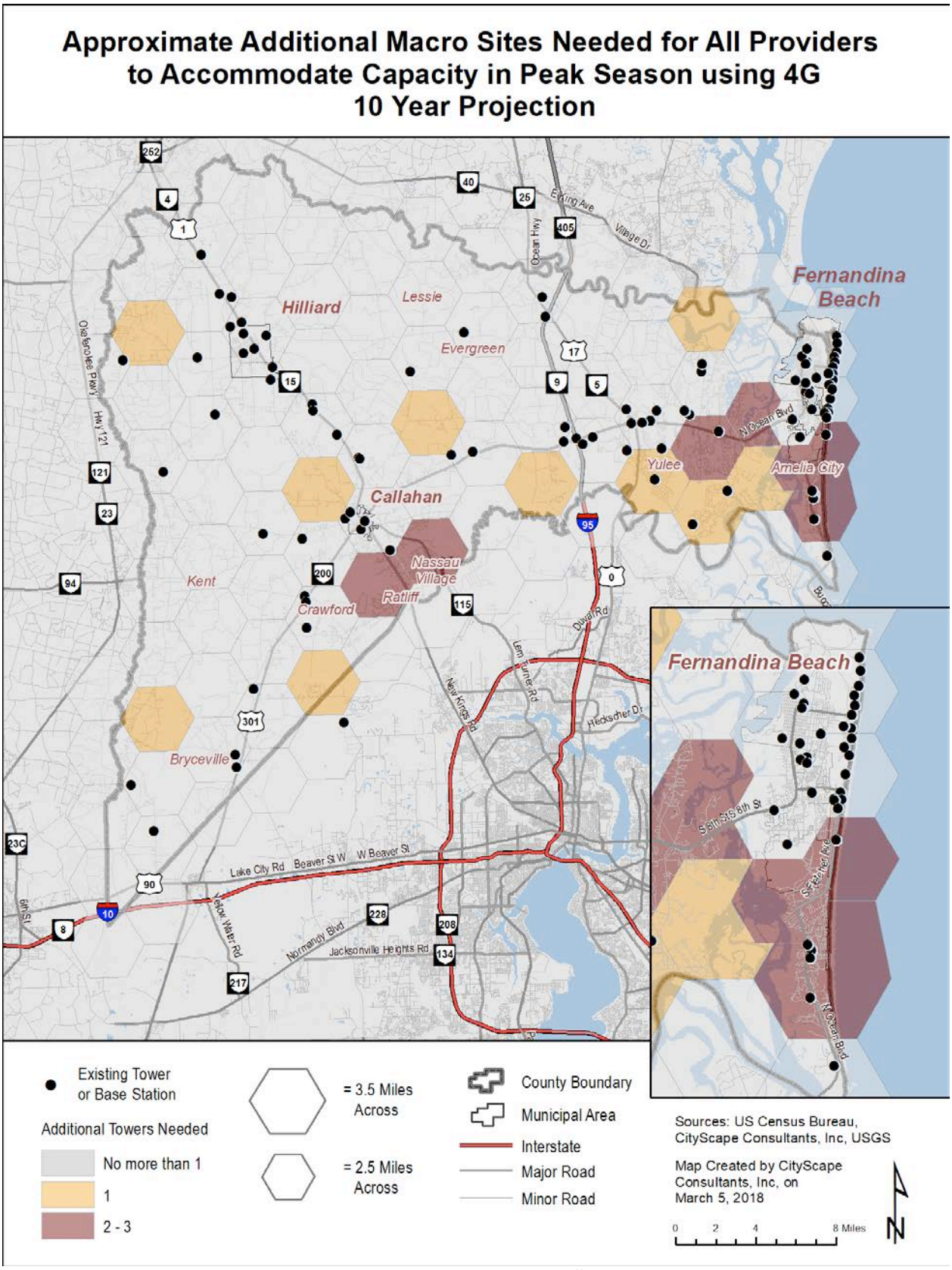


Figure 33: Nassau County Macro Site Fill In Projections

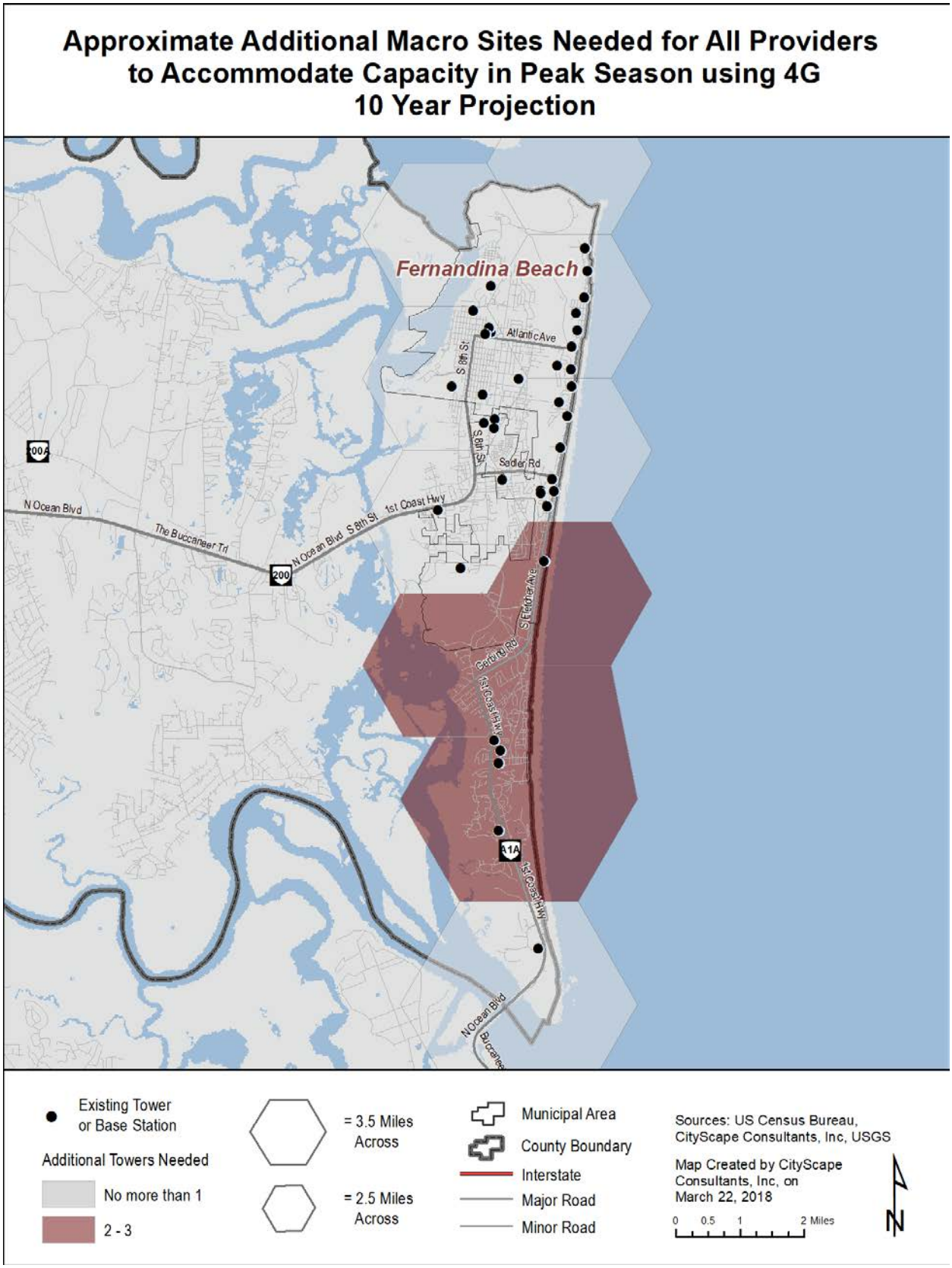


Figure 34: City of Fernandina Beach Macro Site Fill In Projections

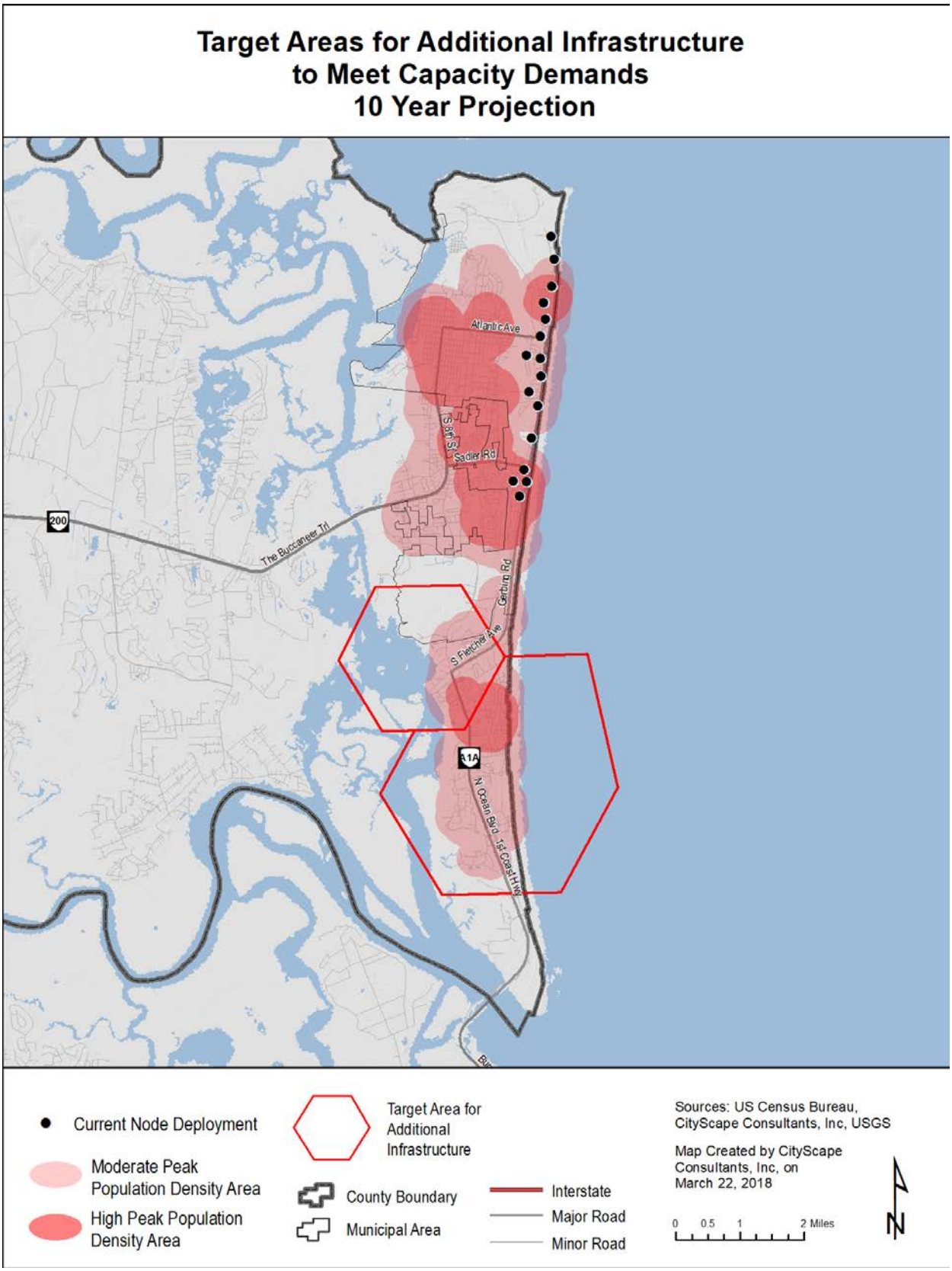


Figure 35: Nassau County Theoretical Small Wireless Facility Fill In

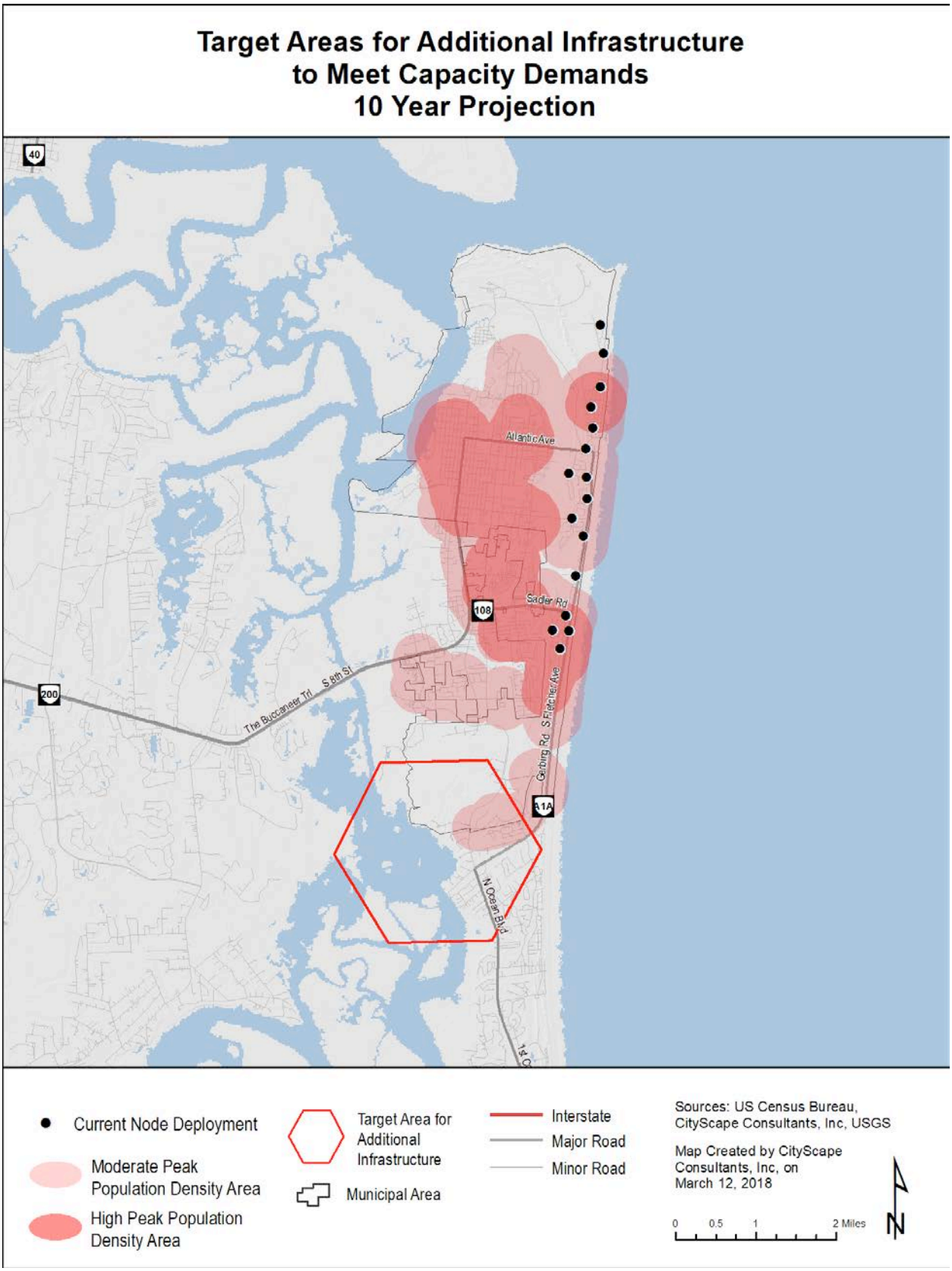


Figure 36: City of Fernandina Beach Theoretical Small Wireless Facility Fill In

WIRELESS POLICY SOLUTIONS

Forecast Statement

Management and regulation of the twenty (20) macro towers and hundreds of small wireless facilities predicted for Nassau County over the next ten years must be done within legal parameters established by the Federal and State governments.

Federal Regulations

Section 704 (47 USC §332(c)(7)

The 1996 Telecommunications Act includes Section 704 (47 USC §332(c)(7), (commonly referenced as 47 USC §332(c)(7) or Section 704) grants local governments ability to regulate wireless infrastructure. Section 704 says in relevant part:

- Land use development standards may not unreasonably discriminate among the wireless providers, and may not prohibit or have the effect of prohibiting the deployment of wireless infrastructure
- Local governments must act on applications for new wireless infrastructure within a "reasonable" amount of time, but didn't specify what "reasonable" meant.
- Land use policies may be adopted to promote the location and siting of telecommunications facilities in certain designated areas.
- Encourages the use of third party professional review of site applications.
- Prohibits local government from denying an application for a new wireless facility or the expansion of an existing facility on the grounds that radio frequency emissions are harmful to human health provided the wireless service provider met federal standards.

"Shot Clock" Declaratory Ruling

Following the enactment of Section 704 in 1996, wireless infrastructure deployment began across the United States, subject to various local and state regulations enacted in the wake of Section 704. The infrastructure industry eventually appealed to the FCC for assistance in expediting local government review of infrastructure applications, and as a result, the FCC issued what is known as the "Shot Clock" ruling in 2009 which requires infrastructure collocation decisions to be made within 90 days and new tower decisions to be made within 150 days, or the applicant could take the local government to court and request a judicial grant of their application. The US Supreme Court later affirmed that the FCC could impose these timelines on local governments.

(47 USC §1455) Section 6409(a) in the Middle Class Tax Relief and Job Creation Act

While the infrastructure industry benefited from the Shot Clock ruling, they still sought additional federal relief from local regulations. In 2012, Congress enacted legislation known as Section 6409(a) (commonly referred to as the **Spectrum Act**) to promote wireless

broadband for public safety and commercial purposes.

Section 6409(a) says, in relevant part:

> "…a State or local government may not deny, and shall approve, any eligible facilities request for a modification of an existing wireless tower or base station that does not substantially change the physical dimensions of such tower or base station."

Because of a lack of explanation or definitions in Section 6409(a), the FCC was called upon to provide clarification, definitions and guidance to what Congress intended. In a Report and Order released October 21, 2014 in W.T. Docket 13-238, commonly called the "2014 Report and Order" the FCC provided clarifying definitions to the terms used in Section 6409(a).

2014 Report and Order

The introduction of the 2014 Report and Order the FCC states:

> "Demand for wireless capacity is booming: more consumers are accessing mobile broadband every year, driving more innovation and expanding access to public safety. But our ability to meet this demand depends on the infrastructure that supports the services. We therefore take concrete steps to facilitate the deployment of the infrastructure necessary to support surging demand, expand broadband access, support innovation and wireless opportunity, and enhance public safety - all to the benefit of consumers and the communities in which they live. (Paragraph 2)…Accordingly, our actions are intended to encourage deployments on existing towers and structures - rather then entirely new towers in recognition that collocations almost always result in less impact or no impact at all." (Paragraph 3)

The affect on local government planning:

> "[n]otwithstanding section 704 of the Telecommunications Act of 1996 or any other provision of law, a State or local government **may not deny, and shall approve**, any eligible facilities request for a modification of an existing wireless tower or base station that does not substantially change the physical dimensions of such tower or base station. An eligible facilities request is one that requests modification of an existing wireless tower or base station that involves (a) collocation of new transmission equipment; (b) removal of transmission equipment; or (c) replacement of transmission equipment."

The 2014 Report and Order reaffirms that broadcasting infrastructure is also considered a wireless tower or base station for purposes of Section 6409(a) and that transmission equipment includes antennas, cables, and auxiliary power equipment, such as generators. It also defined "existing" as:

> "…the term "existing" requires that wireless towers or base stations have been reviewed and approved under the applicable local zoning or siting process or that the deployment of existing transmission equipment on the structure received another form of affirmative State or local regulatory approval (e.g., authorization from a State public utility commission). Thus, if a tower or base station was constructed or deployed without proper review, was not required to undergo siting review, or does not support transmission equipment that received another form of affirmative State or local regulatory approval, the

> governing authority is not obligated to grant a collocation application under Section 6409(a)."

A wireless tower that does not have a permit because it was not in a zoned area when it was built, but was lawfully constructed is considered an "existing" tower. In other words, a collocation application that "shall be approved" under Section 6409(a) has to be for a location that has been previously reviewed and approved through the local regulatory approval process and is not a "substantial change" to the original approval.

Under the new FCC definition a "**substantial change**" to an eligible tower or base station is as follows:

> (1) (a) for towers outside of public right-of-ways, it increases the height of the tower by more than 10%, or by the height of one additional antenna array with separation from the nearest existing antenna not to exceed twenty feet, whichever is greater; (b) for those towers in the right-of-ways and for all base stations, it increases the height of the tower or base station by more than 10% or 10 feet, whichever is greater; or
>
> (2) (a) for towers outside of public right-of-ways, it protrudes from the edge of the tower more than twenty feet, or more than the width of the tower structure at the level of the appurtenance, whichever is greater; (b) for those towers in the right-of-ways and for all base stations, it protrudes from the edge of the structure more than six feet; or
>
> (3) it involves installation of more than the standard number of new equipment cabinets for the technology involved, but not to exceed four cabinets; or
>
> (4) it entails any excavation or deployment outside the current site of the tower or base station;
>
> (5) it would defeat the existing concealment elements of the tower or base station; or
>
> (6) it does not comply with conditions associated with the prior approval of construction or modification of the tower or base station unless the non-compliance is due to an increase in height, increase in width, addition of cabinets, or new excavation that does not exceed the corresponding "substantial change" thresholds identified above. We further provide that the changes in height resulting from a modification should be measured from the original support structure in cases where the deployments are or will be separated horizontally, such as on buildings' rooftops; in other circumstances, changes in height should be measured from the dimensions of the tower or base station inclusive of originally approved appurtenances and any modifications that were approved prior to the passage of Section 6409(a).

For example, provided the request is not a substantial change then, if the County previously approved a non ROW macro tower (a.k.a. eligible facility) to be constructed at one hundred feet (100') then under Section 6409(a) that tower height can be increased by ten percent (10%) or by the height of one additional antenna array with separation from the nearest existing antenna not to exceed twenty feet (20'), whichever is greater. In the case where twenty feet (20%) is the greater, then that eligible one hundred foot (100') tower could be increased to one hundred twenty feet (120') in height to accommodate an additional collocation (provided the modification does not exceed the six substantial change criteria). For eligible towers in the ROW and for all eligible base stations the height can be increased by ten percent (10%) or ten feet (10'), whichever is greater. Thus an existing eligible one

hundred foot (100') tower in the ROW or any eligible one hundred foot (100') base station could be increased in height by right to one hundred and ten feet (110').

The 2014 Report and Order affirm that these standards apply equally to legally nonconforming structures in the jurisdiction. They too will be eligible for Section 6409(a) modifications.

Wireless facility modifications under Section 6409(a) should remain subject to building codes and other non-discretionary structural and safety codes. In particular, the FCC clarified that Section 6409(a) does not "preclude States and localities from continuing to require compliance with generally applicable health and safety requirements on the placement and operation of backup power sources, including noise control ordinances if any."

Federal Communications Commission

As for timelines, local government has sixty (60) days to review a new collocation application for an eligible facility under Section 6409(a). The timeline starts when the application is submitted. Local government can then "stop" or "toll" the clock within the initial thirty (30) days if the application is incomplete. The local government's request for additional information "must specify the code provision, ordinance, application instruction, or otherwise publicly stated procedures that require the information to be submitted."

The time clock restarts when the applicant resubmits with the missing information. If the application is still incomplete local government can then "stop" or "toll" the process again by again identifying, in writing, missing information. The clock will restart again upon the second resubmission. After that local government cannot stop the clock because of incompleteness.

If the local government does not complete the application review within sixty (60) days (subject to the tolling provisions above), the 2014 Report and Order adopts a "deemed granted" remedy.

If, after reviewing a proposed Section 6409(a) application, the local government determines that the application request is not eligible for Section 6409(a) processing because it constitutes a "substantial change", then the ninety (90) day timeline from the 2009 Shot Clock ruling applies, starting from the day the County decides the application is not Section 6409(a) eligible. The 2014 Report and Order does suggest that the "deemed granted" isn't necessarily the last word on the subject. Acknowledging that judicial determination may be necessary, the 2014 Report and Order states:

> "…. a State or local authority may challenge an applicant's written assertion of a deemed grant in any court of competent jurisdiction when it believes the underlying application did not meet the criteria in [Section 6409(a)] for mandatory approval, would not comply with applicable building codes or other non-discretionary structural and safety codes, or for other reasons is not appropriately "deemed granted".

The 2014 Report and Order emphasizes that Section 6409(a) applications must be tailored to request permissible information and then must be acted upon quickly in order to avoid a "deemed granted" remedy.

The 2014 Report and Order points out that Section 6409(a) applies only to local government in its regulatory capacity and NOT as a landlord. Should the County choose, in the capacity as landlord, to limit the number and type of infrastructure applicants on County property, Section 6409(a) will not apply. Furthermore, specific to the use of publicly owned property for the use of wireless communications equipment, the FCC states in the Report and Order:

> "We find insufficient evidence in the record to make a determination that municipal property preferences are per se unreasonably discriminatory or otherwise unlawful under Section 332(c)(7). To the contrary, most industry and municipal commenters support the conclusion that many such preferences are valid."

Thus, local governments can continue the practice of promoting a preference for siting wireless infrastructure on public property in local regulations.

2018 Report and Order

The FCC's Declaratory Ruling and Third Report and Order adopted September 26, 2018 becomes effective nationwide on January 14, 2019.

"In this document, the FCC issues guidance and adopts rules to streamline the wireless infrastructure siting review process to facilitate the deployment of next-generation wireless facilities. Specifically, the FCC identifies specific fee levels for the deployment of Small Wireless Facilities, and it addresses state and local consideration of aesthetic concerns that effect the deployment of small wireless facilities. The FCC also addresses the "shot clocks" governing the review of wireless infrastructure deployments and established two new shot clock for small wireless facilities."

The following are the timelines for action by local government established by the FCC's Third Report and Order:

- 60 days to collocate a small wireless facility on an existing structure
- 90 days to collocate a facility other than a small wireless facility on an existing structure
- 90 days to deploy a small wireless facility using a new structure
- 150 days to deploy a facility other than a small wireless facility using a new structure

After the submission of a small wireless facility application, the local government has ten (10) days from the date of filing to determine if the application is complete or incomplete and notify the applicant. If the application is incomplete, then the shot clock stops and then restarts again from zero when the supplemental information is provided to the local government. As stated in paragraph 143 of the Third Report and Order, "…once the applicant submits the supplemental information in response to a siting authority's timely request, the shot clock resets, effectively giving the siting authority an additional 60 days to act on the small wireless facilities collocation application." After the initial notice and response period, the standard tolling process then starts, meaning if the application remains incomplete, the County must notify the applicant in detail as to the remaining insufficient items and the shot clock stops on that date and restarts from when the applicant resubmits until the application is finalized.

The shot clock and tolling system for facilities other than small wireless sites starts when an application is submitted to the local government. The local government has thirty (30) days to review the application to determine if the materials are complete or incomplete. If the application is not complete, the locality must provide in writing to the applicant a detailed summary of deficiencies. At that point the shot clock stops and then restarts from the point where it stopped when the applicant submits revised materials, and so forth until the application process is finalized.

The FCC also addressed zoning related practices that could be interpreted as an effective prohibition of small wireless deployments and cautioned local government to avoid land use regulatory practices that could appear to create a barrier to entry or efficient deployment of this type of infrastructure. Two specific areas, fees and aesthetics, were discussed in the document.

The FCC determined that aesthetics requirements are not preempted if they are (1) reasonable, (2) no more burdensome than those applied to other types of infrastructure deployments, and (3) objective and published in advance (paragraph 86). A local government's aesthetics requirements must be objective, clearly defined and ascertainable (paragraph 88) and cannot be so costly that the design standards could be a deterrent (effective prohibition) to the cost of the small wireless facility deployment.

While the FCC did not mandate a certain fee for small wireless facility application permits or third party reviews, the FCC did provide parameters for what it deemed to be "reasonable" fees for the following matters:

- $500 (non-recurring) for a single application that includes up to five (5) small wireless facilities and an additional $100 for each additional small wireless facility beyond the initial five (5) sites.
- $1,000 (non-recurring) for a new pole (not a collocation) for a small wireless facility.
- $270 (recurring) per small wireless facility per year for each collocation, new pole and subsequent collocations on said facilities.

Any possible ROW access fee or fee for attachment to municipally-owned structures in the ROW; provided they are (1) a reasonable approximation of costs, (2) those costs themselves are reasonable, and (3) are non-discriminatory (paragraphs 79-80).

The FCC did allow that while the above fee parameters were their interpretation of "reasonable" under applicable federal laws, there was room for some variance from same, stating:

"…there should be only very limited circumstances in which localities can charge higher fees consistent with the requirements of Section 253. In those limited circumstances, a locality could prevail in charging fees that are above this level by showing that such fees nonetheless comply with the limits imposed by Section 253—that is, that they are (1) a reasonable approximation of costs, (2) those costs themselves are reasonable, and (3) are non-discriminatory. Allowing localities to charge fees above these levels upon this showing recognizes local variances in costs."

State of Florida Regulations

The Florida legislature has also chosen to regulate the wireless infrastructure field, primarily through two separate statutory provisions.

First, Florida enacted §365.172(13), which built upon the provisions in the FCC's 2009 "Shot Clock" and provided state law requiring certain collocations to be approved by local governments with nothing more than "building permit review". §365.172(13) says a Florida collocation that does not increase the height of the tower, does not increase the ground compound size of the facility approved in the original site plan, and adds antenna and equipment in design and configuration consistent with those in the original construction and installation of the facility gets only building permit review. If the collocation does increase the ground compound (but not more than 400 square feet or 50% larger than the original compound, whichever is greater) then the collocation application can get land development review and building permit review, but no public hearing is allowed on the application. The Florida law also restricts local government from considering anything other than land development or zoning issues for ANY infrastructure application. Local government cannot consider or require information on quality of service, or customer demand for service from a particular location UNLESS it relates to a specific land development or zoning issue or the applicant volunteers the information. §365.172(13) does allow exclusion of wireless infrastructure from residential areas or residential zoning districts IF that exclusion does not create an effective prohibition of that applicant's service in that area, and allows local government to impose design requirements, permitting and review fees, and require provision of FCC and Federal Aviation Administration approvals from applicants as part of the review process.

The legislature also recently further amended §337.401, which was originally enacted in 2001 to address the underground use of public rights of way by wired communications providers, and to provide a compensation scheme for use of the ground in public rights of way. The infrastructure industry, as part of a nationwide effort to pass legislation at state levels on siting infrastructure in public rights of way, caused the introduction and passage of HB687, captioned the "Advanced Wireless Infrastructure Deployment Act".

This legislation added a new subsection (7) to §337.401, relating to use of public rights of way ("ROW") for wireless above ground infrastructure and adopted certain infrastructure definitions that are diametrically opposite of the federal definitions, primarily in an effort to bootstrap the tower industry (which are not "wireless service providers") into the same category as actual wireless service providers like ATT, Verizon, etc., to obtain some of the protections of that industry provided by the 1996 Telecommunications Act. Hence, tower owners like Mobilitie, Crown Castle International and American Tower can register as "communications providers" under state law and submit applications for certain type of infrastructure and be treated the same as AT&T, T-Mobile and Verizon (regardless of whether they have a launch tenant for the proposed tower).

The list below identifies some of the key elements of HB 687 that the County and Cities in Nassau County will need to (A) integrate into local regulations and (B) apply in connection with the processing of wireless infrastructure applications within a county or municipal ROW:

- HB 687 only applies to small cells, as defined in the legislation – not macro towers and not macro cell sites on poles in the ROW.
- If the applicant meets the small cell parameters as defined, a County or City cannot deny an application, but can require concealment of the facility and landscaping/ screening of the ground equipment.
- Local government agencies must charge everyone installing "collocations" on utility poles the same fee.
- Rent or use fee is allowed up to $150 per new pole in ROW per year.
- Applicant can submit up to 30 sites on a single application.
- Applicant can modify an existing utility pole up to 10′ above the existing height of the pole to add their equipment.
- New poles cannot exceed either the height of the tallest pole within 500' linear feet from site or 50′ AGL unless local government chooses to waive this provision.

Unknown is the effect of Section 6409 on this infrastructure once built. The state law requires communities allow the installation of initial wireless services on utility poles. Once installed, you now have a new pole that is fifty feet (50') (Forty feet (40') original height plus the ten feet (10') addition permitted by state law). Along comes a second applicant wanting to put their equipment on the same pole (assuming it can handle it structurally). Section 6409 says the second applicant is entitled to use that structure and increase it another ten percent (10%) or ten feet (10′) (within a ROW) and you "shall approve and may not deny" such an application if they meet the other "non-substantial change" parameters. So the end result could potentially be a sixty foot (60′) structure in the ROW with two (or more) wireless facilities on it (fortunately, Section 6409 permits only a one time increase in height). This is another reason to require concealment of ROW wireless infrastructure because one of the Section 6409 "substantial change" conditions is that the modification/addition doesn't have the effect of destroying or defeating the existing "concealment" technology being utilized.

Comments On Existing County Ordinance

The County's existing tower and antenna ordinance provides a comprehensive approach to regulating towers and antenna throughout the County. The definitions and application review process portions of the Ordinance do need amending to address the most recent Federal and State definitions application process timelines. **Section 28.19 (3)(b) 4.** states Antenna to be located on existing structure in public road rights-of-way may only be located in collector, arterial or limited access road rights-of-way. The recent adoption and implementation of §337.401(7) now prohibits the County from having this type of restriction in the Ordinance.

Camouflaged structures in certain zoning districts are encouraged over non-concealed type wireless infrastructure through the administrative approval process. Towers that are not concealed must get approval of a conditional use permit. Having a more arduous process for

the less desirable infrastructure is one method to have the industry deploy the more preferable type of equipment. Presently, the number of camouflaged structures is minimal and only in the Island Study Area. Requiring applicants to demonstrate why non-concealed towers are a necessity over camouflaged facilities should be added to the Ordinance. Doing so may give the County more leverage to deny non-concealed towers.

Residential areas are going to need wireless towers and base stations. The County Ordinance does not clearly state the process for new towers in these zoning districts and this should be amended to promote the type and development standards of this infrastructure in residential districts.

Polling Results

Between August 15 - 17, 2017 Nassau County and the City of Fernandina Beach held a series of Initial Public Outreach meetings. These meetings were held at James S. Page Government Complex in Yulee; American Beach Community Center in Fernandina Beach and the Callahan Fairground Multi-Purpose Facility in Callahan. At each of these meetings CityScape presented:

- The history of the wireless industry and typical types of infrastructure;
- An introduction to the mapping process including network coverage from existing wireless facilities illustrating network gaps and theoretical propagation coverage maps;
- An overview of the federal and state regulations pertaining to wireless infrastructure.

The presentation concluded with a wireless communication survey during which attendees were invited to cast a vote on the types of wireless communication infrastructure they thought was preferable in the five different study areas. After the meetings online polling continued and was available via the County's web site along with paper copies available at the County offices. A summary of the fifty-seven (57) participants is as follows with an at a glance look in Tables 7 and 8:

1. Fifty-five percent (55%) of all voters felt the wireless network coverage was just generally acceptable where they live with seventeen percent (17%) of residents in the Unincorporated Area West of I-95 indicating coverage was unacceptable where they live.

2. Over fifty-six percent (56%) of all voters feel the wireless network coverage when traveling within Nassau County is only moderately acceptable.

3. The preference in the non-concealed category was the monopole by an average of fifty percent (50%) over the lattice or guyed tower for all five-study areas; but almost sixty percent (60%) of the voters that live in the Unincorporated Area West of I-95 preferred the lattice tower for their area.

4. Light stanchions, which is the use of existing outdoor lights at ballparks and schools, was generally preferred over tower wraps and painted towers with many casting a "no preference" vote as their second choice in all areas.

5. For concealed type towers the preferences are as follows:

   - Overall the majority voted for flagpoles for the Incorporated Area and for slick sticks in the Unincorporated Areas. However, the residents of those areas voted differently. In fact, the residents of the Incorporated Island Area have a fifty/fifty split preference between the slick stick and no preference; the Unincorporated Area East of I-95 was slightly higher for slick sticks; and the citizenry from the Unincorporated Area West of I-95 have a slight "no preference" over the flagpole.

   - There was not a distinct variation between the total votes and the votes of those stakeholders that live in the actual areas in relationship to the clock tower, banner pole and faux dormer options with the exception of the Incorporated Island Area. For this area the overall survey showed a preference of the clock tower but the residents in that area preferred the faux dormer. The Incorporated Non-Island Area preferred the clock tower while the Unincorporated Island and Unincorporated Area East of I-95 voters prefer the clock tower. The Unincorporated Area West of I-95 voters preferred the banner pole.

   - The monopine (faux tree) was preferable over the faux fire tower and silo in all of the study areas except for the Unincorporated Island Area where forty-seven percent (47%) cast a "None of these" vote followed by eighteen percent (18%) voting for the faux tree.

6. Regarding the use of high tension electric transmission poles, 56 percent (56%) in the Incorporated Island have "no preference", 56 percent (56%) in the Unincorporated Island Area like none of these options and the majority of voters from the Unincorporated Areas East and West of I-95 prefer the additional pole in the utility easement.

7. Regarding base stations, all individual study area voters preferred concealed antenna mounted above the rooftop over non-concealed base stations inside their respective study areas.

8. The majority of votes prefer concealed small wireless facilities to semi-concealed and non-concealed facilities.

NON-CONCEALED TOWERS	MONOPOLE LATTICE GUY	ELECTRIC TRANSMISSION LINES	BASE STATION	SMALL CELL
Incorporated Island	Overall/Residents: Monopole	Residents: No Preference Overall: Attachment	Overall: Concealed	Overall: Concealed
Incorporated Non-Island	Overall: Monopole	Overall: New Pole in Utility Easement	Overall: Non-Concealed	Overall: Concealed
Unincorporated Island	Overall/Residents: Monopole	Residents: None Overall: Attachment	Overall/Residents: Concealed	
Unincorporated Non-Island East of I-95	Overall/Residents: Monopole	Overall: New Pole in Utility Easement	Residents: Concealed Overall No Preference	
Unincorporated Non-Island West of I-95	Overall: Monopole Residents: Lattice	Residents: New Pole in Utility Easement Overall: No Preference		

Table 7: Non-Concealed Tower Preference Polling Results At A Glance

CONCEALED AND PARTIALLY CONCEALED TOWERS	LIGHT STANCHION WRAPPED POLE PAINTED POLE	FLAGPOLE SLICK STICK 3-LEGGED POLE	CLOCK TOWER BANNER POLE FAUX DORMER	FAUX TREE FAUX FIRE TOWER FAUX SILO
Incorporated Island	Residents: No preference Overall: Light Stanchion	Residents: ½ Slick Stick and ½ No Preference Overall: Flagpole	Residents: Faux Dormer Overall: Clock Tower	Overall: Faux Tree
Incorporated Non-Island	Overall: Light Stanchion	Overall: Flagpole	Overall: Clock Tower	Overall: Faux Tree
Unincorporated Island	Overall: Light Stanchion	Overall: Flagpole	Overall: Clock Tower	Residents: None of These Overall: No Preference
Unincorporated Non-Island East of I-95	Overall: Light Stanchion	Overall: Slick Stick	Residents: Clock Tower Overall: Banner Pole	Overall: Faux Tree
Unincorporated Non-Island West of I-95	Overall: Light Stanchion	Overall: No Preference	Residents: Banner Pole Overall: No Preference	Overall: Faux Tree

Table 8: Concealed And Partially Concealed Tower Preference Polling Results At A Glance

Proposed Policy Changes

The definitions sections of the County and City land development regulations require updates to track the new and revised definitions in both Federal and State regulations. Unfortunately, many definitions for wireless infrastructure in Florida statutes are inconsistent with the Federal definitions for the same item and certain State statutes are only applicable to small wireless facilities in the ROW. For this reason, the proposed ordinance includes two sets of definitions: one, for communications facilities within a public ROW and a second for communication facilities not located in rights-of way.

A second distinguishing change to the existing code is the inclusion of regulations addressing deployment of small wireless facilities within the ROW. Some local governments in Florida have opted to locate regulations for small cells in the ROW in parts of their code that deal specifically with street design standards and other related activities specific to sidewalks and streets. However, keeping all wireless deployment regulations in one section of the Code can help manage the

installations of all wireless infrastructure and prevent small cells from inadvertently being permitted without planning review as afforded local governments in Florida statutes.

Based on the community's responses to the polling questions the preferred wireless structure types are generally 1) concealed; 2) non-concealed light stanchions; and 3) the monopole. The overall preference is a dual-purpose concealed tower. A dual-purpose tower is a structure built to serve two primary purposes; one of which is a wireless facility. Examples of these include, but are not limited to, clock towers, flagpoles, light poles and faux trees as shown in Figure 37.

The survey results also showed that overall concealed antennas mounted on existing base stations and concealed new base stations are preferred over non-concealed base stations. Non-residential locations are preferred over residential areas because such facilities would be less noticeable and more accepted by the public.

In response to the polling results, it is recommended the County and City add a preferred infrastructure type list to the zoning ordinance. The most preferred option is listed first with the least preferred option last. When a lower ranked alternative is proposed the applicant must demonstrate through relevant information why the higher ranked options are not technically feasible, practical or justified given the location of the proposed facilities. This includes, but is not limited to, an affidavit by a radio frequency engineer demonstrating that despite diligent efforts to adhere to the established preferences within the geographic search area and by clear and convincing evidence it is not possible. The applicant must provide such evidence in its application in order for the application to be considered complete.

The zoning matrix is a table that lists the zoning districts, the various types of wireless facilities and which type of facility is allowed in each zoning district and the review process applicable to that request. The rest of the regulations in the code provide for land use development standards to the greatest extent permitted by applicable Florida and Federal regulations. The purpose and intent of the regulations is to minimize adverse visual effects of wireless facilities through thoughtful design and siting strategies by the entire wireless infrastructure industry, including service providers, infrastructure developer, contractor, owner or management organization.

Figure 37: Nassau County Overall Preference Examples

Potential Public Properties as Fill In Sites for Network Gaps

When publicly owned non ROW property is used for wireless infrastructure the County or City become the landlord and has ultimate control over the design, placement and maintenance of the infrastructure. Many creative concealment techniques are available to the infrastructure industry and some are more aesthetically pleasing and practical than other types. As local government adopts preferred design standards for publicly owned property, these installations become the precedent and standard for future sites developed within the County or City's zoning jurisdiction. Leasing public properties for new wireless infrastructure can also generate new sources of revenue along with creating assets for the County or City. Additionally, there could be potential availability on the new infrastructure for the use of emergency services and public safety communications equipment.

It is recommended the County and City set a preference list of publicly owned locations and types of infrastructure to be used to fill in the identified network service gaps. The overall goal of this list is to allow the County and City the most discretion in location and design so the wireless facilities are as inconspicuous as possible and fits within the surrounding aesthetics.

Appendix A
Existing Inventory

Inventory Catalog of Existing Infrastructure

Procedure

CityScape's assessment process began by conducting extensive online research and collecting assessment data from numerous sources, including but not limited to, City and County wireless infrastructure permits, FCC registration and wireless service provider and tower owner direct information. Once the assessment data was collected CityScape prepared mapping using the GIS shape files provided by the County. CityScape assessed each individual site by visiting each location and acquired all available information about the facility including ownership, tenants, type of structure, condition of site, signage etc. All information was assembled into a data table to create the following inventory.

Evaluation

Each site was inspected for verification of all data and overall site notations are included in the inventory. CityScape made an observation by visual inspection only, whether each support structure has the space to accommodate potential collocations by means of antennas, ancillary equipment and other wireless antenna platform(s) as noted for each facility. In this consideration and prior to mounting any new equipment, CityScape recommends the structure be fully analyzed by a structural engineer for its structural capability to support any proposed addition or collocation(s).

Representation

The infrastructure is listed in numeric order and shown on the map in Figure 1. Colored dots represent specific types of wireless infrastructure as follows:

- Macro tower outside the right-of-way
- Concealed macro tower
- Tower outside the study area
- Rooftop base station
- Water tank base station
- Small cell tower inside the right-of-way
- Small cell base station inside the right-of-way

A catalog of the wireless infrastructure inventory includes a photograph and vicinity map of each tower tower or base station, along with detailed information from all data as referenced.

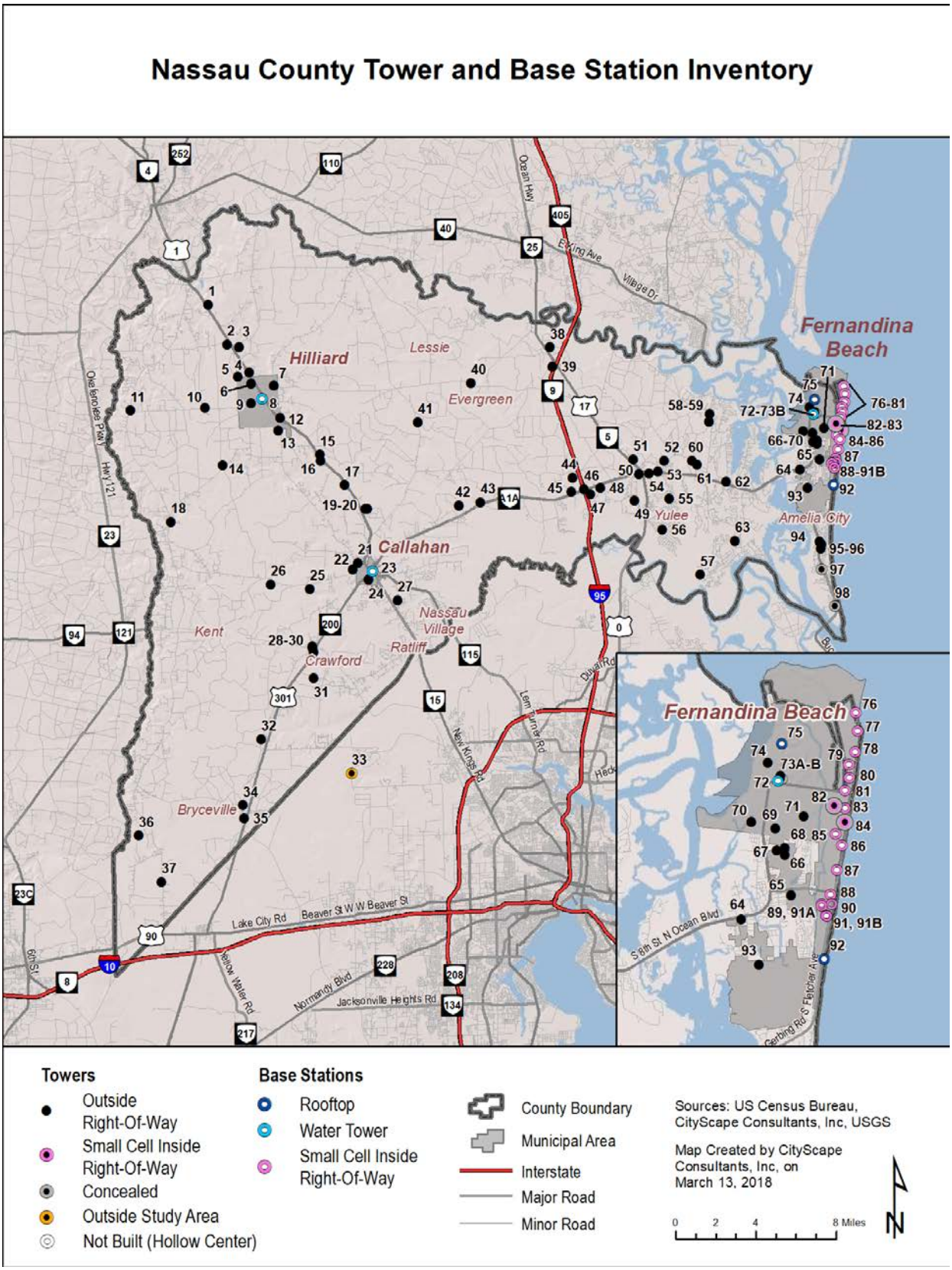


Figure 14: Nassau County Tower and Base Station Inventory

SITE 1: 554400 US Highway 1, Hilliard

ELIGIBLE:	Yes	**LOCATION:**	Private Property
CATEGORY:	Tower	**TYPE:**	Lattice
ZONING:	Open Rural	**PARCEL PIN#:**	41-4N-23-1210-0005-0000
FACILITY OWNER:	American Tower Corporation	**FACILITY OWNER ID:**	415246
FACILITY OWNER SITE NAME:	Hilliard FL SQA	**FCC ASR:**	1261896
LATITUDE:	30-45-30.600 N	**LONGITUDE:**	81-57-44.600 W
HEIGHT:	260’	**COLLOCATION POTENTIAL:**	4
SERVICE PROVIDERS:	Verizon		
COMMENTS:	None		

SITE 2: 173033 Andrews Road, Hilliard

ELIGIBLE:	Yes	**LOCATION:**	Private Property
CATEGORY:	Tower	**TYPE:**	Guy
ZONING:	Open Rural	**PARCEL PIN#:**	30-4N-24-0000-0003-0040
FACILITY OWNER:	American Tower Corporation	**FACILITY OWNER ID:**	9117
FACILITY OWNER SITE NAME:	Hilliard FL	**FCC ASR:**	1027629
LATITUDE:	30-43-46.400 N	**LONGITUDE:**	81-56-49.800 W
HEIGHT:	301’	**COLLOCATION POTENTIAL:**	3
SERVICE PROVIDERS:	Windstream		
COMMENTS:	None		

SITE 3: 28332 Sawmill Road, Hilliard

ELIGIBLE:	Yes	**LOCATION:**	Private Property
CATEGORY:	Tower	**TYPE:**	Guy
ZONING:	Open Rural	**PARCEL PIN#:**	32-4N-24-2020-0001-0010
FACILITY OWNER:	River City Broadcasting LLC	**FACILITY OWNER ID:**	None
FACILITY OWNER SITE NAME:	Not Listed	**FCC ASR:**	1240070
LATITUDE:	30-43-38.700 N	**LONGITUDE:**	81-56-13.500 W
HEIGHT:	420’	**COLLOCATION POTENTIAL:**	4
SERVICE PROVIDERS:	Broadcast		
COMMENTS:	No site identification at the facility.		

SITE 4: 27051 Hallman Road, Hilliard

ELIGIBLE:	Yes	**LOCATION:**	Private Property
CATEGORY:	Tower	**TYPE:**	Monopole
ZONING:	Commercial Intensive	**PARCEL PIN#:**	05-3N-24-2360-0001-0010
FACILITY OWNER:	Crown Castle International	**FACILITY OWNER ID:**	844136
FACILITY OWNER SITE NAME:	Hilliard	**FCC ASR:**	1212253
LATITUDE:	30-42-32.670 N	**LONGITUDE:**	81-55-45.239 W
HEIGHT:	180’	**COLLOCATION POTENTIAL:**	4
SERVICE PROVIDERS:	AT&T		
COMMENTS:			

SITE 5: 271511 Georgia Street, Hilliard

ELIGIBLE:	Yes	**LOCATION:**	Private Property
CATEGORY:	Tower	**TYPE:**	Lattice
ZONING:	Incorporated	**PARCEL PIN#:**	05-3N-24-2020-0009-0000
FACILITY OWNER:	Crown Castle International	**FACILITY OWNER ID:**	812681
FACILITY OWNER SITE NAME:	North Hilliard JKV088	**FCC ASR:**	1245048
LATITUDE:	30-42-20.747 N	**LONGITUDE:**	81-56-20.071 W
HEIGHT:	192’	**COLLOCATION POTENTIAL:**	4
SERVICE PROVIDERS:	None		
COMMENTS:	Tower has no active service providers on site.		

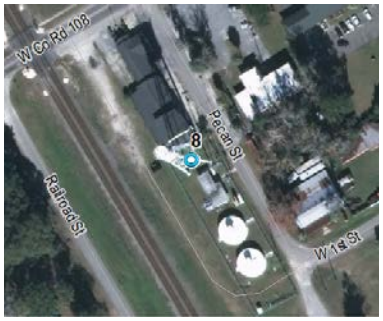
SITE 6: 371105 Oxford Street, Hilliard

ELIGIBLE:	Yes	**LOCATION:**	Private Property
CATEGORY:	Tower	**TYPE:**	Lattice
ZONING:	Incorporated	**PARCEL PIN#:**	05-3N-24-2340-0006-0010
FACILITY OWNER:	American Tower Corporation	**FACILITY OWNER ID:**	302821
FACILITY OWNER SITE NAME:	Hilliard FL 2	**FCC ASR:**	1218797
LATITUDE:	30-42-2.300 N	**LONGITUDE:**	81-55-40.080 W
HEIGHT:	254’	**COLLOCATIO N POTENTIAL:**	3
SERVICE PROVIDERS:	County PSRS, ITT, Metro PCS, Nextel, Verizon		
COMMENTS:			

SITE 7: 37075 Aviation Lane, Hilliard

ELIGIBLE:	Yes	**LOCATION:**	Private Property
CATEGORY:	Tower	**TYPE:**	Lattice
ZONING:	Incorporated	**PARCEL PIN#:**	09-3N-24-0000-0002-0000
FACILITY OWNER:	FAA	**FACILITY OWNER ID:**	None
FACILITY OWNER SITE NAME:	None	**FCC ASR:**	1250825
LATITUDE:	30-41-56.219 N	**LONGITUDE:**	81-54-31.140 W
HEIGHT:	249’	**COLLOCATION POTENTIAL:**	4
SERVICE PROVIDERS:	No PWSF, FAA Microwave		
COMMENTS:			

SITE 8: 3748 Pecan Street, Hilliard



ELIGIBLE:	Yes	**LOCATION:**	Public Property
CATEGORY:	Base Station	**TYPE:**	Water Tank
ZONING:	Incorporated	**PARCEL PIN#:**	09-3N-24-0000-0034-0000
FACILITY OWNER:	Town of Hilliard	**FACILITY OWNER ID:**	None
FACILITY OWNER SITE NAME:		**FCC ASR:**	1050356
LATITUDE:	30-41-22.000 N	**LONGITUDE:**	81-55-8.400 W
HEIGHT:	105’	**COLLOCATION POTENTIAL:**	Possibly
SERVICE PROVIDERS:	T-Mobile		
COMMENTS:			

SITE 9: 1 Flashes Avenue, Hilliard

ELIGIBLE:	Yes	**LOCATION:**	Public Property
CATEGORY:	Tower	**TYPE:**	Concrete Monopole
ZONING:	Incorporated	**PARCEL PIN#:**	08-3N-24-2380-0142-0010
FACILITY OWNER:	Affiniti LLC	**FACILITY OWNER ID:**	None
FACILITY OWNER SITE NAME:	HILLIARD-755	**FCC ASR:**	1243755
LATITUDE:	30-41-11.800 N	**LONGITUDE:**	81-55-41.099 W
HEIGHT:	140’	**COLLOCATION POTENTIAL:**	1
SERVICE PROVIDERS:	Broadband		
COMMENTS:			

SITE 10: 27077 Pee Wee Lane, Hilliard

ELIGIBLE:	Yes	**LOCATION:**	Public Property
CATEGORY:	Tower	**TYPE:**	Concrete Monopole
ZONING:	Open Rural	**PARCEL PIN#:**	12-3N-23-2020-0017-0000
FACILITY OWNER:	Affiniti LLC	**FACILITY OWNER ID:**	None
FACILITY OWNER SITE NAME:	HILLIARD-855	**FCC ASR:**	1262855
LATITUDE:	30-41-1.897 N	**LONGITUDE:**	81-58-0.417 W
HEIGHT:	145’	**COLLOCATION POTENTIAL:**	1
SERVICE PROVIDERS:	None		
COMMENTS:	Tower appears to be abandoned.		

SITE 11: 170226 Bay Road, Hilliard

ELIGIBLE:	Yes	**LOCATION:**	Private Property
CATEGORY:	Tower	**TYPE:**	Lattice
ZONING:	Open Rural	**PARCEL PIN#:**	39-3N-23-2080-0005-000 0
FACILITY OWNER:	American Tower Corporation	**FACILITY OWNER ID:**	415524
FACILITY OWNER SITE NAME:	Weinaug Woodlands Inc	**FCC ASR:**	1260953
LATITUDE:	30-40-58.200 N	**LONGITUDE:**	82-1-45.000 W
HEIGHT:	257’	**COLLOCATION POTENTIAL:**	4
SERVICE PROVIDERS:	Verizon		
COMMENTS:			

SITE 12: 3724 Clint Drive, Hilliard

ELIGIBLE:	Yes	**LOCATION:**	Public Property
CATEGORY:	Tower	**TYPE:**	Lattice
ZONING:	Open Rural	**PARCEL PIN#:**	15-3N-24-0000-0005-000 0
FACILITY OWNER:	Division of Forestery	**FACILITY OWNER ID:**	None
FACILITY OWNER SITE NAME:		**FCC ASR:**	
LATITUDE:	30-40-33.300 N	**LONGITUDE:**	81-54-13.400 W
HEIGHT:	Unknown	**COLLOCATION POTENTIAL:**	1
SERVICE PROVIDERS:	Division of Forestery		
COMMENTS:	No PWSF on existing tower.		

SITE 13: 458414 Old Dixie Highway, Hilliard

ELIGIBLE:	No	**LOCATION:**	Private Property
CATEGORY:	Tower	**TYPE:**	Lattice
ZONING:	Industrial Warehouse	**PARCEL PIN#:**	21-3N-24-2020-0061-0020
FACILITY OWNER:	Okefenoke Rural Electric Membership Corporation	**FACILITY OWNER ID:**	None
FACILITY OWNER SITE NAME:		**FCC ASR:**	1227245
LATITUDE:	30-40-0.197 N	**LONGITUDE:**	81-54-19.455 W
HEIGHT:	118’	**COLLOCATION POTENTIAL:**	1
SERVICE PROVIDERS:	No PWSF, Microwave		
COMMENTS:			

SITE 14: 15200 CR 108, Hilliard

ELIGIBLE:	Yes	**LOCATION:**	Private Property
CATEGORY:	Tower	**TYPE:**	Lattice
ZONING:	Open Rural	**PARCEL PIN#:**	30-3N-24-2020-0009-0000
FACILITY OWNER:	American Tower Corporation	**FACILITY OWNER ID:**	415525
FACILITY OWNER SITE NAME:	CCRC Woodlands	**FCC ASR:**	1287708
LATITUDE:	30-38-31.930 N	**LONGITUDE:**	81-57-9.170 W
HEIGHT:	250’	**COLLOCATION POTENTIAL:**	4
SERVICE PROVIDERS:	Verizon		
COMMENTS:			

SITE 15: 36122 M Sikes Road, Callahan

ELIGIBLE:	Yes	**LOCATION:**	Private Property
CATEGORY:	Tower	**TYPE:**	Guy
ZONING:	Open Rural	**PARCEL PIN#:**	37-3N-24-0000-0004-0000
FACILITY OWNER:	American Tower Corporation	**FACILITY OWNER ID:**	88439
FACILITY OWNER SITE NAME:	Hilliard - AT&T ACQ	**FCC ASR:**	1032478
LATITUDE:	30-38-54.643 N	**LONGITUDE:**	81-52-14.480 W
HEIGHT:	357’	**COLLOCATION POTENTIAL:**	4
SERVICE PROVIDERS:	Sprint, State of FL, Verizon, Windstream		
COMMENTS:	Lattice tower with guy wire supports.		

SITE 16: 36351 JW Elliott Drive, Callahan

ELIGIBLE:	Yes	**LOCATION:**	Private Property
CATEGORY:	Tower	**TYPE:**	Lattice
ZONING:	Open Rural	**PARCEL PIN#:**	37-3N-24-0000-0013-0020
FACILITY OWNER:	Crown Castle International	**FACILITY OWNER ID:**	812978
FACILITY OWNER SITE NAME:	South Hilliard (USI)	**FCC ASR:**	Not Required
LATITUDE:	30-38-37.900 N	**LONGITUDE:**	81-52-13.700 W
HEIGHT:	153’	**COLLOCATION POTENTIAL:**	4
SERVICE PROVIDERS:	AT&T		
COMMENTS:			

SITE 17: 544747 US Highway 1, Callahan

ELIGIBLE:	Yes	**LOCATION:**	Private Property
CATEGORY:	Tower	**TYPE:**	Guy
ZONING:	Open Rural	**PARCEL PIN#:**	37-3N-24-0000-0013-0020
FACILITY OWNER:	Crown Castle International	**FACILITY OWNER ID:**	874097
FACILITY OWNER SITE NAME:	Sauls Road	**FCC ASR:**	1216788
LATITUDE:	30-37-34.212 N	**LONGITUDE:**	81-51-3.096 W
HEIGHT:	300’	**COLLOCATION POTENTIAL:**	3
SERVICE PROVIDERS:	T-Mobile		
COMMENTS:	Could not access; got info from Crown Castle International.		

SITE 18: 23955 CR 121, Hilliard

ELIGIBLE:	Yes	**LOCATION:**	Private Property
CATEGORY:	Tower	**TYPE:**	Lattice
ZONING:	Open Rural	**PARCEL PIN#:**	10-2N-23-0000-0014-0010
FACILITY OWNER:	American Tower Corporation	**FACILITY OWNER ID:**	415526
FACILITY OWNER SITE NAME:	Clyde Mizell	**FCC ASR:**	1263149
LATITUDE:	30-36-5.350 N	**LONGITUDE:**	81-59-48.491 W
HEIGHT:	249’	**COLLOCATION POTENTIAL:**	3
SERVICE PROVIDERS:	Verizon		
COMMENTS:			

SITE 19: 46281 Landfill Road, Callahan

ELIGIBLE:	Yes	**LOCATION:**	Public Property
CATEGORY:	Tower	**TYPE:**	Lattice
ZONING:	Goverment/ Public Use	**PARCEL PIN#:**	08-2N-25-0000-0002-0000
FACILITY OWNER:	Crown Castle International	**FACILITY OWNER ID:**	844123
FACILITY OWNER SITE NAME:	Callahan	**FCC ASR:**	1272260
LATITUDE:	30-36-32.130 N	**LONGITUDE:**	81-49-59.610 W
HEIGHT:	280’	**COLLOCATION POTENTIAL:**	3
SERVICE PROVIDERS:	AT&T		
COMMENTS:			

SITE 20: 46351 Landfill Road, Callahan

ELIGIBLE:	Yes	**LOCATION:**	Public Property
CATEGORY:	Tower	**TYPE:**	Guy
ZONING:	Goverment/ Public Use	**PARCEL PIN#:**	08-2N-25-0000-0002-0000
FACILITY OWNER:	State of FL Dept of General Services	**FACILITY OWNER ID:**	None
FACILITY OWNER SITE NAME:	None	**FCC ASR:**	1030776
LATITUDE:	30-36-30.849 N	**LONGITUDE:**	81-49-55.476 W
HEIGHT:	420’	**COLLOCATION POTENTIAL:**	3
SERVICE PROVIDERS:	No PWSF		
COMMENTS:	Did not see FAA number posted at site.		

SITE 21: 450155 Old Dixie Highway, Callahan

ELIGIBLE:	Yes	**LOCATION:**	Public Property
CATEGORY:	Tower	**TYPE:**	Concrete Monopole
ZONING:	Goverment/ Public Use	**PARCEL PIN#:**	19-2N-25-0000-0122-0000
FACILITY OWNER:	Affiniti LLC	**FACILITY OWNER ID:**	None
FACILITY OWNER SITE NAME:	None	**FCC ASR:**	Not Required
LATITUDE:	30-34-10.400 N	**LONGITUDE:**	81-50-27.000 W
HEIGHT:	100’	**COLLOCATION POTENTIAL:**	1
SERVICE PROVIDERS:	None		
COMMENTS:			

SITE 22: 616666 River Road, Callahan

ELIGIBLE:	Yes	**LOCATION:**	Private Property
CATEGORY:	Tower	**TYPE:**	Lattice
ZONING:	Open Rural	**PARCEL PIN#:**	30-2N-25-0000-0020-0020
FACILITY OWNER:	SpectraSite/ American Towers Corporation	**FACILITY OWNER ID:**	303045
FACILITY OWNER SITE NAME:	Callahan	**FCC ASR:**	1050954
LATITUDE:	30-33-54.000 N	**LONGITUDE:**	81-50-41.100 W
HEIGHT:	268’	**COLLOCATION POTENTIAL:**	4
SERVICE PROVIDERS:	Metro PCS, T-Mobile, Windstream		
COMMENTS:			

SITE 23: 542302 US Highway 1, Callahan

ELIGIBLE:	Yes	**LOCATION:**	Public Property
CATEGORY:	Base Station	**TYPE:**	Water Tank
ZONING:	Incorporated	**PARCEL PIN#:**	29-2N-25-0000-0015-0010
FACILITY OWNER:	Global Wireless	**FACILITY OWNER ID:**	9JK0256
FACILITY OWNER SITE NAME:	Callahan	**FCC ASR:**	Not Required
LATITUDE:	30-33-47.800 N	**LONGITUDE:**	81-49-42.300 W
HEIGHT:	Unknown	**COLLOCATION POTENTIAL:**	2
SERVICE PROVIDERS:	Unknown		
COMMENTS:	Could not access compound to determine PWSF providers.		

SITE 24: 1 Warrior Drive, Callahan

ELIGIBLE:	Yes	**LOCATION:**	Public Property
CATEGORY:	Tower	**TYPE:**	Concrete Monopole
ZONING:	Incorporated	**PARCEL PIN#:**	29-2N-25-3200-0005-0000
FACILITY OWNER:	Affiniti LLC	**FACILITY OWNER ID:**	None
FACILITY OWNER SITE NAME:	Callahan-662	**FCC ASR:**	1262662
LATITUDE:	30-33-26.500 N	**LONGITUDE:**	81-49-55.301 W
HEIGHT:	140’	**COLLOCATION POTENTIAL:**	1
SERVICE PROVIDERS:	Trillium Broadband?		
COMMENTS:			

SITE 25: 34586 Ballpark Road, Callahan

ELIGIBLE:	Yes	**LOCATION:**	Public Property
CATEGORY:	Tower	**TYPE:**	Concrete Monopole
ZONING:	Goverment/ Public Use	**PARCEL PIN#:**	35-2N-24-0000-0001-0010
FACILITY OWNER:	Affiniti LLC	**FACILITY OWNER ID:**	
FACILITY OWNER SITE NAME:	Callahan-656	**FCC ASR:**	1262656
LATITUDE:	30-33-4.399 N	**LONGITUDE:**	81-52-52.702 W
HEIGHT:	140’	**COLLOCATION POTENTIAL:**	1
SERVICE PROVIDERS:	Broadband		
COMMENTS:			

SITE 26: 612448 River Road, Callahan

ELIGIBLE:	Yes	**LOCATION:**	Private Property
CATEGORY:	Tower	**TYPE:**	Guy
ZONING:	Open Rural	**PARCEL PIN#:**	28-2N-24-0000-0003-0010
FACILITY OWNER:	SBA Communications	**FACILITY OWNER ID:**	FL09483-S
FACILITY OWNER SITE NAME:	West Callahan	**FCC ASR:**	1259577
LATITUDE:	30-33-18.191 N	**LONGITUDE:**	81-54-50.242 W
HEIGHT:	280’	**COLLOCATION POTENTIAL:**	3
SERVICE PROVIDERS:	Verizon		
COMMENTS:			

SITE 27: 44304 Keme Road, Callahan

ELIGIBLE:	No	**LOCATION:**	Private Property
CATEGORY:	Tower	**TYPE:**	Lattice
ZONING:	Open Rural	**PARCEL PIN#:**	33-2N-25-0000-0013-0000
FACILITY OWNER:	Crown Castle International	**FACILITY OWNER ID:**	812472
FACILITY OWNER SITE NAME:	Lem Turner JKV087	**FCC ASR:**	Not Required
LATITUDE:	30-32-30.721 N	**LONGITUDE:**	81-48-28.249 W
HEIGHT:	182’	**COLLOCATION POTENTIAL:**	3
SERVICE PROVIDERS:	AT&T		
COMMENTS:			

SITE 28: 33588 Woods Lane, Callahan

ELIGIBLE:	Yes	**LOCATION:**	Private Property
CATEGORY:	Tower	**TYPE:**	Lattice
ZONING:	Open Rural	**PARCEL PIN#:**	11-1N-24-2180-0058-0030
FACILITY OWNER:	SBA Communications	**FACILITY OWNER ID:**	FL 05843-S
FACILITY OWNER SITE NAME:	Crawford	**FCC ASR:**	1221380
LATITUDE:	30-30-33.900 N	**LONGITUDE:**	81-52-48.400 W
HEIGHT:	255’	**COLLOCATION POTENTIAL:**	3
SERVICE PROVIDERS:	Sprint, Verizon		
COMMENTS:			

SITE 29: Crawford Road Ext, Callahan

ELIGIBLE:	No	**LOCATION:**	Private Property
CATEGORY:	Tower	**TYPE:**	Lattice
ZONING:	Open Rural	**PARCEL PIN#:**	14-1N-24-2180-0071-0020
FACILITY OWNER:	Unknown	**FACILITY OWNER ID:**	
FACILITY OWNER SITE NAME:		**FCC ASR:**	Not Required
LATITUDE:	30-30-31.830 N	**LONGITUDE:**	81-52-47.571 W
HEIGHT:	150’	**COLLOCATION POTENTIAL:**	3
SERVICE PROVIDERS:	Microwave		
COMMENTS:	No site identification posted on this tower.		

SITE 30: 34125 Pickett Family Court, Callahan

ELIGIBLE:	No	**LOCATION:**	Public Property or ROW?
CATEGORY:	Tower	**TYPE:**	Lattice
ZONING:	Open Rural	**PARCEL PIN#:**	14-1N-24-2180-0097-0000
FACILITY OWNER:	FAA	**FACILITY OWNER ID:**	None
FACILITY OWNER SITE NAME:		**FCC ASR:**	
LATITUDE:	30-30-19.45 N	**LONGITUDE:**	81-52-45.06 W
HEIGHT:	Unknown	**COLLOCATION POTENTIAL:**	Possibly
SERVICE PROVIDERS:	FAA		
COMMENTS:	Found tower during assessment process; very little information posted on site.		

SITE 31: 33386 Meadows Lane, Callahan

ELIGIBLE:	Yes	**LOCATION:**	Private Property
CATEGORY:	Tower	**TYPE:**	Lattice
ZONING:	Open Rural	**PARCEL PIN#:**	23-1N-24-2180-1296-0020
FACILITY OWNER:	Crown Castle International	**FACILITY OWNER ID:**	803657
FACILITY OWNER SITE NAME:	FL 301 North Bellsouth	**FCC ASR:**	1227772
LATITUDE:	30-29-11.300 N	**LONGITUDE:**	81-52-44.900 W
HEIGHT:	255’	**COLLOCATION POTENTIAL:**	2
SERVICE PROVIDERS:	Cingular, Metro PCS, T-Mobile		
COMMENTS:			

SITE 32: 11701 Old North Trail, Bryceville

ELIGIBLE:	Yes	**LOCATION:**	Private Property
CATEGORY:	Tower	**TYPE:**	Lattice
ZONING:	Open Rural	**PARCEL PIN#:**	05-1S-24-0000-0004-0150
FACILITY OWNER:	American Tower Corporation	**FACILITY OWNER ID:**	302641
FACILITY OWNER SITE NAME:	Dahoma	**FCC ASR:**	1056757
LATITUDE:	30-26-34.699 N	**LONGITUDE:**	81-55-27.480 W
HEIGHT:	250’	**COLLOCATION POTENTIAL:**	3
SERVICE PROVIDERS:	County PSRS, Nextel, Sprint		
COMMENTS:			

SITE 33: Diamond C Lane, Jacksonville

ELIGIBLE:	Yes	**LOCATION:**	Private Property
CATEGORY:	Tower	**TYPE:**	Lattice
ZONING:	Unknown	**PARCEL PIN#:**	DUVAL COUNTY
FACILITY OWNER:	Crown Castle International	**FACILITY OWNER ID:**	812215
FACILITY OWNER SITE NAME:	Garden Street	**FCC ASR:**	1028618
LATITUDE:	30-25-2.300 N	**LONGITUDE:**	81-50-56.100 W
HEIGHT:	253’	**COLLOCATION POTENTIAL:**	Possibly
SERVICE PROVIDERS:	AT&T		
COMMENTS:			

SITE 34: 8369 Spike Place, Bryceville

ELIGIBLE:	Yes	**LOCATION:**	Private Property
CATEGORY:	Tower	**TYPE:**	Lattice
ZONING:	Open Rural	**PARCEL PIN#:**	19-1S-24-0000-0003-0030
FACILITY OWNER:	SBA Communications	**FACILITY OWNER ID:**	FL 05844
FACILITY OWNER SITE NAME:	Bryceville	**FCC ASR:**	1220188
LATITUDE:	30-23-43.390 N	**LONGITUDE:**	81-56-26.459 W
HEIGHT:	250’	**COLLOCATION POTENTIAL:**	3
SERVICE PROVIDERS:	T-Mobile, Verizon		
COMMENTS:			

SITE 35: 6504 Church Avenue, Bryceville

ELIGIBLE:	Yes	**LOCATION:**	Public Property
CATEGORY:	Tower	**TYPE:**	Concrete Monopole
ZONING:		**PARCEL PIN#:**	30-1S-24-0000-0003-0010
FACILITY OWNER:	Affiniti LLC	**FACILITY OWNER ID:**	
FACILITY OWNER SITE NAME:	Bryceville-655	**FCC ASR:**	
LATITUDE:	30-23-9.899 N	**LONGITUDE:**	81-56-22.301 W
HEIGHT:	140’	**COLLOCATION POTENTIAL:**	1
SERVICE PROVIDERS:	Broadband		
COMMENTS:			

SITE 36: 1287 Boyd Road, Bryceville

ELIGIBLE:	Yes	**LOCATION:**	Private Property
CATEGORY:	Tower	**TYPE:**	Guy
ZONING:	Open Rural	**PARCEL PIN#:**	32-1S-23-0000-0002-0000
FACILITY OWNER:	West Jacksonville Baptist Church	**FACILITY OWNER ID:**	
FACILITY OWNER SITE NAME:		**FCC ASR:**	1236519
LATITUDE:	30-22-28.800 N	**LONGITUDE:**	82-1-41.200 W
HEIGHT:	499’	**COLLOCATION POTENTIAL:**	Possibly
SERVICE PROVIDERS:	WJGM		
COMMENTS:			

SITE 37: 5102 CR 121, Bryceville

ELIGIBLE:	Yes	**LOCATION:**	Private Property
CATEGORY:	Tower	**TYPE:**	Lattice
ZONING:	Open Rural	**PARCEL PIN#:**	09-2S-23-0000-0001-0010
FACILITY OWNER:	Yellow Water Land & Timber	**FACILITY OWNER ID:**	None
FACILITY OWNER SITE NAME:	None	**FCC ASR:**	1027945
LATITUDE:	30-20-27.000 N	**LONGITUDE:**	82-0-35.000 W
HEIGHT:	307’	**COLLOCATION POTENTIAL:**	4
SERVICE PROVIDERS:	None		
COMMENTS:			

SITE 38: 852500 US Highway 17, Yulee

ELIGIBLE:	Yes	**LOCATION:**	Private Property
CATEGORY:	Tower	**TYPE:**	Guy
ZONING:	Industrial Warehouse	**PARCEL PIN#:**	35-4N-26-0000-0001-0010
FACILITY OWNER:	SpectraSite/ American Towers Corporation	**FACILITY OWNER ID:**	303044
FACILITY OWNER SITE NAME:	Gross FL	**FCC ASR:**	1050953
LATITUDE:	30-43-23.981 N	**LONGITUDE:**	81-40-33.769 W
HEIGHT:	250’	**COLLOCATION POTENTIAL:**	3
SERVICE PROVIDERS:	Verizon		
COMMENTS:			

SITE 39: Near 77005 Lippizan Court, Yulee

ELIGIBLE:	Yes	**LOCATION:**	Private Property
CATEGORY:	Tower	**TYPE:**	Lattice
ZONING:	Open Rural	**PARCEL PIN#:**	02-3N-26-0000-0001-0000
FACILITY OWNER:	Crown Castle International	**FACILITY OWNER ID:**	812402
FACILITY OWNER SITE NAME:	I-95 NORTH	**FCC ASR:**	1028640
LATITUDE:	30-42-32.900 N	**LONGITUDE:**	81-40-26.602 W
HEIGHT:	202’	**COLLOCATION POTENTIAL:**	1-3
SERVICE PROVIDERS:	AT&T, T-Mobile		
COMMENTS:			

SITE 40: 57086 Lazy Aces Lane, Yulee

ELIGIBLE:	Yes	**LOCATION:**	Private Property
CATEGORY:	Tower	**TYPE:**	Guy
ZONING:	Open Rural	**PARCEL PIN#:**	44-3N-26-0000-0001-0000
FACILITY OWNER:	American Tower Corporation	**FACILITY OWNER ID:**	9015
FACILITY OWNER SITE NAME:	Jacksonville North I-95	**FCC ASR:**	1037538
LATITUDE:	30-41-54.900 N	**LONGITUDE:**	81-44-33.800 W
HEIGHT:	263’	**COLLOCATION POTENTIAL:**	1-2
SERVICE PROVIDERS:			
COMMENTS:	Microwave backhaul for American Tower Corporation.		

SITE 41: 462500 Middle Road, Callahan

ELIGIBLE:	Yes	**LOCATION:**	Private Property
CATEGORY:	Tower	**TYPE:**	Lattice
ZONING:	Open Rural	**PARCEL PIN#:**	22-3N-25-0000-0001-0000
FACILITY OWNER:	Crown Castle International	**FACILITY OWNER ID:**	811859
FACILITY OWNER SITE NAME:	Callahan	**FCC ASR:**	1028644
LATITUDE:	30-40-15.200 N	**LONGITUDE:**	81-47-18.000 W
HEIGHT:	260’	**COLLOCATION POTENTIAL:**	3
SERVICE PROVIDERS:	AT&T		
COMMENTS:			

SITE 42: 55500 Burns Road, Callahan

ELIGIBLE:	Yes	**LOCATION:**	Private Property
CATEGORY:	Tower	**TYPE:**	Guy
ZONING:	Open Rural	**PARCEL PIN#:**	12-2N-25-0000-0001-0000
FACILITY OWNER:	SpectraSite/ American Towers Corporation	**FACILITY OWNER ID:**	302698
FACILITY OWNER SITE NAME:	Burns Road	**FCC ASR:**	1028873
LATITUDE:	30-36-35.900 N	**LONGITUDE:**	81-45-17.800 W
HEIGHT:	423’	**COLLOCATION POTENTIAL:**	3
SERVICE PROVIDERS:	AT&T, Metro PCS, Verizon		
COMMENTS:			

SITE 43: 56905 Griffin Road, Callahan

ELIGIBLE:	Yes	**LOCATION:**	Private Property
CATEGORY:	Tower	**TYPE:**	Lattice
ZONING:	Open Rural	**PARCEL PIN#:**	07-2N-26-0000-0001-0010
FACILITY OWNER:	Florida Power and Light Company	**FACILITY OWNER ID:**	None
FACILITY OWNER SITE NAME:	#110	**FCC ASR:**	1061071
LATITUDE:	30-36-43.000 N	**LONGITUDE:**	81-44-13.000 W
HEIGHT:	320’	**COLLOCATION POTENTIAL:**	4
SERVICE PROVIDERS:			
COMMENTS:	Maybe Florida Power and Light Company		

SITE 44: 76164 Wildwood Road, Yulee

ELIGIBLE:	Yes	**LOCATION:**	Private Property
CATEGORY:	Tower	**TYPE:**	Lattice
ZONING:	Open Rural	**PARCEL PIN#:**	39-2N-26-0000-0001-0000
FACILITY OWNER:	Crown Castle International	**FACILITY OWNER ID:**	809377
FACILITY OWNER SITE NAME:	Hero J-FL-045-116	**FCC ASR:**	1000462
LATITUDE:	30-37-42.532 N	**LONGITUDE:**	81-39-33.109 W
HEIGHT:	256’	**COLLOCATION POTENTIAL:**	3
SERVICE PROVIDERS:	T-Mobile Verizon		
COMMENTS:			

SITE 45: 76059 Wildwood Road, Yulee

ELIGIBLE:	Yes	**LOCATION:**	Private Property
CATEGORY:	Tower	**TYPE:**	Lattice
ZONING:	Open Rural	**PARCEL PIN#:**	01-2N-26-0000-0006-0000
FACILITY OWNER:	Crown Castle International	**FACILITY OWNER ID:**	800818
FACILITY OWNER SITE NAME:	talia	**FCC ASR:**	1210177
LATITUDE:	30-37-5.700 N	**LONGITUDE:**	81-39-37.800 W
HEIGHT:	296’	**COLLOCATION POTENTIAL:**	4
SERVICE PROVIDERS:	AT&T		
COMMENTS:			

SITE 46: 462521 SR 200, Yulee

ELIGIBLE:	Yes	**LOCATION:**	FL DOT ROW?
CATEGORY:	Tower	**TYPE:**	Lattice
ZONING:	ROW	**PARCEL PIN#:**	I95 ROW
FACILITY OWNER:	American Tower Corporation	**FACILITY OWNER ID:**	302911
FACILITY OWNER SITE NAME:	Yulee Heights	**FCC ASR:**	1060072
LATITUDE:	30-37-12.760 N	**LONGITUDE:**	81-38-58.531 W
HEIGHT:	229’	**COLLOCATION POTENTIAL:**	3
SERVICE PROVIDERS:	Florida Department of Transportation		
COMMENTS:	FDOT microwave on tower.		

SITE 47: 75806 Mentoria Road, Yulee

ELIGIBLE:	Yes	**LOCATION:**	Private Property
CATEGORY:	Tower	**TYPE:**	Lattice
ZONING:	Open Rural	**PARCEL PIN#:**	06-2N-27-0000-0005-0040
FACILITY OWNER:	American Tower Corporation	**FACILITY OWNER ID:**	303078
FACILITY OWNER SITE NAME:	Becker FL 1	**FCC ASR:**	1050967
LATITUDE:	30-36-58.000 N	**LONGITUDE:**	81-38-40.300 W
HEIGHT:	262’	**COLLOCATION POTENTIAL:**	4
SERVICE PROVIDERS:	Metro PCS, Sprint		
COMMENTS:			

SITE 48: 462684 SR 200, Yulee

ELIGIBLE:	Yes	**LOCATION:**	Private Property
CATEGORY:	Tower	**TYPE:**	Lattice
ZONING:	Goverment/ Public Use	**PARCEL PIN#:**	44-2N-27-0000-0001-0110
FACILITY OWNER:	Crown Castle International	**FACILITY OWNER ID:**	844137
FACILITY OWNER SITE NAME:	Yulee	**FCC ASR:**	1029358
LATITUDE:	30-37-15.200 N	**LONGITUDE:**	81-38-9.100 W
HEIGHT:	303’	**COLLOCATION POTENTIAL:**	3
SERVICE PROVIDERS:	AT&T, Nassau County PSRS,		
COMMENTS:			

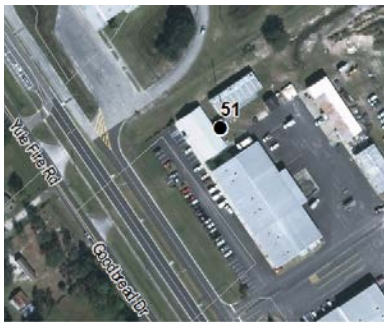
SITE 49: 85581 North Harts Road, Yulee

ELIGIBLE:	Unknown	**LOCATION:**	Private Property
CATEGORY:	Tower	**TYPE:**	Guy
ZONING:	Open Rural	**PARCEL PIN#:**	09-2N-27-0000-0001-0000
FACILITY OWNER:	American Tower Corporation	**FACILITY OWNER ID:**	24515
FACILITY OWNER SITE NAME:	Yulee	**FCC ASR:**	1206280
LATITUDE:	30-36-39.971 N	**LONGITUDE:**	81-36-26.219 W
HEIGHT:	272’	**COLLOCATION POTENTIAL:**	Possibly
SERVICE PROVIDERS:	Main Street Broadband, T-Mobile		
COMMENTS:			

SITE 50: 86035 Sowell Road, Yulee

ELIGIBLE:	Yes	**LOCATION:**	Private Property
CATEGORY:	Tower	**TYPE:**	Monopole
ZONING:	Commercial Intensive	**PARCEL PIN#:**	42-2N-27-0000-0056-0000
FACILITY OWNER:	SBA Communications	**FACILITY OWNER ID:**	None
FACILITY OWNER SITE NAME:	None	**FCC ASR:**	1251017
LATITUDE:	30-37-49.300 N	**LONGITUDE:**	81-36-12.400 W
HEIGHT:	230’	**COLLOCATION POTENTIAL:**	4
SERVICE PROVIDERS:	Metro PCS, Verizon		
COMMENTS:			

SITE 51: 86334 Goodbread Road, Yulee



ELIGIBLE:	Yes	**LOCATION:**	Public Property
CATEGORY:	Tower	**TYPE:**	Concrete Monopole
ZONING:	Open Rural	**PARCEL PIN#:**	50-3N-27-0000-0001-0030
FACILITY OWNER:	Affiniti LLC	**FACILITY OWNER ID:**	None
FACILITY OWNER SITE NAME:	Yulee-665	**FCC ASR:**	1262665
LATITUDE:	30-38-26.801 N	**LONGITUDE:**	81-36-27.500 W
HEIGHT:	140’	**COLLOCATION POTENTIAL:**	1
SERVICE PROVIDERS:	Broadband		
COMMENTS:			

SITE 52: 86370 Pages Dairy Road, Yulee

ELIGIBLE:	No	**LOCATION:**	Private Property
CATEGORY:	Tower	**TYPE:**	Monopole
ZONING:	Open Rural	**PARCEL PIN#:**	51-3N-27-0000-0011-0000
FACILITY OWNER:	NexTower LLC	**FACILITY OWNER ID:**	NXFL-109
FACILITY OWNER SITE NAME:	Timber Ridge	**FCC ASR:**	1296133
LATITUDE:	30-38-22.099 N	**LONGITUDE:**	81-34-55.600 W
HEIGHT:	199’	**COLLOCATION POTENTIAL:**	3
SERVICE PROVIDERS:	T-Mobile		
COMMENTS:			

SITE 53: 86207 Felmor Road, Yulee

ELIGIBLE:	Yes	**LOCATION:**	Public Property
CATEGORY:	Tower	**TYPE:**	Concrete Monopole
ZONING:	Goverment/ Public Use	**PARCEL PIN#:**	51-3N-27-0000-0055-0000
FACILITY OWNER:	CTI Towers	**FACILITY OWNER ID:**	11148
FACILITY OWNER SITE NAME:	Yulee-663	**FCC ASR:**	1262663
LATITUDE:	30-37-55.099 N	**LONGITUDE:**	81-35-13.898 W
HEIGHT:	80’	**COLLOCATION POTENTIAL:**	1
SERVICE PROVIDERS:	Broadband		
COMMENTS:			

SITE 54: 463260 SR 200, Yulee

ELIGIBLE:	Yes	**LOCATION:**	Private Property
CATEGORY:	Tower	**TYPE:**	Monopole
ZONING:	Open Rural	**PARCEL PIN#:**	42-2N-27-0000-0001-0120
FACILITY OWNER:	JEA	**FACILITY OWNER ID:**	None
FACILITY OWNER SITE NAME:		**FCC ASR:**	Not Required
LATITUDE:	30-37-50.400 N	**LONGITUDE:**	81-35-40.600 W
HEIGHT:	Unknown	**COLLOCATION POTENTIAL:**	2
SERVICE PROVIDERS:	Sprint		
COMMENTS:			

SITE 55: 85399 Miner Rad, Yulee

ELIGIBLE:	Yes	**LOCATION:**	Public Property
CATEGORY:	Tower	**TYPE:**	Concrete Monopole
ZONING:	Open Rural	**PARCEL PIN#:**	42-2N-27-0000-0001-014 0
FACILITY OWNER:	Affiniti LLC	**FACILITY OWNER ID:**	None
FACILITY OWNER SITE NAME:	YULEE-664	**FCC ASR:**	1262665
LATITUDE:	30-36-43.200 N	**LONGITUDE:**	81-34-41.300 W
HEIGHT:	140’	**COLLOCATION POTENTIAL:**	1
SERVICE PROVIDERS:	Broadband		
COMMENTS:			

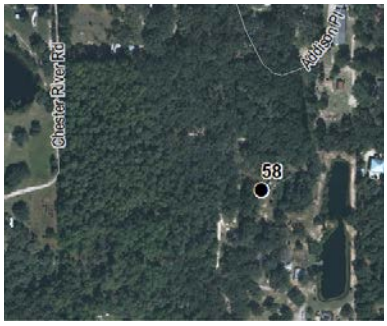
SITE 56: 85960 Wilson Neck Road, Yulee

ELIGIBLE:	Yes	**LOCATION:**	Private Property
CATEGORY:	Tower	**TYPE:**	Monopole
ZONING:	Open Rural	**PARCEL PIN#:**	43-2N-27-0000-0001-001 0
FACILITY OWNER:	JEA	**FACILITY OWNER ID:**	None
FACILITY OWNER SITE NAME:	None	**FCC ASR:**	Not Required
LATITUDE:	30-35-22.800 N	**LONGITUDE:**	81-35-4.100 W
HEIGHT:	Unknown	**COLLOCATION POTENTIAL:**	1
SERVICE PROVIDERS:	No PWSF, likely JEA data transmission facility.		
COMMENTS:			

SITE 57: 85002 Lina Road, Fernandina Beach

ELIGIBLE:	Yes	**LOCATION:**	Private Property
CATEGORY:	Tower	**TYPE:**	Guy
ZONING:	Open Rural	**PARCEL PIN#:**	36-2N-27-0000-0001-0010
FACILITY OWNER:	Vertical Bridge	**FACILITY OWNER ID:**	FL-5023
FACILITY OWNER SITE NAME:	FM JAX-027	**FCC ASR:**	1049478
LATITUDE:	30-33-22.990 N	**LONGITUDE:**	81-33-12.280 W
HEIGHT:	500’	**COLLOCATION POTENTIAL:**	3
SERVICE PROVIDERS:	iHeart Radio, Verizon		
COMMENTS:			

SITE 58: 97121 Po Folks Way, Yulee



ELIGIBLE:	No	**LOCATION:**	Private Property
CATEGORY:	Tower	**TYPE:**	Guy
ZONING:	Open Rural	**PARCEL PIN#:**	42-3N-28-5080-0038-0010
FACILITY OWNER:	Unknown	**FACILITY OWNER ID:**	
FACILITY OWNER SITE NAME:		**FCC ASR:**	
LATITUDE:	30-40-21.33 N	**LONGITUDE:**	81-32-35.47 W
HEIGHT:	Unknown	**COLLOCATION POTENTIAL:**	1-2
SERVICE PROVIDERS:	No PWSF		
COMMENTS:	Found tower during assessments with no site identification on site and appears to be abandoned.		

SITE 59: 96750 Lee Road, Yulee

ELIGIBLE:	Yes	**LOCATION:**	Private Property
CATEGORY:	Tower	**TYPE:**	Monopole
ZONING:	Open Rural	**PARCEL PIN#:**	44-3N-28-0000-0003-0000
FACILITY OWNER:	NexTower LLC	**FACILITY OWNER ID:**	NXFL-107
FACILITY OWNER SITE NAME:	Glenwood	**FCC ASR:**	1296132
LATITUDE:	30-40-1.600 N	**LONGITUDE:**	81-32-37.399 W
HEIGHT:	199’	**COLLOCATION POTENTIAL:**	3
SERVICE PROVIDERS:	T-Mobile		
COMMENTS:			

SITE 60: 86688 Pages Dairy Road, Yulee

ELIGIBLE:	Yes	**LOCATION:**	Private Property
CATEGORY:	Tower	**TYPE:**	Lattice
ZONING:	Open Rural	**PARCEL PIN#:**	51-3N-27-0000-0001-0120
FACILITY OWNER:	CTI Towers	**FACILITY OWNER ID:**	81148
FACILITY OWNER SITE NAME:	Yule 2	**FCC ASR:**	Not Required
LATITUDE:	30-38-20.357 N	**LONGITUDE:**	81-33-30.738 W
HEIGHT:	60’	**COLLOCATION POTENTIAL:**	2-3
SERVICE PROVIDERS:	Broadcast		
COMMENTS:			

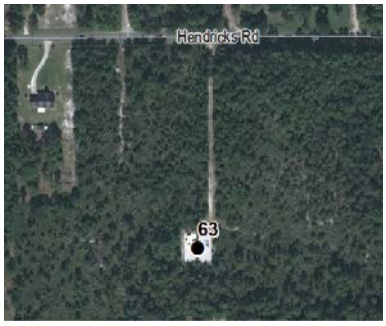
SITE 61: 86756 Pages Dairy Road, Yulee

ELIGIBLE:	Yes	**LOCATION:**	Private Property
CATEGORY:	Tower	**TYPE:**	Lattice
ZONING:	Open Rural	**PARCEL PIN#:**	51-3N-27-4850-0007-0000
FACILITY OWNER:	Crown Castle International	**FACILITY OWNER ID:**	812807
FACILITY OWNER SITE NAME:	Pages Dairy Rd JKV082	**FCC ASR:**	1028612
LATITUDE:	30-38-10.300 N	**LONGITUDE:**	81-33-16.400 W
HEIGHT:	209’	**COLLOCATION POTENTIAL:**	3
SERVICE PROVIDERS:	AT&T, T-Mobile		
COMMENTS:			

SITE 62: 464061 SR 200, Yulee

ELIGIBLE:	Yes	**LOCATION:**	Private Property
CATEGORY:	Tower	**TYPE:**	Lattice
ZONING:	Open Rural	**PARCEL PIN#:**	25-2N-28-0000-0002-0010
FACILITY OWNER:	SBA Communications	**FACILITY OWNER ID:**	FL15884-A
FACILITY OWNER SITE NAME:	Yulee Heights	**FCC ASR:**	1038066
LATITUDE:	30-37-23.900 N	**LONGITUDE:**	81-31-48.600 W
HEIGHT:	247’	**COLLOCATION POTENTIAL:**	2
SERVICE PROVIDERS:	Sprint, T-Mobile, Verizon, WNLE		
COMMENTS:			

SITE 63: 95210 Hendricks Road, Fernandina Beach



ELIGIBLE:	Yes	**LOCATION:**	Private Property
CATEGORY:	Tower	**TYPE:**	Monopole
ZONING:	Open Rural	**PARCEL PIN#:**	32-2N-28-0000-0014-0020
FACILITY OWNER:	SBA Communications	**FACILITY OWNER ID:**	FL 09637
FACILITY OWNER SITE NAME:	Nassauville	**FCC ASR:**	1260529
LATITUDE:	30-34-49.069 N	**LONGITUDE:**	81-31-25.237 W
HEIGHT:	196’	**COLLOCATION POTENTIAL:**	3
SERVICE PROVIDERS:	AT&T, Metro PCS, Verizon		
COMMENTS:			

SITE 64: 3060 S 8th Street, Fernandina Beach

ELIGIBLE:	Yes	**LOCATION:**	Private Property
CATEGORY:	Tower	**TYPE:**	Monopole
ZONING:	Commercial Intensive	**PARCEL PIN#:**	00-00-30-044B-0096-0030
FACILITY OWNER:	SBA Communications	**FACILITY OWNER ID:**	FL40894
FACILITY OWNER SITE NAME:	St Patty	**FCC ASR:**	1254966
LATITUDE:	30-37-51.909 N	**LONGITUDE:**	81-28-5.385 W
HEIGHT:	150’	**COLLOCATION POTENTIAL:**	3
SERVICE PROVIDERS:	T-Mobile		
COMMENTS:			

SITE 65: 2200 Susan Drive, Fernandina Beach

ELIGIBLE:	Yes	**LOCATION:**	Public Property
CATEGORY:	Tower	**TYPE:**	Concrete Monopole
ZONING:	Incorporated	**PARCEL PIN#:**	29-3N-28-0000-0004-0010
FACILITY OWNER:	Affiniti LLC	**FACILITY OWNER ID:**	None
FACILITY OWNER SITE NAME:	None	**FCC ASR:**	1262659
LATITUDE:	30-38-16.600 N	**LONGITUDE:**	81-27-4.400 W
HEIGHT:	60’	**COLLOCATION POTENTIAL:**	1
SERVICE PROVIDERS:	Broadband		
COMMENTS:			

SITE 66: 1600 S 14th Street, Fernandina Beach

ELIGIBLE:	Yes	**LOCATION:**	Private Property
CATEGORY:	Tower	**TYPE:**	Guy
ZONING:	No zoning Between Commercial Intensive and Incorporated	**PARCEL PIN#:**	25-3N-28-0000-0001-0000
FACILITY OWNER:	Insite	**FACILITY OWNER ID:**	FL702
FACILITY OWNER SITE NAME:	Fernandina Beach	**FCC ASR:**	1227149
LATITUDE:	30-38-58.800 N	**LONGITUDE:**	81-27-12.400 W
HEIGHT:	177’	**COLLOCATION POTENTIAL:**	2
SERVICE PROVIDERS:	Comcast		
COMMENTS:			

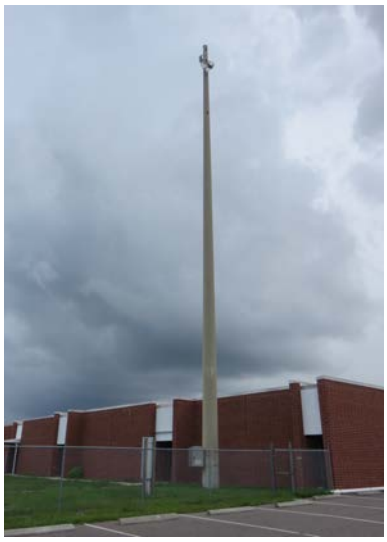
SITE 67: 1559 S 14th Street, Fernandina Beach

ELIGIBLE:	Yes	**LOCATION:**	Private Property
CATEGORY:	Tower	**TYPE:**	Lattice
ZONING:	Commercial Intensive	**PARCEL PIN#:**	00-00-30-0800-0004-0000
FACILITY OWNER:	Crown Castle International	**FACILITY OWNER ID:**	870926
FACILITY OWNER SITE NAME:	Fernandina Beach (14th St)	**FCC ASR:**	1030999
LATITUDE:	30-39-3.200 N	**LONGITUDE:**	81-27-22.399 W
HEIGHT:	230’	**COLLOCATION POTENTIAL:**	2
SERVICE PROVIDERS:	County PSRS, Metro PCS, Sprint, T-Mobile, Verizon		
COMMENTS:	Some racks are without antenna so one of the providers may have moved off the tower.		

SITE 68: 1412 Nectarine Street, Fernandina Beach

ELIGIBLE:	Yes	**LOCATION:**	Private Property
CATEGORY:	Tower	**TYPE:**	Lattice
ZONING:	Commercial Intensive	**PARCEL PIN#:**	00-00-31-1800-0267-0010
FACILITY OWNER:	Crown Castle International	**FACILITY OWNER ID:**	844001
FACILITY OWNER SITE NAME:	Fernandina Beach	**FCC ASR:**	1029321
LATITUDE:	30-39-6.278 N	**LONGITUDE:**	81-27-12.100 W
HEIGHT:	180’	**COLLOCATION POTENTIAL:**	3
SERVICE PROVIDERS:	AT&T		
COMMENTS:			

SITE 69: 1112 Jasmine Street, Fernandina Beach



ELIGIBLE:	Yes	**LOCATION:**	Public Property
CATEGORY:	Tower	**TYPE:**	Concrete Monopole
ZONING:	Incorporated	**PARCEL PIN#:**	00-00-31-1800-0212-0010
FACILITY OWNER:	Affiniti LLC	**FACILITY OWNER ID:**	None
FACILITY OWNER SITE NAME:	Fernandina Beach-661	**FCC ASR:**	1262661
LATITUDE:	30-39-26.201 N	**LONGITUDE:**	81-27-23.699 W
HEIGHT:	100’	**COLLOCATION POTENTIAL:**	1
SERVICE PROVIDERS:	Broadband		
COMMENTS:			

SITE 70: 1005 S 5th Street, Fernandina Beach

ELIGIBLE:	Yes	**LOCATION:**	Private Property
CATEGORY:	Tower	**TYPE:**	Lattice
ZONING:	Incorporated	**PARCEL PIN#:**	00-00-31-1800-0177-0000
FACILITY OWNER:	Crown Castle International	**FACILITY OWNER ID:**	812143
FACILITY OWNER SITE NAME:	Fernandina Beach JKV075	**FCC ASR:**	1206027
LATITUDE:	30-39-33.030 N	**LONGITUDE:**	81-27-52.621 W
HEIGHT:	180’	**COLLOCATION POTENTIAL:**	3
SERVICE PROVIDERS:	AT&T		
COMMENTS:			

SITE 71: 435 Citrona Drive, Fernandina Beach

ELIGIBLE:	Yes	**LOCATION:**	Public Property
CATEGORY:	Tower	**TYPE:**	Concrete Monopole
ZONING:	Incorporated	**PARCEL PIN#:**	00-00-31-1180-0017-0000
FACILITY OWNER:	Affiniti LLC	**FACILITY OWNER ID:**	None
FACILITY OWNER SITE NAME:	Fernandina Beach-658	**FCC ASR:**	1262658
LATITUDE:	30-39-39.200 N	**LONGITUDE:**	81-26-49.402 W
HEIGHT:	140’	**COLLOCATION POTENTIAL:**	1
SERVICE PROVIDERS:	Broadband		
COMMENTS:			

SITE 72: 20 Atlantic Avenue, Fernandina Beach

ELIGIBLE:	No	**LOCATION:**	Public Property
CATEGORY:	Base Station	**TYPE:**	Water Tank
ZONING:	Incorporated	**PARCEL PIN#:**	00-00-31-1800-0217-0WW L
FACILITY OWNER:	City? Water Authority?	**FACILITY OWNER ID:**	None
FACILITY OWNER SITE NAME:	Fernandina Beach	**FCC ASR:**	Not Required
LATITUDE:	30-40-15.65 N	**LONGITUDE:**	81-27-21.07 W
HEIGHT:	Unknown	**COLLOCATION POTENTIAL:**	2-3
SERVICE PROVIDERS:	No PWSF		
COMMENTS:			

SITE 73_A: 1201 Atlantic Avenue, Fernandina Beach

ELIGIBLE:	Yes	**LOCATION:**	Public Property
CATEGORY:	Tower	**TYPE:**	Concrete Monopole
ZONING:	Incorporated	**PARCEL PIN#:**	00-00-31-1800-0217-00SP
FACILITY OWNER:	Affiniti LLC	**FACILITY OWNER ID:**	None
FACILITY OWNER SITE NAME:	Yulee-132	**FCC ASR:**	1262660
LATITUDE:	30-40-21.095 N	**LONGITUDE:**	81-27-17.572 W
HEIGHT:	100’	**COLLOCATION POTENTIAL:**	1
SERVICE PROVIDERS:	Broadband		
COMMENTS:			

SITE 73_B: 1207 Atlantic Avenue, Fernandina Beach

ELIGIBLE:	Yes	**LOCATION:**	Public Property
CATEGORY:	Tower	**TYPE:**	Concealed Slick Stick
ZONING:	Incorporated	**PARCEL PIN#:**	00-00-31-1800-0217-00SP
FACILITY OWNER:	Crown Castle International	**FACILITY OWNER ID:**	824029
FACILITY OWNER SITE NAME:	Fernandina North	**FCC ASR:**	1238740
LATITUDE:	30-40-17.591 N	**LONGITUDE:**	81-27-16.175 W
HEIGHT:	124’	**COLLOCATIO N POTENTIAL:**	1
SERVICE PROVIDERS:	AT&T, Verizon		
COMMENTS:			

SITE 74: Near 310 Escambia Street, Fernandina Beach

ELIGIBLE:	Yes	**LOCATION:**	Private Property
CATEGORY:	Tower	**TYPE:**	Guy
ZONING:	Incorporated	**PARCEL PIN#:**	ROW
FACILITY OWNER:	1570 Radio The Winner	**FACILITY OWNER ID:**	None
FACILITY OWNER SITE NAME:	None	**FCC ASR:**	
LATITUDE:	30-40-38.800 N	**LONGITUDE:**	81-27-41.300 W
HEIGHT:	Unknown	**COLLOCATION POTENTIAL:**	2
SERVICE PROVIDERS:	1570 Radio The Winner		
COMMENTS:	AM radio tower		

SITE 75: 600 N 8th Street, Fernandina Beach

ELIGIBLE:	Yes	**LOCATION:**	81°27'32.76"W
CATEGORY:	Base Station	**TYPE:**	Rooftop
ZONING:	Incorporated	**PARCEL PIN#:**	00-00-31-1860-0000-0000
FACILITY OWNER:	Preferred Networks Inc	**FACILITY OWNER ID:**	None
FACILITY OWNER SITE NAME:		**FCC ASR:**	
LATITUDE:	30-40-54.800 N	**LONGITUDE:**	81-27-16.300 W
HEIGHT:	Unknown	**COLLOCATION POTENTIAL:**	Possibly
SERVICE PROVIDERS:	Unknown		
COMMENTS:	Possibly no PWSF		

SITE 76: Near 1741 N Fletcher Avenue, Fernandina Beach

ELIGIBLE:	Yes	**LOCATION:**	Right-Of-Way
CATEGORY:	Base Station	**TYPE:**	oDAS on Utility Pole
ZONING:	Incorporated	**PARCEL PIN#:**	ROW
FACILITY OWNER:	Crown Castle International	**FACILITY OWNER ID:**	419548
FACILITY OWNER SITE NAME:	FRN001	**FCC ASR:**	
LATITUDE:	30-41-26.452 N	**LONGITUDE:**	81-25-47.190 W
HEIGHT:	Unknown	**COLLOCATION POTENTIAL:**	Possibly
SERVICE PROVIDERS:	Verizon		
COMMENTS:			

SITE 77: Near 1521 N Fletcher Avenue, Fernandina Beach

ELIGIBLE:	Yes	**LOCATION:**	Right-Of-Way
CATEGORY:	Base Station	**TYPE:**	oDAS on Utility Pole
ZONING:	Incorporated	**PARCEL PIN#:**	ROW
FACILITY OWNER:	Crown Castle International	**FACILITY OWNER ID:**	419549
FACILITY OWNER SITE NAME:	FRN002	**FCC ASR:**	
LATITUDE:	30-41-7.894 N	**LONGITUDE:**	81-25-44.836 W
HEIGHT:	Unknown	**COLLOCATION POTENTIAL:**	Possibly
SERVICE PROVIDERS:	Verizon		
COMMENTS:			

SITE 78: Near 940 N Fletcher Avenue, Fernandina Beach

ELIGIBLE:	Yes	**LOCATION:**	Right-Of-Way
CATEGORY:	Base Station	**TYPE:**	oDAS on Utility Pole
ZONING:	Incorporated	**PARCEL PIN#:**	ROW
FACILITY OWNER:	Crown Castle International	**FACILITY OWNER ID:**	419550
FACILITY OWNER SITE NAME:	FRN003	**FCC ASR:**	
LATITUDE:	30-40-45.984 N	**LONGITUDE:**	81-25-47.816 W
HEIGHT:	Unknown	**COLLOCATION POTENTIAL:**	Possibly
SERVICE PROVIDERS:	Verizon		
COMMENTS:			

SITE 79: Near 631 Tarpon Avenue, Fernandina Beach

ELIGIBLE:	Yes	**LOCATION:**	Right-Of-Way
CATEGORY:	Base Station	**TYPE:**	oDAS on Utility Pole
ZONING:	Incorporated	**PARCEL PIN#:**	ROW
FACILITY OWNER:	Crown Castle International	**FACILITY OWNER ID:**	419551
FACILITY OWNER SITE NAME:	FRN004	**FCC ASR:**	
LATITUDE:	30-40-32.844 N	**LONGITUDE:**	81-25-55.589 W
HEIGHT:	Unknown	**COLLOCATION POTENTIAL:**	Possibly
SERVICE PROVIDERS:	Verizon		
COMMENTS:			

SITE 80: 426 Tarpon Avenue, Fernandina Beach

ELIGIBLE:	Yes	**LOCATION:**	Right-Of-Way
CATEGORY:	Base Station	**TYPE:**	oDAS on Utility Pole
ZONING:	Incorporated	**PARCEL PIN#:**	ROW
FACILITY OWNER:	Crown Castle International	**FACILITY OWNER ID:**	419552
FACILITY OWNER SITE NAME:	FRN005	**FCC ASR:**	
LATITUDE:	30-40-19.319 N	**LONGITUDE:**	81-25-54.239 W
HEIGHT:	Unknown	**COLLOCATIO N POTENTIAL:**	Possibly
SERVICE PROVIDERS:	Verizon		
COMMENTS:			

SITE 81: Near 2801 Atlantic Avenue, Fernandina Beach

ELIGIBLE:	Yes	**LOCATION:**	Right-Of-Way
CATEGORY:	Base Station	**TYPE:**	oDAS on Utility Pole
ZONING:	Incorporated	**PARCEL PIN#:**	ROW
FACILITY OWNER:	Crown Castle International	**FACILITY OWNER ID:**	419553
FACILITY OWNER SITE NAME:	FRN006	**FCC ASR:**	
LATITUDE:	30-40-5.774 N	**LONGITUDE:**	81-25-59.675 W
HEIGHT:	Unknown	**COLLOCATION POTENTIAL:**	Possibly
SERVICE PROVIDERS:	Verizon		
COMMENTS:			

SITE 82: Near 475 Starboard Lodge, Fernandina Beach

ELIGIBLE:	Yes	**LOCATION:**	Right-Of-Way
CATEGORY:	Tower	**TYPE:**	oDAS Monopole Pole
ZONING:	Incorporated	**PARCEL PIN#:**	ROW
FACILITY OWNER:	Crown Castle International	**FACILITY OWNER ID:**	428358
FACILITY OWNER SITE NAME:	FRN008	**FCC ASR:**	
LATITUDE:	30-39-50.108 N	**LONGITUDE:**	81-26-13.024 W
HEIGHT:	Unknown	**COLLOCATION POTENTIAL:**	Possibly
SERVICE PROVIDERS:	Verizon		
COMMENTS:			

SITE 83: Near 400 Georgia Avenue, Fernandina Beach

ELIGIBLE:	Yes	**LOCATION:**	Right-Of-Way
CATEGORY:	Base Station	**TYPE:**	oDAS on Utility Pole
ZONING:	Incorporated	**PARCEL PIN#:**	ROW
FACILITY OWNER:	Crown Castle International	**FACILITY OWNER ID:**	419554
FACILITY OWNER SITE NAME:	FRN007	**FCC ASR:**	
LATITUDE:	30-39-47.336 N	**LONGITUDE:**	81-26-0.092 W
HEIGHT:	Unknown	**COLLOCATION POTENTIAL:**	Possibly
SERVICE PROVIDERS:	Verizon		
COMMENTS:			

SITE 84: Near 870 Atlantic View Dr,ive Fernandina Beach

ELIGIBLE:	Yes	**LOCATION:**	Right-Of-Way
CATEGORY:	Tower	**TYPE:**	oDAS Monopole Pole
ZONING:	Incorporated	**PARCEL PIN#:**	ROW
FACILITY OWNER:	Crown Castle International	**FACILITY OWNER ID:**	419555
FACILITY OWNER SITE NAME:	FRN009	**FCC ASR:**	
LATITUDE:	30-39-33.278 N	**LONGITUDE:**	81-25-59.513 W
HEIGHT:	Unknown	**COLLOCATION POTENTIAL:**	Possibly
SERVICE PROVIDERS:	Verizon		
COMMENTS:			

SITE 85: Near 2555 Jasmine Street, Fernandina Beach

ELIGIBLE:	Yes	**LOCATION:**	Right-Of-Way
CATEGORY:	Base Station	**TYPE:**	oDAS on Utility Pole
ZONING:	Incorporated	**PARCEL PIN#:**	ROW
FACILITY OWNER:	Crown Castle International	**FACILITY OWNER ID:**	419556
FACILITY OWNER SITE NAME:	FRN010	**FCC ASR:**	
LATITUDE:	30-39-20.534 N	**LONGITUDE:**	81-26-11.357 W
HEIGHT:	Unknown	**COLLOCATION POTENTIAL:**	Possibly
SERVICE PROVIDERS:	Verizon		
COMMENTS:			

SITE 86: Near 2820 Kentucky Avenue, Fernandina Beach

ELIGIBLE:	Yes	**LOCATION:**	Right-Of-Way
CATEGORY:	Base Station	**TYPE:**	oDAS on Utility Pole
ZONING:	Incorporated	**PARCEL PIN#:**	ROW
FACILITY OWNER:	Crown Castle International	**FACILITY OWNER ID:**	419567
FACILITY OWNER SITE NAME:	FRS001	**FCC ASR:**	
LATITUDE:	30-39-8.791 N	**LONGITUDE:**	81-26-3.419 W
HEIGHT:	Unknown	**COLLOCATION POTENTIAL:**	Possibly
SERVICE PROVIDERS:	Verizon		
COMMENTS:			

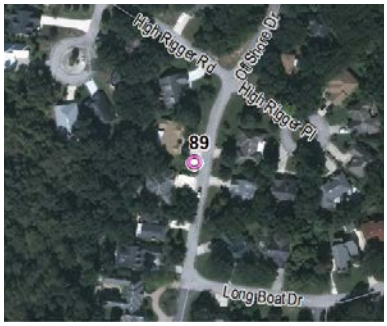
SITE 87: Near 2801 Racheal Avenue, Fernandina Beach

ELIGIBLE:	Yes	**LOCATION:**	Right-Of-Way
CATEGORY:	Base Station	**TYPE:**	oDAS on Utility Pole
ZONING:	Incorporated	**PARCEL PIN#:**	ROW
FACILITY OWNER:	Crown Castle International	**FACILITY OWNER ID:**	419560
FACILITY OWNER SITE NAME:	FRS002	**FCC ASR:**	
LATITUDE:	30-38-42.932 N	**LONGITUDE:**	81-26-9.690 W
HEIGHT:	Unknown	**COLLOCATION POTENTIAL:**	Possibly
SERVICE PROVIDERS:	Verizon		
COMMENTS:			

SITE 88: Near 2784 Sadler Road, Fernandina Beach

ELIGIBLE:	Yes	**LOCATION:**	Right-Of-Way
CATEGORY:	Base Station	**TYPE:**	oDAS on Utility Pole
ZONING:	Incorporated	**PARCEL PIN#:**	ROW
FACILITY OWNER:	Crown Castle International	**FACILITY OWNER ID:**	419561
FACILITY OWNER SITE NAME:	FRS003	**FCC ASR:**	
LATITUDE:	30-38-17.239 N	**LONGITUDE:**	81-26-17.704 W
HEIGHT:	Unknown	**COLLOCATION POTENTIAL:**	Possibly
SERVICE PROVIDERS:	Verizon		
COMMENTS:			

SITE 89: Near 2217 Off Shore Drive, Fernandina Beach



ELIGIBLE:	Yes	**LOCATION:**	Right-Of-Way
CATEGORY:	Base Station	**TYPE:**	oDAS on Utility Pole
ZONING:	Incorporated	**PARCEL PIN#:**	ROW
FACILITY OWNER:	Crown Castle International	**FACILITY OWNER ID:**	419562
FACILITY OWNER SITE NAME:	FRS004	**FCC ASR:**	
LATITUDE:	30-38-7.822 N	**LONGITUDE:**	81-26-28.064 W
HEIGHT:		**COLLOCATION POTENTIAL:**	Possibly
SERVICE PROVIDERS:	Verizon		
COMMENTS:			

SITE 90: PROPOSED Near 2242 S Fletcher Avenue, Fernandina Beach

ELIGIBLE:	Incorporated	**LOCATION:**	Proposed Right-Of-Way
CATEGORY:	Not Built	**TYPE:**	Proposed oDAS
ZONING:	Incorporated	**PARCEL PIN#:**	ROW
FACILITY OWNER:		**FACILITY OWNER ID:**	419564
FACILITY OWNER SITE NAME:	FRS006	**FCC ASR:**	
LATITUDE:	30-38-7.328 N	**LONGITUDE:**	81-26-15.720 W
HEIGHT:		**COLLOCATION POTENTIAL:**	Possibly
SERVICE PROVIDERS:			
COMMENTS:			

SITE 91: Near 2473 1st Avenue, Fernandina Beach

ELIGIBLE:	Yes	**LOCATION:**	Right-Of-Way
CATEGORY:	Base Station	**TYPE:**	oDAS on Utility Pole
ZONING:	Incorporated	**PARCEL PIN#:**	ROW
FACILITY OWNER:	Crown Castle International	**FACILITY OWNER ID:**	419563
FACILITY OWNER SITE NAME:	FRS005	**FCC ASR:**	
LATITUDE:	30-37-55.744 N	**LONGITUDE:**	81-26-22.474 W
HEIGHT:	Verizon	**COLLOCATION POTENTIAL:**	Possibly
SERVICE PROVIDERS:	Verizon		
COMMENTS:			

SITE 91A: PROPOSED, Fernandina Beach

ELIGIBLE:	Incorporated	**LOCATION:**	Proposed Right-Of-Way
CATEGORY:	Not Built	**TYPE:**	Proposed oDAS
ZONING:		**PARCEL PIN#:**	ROW
FACILITY OWNER:		**FACILITY OWNER ID:**	419565
FACILITY OWNER SITE NAME:	FRS007	**FCC ASR:**	
LATITUDE:	30-38-6 N	**LONGITUDE:**	-81-26-38.309 W
HEIGHT:		**COLLOCATION POTENTIAL:**	Possibly
SERVICE PROVIDERS:			
COMMENTS:			

SITE 91B: PROPOSED, Fernandina Beach

ELIGIBLE:	Incorporated	**LOCATION:**	Proposed Right-Of-Way
CATEGORY:	Not Built	**TYPE:**	Proposed oDAS
ZONING:		**PARCEL PIN#:**	ROW
FACILITY OWNER:		**FACILITY OWNER ID:**	419566
FACILITY OWNER SITE NAME:	FSR008	**FCC ASR:**	
LATITUDE:	30-37-55.20	**LONGITUDE:**	81-26-189
HEIGHT:		**COLLOCATION POTENTIAL:**	Possibly
SERVICE PROVIDERS:			
COMMENTS:			

SITE 92: 3350 S Fletcher Avenue, Fernandina Beach

ELIGIBLE:	Yes	**LOCATION:**	Private Property
CATEGORY:	Base Station	**TYPE:**	Rooftop
ZONING:	Incorporated	**PARCEL PIN#:**	00-00-31-1030-0000-0000
FACILITY OWNER:	Amelia South Condominium and Verizon Wireless	**FACILITY OWNER ID:**	None
FACILITY OWNER SITE NAME:	None	**FCC ASR:**	Not Required
LATITUDE:	30-37-10.300 N	**LONGITUDE:**	81-26-24.800 W
HEIGHT:	Unknown	**COLLOCATION POTENTIAL:**	Unlimited on rooftop
SERVICE PROVIDERS:	Unknown		
COMMENTS:			

SITE 93: 3427 Citation Court, Fernandina Beach

ELIGIBLE:	Yes	**LOCATION:**	Private Property
CATEGORY:	Tower	**TYPE:**	Monopole
ZONING:	Incorporated	**PARCEL PIN#:**	06-2N-28-0000-0001-006 L
FACILITY OWNER:	Crown Castle International	**FACILITY OWNER ID:**	805807
FACILITY OWNER SITE NAME:	Fernandina Beach	**FCC ASR:**	1247764
LATITUDE:	30-37-4.469 N	**LONGITUDE:**	81-27-43.920 W
HEIGHT:	148’	**COLLOCATION POTENTIAL:**	2
SERVICE PROVIDERS:	AT&T, Nextel, Verizon		
COMMENTS:	MetroPCS meter box is empty and antennas are not on array.		

SITE 94: 1419 Avery Road, Fernandina Beach

ELIGIBLE:	Yes	**LOCATION:**	Private Property
CATEGORY:	Tower	**TYPE:**	Monopole
ZONING:	Commercial General	**PARCEL PIN#:**	00-00-30-0280-0023-0000
FACILITY OWNER:	Crown Castle International	**FACILITY OWNER ID:**	811540
FACILITY OWNER SITE NAME:	Amelia Island JKV007	**FCC ASR:**	1200985
LATITUDE:	30-34-43.500 N	**LONGITUDE:**	81-27-11.100 W
HEIGHT:	150’	**COLLOCATION POTENTIAL:**	2
SERVICE PROVIDERS:	AT&T		
COMMENTS:			

SITE 95: 5392 First Coast Highway, Fernandina Beach

ELIGIBLE:	Yes	**LOCATION:**	Private Property
CATEGORY:	Tower	**TYPE:**	Monopole
ZONING:	Commercial Professional Office	**PARCEL PIN#:**	14-2N-28-0000-0009-0010
FACILITY OWNER:	Crown Castle International	**FACILITY OWNER ID:**	870924
FACILITY OWNER SITE NAME:	Jacksonville (Amelia Island)	**FCC ASR:**	1057964
LATITUDE:	30-34-35.602 N	**LONGITUDE:**	81-27-5.501 W
HEIGHT:	160’	**COLLOCATION POTENTIAL:**	2
SERVICE PROVIDERS:	Sprint, T-Mobile, Verizon		
COMMENTS:	Active osprey nest on tower.		

SITE 96: 1431 Lewis Street, Fernandina Beach

ELIGIBLE:	Yes	**LOCATION:**	Private Property
CATEGORY:	Tower	**TYPE:**	Monopole
ZONING:	Commercial General	**PARCEL PIN#:**	00-00-30-0820-0005-0040
FACILITY OWNER:	American Tower Corporation	**FACILITY OWNER ID:**	21804
FACILITY OWNER SITE NAME:	Amelia City	**FCC ASR:**	1062208
LATITUDE:	30-34-25.039 N	**LONGITUDE:**	81-27-7.099 W
HEIGHT:	187’	**COLLOCATION POTENTIAL:**	3
SERVICE PROVIDERS:	AT&T, Metro PCS		
COMMENTS:			

SITE 97: 200 Sea Marsh Road, Fernandina Beach

ELIGIBLE:	Yes	**LOCATION:**	Private Property
CATEGORY:	Tower	**TYPE:**	Concealed Slick Stick
ZONING:	Planned Unit Development	**PARCEL PIN#:**	20-2N-28-0000-0006-0000
FACILITY OWNER:	Skyway Towers LLC	**FACILITY OWNER ID:**	FL-01020
FACILITY OWNER SITE NAME:	Amelia Island 1	**FCC ASR:**	
LATITUDE:	30-33-29.900 N	**LONGITUDE:**	81-27-6.900 W
HEIGHT:	160’	**COLLOCATION POTENTIAL:**	Possibly
SERVICE PROVIDERS:	Unknown		
COMMENTS:	Not able to access site through gated community.		

SITE 98: 1 Osprey Road, Fernandina Beach

ELIGIBLE:	Yes	**LOCATION:**	Private Property
CATEGORY:	Tower	**TYPE:**	Concealed Slick Stick
ZONING:	Planned Unit Development	**PARCEL PIN#:**	01-1N-28-0000-0005-0000
FACILITY OWNER:	Skyway Towers LLC	**FACILITY OWNER ID:**	FL-01021
FACILITY OWNER SITE NAME:	Amelia Island 2	**FCC ASR:**	1297450
LATITUDE:	30-31-53.699 N	**LONGITUDE:**	81-26-28.709 W
HEIGHT:	150’	**COLLOCATION POTENTIAL:**	1-2
SERVICE PROVIDERS:	T-Mobile, Verizon		
COMMENTS:			

DRAFT Telecommunication Small Wireless Facility within Public ROW (7.01.02 (D))

7.01.02 Streets and Rights-of-Way

Re-numbering of all subsections to follow.

D. Small Wireless Facility

a. Definitions

The following definitions apply exclusively to communication facilities located within a Public ROW and are applicable in connection with all subsections contained in 7.01.00. The following words, terms and phrases, when used in this subsection below shall have the meanings ascribed to them in this subsection. Words not otherwise defined in this section shall be given the meaning set forth in LDC Section 1.07.00, and if not defined therein, as defined in the Communications Act of 1934, 47 USC 151 et seq., as amended by the Telecommunications Act of 1996 (collectively, the "Communications Act"), and, if not defined therein, as defined by Section 337.401, Fla. Stat. or another applicable state statute; and, if not defined therein, be construed to mean the common and ordinary meaning.

Abandoned. Any wireless communication facility not in continued use for a period of one hundred eighty (180) consecutive days.

Ancillary structure. Equipment, devices and structures associated with a wireless communication facility in the right of way, including but not limited to: concrete slabs on grade, guy anchors, generators or other power sources, feed lines, mounting hardware, pedestals, and transmission cable supports; however, specifically excluding equipment cabinets, towers, alternative structures and antenna elements.

Antenna. Communications equipment that transmits or receives electromagnetic radio frequency signals used in providing wireless communication services.

Antenna array. A group of antennas and associated mounting hardware, transmission lines, or other appurtenances which share a common attachment device such as a mounting frame or common mounting support structure for a unified purpose of transmitting or receiving electromagnetic waves for a single wireless services provider, or if combined antennas, for the combined providers.

Antenna element. Any antenna or antenna array.

Applicable codes. Such codes shall include this Code of Ordinances; uniform building, fire, electrical, plumbing, or mechanical codes adopted by a recognized national code organization or local amendments to those codes enacted solely to address threats of destruction of property or injury to persons. The term includes objective design standards adopted by ordinance that may require a small wireless facility to meet reasonable location context, color, stealth, and concealment requirements; however, such design standards may be waived by the City upon a showing that the design standards are not reasonably compatible for the particular location of a small wireless facility or that the design standards impose an excessive expense. The waiver shall be granted or denied within 45 days after the date of the request via application to the Conditional Use and Variance Board.

Application. A request that is submitted by an applicant to the City for a permit to collocate wireless facilities or to approve the installation, modification, or replacement of a utility pole, City utility pole, or wireless support structure.

Collocation. To install, mount, maintain, modify, operate, or replace one or more wireless facilities on, under, within, or adjacent to a wireless support structure or utility pole. The term does not include the installation of a new utility pole or wireless support structure in the public ROW.

DRAFT Telecommunication Small Wireless Facility within Public ROW (7.01.02 (D))

Combined antenna. An antenna or an antenna array designed and utilized to provide wireless communications services for more than one wireless provider, or a single wireless provider utilizing more than one frequency band or spectrum, for the same or similar type of services.

Communications Services. A cable service as defined in 47 U.S.C. § 522(6), information service as defined in 47 U.S.C. § 153(24), telecommunications service as defined in 47 U.S.C. § 153(53), or wireless services.

Communications Service Facilities. A structure or structures used to provide communication services. The term shall include wireless facilities.

Communications Services Facility Provider. An entity who provides communications services. The term shall include wireless infrastructure providers and wireless service providers.

Concealed. A pole, antenna element or ancillary structure, or equipment box that is not readily identifiable as such, and is camouflaged and designed to be aesthetically compatible with the area so as to reduce or mitigate the facility's potential adverse visual impacts on the surrounding areas. Concealed poles are designed to conceal the equipment internally.

Equipment cabinet. Any structure, including: cabinets, shelters, pedestals, and other similar structures that are used exclusively or in combination with ancillary facilities, to contain radio or other equipment necessary for the transmission or reception of wireless communication signals.

FAA. The Federal Aviation Administration.

FCC. The Federal Communications Commission.

FDOT. The Florida Department of Transportation.

In public ROW or *in the public ROW* shall mean in, on, over, under or across the public ROW.

Law means any local, state or federal legislative, judicial or administrative order, certificate, decision, statute, constitution, ordinance, resolution, regulation, rule, tariff, guideline or other requirement, as amended, now in effect or subsequently enacted or issued, including, but not limited to, the Communications Act of 1934, 47 USC 151 et seq., as amended by the Telecommunications Act of 1996, PL 104-104 § 101(a), 110 Stat. 70, and all orders, rules, tariffs, guidelines and regulations issued by the Federal Communications Commission or the governing state authority pursuant thereto.

Micro wireless facility. A small wireless facility having dimensions no larger than 24 inches in length, 15 inches in width, and 12 inches in height and an exterior antenna, if any, no longer than 11 inches.

Pass-through provider. Any person who, upon registering with the City, places or maintains a wireless communications facility in the public ROW and that does not remit communications service taxes as imposed by the City pursuant to F.S. Chapter 202 and F.S. § 337.401.

Place or maintain or placement or maintenance or placing or maintaining. To erect, construct, install, maintain, place, repair, extend, expand, remove, occupy, locate or relocate. A communications services facility provider or pass-through provider that owns or exercises physical control over wireless communications facilities in public ROW, such as the physical control to maintain and repair, is "placing or maintaining" the facilities. A party providing service only through resale or only through use of a third party's unbundled network elements is not "placing or maintaining" the communications facilities through which such service is provided. The transmission and receipt of radio frequency signals through the airspace of the public ROW is not placing or maintaining facilities in the public ROW.

Pole or utility pole. A pole or similar structure that is used in whole or in part to provide communications services or for electric distribution, lighting, traffic control, signage, or a similar function. The term includes the vertical support structure for traffic lights but does not include a horizontal structure to which signal

lights or other traffic control devices are attached and does not include a pole or similar structure 15 feet in height or less unless an authority grants a waiver for such pole.

Pole height. The vertical distance measured from the grade line to the highest point of the pole, including any antenna, lighting, lightning protection or other equipment affixed thereto.

PSC means the Florida Public Service Commission.

Public safety communications equipment. All communications equipment utilized by a public entity for the purpose of ensuring the safety of the public.

Registrant or *facility owner* mean a communications services facility provider or pass-through provider, or other person which seeks to use the public ROW and has registered with the City in accordance with the provisions of this article.

Registration and *register* mean the process described in this article whereby a communications services facility provider or a pass-through provider provides certain information to the City and the City accepts such information as legally sufficient to be registered.

Replacement. The removal of an existing structure for purposes of erecting a new structure of nearly equal dimensions usually for the purposes of improvement structural integrity.

Rights of Way (ROW). Improved ROW owned, leased, or operated by the City, including any public street or alley that is not part of the FDOT highway system, and includes the surface, the air space over the surface and the area below the surface to the extent the government holds a property interest therein.

Small wireless facility. A wireless facility that meets the following qualifications:

(1) Each antenna associated with the facility is located inside an enclosure of no more than 6 cubic feet in volume or, in the case of antennas that have exposed elements, each antenna and all of its exposed elements could fit within an enclosure of no more than 6 cubic feet in volume; and

(2) All other wireless equipment associated with the facility is cumulatively no more than 28 cubic feet in volume. The following types of associated ancillary equipment are not included in the calculation of equipment volume: electric meters, concealment elements, telecommunications demarcation boxes, ground-based enclosures, grounding equipment, power transfer switches, cutoff switches, vertical cable runs for the connection of power and other services, and utility poles or other support structures.

Structure. Anything constructed or erected, the use of which required permanent location on the ground, or attachment to something having a permanent location on the ground, including advertising signs.

Transmission. The development of a radio signal from an antenna device for the purpose of communications or communication of data.

Utility Pole. A pole or similar structure that is used in whole or in part to provide communication services or for electrical distribution, lighting, traffic control, signage, or a similar function. The term does not include a horizontal structure to which signal lights or other traffic control devices are attached and does not include a pole or similar structure 15 feet in height or less unless an authority grants a waiver for such pole.

Wireless facility. Equipment at a fixed location which enables wireless communications between user equipment and a communications network, including radio transceivers, antennas, wires, coaxial or fiber-optic cable or other cables, regular and backup power supplies, and comparable equipment, regardless of technological configuration, and equipment associated with wireless communications. The term includes small wireless facilities. The term does not include:

(1) The structure or improvements on, under, within, or adjacent to the structure on which the equipment is collocated;

(2) Wireline backhaul facilities; or

(3) Coaxial or fiber-optic cable that is between wireless structures or utility poles or that is otherwise not immediately adjacent to or directly associated with a particular antenna.

Wireless infrastructure provider. A person or entity who has been certificated to provide telecommunications service in the state and who builds or installs wireless communication transmission equipment, wireless facilities, or wireless support structures but is not a wireless services provider.

Wireless provider. A wireless infrastructure provider or a wireless services provider.

Wireless services. Any services provided using licensed or unlicensed spectrum, whether at a fixed location or mobile, using wireless facilities, including but not limited to, commercial mobile service, private mobile service, broadcast, and public safety services, as well as unlicensed wireless services and fixed wireless services such as microwave backhaul.

Wireless services provider. A person who provides wireless services.

Wireless support structure. A freestanding structure, such as a monopole or self-supporting tower, or another existing or proposed structure designed to support or capable of supporting wireless facilities. The term does not include a utility pole.

b. Exemptions. The following wireless facilities are exempt from the development standards of this Ordinance and subject only to the completion of a Wireless Facility Application and issuance of a building permit for applicable codes; notwithstanding any other provisions:

1. Routine maintenance of small wireless facilities.
2. Replacement of small wireless facilities with small wireless facilities that are the same size or smaller.
3. Installation, placement, maintenance, or replacement of micro wireless facilities that are suspended on cables strung between existing utility poles within a ROW in compliance with applicable codes by or for a communications services provider authorized to occupy the ROW and who is remitting taxes under F.S. Chapter 202.

c. Provisions for all wireless facilities inside ROW

1. Abandonment (Discontinued Use).

   I. Wireless facility towers, antennas, and the equipment compound shall be removed, at the tower or base station owners' expense, within 180 days of cessation of use, unless the abandonment is associated with a replacement as provided in the 'Replacement" section of this Ordinance, in which case the removal shall occur within ninety (90) days of cessation of use.

   II. A tower or base station owner wishing to extend the time for removal or reactivation shall submit an application stating the reason for such extension. The City may extend the time for removal or reactivation up to sixty (60) additional days upon a showing of good and unique cause. If the tower or antenna is not removed within this time, the City may give notice that it will contract for removal within thirty (30) days following written notice to the tower or base station owner. Thereafter, the City may cause removal of the tower with costs being borne by the tower or base station owner.

   III. Upon removal of the wireless facility tower, antenna, and equipment compound, the development area shall be returned to its natural state and topography and vegetated consistent

with the natural surroundings or consistent with the current uses of the surrounding or adjacent land at the time of removal, excluding the foundation, which does not have to be removed.

2. Interference with Public Safety Communications. In order to facilitate the regulation, placement, and construction of antenna, and to ensure that all parties are complying to the fullest extent possible with the rules, regulations, and/or guidelines of the FCC, each wireless provider shall agree in a written statement to the following:

a. Compliance with "Good Engineering Practices" as defined by the FCC in its rules and regulations.

b. Compliance with FCC regulations regarding susceptibility to radio frequency interference, frequency coordination requirements, general technical standards for power, antenna, bandwidth limitations, frequency stability, transmitter measurements, operating requirements, and any and all other federal statutory and regulatory requirements relating to radio frequency interference (RFI).

c. In the case of an application for collocated wireless facility, the applicant, together with the wireless provider, shall use their best efforts to provide a composite analysis of all users of the site to determine that the applicant's proposed facilities will not cause radio frequency interference with the City's public safety communications equipment and will implement appropriate technical measures, as described in antenna element replacements, to attempt to prevent such interference.

d. Whenever the City has encountered radio frequency interference with its public safety communications equipment, and has reasonable cause to believe that such interference has been or is being caused by one or more wireless facility antenna arrays, the following steps shall be taken:

I. The City shall provide written notification to all wireless service providers operating in the City of possible interference with the public safety communications equipment, and upon receipt of such notifications, the wireless providers shall use their best efforts to cooperate and coordinate with the City and among themselves to investigate and mitigate the interference, if any, utilizing the procedures set forth in the joint wireless industry-public safety "Enhanced Best Practices Guide," released by the FCC in Appendix D of FCC 04-168 (released August 6, 2004), including the "Good Engineering Practices," as may be amended or revised by the FCC from time to time in any successor regulations.

II. If any wireless provider fails to cooperate with the City in complying with the owner's obligations under this section or if there is a determination of radio frequency interference with the City's public safety communications equipment, the wireless provider who failed to cooperate and/or the wireless provider which caused the interference shall be responsible for reimbursing the City for all costs associated with ascertaining and resolving the interference, including but not limited to any engineering studies obtained by the City to determine the source of the interference. For the purposes of this subsection, failure to cooperate shall include failure to initiate any response or action as described in the "Enhanced Best Practices Guide" within twenty-four (24) hours of City's notification.

3. Signage. All wireless facilities shall be clearly identified with the following information:

I. Name plate signage shall be provided in an easily visible location to include: FCC Antenna Registration System (ASR) registration number (if applicable); site owner's name, site identification number and/or name, phone number of contact to reach in event of an emergency or equipment malfunction, any additional security and safety signs.

II. If more than 220 voltage is necessary for the operation of the facility and is present in a ground grid or in the tower, signs located every twenty (20) feet and attached to the fence or wall shall display in large, bold, high contrast letters, minimum height of each letter four (4) inches, the following: "HIGH VOLTAGE - DANGER."

III. No outdoor advertising signage is permitted at the wireless facility.

4. Lighting. Lighting on wireless facility towers and base stations shall not exceed the Federal Aviation Administration (FAA) minimum standards. All other lighting shall be subject to the following:

   I. Any lighting required by the FAA must be of the minimum intensity and number of flashes per minute (i.e., the longest duration between flashes) allowable by the FAA. Dual lighting standards are required with strobe during daytime and red flashing lights at night unless prohibited by the FAA.

   II. Lights shall be filtered or oriented so as not to project directly onto surrounding property or ROW, consistent with FAA requirements.

5. Structural integrity: The entire tower or base station and all appurtenances shall be designed pursuant to the design requirements of ASCE 7, including wind speed design requirements, and tower loading/wind design requirements of Electronic Industries Association/Telecommunications Industry Association (EIA/TIA) 222-H, Series II, including any subsequent modification to those specifications.

6. Grading shall be minimized and limited only to the area necessary for the new tower and equipment.

7. A signed statement from the wireless facility owner or owner's agent stating that the radio frequency emissions comply with FCC standards for such emissions as set forth in 47 CFR 1.1307, 1.310, 2.091 or 2.093, as applicable (*Report and Order*, ET Docket 93-62 (Guidelines for Evaluating the Environmental Effects of Radiofrequency Radiation), 11 FCC Rcd 15123 (1996); *Second Memorandum Opinion and Order and Notice of Proposed Rule Making,* ET Docket 93-62 (WT Docket 97-192), 12 FCC Rcd 13494 (1997). In addition, any collocation, modification or upgrade application shall contain an analytical report that confirms that following installation, the composite facility will remain in compliance with FCC standards as stated in OET-65.

d. General Development Standards

1. The City may require a ROW permit for work that involves excavation, closure of a sidewalk, or closure of a vehicular lane. Only small wireless facilities shall be permitted inside a City ROW. No other type of wireless facilities shall be permitted.

2. Nothing in this subsection authorizes a person to:

   I. Collocate or attach wireless facilities, including any antenna, micro wireless facility, or small wireless facility, on a privately owned utility pole, a utility pole owned by an electric cooperative or a municipal electric utility, a privately owned wireless support structure, or other private property without the consent of the property owner.

   II. Collocate small wireless facilities or micro wireless facilities on a City utility pole or erect a wireless support structure in a location subject to covenants, conditions, restrictions, articles of incorporation, and bylaws of a homeowners' association.

e. Provisions for New Small Wireless Facility on Existing Utility Pole Inside City ROW.

1. Small wireless facilities shall be no larger in size than specified in the definition for these facilities.

2. Height shall be limited to 10 feet above the utility pole or structure upon which the small wireless facility is to be collocated.

3. No portion of a small wireless facility shall obstruct pedestrians or vehicular or bicycle access, obstruct sight lines or visibility for traffic, traffic signage or signals, or interfere with access by persons with disabilities.

4. Small wireless facilities added to an existing utility pole or other structure are considered a base station for purposes of determining future collocation height increases allowed by the Spectrum Act and subject to 28.19(B).

5. The City may request an alternative location of a small wireless facility subject to the process described below:

   I. City to the applicant for an alternative location, an acceptance of an alternative location, or a rejection of an alternative location must be in writing and provided by electronic mail.

   II. Within 14 days after the date of filing the application, the City may request that the proposed location of a small wireless facility be moved to another location in the ROW and placed on an alternative City or third-party provider utility pole or support structure or may place a new utility pole.

   III. For 30 days after the date of the request, the City and the applicant may negotiate the alternative location, including any objective design standards and reasonable spacing requirements for ground-based equipment.

   IV. At the conclusion of the negotiation period, if the alternative location is accepted by the applicant, the applicant must notify the City of such acceptance and the application shall be deemed granted for any new location for which there is agreement and all other locations in the application.

   V. If an agreement is not reached, the applicant must notify the City of such nonagreement and the City must grant or deny the original application within 90 days after the date the application was filed.

6. A request by the An applicant may file a consolidated application and receive a single permit for the collocation of up to 30 small wireless facilities. The City may separately address small wireless facility collocations for which incomplete information has been received or which are denied.

7. The City may deny a proposed collocation of a small wireless facility in the public ROW if the proposed collocations:

   I. Materially interferes with the safe operation of traffic control equipment.

   II. Materially interferes with sightlines or clear zones for transportation, pedestrians, or public safety purposes.

   III. Materially interferes with compliance with the Americans with Disabilities Act or similar federal or state standards regarding pedestrian access or movement.

   IV. Materially fails to comply with the 2010 edition of the FDOT Utility Accommodation Manual.

   V. Fails to comply with applicable codes.

8. The City may reserve space on a City utility pole for future public safety uses. However, a reservation of space may not preclude collocation of a small wireless facility. If replacement of the City utility pole is necessary to accommodate the collocation of the small wireless facility and the future public safety use, the pole replacement is subject to the make-ready provisions of F.S. Sec.

337.401(7) and the replaced pole shall accommodate the future public safety use.

f. Provisions for the Placement of a New Utility Pole or Replacement of Existing Utility Pole for Installation of Small Wireless Facility inside City ROW Small wireless facilities shall be no larger in size than specified in the definition for these facilities.

1. Installation of a new utility pole is subject to the City's Roadway Standards.

2. Height shall be limited to the tallest existing utility pole as of July 1, 2017, located in the same ROW, other than a utility pole for which a waiver has previously been granted, measured from grade in place within 500 feet of the proposed location of the small wireless facility. If there is no utility pole within 500 feet, the proposed wireless facility shall limited to a height of 50 feet. The City may allow a greater height on a case-by-case basis.

3. A replacement utility pole shall be a substantially similar design, material, and color of the utility pole being removed.

4. A new utility pole for small wireless facilities shall include concealment of the small wireless facility; however, the applicant may request such design standard be waived by the City upon showing that the design standards are not reasonably compatible for the particular location of a small wireless facility or that the design standards impose an excessive expense.

5. A photo rendering shall be provided of the proposed new or replacement utility pole that depicts aesthetic features including, but not limited to, the use of colors and concealment with a before and after installation exhibit.

6. Ground-mounted equipment shall be concealed through the use of (a) design wrapping, for the purpose of blending into the surrounding environment or (b) fencing or landscaping, consistent with the requirements of the Land Development Code, shall be installed around the entire area of ground-mounted equipment. If fencing is utilized, additional landscaping may be required around the perimeter of the fence or wall and around any or all anchors or supports if deemed necessary to buffer adjacent properties. The City may require landscaping in excess of the requirements of the City code in order to enhance compatibility with adjacent residential and nonresidential land uses. Landscaping shall be installed on the outside of the perimeter fence or wall. The City shall determine which method of concealment is more appropriate for each set of ground-mounted equipment.

7. New and replacement utility poles for small wireless facilities are considered a tower for purposes of determining future collocations and height increases allowed by the Spectrum Act.

8. Applicants shall include an attestation that the small wireless facilities shall be activated for use by a wireless services provider to provide service no later than nine (9) months after the date the application is approved.

9. Abandoned small wireless facilities shall be removed within 180 days of abandonment. Should the wireless services provider or wireless infrastructure provider fail to remove the facility within this time period, the City may have facility removed and may recover the actual cost of such removal, including legal fees, if any, from the wireless service provider or wireless infrastructure provider. A wireless facility shall be deemed abandoned at the earlier of the date that the wireless services provider indicates that it is abandoning such facility or the date that is 180 days after the date that such wireless facility ceases to transmit a signal, unless the wireless services provider or wireless infrastructure provider gives the City reasonable evidence that it is diligently working to place such wireless facility back in service.

10. Applicants are subject to any local historic preservation zoning regulations and design criteria.

g. Approval Process for Small Wireless Facilities inside City ROWs.

1. A permit is required for small wireless facilities within the City ROW for work that involves excavation, affects traffic patterns or obstructs vehicular traffic within or along the City's ROW as provided in and subject to the City's Roadway Standards.
2. Within 14 days after receiving an application, the City must determine and notify the applicant by electronic mail as to whether the application is complete. If an application is deemed incomplete, the City must specifically identify the missing information. An application is deemed complete if the City fails to provide notification to the applicant within 14 days.
3. The City may request an alternative location of the placement or replacement of the proposed utility pole for the small wireless facility subject to the process described below:

   i. A request by the City to the applicant for an alternative location, an acceptance of an alternative location, or a rejection of an alternative location must be in writing and provided by electronic mail.

   ii. Within 14 days after the date of filing the application, the City may request that the proposed location of a small wireless facility be moved to another location in the ROW and placed on an alternative utility pole or support structure or may place a new utility pole.

   iii. For 30 days after the date of the request, the City and the applicant may negotiate the alternative location, including any objective design standards and reasonable spacing requirements for ground-based equipment.

   iv. At the conclusion of the negotiation period, if the alternative location is accepted by the applicant, the applicant must notify the City of such acceptance and the application shall be deemed granted for any new location for which there is agreement and all other locations in the application.

   v. If an agreement is not reached, the applicant must notify the City of such nonagreement and the City must grant or deny the original application within 90 days after the date the application was filed.

   vi. If the application is denied, the City must specify in writing the basis for denial, including the specific code provisions on which the denial was based, and send the documentation to the applicant by electronic mail on the day the City denies the application.

   vii. The applicant may cure the deficiencies identified by the City and resubmit the application within 30 days after notice of the denial is sent to the applicant. Any subsequent review shall be limited to the deficiencies cited.

   viii. The City shall approve or deny the revised application within 30 days after receipt or the application is deemed approved.

   ix. A waiver from required concealment shall be granted or denied within 45 days after the date of the request.

   x. A complete application is deemed approved if an authority fails to approve or deny the application within 60 days after receipt of the application.

   xi. If the City does not use the 30-day negotiation period described in subparagraph 3.C., the parties may mutually agree to extend the 60-day application review period. The City shall

grant or deny the application at the end of the extended period.

xii. An approved application permit shall remain effected for 1 year unless extended by the City.

xiii. The City may deny an application on the basis that it does not meet any of requirements below:

1. The City's applicable codes;
2. Concern for public safety, including but not limited to obstruction to pedestrians or vehicular or bicycle access; sight lines or visibility for traffic, traffic signage or signals; or interference with access by persons with disabilities
3. Failure to meet reasonable location, color, and established streetscapes along within 500 feet of a proposed site.

6.01.00 TELECOMMUNICATIONS FACILITIES NOT LOCATED IN CITY RIGHTS OF WAY.

It is the intent of the City to allow telecommunications towers or antennas in compliance with State and federal regulations. It is further the intent of the City to protect the public health, safety, and welfare through regulating the placement and design of permissible telecommunications towers and antennas. The City has adopted a Wireless Master Plan (MP) to provide long-term planning for an efficient and capable wireless telecommunications network throughout the city that promotes collocation and optimal new tower and base station locations to meet the current and future wireless telecommunications needs of the City's residents, businesses, industry and visitors. The MP minimizes negative visual impacts to preserve the character and viewsheds of the City and its natural surroundings. Together the MP and Ordinance promote responsible wireless network planning.

6.01.01 Purpose and Intent. The regulations and requirements of this section are intended to:

A. Promote the health, safety and general welfare of the citizens by regulating the siting of wireless facilities;

B. Accommodate the growth and demand for wireless communication services;

C. Provide for the appropriate location and development of wireless facilities within the City;

D. Recognize that the provision of wireless services may be an essential service within such land use categories as may be provided for under the Comprehensive Plan, subject to the limitations set forth in this ordinance;

E. Minimize adverse visual effects of wireless facilities through careful design, siting, landscape screening and innovative camouflaging techniques;

F. Encourage the location and collection of antennas on existing structures thereby minimizing new visual impacts and reducing the need for additional antenna support structures; and

G. Further the balance between the need to provide for certainty to the communications industry in the placement of wireless facilities and the need to provide certainty to the residents and citizens of Nassau City that the aesthetic integrity of the City will be protected from the proliferation of unnecessary antenna support structures.

H. Accommodate and facilitate the growing need and demand for wireless services while adopting and administering reasonable rules and regulations not inconsistent with state and federal law, including Section 337.401, *Fla. Stat.*, as it may be amended, the provisions of the Federal Telecommunications Act of 1996 and other federal and state law(s).

I. Protect the character of the City while meeting the needs of its citizens to enjoy the benefits of wireless facilities.

J. Prevent interference with the use of streets, sidewalks, alleys, parkways, public utilities, public views, and other public ways and places.

K. Protect against environmental damage, including damage to trees. Minimize the placement, frequency and density of new wireless facilities in ROW for public safety purposes, including vehicular and non-vehicular access and circulation, sight lines, as well as aesthetics. Therefore the City strongly encourages the siting of new wireless facilities on existing base stations and towers or on new base stations and towers outside the ROW wherever possible.

L. Preserve the unique character of City neighborhoods by promoting use of City property for new wireless facility placement and managing design and location through contractual lease provisions in addition to regulatory authority.

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6.01.02 Definitions For Communication Facilities NOT located in a City ROW

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The following definitions apply EXCLUSIVELY to communication facilities NOT located within a City ROW and are applicable in connection with all subsections of this Section 6.01.00. The following words, terms and phrases, when used in the subsections below shall have the meanings ascribed to them in this subsection (6.01.02), except where the context clearly indicates a different meaning. Words not otherwise defined in this subsection shall be given the meaning as defined in Section 7.01.02 (D), and if not defined therein, shall be given the meaning as defined in the Communications Act of 1934, 47 USC 151 et seq., as amended by the Telecommunications Act of 1996 (collectively, the "Communications Act"), and, if not defined therein, as defined by Section 365.172, Fla. Stat. or another applicable state statute; and, if not defined therein, be construed to mean the common and ordinary meaning.

Abandoned. Any wireless communication facility not in continued use for a period of one hundred eighty (180) consecutive days.

Amateur radio tower. Any tower used for amateur radio transmissions consistent with the Complete FCC U.S. Amateur Part 97 Rules and Regulations" for amateur radio towers.

*Antenna structure registration (ASR) number. T*he registration number as required or listed by the FAA and FCC.

Applicable codes. Uniform building, fire, electrical, plumbing, or mechanical codes adopted by a recognized national code organization or local amendments to those codes enacted solely to address threats of destruction of property or injury to persons, or local codes or ordinances adopted to implement this subsection. The term includes objective design standards adopted by ordinance or that may require reasonable spacing requirements concerning the location of ground-mounted equipment. The term includes objective design standards adopted by ordinance that may require a wireless facility to meet reasonable location context, color and concealment requirements; however, such design standards may be waived by the City upon a showing that the design standards are not reasonably compatible for the particular location of a wireless facility or that the design standards impose an excessive expense.

Abandoned. Any wireless communication facility not in continued use for a period of one hundred eighty (180) consecutive days.

Application. A request submitted by an applicant to the City for a permit to install a new wireless facility or collocate a wireless facility.

Base station. A structure or equipment at a fixed location that enables Commission-licensed or authorized wireless communications between user equipment and a communications network. The term does not encompass a tower as defined in this subsection or any equipment associated with a tower. Examples include transmission equipment mounted on a rooftop, water tank, silo or other above-ground structure other than a tower. "Base station" includes, but is not limited to:

A. Equipment associated with wireless communications services such as private, broadcast and public safety services, as well as unlicensed wireless services and fixed wireless services such as microwave backhaul; and

B. Radio transceivers, antennas, coaxial or fiber optic cable, regular and backup power supplies, and comparable equipment, regardless of technological configuration (including Distributed Antenna Systems and small-wireless networks); and

C. Any structure other than a tower that, at the time the application is filed under this section, supports or houses equipment described in this definition that has been reviewed and approved under the applicable zoning or siting process, or under another City regulatory review process, even if the structure was not built for the sole or primary purpose of providing such support; and

D. The term does not include any structure that, at the time the relevant application is filed with the State or local government under this section that does not support or house any equipment described in these definitions.

Breakpoint technology. The engineering design of a monopole wherein a specified point on the monopole is designed to have stresses concentrated so that the point is at least five percent (5%) more susceptible to failure than any other point along the monopole so that in the event of a structural failure of the monopole, the failure will occur at the breakpoint rather than at the base plate, anchor bolts, or any other point on the monopole.

Broadcast facility. A communications facility licensed by the Federal Communications Commission Media Bureau to transmit information on the AM, FM or Television spectrum to the public.

Cellular on wheels (COW). A temporary wireless facility, typically located on a trailer that can be erected/extended to provide short term, high volume communications services to a specific location.

Collocate or collocation. To install, mount, maintain, modify, operate, or replace one or more wireless facilities on, under, within, or adjacent to a tower, base station, wireless support structure or utility pole. The term does not include the installation of an initial wireless facility on a tower, base station, utility pole or wireless support structure.

Concealed. A tower, base station, ancillary structure or equipment compound that is not readily identifiable as a wireless facility and that is designed to be aesthetically compatible with existing and proposed building(s) and uses on a site or in the neighborhood or area. There are two types of concealed facilities, a base station (defined above), or a concealed tower.

Concealed tower. a tower which looks like something else that is common in the geographic region such light standard or flagpole with a flag that is proportional in size to the height and girth of existing structures in the area.

Distributed antenna system (DAS). A DAS system consists of: (1) a number of remote communications nodes deployed throughout the desired coverage area, each including at least one antenna for transmission and reception; (2) a high capacity signal transport medium (typically fiber optic cable) connecting each node to a central communications hub site; and (3) radio transceivers located at the hub site (rather than at each individual node as is the case for small cells) to process or control the communications signals transmitted and received through the antennas. DAS systems can be either outdoor or indoor.

Distributed antenna system (DAS) hub. Ancillary equipment usually contained in a shelter or other enclosure which does not have any wireless transmission or receive equipment contained therein but is utilized in the deployment and operation of wireless DAS receive/transmit infrastructure that is located elsewhere.

*Development area. T*he area occupied by a communications facility including areas inside or under an antenna-support structure's framework, equipment cabinets, ancillary structures, and/or access ways.

Dual purpose facility. A structure that is built or an existing structure that is modified to serve two primary purposes one of which is a wireless facility. Examples include but are not limited to decorative light poles, banner poles, church steeples, clock towers and public art.

Discontinued. Any tower without any mounted transmitting and/or receiving antennas in continued use for a period of 180 consecutive days.

Eligible facilities request. A request for a modification of an existing wireless tower or base station that involves collocation of new transmission equipment or replacement of transmission equipment but does not include a substantial modification.

Eligible support structure. Any tower or base station as defined in this section, provided that is existing at the time the relevant application is filed under this section.

Equipment compound. The area surrounding the ground-based wireless facility including the areas inside or under a tower's framework and ancillary structures such as equipment necessary to operate the antenna on the structure that is above the base flood elevation including cabinets, shelters, pedestals, and other similar structures.

Equipment cabinet. Any structure above the base flood elevation including cabinets, pedestals, and other similar structures and used exclusively to contain radio or other equipment necessary for the transmission or reception of wireless communication signals.

Equipment shelter. A self-contained prefabricated building, made of permanent materials such as steel or concrete, which contains all electronic ancillary equipment and normally including a generator.

Existing. A constructed tower or base station is existing for purposes of this section if it has been reviewed and approved under the applicable zoning or siting process, or under another State or local regulatory review process, provided that a tower has not been reviewed and approved because it was not in a zoned areas when it was built, but was lawfully constructed, is existing for purposes of this definition.

Feed lines. Cables or fiber optic lines used as the interconnecting media between the transmission/receiving base station and the antenna.

Federal Aviation Administration (FAA). The division of Department of Transportation of the United States government that inspects and rates civilian aircraft and pilots, enforces the rules and air safety, and installs and maintains air-navigation and air traffic-control facilities.

Federal Communications Commission (FCC). An independent United States government regulatory agency that oversees all interstate and international communication and maintains standards and consistency among ever-growing types of media and methods of communication while protecting the interests of both consumers and businesses.

Flush mounted. Any antenna or antenna array attached directly to the face of the support structure or building such that no portion of the antenna extends above the height of the support structure or building. Where a maximum flush-mounting distance is given, that distance shall be measured from the outside edge of the support structure or building to the inside edge of the antenna.

Lattice tower. A non-concealed self-supporting tapered style of tower that consists of vertical and horizontal supports with multiple legs and cross bracing, and metal crossed strips or bars to support antennas.

Macrocell. A wireless communications facility that exceeds the defined standards of a small wireless facility.

Monopole tower. A non-concealed style of freestanding tower consisting of a single shaft usually composed of two (2) or more hollow sections that are in turn attached to a foundation. This type of tower is designed to support itself without the use of guy wires or other stabilization devices. These facilities are mounted to a foundation that rests on or in the ground or on a building's roof. All feed lines shall be installed within the shaft of the structure.

Neutral host antenna. An antenna or an antenna array designed and utilized to provide services for more than one (1) wireless provider, or a single wireless provider utilizing more than one (1) frequency band or spectrum, for the same or similar type of services.

Node. A single location as part of a larger antenna array which can consist of one or multiple antennas, such as part of a DAS network antenna array.

Non-concealed. A wireless communication tower or base station that is readily identifiable as such type of equipment and structure.

Over the air reception devices (OTARD). Devices which are limited to either a "dish" antenna one meter (39.37 inches) or less in diameter designed to receive direct broadcast satellite service, including direct-to-home satellite service, or to receive or transmit fixed wireless signals via satellite, or an antenna that is one meter or less in diameter and is designed to receive video programming services via broadband radio service (wireless cable), or to receive or transmit fixed wireless signals other than via satellite or an antenna that is designed to receive local television broadcast signals.

Public safety communications equipment. All communications equipment utilized by a public entity for the purpose of ensuring the safety of the citizens of the City and operating within the frequency range of 145 MHZ through 155 MHZ, 445 MHZ through 475 MHz and 700 MHz through 1,000 MHz and any future spectrum allocations at the direction of the FCC.

Radio frequency emissions. Any electromagnetic radiation or other communications signal emitted from an antenna or antenna-related equipment.

Radio frequency interference (RFI). Any electromagnetic radiation or other communications signal that causes reception or transmission interference with another electromagnetic radiation or communications signal.

Radio frequency propagation analysis. Computer modeling to show the level of signal saturation in a given geographical area.

Replacement. A modification of an existing tower to increase the height, or to improve its integrity, by replacing or removing one (1) or several tower(s) located in proximity to a proposed new tower in order to encourage compliance with this section, or improve aesthetics or functionality of the overall wireless network.

Satellite earth station. A single or group of parabolic or dish antennas mounted to a support device that may be a pole or truss assembly attached to a foundation in the ground, or in some other configuration, including the associated separate equipment cabinets necessary for the transmission or reception of wireless communications signals with satellites.

Search ring. An area designated by a wireless infrastructure provider or wireless services provider for a new base station or tower, produces in accordance with accepted principles of wireless engineering. The area

identifies where a base station or tower must be located in order to meet service objectives of the wireless service provider using the base station or tower.

Site. For towers other than towers in the public ROW, the current boundaries of the leased or owned property surrounding the tower and any access or utility easements currently related to the site, and, for other eligible support structures (base stations), further restricted to that area in proximity to the structure and to other transmission equipment already deployed on the ground.

Stanchion. A vertical support structure generally utilized to support exterior lighting elements.

Streamlined processing. Expedited review process for collocations required by the federal government (Congress and/or the FCC) for wireless communication facilities.

Structure. Anything constructed or erected, the use of which required permanent location on the ground, or attachment to something having a permanent location on the ground, including advertising signs.

Substantial change pursuant to 47 USC §1455 means a modification or collocation to an eligible support structure if it meets any of the following criteria:

A. For towers other than towers in the public ROW , it increases the height of the tower by more than ten percent (10%) or by the height of one additional antenna array with separation from the nearest existing antenna not to exceed twenty (20) feet, whichever is greater; for all other eligible support structures (including towers within a ROW and base stations), it increases the height of the structure by more than ten percent (10%) or ten (10) feet, whichever is greater; or

B. Changes in height should be measured from the original support structure in cases where deployments are or will be separated horizontally, such as on buildings' rooftops; in other circumstances, changes in height should be measured from the dimensions of the tower or base station, inclusive of originally approved appurtenances and any modifications that were approved prior to the passage of the 47 USC §1455; or

C. For towers other than towers in the public ROW, it involves adding an appurtenance to the body of the tower that would protrude from the edge of the tower more than twenty (20) feet of the width of the tower structure at the elevation of the appurtenance, whichever is greater; for other eligible support structures (including towers within a ROW and base stations) it involves adding an appurtenance to the body of the structure that would protrude from the edge of the structure by more than six (6) feet; or

D. For any eligible support structure (tower or base station), it involves installation of more than the standard number of new equipment cabinets for the technology involved, but not to exceed four (4) cabinets; or for towers in the public ROW and base stations, it involves installation of any new equipment cabinets on the ground if there are no pre-existing ground cabinets associated with the structure, or else involves installation of ground cabinets that are more than ten (10) percent larger in height or overall volume than any other ground cabinets associate with the structure; or

E. It entails any excavation or deployment outside the current site; or

F. It would defeat the concealment elements of the eligible support structure; or

G. It does not comply with conditions associated with the siting approval of the construction or modification of the eligible support structure or base station equipment, provide however that this limitation does not apply to any modification that is non-compliant only in a manner that would not exceed the thresholds identified in A-F above.

Substantial Change pursuant to F.S. Section 365.172(13) means a modification or collocation to a tower or base station where:

A. The collocation does not increase the height of the existing structure to which the antennas are to be attached, measured to the highest point of any part of the structure or any existing antenna attached to the structure;
B. The collocation does not increase the ground space area, otherwise known as the compound, if any, approved in the site plan for equipment enclosures and ancillary facilities;
C. The collocation consists of antenna, equipment enclosures, and ancillary facilities that are of a design and configuration consistent with any applicable structural or aesthetic design requirements and any requirements for location on the structure, but not prohibitions or
D. restrictions on the placement of additional collocations on the existing structure or procedural requirements, other than those authorized by the City's land development regulations in effect at the time of the collocation application; and
E. The collocation consists of antenna, equipment enclosures, and ancillary facilities that are of a design and configuration consistent with all applicable restrictions or conditions, if any, that do not conflict with sub-paragraph (3) and were applied to the initial
F. antenna placed on the structure and to its accompanying equipment enclosures and ancillary facilities and, if applicable, applied to the structure supporting the antenna.

Temporary wireless facility. A temporary tower or other structure, typically located on a trailer that provides interim short-term communications when permanent WF equipment is unavailable or offline. A Temporary wireless facility meets an immediate demand for service in the event of emergencies and/or public events where the permanent wireless network is unavailable or insufficient to satisfy demand.

Tower. Any structure build for the sole or primary purpose of supporting any Commission-licensed or authorized antennas and their associated facilities, including structures that are constructed for wireless communications services including, but not limited to, private, broadcast, and public safety services, as well as unlicensed wireless services and fixed wireless services such as microwave backhaul, and the associated site. The tower can be concealed or non-concealed.

Tower base. The foundation, usually concrete, on which the tower and other support equipment are situated. For measurement calculations, the tower base is that point on the foundation reached by dropping a perpendicular from the geometric center of the tower.

Tower height. The vertical distance measured from the grade line to the highest point of the tower, including any antenna, lighting or other equipment affixed thereto.

Transmission equipment. Equipment that facilitates transmission of any Commission-licensed or authorized wireless communication service including, but not limited to, radio transceivers, coaxial or fiber-optic cable, and regular and backup power supply. The term includes equipment associated with wireless communications services including but not limited to, private, broadcast, and public safety services, as well as unlicensed wireless services and fixed wireless services such as microwave backhaul.

Variance. A modification of the terms of this Section where a literal enforcement of this Section would result in an unnecessary site-specific hardship and shall be reviewed and may be granted by the Board of Adjustment.

Wireless facility (WF). Equipment at a fixed location which enables wireless communications between user equipment and a communications network, including radio transceivers, antennas, wires, coaxial or fiber-optic

cable or other cables, regular and backup power supplies, and comparable equipment, regardless of technological configuration and equipment associated with wireless communications. The term includes small wireless facilities. The term shall not include:

A. The structure or improvements on, under, within or adjacent to the structure on which the equipment is collocated; or

B. Wireline backhaul facilities; or

C. Coaxial or fiber-optic cable that is between wireless structures or utility poles or that is otherwise not immediately adjacent to or directly associated with a particular antenna.

6.01.03 Exemptions.

The following wireless facilities are exempt from the development standards of this Section and subject only to the completion of a Wireless Facility Application and issuance of a building permit for applicable codes; notwithstanding any other provisions:

A. A government-owned communications facility, upon the declaration of a state of emergency by federal, state, or local government, and a written determination of public necessity by the City designee; except that such facility must comply with all federal and state requirements. No communications facility shall be exempt from the provisions of this division beyond the duration of the state of emergency.

B. A government-owned communications facility erected for the purposes of installing antenna(s) and ancillary equipment necessary to provide communications for public health and safety.

C. A temporary wireless facility, upon the declaration of a state of emergency by federal, state, or local government, or determination of public necessity by the City and approved by the City; except that such facility must comply with all federal and state requirements. The WF may be exempt from the provisions of this division up to sixty (60) calendar days after the duration of the state of emergency.

D. Over the air reception devices ("OTARD") as that term is defined by the Federal Communications Commission, including satellite earth stations that are one (1) meter (39.37 inches) or less in diameter in all residential zoning districts and two (2) meters or less in all other zoning districts. OTARD devices are exempt provided that same do NOT require the construction of a tower or other structure, which height exceeds 12 feet above the residential structure of the consumer who desires to receive fixed wireless services, satellite transmissions, or over the air reception of television signals.

E. Routine maintenance of small wireless facilities.

F. Replacement of small wireless facilities with small wireless facilities that are the same size or smaller.

G. An Amateur Radio Tower that is used exclusively for non-commercial purposes that is less than 65 feet in height.

6.01.04 Applicability For All Non-Exempt WF.

A. Towers and base stations existing prior to the enactment of this Section or permitted prior to the enactment of this Section shall be allowed to continue to operate provided they met the requirements set forth by the City at the time of final inspection; not including any towers that are currently in violation of this Section and any pre-existing Tower Ordinance of the City.

B. This Section its subparts and the related terms in Tables 6.01.00(1) and 6.01.00(2) shall apply to the development activities of communications service, wireless infrastructure and wireless services providers for equipment including the installation, construction, or modification of all macrocell, small wireless and micro wireless facilities and related ancillary equipment on concealed and non-concealed existing and new

wireless communication facilities on public and private land and in City's and other ROW (except small wireless facilities located in a City ROW, which are regulated pursuant to Section 7.01.02 below, and micro wireless facilities which are attached to a wire between two utility poles within a ROW, which are exempt from regulation) including but not limited to:

1. Non-commercial, amateur radio station antennas and towers greater than 65 feet in height.
2. Temporary wireless facility a/k/a Cell on Wheels (COW).
3. Existing towers and base stations.
4. Collocation on existing towers and base stations.
5. Expansion of existing towers and base stations.
6. Replacement towers and base stations.
7. Proposed new towers and base stations.
8. Broadcast towers and antenna.

6.01.05 Building Code Requirements, Permits and Fees

A. *Building Code Requirements.* All wireless facility infrastructure(s) shall be constructed and maintained in conformance with all applicable code requirements.

B. *Permits and Fees Required.* All wireless facility infrastructure(s) shall be subject to completion of a wireless facility application, the development standards described on the WF application and in this Section and all legally permissible permit and review fees.

1. The City uses fees set by the City Commission (which shall not be considered a license, franchise or privilege tax) payable to City of Fernandina Beach to cover the necessary processing cost of all wireless facility applications.
2. The PCD reserves the right to conduct a supplemental third party review on all wireless facility applications subject to the same timeframe for initial reviews and approvals for any Permit subject to the following. Based on the results of the supplemental technical review, the approving authority may require changes to the applicant's application or submittals.
3. The supplemental technical review may address any or all of the following:
   a. The accuracy and completeness of the application and any accompanying documentation.
   b. The applicability of analysis techniques and methodologies.
   c. The validity of conclusions reached.
   d. Whether the proposed communications facility complies with the applicable approval criteria set forth in these codes.
   e. Other engineering or technical items deemed by the City to be relevant to determining whether a proposed communications facility complies with the provisions of these codes and not within the knowledge of City staff.

6.01.06 WF Siting Preferences, Zoning Matrix, Review Types and Approvals Required

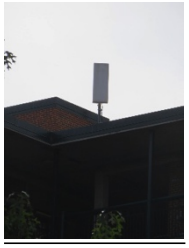
DRAFT Telecommunication Facilities Outside of Public ROW (6.01.00)

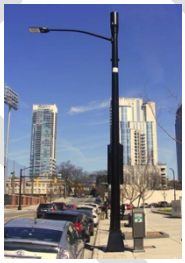
A. Siting Preference. As a result of citizen participation during the Wireless Facility Master Planning Process the siting of new wireless facilities of any type shall be in accordance with the siting preferences in the WF Use Table 6.01.00(1) below. The most preferred option is listed first as number one (1) and the least preferred option last as number five. Where a lower-ranked alternative is proposed, the applicant must demonstrate through relevant information why the higher ranked options are not technically feasible, practical or justified given the location of the proposed facilities. The applicant must provide this information in its application for the application to be considered complete.

B. Zoning Matrix. Applications and Review Matrix for Approvals. No new wireless facility shall be constructed in the City unless all the applicable approvals listed in the table below are secured.

C. Types of Reviews/Approvals Required. No new wireless facility shall be constructed in the City unless all of the applicable approvals listed in the Table below are secured.

Table 6.01.06(A): Wireless Facility Siting Preferences

	Wireless facility Type	Macrocell Tower Examples	Macrocell Base Station Example	Small Wireless Facility Tower Examples	Small Wireless Facility Base Station Examples	Standards
1	Collocation on existing tower or base station, located on: a. City owned land b. Other publicly owned land c. Private property*			No examples at this time of the new infrastructure		Outside ROW: 6.01.00(H), (P) and additionally (Q) for small wireless facilities
2	New concealed base station, located on: a. City owned land b. Other publicly owned land c. Private property*	Not Applicable		Not Applicable		Outside ROW: 6.01.00(H), (S) and additionally (Q) for small wireless facilities
3	New non-concealed base station, located on: a. City owned land b. Other publicly owned land c. Private	Not Applicable		Not Applicable		Outside ROW: 6.01.00(H) and (G)

	property*					
4	New concealed dual purpose tower or utility pole or replacement of a non-concealed tower or utility pole with a new concealed dual purpose tower or utility pole a. On City owned land b. On other publicly owned land c. On private property* d. In public ROW		Not Applicable		Not Applicable	Inside ROW: 7.01.02(d), (e and (f) Outside ROW: 6.01.00(H) and (U) and in (R) if in a single-family residential zoning district
5	New non-concealed tower or utility pole or replacement of a non-concealed tower or utility pole with another non-concealed tower or utility pole, located on: a. City owned land b. Other publicly owned land c. Private property* d. In public ROW		Not Applicable		Not Applicable	Inside ROW: 67.01.02(d), (e) and (f) Outside ROW: 6.01.00(H) and (S) and (U)

*The sub preferences for private property shall be:

1. Non-residential districts,
2. Multi-family residential districts (where permitted.

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3. Single-family residential districts (where permitted) shall only be on lots not used for single-family homes. Examples include, but are not limited to parks, open space, schools, religious institutions, and public safety facilities.

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Table 6.01.00(B): Zoning Matrix

Key:

_ - Prohibited (Empty)

P - Permissible administrative approval

S - Permissible subject to supplemental standards

Type of Wireless Facility	Amateur Radio and Non-exempt temporary facilities Over 65'	Macrocell or Small Wireless Facility Outside ROW				
Zoning Districts		Collocation on existing tower or base station	New concealed base station	New non-concealed base station	New concealed dual purpose tower	New non-concealed monopole tower
R-E		P				
R1-G		P				
R-1		P				
RLM		P				
R-2		P				
R-3		P				
OT-1		P				
OT-2		P				
MU-1		P				
MU-8		P	P		P	
C-1		P	P		P	
C-2	P	P	P		P	
C-3		P				
I-1	P	P	P		P	
I-2	P	P	P		P	
I-A	P	P	P		P	
I-W		P	P		P	
W-1		P				
PI-1	P	P	P		P	
CON		P				
REC		P	P		P	

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6.01.07 Provisions for All Wireless Facilities

A. Abandonment (Discontinued Use).

1. Wireless facility towers, antennas, and the equipment compound shall be removed, at the tower or base station owners' expense, within 180 days of cessation of use, unless the abandonment is associated with a replacement as provided in the 'Replacement" section of this Ordinance, in which case the removal shall occur within ninety (90) days of cessation of use.
2. A tower or base station owner wishing to extend the time for removal or reactivation shall submit an application stating the reason for such extension. The City may extend the time for removal or reactivation up to sixty (60) additional days upon a showing of good and unique cause. If the tower or antenna is not removed within this time, the City may give notice that it will contract for removal within thirty (30) days following written notice to the tower or base station owner. Thereafter, the City may cause removal of the tower with costs being borne by the tower or base station owner.
3. Upon removal of the wireless facility tower, antenna, and equipment compound, the development area shall be returned to its natural state and topography and vegetated consistent with the natural surroundings or consistent with the current uses of the surrounding or adjacent land at the time of removal, excluding the foundation, which does not have to be removed.

B. Interference with Public Safety Communications. In order to facilitate the regulation, placement, and construction of antenna, and to ensure that all parties are complying to the fullest extent possible with the rules, regulations, and/or guidelines of the FCC, each wireless provider shall agree in a written statement to the following:

1. Compliance with "Good Engineering Practices" as defined by the FCC in its rules and regulations.
2. Compliance with FCC regulations regarding susceptibility to radio frequency interference, frequency coordination requirements, general technical standards for power, antenna, bandwidth limitations, frequency stability, transmitter measurements, operating requirements, and any and all other federal statutory and regulatory requirements relating to radio frequency interference (RFI).
3. In the case of an application for collocated wireless facility, the applicant, together with the wireless provider, shall use their best efforts to provide a composite analysis of all users of the site to determine that the applicant's proposed facilities will not cause radio frequency interference with the City's public safety communications equipment and will implement appropriate technical measures, as described in antenna element replacements, to attempt to prevent such interference.
4. Whenever the City has encountered radio frequency interference with its public safety communications equipment, and has reasonable cause to believe that such interference has been or is being caused by one or more wireless facility antenna arrays, the following steps shall be taken:
   a. The City shall provide written notification to all wireless service providers operating in the City of possible interference with the public safety communications equipment, and upon receipt of such notifications, the wireless providers shall use their best efforts to cooperate and coordinate with the City and among themselves to investigate and mitigate the interference, if any, utilizing the procedures set forth in the joint wireless industry-public safety "Enhanced Best Practices Guide," released by the FCC in Appendix D of FCC 04-168 (released August 6, 2004), including the "Good Engineering Practices," as may be amended or revised by the FCC from time to time in any successor regulations.
   b. If any wireless provider fails to cooperate with the City in complying with the owner's obligations under this section or if there is a determination of radio frequency interference with the City's public safety communications equipment, the wireless provider who failed to cooperate and/or the wireless provider which caused the interference shall be responsible for reimbursing the City for all costs

associated with ascertaining and resolving the interference, including but not limited to any engineering studies obtained by the City to determine the source of the interference. For the purposes of this subsection, failure to cooperate shall include failure to initiate any response or action as described in the "Enhanced Best Practices Guide" within twenty-four (24) hours of City's notification.

C. Signage. All wireless facilities shall be clearly identified with the following information:

1. Name plate signage shall be provided in an easily visible location to include: FCC Antenna Registration System (ASR) registration number (if applicable); site owner's name, site identification number and/or name, phone number of contact to reach in event of an emergency or equipment malfunction, any additional security and safety signs.
2. If more than 220 voltage is necessary for the operation of the facility and is present in a ground grid or in the tower, signs located every twenty (20) feet and attached to the fence or wall shall display in large, bold, high contrast letters, minimum height of each letter four (4) inches, the following: "HIGH VOLTAGE - DANGER."
3. No outdoor advertising signage is permitted at the wireless facility.

D. Lighting. Lighting on wireless facility towers and base stations shall not exceed the Federal Aviation Administration (FAA) minimum standards. All other lighting shall be subject to the following:

1. Any lighting required by the FAA must be of the minimum intensity and number of flashes per minute (i.e., the longest duration between flashes) allowable by the FAA. Dual lighting standards are required with strobe during daytime and red flashing lights at night unless prohibited by the FAA.
2. Lights shall be filtered or oriented so as not to project directly onto surrounding property or ROW, consistent with FAA requirements.
   a. Structural integrity: The entire tower or base station and all appurtenances shall be designed pursuant to the design requirements of ASCE 7, including wind speed design requirements, and tower loading/wind design requirements of Electronic Industries Association/Telecommunications Industry Association (EIA/TIA) 222-G, Series II or Series III (as applicable), including any subsequent modification to those specifications.
   b. Grading shall be minimized and limited only to the area necessary for the new tower and equipment.
   c. A signed statement from the wireless facility owner or owner's agent stating that the radio frequency emissions comply with FCC standards for such emissions as set forth in 47 CFR 1.1307, 1.310, 2.091 or 2.093, as applicable (*Report and Order*, ET Docket 93-62 (Guidelines for Evaluating the Environmental Effects of Radiofrequency Radiation), 11 FCC Rcd 15123 (1996); *Second Memorandum Opinion and Order and Notice of Proposed Rule Making,* ET Docket 93-62 (WT Docket 97-192), 12 FCC Rcd 13494 (1997). In addition, any collocation, modification or upgrade application shall contain an analytical report that confirms that following installation, the composite facility will remain in compliance with FCC standards as stated in OET-65.
   d. All communications towers and antennas shall be maintained in good condition and in accordance with all standards in this section. No additions, changes or modifications shall be made except in conformity with the standards of Section 6.06.00.
   e. At all times, each wireless facility not located in a City right of way shall be insured for liability in the amount of not less than $5,000,000.00.
   f. Towers shall be located and designed to ensure minimal aesthetic impact. Aesthetic impact shall take into consideration, but not be limited to, the amount of the tower structure that can be viewed from surrounding residential zoning districts, designated scenic roadways, and historic districted in eligible

or to be listed in the Nation Register of Historic Places. Consideration shall also include the distance to any residential zoning district, any design factors that mitigate negative aesthetic impact, landscaping or intervening visual buffers, existing character of surrounding area, or other visual options proposed by the applicant.

g. Towers shall be located and designed to ensure compatibility. Compatibility determinations shall take into consideration the degree to which the tower structure is designed and located to be compatible with the nature and character of the other land uses and/or with the environment of the surrounding neighborhood.

6.01.07 Additional Provisions for all Wireless Facilities Outside City ROW

A. Parking. One parking space is required for each tower development area located outside of the ROW. The space shall be provided within the leased area, or equipment compound or the development area as defined on the site plan.

Buffers and landscaping shall be per City Land Development Code Chapter 4.

6.01.08 Additional provisions for Non-Exempt Temporary Wireless Facilities and Cellular on Wheels.

A. Development Standards.

1. Proof of notification of installation or construction from the FAA, if applicable.
2. Height shall be less than 120'.
3. It does not involve any excavation (or excavation where prior disturbance exceeds proposed excavation by at least 2 feet).
4. Description of proposed location, including type of temporary structure, type of electrical service to be utilized, description of temporary necessity requiring Temporary WF.
5. Duration of proposed cellular on wheel facility shall not exceed 14 calendar days.

B. Approval Process. Administrative approval by the City.

6.01.09 Additional provisions for Collocation on any existing tower or base station

A. Development Standards. For collocation on any tower or base stations (concealed or non-concealed) outside the City ROW, additions or modifications may not exceed the definition of substantial change under federal or state definitions set forth above.

B. Application review timeframes.

1. A collocation application entitled to expedited streamlined processing pursuant to Section 6409 of the Middle Class Tax Relief and Job Creation Act of 2012 (47 USC §1455(a)) shall be deemed complete unless the City provides written notice to the applicant that the submission is incomplete (a "notice of incompleteness") within 30 calendar days of application submission (or within some other mutually agreed upon timeframe). Notice of incompleteness shall be in writing and shall identify specifically the deficiencies in the application which, if cured, would make the application complete. Upon notice of incompleteness, the timeline for a decision shall be tolled until the applicant re-submits to correct such deficiency. The City shall, within ten (10) calendar days of re-submission, notify the applicant of continuing deficiencies or the application will be deemed complete. The timeline for a decision shall be likewise tolled during the additional re-submission deficiency period until the second resubmission.
2. Other collocation applications entitled to expedited streamlined process review pursuant to F.S. 365.172(13) shall be deemed complete unless the City provides a written notice of incompleteness to the

applicant within 20 business days of submission (or within some other mutually agreed upon timeframe). Notice of incompleteness shall identify specifically the deficiencies in the application which, if cured, would make the application complete. Upon notice of incompleteness, the timeline for a decision shall be tolled until the applicant re-submits to correct such deficiency. The City shall, within twenty (20) business days of re-submission, notify the applicant of continuing deficiencies or the application will be deemed complete. The timeline for a decision shall be likewise tolled during the additional re-submission deficiency period until the second resubmission.

C. Approval Process. Administrative approval by the City.

6.01.10 Additional provisions for New Small Wireless Facilities outside City ROWs.

A. Development Standards:

1. *Concealed and Non-concealed New Base Stations.*

   a. Small wireless facilities shall be no larger in size than specified in the definition for these facilities in Section 7.01.02.

   b. Concealed new base station antenna and concealed wireless equipment associated with the facility is preferred over new non-concealed base stations.

   c. The top of the attached wireless facility antenna shall not be more than ten (10) feet above the existing or proposed building or structure.

   d. Concealed WF antennas, feed lines and ground related equipment shelters/cabinets shall be designed to architecturally match the façade, roof, wall, and/or structure on which they are affixed so that they blend with the existing structural design, color, and texture.

   e. A photo rendering shall be provided of the WF that depicts aesthetic features including, but not limited to, the use of colors, concealment, screening and buffering, with a before and after installation exhibit.

   f. When a new base station is located on a nonconforming building or structure, the existing permitted nonconforming setback shall prevail.

   g. To the extent possible, base stations should be located outside of the floodplain and wetland areas. Where it is not possible, placement shall comply with Fernandina Beach's floodplain management ordinance and Land Development Code regarding floodplain and wetlands.

2. New Concealed Dual Purpose Tower

   a. Small wireless facilities shall be no larger in size than specified in the definition for these facilities in Section 7.01.02.

   b. Concealment design is required to minimize the visual impact of wireless communication facilities. For this reason, all new towers shall be a concealed dual-purpose wireless facility.

   c. All new small wireless towers shall be designed with considerations of height, scale, color, texture and architectural design of the buildings where the new facility is proposed. All cables, conduits, electronics and wires shall be enclosed within the structure.

   d. Neutral host antenna, smart poles and prefabricated multi-tenant dual-purpose type facilities are preferred. Applicants may seek a waiver of this requirement if they can demonstrate that there is no commercially available single antenna system, smart pole or multi-tenant dual purpose tower that can accommodate multiple wireless service providers.

e. Height: The total height including antenna shall not exceed thirty-five (35) feet.

3. New Non-concealed Tower

a. Small wireless facilities shall be no larger in size than specified in the definition for these facilities in Section 7.01.02.

b. A photo rendering shall be provided of the proposed antenna that depicts a before and after installation exhibit.

c. Height shall be limited to thirty (30) feet.

d. Neutral host antenna, smart poles and prefabricated multi-tenant dual-purpose facilities are preferred. Applicants may seek a waiver of this requirement if they can demonstrate that there is no commercially available single antenna system, smart pole or multi-tenant dual purpose tower that can accommodate multiple wireless service providers.

e. Wireless equipment (other than the antenna) associated with the facility to be located in accordance with the descending order of preference:

i. Concealed on the ground away from the tower;

ii. Concealed at the base of the tower;

iii. Non-concealed on the tower

iv. Non-concealed on the ground next to the tower or away from tower to be determined on a case by case basis depending on sidewalk and ROW width.

B. Approval Process.

1. The City's staff designee shall review and provide comment on any deficiencies in wireless facility applications in writing within thirty (30) days of submission or within some other mutually agreed upon time frame. The comment notice shall identify the deficiencies in the WF application, which, if cured, would make the application complete. The WF application shall be deemed complete on resubmission if the resubmitted materials cure the original deficiencies indicated by the City.

2. If the City does not approve or deny the application following resubmission then the application shall be deemed approved within ninety (90) business days from the time the application is deemed complete or a mutually agreed upon time frame between the City and the applicant.

3. The City may deny an application on the basis that it does not meet any of requirements below:

a. The City's applicable codes;

b. Local code provisions or regulations that concern public safety, reasonable and nondiscriminatory concealment requirements

c. Historic preservation requirements.

If the City denies an application, then the City must:

a. Document the basis for a denial, including the specific code provisions on which the denial was based;

b. Send the documentation to the applicant on or before the day the City denies an application. The applicant may cure the deficiencies identified by the City and resubmit the application within thirty (30) days of the denial without paying an additional application fee. The City shall approve or deny

the revised application within thirty (30) days of the date on which the application was resubmitted. Any subsequent review shall be limited to the deficiencies cited in the prior denial.

6.01.11 Additional provisions for Small Wireless Facilities Outside City Rights-of Way in Single-Family Residential Districts.

A. General Development Standards - New Concealed Dual Purpose Tower

1. Small wireless facilities shall be no larger in size than specified in the definition for these facilities in Section 7.01.02.

2. Concealment design is required to minimize the visual impact of wireless facilities. For this reason, all new towers shall be a concealed dual-purpose wireless facility.

3. All new dual purpose towers shall be designed with considerations of height, scale, color, texture and architectural design of the buildings where the new facility is proposed. All cables, conduits, electronics and wires shall be enclosed within the structure.

4. Neutral host antenna, smart poles and prefabricated multi-tenant dual-purpose facilities are preferred. Applicants may seek a waiver of this requirement if they can demonstrate that there is no commercially available single antenna system, smart pole or multi-tenant dual purpose tower that can accommodate multiple wireless service providers.

5. Height: The total height of a new small wireless facility outside a City ROW in Single-Family Residential Districts, including antenna, shall not exceed thirty (30) feet.

6. To the extent possible, facilities should be located outside of the floodplain and wetland areas. Where it is not possible, placement shall comply with Fernandina Beach's floodplain management ordinance and Land Development Code regarding floodplain and wetlands.

B. Approval Process. A new concealed small wireless tower under this subsection shall be reviewed and a decision rendered by the Board of Adjustment to issue a conditional use permit within ninety (90) business days of receipt of the application, subject to any applicable tolling for application deficiencies and resubmissions, so long as the applicant demonstrates that the facilities will be used, immediately upon completion of construction, to provide personal wireless services, or within such other mutually agreed upon time (Speculative towers without an associated wireless service provider are not entitled to review and decision within ninety (90) business days, or to any of the other protections of the Telecommunications Act). Construction permits issued for new concealed small wireless tower or base station shall be valid for a term of one hundred eighty (180) days and shall lapse and be void if construction of the contemplated concealed small wireless tower or base station is not completed within that time.

6.01.12 Additional provisions for new Macrocell Base Station Facilities

A. Development Standards.

1. Concealed new base stations are preferred over new non-concealed base stations per the siting preference matrix in Table 6.01.00(1).

2. The top of the attached wireless facility antenna shall not be more than ten (10) feet above the existing or proposed building or structure.

3. Concealed WF antennas, feed lines and ground related equipment shelters/cabinets shall be designed to architecturally match the façade, roof, wall, and/or structure on which they are affixed so that they blend with the existing structural design, color, and texture.
4. A photo rendering shall be provided of the WF that depicts aesthetic features including, but not limited to, the use of colors, concealment, screening and buffering, with a before and after installation exhibit.
5. When a new wireless facility base station is located on a nonconforming building or structure, the existing permitted nonconforming setback shall prevail.

B. Application Review Timelines.

1. City planning staff designee shall review and provide comment on any deficiencies in new base station WF applications in writing which shall be postmarked to the applicant within twenty (20) business days of submission or within some other mutually agreed upon time frame. The notice shall identify the deficiencies in the wireless facility application, which if cured, would make the application complete. The WF will be deemed complete on resubmission if the resubmitted materials cure the original deficiencies indicated by City.
2. If the City does not respond in writing to the applicant of an eligible facility collocation request within the specified timeframe, the application shall be deemed complete.
3. The City shall issue a written decision approving or denying an application request within ninety (90) business days of such application being deemed complete.
4. Approval Process. Administrative approval by the City.

6.01.13 Additional provisions for Outdoor Distributed Antenna System Hub

A. Development Standards.

1. Setbacks for outdoor distributed antenna system hub shelters/buildings shall meet the setback standards of the underlying zoning district.
2. Equipment shelters/building shall be architecturally compatible with the general character of the neighborhood and historic character, if applicable.
3. Equipment shelters/buildings/cabinets shall be screened with materials and colors consistent with the surrounding backdrop and/or textured to match the existing structure. The use of foliage and vegetation around ground equipment may be required based on conditions of the specific area where the ground equipment is to be located.

B. Application Review Timelines.

1. The City shall review and provide comment on any deficiencies in new outdoor DAS hub applications in writing which shall be postmarked to the applicant within twenty (20) business days of submission or within some other mutually agreed upon time frame. The notice shall identify the deficiencies in the wireless facility application, which if cured, would make the application complete. The WF will be deemed complete on resubmission if the resubmitted materials cure the original deficiencies indicated by City.
2. If the City does not respond in writing to the applicant of an eligible facility collocation request within the specified timeframe, the application shall be deemed complete.
3. The City shall issue a written decision approving or denying an application request within ninety (90) business days of such application being deemed complete.

C. Approval Process. Administrative approval by the City

6.01.14 Supplemental Standards

A. *Macrocell Facility* Development Standards - New Concealed Dual Purpose Tower, New Non-concealed Tower and Replacement Tower

1. Visibility Concealed
   a. New concealed wireless facility towers shall be designed to match adjacent structures and landscapes with specific design considerations such as architectural designs, height, scale, color, and texture with existing structures and landscapes on the property.
   b. New antenna mounts shall be concealed and match the concealed WF tower.
   c. In residential zoning districts, new concealed wireless facility towers shall only be permitted on lots whose principal use is not single-family residential, such as schools, churches, synagogues, fire stations, parks, and other public property.
2. Visibility Non-concealed - Monopoles only shall be allowed in the City.
3. Replacement – any replacement tower must achieve either the same level of visibility or less than the tower that it is replacing. A replacement for a concealed wireless facility must be concealed. A replacement of a non-concealed tower must be either concealed or a monopole type tower.
4. Height.
   a. Where permitted new concealed towers in single-family districts shall be limited to 70'. Where permitted, new nonconcealed towers in single-family districts shall be limited to 60'.
   b. Where permitted new concealed towers in non-single-family districts shall be limited to 120'. Where permitted, new nonconcealed towers in non-single-family districts shall be limited to 100'.
5. Setbacks. New towers shall be subject to the setbacks described below:
   a. A concealed wireless facility may be constructed using breakpoint design technology (see 'Definitions'), in which case the minimum setback distance shall be equal to 110 percent (110%) of the distance from the top of the structure to the breakpoint level of the structure, or the minimum side and rear yard requirements, whichever is greater. Certification by a registered professional engineer licensed by the State of Florida of the breakpoint design and the design's fall radius must be provided together with the other information required herein from an applicant. (For example, on a 100-foot tall monopole with a breakpoint at eighty (80) feet, the minimum setback distance would be twenty-two (22) feet (110 percent of twenty (20) feet, the distance from the top of the monopole to the breakpoint) in addition to the minimum side or rear yard setback requirements for that zoning district.
   b. For a non-concealed wireless facility tower or a concealed wireless facility tower not constructed using breakpoint design technology, the minimum setback distance shall be equal to the height of the proposed WF.
   c. Nonconcealed towers shall be subject to the minimum setback distance required by the applicable zoning district.
   d. Replacement towers shall be subject to the minimum setback distance imposed upon the tower being replaced.
6. Equipment cabinets and Equipment Shelters. Electronic equipment shall be contained in either (a) equipment cabinets or (b) equipment shelters. Equipment cabinets shall not be visible from pedestrian and ROW views. Equipment cabinets may be provided within the principal building on the lot, behind a screen on a rooftop, or on the ground within the fenced-in and screened equipment compound.

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7. Fencing. All equipment compounds shall be enclosed with an opaque fence or masonry wall in residential zoning districts and in any zoning district when the equipment compound adjoins a public ROW. Alternative equivalent screening may be approved through the site plan approval process.
8. Equipment Compound. The fenced-in compounds shall not be used for the storage of any excess equipment or hazardous materials. No outdoor storage yards shall be allowed in a tower equipment compound. The compound shall not be used as habitable space.
9. Non-concealed towers: New antenna mounts shall extend no more than 10 feet from the tower structure, unless it is demonstrated through RF propagation analysis that compliance with this limitation will not meet the network objectives of the desired coverage area.
10. Balloon Test.
    a. New concealed and non-concealed wireless facility towers shall be configured and located in a manner that shall minimize adverse effects including visual impacts on the landscape and adjacent properties.
    b. A balloon test shall be required subsequent to the receipt of the photo simulations in order to demonstrate the proposed height and concealment solution of the WF. The applicant shall arrange to raise a colored balloon no less than three (3) feet in diameter at the maximum height of the proposed tower, and within twenty-five (25) horizontal feet of the center of the proposed tower. The applicant shall meet the following for the balloon test:
        i. Applicant must inform the City and abutting property owners in writing of the date and times, including alternative date and times, of the test at least fourteen (14) days in advance.
        ii. A 3' by 5' sign with lettering no less than 3 inches high stating the purpose of the balloon test shall be placed at closest major intersection of proposed site.
        iii. The date, time, and location, including alternative date, time and location, of the balloon test shall be advertised in a locally distributed paper by the applicant at least seven (7) but no more than fourteen (14) days in advance of the test date.
        iv. The balloon shall be flown for at least four (4) consecutive hours during daylight hours on the date chosen. The applicant shall record the weather, including wind speed during the balloon test.
        v. Re-advertisement will not be required if inclement weather occurs.

c. WFs shall be engineered and constructed for collocation as follows: 2 tenants between 80 and 100 feet, for 3 tenants between 101 and 120 feet in height, and for 4 tenants above 120 feet in height.

d. Grading shall be minimized and limited only to the area necessary for the new WF and equipment compound.

e. All landscaping shall be subject to Chapter 4 of the Land Development Code.

6.01.15 Additional Submittal Requirements for Applications

A. Development Standards.

1. Simulated photographic evidence of the proposed tower and antenna appearance from any and all residential areas within 1,500 feet and vantage points approved by the City including the facility types the applicant has considered and the impact on adjacent properties including:
    a. Overall height.
    b. Configuration.
    c. Physical location.

d. Mass and scale.

e. Materials and color.

f. Illumination.

g. Architectural design.

2. Applicant shall provide a written statement of proposed facility compliance with all applicable FCC rules and regulations.
3. A map of the same search ring submitted and used by the applicant's site locator with a statement confirming the same.
4. A map indicating applicant's existing RF signal propagation, a map indicating applicant's proposed new radio frequency (RF) signal propagation, and a map indicating the proposed facility's coverage area, which provides sufficient justification for the requested support structure height.
5. A map indicating applicant's existing RF signal propagation and a map indicating applications proposed new RF signal propagation.
6. A statement from the applicant providing information regarding justification for the proposed new WF facility.
7. An affidavit by a radio frequency engineer demonstrating compliance with the Permitted Use List (Table 6.01.00 (1)) of this Section and providing the qualifications of affiant. If a lower ranking alternative is proposed the affidavit must address why higher ranked options are not technically feasible, practical, and/or justified given the location of the proposed communications facility.
8. Statement as to the potential visual and aesthetic impacts of the proposed tower and equipment on all adjacent residential zoning districts.
9. Written statement by a registered professional engineer licensed by the State of Florida specifying the design structural failure modes of the proposed facility, if applicable.
10. A radio frequency propagation plot indicating the coverage of existing antenna sites, coverage prediction, and design radius, together with a certification from the applicant's radio frequency engineer that the proposed facility's coverage or capacity potential cannot be achieved by any higher ranked alternative such as a concealed facility, attached facility, replacement facility, collocation, or new tower and reasons why such alternative structures are unacceptable.
11. All other documentation, evidence, or materials necessary to demonstrate compliance with the applicable approval criteria set forth in this Ordinance.
12. Prior to issuance of a building permit, proof of FAA compliance with Subpart C of the Federal Aviation Regulations, Part 77, and "Objects Affecting Navigable Airspace," if applicable.
13. Proof of compliance with National Environmental Policy Act and National Historic Preservation Act.

B. Application Review Timelines:

1. City planning staff designee shall review and provide comment on any deficiencies in new conditional use permit applications in writing which shall be postmarked to the applicant within twenty (20) business days of submission or within some other mutually agreed upon time frame.
2. The City shall issue a written decision approving or denying a conditional use permit application request within ninety (90) business days of such application being deemed complete.

C. Approval Process: A new conditional use permit application for a new macrocell facility in this section shall be reviewed and a decision rendered by the Board of Adjustment within ninety (90) business days of receipt of the application, subject to any applicable tolling for application deficiencies and resubmissions, so

long as the applicant demonstrates that the facilities will be used, immediately upon completion of construction, to provide wireless communication services, or within such other mutually agreed upon time.

6.01.16 Additional provisions for Broadcast towers *outside the City ROWs* (subject to definitions in Sec. 6.01.00(C)).

A. Development Standards.

1. Broadcast Tower Determination of Need. No new broadcast towers shall be permitted unless the applicant demonstrates that no existing broadcast tower can accommodate the applicant's proposed use.
2. The zoning lot on which a broadcast facility is located shall have a minimum gross land area of one hundred fifty thousand (150,000) square feet.
3. Height. Height for broadcast towers shall be evaluated on a case-by-case basis; the determination of height contained in the applicant's FCC Form 351/352 construction permit or application for construction permit and an FAA determination of no hazard (FAA Form 7460/2) shall be considered prima facie evidence of the tower height required for such broadcast facilities.
4. Setbacks. New broadcast towers and anchors shall be setback a minimum of five hundred (500) feet from any single-family dwelling unit on same zone lot; and a minimum of 1 foot for every 1 foot of tower height from all adjacent lots of record.
5. Equipment Cabinets. Except for AM broadcast towers, cabinets shall not be visible from pedestrian views.
6. All landscaping shall be subject to Chapter 4 of the Land Development Code.
7. Fencing. All broadcast facility towers, AM antenna(s) towers, and guy anchors shall each be surrounded with an anti-climbing fence compliant with applicable FCC regulations.
8. Equipment Compound. The fenced in compounds shall not be used for the storage of any excess equipment or hazardous materials. No outdoor storage yards shall be allowed in a tower equipment compound. The compound shall not be used as habitable space.

B. Application Review Timelines.

1. City planning staff designee shall review and provide comment on any deficiencies in new broadcast tower applications in writing which shall be postmarked to the applicant within thirty (30) calendar days of submission or within some other mutually agreed upon time frame.
2. The City shall issue a written decision approving or denying an application request within one hundred fifty (150) calendar days of such application being deemed complete.

C. Approval Process. A new broadcast tower application shall be reviewed and a decision rendered by the Board of Adjustment as applicable within one hundred and fifty (150) days of receipt of the application, subject to any applicable tolling for application deficiencies and resubmissions, so long as the applicant demonstrates that the facilities will be used, immediately upon completion of construction, to provide AM/FM/TV Broadcast services, or within such other mutually agreed upon time.

6.01.17 Appeals

A. Appeals from Administrative Review Process Denials. Appeals from the Administrative Review Process shall be heard by the Board of Adjustment and subject to provisions in Chapter 11 of the City Land Development Code.
B. Appeals from Board of Adjustment. BOA decision making go directly to circuit court.

6.01.18 Severability.

If any section, subsection, paragraph, sentence, clause or phrase of Section 6.01.00 of this Land Development Code is for any reason held by any court of competent jurisdiction to be unconstitutional or otherwise invalid, the validity of the remaining portions of Section 6.01.00 shall continue in full force and effect.

DRAFT

PLANNING ADVISORY BOARD AGENDA ITEM
City of Fernandina Beach

SUBJECT:

ITEM TYPE: LDC Text Amendment

REQUESTED ACTION:

SYNOPSIS:

CITY ATTORNEY COMMENTS:

Tammi E. Bach, City Attorney 4/3/2019
Kelly Gibson, AICP, Planning Director 4/3/2019

Kelly N. Gibson, AICP

Date: April 03, 2019

Submitted By: Kelly Gibson, AICP, Planning Director

OFFICE USE ONLY

REC'D: _____ BY: _____

PAYMENT: $ N/A TYPE: _____

APPLICATION #: _____

CASE #: 2019-07

BOARD MEETING DATE: APRIL 10, 2019

PLANNING ADVISORY BOARD APPLICATION

- ☐ ZONING MAP AMENDMENT (≤ 10 acres $1,000 / > 10acres $2,000)
- ☒ LAND USE MAP AMENDMENT (≤ 10 acres $1,000 / > 10acres $2,000)
- ☐ LDC TEXT AMENDMENT ($1,000)
- ☐ COMP PLAN AMENDMENT ($1,700)
- ☐ SUBDIVISION PLAT – PRELIMINARY (≤ 20 units $1,000 / > 20 units $1,600)
- ☐ SUBDIVISION PLAT – FINAL ($850)
- ☐ VACATION OF R.O.W. ($1,700)
- ☐ VOLUNTARY ANNEXATION ($1,500)
- ☐ Revision to each PAB Application
  To offset additional display ad fee ($400)

APPLICANT INFORMATION

Owner Name: CITY OF FERNANDINA BEACH, FLORIDA

Mailing Address: 204 ASH STREET FERNANDINA BEACH, FLORIDA 32034

Telephone: 904-310-3100 Fax: _____

Email: DMARTIN@FBFL.ORG

Agent Name: _____

Mailing Address: _____

Telephone: _____ Fax: _____

Email: _____

PROPERTY INFORMATION

Street Address: N/A

Parcel Identification Number(s): _____

Lot Number: _____ Block Number: _____ Subdivision: _____

Section: _____ Township: _____ Range: _____

PROJECT INFORMATION

Total Number of Lots/Parcels: _____

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

Existing Zoning Classification: _____

Existing Future Land Use Classification: _____

Previous Planning/Zoning Approvals: _____

Description of Request:
LAND DEVELOPMENT CODE TEXT AMENDMENTS (PAB CASE #: 2019-07): CITY OF FERNANDINA BEACH, FLORIDA REQUESTS LAND DEVELOPMENT CODE TEXT AMENDMENTS TO MODIFY STANDARDS FOR HEIGHT ENCROACHMENTS WITHIN SECTIONS 1.07.00 ADDING OR AMENDING CERTAIN DEFINITIONS; AMENDING SECTION 4.02.03 STANDARDS FOR BUILDINGS AND BUILDING PLACEMENT; AND SECTION 10.02.01 VARIANCES TO DISALLOW GRANTING OF VARIANCES TO EXCEED MAXIMUM BUILDING HEIGHTS AND TO DEVIATE FROM REQUIRED SIDE YARD SETBACKS FOR BUILDINGS WITHIN 800 FEET OF THE MEAN HIGH WATER MARK OF THE ATLANTIC OCEAN.

SIGNATURE/NOTARY

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

4/3/19 _____ Date

_____ Signature of Applicant

NICOLE BEDNAR
MY COMMISSION # FF929607
EXPIRES February 02, 2020
(407) 398-0153 FloridaNotaryService.com

STATE OF FLORIDA
ss
COUNTY OF NASSAU

Subscribed and sworn to before me this 3rd day of April, 2019.

_____ Notary Public: Signature

Nicole Bednar Printed Name

Feb. 2, 2020 My Commission Expires

Personally Known X OR Produced Identification _____ ID Produced: _____

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 • 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 • 8.01.02 (D) (2)- CRA

*** 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:

Section 1.07.00 Acronyms and Definitions

Adding: **Mechanical Equipment**- means equipment which provide heating, venting and air conditioning equipment, water tanks and other mechanical systems defined in the City of Fernandina Beach Building Code.

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

Adding: **Residential Structure-** means a building or enclosure which includes one or more dwelling units,

Adding: **Non-residential Structure**- means a building or enclosure which does not include one or more dwelling units.

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

1. Building height shall be measured from the *~~approved finished~~ average natural (*as proposed under PAB 2019-08)* grade, to the highest point on the structure.

2. Residential and mixed-use structures which include residential are prohibited from exceeding the maximum height calculation. The calculation of maximum height must include any and all appurtenances or attachments such as chimneys, elevator shafts, antennas, mechanical equipment, screening enclosures, roof decks, parapets, railings and other similar building features. Rooftop architectural features defined below are excluded from the maximum height calculation provided they are no higher than ten (10) feet above maximum roof height and do not exceed, in the aggregate, five (5) percent of the total roof area.

3. Non-Residential, and mixed-use structures which do not include residential, are prohibited from exceeding the maximum height calculation. The calculation of maximum height must include any and all appurtenances or attachments, except as excluded. Rooftop Mechanical equipment, is excluded from the maximum height calculation provided it is no higher than ten (10) feet above maximum roof height, is properly screened, and does not exceed, in the aggregate, fifty (50) percent of the total roof area. Rooftop architectural features defined below are excluded from the maximum height calculation provided they are no higher than ten (10) feet above maximum roof height and do not exceed, in the aggregate, five (5) percent of the total roof area.

4. Rooftop architectural features, for the purpose of this Section, are defined as any uninhabitable part, portion, projection, or any 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 such as steeples, cupolas, widows walks, spires, chimneys or other minor ornamental elements.

~~3.~~ 4. 5. 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 residential 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.

PLANNING ADVISORY BOARD AGENDA ITEM
City of Fernandina Beach

SUBJECT:

ITEM TYPE: LDC Text Amendment

REQUESTED ACTION:

SYNOPSIS:

CITY ATTORNEY COMMENTS:

Tammi E. Bach, City Attorney 4/3/2019
Kelly Gibson, AICP, Planning Director 4/3/2019

Kelly N. Gibson, AICP

Date: April 03, 2019

Submitted By: Kelly Gibson, AICP, Planning Director

OFFICE USE ONLY

REC'D: _____ BY: _____

PAYMENT: $ N/A TYPE: _____

APPLICATION #: _____

CASE #: 2019-08

BOARD MEETING DATE: APRIL 10, 2019

PLANNING ADVISORY BOARD APPLICATION

- ☐ ZONING MAP AMENDMENT (≤ 10 acres $1,000 / > 10acres $2,000)
- ☒ LAND USE MAP AMENDMENT (≤ 10 acres $1,000 / > 10acres $2,000)
- ☐ LDC TEXT AMENDMENT ($1,000)
- ☐ COMP PLAN AMENDMENT ($1,700)
- ☐ SUBDIVISION PLAT – PRELIMINARY (≤ 20 units $1,000 / > 20 units $1,600)
- ☐ SUBDIVISION PLAT – FINAL ($850)
- ☐ VACATION OF R.O.W. ($1,700)
- ☐ VOLUNTARY ANNEXATION ($1,500)
- ☐ Revision to each PAB Application
  To offset additional display ad fee ($400)

APPLICANT INFORMATION

Owner Name: CITY OF FERNANDINA BEACH, FLORIDA

Mailing Address: 204 ASH STREET FERNANDINA BEACH, FLORIDA 32034

Telephone: 904-310-3100 Fax: _____

Email: DMARTIN@FBFL.ORG

Agent Name: _____

Mailing Address: _____

Telephone: _____ Fax: _____

Email: _____

PROPERTY INFORMATION

Street Address: N/A

Parcel Identification Number(s): _____

Lot Number: _____ Block Number: _____ Subdivision: _____

Section: _____ Township: _____ Range: _____

PROJECT INFORMATION

Total Number of Lots/Parcels: _____

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

Existing Zoning Classification: _____

Existing Future Land Use Classification: _____

Previous Planning/Zoning Approvals: _____

Description of Request:
LAND DEVELOPMENT CODE TEXT AMENDMENTS (PAB CASE #: 2019-08): CITY OF FERNANDINA BEACH, FLORIDA REQUESTS LAND DEVELOPMENT CODE TEXT AMENDMENTS TO MODIFY STANDARDS FOR MEASUREMENT OF BUILDING HEIGHT FROM APPROVED FINISHED GRADE TO AVERAGE NATURAL GRADE IN SECTION 1.07.00 ADDING OR AMENDING CERTAIN DEFINITIONS; AND REFERENCES FOR CALCULATION OF BUILDING HEIGHT AS CONTAINED IN SECTION 4.02.03 STANDARDS FOR BUILDINGS AND BUILDING PLACEMENT AND 8.01.02 (D) AMELIA RIVER WATERFRONT CRA.

SIGNATURE/NOTARY

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

4/3/19 _____ Date

_____ Signature of Applicant

NICOLE BEDNAR
MY COMMISSION # FF929607
EXPIRES February 02, 2020
(407) 398-0153 FloridaNotaryService.com

STATE OF FLORIDA
ss
COUNTY OF NASSAU

Subscribed and sworn to before me this 3rd day of April, 2019.

_____ Notary Public: Signature

Nicole Bednar Printed Name

Feb. 2, 2020 My Commission Expires

Personally Known X OR Produced Identification _____ ID Produced: _____

Measurement of Building Heights
PAB 2019-08
April 2019

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 • 4.02.03 Standards for Buildings and Building Placement – Mechanical Equipment and Calculation of Heights • 8.01.02 (D) (2)- CRA

*** 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:

Section 1.07.00 Acronyms and Definitions

Modifying: Building, height of means the vertical distance from the ~~approved finished~~ average natural grade to the highest point on the structure.

Adding: **Average Natural Grade-** means the average of natural ground level adjoining the building at *exterior walls*. Where the natural ground level slopes away from the *exterior walls*, the level shall be established by the lowest points within the area between the building and the *lot line* or, where the *lot line* is more than 6 feet (1829 mm) from the building, between the building and a point 6 feet (1829 mm) from the building.

Amending: ***Building, height of*** means the vertical distance from the ~~approved finished grade~~ average natural grade to the highest point on the structure.

Amending **Section 4.02.03 Standards for Buildings and Building Placement**

C. Standards for building height:

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

Rationale: Consistency with building proposed definition of building height.

Amending **8.01.02(D)2 Amelia River Waterfront Community Redevelopment Area as follows:**

2. Building height shall be measured from the Base Flood Elevation (BFE) to the top of the roof, rather than from the ~~finished~~ average natural 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.

Rationale: Consistency with amended definition for building height measurement.

PLANNING ADVISORY BOARD AGENDA ITEM
City of Fernandina Beach

SUBJECT:

ITEM TYPE: LDC Text Amendment

REQUESTED ACTION:

SYNOPSIS:

CITY ATTORNEY COMMENTS:

Tammi E. Bach, City Attorney 4/3/2019
Kelly Gibson, AICP, Planning Director 4/3/2019

Kelly N. Gibson, AICP

Date: April 03, 2019

Submitted By: Kelly Gibson, AICP, Planning Director

OFFICE USE ONLY

REC'D: _____ BY: _____

PAYMENT: $ N/A TYPE: _____

APPLICATION #: _____

CASE #: 2019-09_____

BOARD MEETING DATE: APRIL 10, 2019

PLANNING ADVISORY BOARD APPLICATION

- ☐ ZONING MAP AMENDMENT (≤ 10 acres $1,000 / > 10acres $2,000)
- ☒ LAND USE MAP AMENDMENT (≤ 10 acres $1,000 / > 10acres $2,000)
- ☐ LDC TEXT AMENDMENT ($1,000)
- ☐ COMP PLAN AMENDMENT ($1,700)
- ☐ SUBDIVISION PLAT – PRELIMINARY (≤ 20 units $1,000 / > 20 units $1,600)
- ☐ SUBDIVISION PLAT – FINAL ($850)
- ☐ VACATION OF R.O.W. ($1,700)
- ☐ VOLUNTARY ANNEXATION ($1,500)
- ☐ Revision to each PAB Application
  To offset additional display ad fee ($400)

APPLICANT INFORMATION

Owner Name: CITY OF FERNANDINA BEACH, FLORIDA

Mailing Address: 204 ASH STREET FERNANDINA BEACH, FLORIDA 32034

Telephone: 904-310-3100 Fax: _____

Email: DMARTIN@FBFL.ORG

Agent Name: _____

Mailing Address: _____

Telephone: _____ Fax: _____

Email: _____

PROPERTY INFORMATION

Street Address: N/A

Parcel Identification Number(s): _____

Lot Number: _____ Block Number: _____ Subdivision: _____

Section: _____ Township: _____ Range: _____

PROJECT INFORMATION

Total Number of Lots/Parcels: _____

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

Existing Zoning Classification: _____

Existing Future Land Use Classification: _____

Previous Planning/Zoning Approvals: _____

Description of Request:
LAND DEVELOPMENT CODE TEXT AMENDMENTS (PAB CASE #: 2019-09): CITY OF FERNANDINA BEACH, FLORIDA REQUESTS LAND DEVELOPMENT CODE TEXT AMENDMENTS TO MODIFY SECTION 9.01.04 REMOVAL AND VACANCIES OF BOARD MEMBERS TO LIMIT MEMBER ABSENCES TO NO GREATER THAN TWO CONSECUTIVE REGULAR BOARD MEETINGS AND SETTING AN AUTOMATIC VACATION OF THE MEMBER'S SEAT.

SIGNATURE/NOTARY

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

4/3/19 _____
Date Signature of Applicant

STATE OF FLORIDA
ss
COUNTY OF NASSAU

NICOLE BEDNAR
MY COMMISSION # FF929607
EXPIRES February 02, 2020
(407) 398-0153 FloridaNotaryService.com

Subscribed and sworn to before me this 3rd day of April, 2019.

_____ Nicole Bednar Feb. 2, 2020
Notary Public: Signature Printed Name My Commission Expires

Personally Known X OR Produced Identification _____ ID Produced: _____

9.01.04 Removal and Vacancies

A. When a position on a board or commission becomes vacant before the end of the term, an alternate member shall fill the vacancy.

B. When no alternate member is available to fill a vacancy, the City Commission shall appoint a member to fill the vacancy for the duration of the term.

C. When the unexpired term is two (2) months or less, the City Commission may appoint a new member to fill the unexpired term and the following full term.

D. A member who moves outside the City or no longer meets eligibility requirements for membership shall be considered removed immediately without further action needed by the City Commission. Any member who has three (3) ~~unexcused~~ absences at the board's regular meetings in one (1) calendar year or two (2) absences at consecutive regular meetings shall automatically be considered to have vacated their seat on that board. ~~be subject to removal~~. ~~An excused absence shall be granted if the board member notifies City Staff at least 24 hours in advance of the regularly scheduled board meeting or the board member is absent due to illness, family or work-related emergency, mandated court appearance, or observance of a religious holiday.~~

PLANNING ADVISORY BOARD AGENDA ITEM
City of Fernandina Beach

SUBJECT:

ITEM TYPE: LDC Text Amendment

REQUESTED ACTION:

SYNOPSIS:

CITY ATTORNEY COMMENTS:

Tammi E. Bach, City Attorney 4/3/2019
Kelly Gibson, AICP, Planning Director 4/3/2019

Kelly N. Gibson, AICP

Date: April 03, 2019

Submitted By: Kelly Gibson, AICP, Planning Director

OFFICE USE ONLY

REC'D: _____ BY: _____

PAYMENT: $ N/A TYPE: _____

APPLICATION #: _____

CASE #: 2019-10

BOARD MEETING DATE: APRIL 10, 2019

PLANNING ADVISORY BOARD APPLICATION

- ☐ ZONING MAP AMENDMENT (≤ 10 acres $1,000 / > 10acres $2,000)
- ☒ LAND USE MAP AMENDMENT (≤ 10 acres $1,000 / > 10acres $2,000)
- ☐ LDC TEXT AMENDMENT ($1,000)
- ☐ COMP PLAN AMENDMENT ($1,700)
- ☐ SUBDIVISION PLAT – PRELIMINARY (≤ 20 units $1,000 / > 20 units $1,600)
- ☐ SUBDIVISION PLAT – FINAL ($850)
- ☐ VACATION OF R.O.W. ($1,700)
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- ☐ Revision to each PAB Application
  To offset additional display ad fee ($400)

APPLICANT INFORMATION

Owner Name: CITY OF FERNANDINA BEACH, FLORIDA

Mailing Address: 204 ASH STREET FERNANDINA BEACH, FLORIDA 32034

Telephone: 904-310-3100 Fax: _____

Email: DMARTIN@FBFL.ORG

Agent Name: _____

Mailing Address: _____

Telephone: _____ Fax: _____

Email: _____

PROPERTY INFORMATION

Street Address: N/A

Parcel Identification Number(s): _____

Lot Number: _____ Block Number: _____ Subdivision: _____

Section: _____ Township: _____ Range: _____

PROJECT INFORMATION

Total Number of Lots/Parcels: _____

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

Existing Zoning Classification: _____

Existing Future Land Use Classification: _____

Previous Planning/Zoning Approvals: _____

Description of Request:
LAND DEVELOPMENT CODE TEXT AMENDMENTS (PAB CASE #: 2019-10): CITY OF FERNANDINA BEACH, FLORIDA REQUESTS LAND DEVELOPMENT CODE TEXT AMENDMENTS SPECIFIC TO AUTOMATED TELLER MACHINES BY AMENDING SECTION 1.07.00 ADDING ACRONYMS AND DEFINITIONS, ESTABLISHING STANDARDS WITHIN THE HISTORIC DISTRICT OVERLAY IN SECTION 8.01.01 AND THE CERTIFICATE OF APPROVAL MATRIX CONTAINED IN SECTION 8.03.03 AND MODIFYING SECTION 6.03.02 REFERENCE TO "AUTOMATED TELLER MACHINES."

SIGNATURE/NOTARY

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

4/3/19 _____ Date

_____ Signature of Applicant

NICOLE BEDNAR
MY COMMISSION # FF929607
EXPIRES February 02, 2020
(407) 398-0153 FloridaNotaryService.com

STATE OF FLORIDA
ss
COUNTY OF NASSAU

Subscribed and sworn to before me this 3rd day of April, 2019.

_____ Notary Public: Signature

Nicole Bednar Printed Name

Feb. 2, 2020 My Commission Expires

Personally Known X OR Produced Identification _____ ID Produced: _____

Proposed Amendments to the Land Development Code to Address Automated Teller Machines (ATMs) in the Historic District Overlays

1.07.00 ACRONYMS AND DEFINITIONS

A. Acronyms

ATM Automated Teller Machine

B. Glossary of terms

Automatic Teller Machine (ATM) means an unstaffed, mechanized consumer banking device that is generally available at all hours.

8.01.01 HISTORIC DISTRICT OVERLAYS

F. Automatic Teller Machines, or ATMs, are generally incompatible with the character of the Historic District and their placement should be carefully considered prior to undergoing any rehabilitation project. The installation of ATMs can disrupt the streetscape by replacing historic character defining open storefronts with solid panels or by causing irreversible damage to historic materials. For these reasons, every effort should be made to install an ATM on the interior of a building. If an ATM cannot be located on the interior, they should be installed in a manner that is reversible and does not damage or obscure a character-defining feature of the building. ATMs should be installed on the sides and rears of buildings whenever possible. Freestanding ATM enclosures are not permitted.

Table 8.03.03 (B). Certificate of Approval Matrix

	CONTRIBUTING		NON-CONTRIBUTING	
ACTION	**STAFF**	**HDC**	**STAFF**	**HDC**
ACCESSORY DWELLINGS		X		X
ADDITIONS				
1. Not visible from the street AND 20% or less of the existing building's square footage		X	X	
2. All other additions		X		X
AUTOMATED TELLER MACHINES (ATMs)		X		X
CANVAS AWNINGS	X		X	
CARPORTS (ADDITION OR ENCLOSURE)		X	X	
CHANGES TO BOARD-APPROVED PLANS		X		X
DECK, PATIOS, PERGOLAS				
1. With a structure		X	X	
2. Without a structure		X	X	

6.03.00 Permissible and Prohibited Uses within Commerce Parks

A. The following uses are permissible within a commerce park:

1. Wholesale or warehouse establishments, including distribution centers;
2. Aircraft hangars and related aviation uses and activities;
3. Research facilities, including experimental laboratories, and industrial engineering and analysis facilities;
4. Printing, publishing, lithographic, and similar facilities;
5. Light manufacturing, such as processing, packaging, and light assembly of products from previously manufactured materials;

6. Business service establishments, such as linen supply, freight movers, communication services, and business machine services; and
7. Accessory services to support the commerce park, such as express shipping, telephone exchange, branch bank or automated teller machines, and employee cafeteria or dining hall.

B. The following uses are prohibited within a commerce park:
1. Heavy industrial activities, such as metal fabrication, dry cleaning, and furniture stripping and refinishing;
2. Activities which use, store, process, or produce hazardous wastes; and
3. Industrial, office, or business uses which interfere in the operation of the Fernandina Beach Municipal Airport.

PLANNING ADVISORY BOARD AGENDA ITEM
City of Fernandina Beach

SUBJECT:	EAR Workshops Reminder of Dates - See Attached
ITEM TYPE:	Comprehensive Plan Amendment
REQUESTED ACTION:	
SYNOPSIS:	
CITY ATTORNEY COMMENTS:	

Kelly N. Gibson, AICP

Date: April 03, 2019

Submitted By: Kelly Gibson, AICP, Planning Director

PLAN 2035

COMMUNITY OUTREACH

EVALUATION & APPRAISAL REPORT (EAR)

EVENT DATES:
April 23, 25, 29 & 30, 2019

Fernandina Beach, FL

Contact:
Kelly N. Gibson, AICP
904.310.3480
kgibson@fbfl.city

04. 23

TUESDAY @ CITY HALL
5-7PM

ELEMENT TOPICS:
- Future Land Use
- Housing
- Public Schools
- Historic Preservation

204 Ash St.

PLAN REVIEW
- ✓ Community Assessment
- ✓ Legislative Changes
- Major Issues
- ✓ Plan Performance

04. 25

THURSDAY @ PECK CENTER
5-7PM

ELEMENT TOPICS:
- Economic Development
- Port
- Intergovernmental Coordination

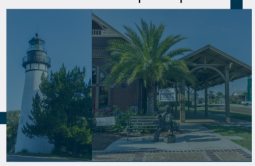
516 S. 10th St.

04. 29

MONDAY @ GOLF COURSE CLUBHOUSE
5-7PM

ELEMENT TOPICS:
- Conservation & Coastal Management
- Recreation & Open Space

2800 Bill Melton Rd.

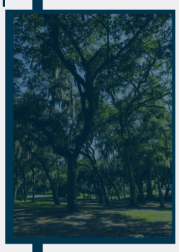


04. 30

TUESDAY @ AIRPORT
5-7PM

ELEMENT TOPICS:
- Multi-modal Transportation
- Public Facilities
- Capital Improvements

700 Airport Rd.



Presented by:

City of Fernandina Beach, Florida

in partnership with

NEFRC Northeast Florida Regional Council

www.fbfl.us/CompPlan

Element Champions

Element	Champion	
Future Land Use	Santry	4/23/19 Outreach at City Hall
Multi-Modal Transportation	Clark	4/30/19 Outreach at Airport
Housing	Bennett	4/23/19 Outreach at City Hall
Public Facilities	Staff/ TRC	4/30/19 Outreach at Airport
Conservation and Coastal Management	Roland	4/25/19 Outreach at Golf Course
Recreation and Open Space	Peterson	4/25/19 Outreach at Golf Course
Intergovernmental Coordination	Commissioner Lednovich	4/25/19 Outreach at Peck Center
Capital Improvements	Commissioner Lednovich	4/30/19 Outreach at Airport
Port	Lewis	4/25/19 Outreach at Peck Center
Public School Facilities	Lewis	4/23/19 Outreach at City Hall
Historic Preservation	Schaffer	4/23/19 Outreach at City Hall
Economic Development	Schaffer	4/25/19 Outreach at Peck Center

FOR IMMEDIATE RELEASE

News Contact:
Mary Hamburg
City of Fernandina Beach
204 Ash Street
Fernandina Beach, Fl 32034
(904) 310-3102
www.fbfl.us

March 26, 2019

City Hosts Outreach for its Comprehensive Plan Evaluation and Appraisal Report (EAR)

In partnership with the Northeast Florida Regional Council, the City of Fernandina Beach Planning and Conservation Department will host four workshops as part of its Evaluation and Appraisal Report (EAR). Required every seven years by Section 163.3191, Florida Statutes, the EAR is intended to evaluate how successful a community has been in addressing major community land use planning issues through implementation of its Comprehensive Plan. The purpose of these workshops will be to solicit community input on City-identified issues and any other issues the community would like to see included in the EAR. Public input provided will form the basis for how the Plan should be revised to better address community objectives, changing conditions and trends affecting the community, and changes in State requirements.

Dates and locations for the meetings are listed below with all meeting times from 5-7pm each evening.

- Tuesday, April 23, 2019 at City Hall (204 Ash Street)
- Thursday, April 25, 2019 at Peck Center (516 S. 10th Street)
- Monday, April 29, 2019 at Golf Course Clubhouse (2800 Bill Melton Road)
- Tuesday, April 30, 2019 at Airport Conference Room (700 Airport Road)

See the attached graphic for more information or use in any advertising. For additional information, please contact Kelly N. Gibson, AICP at kgibson@fbfl.city or 904-310-3480.

PLANNING ADVISORY BOARD AGENDA ITEM
City of Fernandina Beach

SUBJECT:	Attached information as provided to the board at its regular meeting on March 13, 2019. Additional details and analysis to be provide for board update at this meeting.
ITEM TYPE:	Future Land Use Map Amendment > 10 Acres
REQUESTED ACTION:	
SYNOPSIS:	
CITY ATTORNEY COMMENTS:	

Kelly N. Gibson, AICP

Date: April 03, 2019

Submitted By: Kelly Gibson, AICP, Planning Director

2019 FLUM AMENDMENTS

City of Fernandina Beach
Planning & Conservation Department

PRELMINARY ANALYSIS
FLUM AMENDMENTS
ZONING/LAND USE CONFLICTS

LEGEND

- CITY LIMITS
- FLUM / ZONING CONFLICT
- STREETS

APPROXIMATELY 70 MISMATCHED CONFLICTS BETWEEN THE FUTURE LAND USE MAP AND THE ZONING DISTRICT MAP.

Map Reference #: COFB FLUM
Created: March 13, 2019
Data Source: NC Property Appraiser

2019 FLUM AMENDMENTS

City of Fernandina Beach
Community Development Department

PRELMINARY ANALYSIS
FLUM AMENDMENTS
ZONING/LAND USE CONFLICTS

LEGEND

- FLUM / ZONING CONFLICT
- CITY LIMITS
- STREETS

NORTH

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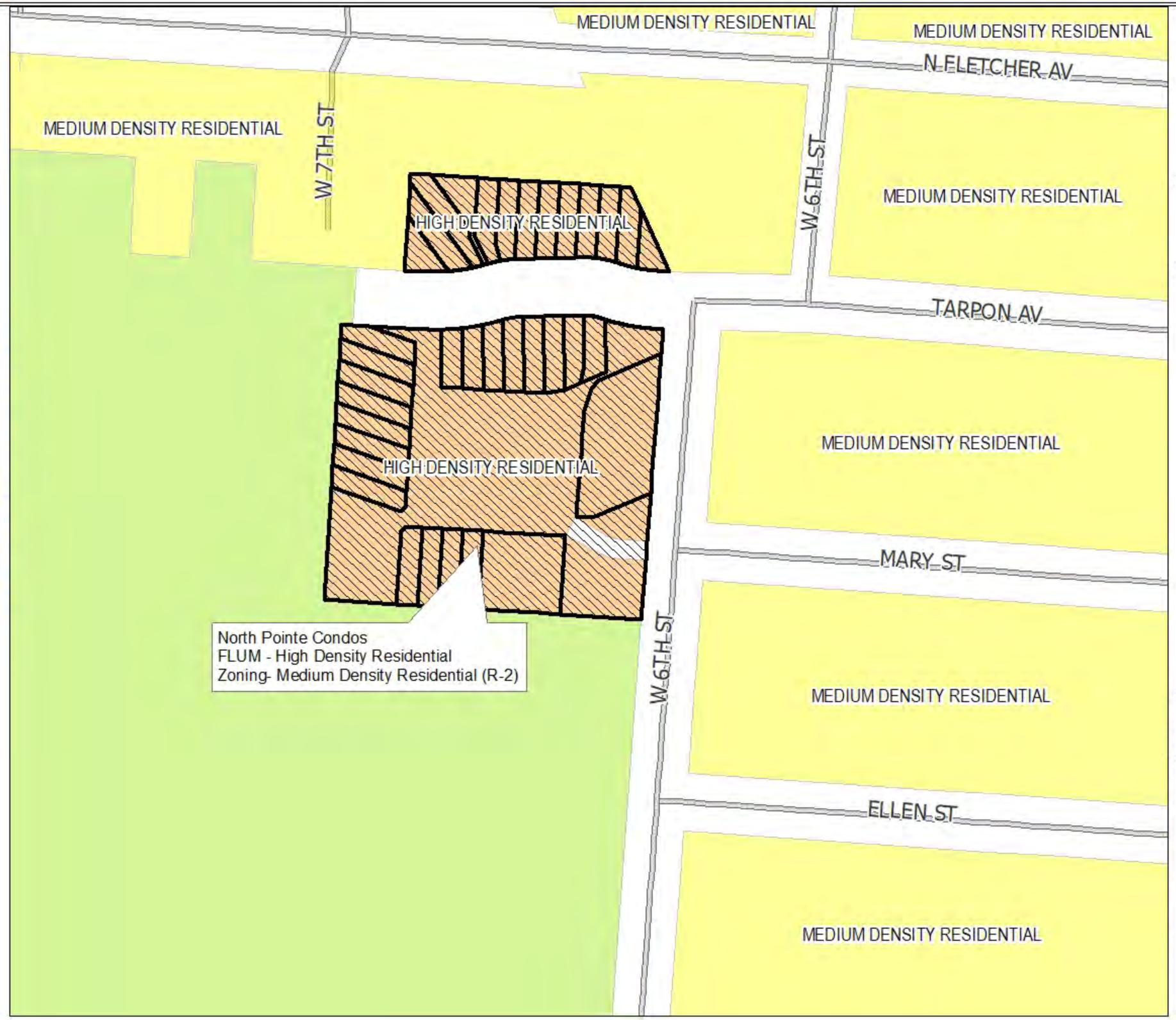
2019 FLUM AMENDMENTS



City of Fernandina Beach
Community Development Department

PRELMINARY ANALYSIS
FLUM AMENDMENTS
ZONING/LAND USE CONFLICTS

LEGEND

- FLUM / ZONING CONFLICT
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2019 FLUM AMENDMENTS

City of Fernandina Beach
Community Development Department

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FLUM AMENDMENTS
ZONING/LAND USE CONFLICTS

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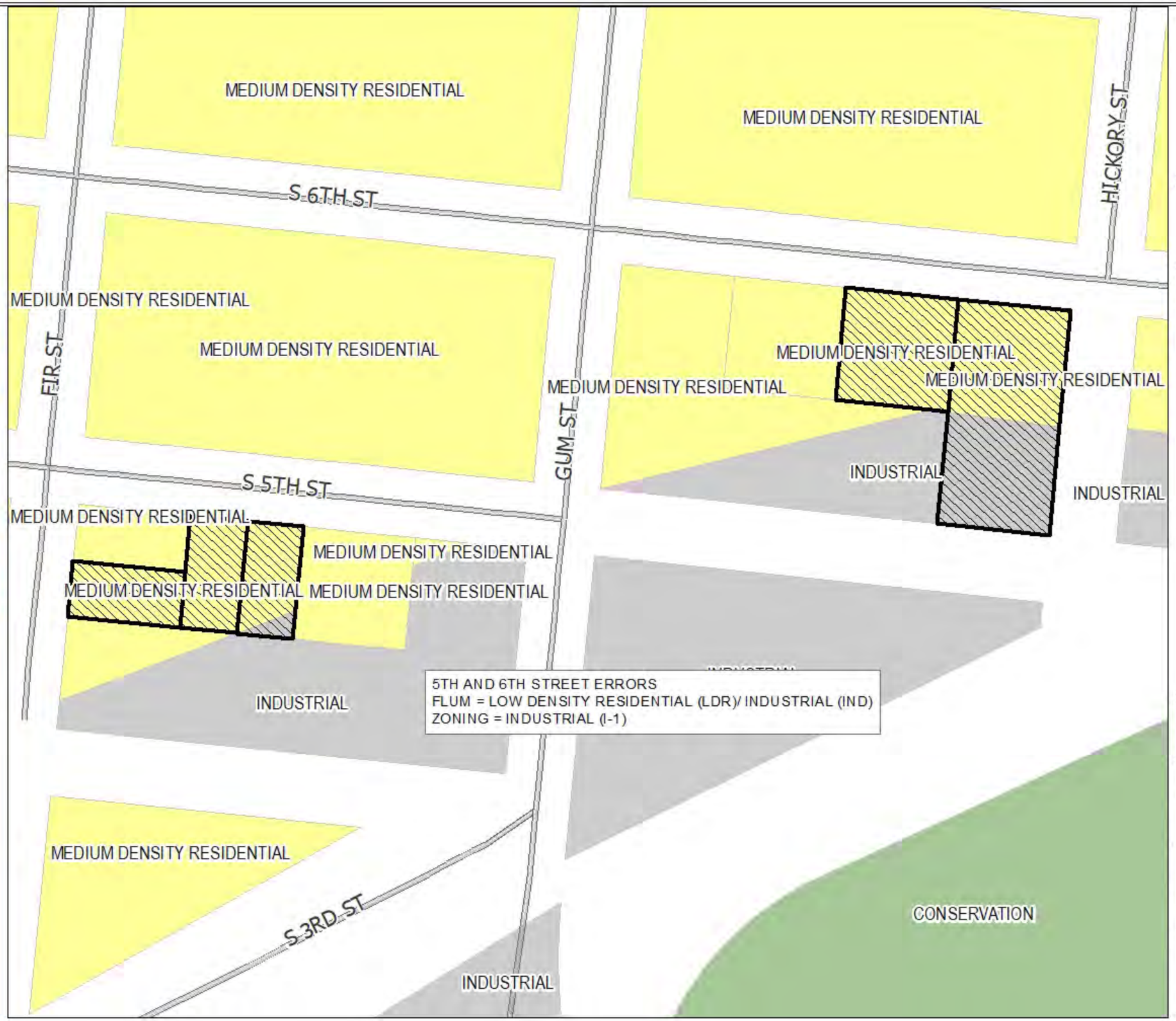

City of Fernandina Beach
Community Development Department

PRELMINARY ANALYSIS
FLUM AMENDMENTS
ZONING/LAND USE CONFLICTS

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2019 FLUM AMENDMENTS

City of Fernandina Beach
Community Development Department

PRELMINARY ANALYSIS
FLUM AMENDMENTS
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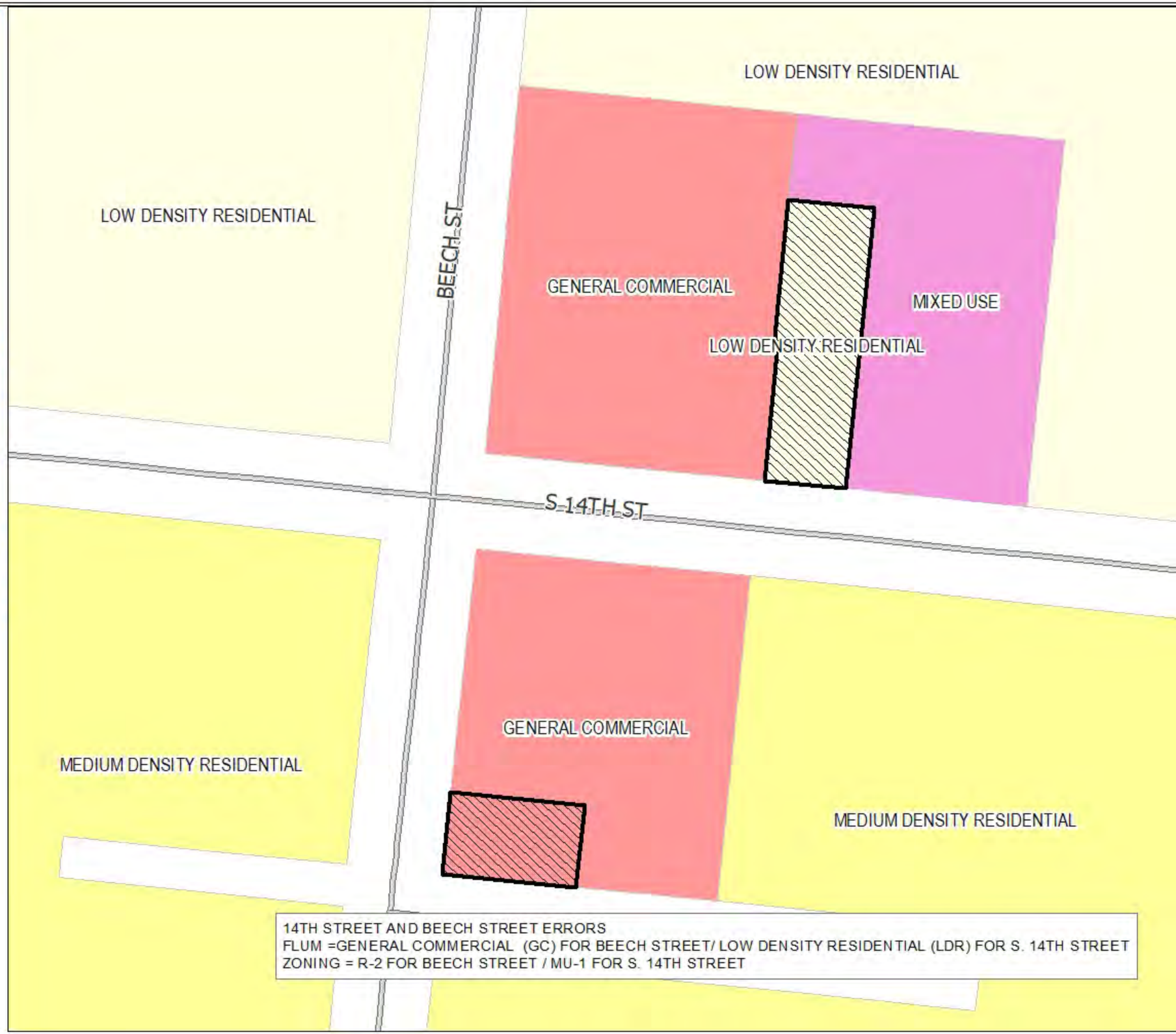

City of Fernandina Beach
Community Development Department

PRELMINARY ANALYSIS
FLUM AMENDMENTS
ZONING/LAND USE CONFLICTS

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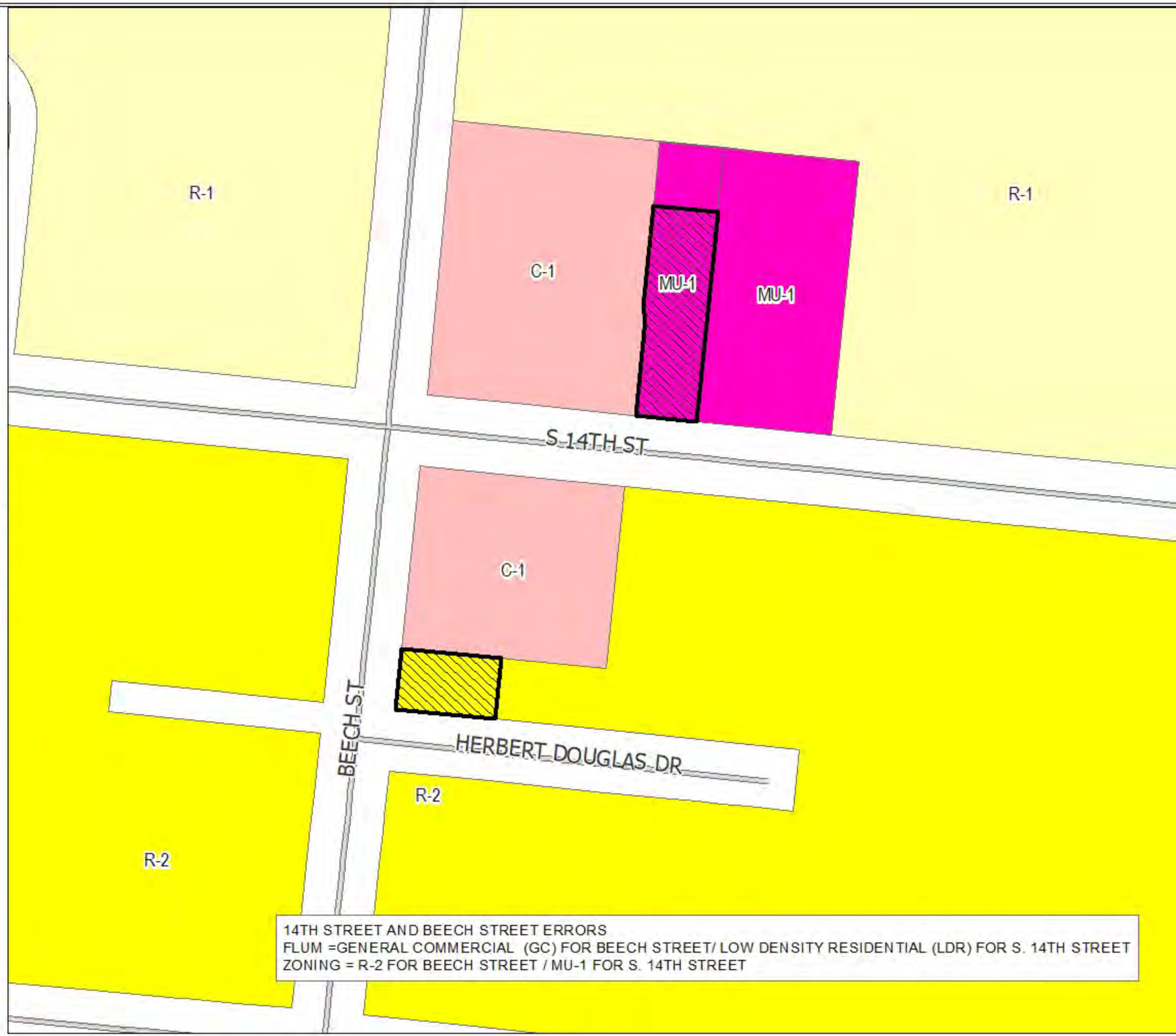

14TH STREET AND BEECH STREET ERRORS
FLUM =GENERAL COMMERCIAL (GC) FOR BEECH STREET/ LOW DENSITY RESIDENTIAL (LDR) FOR S. 14TH STREET
ZONING = R-2 FOR BEECH STREET / MU-1 FOR S. 14TH STREET

City of Fernandina Beach
Community Development Department

PRELMINARY ANALYSIS
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City of Fernandina Beach
Community Development Department

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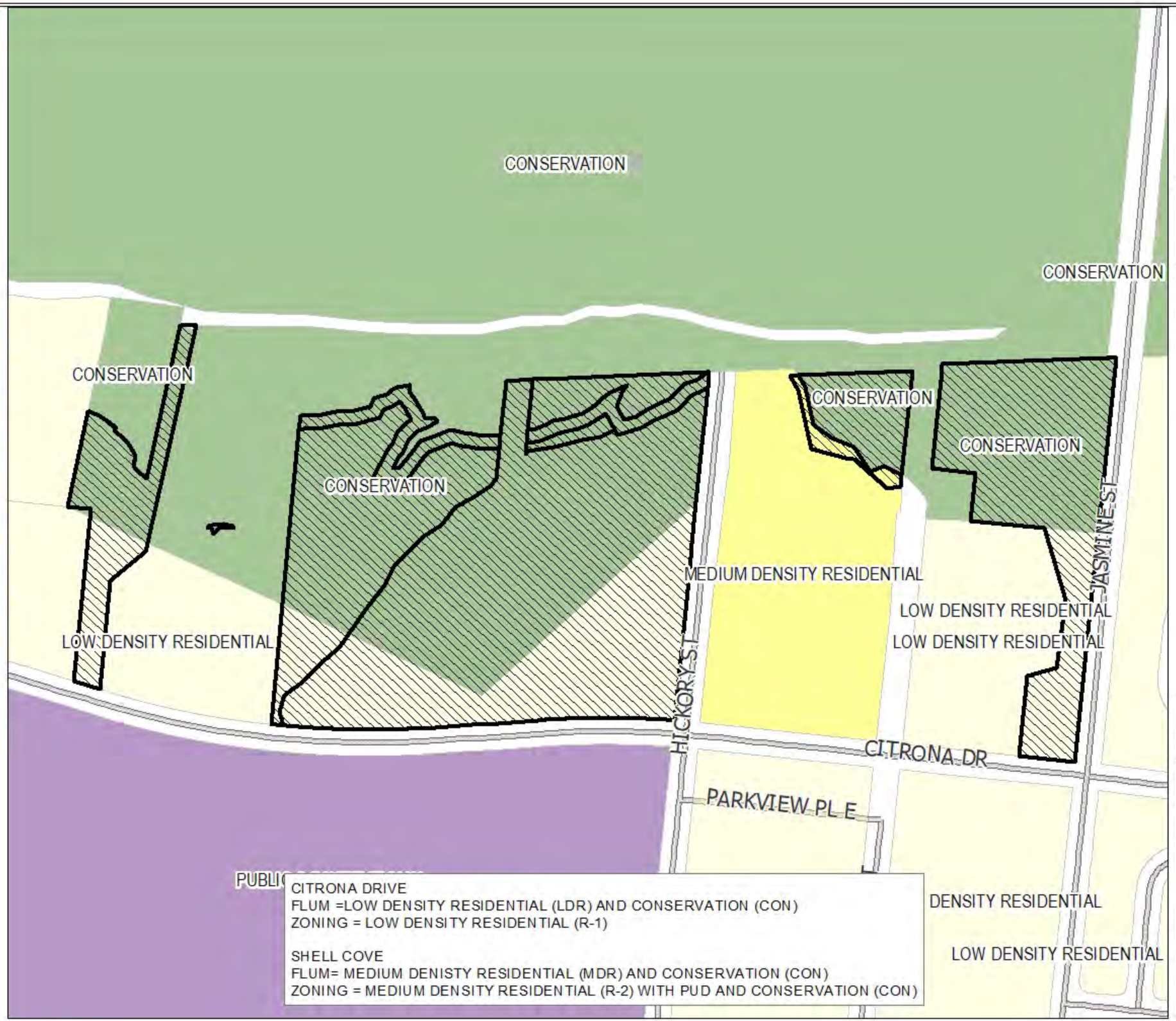

CITRONA DRIVE
FLUM =LOW DENSITY RESIDENTIAL (LDR) AND CONSERVATION (CON)
ZONING = LOW DENSITY RESIDENTIAL (R-1)

SHELL COVE
FLUM= MEDIUM DENISTY RESIDENTIAL (MDR) AND CONSERVATION (CON)
ZONING = MEDIUM DENSITY RESIDENTIAL (R-2) WITH PUD AND CONSERVATION (CON)

2019 FLUM AMENDMENTS

City of Fernandina Beach
Community Development Department

PRELMINARY ANALYSIS
FLUM AMENDMENTS
ZONING/LAND USE CONFLICTS

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ZONING = LOW DENSITY RESIDENTIAL (R-1)

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FLUM= MEDIUM DENISTY RESIDENTIAL (MDR) AND CONSERVATION (CON)
ZONING = MEDIUM DENSITY RESIDENTIAL (R-2) WITH PUD AND CONSERVATION (CON)

LEGEND

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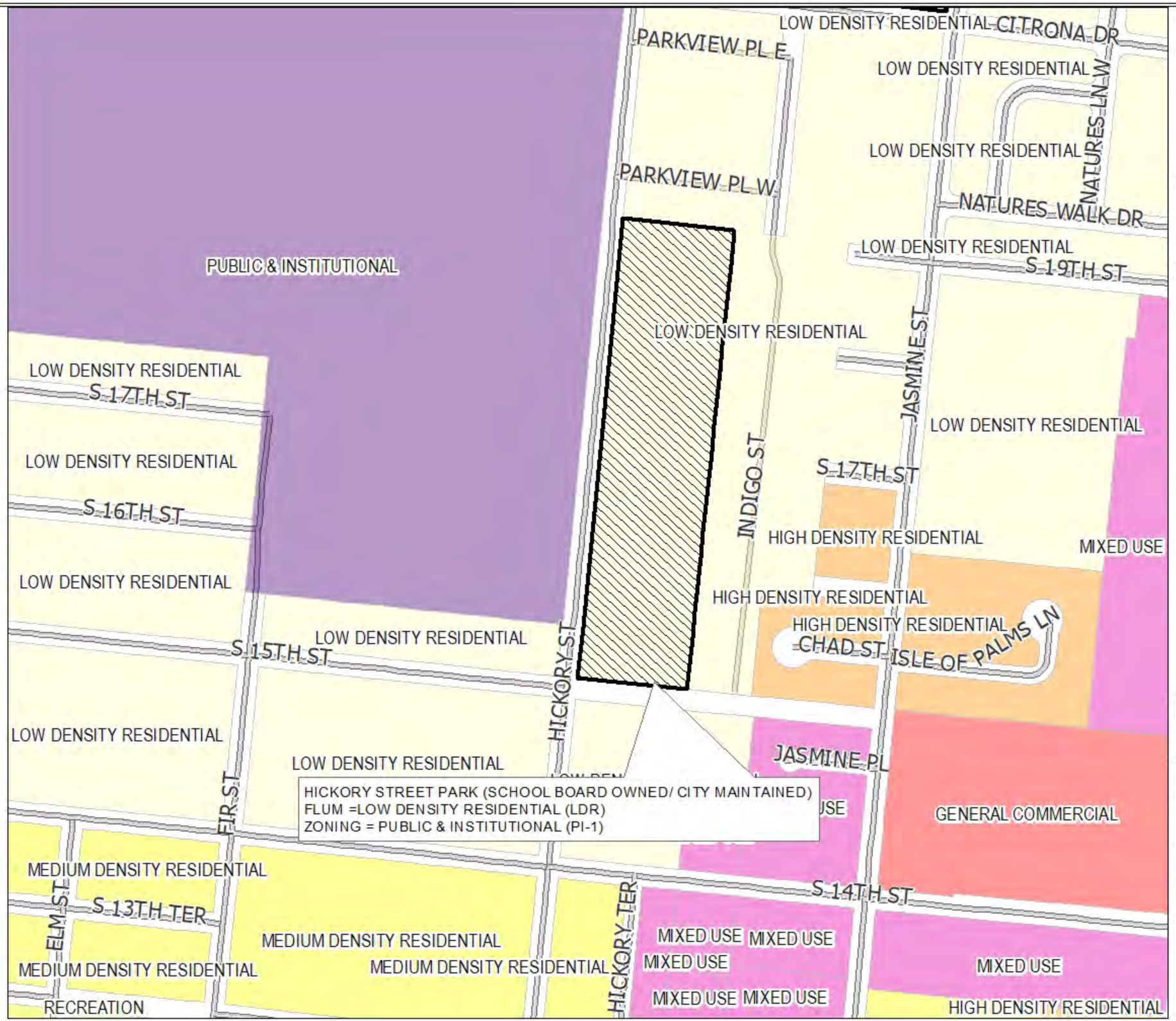

City of Fernandina Beach
Community Development Department

PRELMINARY ANALYSIS
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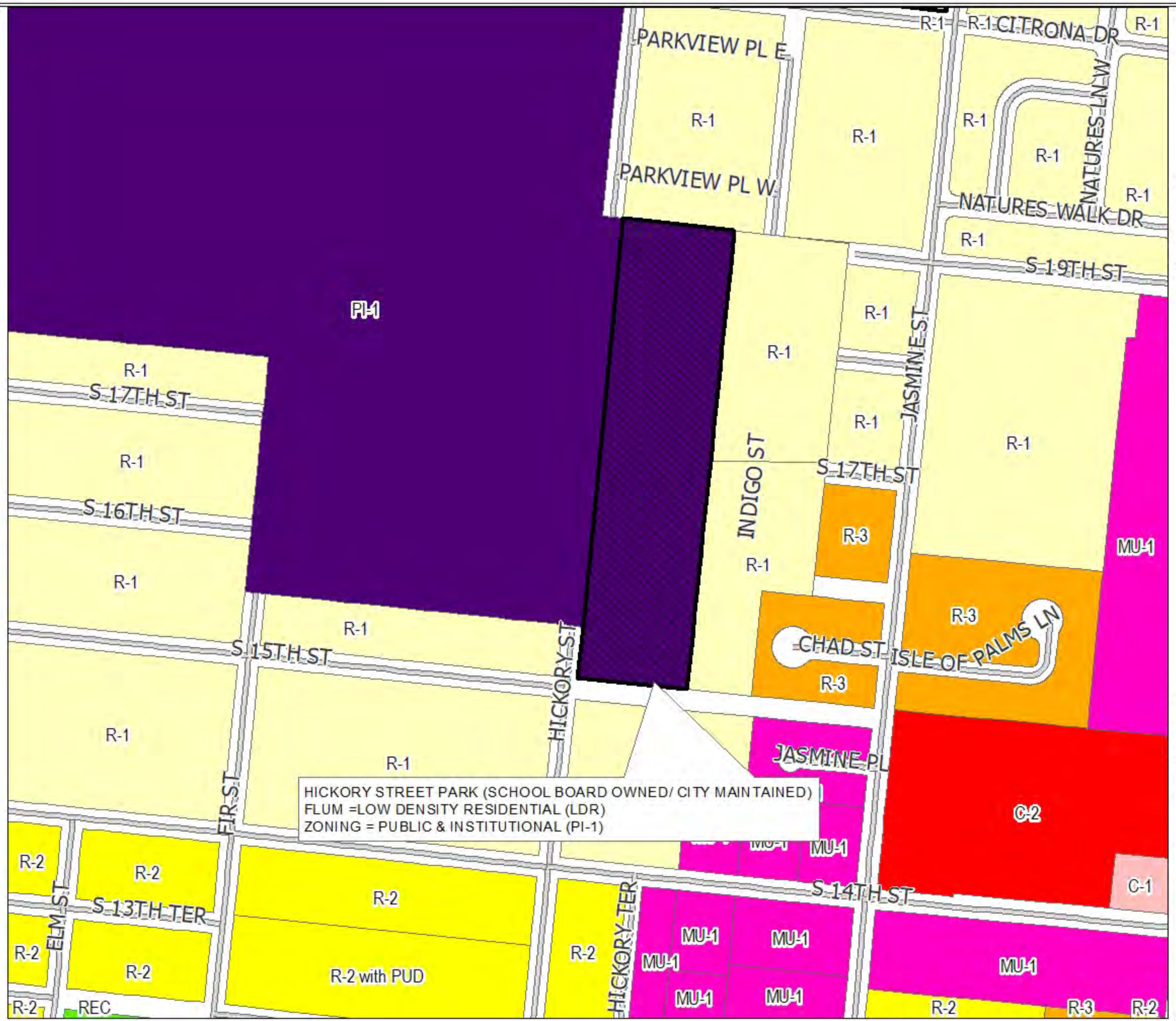

City of Fernandina Beach
Community Development Department

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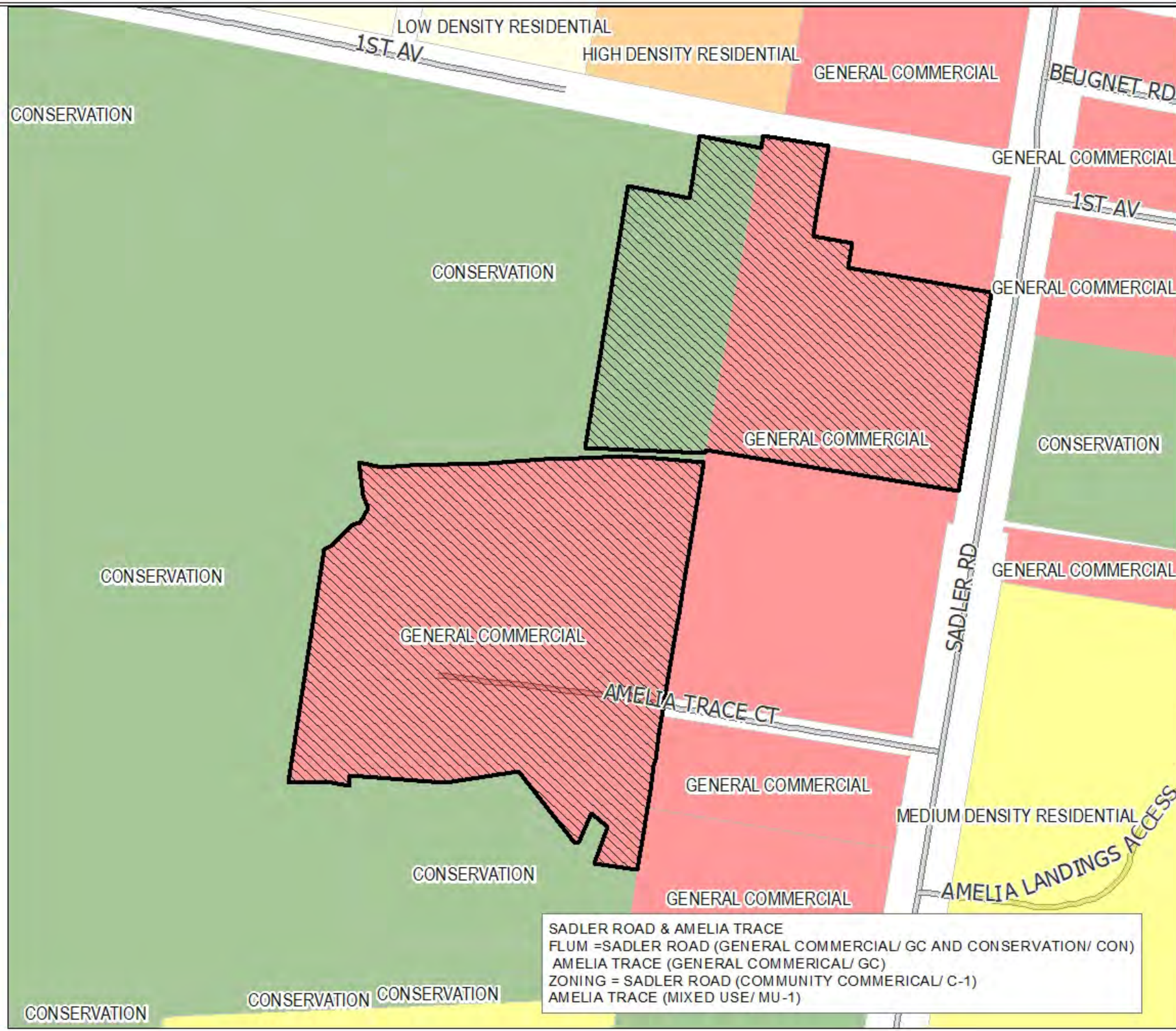

City of Fernandina Beach
Community Development Department

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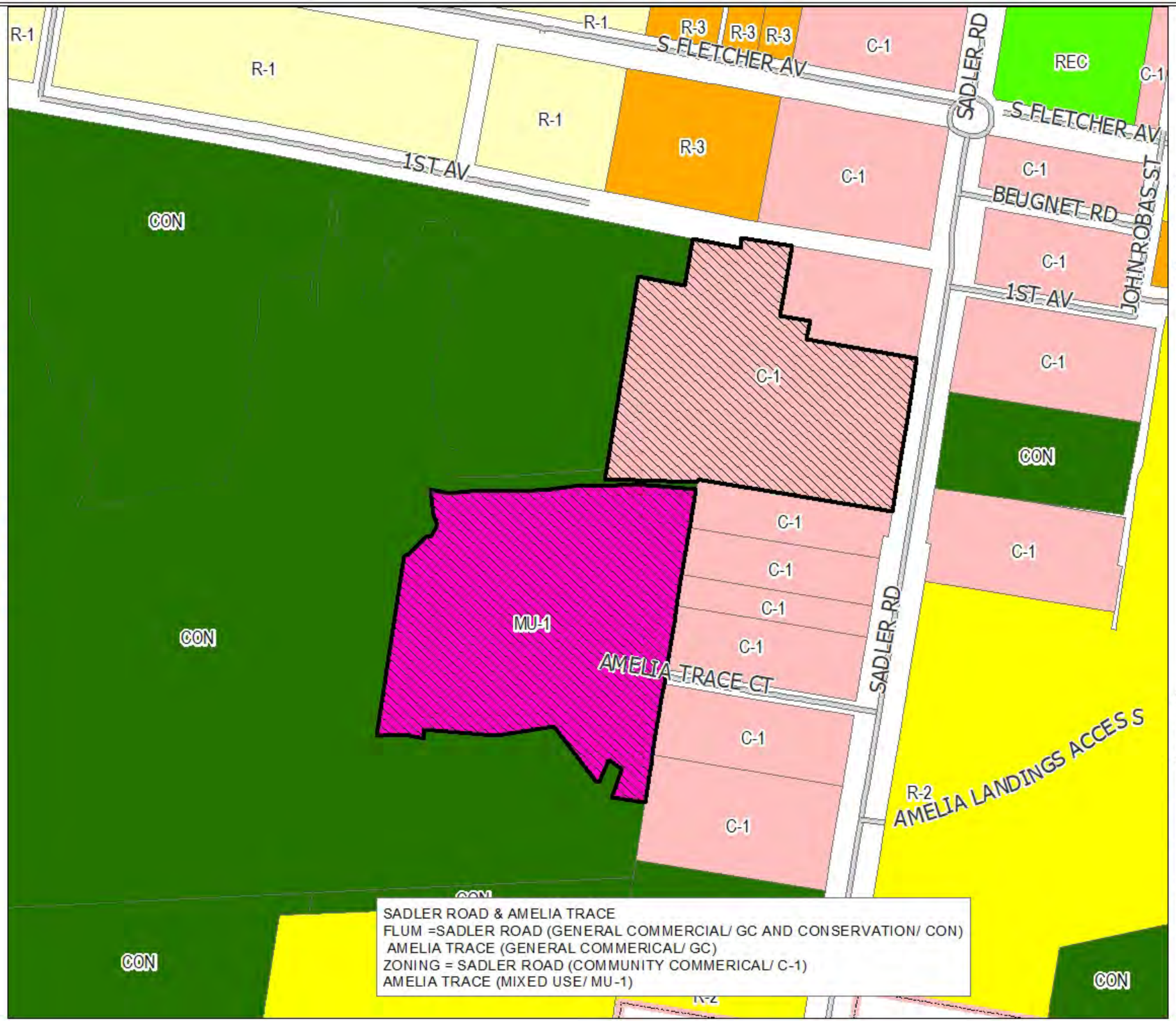

SADLER ROAD & AMELIA TRACE
FLUM =SADLER ROAD (GENERAL COMMERCIAL/ GC AND CONSERVATION/ CON)
AMELIA TRACE (GENERAL COMMERICAL/ GC)
ZONING = SADLER ROAD (COMMUNITY COMMERICAL/ C-1)
AMELIA TRACE (MIXED USE/ MU-1)

City of Fernandina Beach
Community Development Department

PRELMINARY ANALYSIS
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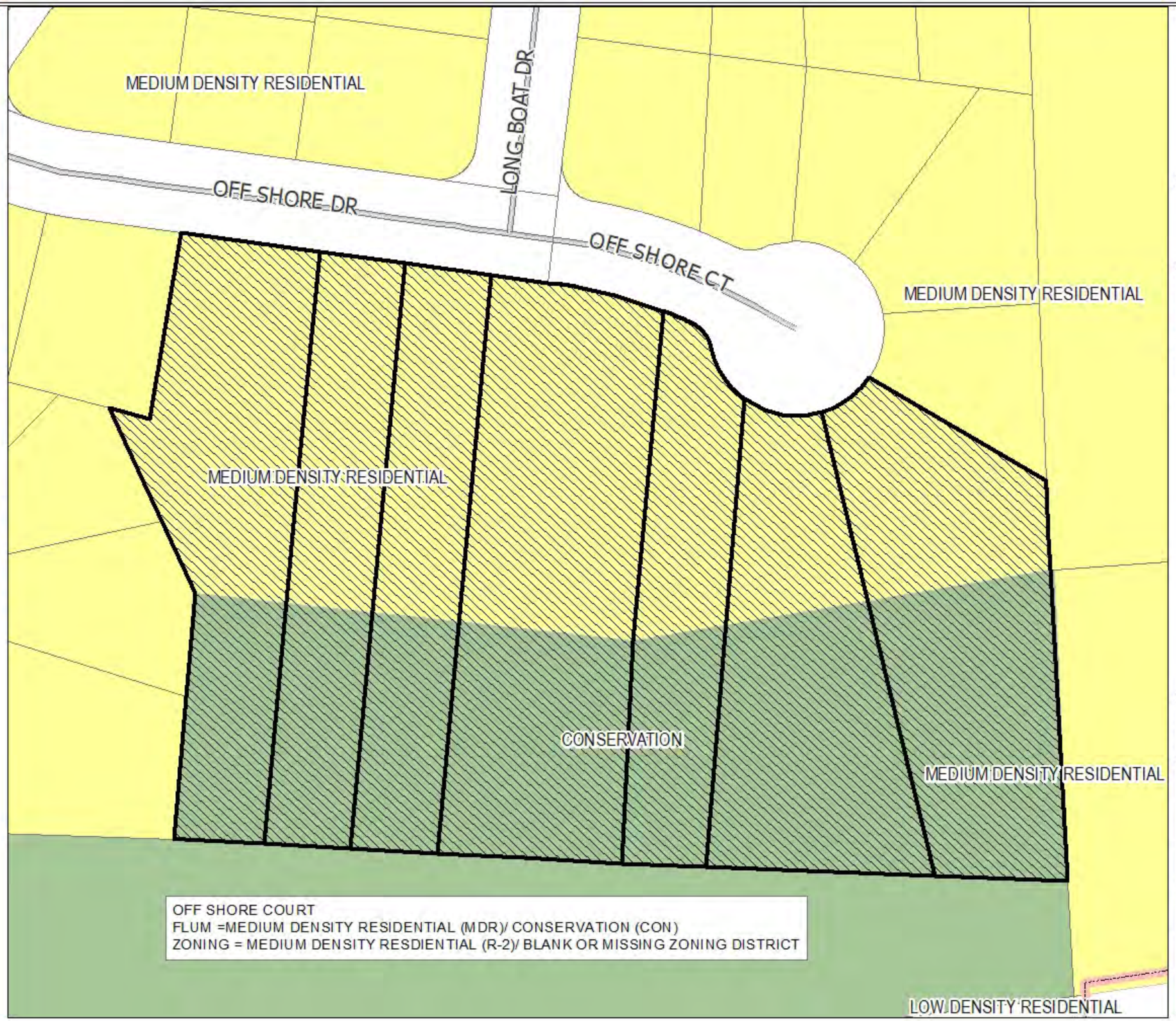

OFF SHORE COURT
FLUM =MEDIUM DENSITY RESIDENTIAL (MDR)/ CONSERVATION (CON)
ZONING = MEDIUM DENSITY RESDIENTIAL (R-2)/ BLANK OR MISSING ZONING DISTRICT

City of Fernandina Beach
Community Development Department

PRELMINARY ANALYSIS
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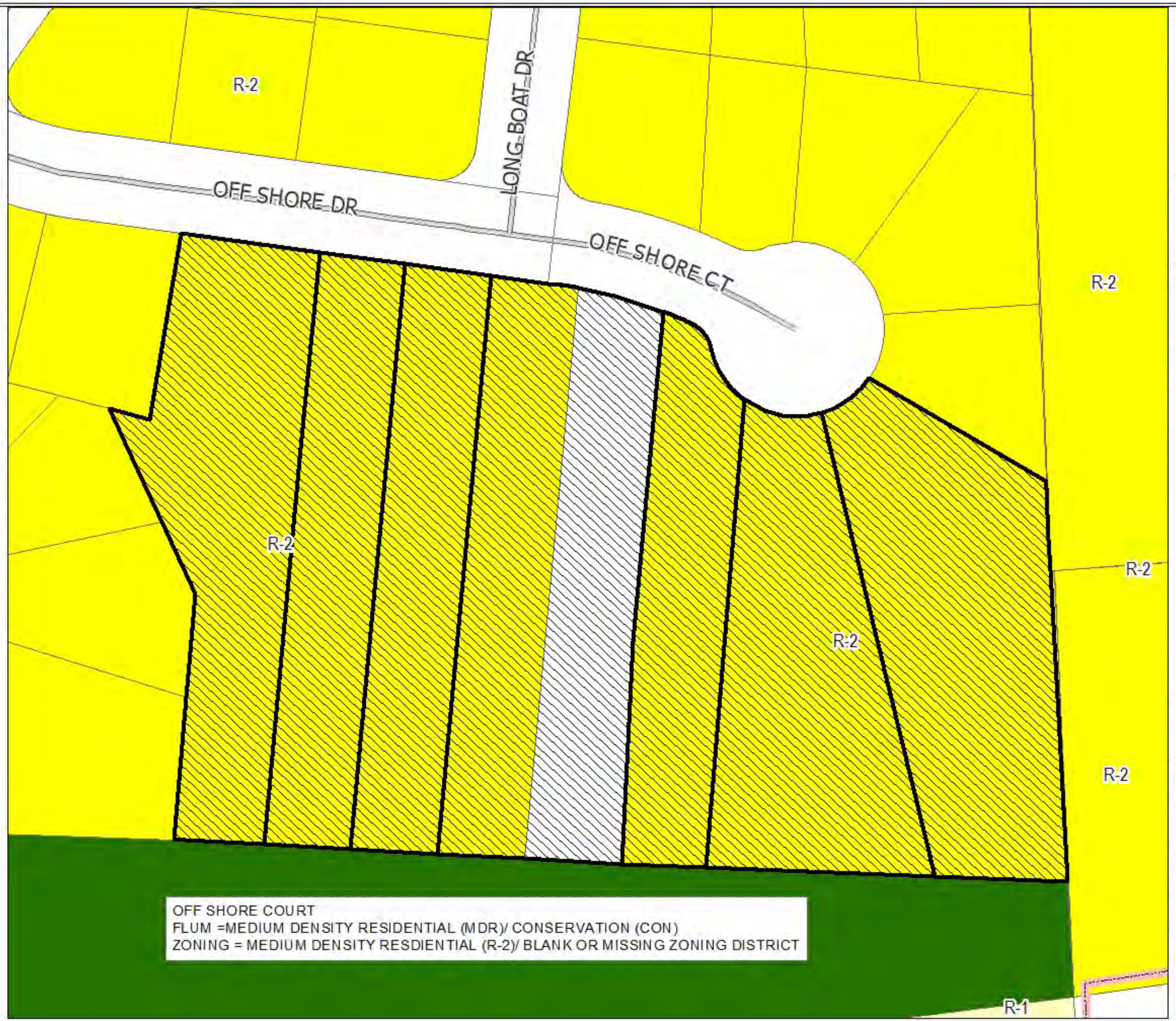
2019
FLUM AMENDMENTS



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City of Fernandina Beach
Community Development Department

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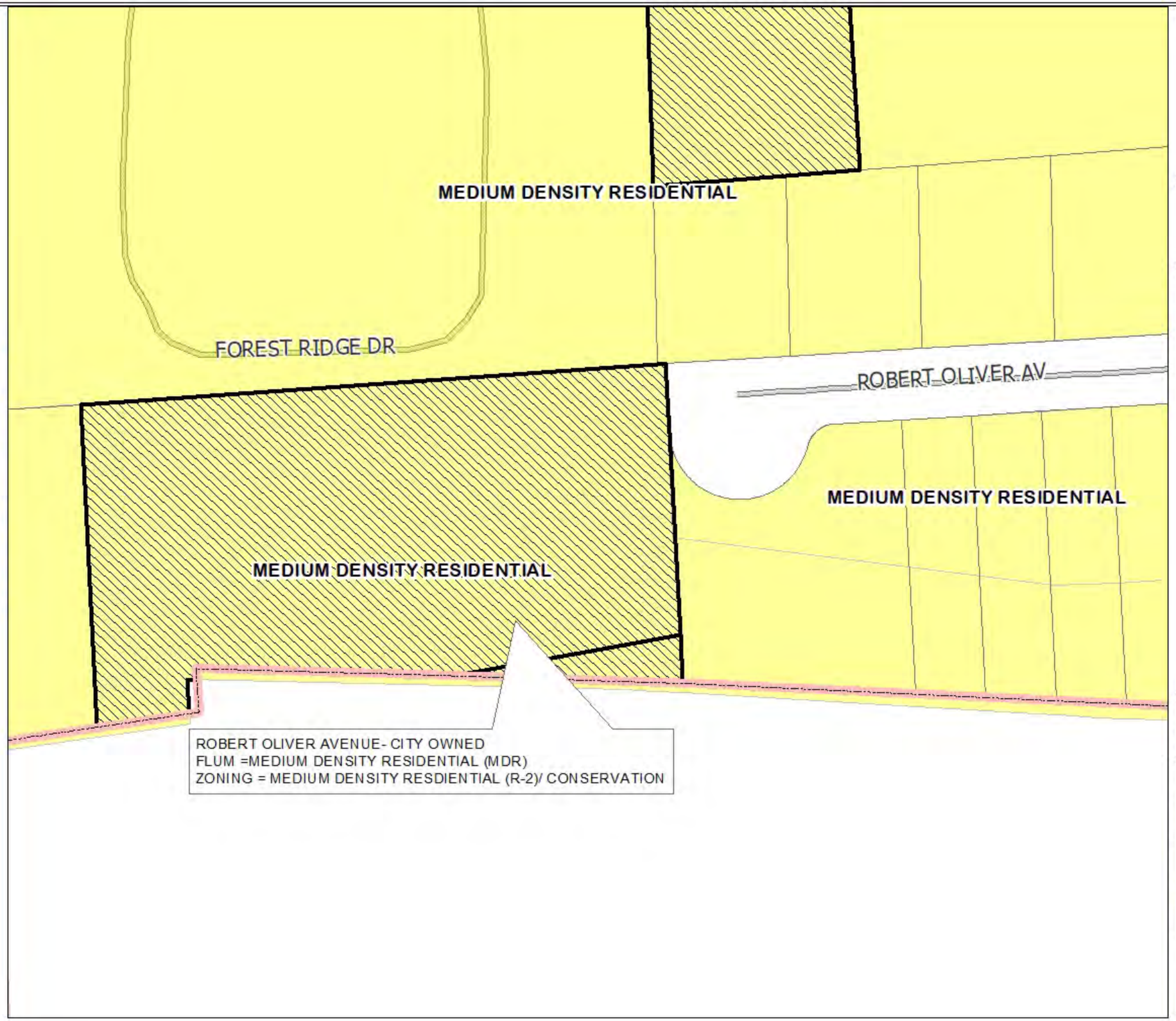

City of Fernandina Beach
Community Development Department

PRELMINARY ANALYSIS
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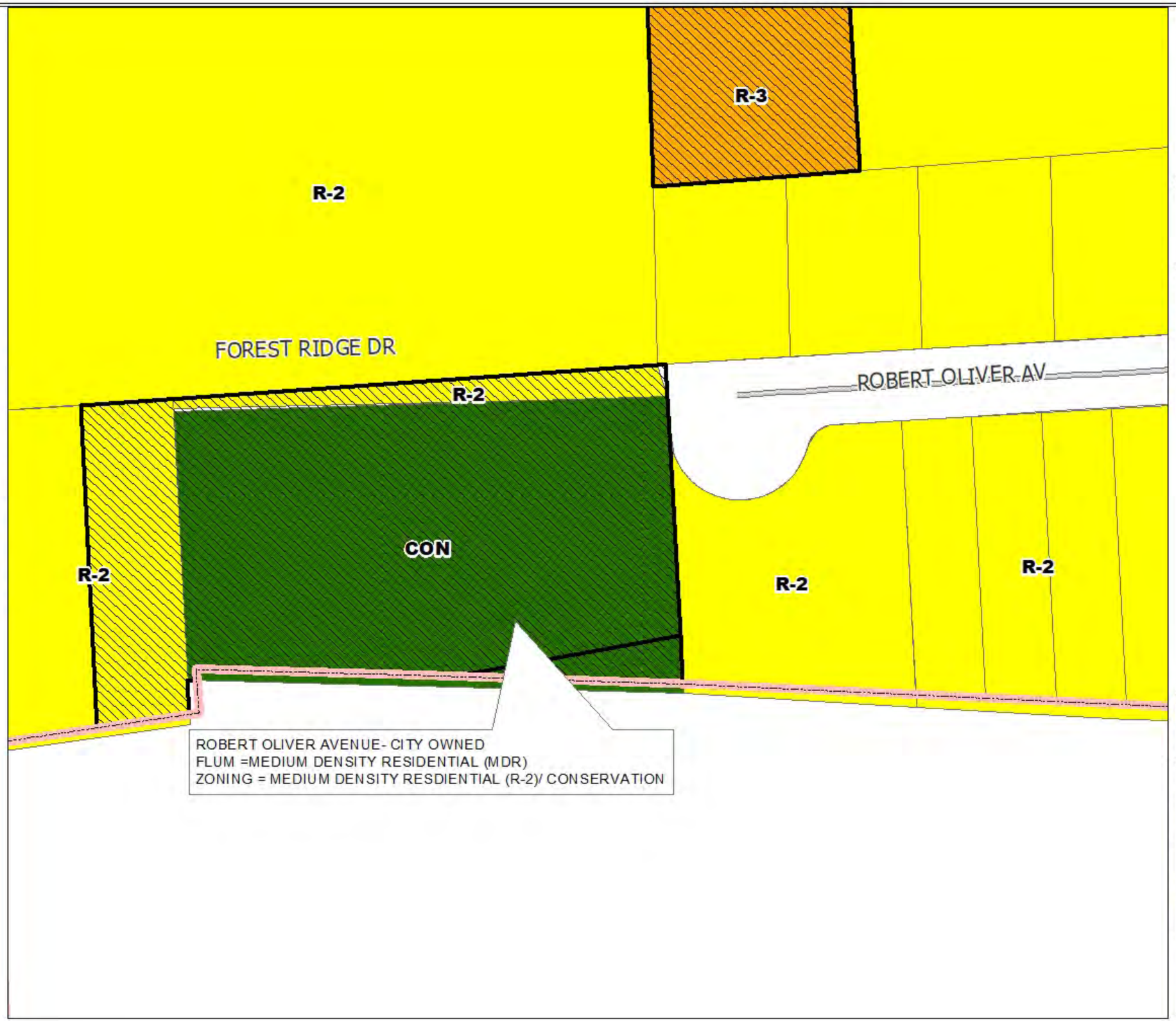

City of Fernandina Beach
Community Development Department

PRELMINARY ANALYSIS
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2019 FLUM AMENDMENTS

City of Fernandina Beach
Community Development Department

PRELMINARY ANALYSIS
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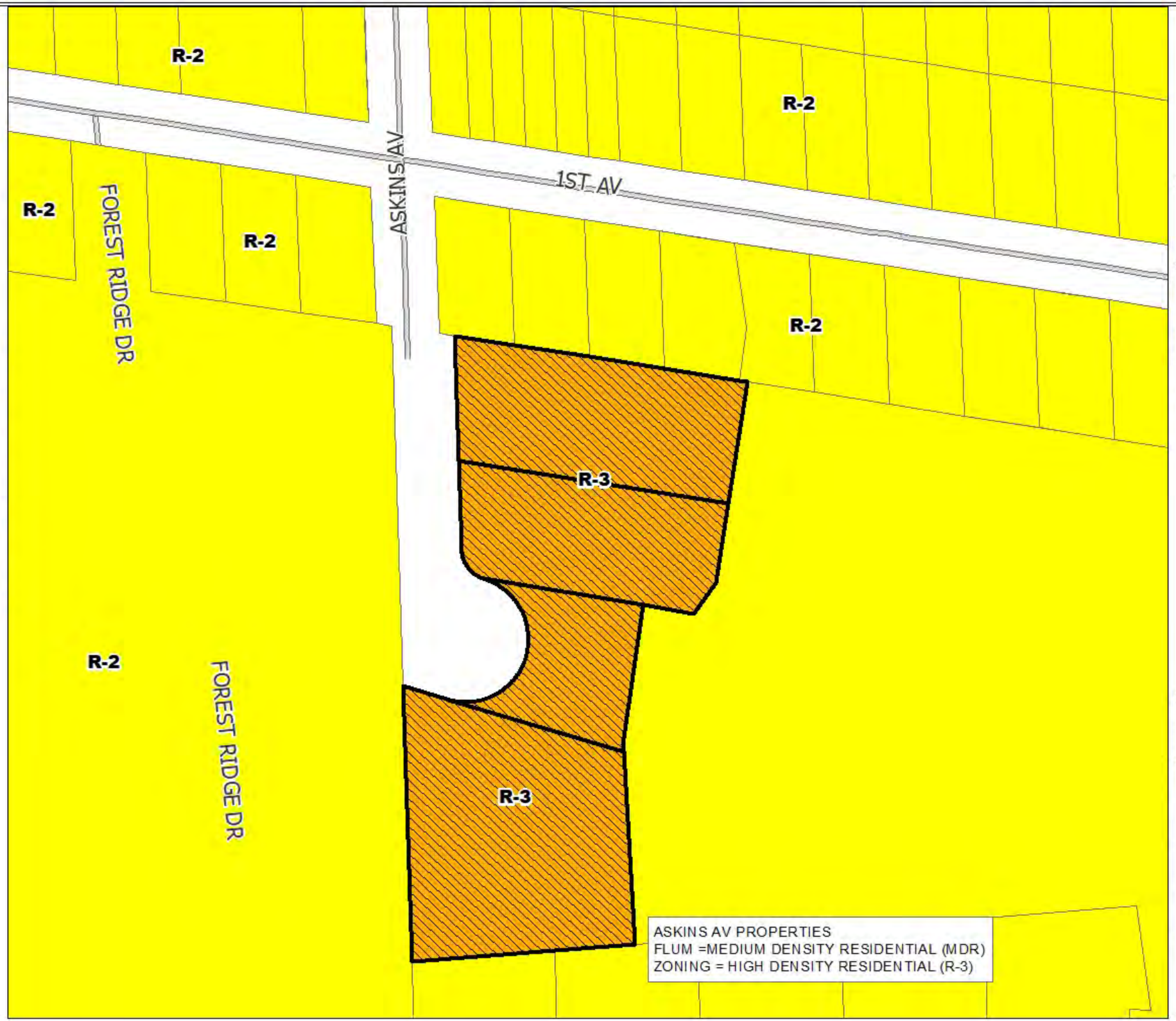

City of Fernandina Beach
Community Development Department

PRELMINARY ANALYSIS
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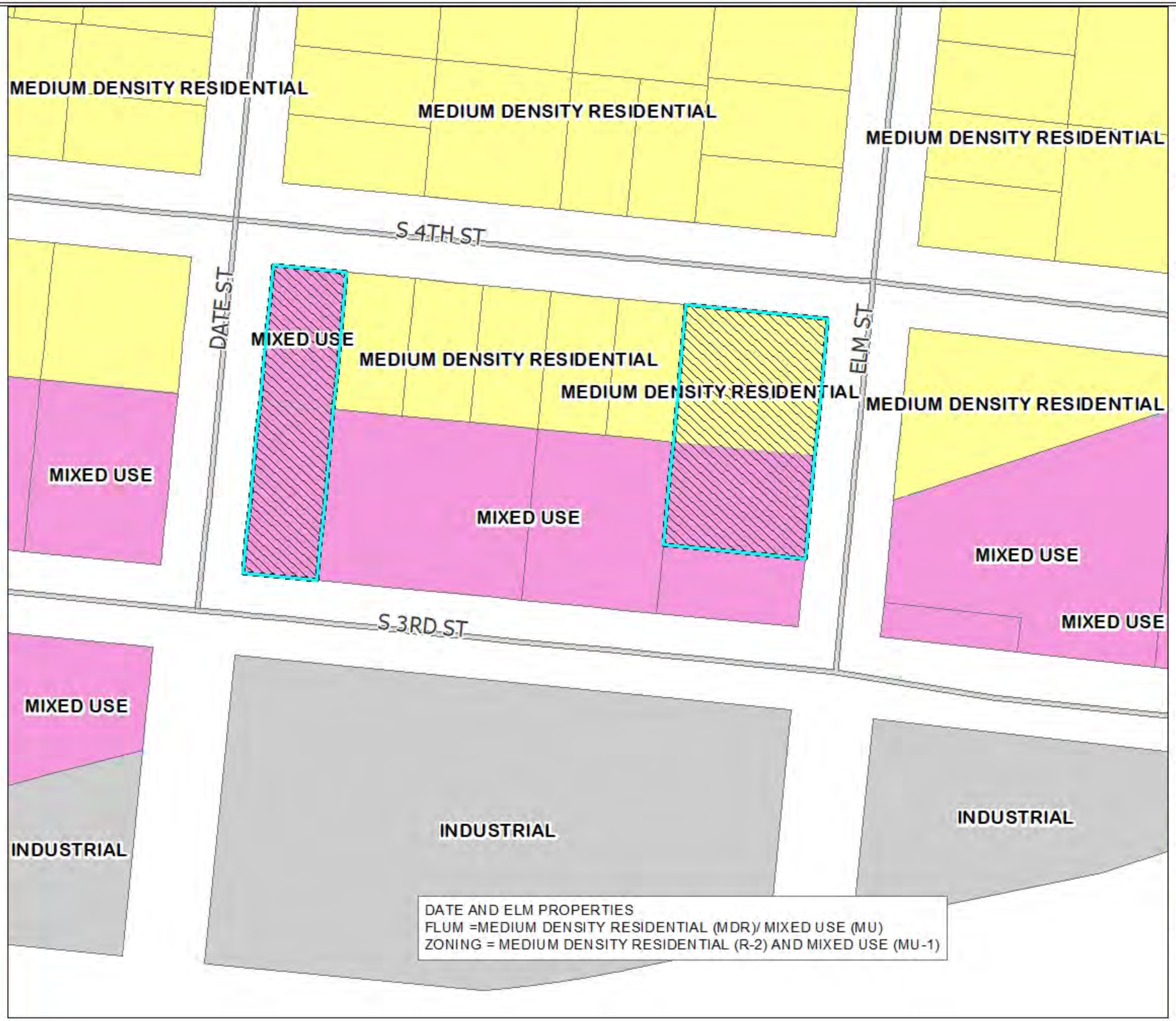

City of Fernandina Beach
Community Development Department

PRELMINARY ANALYSIS
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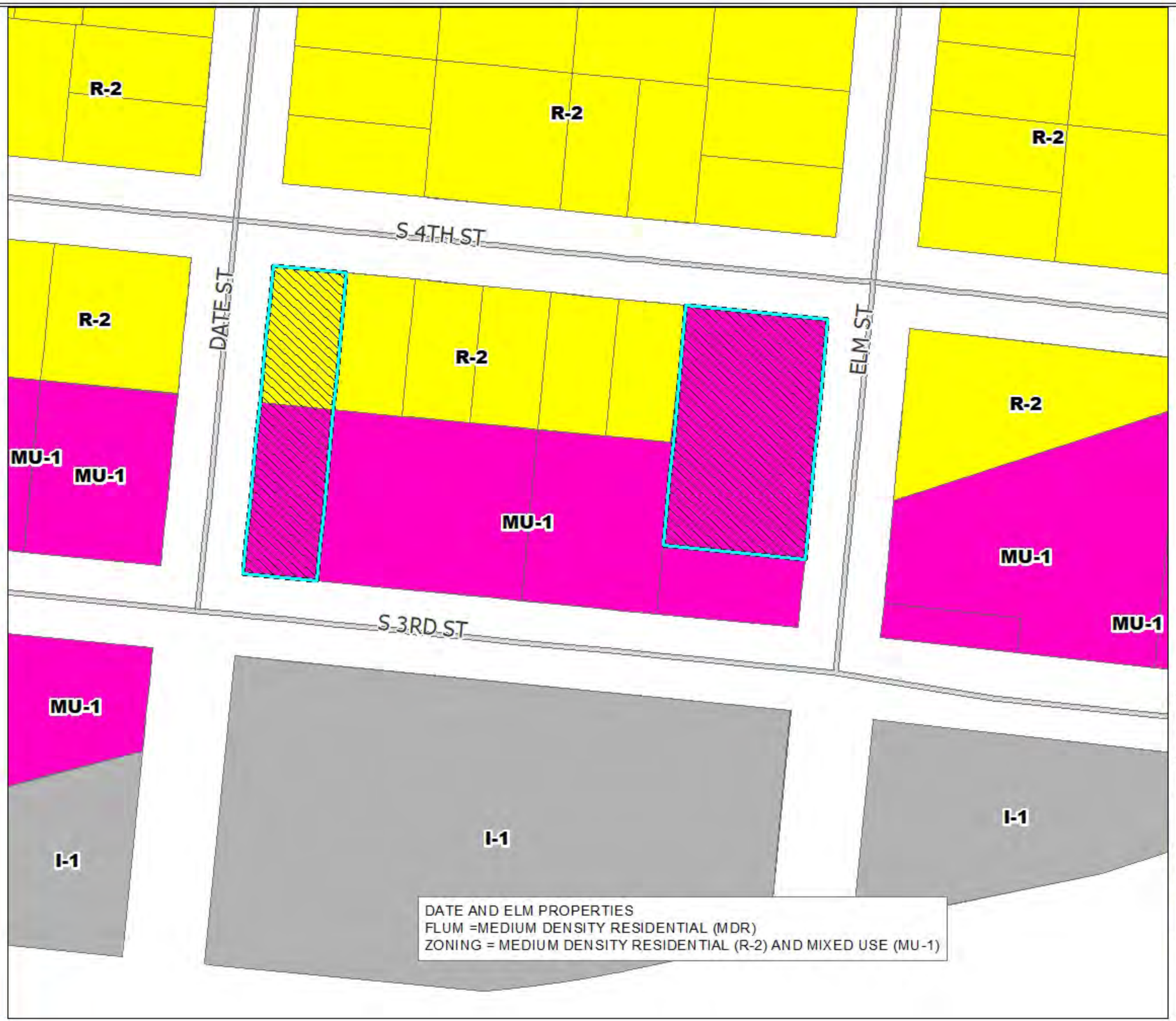

City of Fernandina Beach
Community Development Department

PRELMINARY ANALYSIS
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