



**AGENDA
PLANNING ADVISORY BOARD
REGULAR MEETING
NOVEMBER 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. OLD BUSINESS**
 - 2.1 PAB Cases 2019-14 (FLUM) and 2019-15 (Zoning): Consideration of Future Land Use Map Amendments and Zoning Map Amendments where maps are in conflict.
- 3. BOARD BUSINESS**
 - 3.1 Bylaws subcommittee meeting: Thursday, November 21, 2019 at 10am.
Joint PAB and City Commission special meeting: Tuesday, December 17, 2019 at 4pm.
- 4. STAFF REPORT**
 - 4.1 Provide an update on planning activities with distribution of a returning LDC Text Amendment (2019-07) containing April PAB updates and floodplain building height changes and distribution of list with preliminary maps for Conservation Future Land Use Map and Zoning Changes.
- 5. PUBLIC COMMENT**
- 6. ADJOURNMENT**

NEXT PAB REGULAR MEETING IS SCHEDULED FOR DECEMBER 11, 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: Future Land Use Map Amendment < 10 Acres

REQUESTED ACTION: The staff reports individually contain actions for consideration.

SYNOPSIS:

CITY ATTORNEY COMMENTS:

Kelly N. Gibson, AICP

Date: November 06, 2019

Submitted By: Kelly Gibson, AICP, Planning Director



**STAFF REPORT
ASKINS AVE
ZONING CHANGE TO R-2**

**ASKINS AVE
ZONING MAP CHANGES**

APPLICATION & SURROUNDING AREA INFORMATION:

PARCEL ID # AND PROPERTY OWNER:	00-00-31-1014-0001-0000 00-00-31-1014-0002-0000 00-00-31-1014-0003-0000 00-00-31-1014-0004-0000 AMELIA COMMERCIAL PROPERTIES LLC				
APPLICANT/AGENT:	City of Fernandina Beach				
REQUESTED ACTION:	Future Land Use Map Amendment and Zoning Map Change (In accordance with action directed under Ord. 2019-05)				
LOCATION AND DESCRIPTION OF SITE:	ASKINS AVE VACANT				
CURRENT LAND USE + ZONING:	MEDIUM DENSITY RESIDENTIAL (MDR) Zoning Map: R-3				
PROPOSED LAND USE + ZONING:	Amend Zoning Map from R-3 to R-2				
EXISTING USES ON SITE:	VACANT				
PROPERTY SIZE:	1.91 ACRES WITH 4 LOTS OF RECORD				
ENVIRONMENTAL CHARACTERISTICS:	<u>Flood zone</u>	<u>Potential Wetlands</u>	<u>Topography Range</u>	<u>Soil Type</u>	<u>Coastal Upland Protection Zone or Coastal High Hazard Area</u>
	X and AE	APPROX. 0.32 ACRES	7 ft to 3 ft	SAND	IN CUPZ Not in CHHA
ADJACENT PROPERTIES:	<u>Direction</u>	<u>Existing Use(s)</u>	<u>Year Built</u>	<u>Zoning</u>	<u>FLUM</u>
	North	Forest Ridge Condos	Varies	R-2 PUD	Medium Density Residential
	South	Racquet Club Condos	Varies	R-2 PUD	Medium Density Residential
	East	Single Family Homes	Varies	R-2	Medium Density Residential
	West	Single Family Homes	Varies	R-2	Medium Density Residential
APPLICABLE COMPREHENSIVE PLAN POLICIES:	1.02.04 (FLUM amendments); 1.02.09 (smooth land use transition and buffering); 1.07.05 (Medium Density Residential land use category); Objective 5.08 (Wetlands Protection and Preservation) and all policy statements which follow; Objective 5.10 (Wildlife Planning) and specific policies 5.10.01, 5.10.02, 5.10.05 5.14.09 (development standards for environmentally sensitive and conservation				



**STAFF REPORT
ASKINS AVE
ZONING CHANGE TO R-2**

	lands); Objective 5.11 (Tree Preservation and Urban Forestry) specifically policy 5.11.09; 5.14.09 (LDC Standards for development of environmentally sensitive and conservation lands); 6.02.06 (level of service for parks); 6.02.07 (level of service for neighborhood parks) 10.06.01 (level of service for public schools) Reference: www.fbfl.us/Compplan
APPLICABLE LAND DEVELOPMENT CODE SECTIONS:	2.00.03 (Establishment of district boundary); 3.02.06 (Land Uses within Areas of Special Flood Hazard); 3.03.00 (Wetland Protection); 4.05.00 (Landscaping, Buffers, and Tree Protection); 11.01.07 (Zoning Map Amendments); and 11.03.03 (Procedures for Action of the Planning Advisory Board) Reference: www.fbfl.us/LDC
STAFF RECOMMENDATION:	Staff finds the requested amendments to be sufficiently compliant with the comprehensive plan and land development code and recommends approval.
PAB RECOMMENDATION:	<i>Pending 10/9/19 public hearing</i>



Amelia Heights Subdivision Plat Book 5, Page 169- 1987

CITRONA DRIVE
Staff Report: Page 3 of 8



**STAFF REPORT
ASKINS AVE
ZONING CHANGE TO R-2**

Askins Avenue 2019 Aerial







**STAFF REPORT
ASKINS AVE
ZONING CHANGE TO R-2**

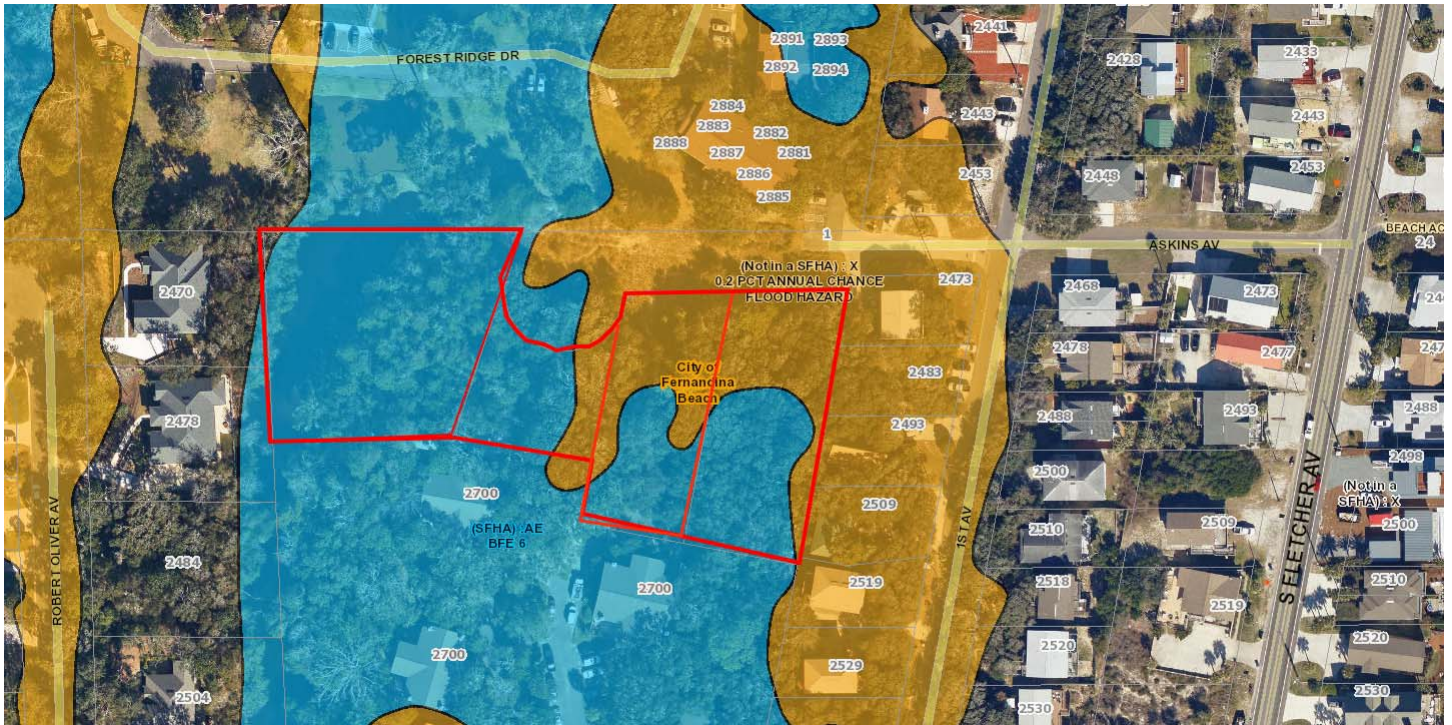
ASKINS AVE Approximate Location of Wetlands:





**STAFF REPORT
ASKINS AVE
ZONING CHANGE TO R-2**

ASKINS AVE Flood Zone:



ASKINS AVE Soils Map:





**STAFF REPORT
ASKINS AVE
ZONING CHANGE TO R-2**

ASKINS AVE Topography:





**731 S. 6TH STREET
FLUM AND ZONING MAP CHANGES**

APPLICATION & SURROUNDING AREA INFORMATION:

PARCEL ID # AND PROPERTY OWNER:	00-00-31-1800-0288-0040 YORK WAYNE & BETTY R				
APPLICANT/AGENT:	City of Fernandina Beach				
REQUESTED ACTION:	Future Land Use Map Amendment and Zoning Map Change (In accordance with action directed under Ord. 2019-05)				
LOCATION AND DESCRIPTION OF SITE:	731 S. 6 TH Street Single Family Home Built in 1941 and Accessory Structures				
CURRENT LAND USE + ZONING:	Split Future Land Use Map of Medium Density Residential (MDR) for 0.23 acres and Industrial (Ind) for 0.23 acres of Land Zoning: Industrial for 0.46 acres of land				
PROPOSED LAND USE + ZONING:	1. Amend Future Land Use Map for approximately 0.23 acres of land located on the western half of the property from Industrial (IND) to Medium Density Residential (MDR) 2. Amend Zoning Map for approximately 0.46 acres of land for approximately 0.46 acres of land from Industrial (I-1) to Medium Density Residential (R-2)				
EXISTING USES ON SITE:	Single-Family Home constructed in 1941 with ancillary structures (Not Homesteaded)				
PROPERTY SIZE:	0.46 Acres of Land				
DATA AND ANALYSIS					
ENVIRONMENTAL CHARACTERISTICS:	<u>Flood zone</u>	<u>Potential Wetlands</u>	<u>Topography Range</u>	<u>Soil Type</u>	<u>Coastal Upland Protection Zone or Coastal High Hazard Area</u>
	X and AE	None Noted	12 ft to 8 ft	Fine Sand	Not in CUPZ Not in CHHA
ADJACENT PROPERTIES:	<u>Direction</u>	<u>Existing Use(s)</u>	<u>Year Built</u>	<u>Zoning</u>	<u>FLUM</u>
	North	Single Family Home	2000	Industrial	Medium Density Residential
	South	Single Family Home	1925	R-2	Medium Density Residential
	East	Single Family Home	1920	R-2	Medium Density Residential
	West	Unimproved	N/A	I-1	Industrial



STAFF REPORT
731 S. 6th Street

	Public ROW (S.5 th Street) abutting CSX transportation building/offices			
APPLICABLE COMPREHENSIVE PLAN POLICIES:	1.02.02 (adequate public services); 1.02.03 (compact development patterns and availability of public facilities and services); 1.02.04 (FLUM amendments); 1.02.06 (criteria for allocating density); 1.02.07 (private property rights); 1.02.09 (smooth land use transition and buffering); 1.05.02 (nonconforming structures); 1.05.04 (existing platted lots of record); 1.06.06 (maintain and enhance existing conventional single-family neighborhoods); 1.07.05 (medium density residential land use category); 3.01.05 (provision of land use for housing); 4.05.11 (water quality/ stormwater); 4.05.12 (stormwater impacts); Objective 4.06 (fire rescue); Objective 4.07 (law enforcement); 6.02.06 (level of service for parks); 6.02.07 (level of service for neighborhood parks) 10.06.01 (level of service for public schools) Reference: www.fbfl.us/Compplan			
APPLICABLE LAND DEVELOPMENT CODE SECTIONS:	2.00.03 (Establishment of district boundary); 2.01.04 (R-2 zoning district); 2.01.20 (CON zoning district); 2.03.03 (Table of Accessory Uses); 4.01.01 (Density and Housing Types); 4.02.01 (Standards for Lot Design); 4.02.03 (Standards for Building and Building Placement); 4.05.00 (Landscaping, Buffers, and Tree Protection); 5.01.00 (Accessory Uses and Structures); 7.03.00 (Stormwater Management); 11.01.07 (Zoning Map Amendments); and 11.03.03 (Procedures for Action of the Planning Advisory Board) Reference: www.fbfl.us/LDC			
STAFF RECOMMENDATION:	In order to correct the current land use and zoning conflict and ensure protection of the current use of the structure and its ancillary structures staff recommends that the board approve the following actions: 1. Amend Future Land Use Map for approximately 0.23 acres of land located on the western half of the property from Industrial (IND) to Medium Density Residential (MDR) 2. Amend Zoning Map for approximately 0.46 acres of land for approximately 0.46 acres of land from Industrial (I-1) to Medium Density			



STAFF REPORT
731 S. 6th Street

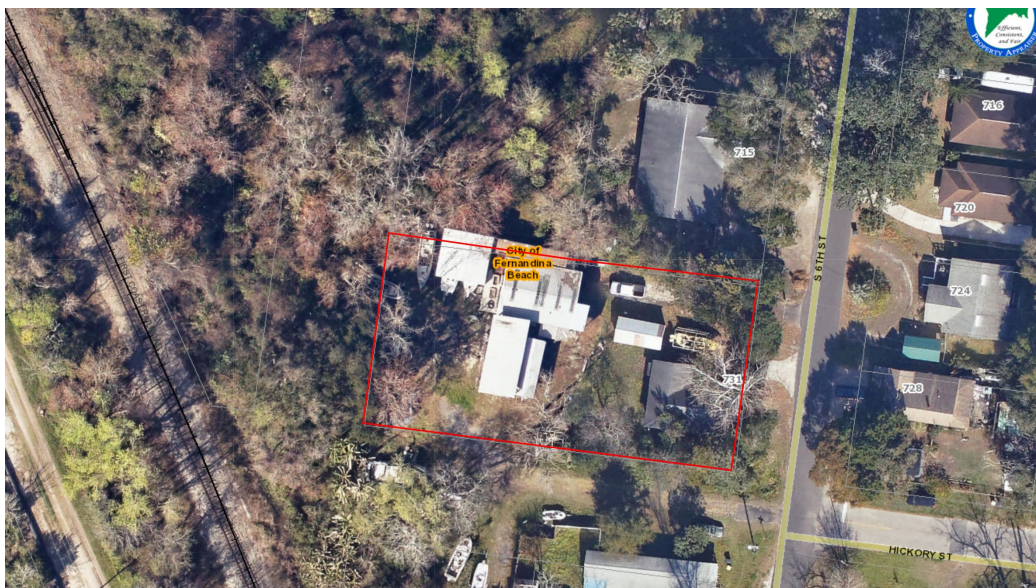
	Residential (R-2)
	Staff finds the requested amendments to be sufficiently compliant with the comprehensive plan and land development code and recommends approval.
PAB RECOMMENDATION:	<i>Pending 10/9/19 public hearing</i>



STAFF REPORT
731 S. 6th Street

MAP EXHIBITS & PROPERTY IMAGES:

731 S. 6th Street Photo + 2019 Aerial



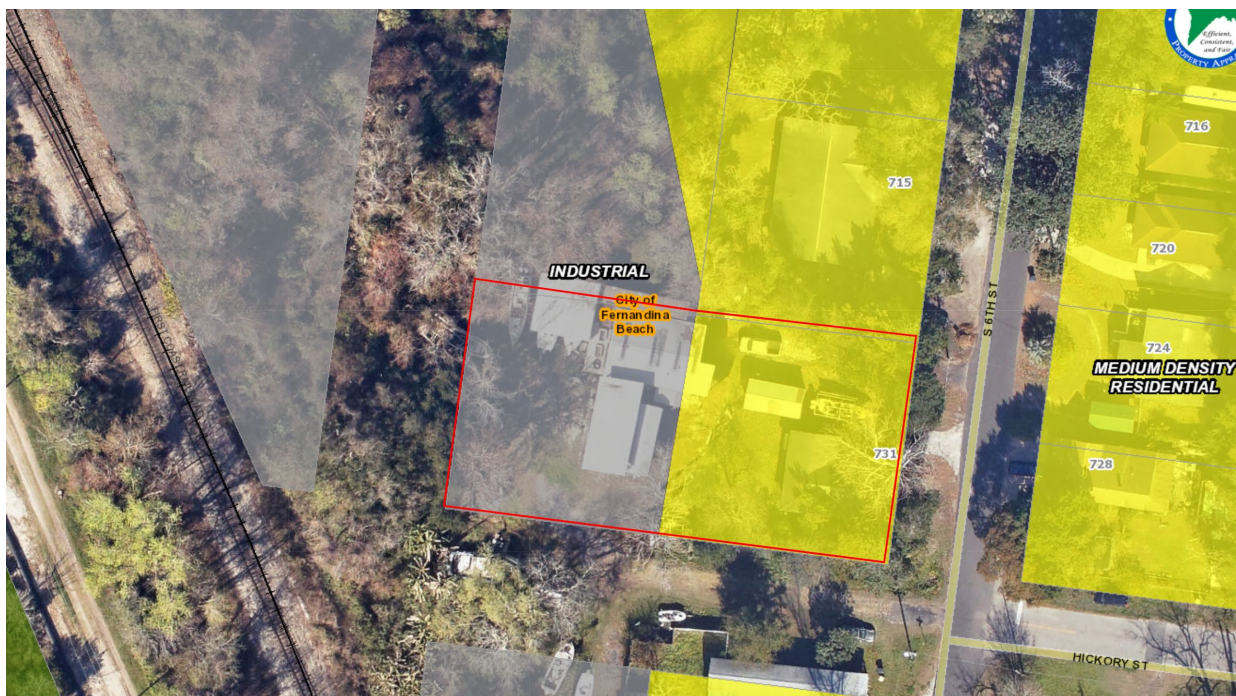


STAFF REPORT
731 S. 6th Street

Existing Zoning District



Existing Future Land Use Map



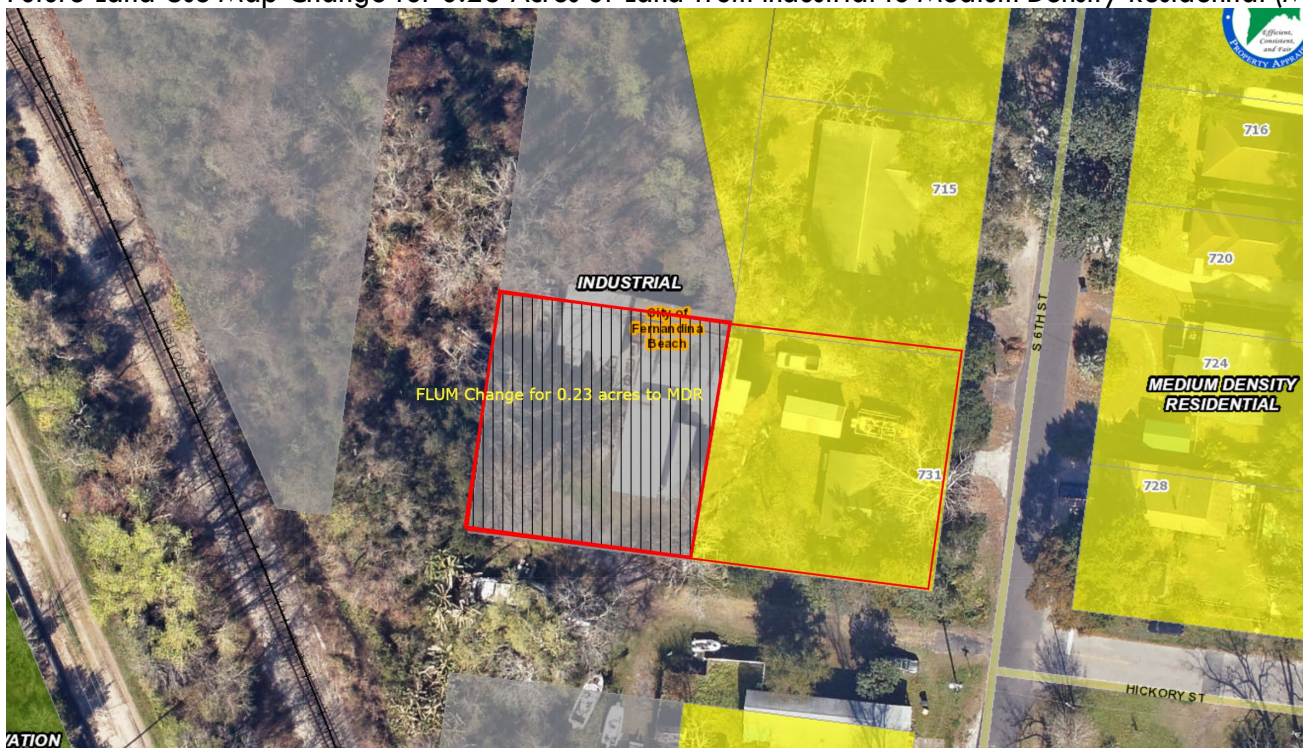


STAFF REPORT
731 S. 6th Street

Change of Zoning from I-1 to R-2 for 0.46 acres of land



Future Land Use Map Change for 0.23 Acres of Land from Industrial to Medium Density Residential (MDR)



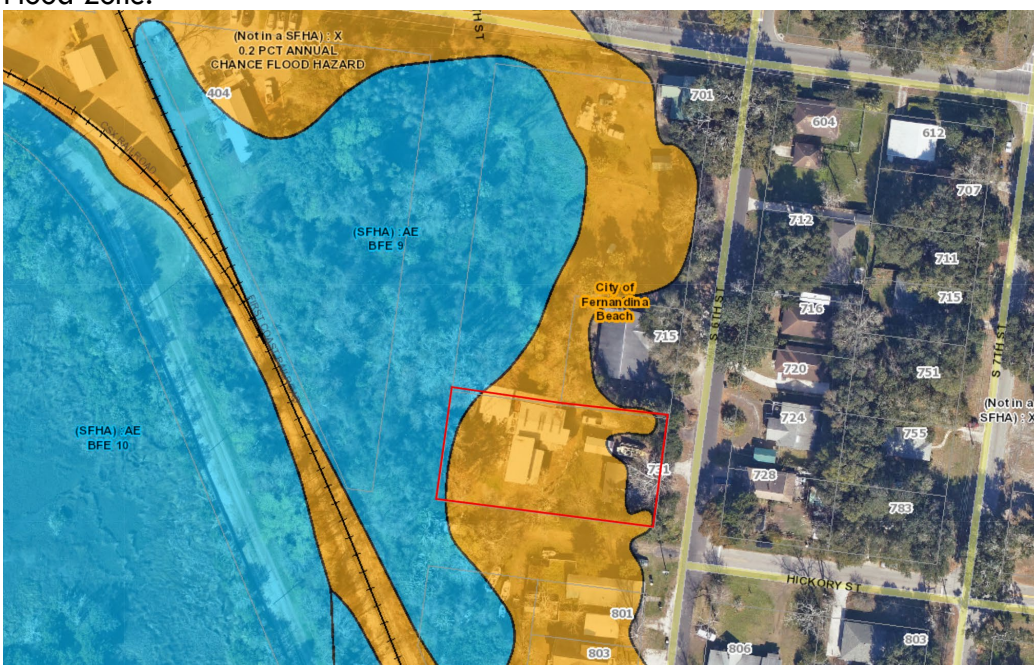


STAFF REPORT
731 S. 6th Street

Approximate location of nearest wetlands:



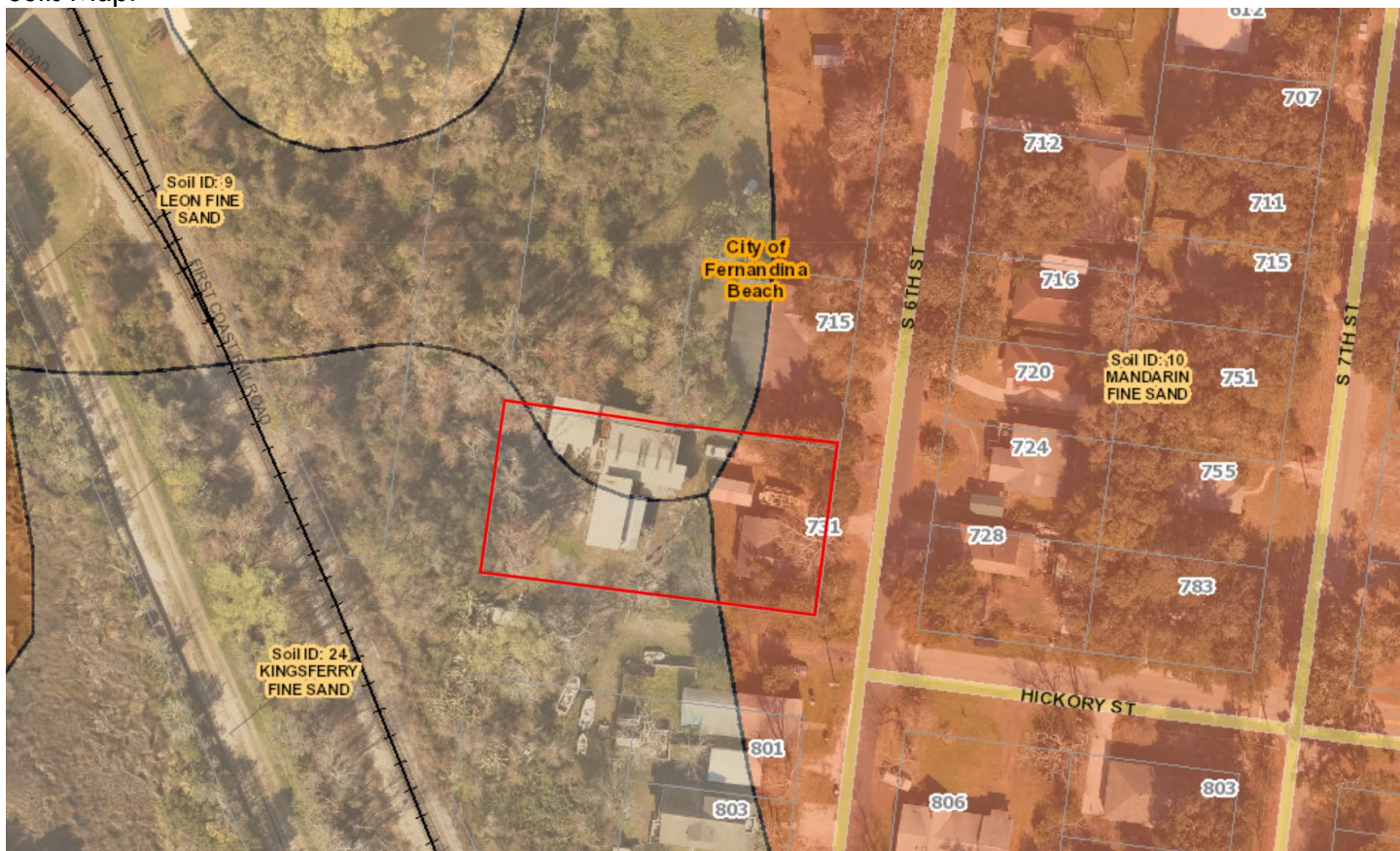
Flood Zone:





STAFF REPORT
731 S. 6th Street

Soils Map:





STAFF REPORT
731 S. 6th Street

Topography:





STAFF REPORT
522 CITRONA DRIVE- REVISED

522 CITRONA DRIVE
FLUM AND ZONING MAP CHANGES

APPLICATION & SURROUNDING AREA INFORMATION:

PARCEL ID # AND PROPERTY OWNER:	00-00-31-1616-0002-0000 AUSTIN DAVID BERT				
APPLICANT/AGENT:	City of Fernandina Beach				
REQUESTED ACTION:	Future Land Use Map Amendment and Zoning Map Change (In accordance with action directed under Ord. 2019-05)				
LOCATION AND DESCRIPTION OF SITE:	522 CITRONA DR Single Family Home (Homesteaded) Built in 1995 with Nassau County Property Appraiser listing as Multi-family (tri/quad)				
CURRENT LAND USE + ZONING:	Split Future Land Use Map Category of Low Density Residential (LDR) = approximately 38,835.39 sq. ft. and Conservation (CON)= approximately 10,522.18 sq. ft Zoning Map Designation reflects the total parcel acreage of 1.13 acres as R-1 / Low Density Residential				
PROPOSED LAND USE + ZONING:	1. Amend Future Land Use Map for 0.23 acres of land from Low Density Residential (LDR) to Conservation (CON) 2. Amend Zoning Map for 0.47 acres of land from R-1 to CON				
EXISTING USES ON SITE:	DATA & ANALYSIS				
PROPERTY SIZE:	Single Family Home (listed as Tri/Quad on NCPA site) with Ancillary Uses 1.13 Acres of Land				
ENVIRONMENTAL CHARACTERISTICS:	Flood zone	Potential Wetlands	Topography Range	Soil Type	Coastal Upland Protection Zone or Coastal High Hazard Area
	X and AE	Approx. 14,580.62 sq. ft.	20 ft to 1 ft	Fine Sand	Not in CUPZ Not in CHHA
ADJACENT PROPERTIES:	Direction	Existing Use(s)	Year Built	Zoning	FLUM
	North	SF Home	1995	R-1	Low Density Residential and Conservation
	South	Vacant	N/A	R-1	Low Density Residential and Conservation
	East	Wetlands - FDOT	N/A	CON	Conservation
	West	FB Middle School	1991	PI-1	Public & Institutional



STAFF REPORT
522 CITRONA DRIVE- REVISED

APPLICABLE COMPREHENSIVE PLAN POLICIES:	1.02.02 (adequate public services); 1.02.03 (compact development patterns and availability of public facilities and services); 1.02.04 (FLUM amendments); 1.02.06 (criteria for allocating density); 1.02.07 (private property rights); 1.02.09 (smooth land use transition and buffering); 1.05.02 (nonconforming structures); 1.05.04 (existing platted lots of record); 1.06.06 (maintain and enhance existing conventional single-family neighborhoods); 1.07.04 (low density residential land use category); 1.07.15 (conservation land use category); 3.01.05 (provision of land use for housing); Objective 3.02 (Housing Preservation); 3.03.06 (minimize barriers to development of vacant lots); 4.05.11 (water quality/ stormwater); 4.05.12 (stormwater impacts); Objective 4.06 (fire rescue); Objective 4.07 (law enforcement); Objective 5.08 (Wetlands Protection and Preservation) and all policy statements which follow; Objective 5.10 (Wildlife Planning) and specific policies 5.10.01, 5.10.02, 5.10.05 5.14.09 (development standards for environmentally sensitive and conservation lands); Objective 5.11 (Tree Preservation and Urban Forestry) specifically policy 5.11.09; 5.14.09 (LDC Standards for development of environmentally sensitive and conservation lands); 6.02.06 (level of service for parks); 6.02.07 (level of service for neighborhood parks) 10.06.01 (level of service for public schools)
APPLICABLE LAND DEVELOPMENT CODE SECTIONS:	Reference: www.fbfl.us/Compplan 2.00.03 (Establishment of district boundary); 2.01.03 (R-1 zoning district); 2.01.20 (CON zoning district); 2.03.02 (Table of Land Uses); 2.03.03 (Table of Accessory Uses); 3.02.06 (Land Uses within Areas of Special Flood Hazard); 3.03.00 (Wetland Protection); 3.05.00 (Drainage and Stormwater Management); 4.01.01 (Density and Housing Types); 4.02.01 (Standards for Lot Design); 4.02.03 (Standards for Building and Building Placement); 4.05.00 (Landscaping, Buffers, and Tree Protection); 5.01.00 (Accessory Uses and Structures); 7.03.00 (Stormwater Management); 7.04.00 (Concurrency Requirements); 11.01.07 (Zoning Map Amendments); and 11.03.03 (Procedures for Action of the Planning Advisory Board)



STAFF REPORT
522 CITRONA DRIVE- REVISED

Reference: www.fbfl.us/LDC

**STAFF
RECOMMENDATION:**
**PAB
RECOMMENDATION:**

Staff finds the requested amendments to be sufficiently compliant with the comprehensive plan and land development code and recommends approval. Analysis to support the recommendation is found through the available data provided by the Nassau County Property Appraiser Mapping resources. Specifically, the topography, potential wetlands, soils, and flood zone files.

The requested action results in the addition of approximately 0.23 acres of Conservation (CON) Future Land Use Category on the FLUM and in increase in the amount of Conservation (CON) zoning district by approximately 0.47 acres of land.

Pending 10/9/19 public hearing



STAFF REPORT
522 CITRONA DRIVE- REVISED

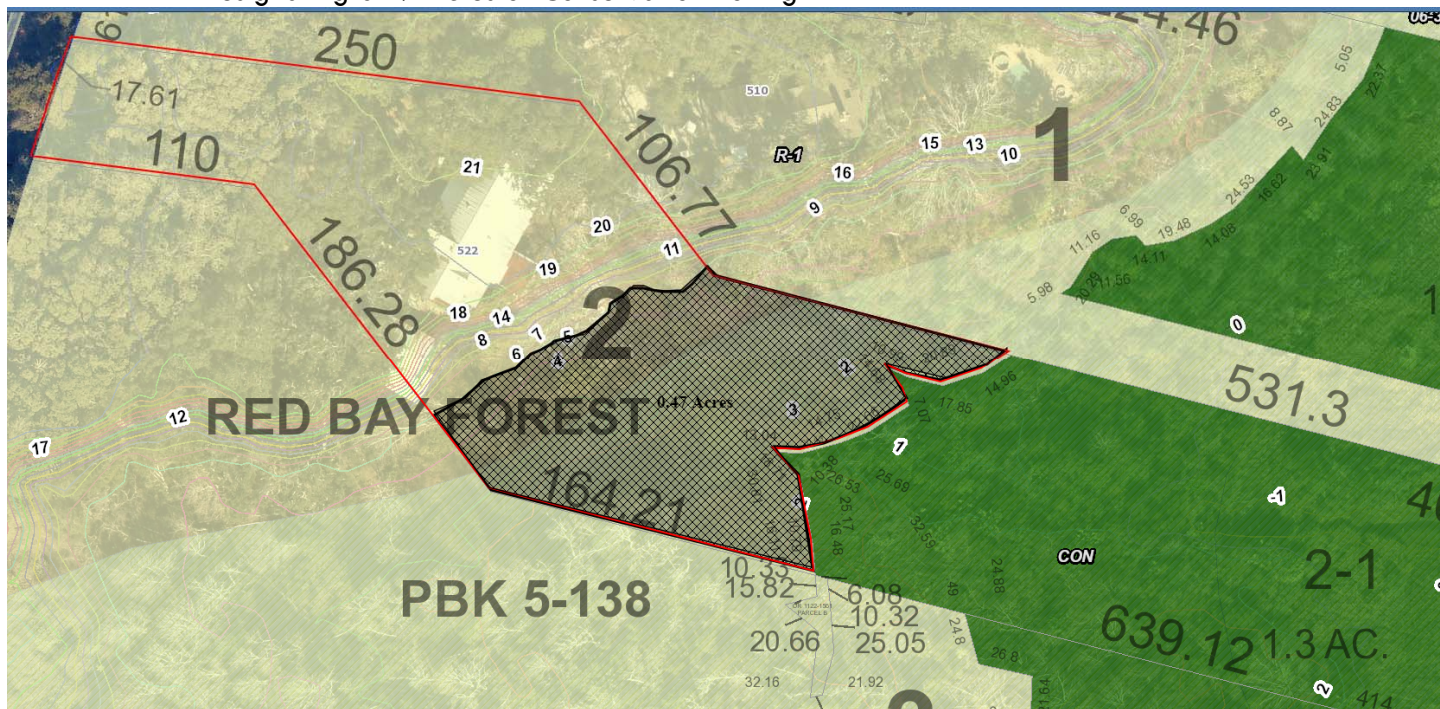
522 Citrona Drive Photo + 2019 Aerial



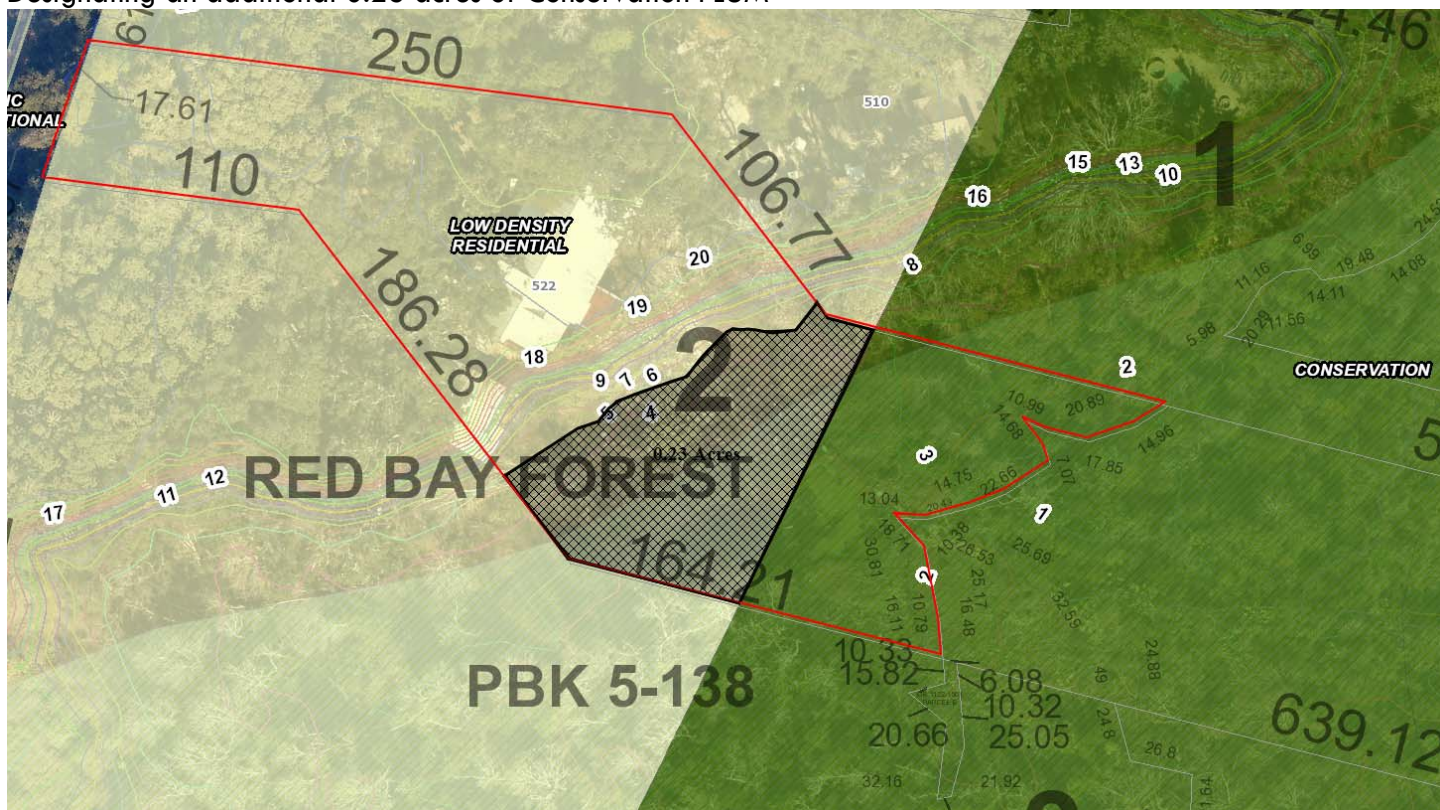


STAFF REPORT
522 CITRONA DRIVE- REVISED

522 Citrona Drive Zoning Change Request:
Designating 0.47 Acres of Conservation Zoning



522 Citrona Drive Future Land Use Map Change Request:
Designating an additional 0.23 acres of Conservation FLUM

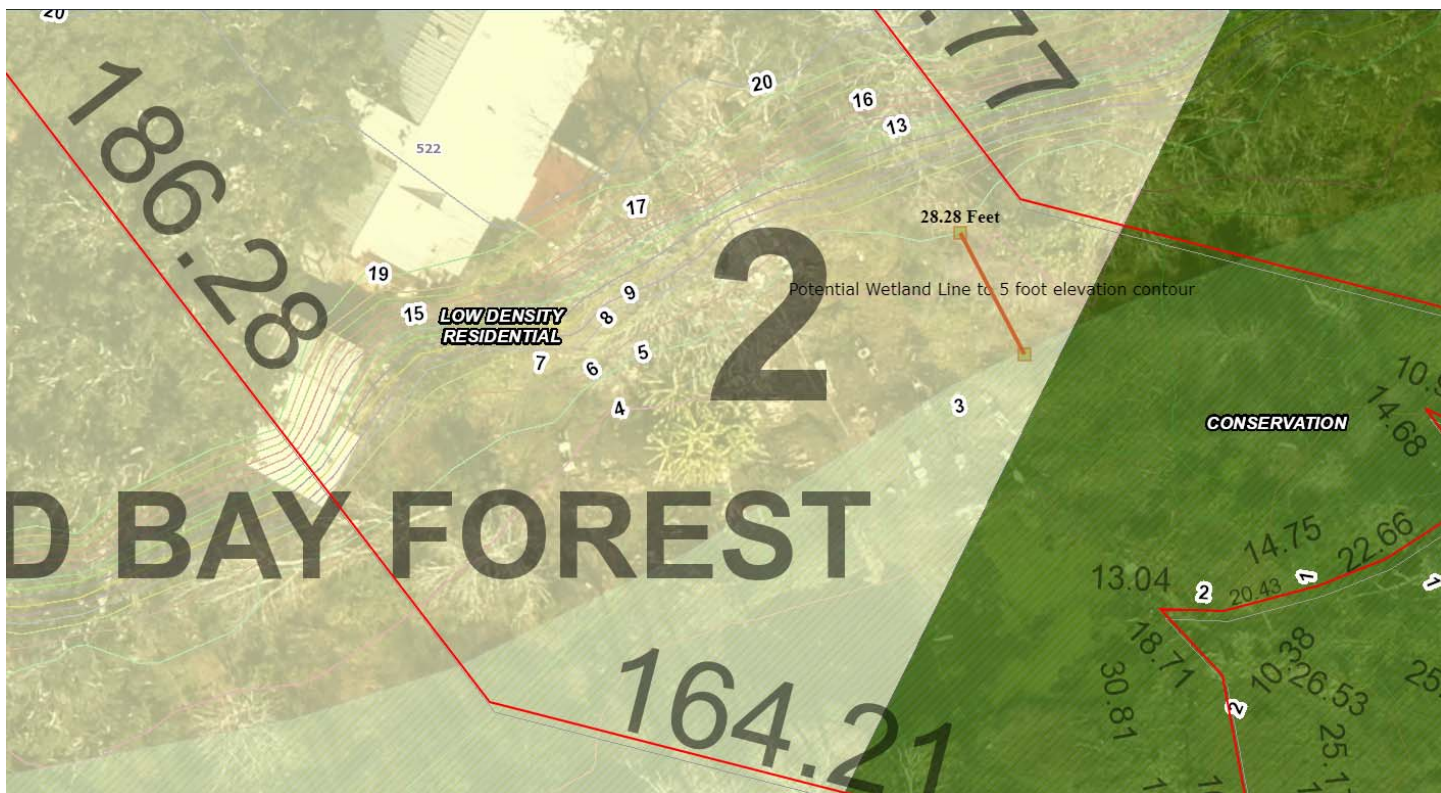




STAFF REPORT
522 CITRONA DRIVE- REVISED

WHY USE THIS BOUNDARY?

There is approximately 11.52 feet from the nearest structure and 28.28 feet from nearest point of "potential wetland boundary" to the 5 foot elevation.





STAFF REPORT
522 CITRONA DRIVE- REVISED

522 Citrona Drive Approximate Location of Wetlands:



522 Citrona Drive Flood Zone:





STAFF REPORT 522 CITRONA DRIVE- REVISED

522 Citrona Drive Soils Map:



522 Citrona Drive Topography:





STAFF REPORT
510 CITRONA DRIVE - REVISED

510 CITRONA DRIVE
FLUM AND ZONING MAP CHANGES

APPLICATION & SURROUNDING AREA INFORMATION:

PARCEL ID # AND PROPERTY OWNER:	00-00-31-1616-0001-0000 KALISTA JAMES D JR & MOFFITT LAURA JEAN (H&W)
APPLICANT/AGENT:	City of Fernandina Beach
REQUESTED ACTION:	Future Land Use Map Amendment and Zoning Map Change (In accordance with action directed under Ord. 2019-05)
LOCATION AND DESCRIPTION OF SITE:	510 CITRONA DR Single Family Home (Homesteaded) Built in 1995
CURRENT LAND USE + ZONING:	Split Future Land Use Map Category of Low Density Residential (LDR) = approximately 28,492.52 sq. ft. and Conservation (CON)= approximately 49,831.75 sq. ft Zoning Map Designation reflects the total parcel acreage of 1.77 acres as R-1 / Low Density Residential
PROPOSED LAND USE + ZONING:	1. Amend Future Land Use Map for 0.40 acres of land from Conservation (CON) to Low Density Residential (LDR) 2. Amend Zoning Map for 0.71 acres of land from R-1 to CON
EXISTING USES ON SITE:	Single Family Home with Ancillary Uses
PROPERTY SIZE:	1.77 Acres of Land

DATA & ANALYSIS

ENVIRONMENTAL CHARACTERISTICS:	<u>Flood zone</u>	<u>Potential Wetlands</u>	<u>Topography Range</u>	<u>Soil Type</u>	<u>Coastal Upland Protection Zone or Coastal High Hazard Area</u>
	X and AE	Approx. 21,881.06 sq. feet	21 ft to 0 ft	Fine Sand and Clay	Not in CUPZ Not in CHHA
ADJACENT PROPERTIES:	<u>Direction</u>	<u>Existing Use(s)</u>	<u>Year Built</u>	<u>Zoning</u>	<u>FLUM</u>
	North	SF Home	1953	R-1	Low Density Residential and Conservation
	South	SF Home	1995	R-1	Low Density Residential and Conservation
	East	Wetlands - FDOT	N/A	CON	Conservation
	West	FB Middle School	1991	PI-1	Public &



STAFF REPORT
510 CITRONA DRIVE - REVISED

				Institutional
APPLICABLE COMPREHENSIVE PLAN POLICIES:	1.02.02 (adequate public services); 1.02.03 (compact development patterns and availability of public facilities and services); 1.02.04 (FLUM amendments); 1.02.06 (criteria for allocating density); 1.02.07 (private property rights); 1.02.09 (smooth land use transition and buffering); 1.05.02 (nonconforming structures); 1.05.04 (existing platted lots of record); 1.06.06 (maintain and enhance existing conventional single-family neighborhoods); 1.07.04 (low density residential land use category); 1.07.15 (conservation land use category); 3.01.05 (provision of land use for housing); Objective 3.02 (Housing Preservation); 3.03.06 (minimize barriers to development of vacant lots); 4.05.11 (water quality/ stormwater); 4.05.12 (stormwater impacts); Objective 4.06 (fire rescue); Objective 4.07 (law enforcement); Objective 5.08 (Wetlands Protection and Preservation) and all policy statements which follow; Objective 5.10 (Wildlife Planning) and specific policies 5.10.01, 5.10.02, 5.10.05 5.14.09 (development standards for environmentally sensitive and conservation lands); Objective 5.11 (Tree Preservation and Urban Forestry) specifically policy 5.11.09; 5.14.09 (LDC Standards for development of environmentally sensitive and conservation lands); 6.02.06 (level of service for parks); 6.02.07 (level of service for neighborhood parks) 10.06.01 (level of service for public schools) Reference: www.fbfl.us/Compplan			
APPLICABLE LAND DEVELOPMENT CODE SECTIONS:	2.00.03 (Establishment of district boundary); 2.01.03 (R-1 zoning district); 2.01.20 (CON zoning district); 2.03.02 (Table of Land Uses); 2.03.03 (Table of Accessory Uses); 3.02.06 (Land Uses within Areas of Special Flood Hazard); 3.03.00 (Wetland Protection); 3.05.00 (Drainage and Stormwater Management); 4.01.01 (Density and Housing Types); 4.02.01 (Standards for Lot Design); 4.02.03 (Standards for Building and Building Placement); 4.05.00 (Landscaping, Buffers, and Tree Protection); 5.01.00 (Accessory Uses and Structures); 7.03.00 (Stormwater Management); 7.04.00 (Concurrency Requirements);			



STAFF REPORT
510 CITRONA DRIVE - REVISED

	11.01.07 (Zoning Map Amendments); and 11.03.03 (Procedures for Action of the Planning Advisory Board) Reference: www.fbfl.us/LDC
STAFF RECOMMENDATION:	Staff finds the requested amendments to be sufficiently compliant with the comprehensive plan and land development code and recommends approval. Analysis to support the recommendation is found through the available data provided by the Nassau County Property Appraiser Mapping resources. Specifically, the topography, potential wetlands, soils, and flood zone files. The requested action results in the reduction of approximately 0.40 acres from Conservation (CON) to Low Density Residential (LDR) on the FLUM. The requested action changes Zoning Map for 0.71 acres of land from R-1 to CON using the 5 foot elevation contour.
PAB RECOMMENDATION:	Staff finds the requested amendments to be sufficiently compliant with the comprehensive plan and land development code and recommends approval. <i>Pending 11/13/19 public hearing</i>



**STAFF REPORT
510 CITRONA DRIVE - REVISED**

MAP EXHIBITS & PROPERTY IMAGES:

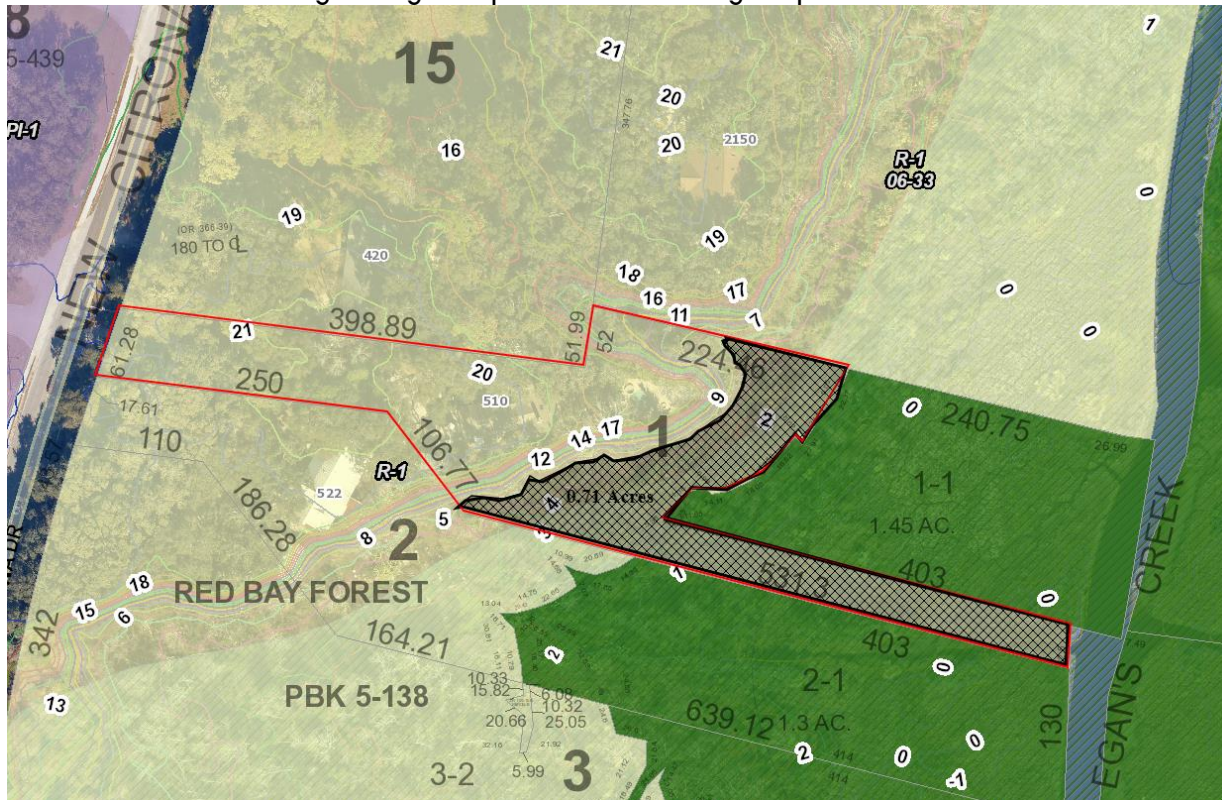
510 Citrona Drive - Photo



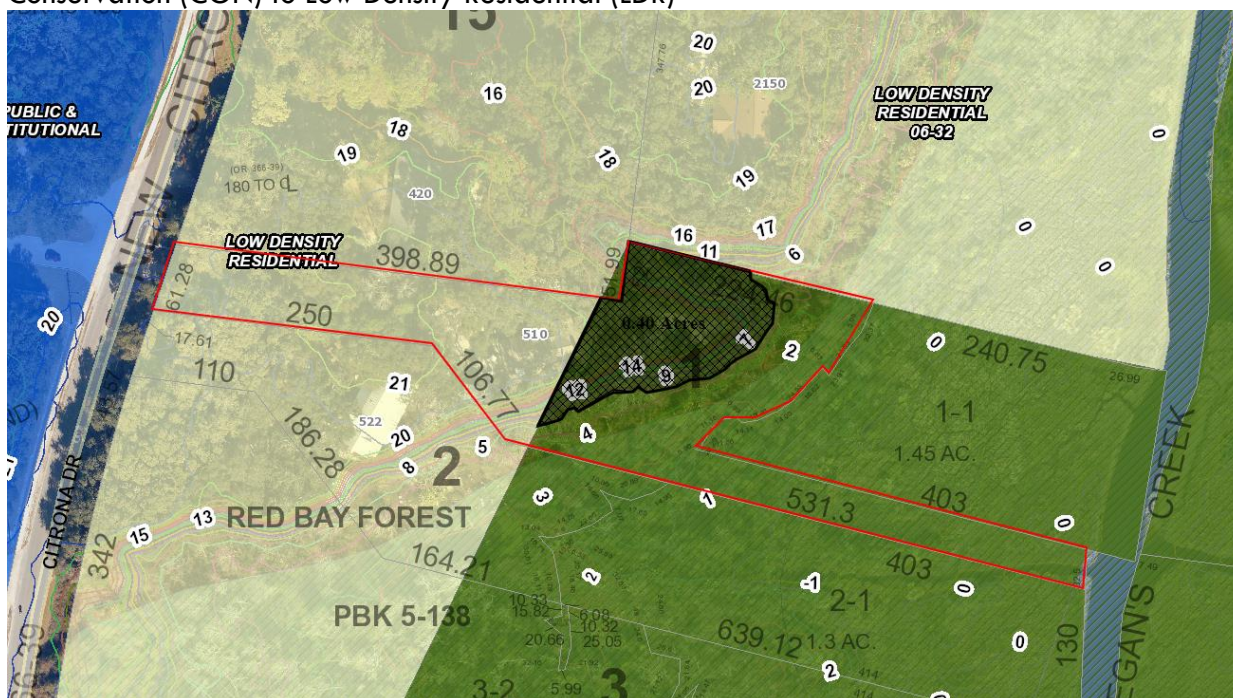


STAFF REPORT
510 CITRONA DRIVE - REVISED

510 Citrona Drive Zoning Change Request: Amend Zoning Map for 0.71 acres of land from R-1 to CON



510 Citrona Drive Future Land Use Map Change Request: Amend Future Land Use Map for 0.40 acres from Conservation (CON) to Low Density Residential (LDR)

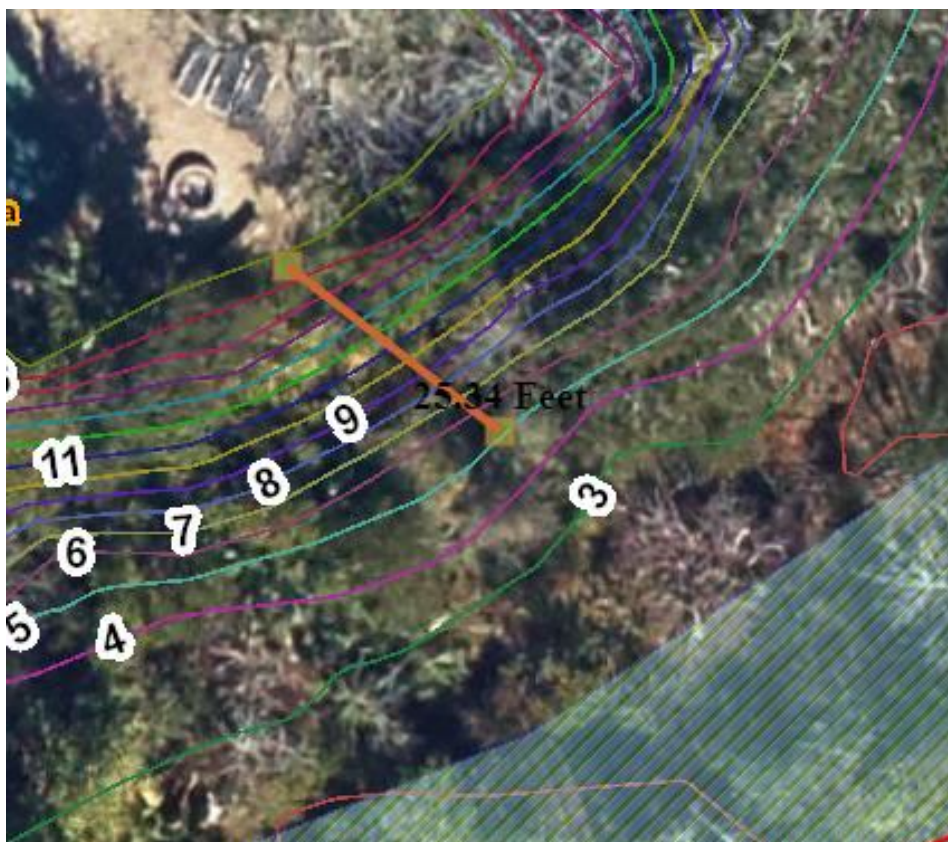




STAFF REPORT
510 CITRONA DRIVE - REVISED

WHY USE THE 5-FOOT ELEVATION CONTOUR?

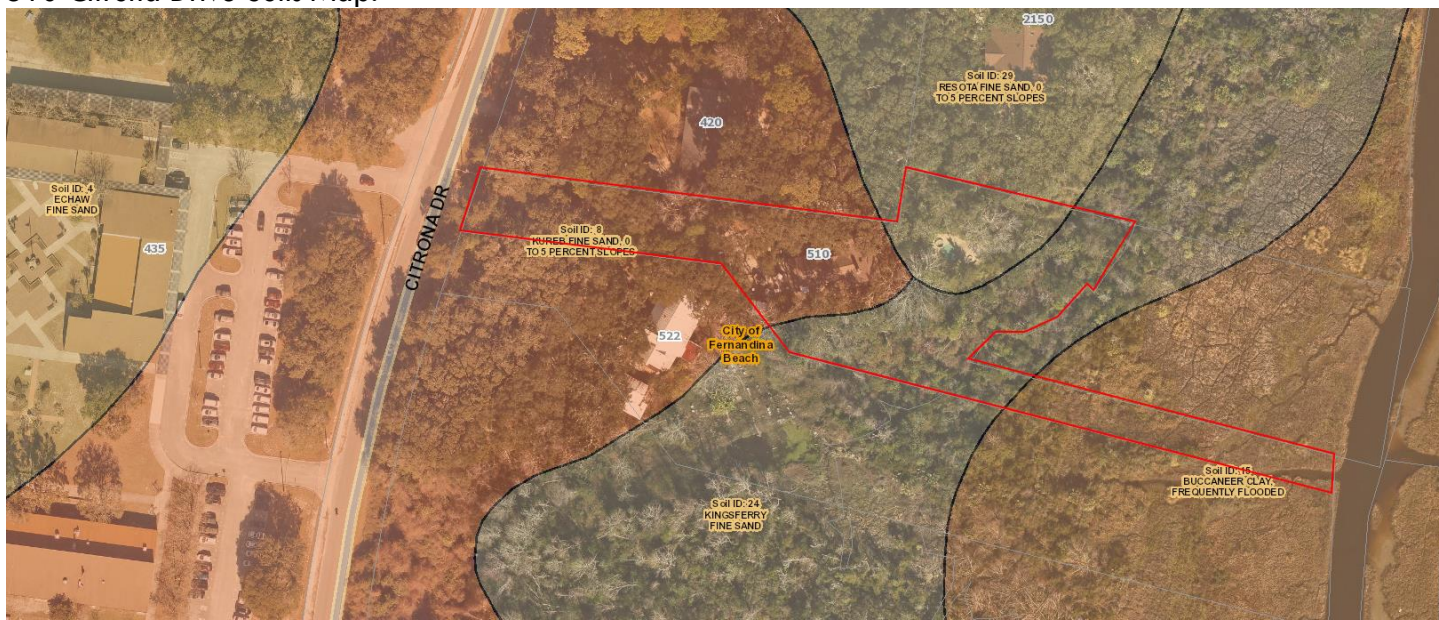
The nearest distance to the "potential wetland line" to the five-foot elevation contour is no less than 25 feet. Similarly the the approximate distance from the pool decking is 25 feet to the five-foot elevation contour.





STAFF REPORT
510 CITRONA DRIVE - REVISED

510 Citrona Drive Soils Map:



510 Citrona Drive Topography:





**STAFF REPORT
HICKORY STREET PARK**

**HICKORY STREET PARK
FLUM MAP CHANGES**

APPLICATION & SURROUNDING AREA INFORMATION:

PARCEL ID # AND PROPERTY OWNER:	00-00-31-1600-0153-0000 SCHOOL BOARD OF NASSAU COUNTY				
APPLICANT/AGENT:	City of Fernandina Beach				
REQUESTED ACTION:	Future Land Use Map Amendment and Zoning Map Change (In accordance with action directed under Ord. 2019-05)				
LOCATION AND DESCRIPTION OF SITE:	Hickory Street at S. 15 th Street Use as recreational ball fields				
CURRENT LAND USE + ZONING:	Low Density Residential Future Land Use PI-1 Zoning				
PROPOSED LAND USE + ZONING:	Public and Institutional Future Land Use PI-1 Zoning				
EXISTING USES ON SITE:	Recreational Ball Fields				
PROPERTY SIZE:	9.76 Acres				
ENVIRONMENTAL CHARACTERISTICS:	<u>Flood zone</u>	<u>Potential Wetlands</u>	<u>Topography Range</u>	<u>Soil Type</u>	<u>Coastal Upland Protection Zone or Coastal High Hazard Area</u>
	X	None	21-24 FT	Sand	NOT IN CUPZ NOT IN CHHA
ADJACENT PROPERTIES:	<u>Direction</u>	<u>Existing Use(s)</u>	<u>Year Built</u>	<u>Zoning</u>	<u>FLUM</u>
	North	Highschool Ballfields	N/A	PI-1	Public and Institutional
	South	Single Family Homes	2010-2016	R-1	Low Density Residential
	East	Single Family Homes	2010-2016	R-1	Low Density Residential
	West	Religious Facility Ancillary Uses	Misc	R-1	Low Density Residential
APPLICABLE COMPREHENSIVE PLAN POLICIES:	1.02.04 (FLUM amendments); 1.07.16 (public and institutional land use category); 4.05.11 (water quality/ stormwater); 4.05.12 (stormwater impacts); Objective 4.06 (fire rescue); Objective 4.07 (law enforcement); 6.02.06 (level of service for parks); 6.02.07 (level of service for neighborhood parks); 10.06.01 (level of service for public schools)				
	Reference: www.fbfl.us/Compplan				
APPLICABLE LAND DEVELOPMENT CODE	2.00.03 (Establishment of district boundary); 2.01 (PI-1 zoning district);				



STAFF REPORT HICKORY STREET PARK

SECTIONS:	2.03.02 (Table of Land Uses); 2.03.03 (Table of Accessory Uses); 3.05.00 (Drainage and Stormwater Management); 4.02.03 (Standards for Building and Building Placement); 4.05.00 (Landscaping, Buffers, and Tree Protection); 7.03.00 (Stormwater Management); 11.01.07 (Zoning Map Amendments); and 11.03.03 (Procedures for Action of the Planning Advisory Board) Reference: www.fbfl.us/LDC
STAFF RECOMMENDATION:	Staff finds the requested amendments to be sufficiently compliant with the comprehensive plan and land development code and recommends approval.
PAB RECOMMENDATION:	<i>Pending 10/9/19 public hearing</i>



STAFF REPORT HICKORY STREET PARK

MAP EXHIBITS & PROPERTY IMAGES:

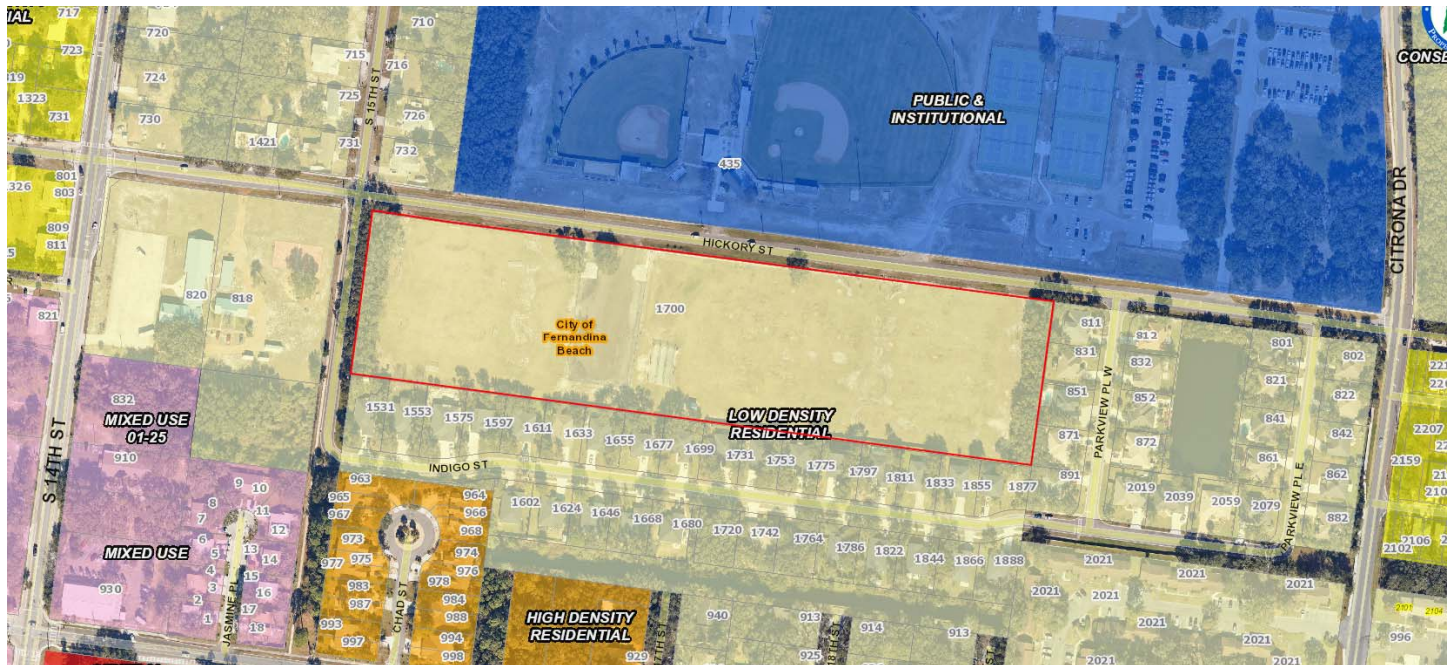
Hickory Street Park Photo + 2019 Aerial





STAFF REPORT HICKORY STREET PARK

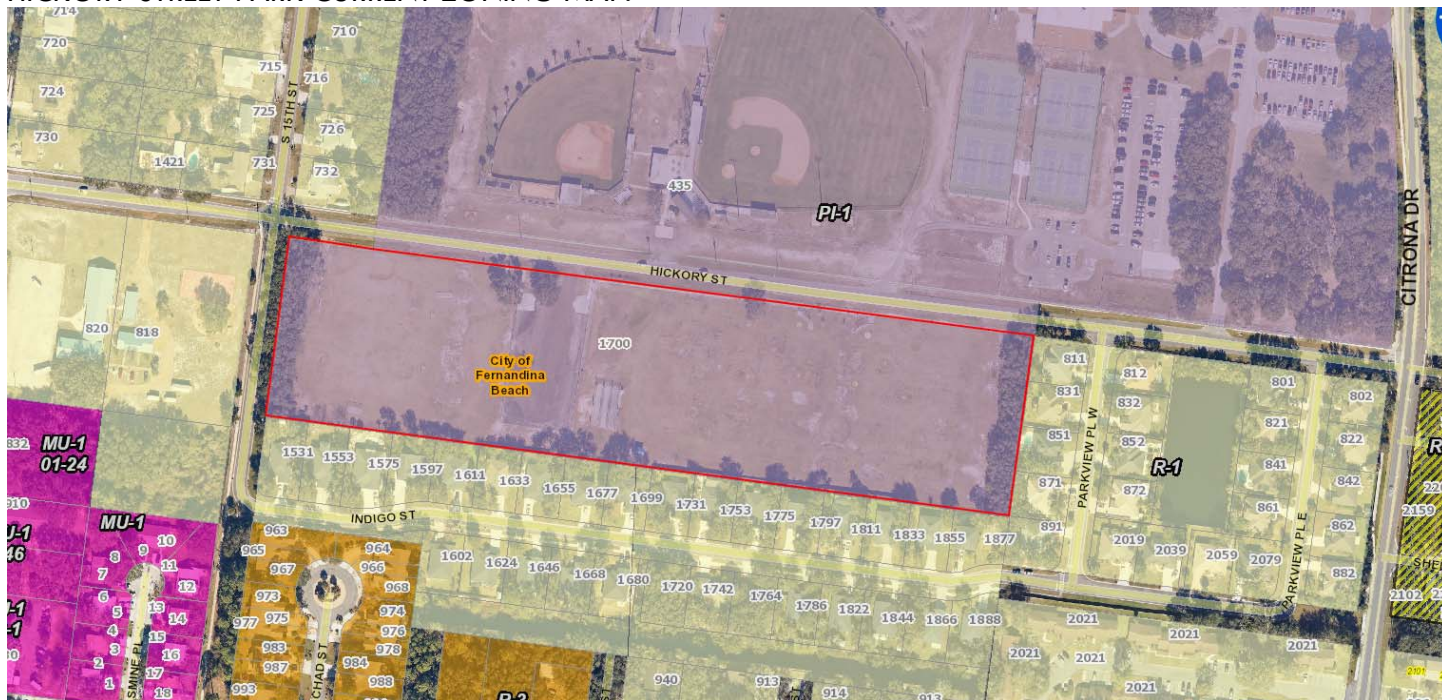
HICKORY STREET PARK CURRENT FLUM:





STAFF REPORT HICKORY STREET PARK

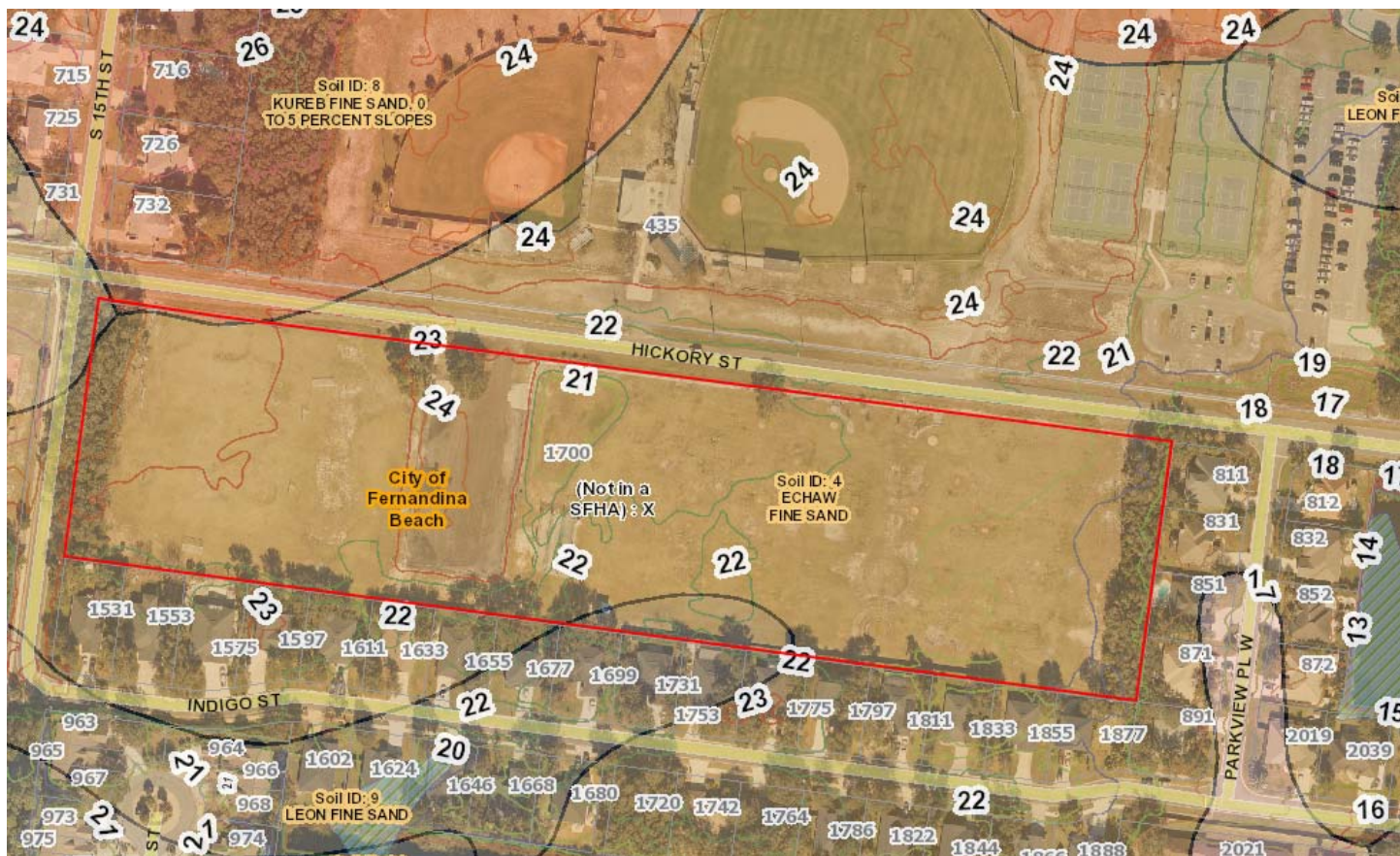
HICKORY STREET PARK CURRENT ZONING MAP:





STAFF REPORT HICKORY STREET PARK

HICKORY STREET PARK- COMBINED ENVIRONMENTAL FEATURES MAP



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: November 06, 2019

Submitted By: Kelly Gibson, AICP, Planning Director

PLANNING ADVISORY BOARD AGENDA ITEM
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