



**AGENDA
PLANNING ADVISORY BOARD
SPECIAL MEETING
APRIL 24, 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. NEW BUSINESS

2.1 **LAND DEVELOPMENT CODE TEXT AMENDMENTS (PAB CASE #: 2019-11):** *CITY OF FERNANDINA BEACH, FLORIDA* REQUESTS LAND DEVELOPMENT CODE TEXT AMENDMENTS TO MODIFY SECTION 6.02.32 PROVIDING SUPPLEMENTAL STANDARDS FOR MULTIFAMILY DEVELOPMENT WITHIN THE 8TH STREET MIXED USE (MU-8) ZONING DISTRICT.

2.2 **LAND DEVELOPMENT CODE TEXT AMENDMENTS (PAB CASE #: 2019-12):** *CITY OF FERNANDINA BEACH, FLORIDA* REQUESTS LAND DEVELOPMENT CODE TEXT AMENDMENTS TO MODIFY SECTIONS 7.01.01 (ACCESS AND DRIVEWAY DESIGN REQUIREMENTS) AND 7.01.02 (STREETS AND RIGHTS OF WAY).

Postponed to May 8, 2019 regular PAB meeting.

3. BOARD BUSINESS

4. STAFF REPORT

4.1 Update on FLUM Amendments and Discussion of Preliminary Analysis

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

5. PUBLIC COMMENT

6. ADJOURNMENT

All members of the public are invited to be present and be heard. Persons with disabilities requiring accommodations in order to participate in this program or activity should contact the City Clerk at (904) 310-3115 or TTY/TDD 711 (for the hearing or speech impaired). All interested parties may appear at said meeting and be heard as to the advisability of any action, which may be considered with respect to such matter. For information regarding this matter, please contact the Planning Department (904) 310-3135.

PLANNING ADVISORY BOARD AGENDA ITEM
City of Fernandina Beach



SUBJECT:

ITEM TYPE: LDC Text Amendment

REQUESTED ACTION:

SYNOPSIS:

CITY ATTORNEY COMMENTS:

Kelly N. Gibson, AICP

Date: April 11, 2019

Submitted By: Kelly Gibson, AICP, Planning Director

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: • 6.02.32 Supplemental standards for Tri-plex and Multi-family Uses in MU-8 zoning district • 2.03.02 Table of Land Uses making Tri-plex subject to supplemental standards for the MU-8 zoning district

*** All required application materials have been received. All fees have been paid. All required notices have been made. All copies of required materials are part of the official record and have been made available on the City's website, the City Clerk's Office and at the Community Development Department Office. ***

SUMMARY OF REQUEST:

Amending LDC Section 6.02.32 Supplemental Standards for Tri-plex and Multi-family Uses within the MU-8 zoning district as follows:

6.02.32 Triplex and Multifamily Uses

- A. Triplex and Multi-Family Dwellings are allowable in the C-3 **and MU-8** zoning district subject to the standards of the C-3 **and MU-8** zoning districts and additional standards defined herein.
- B. Triplex and Multi-Family Dwellings located within the Historic District or the CRA shall comply with the standards of those District Overlays.
- C. Off-street parking shall be provided as follows and located to the side, rear, center, or under of the principal structure(s):
 1. Two (2) spaces per dwelling unit over 1,250 sq. ft.
 2. One and one half (1.5) spaces for dwelling units 1001 -1250 sq. ft.
 3. One (1) space per dwelling unit 1,000 sq. ft. or under.
- D. Off Street Parking Required: Off-street parking requirements are subject to the following additional standards:
 1. For adaptive reuse and new construction of Triplex or Multi-family dwellings off-street parking may be met in off-site parking areas.
 2. The off-site parking area must be located within **4,000 600** feet walking distance of the structures' nearest dwelling entrance. A pedestrian connection providing a safe, well lighted walking environment shall be required.
 3. No more than two (2) off-site non-illuminated signs shall be allowed in order to designate or direct use of off-site parking spaces. Signs are exempt from permitting requirements and are limited to four (4) square feet and no taller than eight (8) feet.

4. Off-site parking must be located on property under the same ownership as the principal property [or the association of common owners], or if not under the same ownership, the off-site property for parking must be encumbered by an agreement to which the City must be a party, supplying the off-site parking for so long as it is satisfying the parking requirement of the principal use. The agreement must require the signature of the City Manager, and it may not be terminated or amended except in writing, meeting these same requirements, to which the City must be a party and the City Manager must be a signatory. Any agreement must be in a form acceptable to the City Attorney and recorded with the Nassau County Clerk of Courts. A copy of the recorded agreement shall be submitted to the City Attorney and City Manager within ten (10) days of its recording.
5. Fee In Lieu: Triplex or Multi-Family dwellings in the Central Business District, exclusive of the Amelia River Waterfront Community Redevelopment Area, may satisfy the requirements of off-street parking in the manner established in subsection (D) 1-4. Alternatively, it may satisfy the requirement in whole or in part by paying a fee in lieu of providing the required parking.
 - a. The fee shall be set annually by the City commission and shall be based on the average cost of acquiring land for and constructing a parking space in a parking structure in the City plus the present value of the cost of maintaining the space for so long as it is satisfying the parking requirement of the principal use. The fee shall be a one-time payment, to be placed in a trust fund for downtown parking improvements which serve the Central Business District, not in the Amelia River Waterfront CRA.
6. Where possible, parking lots shall be designed to utilize existing curb cuts.
- E. Exterior lighting: All exterior lighting on the development site shall be directed and shielded to avoid direct illumination of a lot zoned or used for residential purposes.
- F. Street Lights: Street and common area lighting meeting City standards and provided at the developer's or property owner's expense. Decorative lighting is preferred. Lighting required for safety shall be located to avoid obstruction between the light fixtures and the area to be illuminated. All street lights installed shall be in accordance with the Illuminating Engineer Society of North America recommended values based on the pavement classification.
- G. Dumpsters or other Sanitary Facilities: All triplex and multi-family residential development must provide sanitary facilities that are either fully incorporated inside the multi-family structure or, if located outside, screened from the public rights-of-way and adjacent residentially used or zoned properties as consistent with LDC Section 5.01.07 requirements.
- H. Buffers: Triplex and multi-family development shall comply with buffer requirements set forth in LDC Section 4.05.12.
- I. Accessory Uses: Accessory uses are permissible in compliance with LDC Section 2.03.03 and subject to development standards in LDC Section 5.01.00.
- J. Signage: All permanent signage must comply with standards set forth in LDC Section 5.03.00 for the C-3 and MU-8 zoning districts and may be further

April 24, 2019

regulated by design requirements set by the historic district overlay LDC Section 8.01.03.

- K. Architectural Articulation for New Construction **in the C-3 and MU-8 zoning districts**: A building's exterior walls shall be articulated using material, architectural elements, arrangement of openings, design of horizontal and vertical planes, and changes in height to provide substantial massing variations. Long, monotonous roof planes and uninterrupted expanses of blank wall are not allowed along street frontages. Articulated roof forms and wall opening shall be used to add visual interest and contribute to a pedestrian scale.
1. Where solid walls are required by building code, the wall shall be articulated and divided into distinct modules, through the use of projections and recesses (i.e. setbacks, reveals, belt courses, awnings, arcades, porches, etc.) within the building envelope or projecting from upper floors.
 2. Commercial buildings and buildings with ground floor commercial uses shall have a ceiling height minimum of twelve (12) feet for the ground floor.
 3. Entryways. Doorways, windows, storefronts, and other openings in the facades of buildings shall be placed and proportioned to reflect pedestrian scale and movement and to encourage visual interest at the street level. The use of functional and decorative elements, including weather protection features (i.e. colonnades, arcades, canopies, etc.), signage, and architectural detailing, shall be used to create human scale on a building's principal façade. Elements shall be integral to the architecture of the building, designed so as not to appear to be "tacked on" to the building façade.

Rationale: LDC Section 2.03.02 references supplemental standards for the allowance of Multi-family residential use within the MU-8 zoning district, however no standards were provided. The request utilizes standards drafted and approved in December 2018 for use within the C-3 zoning district and applies them to the MU-8 district. Modifies pedestrian connection distance connection to be consistent with off site parking standards provided in LDC Section 7.01.04 (B).

2.03.01 Table of Land Uses

Table 2.03.02. Table of Land Uses

ZONING DISTRICTS																					
- Prohibited (Empty) P – Permissible S – Permissible Subject to Supplemental Standards	R-E	R1-G	R-1	RLM	R-2	R-3	OT-1	OT-2	MU-1	MU-8	C-1	C-2	C-3	I-1	I-2	I-A	I-W	W-1	PI-1	CON	REC
PRINCIPAL LAND USES:																					
such as Billiard Parlors, Bowling Alleys, Game Rooms, and Skating Rinks																					
Railroad Facilities														P	P		P	P			
Religious Facilities	S		S	S	S	S	S	S	S	P	P	P	P								
Research, Education, and Development Facilities										P		P		P	P	P	P	P			
Residential Uses:																					
Single-Family	P	P	P	P	P	P	P	P	P	P			P					P Note 2			
Duplex					P	P			P	P			P								
Triplex					P	P			P	P			S								
Multi-Family						P				S			S								
Group Residential (see Note 3)						S			S	S			S								
Resort Rental			Note 1		Note 1	P															
Restaurant, With or Without Drive- Through Window *Note 5									P	P	P	P	P	P	P		P	P			
Retail Stores								P	P	P	P	P	P	P	P	P	P	P			
Schools, Elementary, Junior, or Senior High	S	S	S	S	S	S			S	P									P		
Scooter and Moped Rentals										P	S	P	S	P							
Seasonal Sales *Note 4									P	P	P	P	P	P	P		P	P			

PLANNING ADVISORY BOARD AGENDA ITEM
City of Fernandina Beach



SUBJECT:

ITEM TYPE: LDC Text Amendment

REQUESTED ACTION:

SYNOPSIS:

CITY ATTORNEY COMMENTS:

Kelly N. Gibson, AICP

Date: April 11, 2019

Submitted By: Kelly Gibson, AICP, Planning Director

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 18, 2019

Submitted By: Kelly Gibson, AICP, Planning Director

2019



PRELIMINARY ANALYSIS FLUM AMENDMENTS

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

PRELIMINARY ANALYSIS FLUM AMENDMENTS ZONING/LAND USE CONFLICTS

LEGEND

- FLUM / ZONING CONFLICT
- CITY LIMITS
- STREETS



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2019 FLUM AMENDMENTS



City of Fernandina Beach
Community Development Department

PRELIMINARY ANALYSIS FLUM AMENDMENTS ZONING/LAND USE CONFLICTS

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- FLUM / ZONING CONFLICT
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2019 FLUM AMENDMENTS



City of Fernandina Beach
Community Development Department

PRELIMINARY ANALYSIS FLUM AMENDMENTS ZONING/LAND USE CONFLICTS

LEGEND

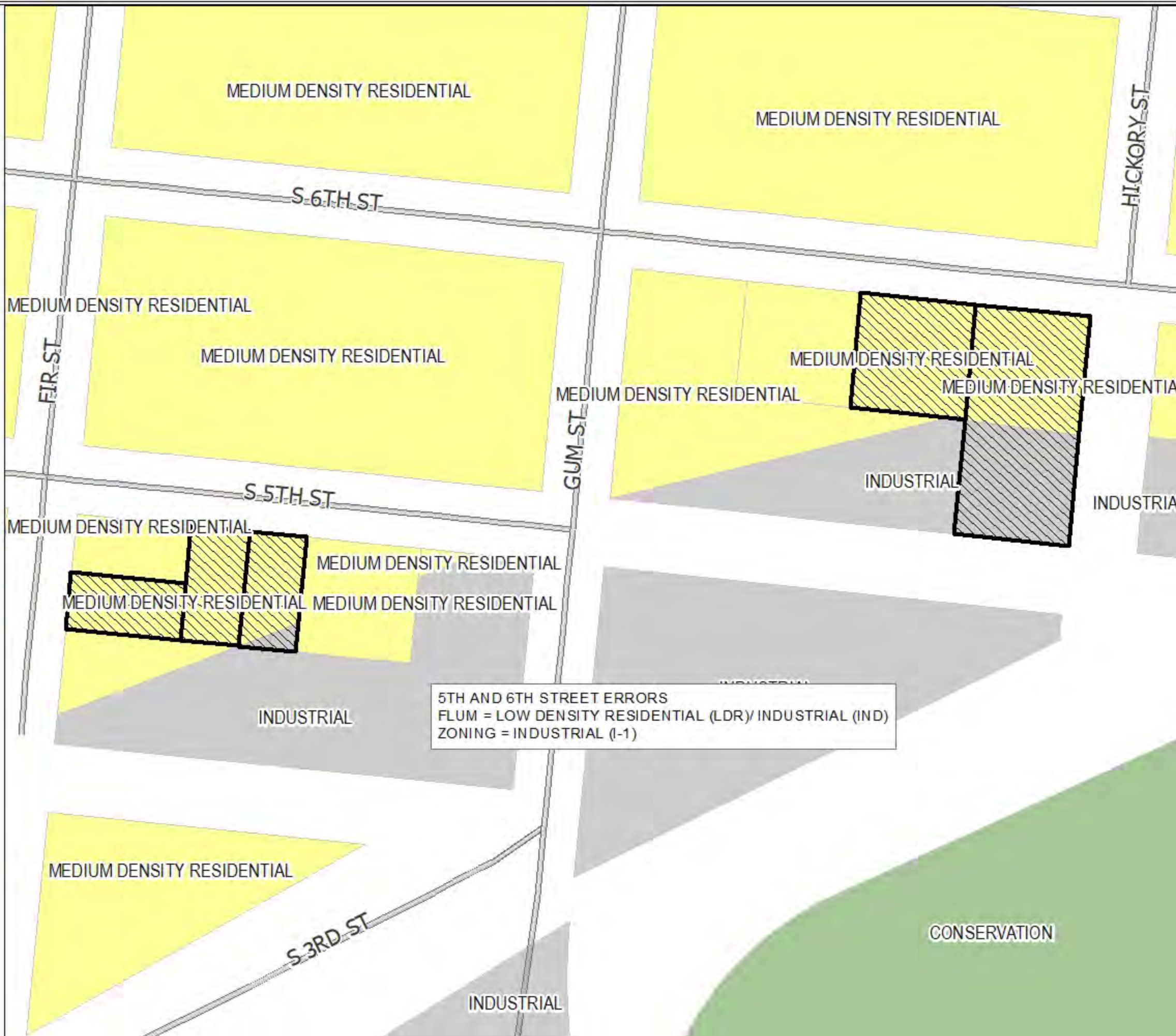
- FLUM / ZONING CONFLICT
- CITY LIMITS
- STREETS



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2019 FLUM AMENDMENTS



City of Fernandina Beach
Community Development Department

PRELIMINARY ANALYSIS FLUM AMENDMENTS ZONING/LAND USE CONFLICTS

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- FLUM / ZONING CONFLICT
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2019 FLUM AMENDMENTS



City of Fernandina Beach
Community Development Department

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LEGEND

- FLUM / ZONING CONFLICT
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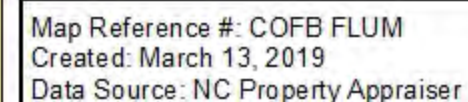
2019



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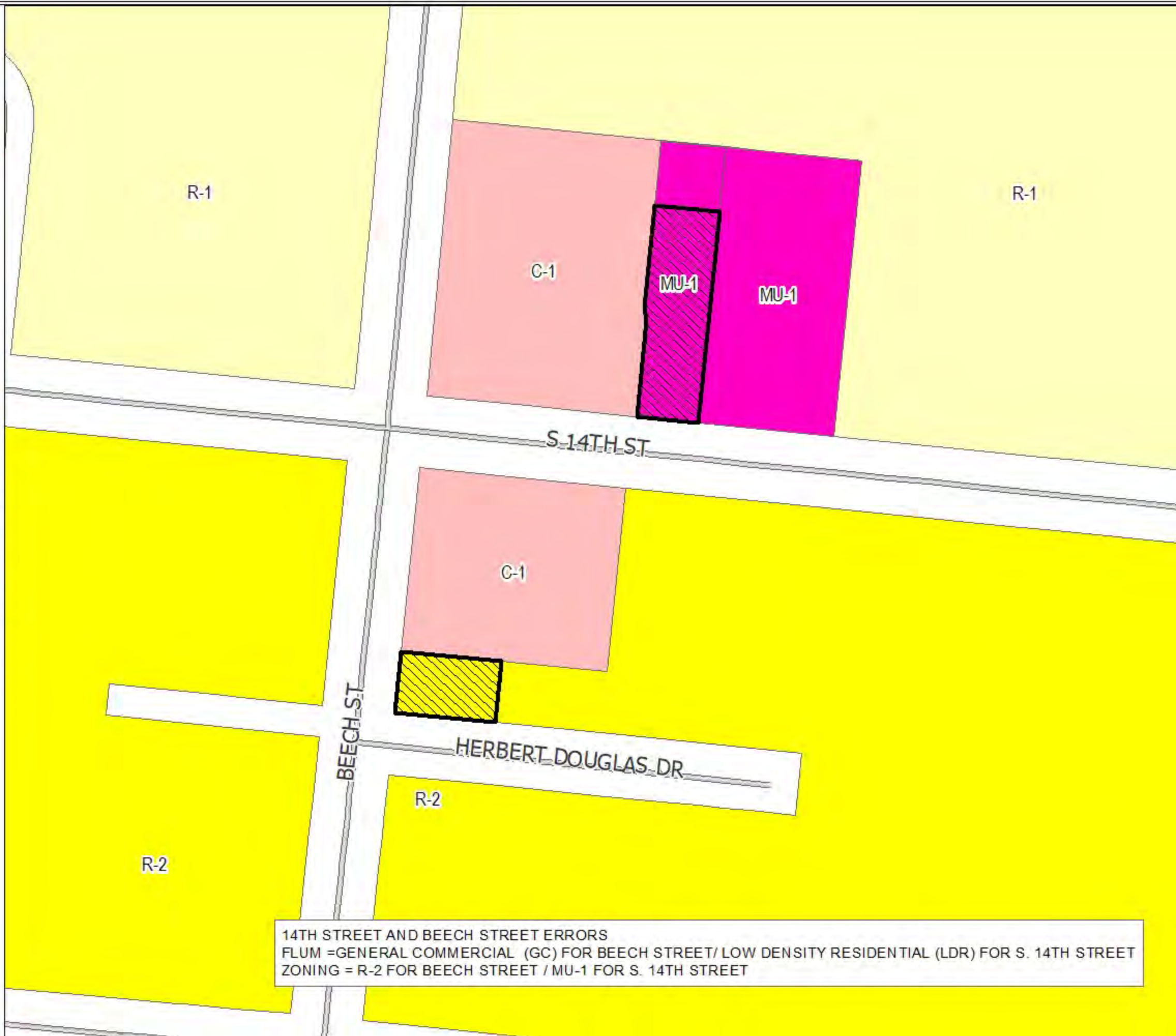
- 
- CITY LIMITS

STREETS



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

2019 FLUM AMENDMENTS



14TH STREET AND BEECH STREET ERRORS
 FLUM =GENERAL COMMERCIAL (GC) FOR BEECH STREET/ LOW DENSITY RESIDENTIAL (LDR) FOR S. 14TH STREET
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City of Fernandina Beach
 Community Development Department

PRELIMINARY ANALYSIS FLUM AMENDMENTS ZONING/LAND USE CONFLICTS

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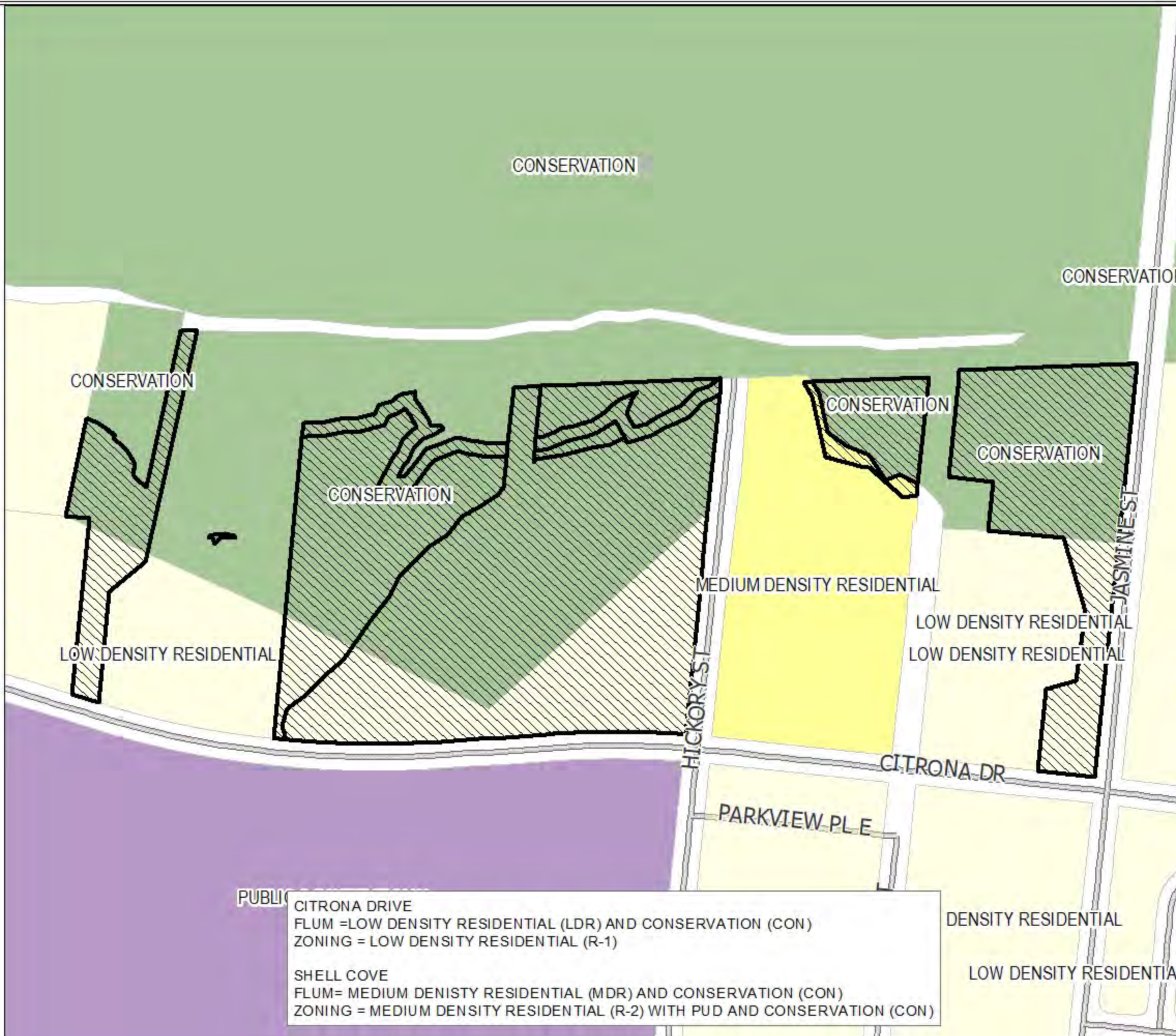
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2019 FLUM AMENDMENTS



PUBLIC

CITRONA DRIVE
 FLUM = LOW DENSITY RESIDENTIAL (LDR) AND CONSERVATION (CON)
 ZONING = LOW DENSITY RESIDENTIAL (R-1)

SHELL COVE
 FLUM = MEDIUM DENSITY RESIDENTIAL (MDR) AND CONSERVATION (CON)
 ZONING = MEDIUM DENSITY RESIDENTIAL (R-2) WITH PUD AND CONSERVATION (CON)



City of Fernandina Beach
Community Development Department

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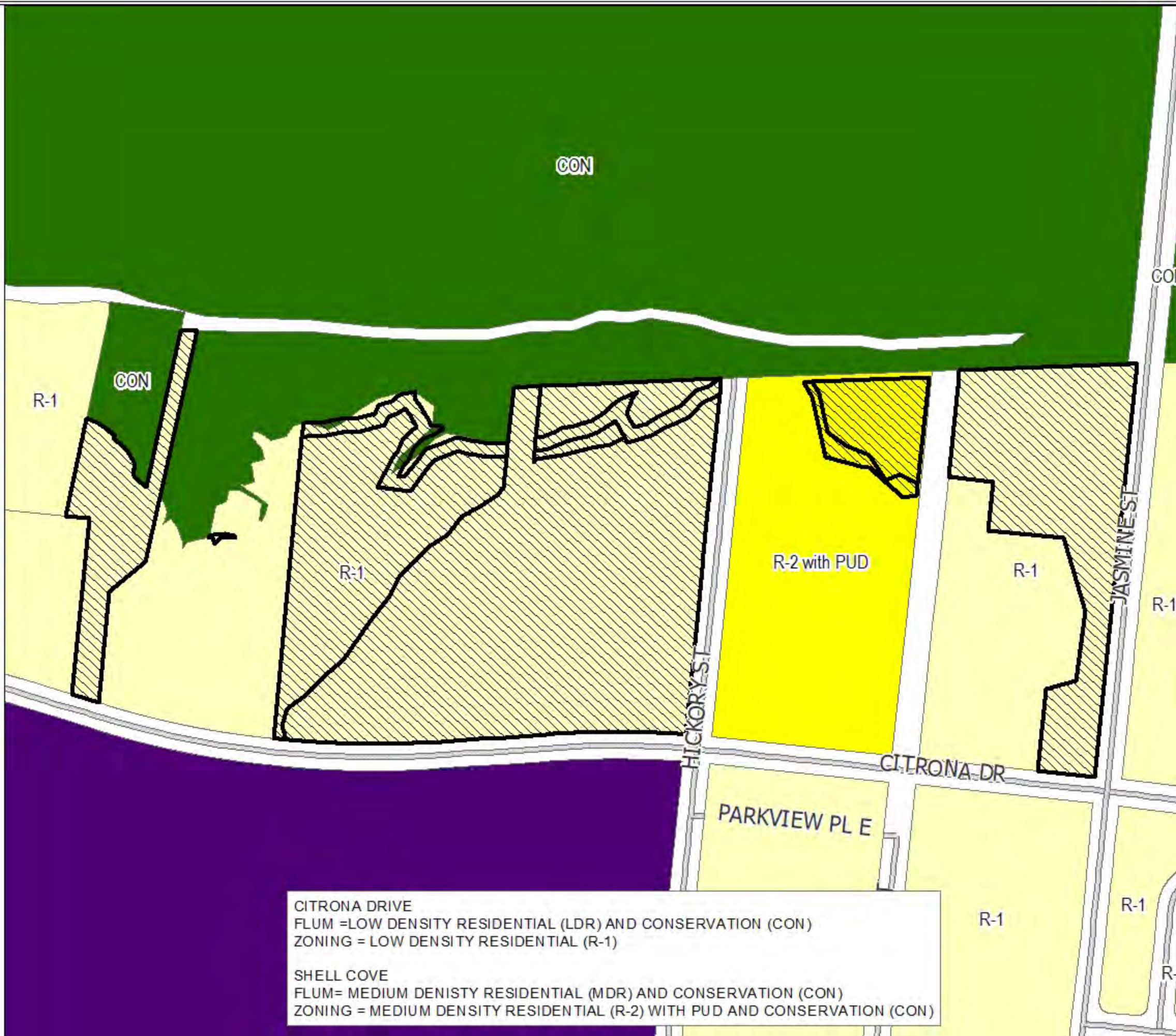
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2019 FLUM AMENDMENTS



CITRONA DRIVE
FLUM = LOW DENSITY RESIDENTIAL (LDR) AND CONSERVATION (CON)
ZONING = LOW DENSITY RESIDENTIAL (R-1)

SHELL COVE
FLUM = MEDIUM DENSITY RESIDENTIAL (MDR) AND CONSERVATION (CON)
ZONING = MEDIUM DENSITY RESIDENTIAL (R-2) WITH PUD AND CONSERVATION (CON)



City of Fernandina Beach
Community Development Department

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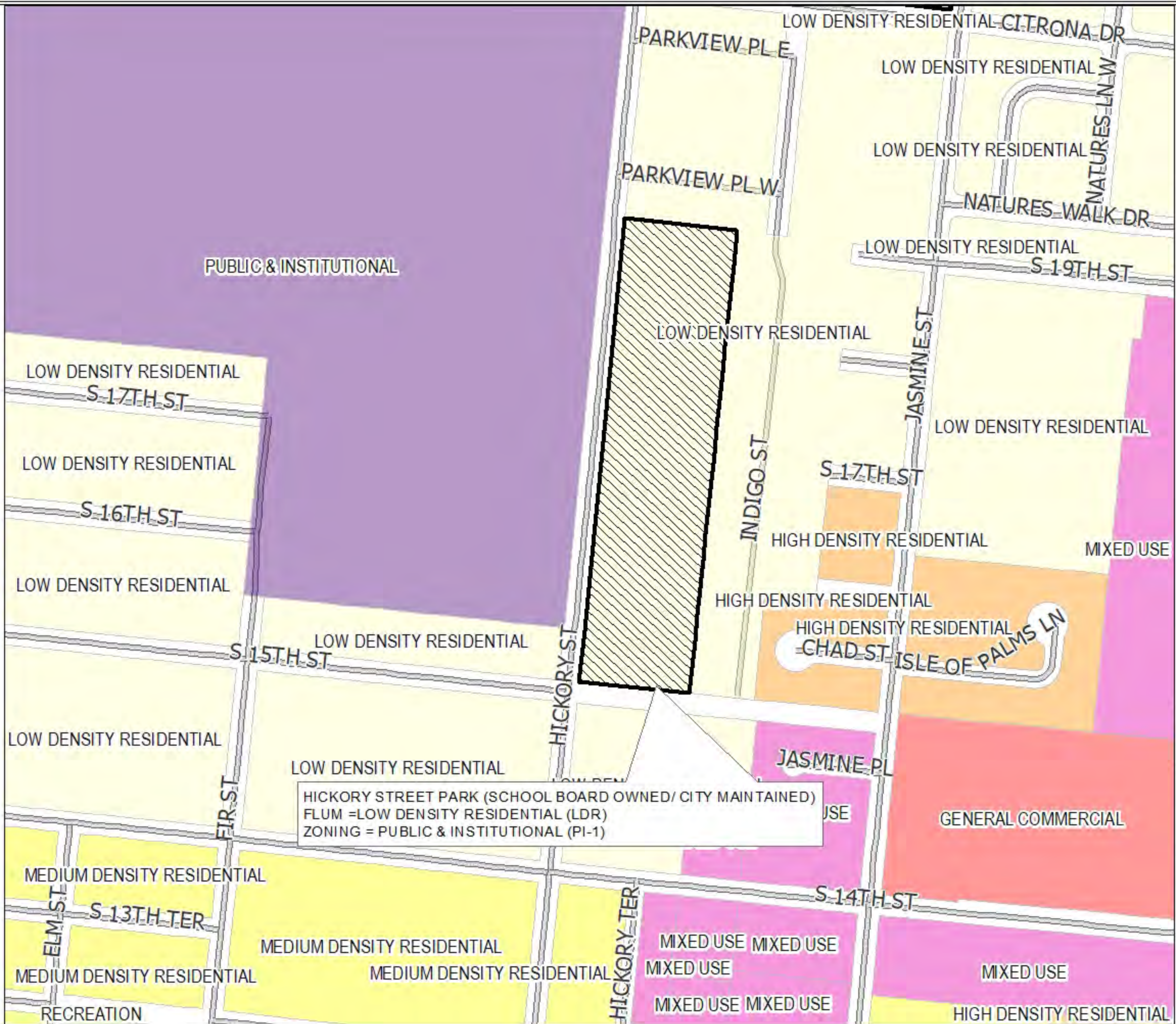
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2019 FLUM AMENDMENTS



City of Fernandina Beach
Community Development Department

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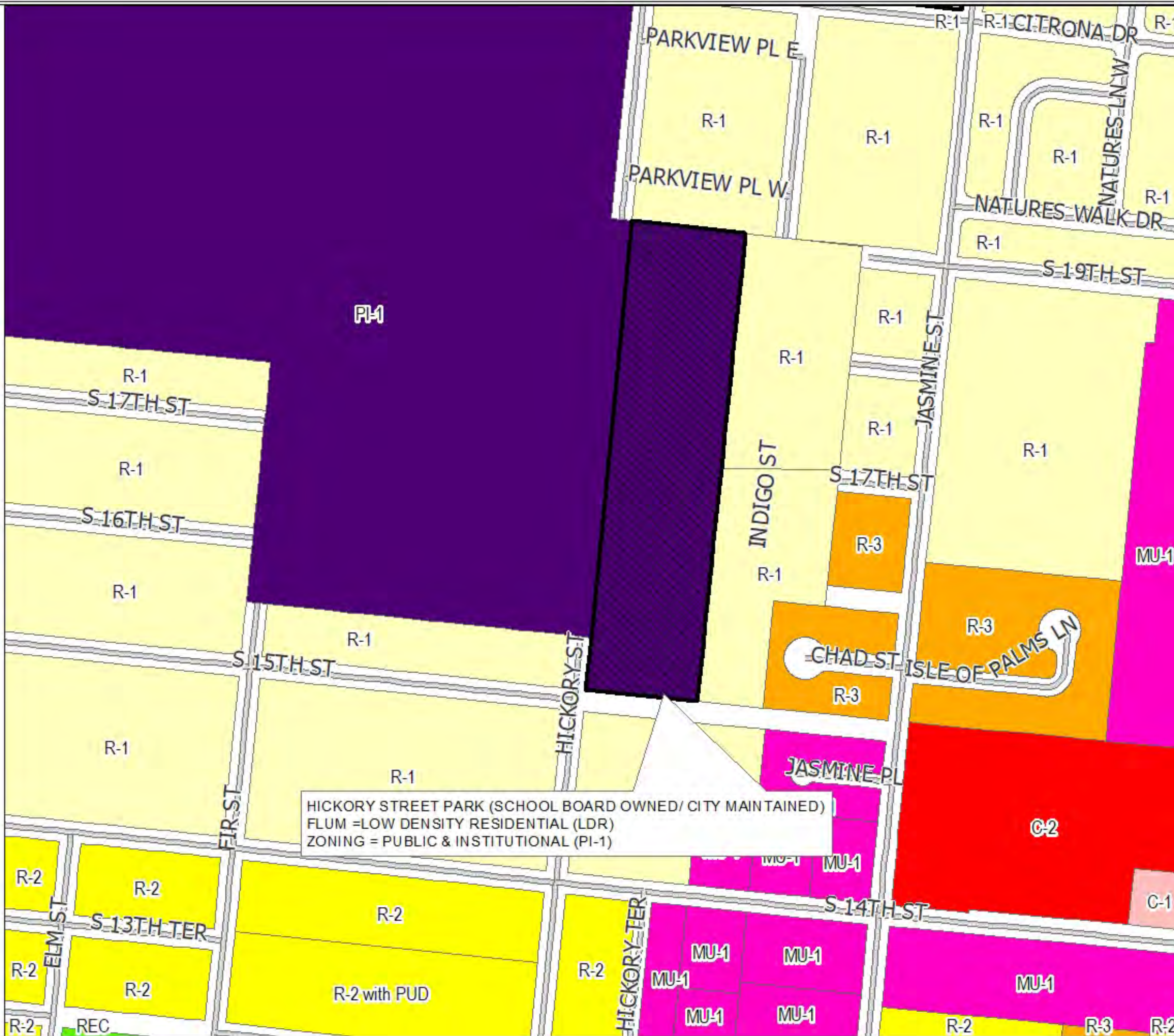
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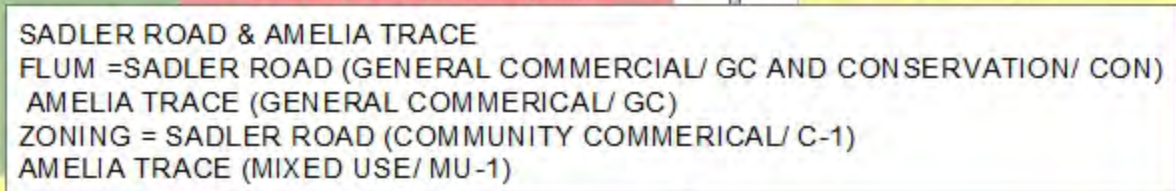
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2019

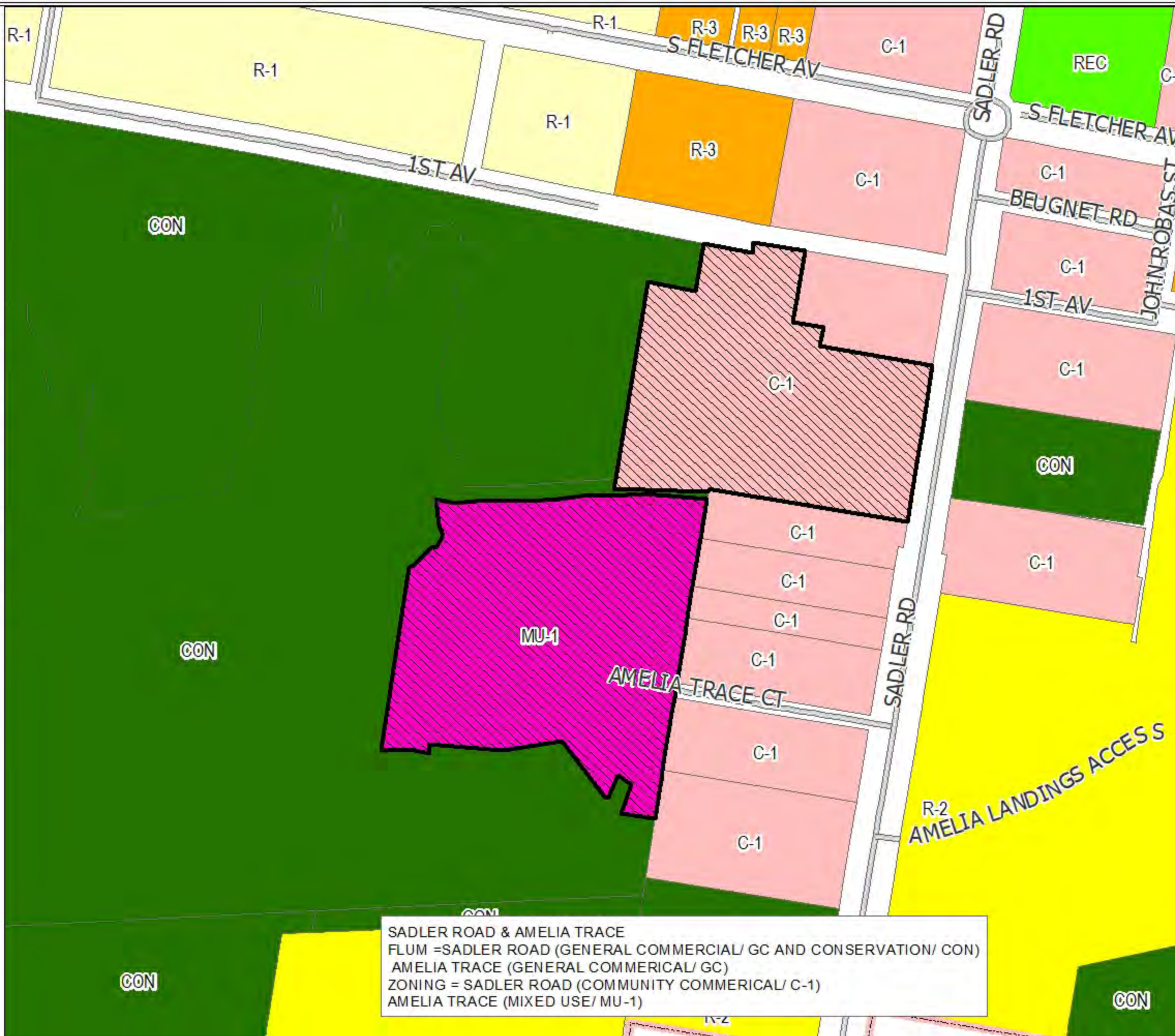


LEGEND

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A map of Florida showing its county boundaries and names. A red star is located in Duval County, near the border with Georgia. The counties labeled are: WADSWORTH, HAMILTON, BAKER, PUTNAM, DUVAL, ALACHUA, CLAY, SHARP, FLORIDA, LAFAYETTE, COLOMBIA, UNION, DIXIE, LEVY, MARION, and VOLUNTA. The Atlantic Ocean is labeled on the right side. A north arrow is in the bottom left corner.

2019 FLUM AMENDMENTS



SADLER ROAD & AMELIA TRACE
 FLUM = SADLER ROAD (GENERAL COMMERCIAL/ GC AND CONSERVATION/ CON)
 AMELIA TRACE (GENERAL COMMERCIAL/ GC)
 ZONING = SADLER ROAD (COMMUNITY COMMERCIAL/ C-1)
 AMELIA TRACE (MIXED USE/ MU-1)



City of Fernandina Beach
 Community Development Department

PRELIMINARY ANALYSIS FLUM AMENDMENTS ZONING/LAND USE CONFLICTS

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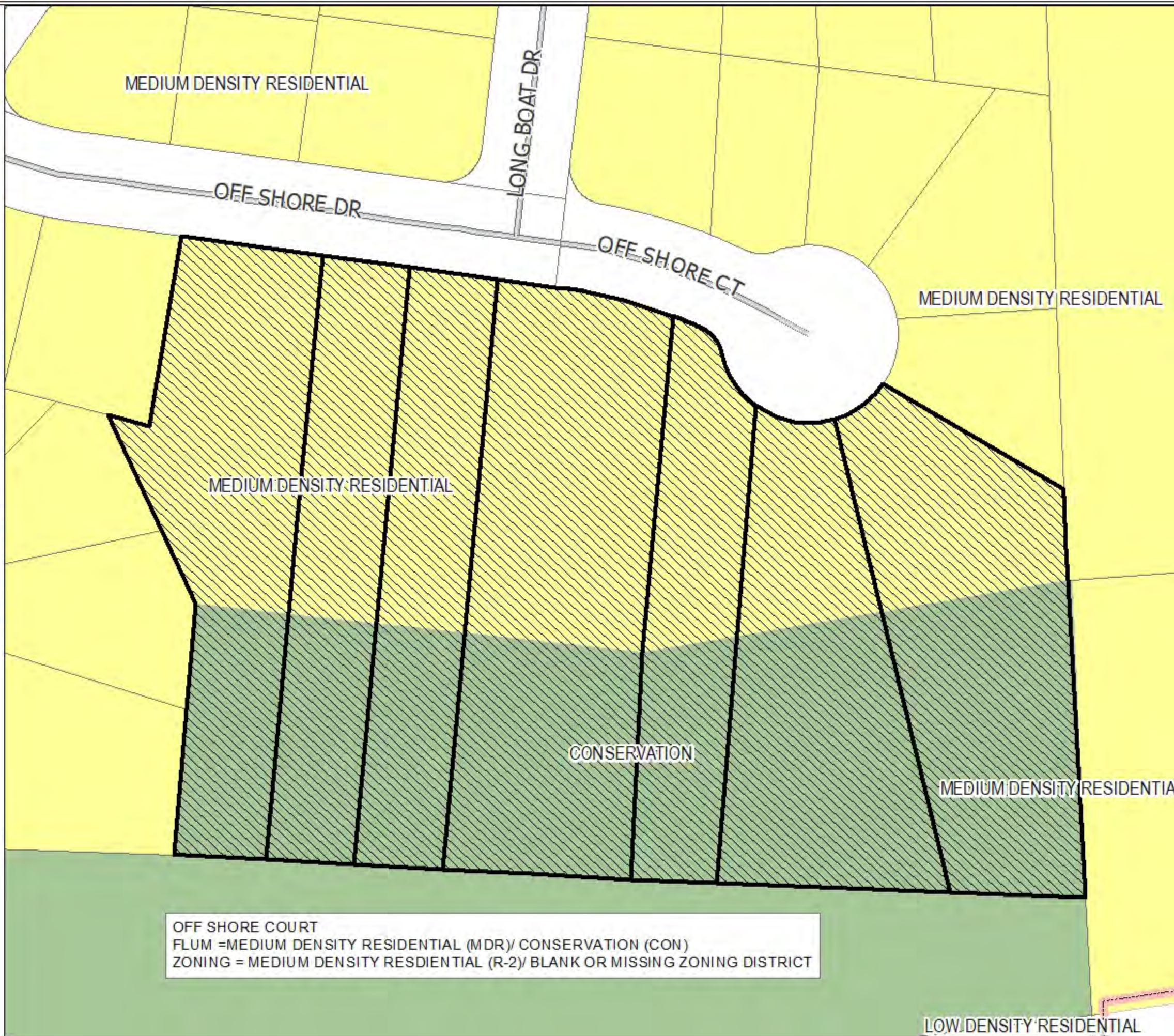
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2019 FLUM AMENDMENTS



City of Fernandina Beach
Community Development Department

PRELIMINARY ANALYSIS FLUM AMENDMENTS ZONING/LAND USE CONFLICTS

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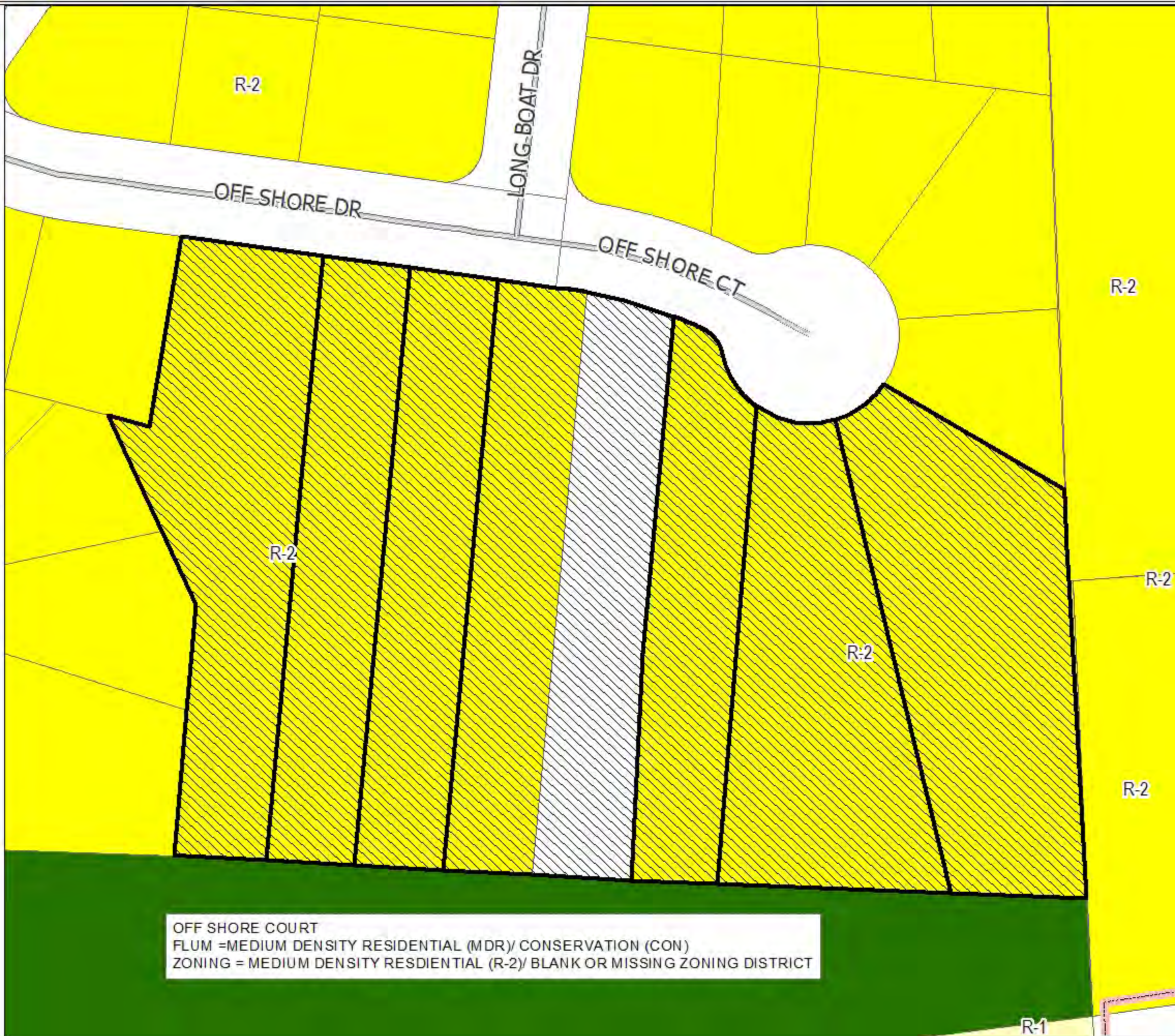
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- FB_Parcels_2019
- STREETS



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2019 FLUM AMENDMENTS



City of Fernandina Beach
Community Development Department

PRELIMINARY ANALYSIS FLUM AMENDMENTS ZONING/LAND USE CONFLICTS

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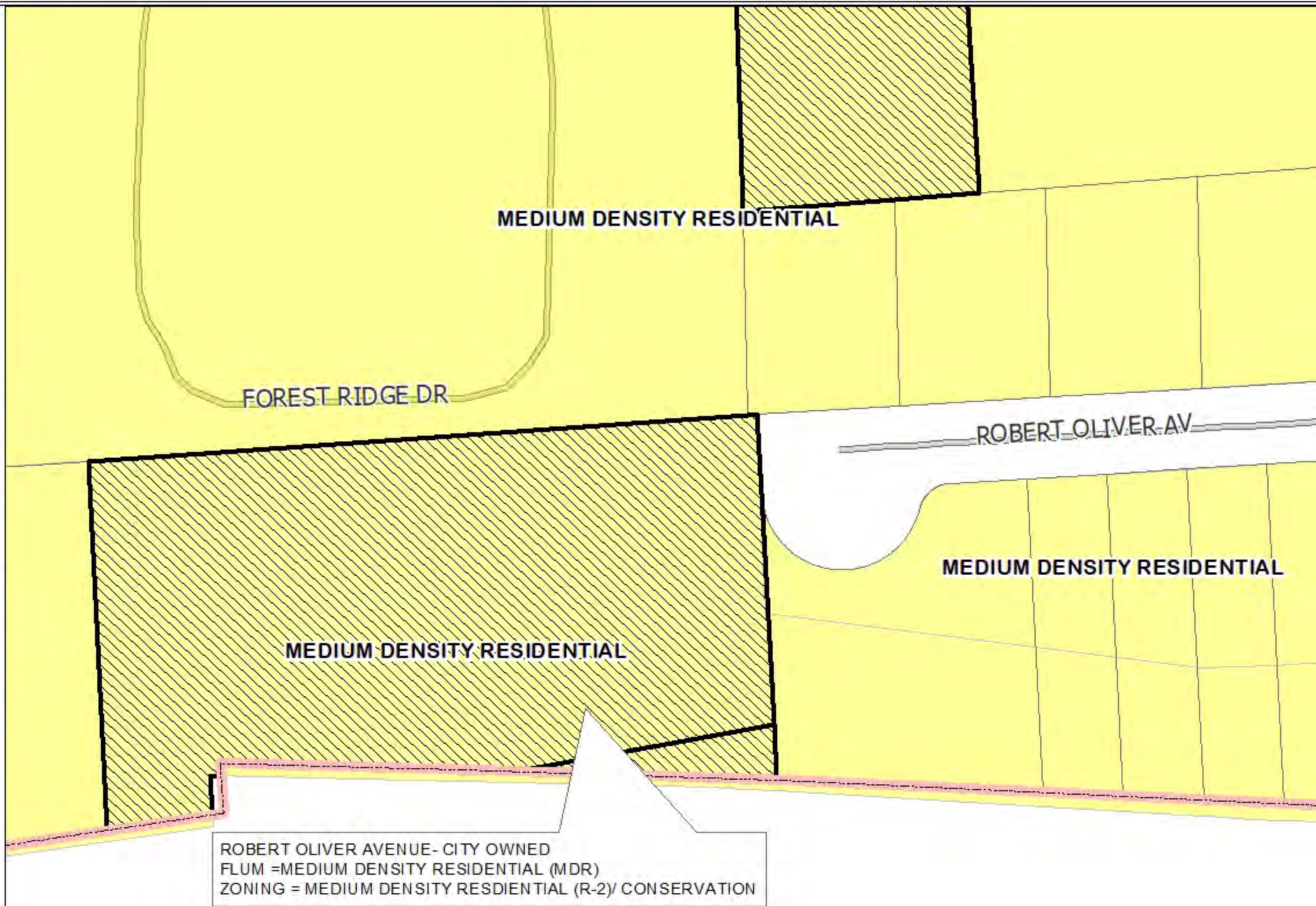
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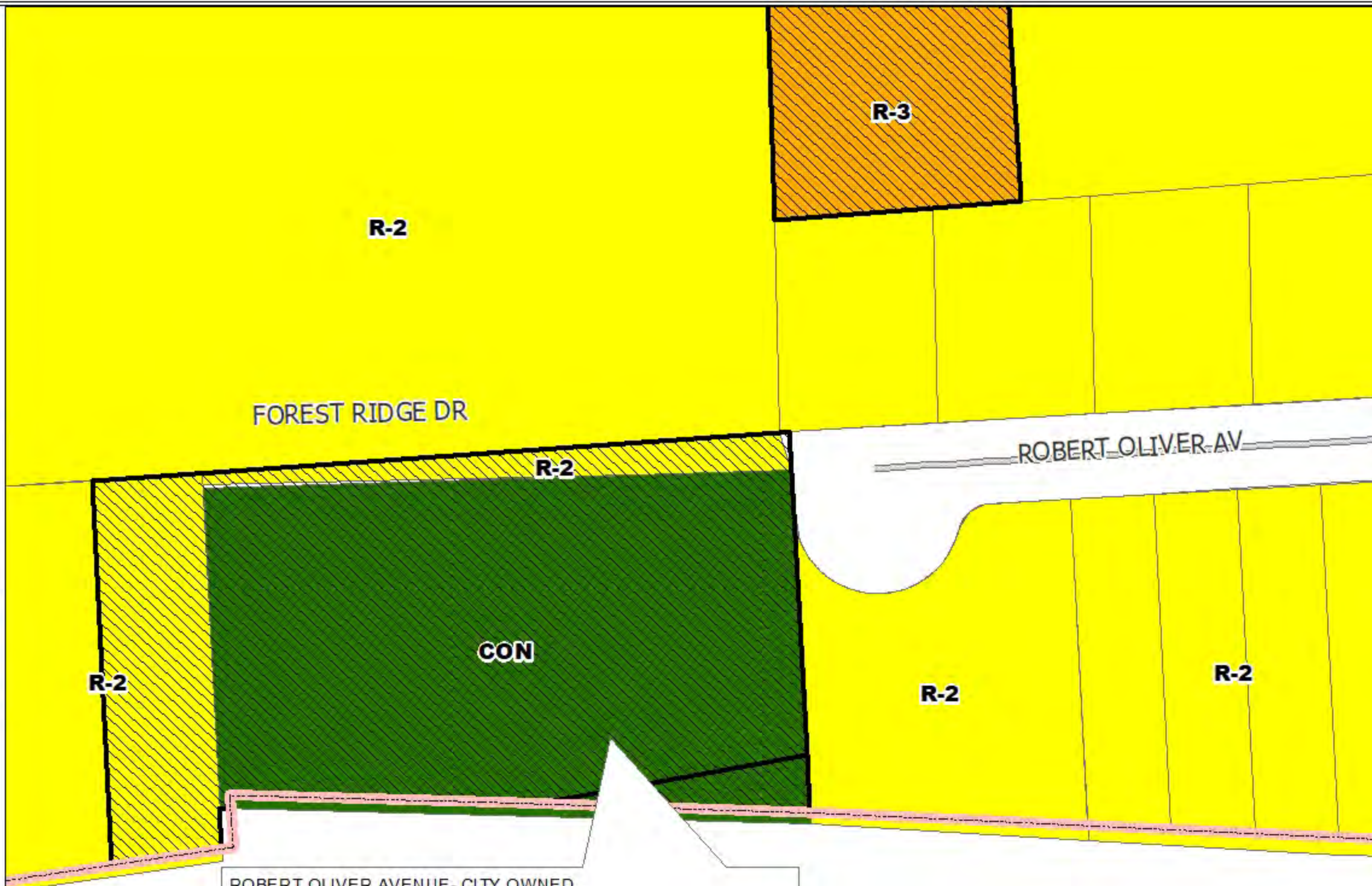
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2019 FLUM AMENDMENTS



ROBERT OLIVER AVENUE- CITY OWNED
FLUM =MEDIUM DENSITY RESIDENTIAL (MDR)
ZONING = MEDIUM DENSITY RESIDENTIAL (R-2)/ CONSERVATION



City of Fernandina Beach
Community Development Department

PRELIMINARY ANALYSIS FLUM AMENDMENTS ZONING/LAND USE CONFLICTS

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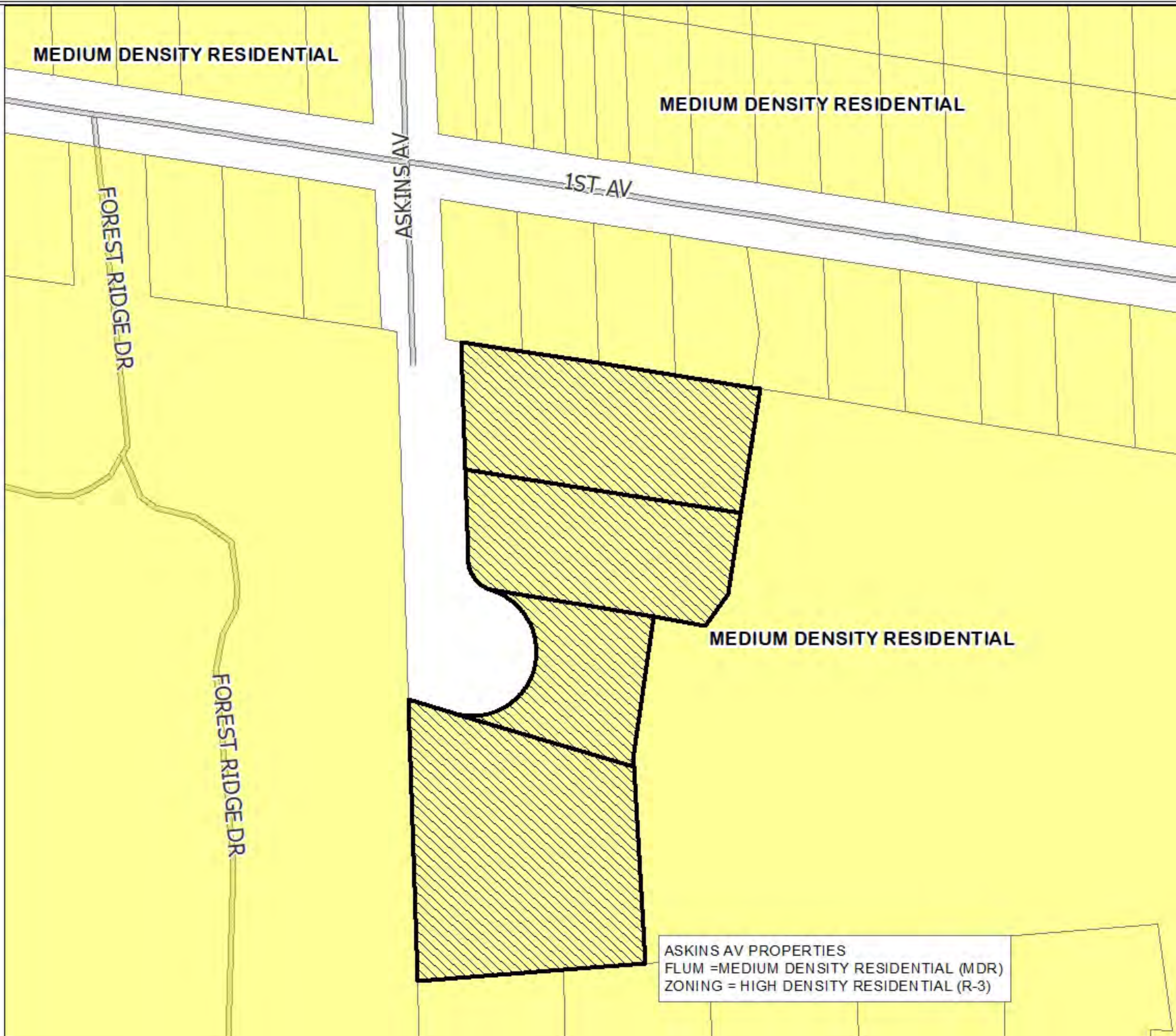
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City of Fernandina Beach
Community Development Department

PRELIMINARY ANALYSIS FLUM AMENDMENTS ZONING/LAND USE CONFLICTS

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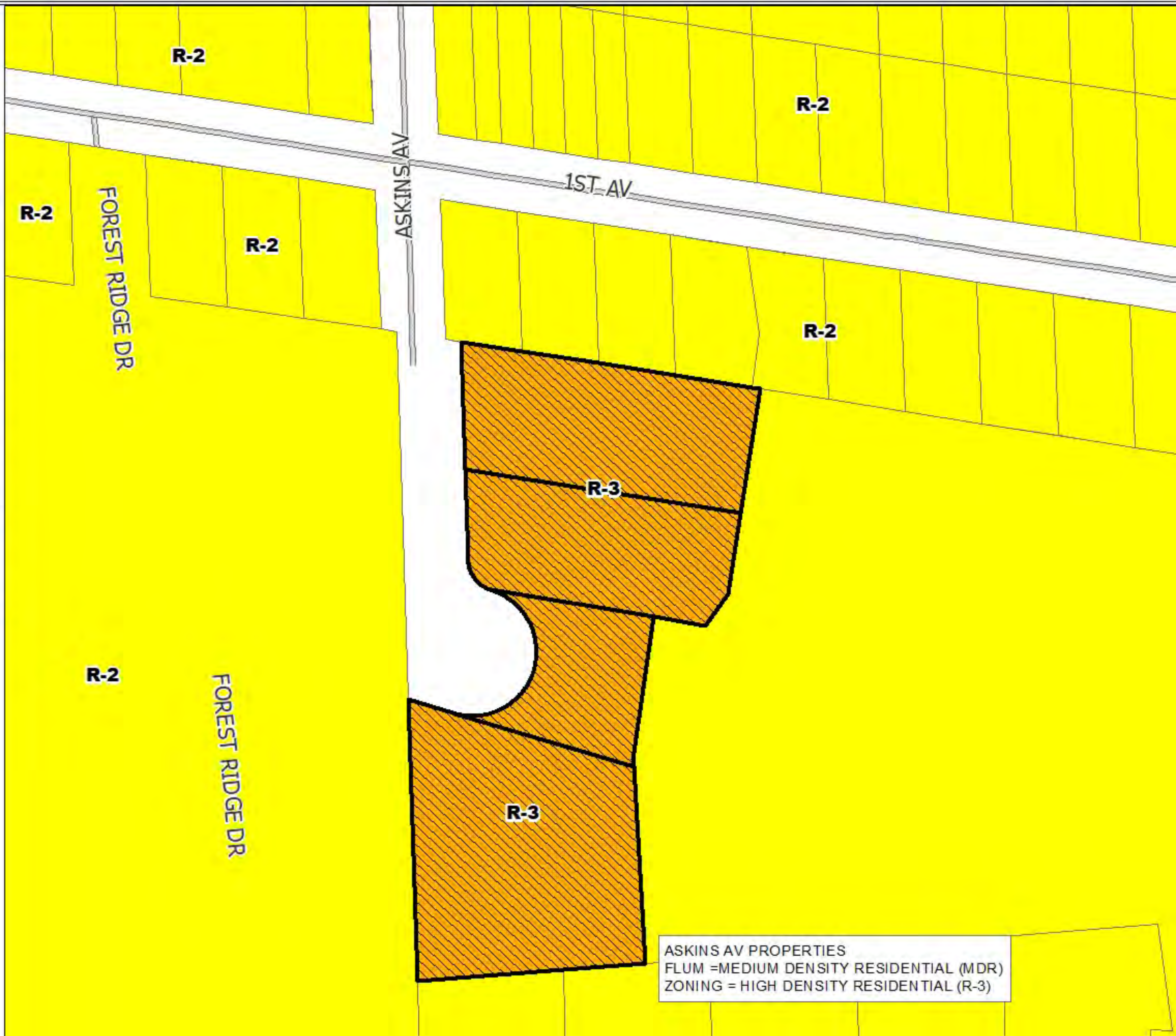
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2019 FLUM AMENDMENTS



City of Fernandina Beach
Community Development Department

PRELIMINARY ANALYSIS FLUM AMENDMENTS ZONING/LAND USE CONFLICTS

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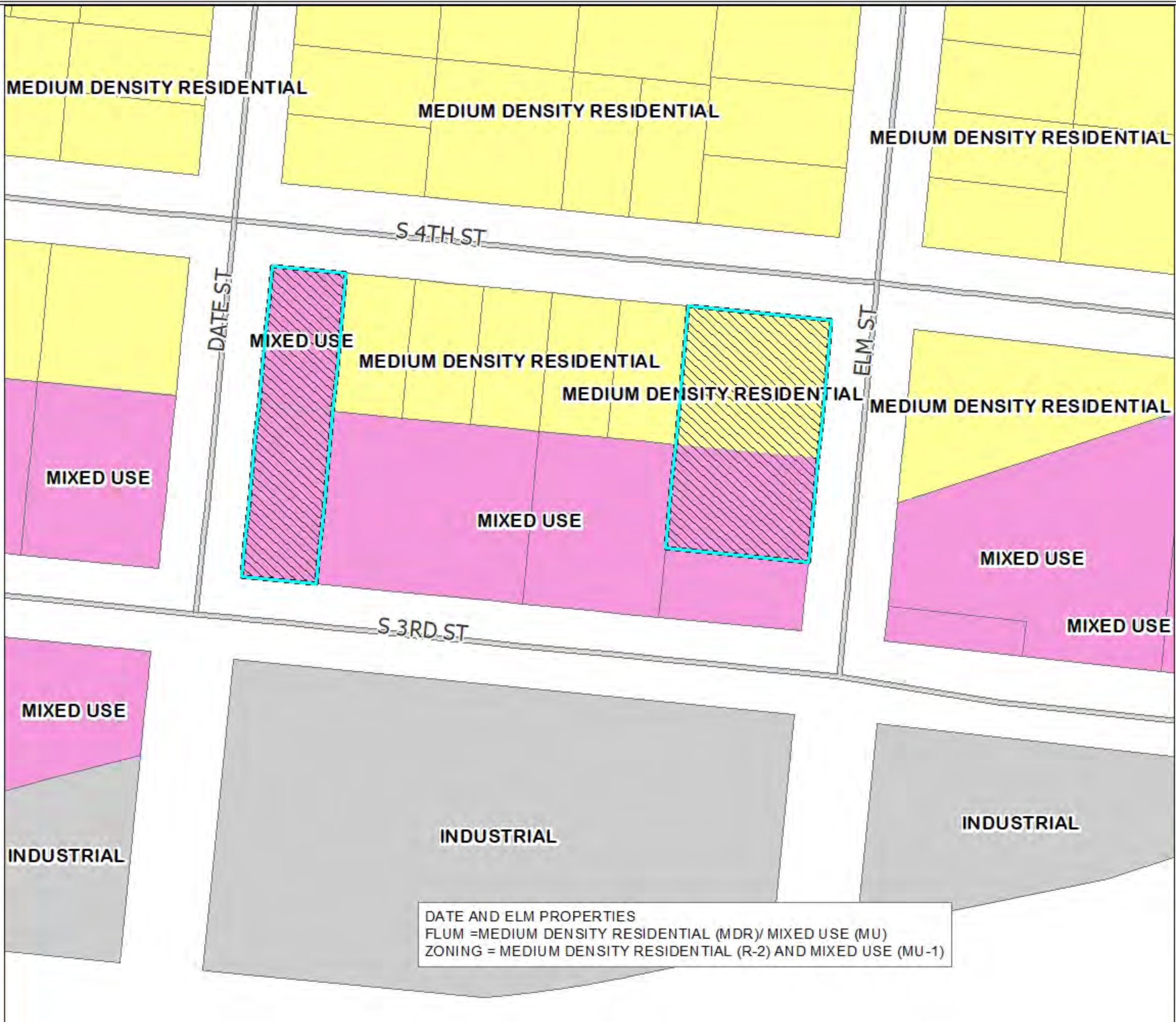
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City of Fernandina Beach
Community Development Department

PRELIMINARY ANALYSIS FLUM AMENDMENTS ZONING/LAND USE CONFLICTS

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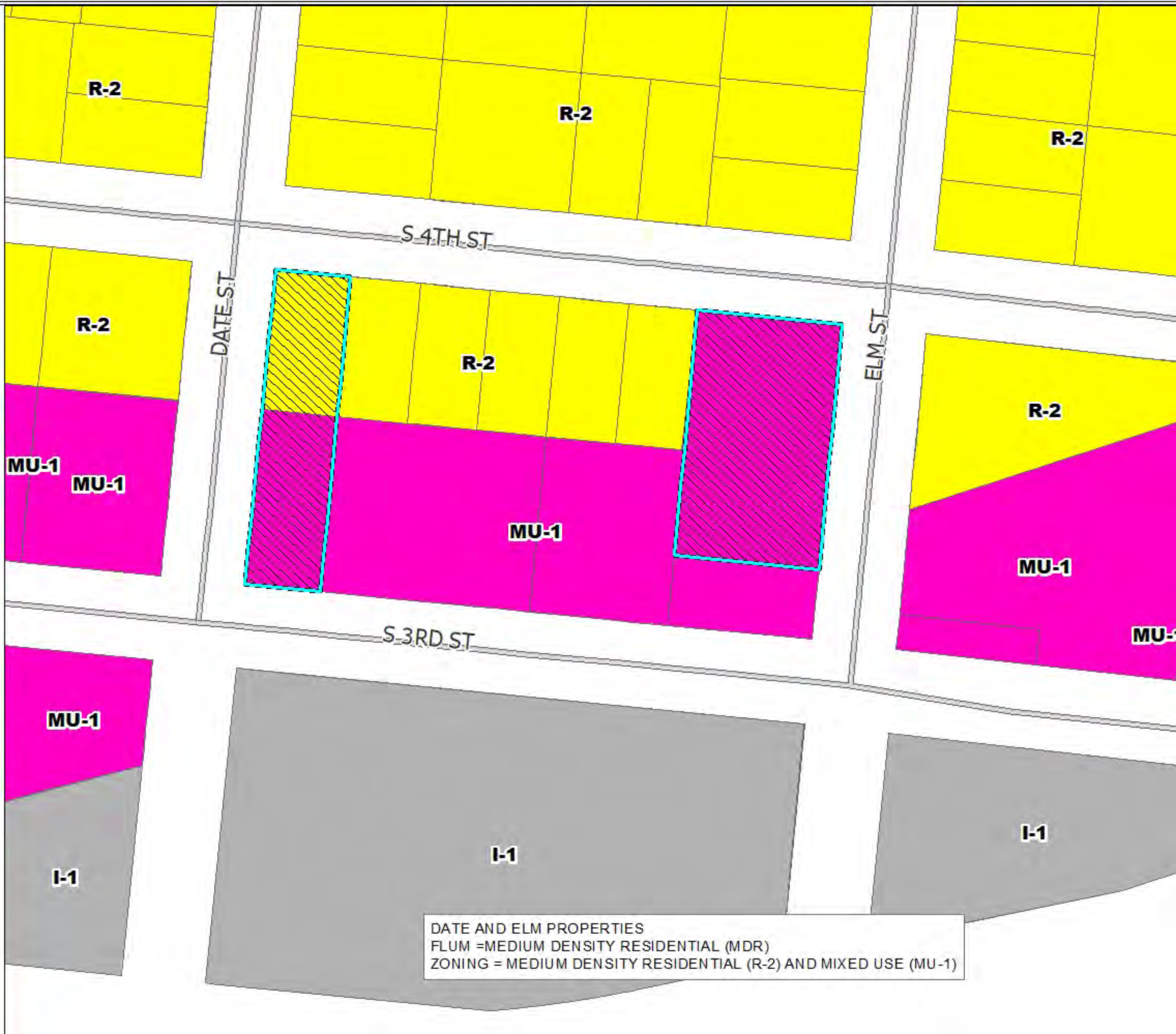
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2019 FLUM AMENDMENTS



City of Fernandina Beach
Community Development Department

PRELIMINARY ANALYSIS FLUM AMENDMENTS ZONING/LAND USE CONFLICTS

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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 18, 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.



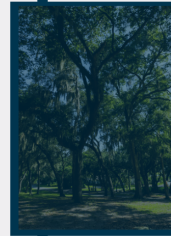
04.
30

TUESDAY @ AIRPORT
5-7PM

ELEMENT TOPICS:

- Multi-modal Transportation
- Public Facilities
- Capital Improvements

700
Airport Rd.



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Presented by:



in partnership with



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.