



**AGENDA
PLANNING ADVISORY BOARD
REGULAR MEETING
DECEMBER 11, 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 November 13, 2019

3. OLD BUSINESS

3.1 **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 HEIGHT WITHIN SPECIAL FLOOD HAZARD AREAS; 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. NEW BUSINESS

4.1 PAB Case# 2019-16: Future Land Use Map and Zoning Map Amendments to Conservation and Recreation for City Owned Properties (pursuant to Ordinance 2019-05)

4.2 PAB Case# 2016-17: Future Land Use Map and Zoning Map Amendments for Non-City owned lands to Conservation and Recreation (pursuant to Ordinance 2019-05)

5. BOARD BUSINESS

5.1 Review Draft Amendments to PAB Bylaws

6. STAFF REPORT

7. PUBLIC COMMENT

8. ADJOURNMENT

NEXT PAB REGULAR MEETING IS SCHEDULED FOR JANUARY 8, 2020.

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: Final Subdivision Plat

REQUESTED ACTION:

SYNOPSIS:

CITY ATTORNEY COMMENTS:

Submitted By: Samantha Rogic, Planning Technician

Date: November 18, 2019



**MINUTES
PLANNING ADVISORY BOARD
REGULAR MEETING
NOVEMBER 13, 2019**

1. CALL TO ORDER – 5:02 pm

ROLL CALL / DETERMINATION OF QUORUM

MEMBERS PRESENT:

*Mark Bennett
Richard Clark
Jenny Schaffer (Alt 1)*

*Victoria Robas (Alt 2)
Greg Roland (arrived at 5:31 pm)
Genece Minshew*

MEMBERS ABSENT:

OTHERS PRESENT

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

**Alternate Member Jenny Schaffer was seated as a voting member for the entirety of the meeting.
Alternate Member Victoria Robas was seated as a voting member until Member Roland's anticipated late arrival.**

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.

Askins Ave: Ms. Gibson presented the Staff Report and recommended no change. No members of the public wished to speak.
No action was taken.

731 S 6th Street: Ms. Gibson presented the Staff Report. Ms. Betty York, owner of the property, stated that they have ordered a survey in anticipation of applying for a minor subdivision of the subject property.

ACTION TAKEN: A motion was made by Member Clark, seconded by Member Minshew, for the western half of the property to remain as industrial zoning and the front half be residential as recommended by Staff.

Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.

Hickory Street Park: Ms. Gibson presented the Staff Report.

The following individuals spoke in support of changing the zoning to match the FLUM of Public and Institutional: *Robin Lentz, 802 Parkview Place E; Ret Angus, 822 Parkview Place E; Carl Bazarian, 95048 Mackinas Circle.*

ACTION TAKEN: A motion was made by Member Roland, seconded by Member Clark, to amend the FLUM from Low Density Residential Future Land Use to Public and Institutional Future Land Use.

Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.

522 Citrona Drive: Ms. Gibson presented the Staff Report.

ACTION TAKEN: A motion was made by Member Clark, seconded by Member Roland, to accept Staff recommendation to: 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

Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.

510 Citrona Drive: Ms. Gibson presented the Staff Report. No members of the public wished to speak.

ACTION TAKEN: A motion was made by Member Roland, seconded by Member Clark, to accept Staff recommendation to 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.

Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.

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.

Ms. Gibson provided the update.

5. PUBLIC COMMENT

6. ADJOURNMENT – 6:35

OFFICE USE ONLY

REC'D: _____ BY: _____

PAYMENT: \$ N/A TYPE: _____

APPLICATION #: _____

CASE #: 2019-07BOARD MEETING DATE: APRIL 10, 2019**PLANNING ADVISORY BOARD APPLICATION**

- | | |
|---|--|
| ☐ ZONING MAP AMENDMENT
(≤ 10 acres \$1,000 / > 10 acres \$2,000) | ☐ SUBDIVISION PLAT – PRELIMINARY
(≤ 20 units \$1,000 / > 20 units \$1,600) |
| ☒ LAND USE MAP AMENDMENT
(≤ 10 acres \$1,000 / > 10 acres \$2,000) | ☐ SUBDIVISION PLAT – FINAL (\$850) |
| ☐ LDC TEXT AMENDMENT (\$1,000) | ☐ VACATION OF R.O.W. (\$1,700) |
| ☐ COMP PLAN AMENDMENT (\$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, FLORIDAMailing Address: 204 ASH STREET FERNANDINA BEACH, FLORIDA 32034Telephone: 904-310-3100 Fax: _____Email: DMARTIN@FBFL.ORG**Agent Name:** _____

Mailing Address: _____

Telephone: _____ Fax: _____

Email: _____

PROPERTY INFORMATIONStreet 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.

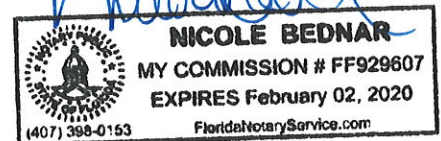
SIGNATURE/NOTARY

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

4/3/19
Date

[Signature]
Signature of Applicant

STATE OF FLORIDA }
COUNTY OF NASSAU } ss



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

[Signature]
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 and Addressing calculation of building heights within special flood hazard areas • 10.02.01 – Limitations on the Granting of a Variance • 8.01.02 (D) (2)- CRA
STAFF RECOMMENDATION:	Actions to review and modify standards was directed by the City Commission in the Summer of 2018. The PAB reviewed and considered modifications to these sections of code through several public meetings held in October and November of 2018. The board reconsidered the changes through its regular meetings in March and April of 2019. At that time, the board determined it appropriate to postpone any recommendations to these sections of code until the Commission finalized its direction on floodplain protection through an amended ordinance. Staff recommends approval of the requested changes with the understanding that these modifications serve to address floodplain protection and safety measures. Further the modifications specific to allowable encroachments above the maximum building height are clarified to be in keeping with the desired community standard for residential development projects.

*** 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 **unless the property is located within a flood hazard area as provided herein. Properties located within a flood hazard area shall measure building height to the highest point on the structure from:

- a. The higher of the base flood elevation or approved finished grade for buildings and structures in a special flood hazard area and 0.2 percent annual chance of flood hazard areas.
- b. The approved finished grade for buildings and structures in coastal high hazard areas (Zone V) and Coastal A zones. (**added as part of revisions to proposed floodplain ordinance)

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.

ALT 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, except excluded here. Permitted rooftop mechanical equipment is excluded from the maximum height calculation provided it meets the following conditions:

1. It is not higher than ten (10) feet above the maximum height calculation.
2. In the aggregate, it does not exceed fifty (50) percent of the total roof area, and
3. It is placed on the roofed so as to be screened from view on all adjacent streets by a parapet or other feature which does not itself exceed the maximum height calculation.

Rooftop architectural features defined below are excluded from the maximum height calculation provide they are no higher than ten (10) feed above the maximum roof height and, in the aggregate, do not exceed five (5) percent of the total roofed 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. To address the calculation of building heights within special flood hazard areas.

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.

APPROVED



**MINUTES
PLANNING ADVISORY BOARD
REGULAR MEETING
MARCH 13, 2019**

1. CALL TO ORDER – 5:00 PM

ROLL CALL / DETERMINATION OF QUORUM

MEMBERS PRESENT:

*Wayne Peterson
Richard Clark
Mark Bennett*

*Frank Santry (Chair)
Greg Roland (arrived at 5:36 pm)*

MEMBERS ABSENT:

*Donna Lewis (Alt 1)
Jenny Schaffer (Alt 2)*

OTHERS PRESENT

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

2. APPROVAL OF MINUTES

2.1 February 13, 2019 Regular Meeting

Member Bennett stated that his name should be added under 'Members Absent'.

ACTION TAKEN: Hearing no objections, Chair Santry approved the minutes with amendment.

3. OLD BUSINESS

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

Jim Ferguson, 14 Sound Point Place, indicated that he owns 3-4 buildings downtown. He spoke to the survey received by Main Street and stated that he resists restrictions on usability of his space and will do everything he can to protect the renting of the space as he sees fit, as he believes that this is his right as owner.

Ms. Filkoff provided information on the results of the Main Street survey.

3. Discussion by PAB- No vote at this meeting

Members discussed incentivizing browsing opportunities in the downtown area and tasked Staff to research and present the concept to the City Commission.

4. 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

Board discussion ensued at length.

Steven Papke, Architect, 2855 First Ave, offered clarification on the definition of “Parapet”.

Ron Flick, 961687 Gateway Blvd, spoke to rooftop mechanical and the proposed striking of ‘approved finished’ and replacing with ‘average natural’ grade.

4. BOARD BUSINESS

5. STAFF REPORT

Planning Director Reports:

1. FLUM and Zoning Map Conflicts

Ms. Gibson spoke to the identified conflicts and offered that currently, there is no recommendation on how to move forward.

2. Scheduling for Upcoming Meetings March-June

Dates selected:

April 10th (regular meeting) & 24th (special meeting) for Text Amendment Changes.
April 23, 25, 29, 30 for individual elements relating to the EAR review.

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

Members discussed the proposed revision of removal and vacancies of boards and commissions.

City Attorney Report:

1. Summary of non-conforming and grandfathered uses

Members acknowledged that they previously received the summary via e-mail. There were no questions.

6. PUBLIC COMMENT

7. ADJOURNMENT – 6:46 PM


Samantha Rogic, Recording Secretary


Frank Santry, Chair



**MINUTES
PLANNING ADVISORY BOARD
REGULAR MEETING
OCTOBER 10, 2018**

1. CALL TO ORDER – 5:01 PM

ROLL CALL / DETERMINATION OF QUORUM

MEMBERS PRESENT:

Mark Bennett (Chair)

Donna Lewis (Alt 1)

Greg Roland (arrived at 5:03 PM)

Frank Santry

Jenny Schaffer (Alt 2)

MEMBERS ABSENT:

Wayne Peterson

OTHERS PRESENT

Tami Bach, City Attorney

Kelly Gibson, Planning Director

Samantha Rogic, Recording Secretary

Member Lewis (Alt 1) and Member Schaffer (Alt 2) were seated as voting members.

Chair Bennett notified the Board that Member Beal has resigned from the PAB.

2. APPROVAL OF MINUTES

2.1 August 8, 2018 Regular Meeting

ACTION TAKEN: A motion was made by Member Lewis, seconded by Member Santry, to approve the minutes as presented.

Motion passed by unanimous voice vote.

Member Roland arrived at this time.

3. OLD BUSINESS

4. NEW BUSINESS

4.1 **PAB 2018-25: FUTURE LAND USE MAP AMENDMENT AND ZONING CHANGE - 233 S. 14TH STREET-** ORDINANCE 2018-__ CHANGING THE CITY'S FUTURE LAND USE MAP AND ZONING MAP FROM MEDIUM DENSITY RESIDENTIAL (MDR) /R-2 TO ASSIGN A FUTURE LAND USE MAP DESIGNATION AND ZONING CATEGORY OF MIXED USE (MU)/ MU-1 FOR PROPERTY TOTALING APPROXIMATELY 0.91 ACRES OF LAND LOCATED AT 233 S. 14TH STREET; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. *Synopsis: Requests assignment of a Future Land Use Map Category of Mixed Use (MU) and Zoning District of MU-1 to approximately 0.91 acres located at 233 S. 14th Street.*

Nick Gillette, the applicant, provided information and details specific to the requested action and was

available to answer questions from the Board.

ACTION TAKEN: A motion was made by Member Santry, seconded by Member Roland, to recommend denial of PAB case number 2018-25 to the City Commission requesting a Future Land Use Map assignment of Mixed Use land use and MU-1 zoning from Medium Density Residential land use and R-2 zoning, on the basis that it violates policy number 1.02.04 of the Comprehensive Plan and that PAB case 2018-25 as presented, is not sufficiently compliant with applicable Florida Statutes, Comprehensive Plan and Land Development Code to be approved at this time.

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

Member Roland:	Aye
Member Santry:	Aye
Member Lewis:	Nay
Member Schaffer:	Nay
Chair Bennett:	Nay

Motion Failed

A motion was made by Member Lewis, seconded by Member Schaffer, to recommend approval of PAB case number 2018-25 to the City Commission requesting a Future Land Use Map assignment of Mixed Use land use and MU-1 zoning from Medium Density Residential land use and R-2 zoning, as described and that PAB case 2018-25 as presented, is sufficiently compliant with applicable Florida Statutes, Comprehensive Plan and Land Development Code to be approved at this time.

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

Member Roland:	Nay
Member Santry:	Nay
Member Lewis:	Aye
Member Schaffer:	Aye
Chair Bennett:	Aye

Motion Passed

- 4.2 **PAB 2018-20: LAND DEVELOPMENT CODE (LDC) AMENDMENT - BUILDING HEIGHTS AND VARIANCES - ORDINANCE 2018-__ AMENDING THE LAND DEVELOPMENT CODE (LDC) SECTION(S): 4.02.03 STANDARDS FOR BUILDINGS AND BUILDING PLACEMENT - MECHANICAL EQUIPMENT AND CALCULATION OF HEIGHTS, AND 10.02.01 LIMITATIONS ON THE GRANTING OF A VARIANCE; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.** *Synopsis: Amends the Land Development Code specific to referenced sections.*

Ron Flick, agent for Amelia Island Care Centers, 961687 Gateway Blvd, spoke in opposition of the requested action, and offered suggestions for reconsideration.

ACTION TAKEN: A motion was made by Member Roland, seconded by Member Santry, to refer to staff for additional review with outside support from the design community to address concerns, with a December time frame to return to the PAB.

Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.

- 4.3 **PAB 2018-24: LAND DEVELOPMENT CODE (LDC) AMENDMENT - INDUSTRIAL WATERFRONT AND WATERFRONT MIXED USE PARKING REQUIREMENTS - ORDINANCE 2018-__ AMENDING THE LAND DEVELOPMENT CODE (LDC) SECTION**

8.01.02(D)(4) AND 7.01.04 (A) PARKING SPACE REQUIREMENTS AND ALLOWANCE FOR FEE IN LIEU; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. *Synopsis: Amends the Land Development Code specific to remove non-residential parking requirements for properties within the CRA. This item was originally discussed on August 22, 2018 and placed on this agenda following published advertising on September 14, 2018.*

Arlene Filkoff spoke to the history of the CRA and in support of the requested action.

ACTION TAKEN: A motion was made by Member Roland, seconded by Member Lewis, to recommend approval of PAB case number 2018-24.

Vote upon passage of the motion was taken by ayes and nays, and being all ayes, carried.

5. BOARD BUSINESS

5.1 CENTRAL BUSINESS DISTRICT (C-3) LDC Text Amendments: Continued board discussion of "Browsing Areas" and 1st floor uses permissible by LDC Table 2.03.02. *This item is for discussion only.*

Member Santry suggested returning this item to workshop status. Member Lewis seconded. The Board agreed to move the item to the November regular meeting.

6. STAFF REPORT

7. PUBLIC COMMENT

No members of the public wished to speak at this time.
The Board briefly discussed the City's involvement in and the future of the Waterfront.

8. ADJOURNMENT – 6:48 PM

Samantha Rogic, Secretary

Mark Bennett, Chair



**MINUTES
PLANNING ADVISORY BOARD
REGULAR MEETING
AUGUST 8, 2018**

1. CALL TO ORDER – 5:01PM

ROLL CALL / DETERMINATION OF QUORUM

MEMBERS PRESENT:

Mark Bennett (Chair)
Frank Santry
Donna Lewis (Alt 1)
Greg Roland

David Beal (Vice-Chair)
Wayne Peterson
Jenny Schaffer (Alt 2)

OTHERS PRESENT

Tami Bach, City Attorney
Kelly Gibson, City Planner
Samantha Rogic, Recording Secretary

2. APPROVAL OF MINUTES

2.1 June 13, 2018 Regular Meeting

ACTION TAKEN: A motion was made by Member Roland, seconded by Member Beal, to approve the meeting minutes as written.

Motion passed by unanimous voice vote.

3. OLD BUSINESS

3.1 PAB 2017-14: FUTURE LAND USE MAP AMENDMENT AND ZONING CHANGE – S. 5TH STREET – ORDINANCE 2018-08 CHANGING THE CITY’S FUTURE LAND USE MAP FROM INDUSTRIAL (IND) AND MEDIUM DENSITY RESIDENTIAL (MDR) TO ASSIGN A FUTURE LAND USE MAP CATEGORY OF MIXED USE (MU) FOR PROPERTY TOTALING APPROXIMATELY 0.23 ACRES OF LAND LOCATED ON S. 5TH STREET; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. Synopsis: Assigns a Future Land Use Map Category of Mixed Use (MU) to approximately 0.23 acres located on S. 5th Street.

Using a slideshow presentation, Mr. Chip Sasser, the applicant, provided information and details specific to the history and current conditions of the subject lots.

Mr. Matt Miller spoke in support of the requested action.

ACTION TAKEN: A motion was made by Member Roland, seconded by Member Beal, to recommend approval of PAB case number 2017-14 to the City Commission requesting a Future Land Use Map assignment of Medium Density Residential land use and R-2 zoning from Industrial land use and I-1 zoning, as described and that PAB case 2017-14 as presented, is sufficiently compliant with applicable Florida Statutes, Comprehensive Plan and Land Development Code to be approved at this time.

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

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

Motion passed.

4. NEW BUSINESS

Member Roland made a motion, seconded by Member Santry, to postpone New Business items 4.4, 4.5, and 4.6 to the next regular PAB meeting, to allow for more time to review backup materials.

Vote upon passage of the motion was taken by ayes and nays, and being all ayes, carried.

- 4.1 **PAB 2018-16: VOLUNTARY ANNEXATION, LARGE SCALE FUTURE LAND USE MAP ASSIGNMENT, AND LARGE SCALE ZONING MAP CHANGE – CRANE ISLAND:** REQUESTING THE ANNEXATION OF APPROXIMATELY 189.27 ACRES OF LAND LOCATED ON THE INTERCOSTAL WATERWAY CONTIGUOUS TO THE CITY LIMITS; ASSIGNING A FUTURE LAND USE MAP CATEGORY OF LOW DENSITY RESIDENTIAL AND ZONING DISTRICT OF R-1 WITH PUD OVERLAY AS CONSISTENT WITH NASSAU COUNTY ORDINANCES 2006-80 AND 2013-16.

Ms. Emily Pierce, representative to the owners and contractors of Crane Island, gave information and details specific to the history of the project and the requested action.

Mr. Jack Healan and Mr. Jack Healan Jr., Developers of Crane Island, provided additional information and insight.

ACTION TAKEN: A motion was made by Member Roland, Seconded by Member Peterson, to recommend approval of PAB case number 2018-16 to the City Commission requesting that a Voluntary Annexation, Assignment of the Low Density Residential land use category, and R-1 zoning district with a PUD Overlay as amended to include a commitment by the owner to the conservation designation to the FLUM map in the zoning code, for property located on Crane Island, to be approved and that PAB case 2018-16, as amended, is sufficiently compliant with the Comprehensive Plan and Land Development Code to be approved at this time.

Vote upon passage of the motion was taken by ayes and nays, and being all ayes, carried.

- 4.2 **PAB 2018-17: FINAL PLAT APPROVAL – LAKESIDE RESERVE – RESOLUTION 2018-___** APPROVING FINAL, PAB CASE 2018-17 TITLED “LAKESIDE RESERVE”; AND PROVIDING FOR AN EFFECTIVE DATE. *Synopsis: Accepts and approves the plat titled “Lakeside Reserve” as a final plat.*

Mr. Nick Gillette, representative to the applicant, offered information and details specific to the project, and was available to answer questions from the Board.

Ms. Lauree Hemke, resident of the neighboring subdivision of Barrington, expressed concerns regarding the cul-de-sac, retention pond, landscaping, tree preservation, drainage ditches, buffer and boundary, fencing, and the lack of notification to the residents of Barrington.

Mr. Michael Waskew, resident of the Barrington subdivision, spoke to the case of the cul-de-sac, and using a slide show of sketches, offered that there are no large trees prohibiting the relocation of the cul-de-sac, while maintaining a buffer.

Mr. David Fortney, expressed concern with the piping ditch and the proposed pipe size.

ACTION TAKEN: A motion was made by Member Roland, seconded by Member Peterson, to

recommend approval of PAB case number 2018-17 to the City Commission requesting that a Final Plat for Phase II of the Aspire at Amelia (Lakeside Reserve) be approved with the condition that the applicant present a landscape plan showing additional plantings and that PAB case 2018-17, as amended, is sufficiently compliant with the Comprehensive Plan and Land Development Code to be approved at this time.

Vote upon passage of the motion was taken by ayes and nays, and being all ayes, carried.

- 4.3 **PAB 2018-18: VOLUNTARY ANNEXATION, FUTURE LAND USE MAP AND ZONING MAP ASSIGNMENT – ORDINANCE 2018-___ APPROVING VOLUNTARY ANNEXATION OF 0.61 ACRES OF LAND, PAB CASE 2018-18 VOLUNTARY ANNEXATION, ASSIGNMENT OF GENERAL COMMERCIAL FUTURE LAND USE CATEGORY, AND C-2 ZONING DISTRICT; AND PROVIDING FOR AN EFFECTIVE DATE.** *Synopsis: Annexation request for 0.61 acres of land located at the entry of the Aspire at Amelia Assisted Living Facility.*

Mr. Bruce Jasinsky, representative to the applicant, was present to answer questions from the Board.

Ms. Lauree Hemke expressed concern that residents of Barrington were not notified of this case item. Ms. Gibson explained that Barrington did not fall within the required 300ft radius from the subject property to prompt notification.

ACTION TAKEN: A motion was made by Member Roland, seconded by Member Santry, to recommend approval of PAB case number 2018-18 to the City Commission requesting that a Voluntary Annexation, Assignment of the General Commercial land use category, and C-2 zoning district for property located on the Amelia Island Parkway serving as entry to the Aspire at Amelia ALF to be approved and that PAB case 2018-18, as presented, is sufficiently compliant with the Comprehensive Plan and Land Development Code to be approved at this time.

Vote upon passage of the motion was taken by ayes and nays, and being all ayes, carried.

- 4.4 **PAB 2018-19: LAND DEVELOPMENT CODE (LDC) AMENDMENT – ACCESSORY DWELLING UNITS FOR RENT – ORDINANCE 2018-___ AMENDING THE LAND DEVELOPMENT CODE (LDC) SECTION 1.07.00 ACRONYMS AND DEFINITIONS, SECTION 2.03.03 ACCESSORY USES, SECTION 5.01.03 ACCESSORY STRUCTURES, AND 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.*

Item postponed to September 12, 2018 Regular Meeting.

- 4.5 **PAB 2018-03: LAND DEVELOPMENT CODE (LDC) AMENDMENT – MINOR AMENDMENTS – ORDINANCE 2018-___ AMENDING THE LAND DEVELOPMENT CODE (LDC) SECTION(S): 1.07.00 ACRONYMS AND DEFINITIONS; TABLE 2.03.02 PRINCIPAL LAND USES; TABLE 2.03.03 ACCESSORY USES; TABLE 4.02.01(J) DESIGN STANDARDS FOR LOTS – IMPERVIOUS SURFACE RATIO; 4.02.06 SPECIFIC STANDARDS FOR TOWNHOUSE DEVELOPMENT – LOT WIDTH; 4.03.03 8TH STREET SMALL AREA DESIGN STANDARDS – SIGNAGE; 5.03.00 SIGNS – MU-8; 5.02.06 MOVABLE MODULE STORAGE UNITS – PLACEMENT; 11.00.01 – OVERALL REVISIONS TO THE LDC; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.** *Synopsis: Amends the Land Development Code specific to referenced sections.*

Item postponed to September 12, 2018 Regular Meeting.

- 4.6 **PAB 2018-20: LAND DEVELOPMENT CODE (LDC) AMENDMENT – BUILDING HEIGHTS AND VARIANCES – ORDINANCE 2018-___ AMENDING THE LAND DEVELOPMENT CODE (LDC) SECTION(S): 1.07.00 ACRONYMS AND DEFINITIONS, TABLE 4.02.01(J) DESIGN STANDARDS FOR LOTS – IMPERVIOUS SURFACE RATIO, 4.02.03 STANDARDS FOR BUILDINGS AND BUILDING PLACEMENT – MECHANICAL EQUIPMENT AND CALCULATION OF HEIGHTS, AND 10.02.01 LIMITATIONS ON THE GRANTING OF A**

CALCULATION OF HEIGHTS, AND 10.02.01 LIMITATIONS ON THE GRANTING OF A VARIANCE; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Synopsis: Amends the Land Development Code specific to referenced sections.

Item postponed to September 12, 2018 Regular Meeting.

5. BOARD BUSINESS

- 5.1 **PAB 2018-21: LAND DEVELOPMENT CODE (LDC) AMENDMENT – AMELIA RIVER WATERFRONT CRA DEVELOPMENT STANDARDS – ORDINANCE 2018-__ AMENDING THE LAND DEVELOPMENT CODE (LDC) SECTION____;** PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. *Synopsis: Amends the Land Development Code specific to _____. (This item will be presented to the PAB for consideration at its regular meeting in September.)*

Board Members agreed to hold a special meeting on August 22 at 5:00PM to address amendments as well as issues concerning parking and multi-family triplex.

- 5.2 **PAB 2018-22: LAND DEVELOPMENT CODE (LDC) AMENDMENT – CENTRAL BUSINESS DISTRICT DEVELOPMENT STANDARDS AND PERMISSIBLE USES – ORDINANCE 2018-__ AMENDING THE LAND DEVELOPMENT CODE (LDC) SECTION____;** PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. *Synopsis: Amends the Land Development Code specific to _____. (This item will be presented to the PAB for consideration at its regular meeting in September.)*

6. STAFF REPORT

Ms. Gibson had no business to report.

7. PUBLIC COMMENT

No members of the public wished to speak at this time.

8. ADJOURNMENT – 7:08 PM

Samantha Rogic, Secretary

Mark Bennett, Chair

PLANNING ADVISORY BOARD AGENDA ITEM
City of Fernandina Beach



SUBJECT:

ITEM TYPE: Future Land Use Map Amendment < 10 Acres

REQUESTED ACTION:

SYNOPSIS:

CITY ATTORNEY COMMENTS:

Kelly N. Gibson, AICP

Date: December 05, 2019

Submitted By: Kelly Gibson, AICP, Planning Director

PAB2019- 0016

REC'D: _____ BY: _____

INVOICE #: _____

PAYMENT: _____ TYPE: _____

BOARD MEETING DATE: DEC. 11, 2019



PLANNING ADVISORY BOARD APPLICATION

- | | |
|---|--|
| ☒ ZONING MAP AMENDMENT
(≤ 10 acres \$1,000 / > 10 acres \$2,000) | ☐ SUBDIVISION PLAT – PRELIMINARY
(≤ 20 units \$1,000 / > 20 units \$1,600) |
| ☒ LAND USE MAP AMENDMENT
(≤ 10 acres \$1,000 / > 10 acres \$2,000) | ☐ SUBDIVISION PLAT – FINAL (\$850) |
| ☐ LDC TEXT AMENDMENT (\$1,000) | ☐ VACATION OF R.O.W. (\$1,700) |
| ☐ COMP PLAN AMENDMENT (\$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

Mailing Address: 204 ASH STREET FERNANDINA BEACH, FL 32034

Telephone: (904)310-3101

Fax: _____

Email: DMARTIN@FBFL.ORG

Agent Name: PLANNING AND CONSERVATION DEPARTMENT

Mailing Address: _____

Telephone: (904) 310-3480

Fax: _____

Email: KGIBSON@FBFL.ORG

PROPERTY INFORMATION

Street Address: VARIOUS- SEE ATTACHED LIST

(city owned)

Parcel Identification Number(s): _____

Lot Number: _____

Block Number: _____

Subdivision: _____

Section: _____

Township: _____

Range: _____

PROJECT INFORMATION

Total Number of Lots/Parcels: SEE ATTACHED LIST

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

Existing Zoning Classification: VARIES - SEE ATTACHED LIST

Existing Future Land Use Classification: VARIES- SEE ATTACHED LIST

Previous Planning/Zoning Approvals: _____

Description of Request:

MODIFICATION BASED ON DIRECTION PROVIDED THROUGH THE
ADOPTION OF ORDINANCE 2019-05

SIGNATURE/NOTARY

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

11/26/19
Date

[Signature]
Signature of Applicant

STATE OF FLORIDA }
COUNTY OF NASSAU } ss



Subscribed and sworn to before me this 26th day of November, 2019.

[Signature]
Notary Public: Signature

Nicole Bednar
Printed Name

Feb. 2, 2020
My Commission Expires

Personally Known X OR Produced Identification _____ ID Produced: _____

CITY OWNED

PIN	Subdivisio	ZoningDist	FutureLand	GISCalcula	USEDESC	HOUSE_NO	STREET	ST_MD	CHANGE FLUM	CHANGE ZONING
11-2N-28-0000-0005-0060	Not in a Subdivision	REC		6.82	VAC GOVERN		CANOPY	DR	RECREATION	
11-2N-28-0000-0005-0070	Not in a Subdivision	REC		2.83	VAC GOVERN	1531	CANOPY	DR	RECREATION	
11-3N-29-0000-0005-0000	Not in a Subdivision	R-1	LOW DENSITY RESIDENTIAL	2.38	MUNICIPAL	215.5	LIGHTHOUSE	CR	RECREATION	REC
00-00-31-1800-0061-0010	CITY OF FERNANDINA BEACH S/D	R-2	MEDIUM DENSITY RESIDENTIAL	1.61	VAC GOVERN		DADE	ST	CONSERVATION	CON
00-3N-29-0000-0014-0RW0	REPLAT OF SOUTHERN PORTION OF OCEAN CITY			1.56	VAC GOVERN		OFF S FLETCHER	AV	CONSERVATION	CON
00-00-31-1800-0302-0000	CITY OF FERNANDINA BEACH S/D	MU-8	8th Street Mixed Use	1.34	MUNICIPAL	1129	S 8TH	ST	RECREATION	REC
00-00-31-1800-0062-0030	CITY OF FERNANDINA BEACH S/D	R-2	MEDIUM DENSITY RESIDENTIAL	0.9	VAC GOVERN		N 6TH	ST	CONSERVATION	CON
00-00-31-1800-0067-0010	CITY OF FERNANDINA BEACH S/D	R-2	MEDIUM DENSITY RESIDENTIAL	0.69	VAC GOVERN		CALHOUN	ST	CONSERVATION	CON
11-2N-28-0000-0005-00L1	Not in a Subdivision	I-1	INDUSTRIAL	301.43	MUNICIPAL	700	AIRPORT	RD	PORTION OF LEASEHOLD PROPERTY CHANGED TO CONSERVATION (EST 115 ACRES)	PORTION OF LEASEHOLD PROPERTY CHANGED TO CON (EST 115 ACRES)
00-00-31-1400-0003-0060	INTERLACHEN BY THE SEA	R-1	LOW DENSITY RESIDENTIAL	0.47	VAC GOVERN		N FLETCHER	AV	CONSERVATION	CON
00-00-31-1800-0077-0050	CITY OF FERNANDINA BEACH S/D	R-2	MEDIUM DENSITY RESIDENTIAL	0.45	VAC GOVERN		N 10TH	ST	CONSERVATION	CON
00-00-31-128A-0010-0000	FOREST HILLS	R-1	LOW DENSITY RESIDENTIAL	0.41	V GV W/XFO	3	ILAN	CIR	RECREATION	REC
00-00-31-1800-0161-0130	CITY OF FERNANDINA BEACH S/D	R-2	MEDIUM DENSITY RESIDENTIAL	0.23	MUNICIPAL		S 6TH & INDIGO	ST	CONSERVATION	CON
00-00-31-1800-0167-0170	CITY OF FERNANDINA BEACH S/D	MU-8	8th Street Mixed Use	0.22	MUNICIPAL		S 9TH & JASMINE	ST	CONSERVATION	CON
00-00-31-1800-0180-0040	CITY OF FERNANDINA BEACH S/D	MU-8	8th Street Mixed Use	0.15	VAC GOVERN	1198	8TH	ST	RECREATION	REC
00-00-31-128A-0PRK-0000	FOREST HILLS	R-1	LOW DENSITY RESIDENTIAL	0.14	MUNICIPAL		ILAN	CR	RECREATION	REC
00-00-30-0211-0000-0000	EGANS LANDING	R-2		0.07	MUNICIPAL		ROBERT OLIVER	AV	LOT 2 ONLY - CONSERVATION	LOT 2 ONLY- CON



PROPERTY INFORMATION

Parcel Number 11-2N-28-0000-0005-0060

Owner Name CITY OF FERNANDINA BEACH
 Mailing Address 204 ASH STREET
 FERNANDINA BEACH, FL 32034
 Location Address CANOPY DR
 FERNANDINA BEACH 32034
 Tax District FERNANDINA BEACH
 Millage 20.3245
 Homestead Yes
 Property Usage VAC GOVERN 008000
 Deed Acres 6.64
 Short Legal PT OF J PELOT GRANT SEC 11 LYING S OF CANOPY DR & W OF AMELIA ISL PKWY PT DB 119/179

2019 Preliminary Values (Subject to Change)

Land Value \$332,000
 (+) Improved Value \$0
 (=) **Market Value** **\$332,000**
 (-) Agricultural Classification \$0
 (-) SOH or Non-Hx* Capped Savings \$
 (=) **Assessed Value** **\$332,000**
 (-) Homestead \$0
 (-) Additional Exemptions \$0
 (=) School Taxable Value \$0
 (-) Non-School HX & Other Exempt Value \$0
 (=) **County Taxable Value** **\$0**

Note: *12% Cap does not apply to School Taxable Value



Map This Parcel



GIS Report



Property Record Card



Print Friendly Page

PARCEL MAP



2019 AERIAL MAP



PROPERTY PHOTO

If this picture is incorrect, please email info@nassauflpa.com

LOCATION MAP



BUILDING INFO

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Extra

SALES INFO

Sale Date	Book Page	Price	Instr	Qual	Imp	Grantor	Grantee



PROPERTY INFORMATION

Parcel Number 11-2N-28-0000-0005-0070

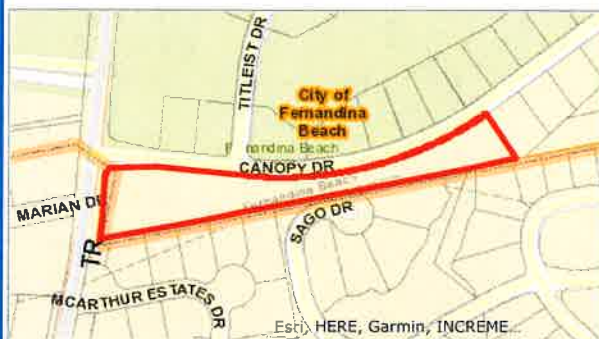
Owner Name CITY OF FERNANDINA BEACH
 Mailing Address 204 ASH STREET
 FERNANDINA BEACH, FL 32034
 Location Address 1531 CANOPY DR
 FERNANDINA BEACH 32034
 Tax District FERNANDINA BEACH
 Millage 20.3245
 Homestead Yes
 Property Usage VAC GOVERN 008000
 Deed Acres 2.79
 Short Legal PT OF J PELOT GRANT SEC 11 LYING S OF CANOPY DR & E OF BUCCANEER TL PT DB 119/179

2019 Preliminary Values (Subject to Change)

Land Value	\$174,375		Map This Parcel
(+) Improved Value	\$0		
(=) Market Value	\$174,375		GIS Report
(-) Agricultural Classification	\$0		
(-) SOH or Non-Hx* Capped Savings	\$		Property Record Card
(=) Assessed Value	\$174,375		
(-) Homestead	\$0		Print Friendly Page
(-) Additional Exemptions	\$0		
(=) School Taxable Value	\$0		
(-) Non-School HX & Other Exempt Value	\$0		
(=) County Taxable Value	\$0		

Note: *10% Cap does not apply to School Taxable Value

PARCEL MAP



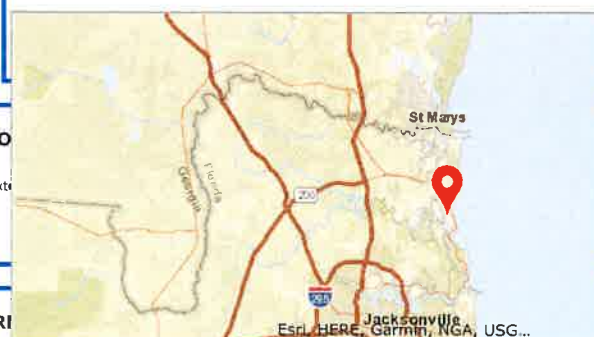
2019 AERIAL MAP



PROPERTY PHOTO

If this picture is incorrect, please email info@nassaulpa.com

LOCATION MAP



BUILDING INFO

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Ext
------	------------	-------------	----------	-------	-------------

SALES INFO

Sale Date	Book Page	Price	Instr	Qual	Imp	Grantor	Grantee
-----------	-----------	-------	-------	------	-----	---------	---------



A. Michael Hickox, CFA
Cert. Res. RD1941

NASSAU COUNTY
PROPERTY APPRAISER



PROPERTY INFORMATION

Parcel Number 11-3N-29-0000-0005-0000

Owner Name CITY OF FERNANDINA BEACH
Mailing Address STATE OF FLORIDA
204 ASH STREET
FERNANDINA BEACH, FL 32034
Location Address 215.5 LIGHTHOUSE CR
FERNANDINA BEACH 32034
Tax District FERNANDINA BEACH
Millage 20.3245
Homestead Yes
Property Usage MUNICIPAL 008900
Deed Acres 2.36
Short Legal FRACTION IN OR 981/1352 (EX OR 53 PG 449)

2019 Preliminary Values (Subject to Change)

Land Value	\$351,050	
(+) Improved Value	\$1,293,141	
(=) Market Value	\$1,644,191	
(-) Agricultural Classification	\$0	
(-) SOH or Non-Hx* Capped Savings	\$	
(=) Assessed Value	\$1,644,191	
(-) Homestead	\$0	
(-) Additional Exemptions	\$0	
(=) School Taxable Value	\$0	
(-) Non-School HX & Other Exempt Value	\$0	
(=) County Taxable Value	\$0	

Note: *10% Cap does not apply to School Taxable Value

PARCEL MAP



2019 AERIAL MAP

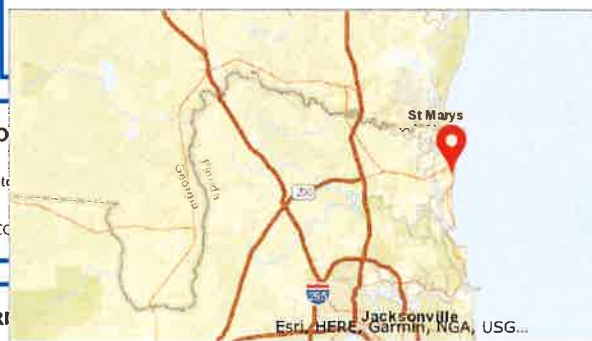


PROPERTY PHOTO



If this picture is incorrect, please email info@nassaulpa.com

LOCATION MAP



BUILDING INFO

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Ext
RES EXEMPT	1896	1896	0	2	CB STUCCO

SALES INFO

Sale Date	Book Page	Price	Instr	Qual	Imp	Grantor	Grantee
2001-04-17	981 / 1352	\$100	QC	U	Y	U S GOVERNMENT LAND	CITY OF FDNA BEACH



A. Michael Hickox, CFA
Cert. Res. RD1941

NASSAU COUNTY
PROPERTY APPRAISER



PROPERTY INFORMATION

Parcel Number 00-00-31-1800-0061-0010

Owner Name CITY OF FERNANDINA BEACH
Mailing Address 204 ASH STREET
FERNANDINA BEACH, FL 32034
Location Address DADE ST
FERNANDINA BEACH 32034
Tax District FERNANDINA BEACH
Millage 20.3245
Homestead Yes
Property Usage VAC GOVERN 008000
Deed Acres 0
Short Legal BLOCK 61 LOTS 1 TO 13 INC 16 PT OF OR 230 PG 619 CITY OF FDNA
BEACH

2019 Preliminary Values (Subject to Change)

Land Value	\$15,400		Map This Parcel
(+) Improved Value	\$0		
(=) Market Value	\$15,400		GIS Report
(-) Agricultural Classification	\$0		
(-) SOH or Non-Hx* Capped Savings	\$		Property Record Card
(=) Assessed Value	\$15,400		
(-) Homestead	\$0		Print Friendly Page
(-) Additional Exemptions	\$0		
(=) School Taxable Value	\$0		
(-) Non-School HX & Other Exempt Value	\$0		
(=) County Taxable Value	\$0		

Note: *12% Cap does not apply to School Taxable Value

PARCEL MAP



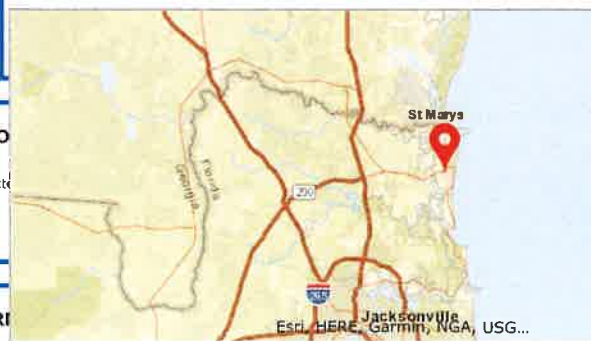
2019 AERIAL MAP



PROPERTY PHOTO

If this picture is incorrect, please email info@nassauflpa.com

LOCATION MAP



BUILDING INFO

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Ext
------	------------	-------------	----------	-------	-------------

SALES INFO

Sale Date	Book Page	Price	Instr	Qual	Imp	Grantor	Grantee
1972-01-01	136 / 398	\$8,800	TA	U	N		



A. Michael Hickox, CFA
Cert. Res. RD1941

NASSAU COUNTY
PROPERTY APPRAISER



PROPERTY INFORMATION

Parcel Number 20-3N-29-0000-0014-ORWO

Owner Name CITY OF FERNANDINA BEACH
Mailing Address 204 ASH STREET
FERNANDINA BEACH, FL 32034
Location Address OFF S FLETCHER AV
FERNANDINA BEACH 32034
Tax District FERNANDINA BEACH
Millage 20.3245
Homestead Yes
Property Usage VAC GOVERN 008000
Deed Acres 0
Short Legal PT GOVT LOT 1 OF SEC 20-3N-29E IN OR 168/484 BEING 60FT STRIP
#2 & 40FT STRIP #3

2019 Preliminary Values (Subject to Change)

Land Value \$1,000
(+) Improved Value \$0
(=) Market Value \$1,000
(-) Agricultural Classification \$0
(-) SOH or Non-Hx* Capped Savings \$
(=) Assessed Value \$1,000
(-) Homestead \$0
(-) Additional Exemptions \$0
(=) School Taxable Value \$0
(-) Non-School HX & Other Exempt Value \$0
(=) County Taxable Value \$0



Map This Parcel



GIS Report



Property Record Card



Print Friendly Page

*Note: -10% Cap. Hx does not apply to School Taxable Value

PARCEL MAP



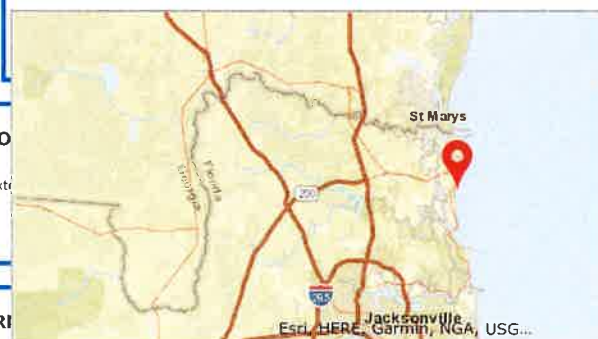
2019 AERIAL MAP



PROPERTY PHOTO

If this picture is incorrect, please email info@nassaulpa.com

LOCATION MAP



BUILDING INFO

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Ext

SALES INFO

Sale Date	Book Page	Price	Instr	Qual	Imp	Grantor	Grantee
1974-04-10	168 / 484	\$100	QC	U	N	FERNANDINA DOCK & REALTY COMPANY	CITY OF FERNANDINA BEACH



A. Michael Hickox, CFA
Cert. Res. RD1941

NASSAU COUNTY
PROPERTY APPRAISER



PROPERTY INFORMATION

Parcel Number 00-00-31-1800-0302-0000

Owner Name CITY OF FERNANDINA BEACH
Mailing Address 204 ASH STREET
FERNANDINA BEACH, FL 32034
Location Address 1129 S 8TH ST
FERNANDINA BEACH 32034
Tax District FERNANDINA BEACH
Millage 20.3245
Homestead Yes
Property Usage MUNICIPAL 008901
Deed Acres 0
Short Legal BLOCK 302 ALL OF (LESS LOTS 1 & 8 N 10 FT OF 2 & 7 & RR ROW

2019 Preliminary Values (Subject to Change)

Land Value \$526,500
(+) Improved Value \$0
(=) Market Value \$526,500
(-) Agricultural Classification \$0
(-) SOH or Non-Hx* Capped Savings \$
(=) Assessed Value \$526,500
(-) Homestead \$0
(-) Additional Exemptions \$0
(-) School Taxable Value \$0
(-) Non-School HX & Other Exempt Value \$0
(=) County Taxable Value \$0



Map This Parcel



GIS Report



Property Record Card



Print Friendly Page

Note: *10% Cap. Does not apply to School Taxable Value

PARCEL MAP



2019 AERIAL MAP



PROPERTY PHOTO

If this picture is incorrect, please email info@nassauflpa.com

LOCATION MAP

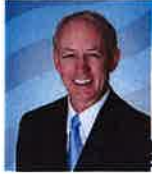


BUILDING INFO

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Ex
------	------------	-------------	----------	-------	------------

SALES INFO

Sale Date	Book Page	Price	Instr	Qual		
2000-12-05	960 / 1589	\$275,000	WD	Q	Y	FERNANDINA LUMBER & SUPPLY CO CITY OF FERNANDINA BEACH
1995-06-09	731 / 491	\$140,000	WD	U	Y	NASSAU BUILDING & SUPPLY CO FERNANDINA LUMBER & SUPPLY CO



A. Michael Hickox, CFA
Cert. Res. RD1941

NASSAU COUNTY
PROPERTY APPRAISER



PROPERTY INFORMATION

Parcel Number 00-00-31-1800-0062-0030

Owner Name CITY OF FERNANDINA BEACH
Mailing Address 204 ASH STREET
FERNANDINA BEACH, FL 32034
Location Address N 6TH ST
FERNANDINA BEACH 32034
Tax District FERNANDINA BEACH
Millage 20.3245
Homestead Yes
Property Usage VAC GOVERN 008000
Deed Acres 0
Short Legal BLOCK 62 LOTS 3 5 6 7 CITY OF FDNA BEACH PT OF OR 230 PG 619

2019 Preliminary Values (Subject to Change)

Land Value	\$450	 Map This Parcel  GIS Report  Property Record Card  Print Friendly Page
(+) Improved Value	\$0	
(=) Market Value	\$450	
(-) Agricultural Classification	\$0	
(-) SOH or Non-Hx* Capped Savings	\$	
(=) Assessed Value	\$450	
(-) Homestead	\$0	
(-) Additional Exemptions	\$0	
(=) School Taxable Value	\$0	
(-) Non-School HX & Other Exempt Value	\$0	
(=) County Taxable Value	\$0	

Note: *10% Cap does not apply to School Taxable Value

PARCEL MAP



2019 AERIAL MAP



PROPERTY PHOTO

If this picture is incorrect, please email info@nassauflpa.com

LOCATION MAP



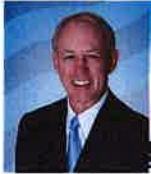
BUILDING INFO

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Ext
------	------------	-------------	----------	-------	-------------

SALES INFOR

Sale Date	Book Page	Price	Instr	Qual
1972-01-01	136 / 398	\$8,800	TA	U

N



A. Michael Hickox, CFA
Cert. Res. RD1941

NASSAU COUNTY
PROPERTY APPRAISER



PROPERTY INFORMATION

Parcel Number 00-00-31-1800-0067-0010

Owner Name CITY OF FERNANDINA BEACH

Mailing Address 204 ASH STREET

Location Address FERNANDINA BEACH, FL 32034

CALHOUN ST

FERNANDINA BEACH 32034

Tax District FERNANDINA BEACH

Millage 20.3245

Homestead Yes

Property Usage VAC GOVERN 008000

Deed Acres 0

Short Legal BLOCK 67 LOTS 1 2 3 CITY OF FDNA BEACH PT OF OR 230 PG 619

2019 Preliminary Values (Subject to Change)

Land Value \$600

(+) Improved Value \$0

(=) Market Value \$600

(-) Agricultural Classification \$0

(-) SOH or Non-Hx* Capped Savings \$

(=) Assessed Value \$600

(-) Homestead \$0

(-) Additional Exemptions \$0

(=) School Taxable Value \$0

(-) Non-School HX & Other Exempt Value \$0

(=) County Taxable Value \$0

Note: *10% Cap does not apply to School Taxable Value



Map This Parcel



GIS Report

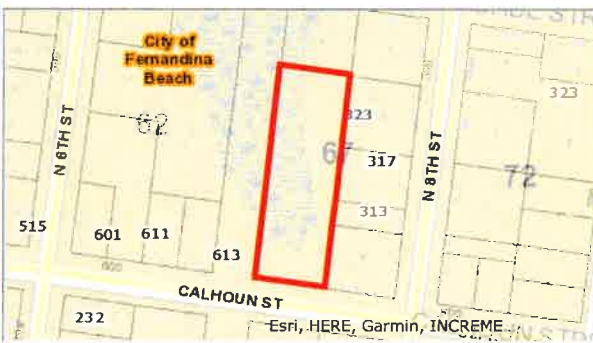


Property Record Card



Print Friendly Page

PARCEL MAP



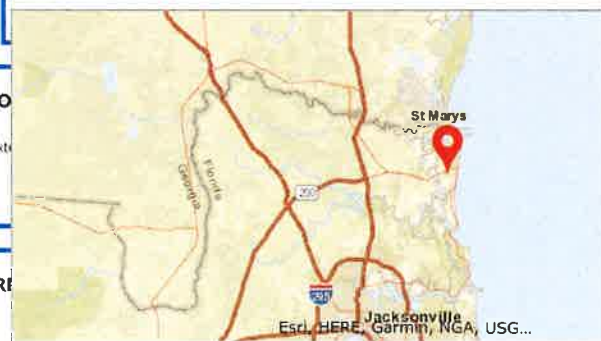
2019 AERIAL MAP



PROPERTY PHOTO

If this picture is incorrect, please email info@nassauflpa.com

LOCATION MAP



BUILDING INFO

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Ext
------	------------	-------------	----------	-------	-------------

SALES INFO

Sale Date	Book Page	Price	Instr	Qual
1972-01-01	136/398	\$8,000	TA	U



PROPERTY INFORMATION

Parcel Number 11-2N-28-0000-0005-00L1

Owner Name CITY OF FERNANDINA BEACH
 Mailing Address C/O AMELIA RIVER GOLF LLC
 ATT:GEORGE & BARBARA SHEFFIELD
 96172 OCEAN BREEZE DRIVE
 FERNANDINA BEACH, FL 32034
 Location Address 4477 BUCCANEER TRL
 FERNANDINA BEACH 32034
 Tax District FERNANDINA BEACH
 Millage 20.3245
 Homestead No
 Property Usage GOLF COURSE 003800
 Deed Acres 310.43
 Short Legal PT OF GOVT LOTS 3,4 OF SEC 6-2N-28E & PT J PELOT GRANT SEC 11-2N-28E IN

2019 Preliminary Values (Subject to Change)

Land Value \$419,047
 (+) Improved Value \$1,171,466
 (=) **Market Value** **\$1,590,513**
 (-) Agricultural Classification \$0
 (-) SOH or Non-Hx* Capped Savings \$
 (=) **Assessed Value** **\$1,590,513**
 (-) Homestead \$0
 (-) Additional Exemptions \$0
 (=) School Taxable Value \$1,590,513
 (-) Non-School HX & Other Exempt Value \$0
 (=) **County Taxable Value** **\$1,590,513**

Note - *13% Cap does not apply to School Taxable Value



Map This Parcel



GIS Report



Property Record Card



Print Friendly Page

PARCEL MAP



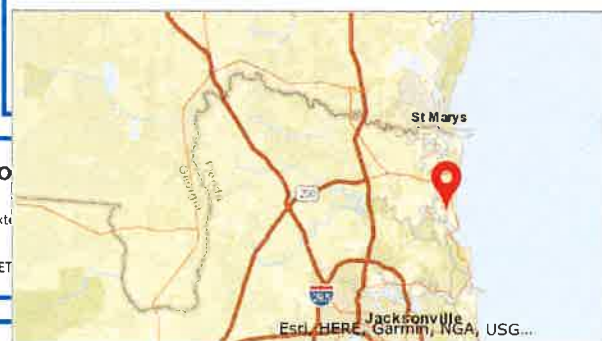
2019 AERIAL MAP



PROPERTY PHOTO

If this picture is incorrect, please email info@nassaulpa.com

LOCATION MAP



BUILDING INFO

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Ext
GARAGE	8400	5704	0	0	MOD MET

SALES INFORMATION

Sale Date	Book Page	Price	Instr	Qual	Imp	Grantor	Grantee
-----------	-----------	-------	-------	------	-----	---------	---------



A. Michael Hickox, CFA
Cert. Res. RD1941

NASSAU COUNTY
PROPERTY APPRAISER



PROPERTY INFORMATION

Parcel Number 00-00-31-1400-0003-0060

Owner Name CITY OF FERNANDINA BEACH
Mailing Address 204 ASH STREET
FERNANDINA BEACH, FL 32034
Location Address N FLETCHER AV
FERNANDINA BEACH 32034
Tax District FERNANDINA BEACH
Millage 20.3245
Homestead Yes
Property Usage VAC GOVERN 008000
Deed Acres 0
Short Legal BLOCK 3 LOT 6 IN OR 328 PG 157 INTERLACHEN-BY-THE-SEA

2019 Preliminary Values (Subject to Change)

Land Value	\$200	
(+) Improved Value	\$0	
(=) Market Value	\$200	
(-) Agricultural Classification	\$0	
(-) SOH or Non-Hx* Capped Savings	\$	
(=) Assessed Value	\$200	
(-) Homestead	\$0	
(-) Additional Exemptions	\$0	
(=) School Taxable Value	\$0	
(-) Non-School HX & Other Exempt Value	\$0	
(=) County Taxable Value	\$0	

Note: -10% Cap does not apply to School Taxable Value

PARCEL MAP



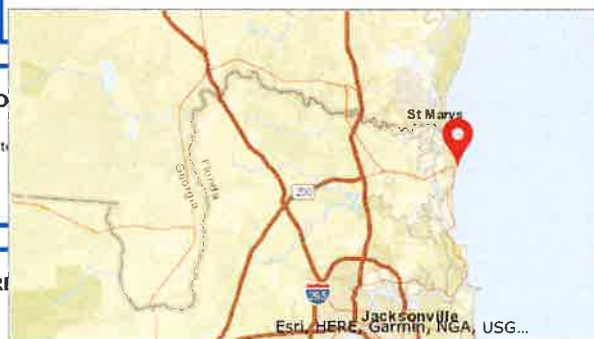
2019 AERIAL MAP



PROPERTY PHOTO

If this picture is incorrect, please email info@nassauflpa.com

LOCATION MAP



BUILDING INFO

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Ext
------	------------	-------------	----------	-------	-------------

SALES INFO

Sale Date	Book Page	Price	Instr	Qual	
1980-12-01	328 / 157	\$100	QC	U	N
1979-01-01	284 / 100	\$165	TD	U	N



A. Michael Hickox, CFA
Cert. Res. RD1941

NASSAU COUNTY
PROPERTY APPRAISER



PROPERTY INFORMATION

Parcel Number 00-00-31-1800-0077-0050

Owner Name CITY OF FERNANDINA BEACH
Mailing Address 204 ASH STREET
FERNANDINA BEACH, FL 32034
Location Address N 10TH ST
FERNANDINA BEACH 32034
Tax District FERNANDINA BEACH
Millage 20.3245
Homestead Yes
Property Usage VAC GOVERN 008000
Deed Acres 0
Short Legal BLOCK 77 LOTS 5 6 IN OR 757 PG 1417 CITY OF FDNA BEACH

2019 Preliminary Values (Subject to Change)

Land Value	\$327,250	
(+) Improved Value	\$0	
(=) Market Value	\$327,250	
(-) Agricultural Classification	\$0	
(-) SOH or Non-Hx* Capped Savings	\$	
(=) Assessed Value	\$532	
(-) Homestead	\$0	
(-) Additional Exemptions	\$0	
(=) School Taxable Value	\$0	
(-) Non-School HX & Other Exempt Value	\$0	
(=) County Taxable Value	\$0	

Note - 10% Cap does not apply to School Taxable Value

PARCEL MAP



2019 AERIAL MAP



PROPERTY PHOTO

If this picture is incorrect, please email info@nassauflpa.com

LOCATION MAP



BUILDING INFO

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Ext
------	------------	-------------	----------	-------	-------------

SALES INFO

Sale Date	Book Page	Price	Instr	Qual
1996-04-23	757 / 1417	\$3,000	QC	U

NASSAU HABITAT FOR HUMANITY
INC CITY OF FERNANDINA BEACH



A. Michael Hickox, CFA
Cert. Res. RD1941

NASSAU COUNTY
PROPERTY APPRAISER



PROPERTY INFORMATION

Parcel Number 00-00-31-128A-0010-0000

Owner Name CITY OF FERNANDINA BEACH
Mailing Address 204 ASH ST
FERNANDINA BEACH, FL 32034
Location Address 3 ILAN CIR
FERNANDINA BEACH 32034
Tax District FERNANDINA BEACH
Millage 20.3245
Homestead Yes
Property Usage V GV W/XFO 008001
Deed Acres 0
Short Legal LOT 10 OR 193/616 FOREST HILLS # 1 PB 2/76

2019 Preliminary Values (Subject to Change)

Land Value	\$85,000	
(+) Improved Value	\$655	
(=) Market Value	\$85,655	
(-) Agricultural Classification	\$0	
(-) SOH or Non-Hx* Capped Savings	\$	
(=) Assessed Value	\$81,472	
(-) Homestead	\$0	
(-) Additional Exemptions	\$0	
(=) School Taxable Value	\$0	
(-) Non-School HX & Other Exempt Value	\$0	
(=) County Taxable Value	\$0	

Note: *13% Cap does not apply to School Taxable Value

PARCEL MAP



2019 AERIAL MAP



PROPERTY PHOTO

If this picture is incorrect, please email info@nassauflpa.com

LOCATION MAP



BUILDING INFO

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Ext
------	------------	-------------	----------	-------	-------------

SALES INFO

Sale Date	Book Page	Price	Instr	Qual
-----------	-----------	-------	-------	------



A. Michael Hickox, CFA
Cert. Res. RD1941

NASSAU COUNTY
PROPERTY APPRAISER



PROPERTY INFORMATION

Parcel Number 00-00-31-1800-0161-0130

Owner Name CITY OF FERNANDINA BEACH
Mailing Address 204 ASH STREET
FERNANDINA BEACH, FL 32034
Location Address S 6TH & INDIGO ST
FERNANDINA BEACH 32034
Tax District FERNANDINA BEACH
Millage 20.3245
Homestead Yes
Property Usage MUNICIPAL 008901
Deed Acres 0
Short Legal BLOCK 161 LOTS 13 TO 16 INC PT OF OR 230 PG 619

2019 Preliminary Values (Subject to Change)

Land Value \$60,000
(+) Improved Value \$0
(=) Market Value \$60,000
(-) Agricultural Classification \$0
(-) SOH or Non-Hx* Capped Savings \$
(=) Assessed Value \$9,744
(-) Homestead \$0
(-) Additional Exemptions \$0
(=) School Taxable Value \$0
(-) Non-School HX & Other Exempt Value \$0
(=) County Taxable Value \$0



Map This Parcel



GIS Report



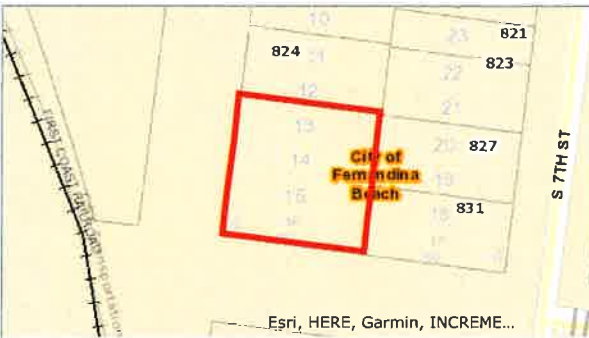
Property Record Card



Print Friendly Page

Note: *10% Cap does not apply to School Taxable Value

PARCEL MAP



2019 AERIAL MAP



PROPERTY PHOTO

If this picture is incorrect, please email info@nassauflpa.com

LOCATION MAP

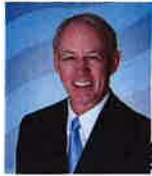


BUILDING INFO

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Ext
------	------------	-------------	----------	-------	-------------

SALES INFO

Sale Date	Book Page	Price	Instr	Qual
-----------	-----------	-------	-------	------



A. Michael Hickox, CFA
Cert. Res. RD1941

NASSAU COUNTY
PROPERTY APPRAISER



PROPERTY INFORMATION

Parcel Number 00-00-31-1800-0167-0170

Owner Name CITY OF FERNANDINA BEACH
Mailing Address 204 ASH STREET
FERNANDINA BEACH, FL 32034
Location Address S 9TH & JASMINE ST
FERNANDINA BEACH 32034
Tax District FERNANDINA BEACH
Millage 20.3245
Homestead Yes
Property Usage MUNICIPAL 008901
Deed Acres 0
Short Legal BLOCK 167 LOTS 17 TO 20 IN OR 1009/1193 CITY OF FDNA BEACH

2019 Preliminary Values (Subject to Change)

Land Value	\$68,383		Map This Parcel
(+) Improved Value	\$0		
(=) Market Value	\$68,383		GIS Report
(-) Agricultural Classification	\$0		
(-) SOH or Non-Hx* Capped Savings	\$		Property Record Card
(=) Assessed Value	\$45,508		
(-) Homestead	\$0		Print Friendly Page
(-) Additional Exemptions	\$0		
(=) School Taxable Value	\$0		
(-) Non-School HX & Other Exempt Value	\$0		
(=) County Taxable Value	\$0		

Note - *10% Cap does not apply to School Taxable Value

PARCEL MAP



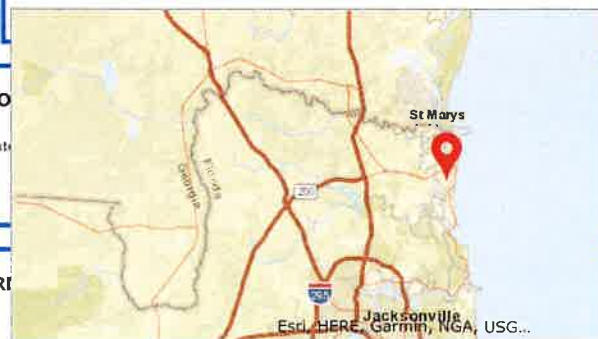
2019 AERIAL MAP



PROPERTY PHOTO

If this picture is incorrect, please email info@nassauflpa.com

LOCATION MAP



BUILDING INFO

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Ext
------	------------	-------------	----------	-------	-------------

SALES INFO

Sale Date	Book Page	Price	Instr	Qual		
2001-09-27	1009 / 1193	\$35,900	WD	Q	N	KELLEY STEPHEN WILLIAM CITY OF FERNANDINA BEACH
1990-01-22	588 / 821	\$25,000	WD	Q	N	LOWE VIRGINIA B KELLEY STEPHEN W



A. Michael Hickox, CFA
Cert. Res. RD1941

NASSAU COUNTY
PROPERTY APPRAISER



PROPERTY INFORMATION

Parcel Number 00-00-31-1800-0180-0040

Owner Name CITY OF FERNANDINA BEACH
Mailing Address 204 ASH STREET
FERNANDINA BEACH, FL 32034
Location Address 1198 8TH ST S
FERNANDINA BEACH 32034
Tax District FERNANDINA BEACH
Millage 20.3245
Homestead Yes
Property Usage VAC GOVERN 008000
Deed Acres 0
Short Legal BLOCK 180 LOT 4 EX RW IN OR 119 PG 98 CITY OF FDNA BEACH

2019 Preliminary Values (Subject to Change)

Land Value	\$81,000		Map This Parcel
(+) Improved Value	\$0		
(=) Market Value	\$81,000		GIS Report
(-) Agricultural Classification	\$0		
(-) SOH or Non-Hx* Capped Savings	\$		Property Record Card
(=) Assessed Value	\$81,000		
(-) Homestead	\$0		Print Friendly Page
(-) Additional Exemptions	\$0		
(=) School Taxable Value	\$0		
(-) Non-School HX & Other Exempt Value	\$0		
(=) County Taxable Value	\$0		

Note: *10% Cap does not apply to School Taxable Value

PARCEL MAP



2019 AERIAL MAP



PROPERTY PHOTO

If this picture is incorrect, please email info@nassauflpa.com

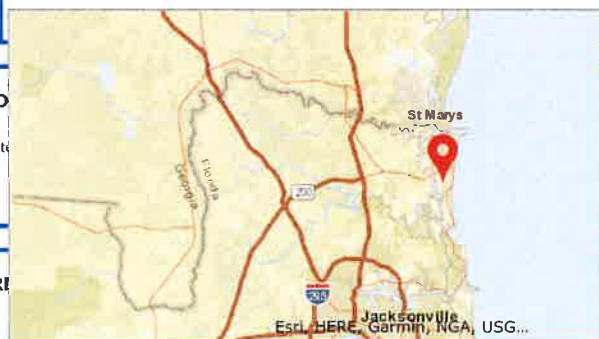
LOCATION MAP

BUILDING INFO

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Ext
------	------------	-------------	----------	-------	-------------

SALES INFO

Sale Date	Book Page	Price	Instr	Qual
-----------	-----------	-------	-------	------





Sale Date	Book Page	Price	Instr	Qual
-----------	-----------	-------	-------	------



PROPERTY INFORMATION

Parcel Number 00-00-30-021L-000D-0000

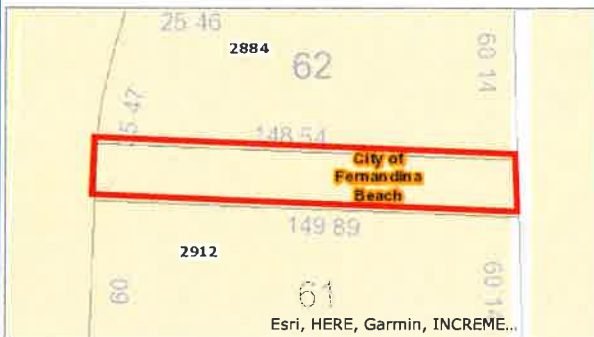
Owner Name CITY OF FERNANDINA BEACH
 Mailing Address 204 ASH ST
 FERNANDINA BEACH, FL 32034
 Location Address ROBERT OLIVER AV
 FERNANDINA BEACH 32034
 Tax District FERNANDINA BEACH
 Millage 20.3245
 Homestead Yes
 Property Usage MUNICIPAL 008900
 Deed Acres 0
 Short Legal TRACT D/DUNE WALKOVER DEDICATED TO CITY OF FDNA BCH
 EGANS LANDING PB 5/387

2019 Preliminary Values (Subject to Change)

Land Value	\$100		Map This Parcel
(+) Improved Value	\$0		GIS Report
(=) Market Value	\$100		Property Record Card
(-) Agricultural Classification	\$0		Print Friendly Page
(-) SOH or Non-Hx* Capped Savings	\$		
(=) Assessed Value	\$100		
(-) Homestead	\$0		
(-) Additional Exemptions	\$0		
(=) School Taxable Value	\$0		
(-) Non-School HX & Other Exempt Value	\$0		
(=) County Taxable Value	\$0		

Note: *10% Cap does not apply to School Taxable Value

PARCEL MAP



2019 AERIAL MAP



PROPERTY PHOTO

If this picture is incorrect, please email info@nassaulpa.com

LOCATION MAP



BUILDING INFO

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Ext
------	------------	-------------	----------	-------	-------------

SALES INFO

Sale Date	Book Page	Price	Instr	Qual	Imp	Grantor	Grantee
-----------	-----------	-------	-------	------	-----	---------	---------



A. Michael Hickox, CFA
Cert. Res. RD1941

NASSAU COUNTY
PROPERTY APPRAISER



PROPERTY INFORMATION

Parcel Number 00-00-31-1800-0217-0010

Owner Name CHURCH EPISCOPAL IN THE
Mailing Address DIOCESE OF FLA INC
325 MARKET ST
JACKSONVILLE, FL 32202
Location Address N 11TH ST
FERNANDINA BEACH 32034
Tax District FERNANDINA BEACH
Millage 20.3245
Homestead Yes
Property Usage VAC INSTIT 007000
Deed Acres 5.92
Short Legal BLOCK 217 LOTS 1 2 3 8 9 & 10 CITY OF FDNA BEACH

2019 Preliminary Values (Subject to Change)

Land Value	\$296,000	
(+) Improved Value	\$0	
(=) Market Value	\$296,000	
(-) Agricultural Classification	\$0	
(-) SOH or Non-Hx* Capped Savings	\$	
(=) Assessed Value	\$211,640	
(-) Homestead	\$0	
(-) Additional Exemptions	\$0	
(=) School Taxable Value	\$0	
(-) Non-School HX & Other Exempt Value	\$0	
(=) County Taxable Value	\$0	

Note: 12% Cap does not apply to School Taxable Value

PARCEL MAP



2019 AERIAL MAP



PROPERTY PHOTO

If this picture is incorrect, please email info@nassaulpa.com

LOCATION MAP



BUILDING INFO

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Ext
------	------------	-------------	----------	-------	-------------

SALES INFO

Sale Date	Book Page	Price	Instr	Qual	Imp	Grantor	Grantee
-----------	-----------	-------	-------	------	-----	---------	---------



STAFF REPORT
PAB 2019-16 (CITY OWNED PROPERTIES)
Planning Advisory Board Hearing
December 11, 2019

APPLICATION FOR FUTURE LAND USE MAP + ZONING AMENDMENTS
CITY OWNED PARCELS

*** 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 and at the Department of Planning and Conservation. ***

APPLICATION & SURROUNDING AREA INFORMATION:

PARCEL ID # AND PROPERTY OWNER:	00-00-31-1681-000A-0000 AND CITY OF EERNANDINA BEACH				
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:	1 st Avenue & Bill Melton Road				
CURRENT LAND USE + ZONING:	Low Density Residential + R-1				
PROPOSED LAND USE + ZONING:	Conservation + CON				
EXISTING USES ON SITE:	Utility Lift Station				
PROPERTY SIZE:	0.23 Acres				
ENVIRONMENTAL CHARACTERISTICS:	<u>Flood zone</u>	<u>Potential Wetlands</u>	<u>Avg. Topography</u>	<u>Soil Type</u>	<u>Coastal Upland Protection Zone</u>
	X : Not SFHA	N/A	15'	Fripp Fine Sand Rolling	Yes
ADJACENT PROPERTIES:	<u>Direction</u>	<u>Existing Use(s)</u>	<u>Year Built</u>	<u>Zoning</u>	<u>FLUM</u>
	North	Residential	1992	R-1	LDR
	South	Residential	1986	R-1	LDR
	East	Residential	1984	R-1	LDR
	West	Residential	1984	R-1	LDR
APPLICABLE COMPREHENSIVE PLAN POLICIES:	1.02.04 (FLUM amendments); 1.02.09 (smooth land use transition and buffering); 1.07.15 (conservation land use category); 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				



STAFF REPORT
PAB 2019-16 (CITY OWNED PROPERTIES)
Planning Advisory Board Hearing
December 11, 2019

APPLICABLE LAND DEVELOPMENT CODE SECTIONS:	2.00.03 (Establishment of district boundary); 2.01.20 (CON zoning district); 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, Land Development Code, and established City Commission Goal to increase conservation land use and zoning acreage. Staff recommends approval of the request.

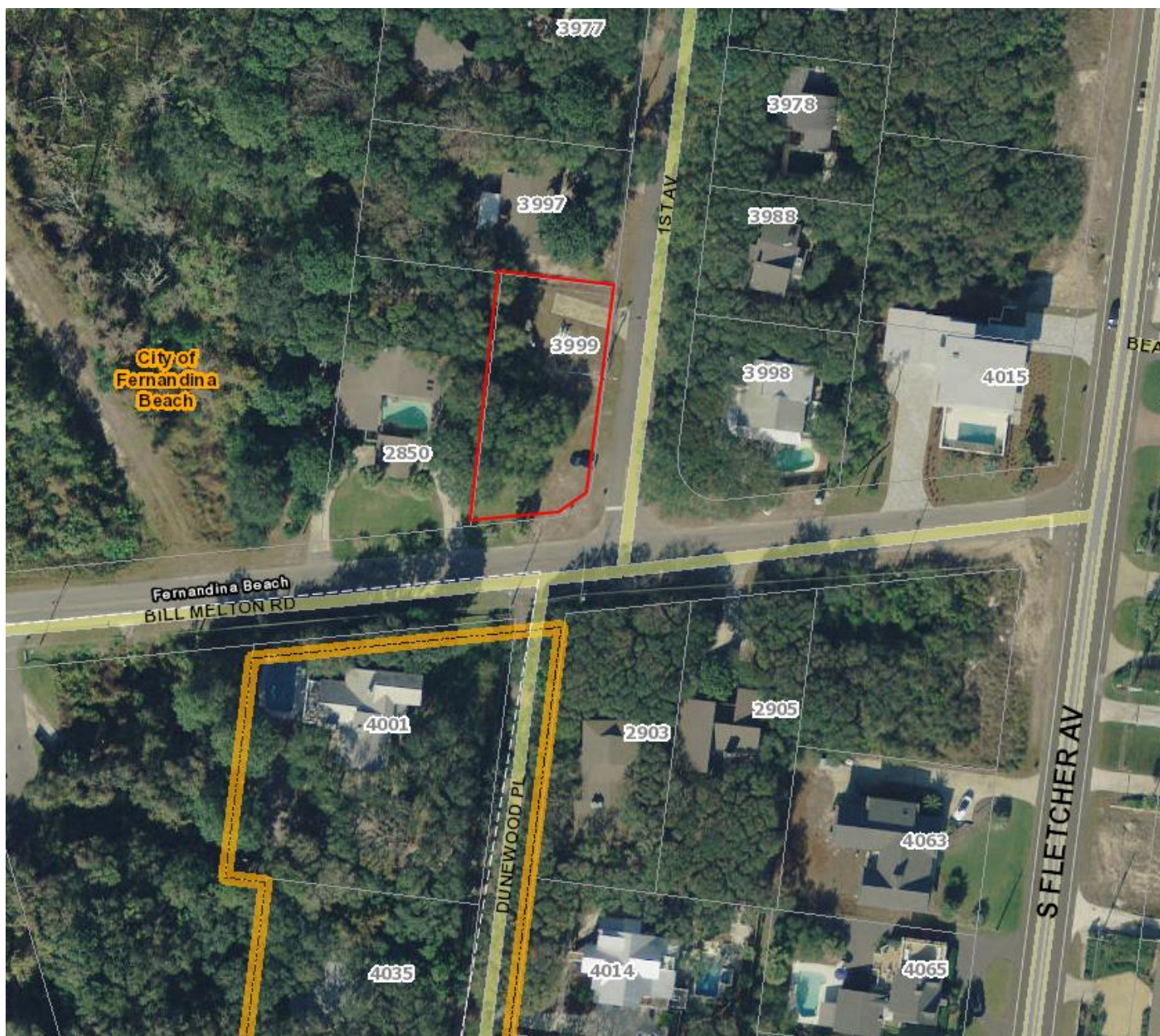
Submitted by:

Kelly N. Gibson, AICP
Director



STAFF REPORT
PAB 2019-16 (CITY OWNED PROPERTIES)
Planning Advisory Board Hearing
December 11, 2019

PROPERTY BOUNDARY





STAFF REPORT
PAB 2019-16 (CITY OWNED PROPERTIES)
Planning Advisory Board Hearing
December 11, 2019

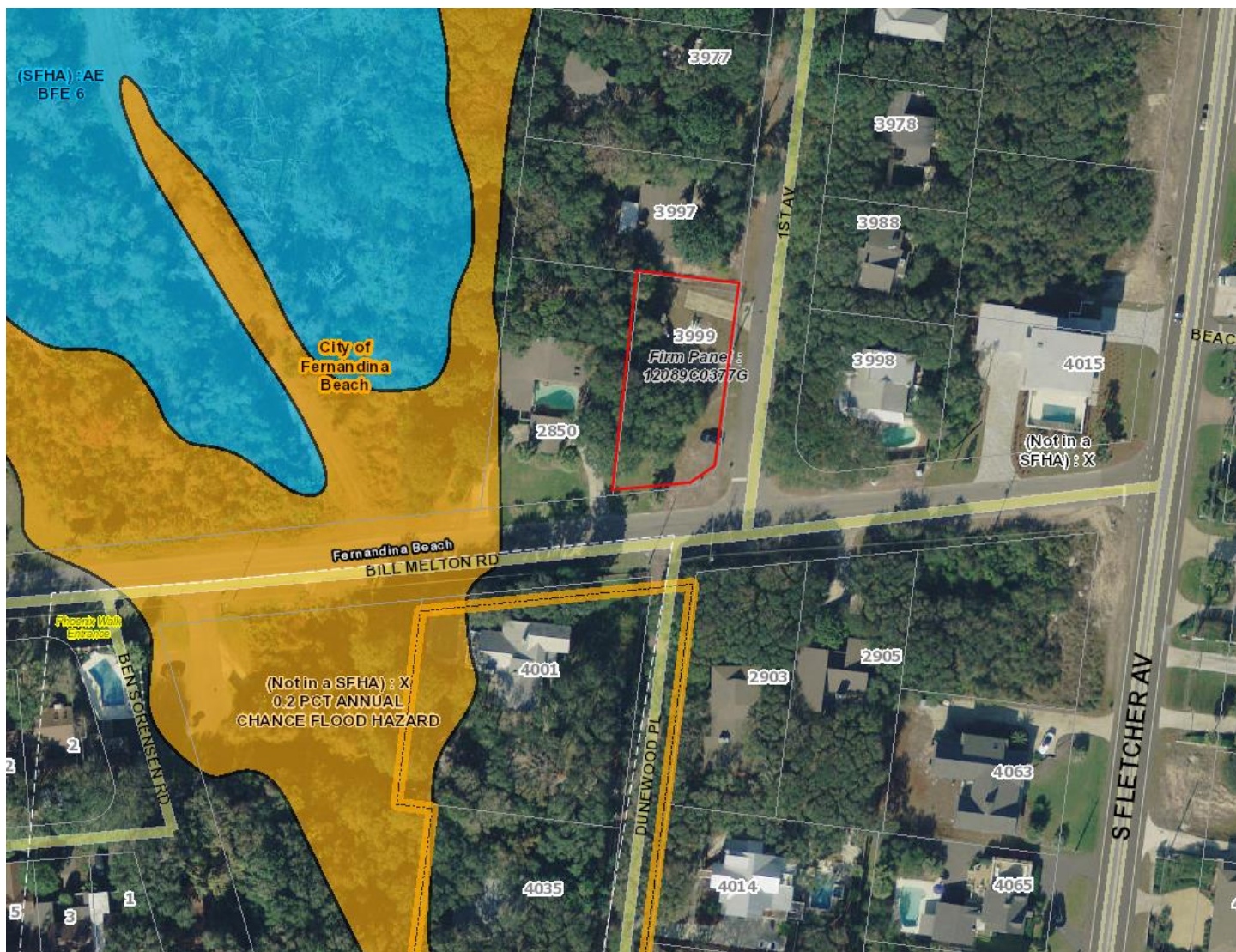
CURRENT LAND USE AND ZONING





STAFF REPORT
PAB 2019-16 (CITY OWNED PROPERTIES)
Planning Advisory Board Hearing
December 11, 2019

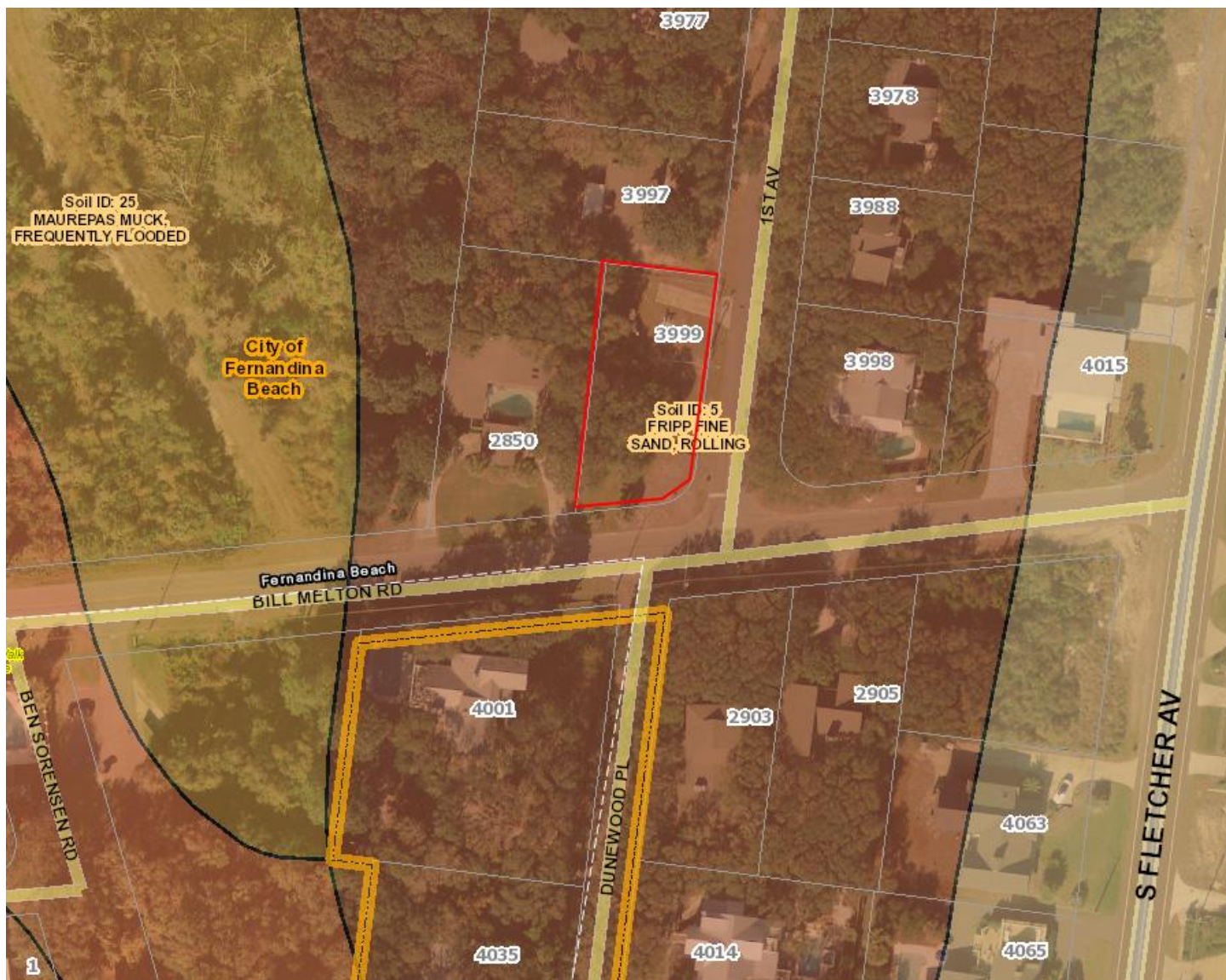
FLOODZONE





STAFF REPORT
PAB 2019-16 (CITY OWNED PROPERTIES)
Planning Advisory Board Hearing
December 11, 2019

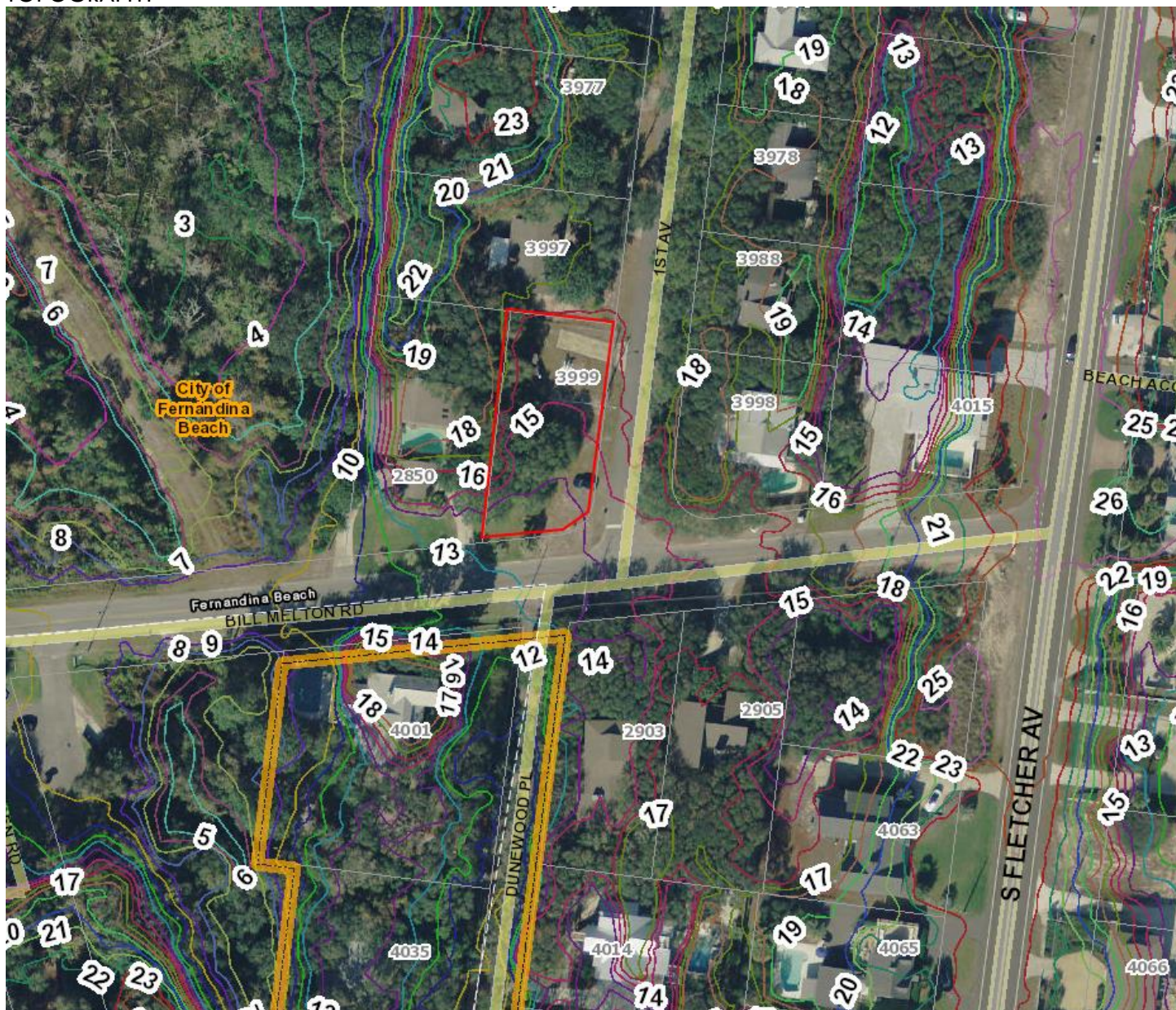
SOILS





STAFF REPORT
PAB 2019-16 (CITY OWNED PROPERTIES)
Planning Advisory Board Hearing
December 11, 2019

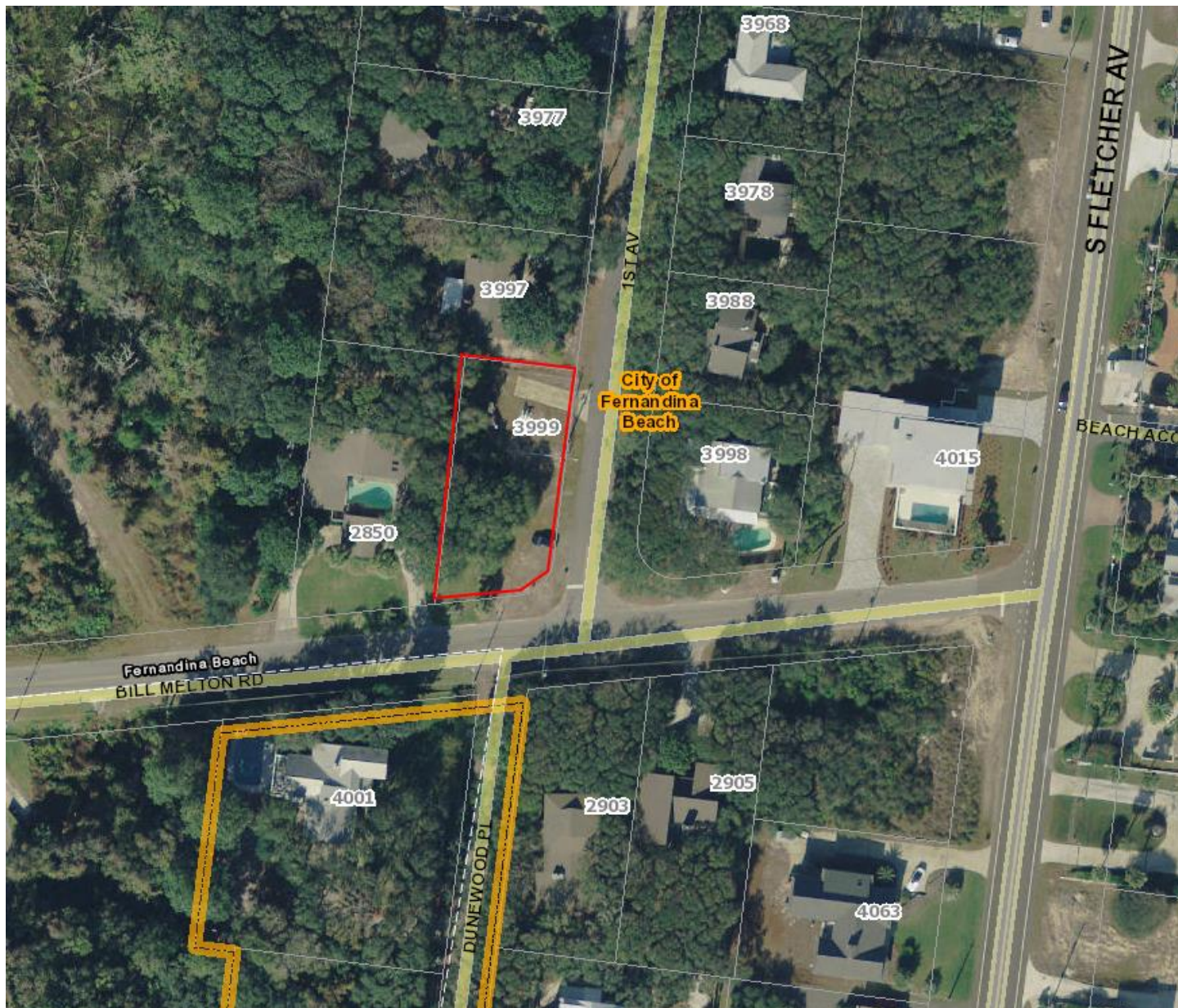
TOPOGRAPHY





STAFF REPORT
PAB 2019-16 (CITY OWNED PROPERTIES)
Planning Advisory Board Hearing
December 11, 2019

WETLANDS – Not applicable.





STAFF REPORT
PAB 2019-16 (CITY OWNED PROPERTIES)
Planning Advisory Board Hearing
December 11, 2019

STORM SURGE ZONE (COASTAL HIGH HAZARD AREA DEFINED AS CATEGORY 1 ZONE)





STAFF REPORT
PAB 2019-16 (CITY OWNED PROPERTIES)
Planning Advisory Board Hearing
December 11, 2019

APPLICATION FOR FUTURE LAND USE MAP + ZONING AMENDMENTS
CITY OWNED PARCELS

*** 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 and at the Department of Planning and Conservation. ***

APPLICATION & SURROUNDING AREA INFORMATION:

PARCEL ID # AND PROPERTY OWNER:	00-00-31-1720-000A-0080 AND CITY OF EERNANDINA BEACH				
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:	1 st Avenue and Simmons Road				
CURRENT LAND USE + ZONING:	East Side – High Density Residential + R-3 West Side – Medium Density Residential + R-3				
PROPOSED LAND USE + ZONING:	Conservation + CON				
EXISTING USES ON SITE:	Vacant				
PROPERTY SIZE:	0.23 Acres				
ENVIRONMENTAL CHARACTERISTICS:	<u>Flood zone</u>	<u>Potential Wetlands</u>	<u>Avg. Topography</u>	<u>Soil Type</u>	<u>Coastal Upland Protection Zone</u>
	X : Not SFHA	N/A	16'	Fripp Fine Sand Rolling	Yes
ADJACENT PROPERTIES:	<u>Direction</u>	<u>Existing Use(s)</u>	<u>Year Built</u>	<u>Zoning</u>	<u>FLUM</u>
	North	Residential	2000	R-2+R3	MDR+HDR
	South	Residential	1999	R-2+R-3	MDR+HDR
	East	Residential	1971	R-3	HDR
	West	Residential	1996	R-2	MDR
APPLICABLE COMPREHENSIVE PLAN POLICIES:	1.02.04 (FLUM amendments); 1.02.09 (smooth land use transition and buffering); 1.07.15 (conservation land use category); 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				



STAFF REPORT
PAB 2019-16 (CITY OWNED PROPERTIES)
Planning Advisory Board Hearing
December 11, 2019

APPLICABLE LAND DEVELOPMENT CODE SECTIONS:	2.00.03 (Establishment of district boundary); 2.01.20 (CON zoning district); 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, Land Development Code, and established City Commission Goal to increase conservation land use and zoning acreage. Staff recommends approval of the request.

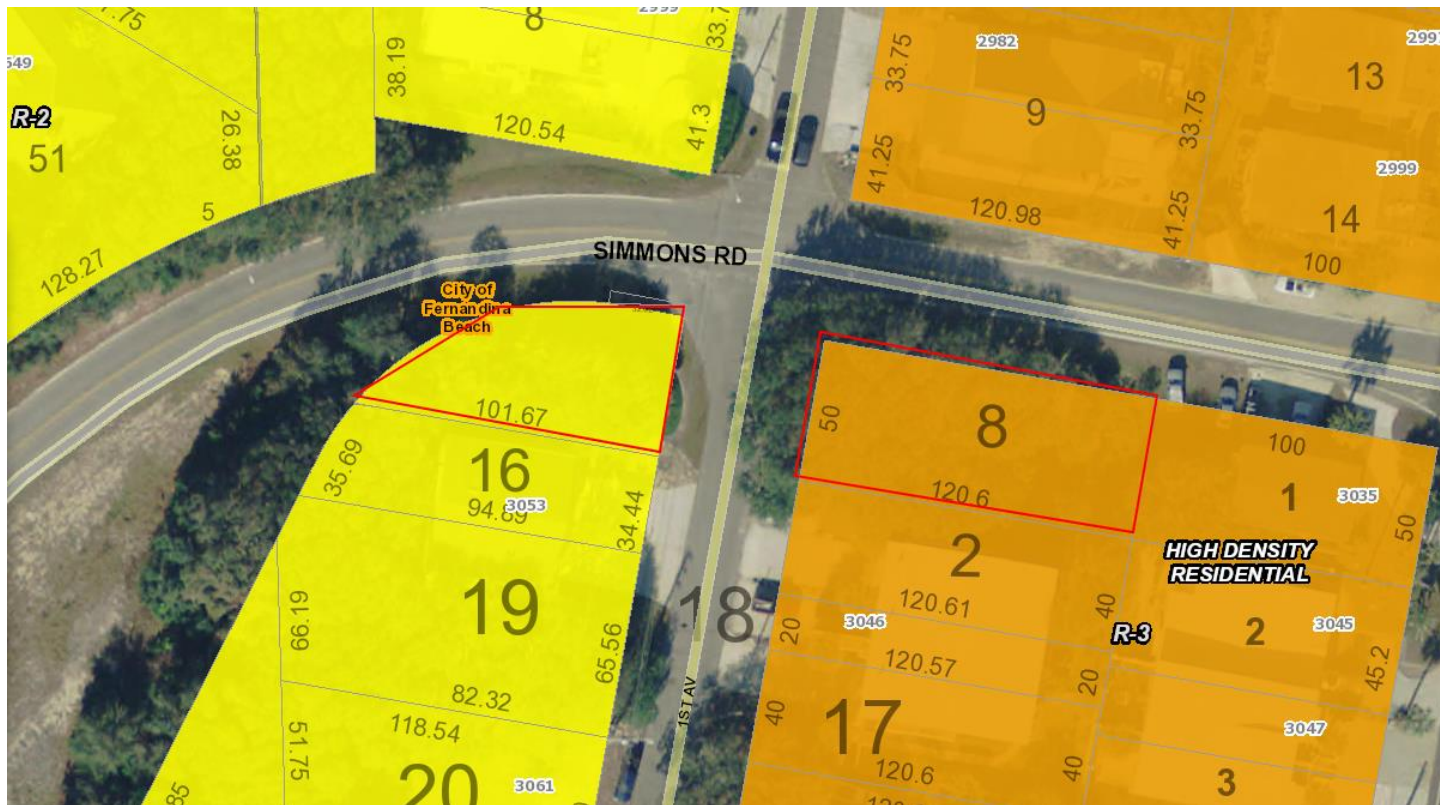
Submitted by:

Kelly N. Gibson, AICP
Director



STAFF REPORT
PAB 2019-16 (CITY OWNED PROPERTIES)
Planning Advisory Board Hearing
December 11, 2019

CURRENT LAND USE AND ZONING





STAFF REPORT
PAB 2019-16 (CITY OWNED PROPERTIES)
Planning Advisory Board Hearing
December 11, 2019

FLOODZONE





This aerial map displays a residential neighborhood with several streets and property lots. The streets shown include SIMMONS RD, STAY, and a road labeled 117.75. The lots are numbered, with some having specific area measurements. A red outline highlights a specific area, and a yellow label indicates the location of the City of Fernandina Beach. A soil test result is also visible, showing 'Soil ID: 5 FRIPP FINE SAND ROLLING'.

City of Fernandina Beach

Soil ID: 5 FRIPP FINE SAND ROLLING

117.75

26.38

5

38.19

8

2999

33.7

41.3

120.54

41.25

33.75

9

2982

120.98

41.25

33.75

1

100

SIMMONS RD

City of Fernandina Beach

Soil ID: 5 FRIPP FINE SAND ROLLING

101.67

35.69

16

3053

94.59

34.44

66.19

19

82.32

118.54

20

3061

50

198.85

51.15

65.56

50

50

8

120.6

2

120.61

120.57

3046

17

120.6

120.61

40

20

40

2

3047

3

100

1

304



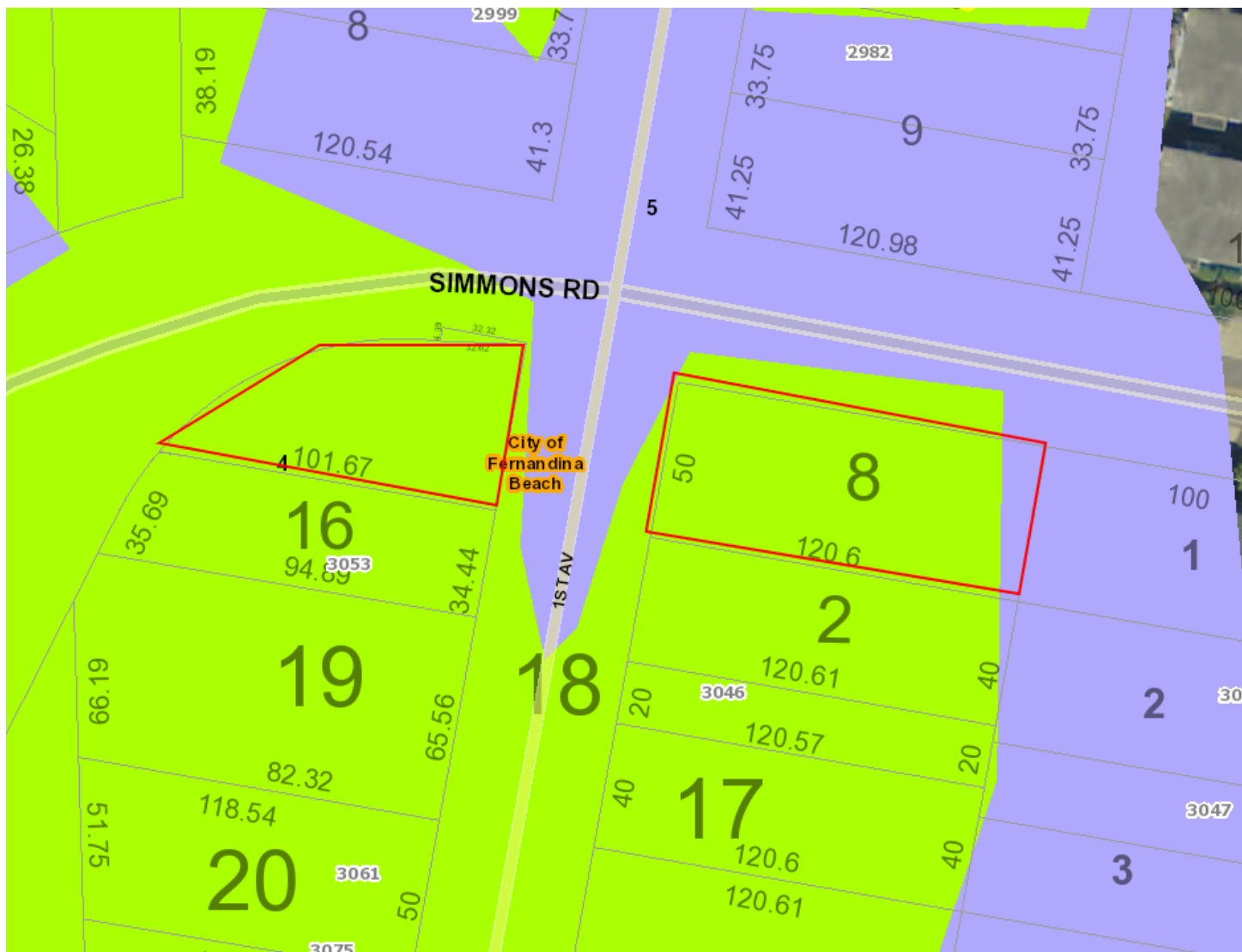
This aerial map displays a residential neighborhood in the City of Fernandina Beach. The map features several streets, including Simmons Rd and 1st Av. Two lots are highlighted with red outlines: Lot 16 (3053) and Lot 17 (3046). The map also shows various topographic contours and lot numbers, such as 18, 19, 20, 21, and 22. The area is characterized by greenery and residential structures.

[illegible]



STAFF REPORT
PAB 2019-16 (CITY OWNED PROPERTIES)
Planning Advisory Board Hearing
December 11, 2019

STORM SURGE ZONE (COASTAL HIGH HAZARD AREA DEFINED AS CATEGORY 1 ZONE)





STAFF REPORT
PAB 2019-16 (CITY OWNED PROPERTIES)
Planning Advisory Board Hearing
December 11, 2019

APPLICATION FOR FUTURE LAND USE MAP + ZONING AMENDMENTS
CITY OWNED PARCELS

*** 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 and at the Department of Planning and Conservation. ***

APPLICATION & SURROUNDING AREA INFORMATION:

PARCEL ID # AND PROPERTY OWNER:	00-00-31-1800-0180-0040 AND CITY OF FERNANDINA BEACH 00-00-31-1800-0302-0000 AND CITY OF FERNANDINA BEACH				
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:	South 8th & Lime Street				
CURRENT LAND USE + ZONING:	8 th ST Mixed Use + MU-8				
PROPOSED LAND USE + ZONING:	Recreation + REC				
EXISTING USES ON SITE:	Vacant				
PROPERTY SIZE:	00-00-31-1800-0180-0040 – 0.15 Acres 00-00-31-1800-0302-0000 – 1.34 Acres				
ENVIRONMENTAL CHARACTERISTICS:	<u>Flood zone</u>	<u>Potential Wetlands</u>	<u>Avg. Topography</u>	<u>Soil Type</u>	<u>Coastal Upland Protection Zone</u>
	X : Not SFHA	No	15'	Urban Land	No
ADJACENT PROPERTIES:	<u>Direction</u>	<u>Existing Use(s)</u>	<u>Year Built</u>	<u>Zoning</u>	<u>FLUM</u>
	North	Retail	1973	MU-8	8 th St. MU
	South	County	-	-	-
	East	Vacant	-	MU-8	8 th St. MU
	West	Warehouse	1947	I-1	Industrial
APPLICABLE COMPREHENSIVE PLAN POLICIES:	1.02.04 (FLUM amendments); 1.02.09 (smooth land use transition and buffering); 1.07.15 (conservation land use category); 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	2.00.03 (Establishment of district boundary);				



STAFF REPORT
PAB 2019-16 (CITY OWNED PROPERTIES)
Planning Advisory Board Hearing
December 11, 2019

DEVELOPMENT CODE SECTIONS:	2.01.20 (CON zoning district); 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, Land Development Code, and established City Commission Goal to increase conservation land use and zoning acreage. Staff recommends approval of the request.

Submitted by:

A handwritten signature in blue ink that reads "Kelly N. Gibson".

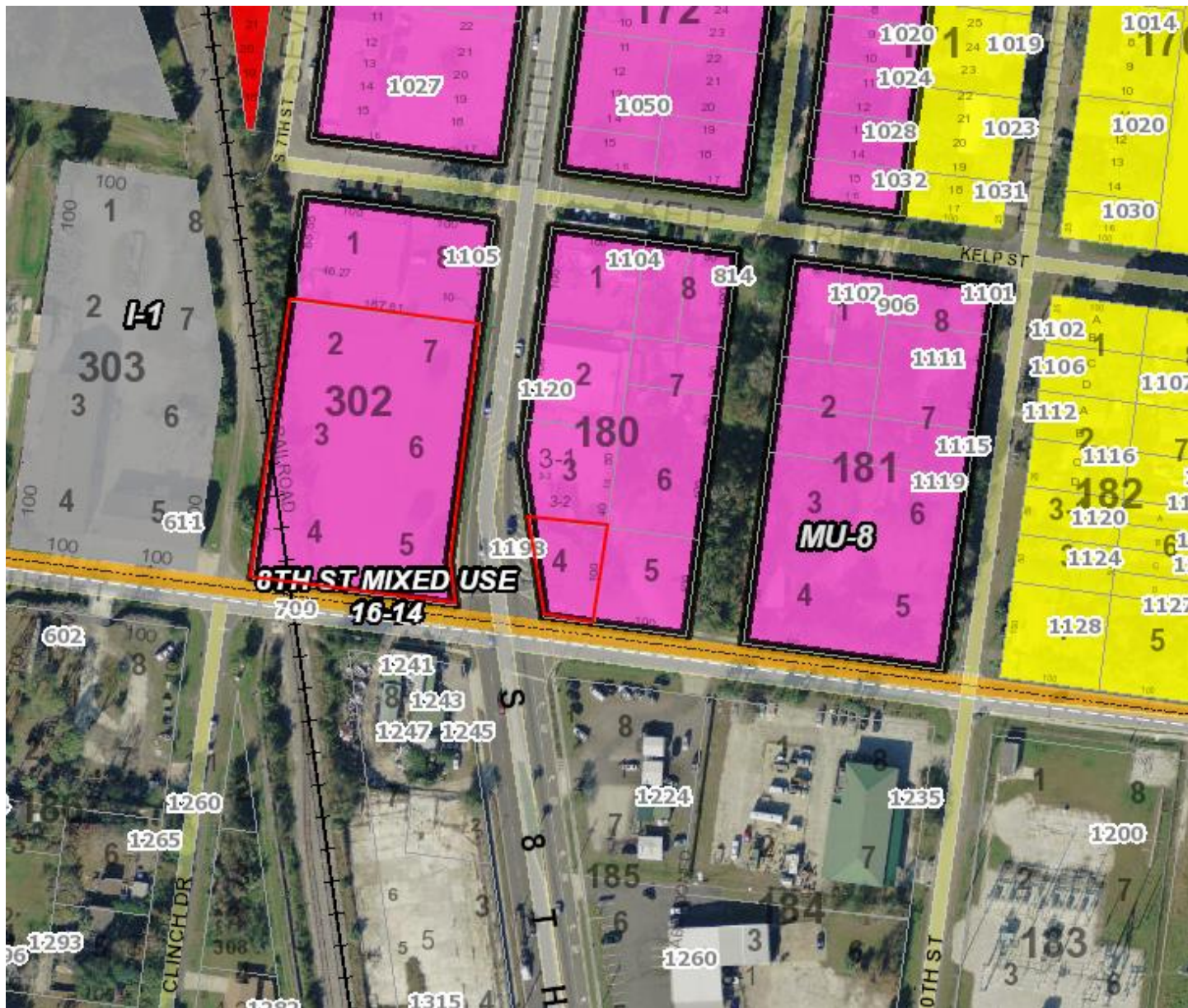
Kelly N. Gibson, AICP
Director





STAFF REPORT
PAB 2019-16 (CITY OWNED PROPERTIES)
Planning Advisory Board Hearing
December 11, 2019

CURRENT LAND USE AND ZONING





Firm Panel: 12089C0237G

City of Fernandina Beach

Firm Panel: 12089C0239G

S 7th St

S 6th St

S 8th St

S 9th St

S 10th St

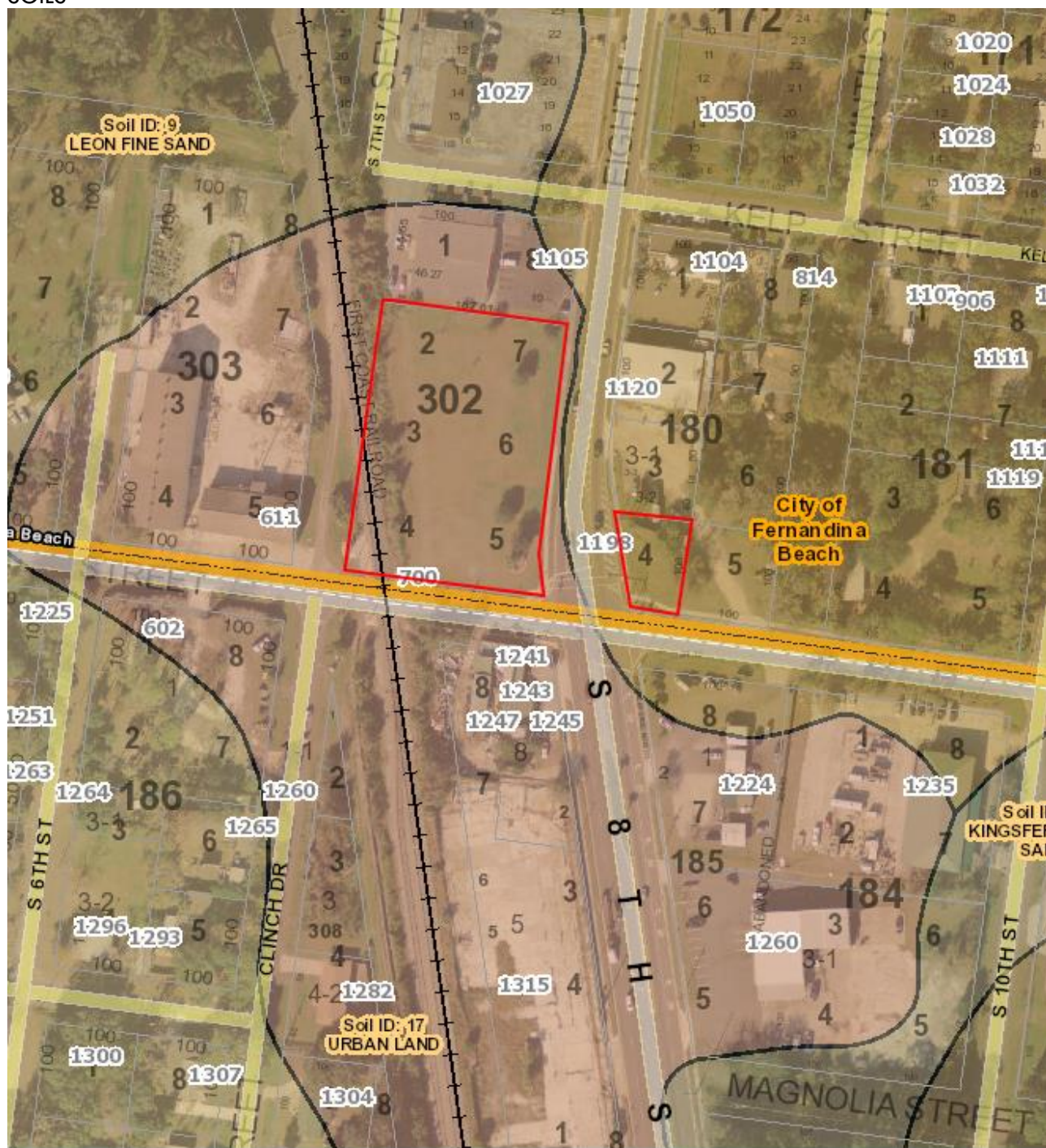
CLINCH DR

173, 1019, 1003, 1011, 1016, 1020, 1024, 1028, 1032, 1050, 1105, 1104, 814, 1107, 906, 1111, 1111, 1111, 1193, 1120, 1180, 179, 303, 611, 700, 1225, 1251, 1263, 1264, 1260, 1265, 1296, 1293, 1300, 1307, 1304, 1241, 1243, 1247, 1245, 1224, 1235, 1260, 1315, 1282, 1275, 295, 124, 602, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833,



STAFF REPORT
PAB 2019-16 (CITY OWNED PROPERTIES)
Planning Advisory Board Hearing
December 11, 2019

SOILS





STAFF REPORT
PAB 2019-16 (CITY OWNED PROPERTIES)
Planning Advisory Board Hearing
December 11, 2019

TOPOGRAPHY

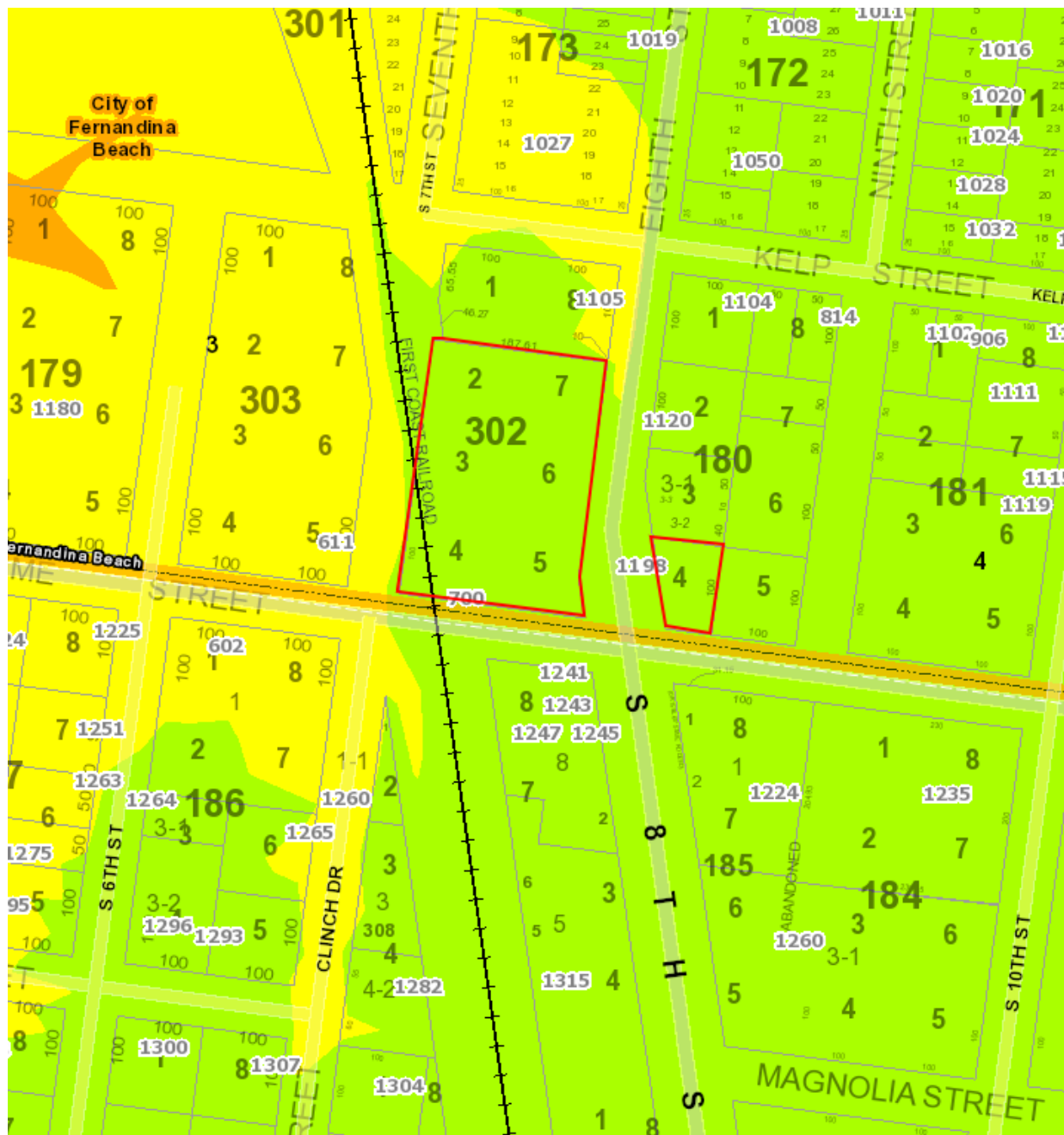






STAFF REPORT
PAB 2019-16 (CITY OWNED PROPERTIES)
Planning Advisory Board Hearing
December 11, 2019

STORM SURGE ZONE (COASTAL HIGH HAZARD AREA DEFINED AS CATEGORY 1 ZONE)





STAFF REPORT
PAB 2019-16 (CITY OWNED PROPERTIES)
Planning Advisory Board Hearing
December 11, 2019

APPLICATION FOR FUTURE LAND USE MAP + ZONING AMENDMENTS
CITY OWNED PARCELS

*** 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 and at the Department of Planning and Conservation. ***

APPLICATION & SURROUNDING AREA INFORMATION:

PARCEL ID # AND PROPERTY OWNER:	00-00-31-128A-0010-0000 00-00-31-128A-OPRK-0000 CITY OF EERNANDINA BEACH				
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:	ILAN CIRCLE – Vacant and Vacant with Utilities				
CURRENT LAND USE + ZONING:	Low Density Residential (LDR) and R-1 Zoning				
PROPOSED LAND USE + ZONING:	Conservation + CON				
EXISTING USES ON SITE:	Vacant/ Undisturbed				
PROPERTY SIZE:	00-00-31-128A-0010-0000: 0.41 acres 00-00-31-128A-OPRK-0000: 0.14 acres				
ENVIRONMENTAL CHARACTERISTICS:	<u>Flood zone</u>	<u>Potential Wetlands</u>	<u>Avg. Topography</u>	<u>Soil Type</u>	<u>Coastal Upland Protection Zone</u>
	X	NO	12-22 FT	FINE SANDS	NO
ADJACENT PROPERTIES:	<u>Direction</u>	<u>Existing Use(s)</u>	<u>Year Built</u>	<u>Zoning</u>	<u>FLUM</u>
	North	SF Homes	Varies	R-1	Low Density Residential (LDR)
	South	"	"	"	"
	East	"	"	"	"
	West	"	"	"	"
APPLICABLE COMPREHENSIVE PLAN POLICIES:	1.02.04 (FLUM amendments); 1.02.09 (smooth land use transition and buffering); 1.07.15 (conservation land use category); Objective 5.10 (Wildlife Planning) and specific policies 5.10.01, 5.10.02, 5.10.05; 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) Reference: www.fbfl.us/Compplan				
APPLICABLE LAND	2.00.03 (Establishment of district boundary);				



STAFF REPORT
PAB 2019-16 (CITY OWNED PROPERTIES)
Planning Advisory Board Hearing
December 11, 2019

DEVELOPMENT CODE SECTIONS:	2.01.20 (CON zoning district); 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, Land Development Code, and established City Commission Goal to increase conservation land use and zoning acreage. Staff recommends approval of the request.

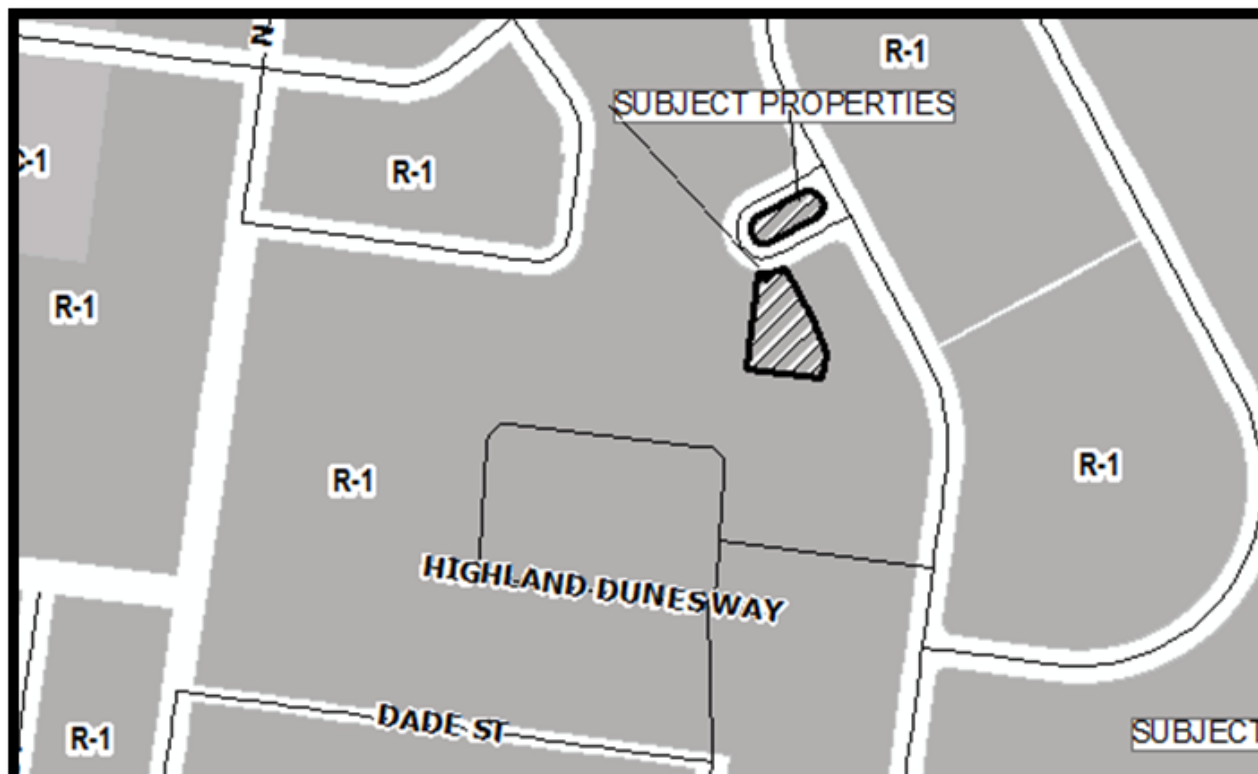
A handwritten signature in blue ink that reads "Kelly N. Gibson".

Kelly N. Gibson, AICP
Director



STAFF REPORT
PAB 2019-16 (CITY OWNED PROPERTIES)
Planning Advisory Board Hearing
December 11, 2019

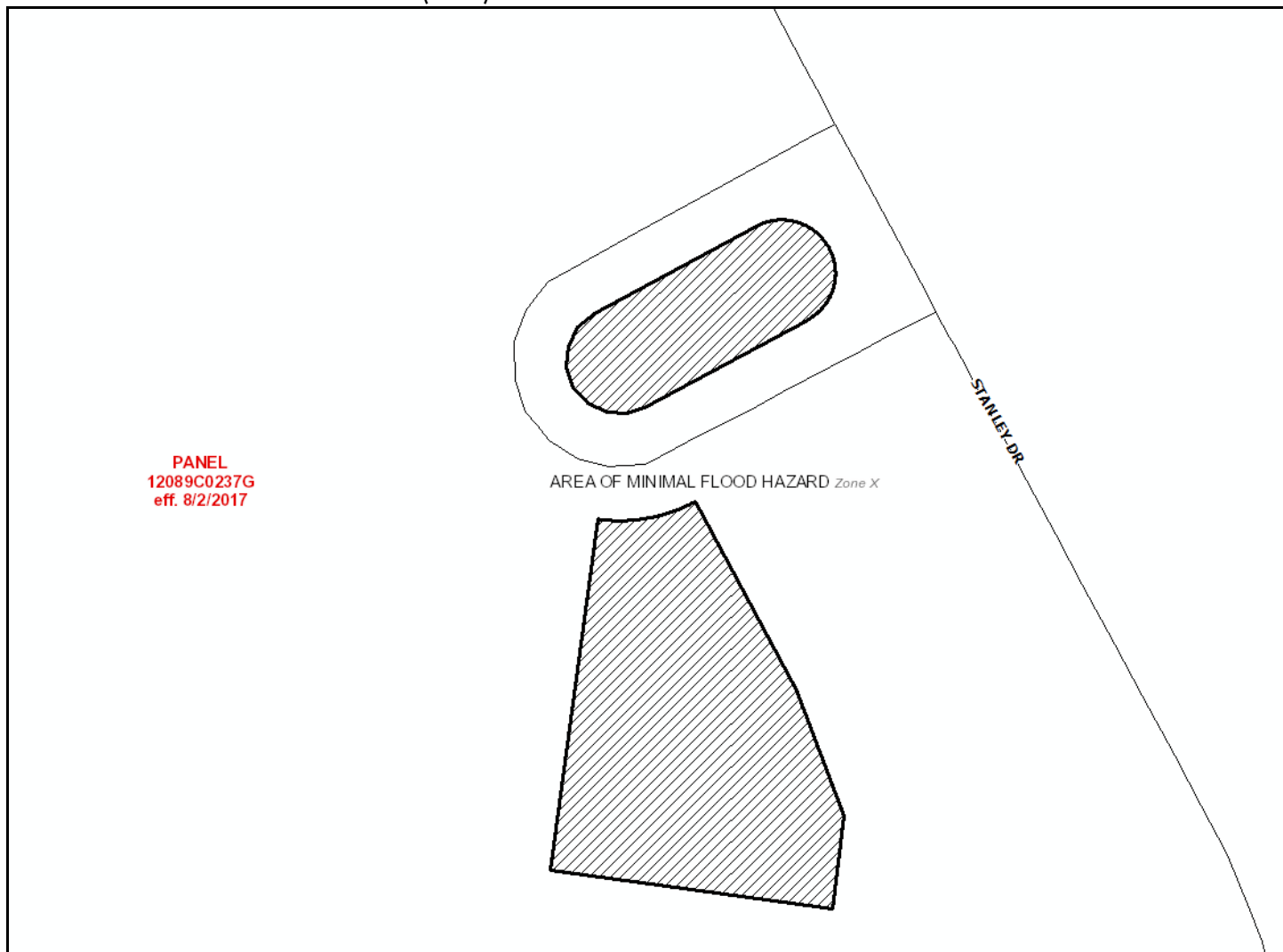
MAP OF PROPERTY BOUNDARIES AND EXISTING LAND USE MAP DESIGNATION (LOW DENSITY RESIDENTIAL -LDR)
AND ZONING DISTRICT OF LOW DENSITY RESIDENTIAL (R-1)





STAFF REPORT
PAB 2019-16 (CITY OWNED PROPERTIES)
Planning Advisory Board Hearing
December 11, 2019

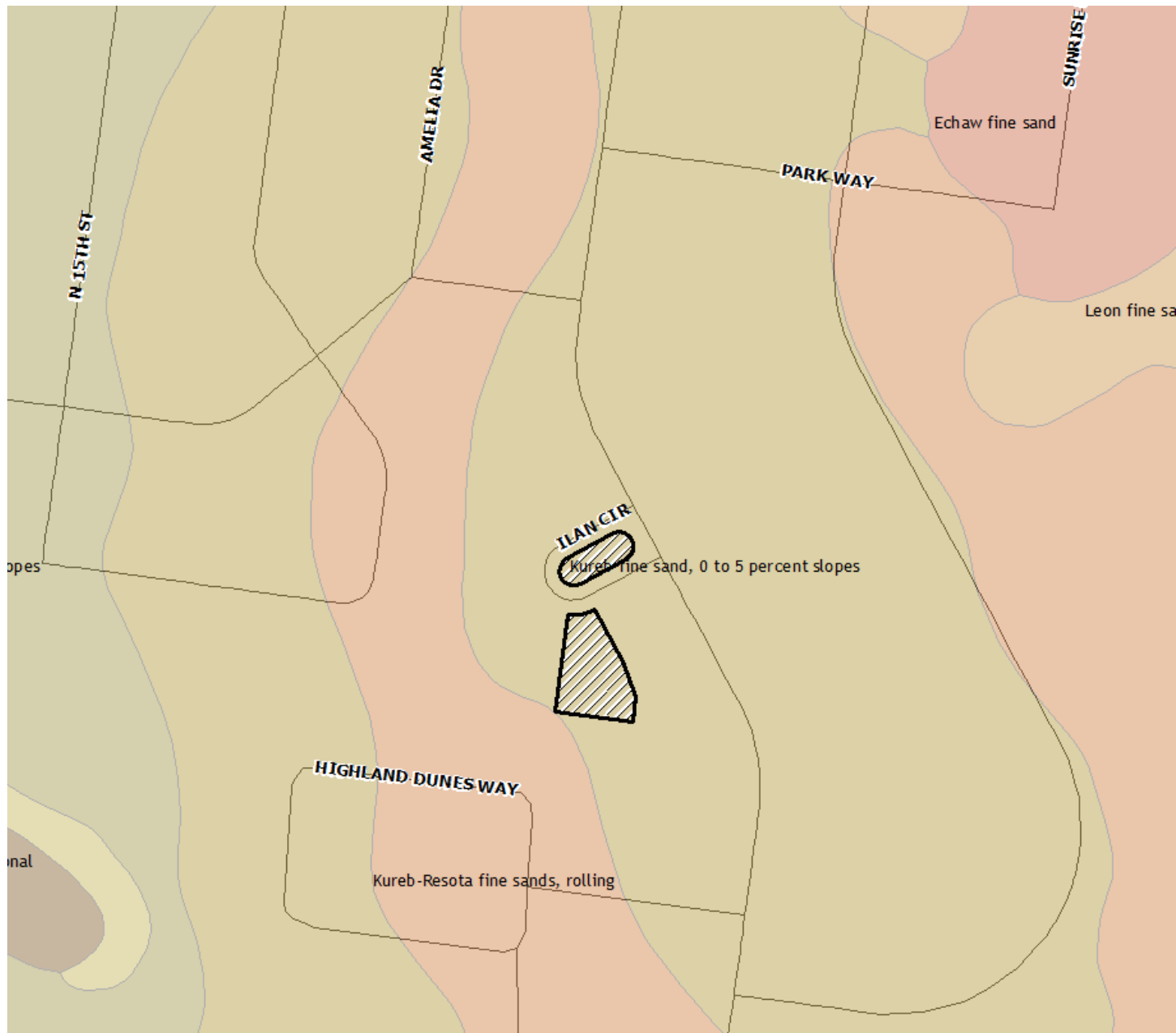
FEMA FLOOD INSURANCE RATE MAP (FIRM) FLOODZONES



SOILS MAP



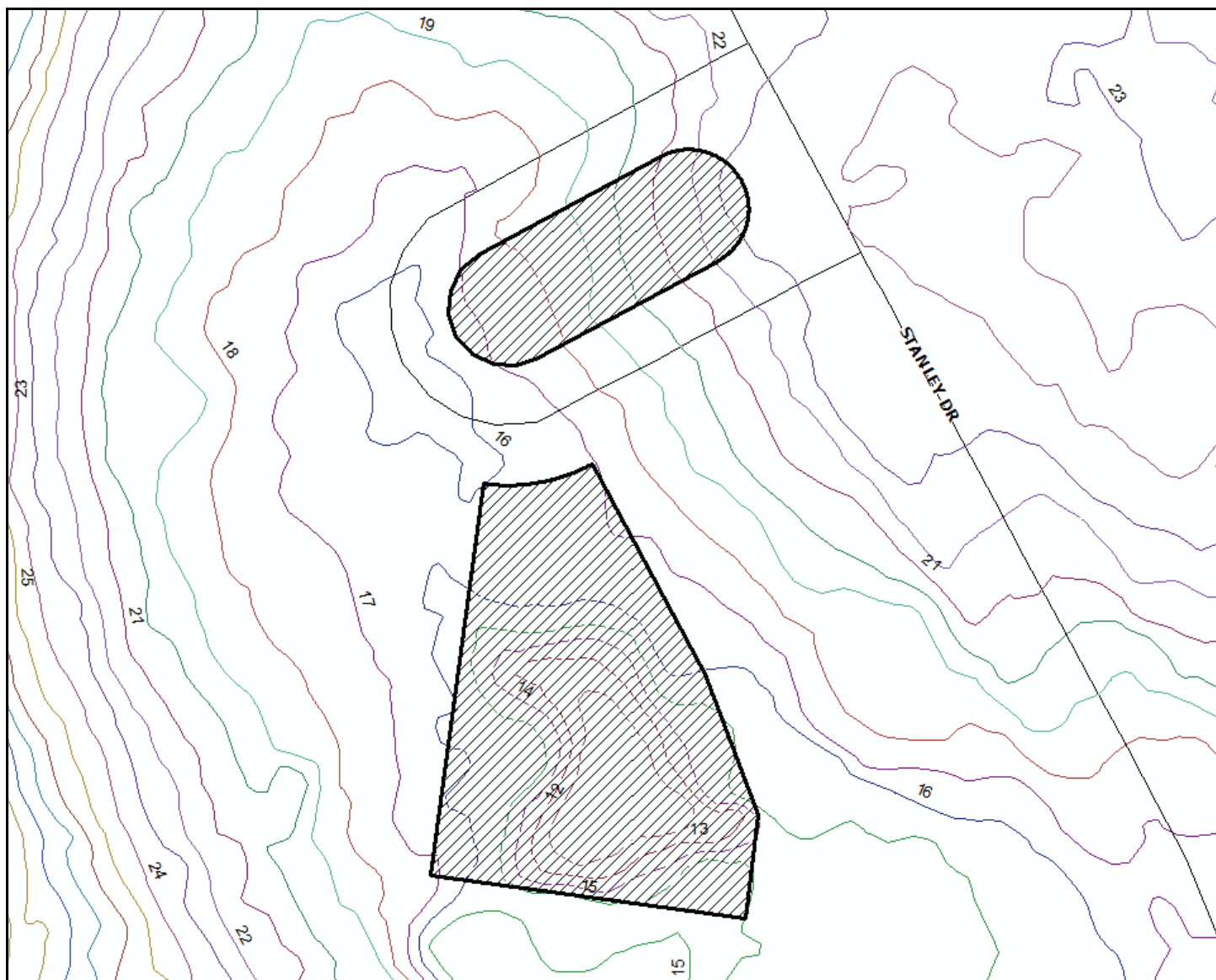
STAFF REPORT
PAB 2019-16 (CITY OWNED PROPERTIES)
Planning Advisory Board Hearing
December 11, 2019





STAFF REPORT
PAB 2019-16 (CITY OWNED PROPERTIES)
Planning Advisory Board Hearing
December 11, 2019

TOPOGRAPHY MAP





STAFF REPORT
PAB 2019-16 (CITY OWNED PROPERTIES)
Planning Advisory Board Hearing
December 11, 2019

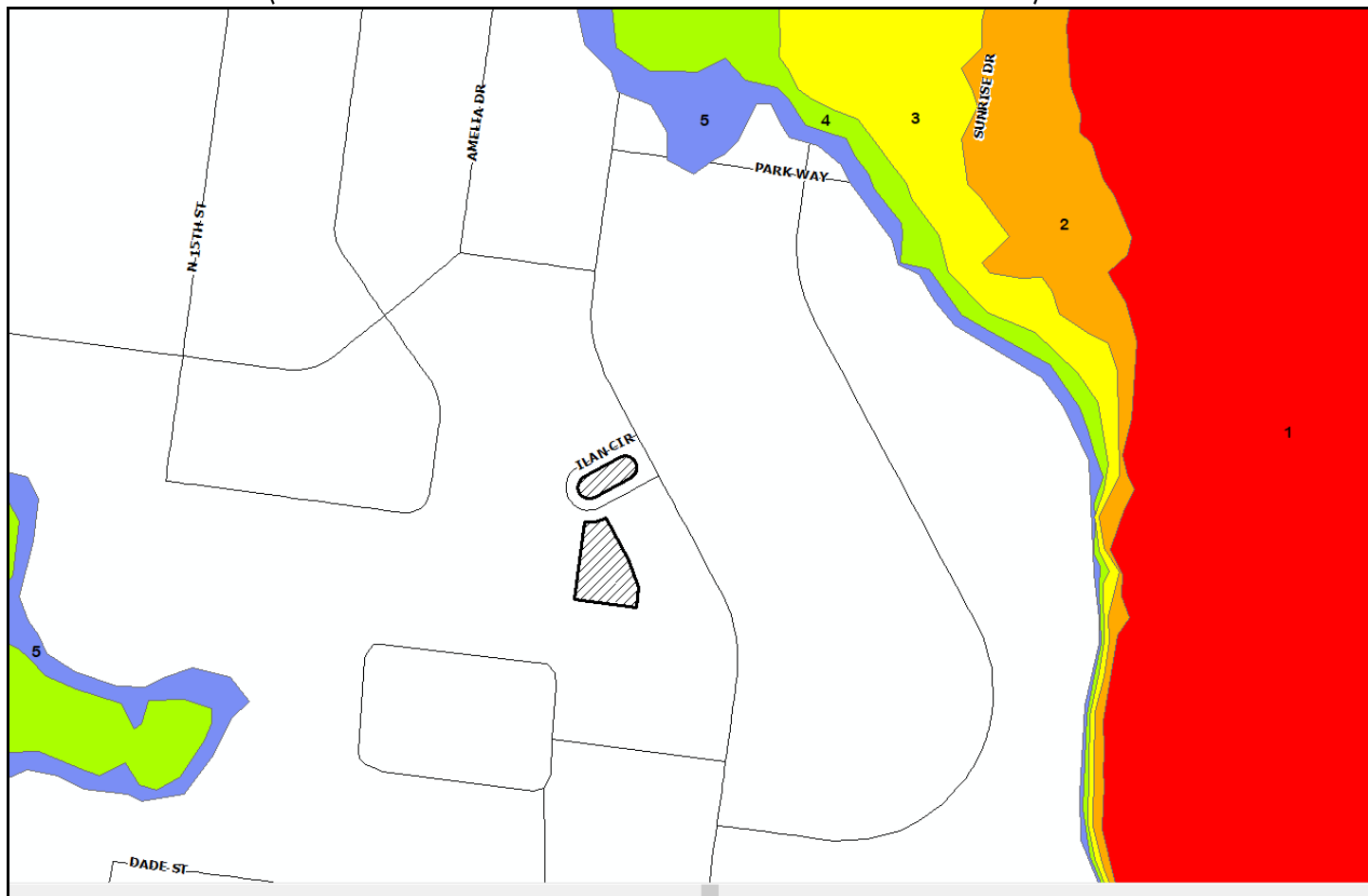
WETLANDS MAP





STAFF REPORT
PAB 2019-16 (CITY OWNED PROPERTIES)
Planning Advisory Board Hearing
December 11, 2019

STORM SURGE ZONE (COASTAL HIGH HAZARD AREA DEFINED AS CATEGORY 1 ZONE) MAP





STAFF REPORT
PAB 2019-16 (CITY OWNED PROPERTIES)
Planning Advisory Board Hearing
December 11, 2019

APPLICATION FOR FUTURE LAND USE MAP + ZONING AMENDMENTS
CITY OWNED PARCELS

*** 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 and at the Department of Planning and Conservation. ***

APPLICATION & SURROUNDING AREA INFORMATION:

PARCEL ID # AND PROPERTY OWNER:	00-00-31-1680-0029-0050 AND CITY OF FERNANDINA BEACH 00-00-31-1680-0025-0070 AND CITY OF FERNANDINA BEACH				
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:	Matanzas & Ariana Avenue				
CURRENT LAND USE + ZONING:	Medium Density Residential + R-2				
PROPOSED LAND USE + ZONING:	Conservation + CON				
EXISTING USES ON SITE:	Vacant				
PROPERTY SIZE:	00-00-31-1680-0029-0050 - 0.36 Acres 00-00-31-1680-0025-0070 - 0.57 Acres				
ENVIRONMENTAL CHARACTERISTICS:	<u>Flood zone</u>	<u>Potential Wetlands</u>	<u>Avg. Topography</u>	<u>Soil Type</u>	<u>Coastal Upland Protection Zone</u>
	AE 6	Yes	Varies 18' to 3'	Fripp Fine Sand Rolling. Maurepas Muck.	Yes
ADJACENT PROPERTIES:	<u>Direction</u>	<u>Existing Use(s)</u>	<u>Year Built</u>	<u>Zoning</u>	<u>FLUM</u>
	North	Vacant	-	R-2	MDR
	South	Vacant	-	CON	CON
	East	Residential	2002	R-2	MDR
	West	Golf Course	-	R-1	LDR
APPLICABLE COMPREHENSIVE PLAN POLICIES:	1.02.04 (FLUM amendments); 1.02.09 (smooth land use transition and buffering); 1.07.15 (conservation 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 lands);				



STAFF REPORT
PAB 2019-16 (CITY OWNED PROPERTIES)
Planning Advisory Board Hearing
December 11, 2019

	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); 2.01.20 (CON zoning district); 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, Land Development Code, and established City Commission Goal to increase conservation land use and zoning acreage. Staff recommends approval of the request.

Submitted by:

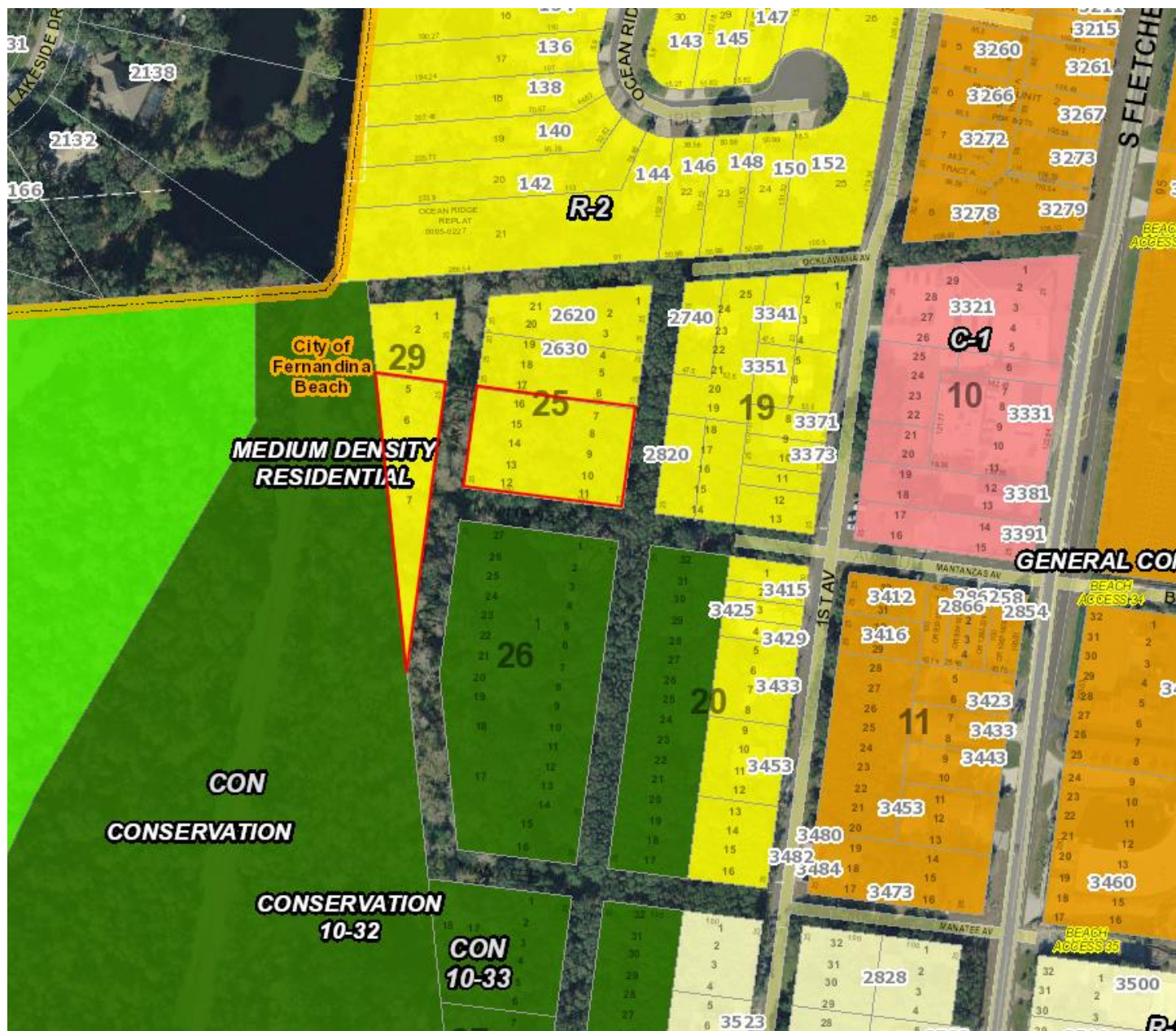
Kelly N. Gibson, AICP
Director





STAFF REPORT
PAB 2019-16 (CITY OWNED PROPERTIES)
Planning Advisory Board Hearing
December 11, 2019

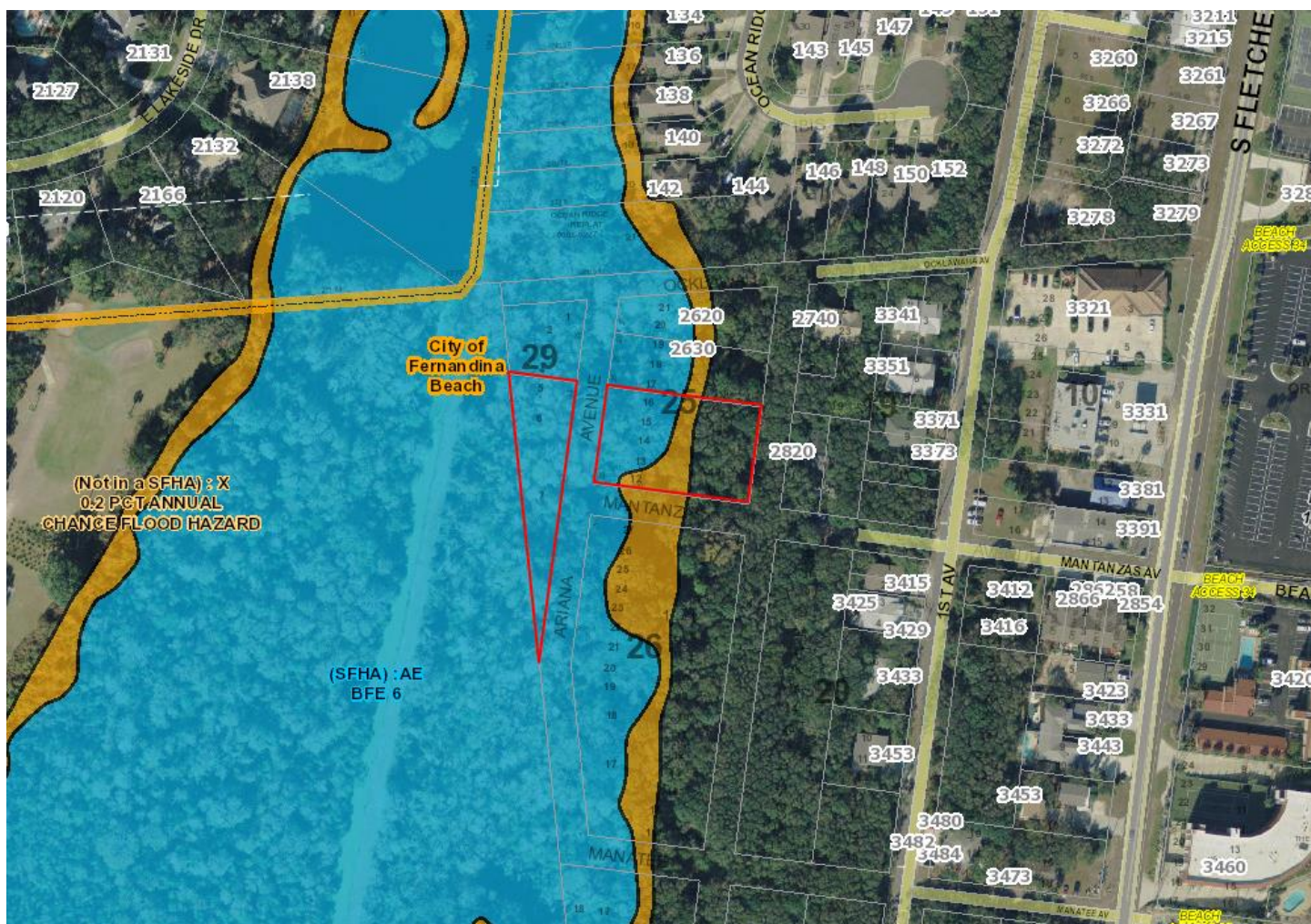
CURRENT LAND USE AND ZONING





STAFF REPORT
PAB 2019-16 (CITY OWNED PROPERTIES)
Planning Advisory Board Hearing
December 11, 2019

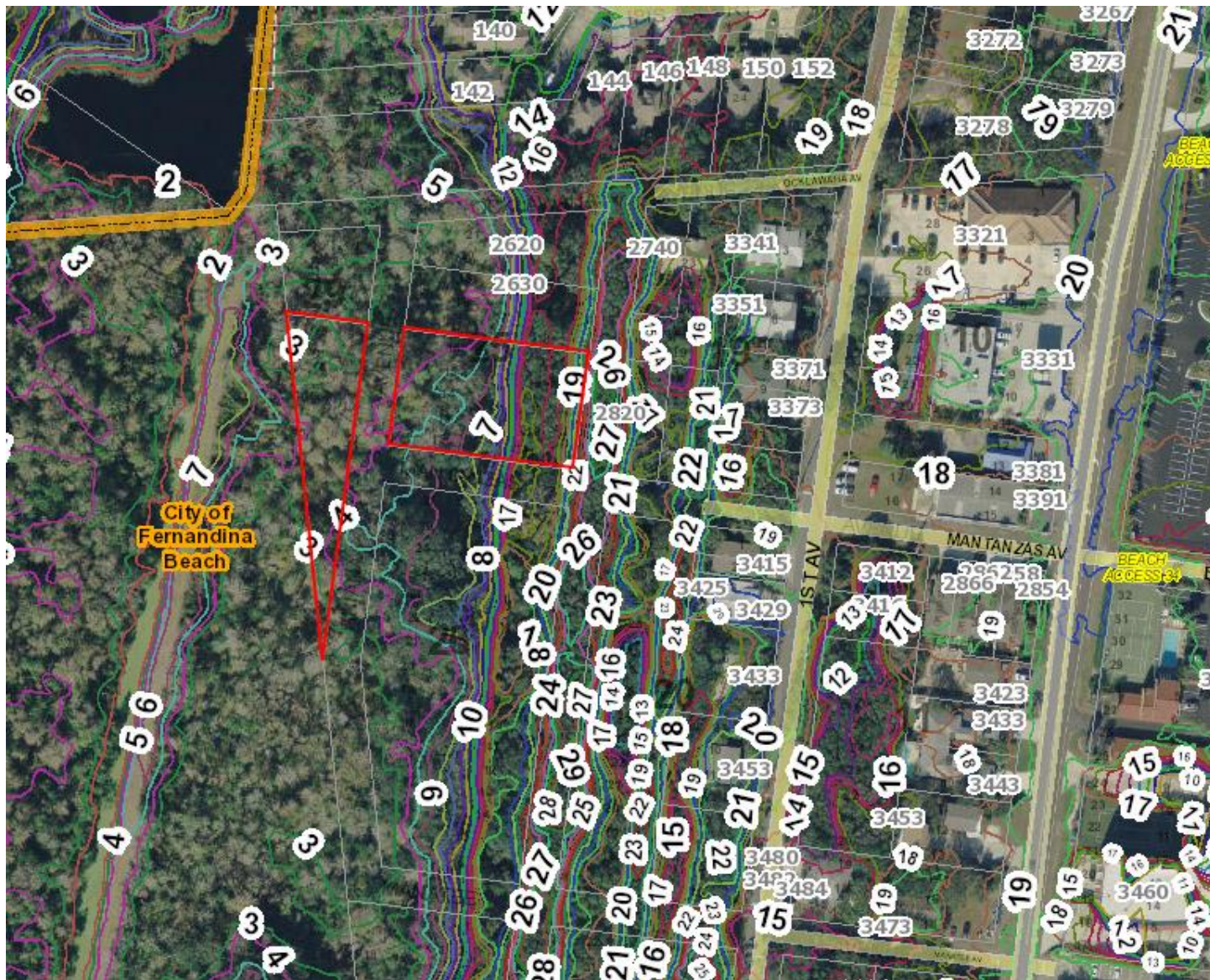
FLOODZONE





STAFF REPORT
PAB 2019-16 (CITY OWNED PROPERTIES)
Planning Advisory Board Hearing
December 11, 2019

TOPOGRAPHY

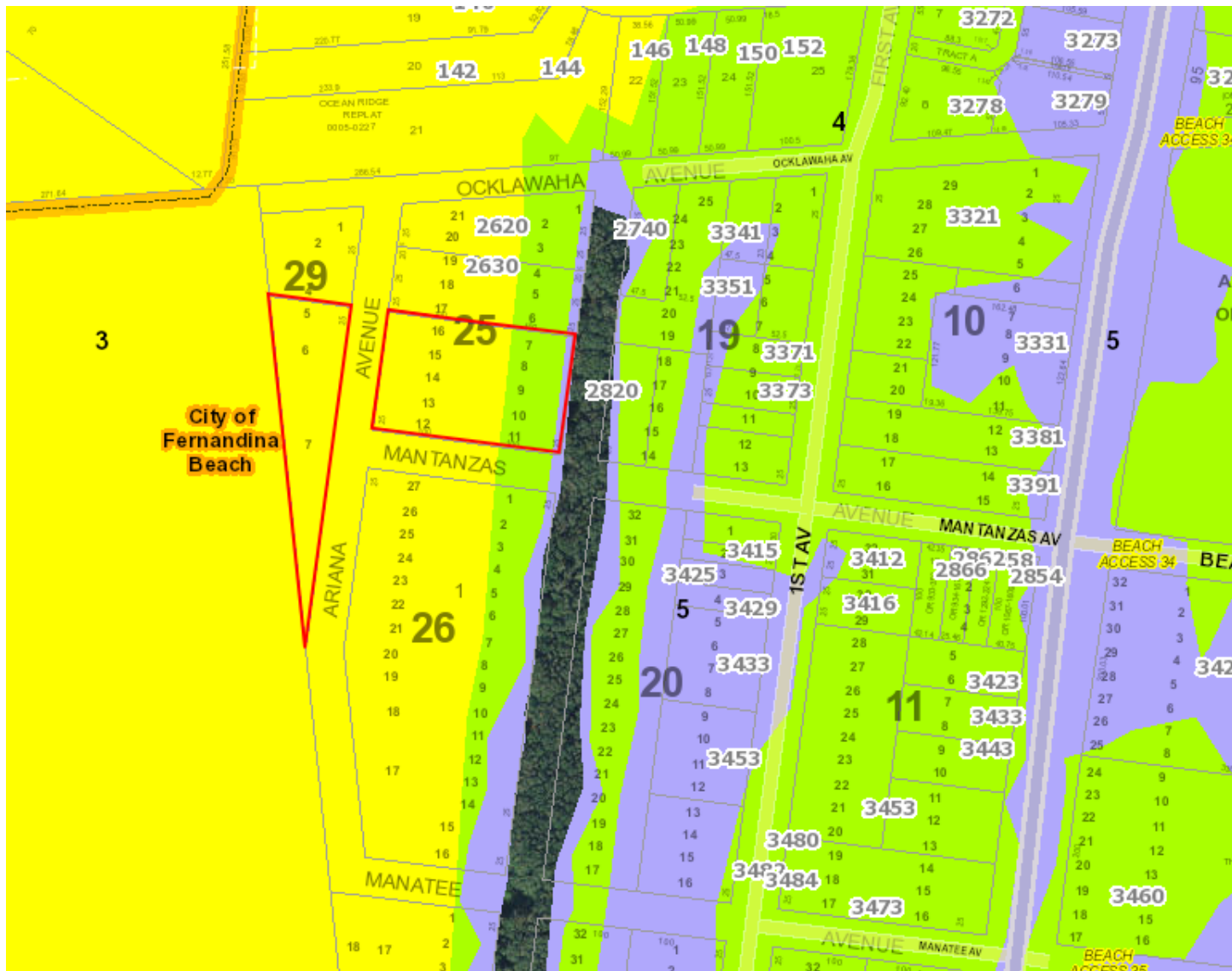


[illegible]



STAFF REPORT
PAB 2019-16 (CITY OWNED PROPERTIES)
Planning Advisory Board Hearing
December 11, 2019

STORM SURGE ZONE (COASTAL HIGH HAZARD AREA DEFINED AS CATEGORY 1 ZONE)





STAFF REPORT
PAB 2019-16 (CITY OWNED PROPERTIES)
Planning Advisory Board Hearing
December 11, 2019

APPLICATION FOR FUTURE LAND USE MAP + ZONING AMENDMENTS
CITY OWNED PARCELS

*** 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 and at the Department of Planning and Conservation. ***

APPLICATION & SURROUNDING AREA INFORMATION:

PARCEL ID # AND PROPERTY OWNER:	11-3N-29-0000-0005-0000 CITY OF EERNANDINA BEACH				
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:	Historic Lighthouse and ancillary structures				
CURRENT LAND USE + ZONING:	Low Density Residential (LDR) and R-1 Zoning				
PROPOSED LAND USE + ZONING:	RECREATION + REC				
EXISTING USES ON SITE:	Vacant/ Undisturbed				
PROPERTY SIZE:	2.38 ACRES				
ENVIRONMENTAL CHARACTERISTICS:	<u>Flood zone</u>	<u>Potential Wetlands</u>	<u>Avg. Topography</u>	<u>Soil Type</u>	<u>Coastal Upland Protection Zone</u>
	AE TO X500	NO	60-2	VARIES	NONE
ADJACENT PROPERTIES:	<u>Direction</u>	<u>Existing Use(s)</u>	<u>Year Built</u>	<u>Zoning</u>	<u>FLUM</u>
	North	SF Homes	Varies	R-1	Low Density Residential (LDR)
	South	"	"	"	"
	East	"	"	"	"
	West	"	"	"	"
APPLICABLE COMPREHENSIVE PLAN POLICIES:	1.02.04 (FLUM amendments); 1.02.09 (smooth land use transition and buffering); 1.07.14 (Recreation 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 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) Objective 11.01 (Historic Resources)				



STAFF REPORT
PAB 2019-16 (CITY OWNED PROPERTIES)
Planning Advisory Board Hearing
December 11, 2019

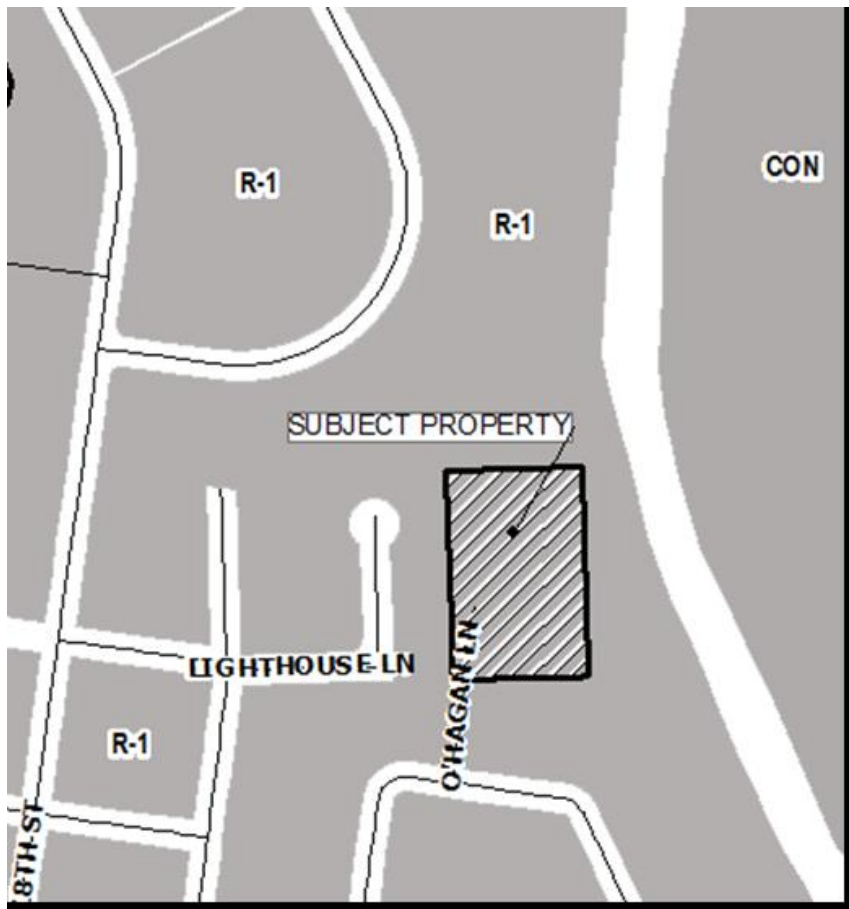
APPLICABLE LAND DEVELOPMENT CODE SECTIONS:	Reference: www.fbfl.us/Compplan 2.00.03 (Establishment of district boundary); 2.01.19 (REC zoning district); 3.02.06 (Land Uses within Areas of Special Flood Hazard); 3.03.00 (Wetland Protection); 4.05.00 (Landscaping, Buffers, and Tree Protection); 11.01.07 (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, Land Development Code, and established City Commission Goal to increase conservation land use and zoning acreage. Staff recommends approval of the request.

Kelly N. Gibson, AICP
Director



STAFF REPORT
PAB 2019-16 (CITY OWNED PROPERTIES)
Planning Advisory Board Hearing
December 11, 2019

MAP OF PROPERTY BOUNDARIES AND EXISTING LAND USE MAP DESIGNATION (LOW DENSITY RESIDENTIAL -LDR)
AND ZONING DISTRICT OF LOW DENSITY RESIDENTIAL (R-1)





STAFF REPORT
PAB 2019-16 (CITY OWNED PROPERTIES)
Planning Advisory Board Hearing
December 11, 2019

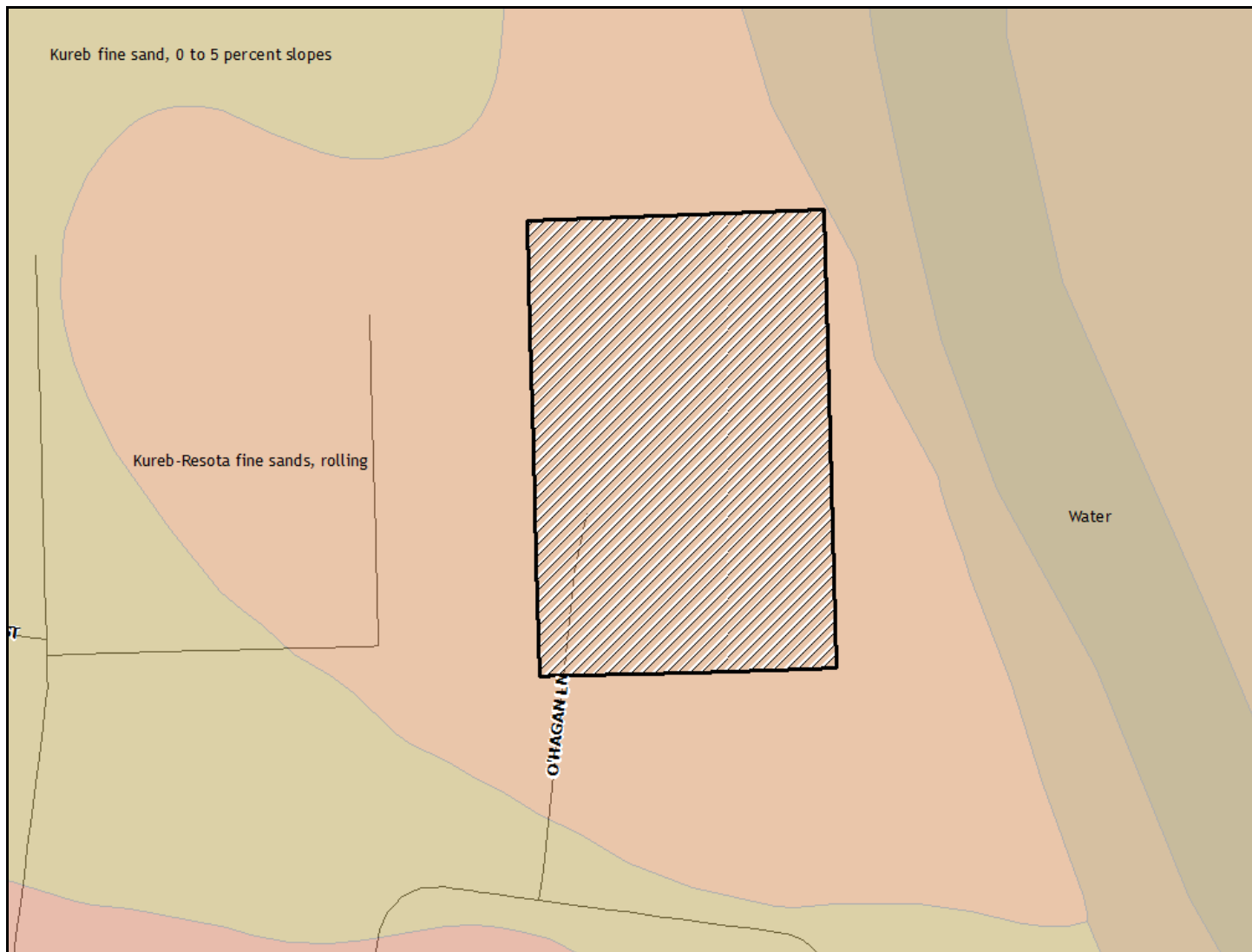
FEMA FLOOD INSURANCE RATE MAP (FIRM) FLOODZONES





STAFF REPORT
PAB 2019-16 (CITY OWNED PROPERTIES)
Planning Advisory Board Hearing
December 11, 2019

SOILS MAP





A topographic map of the O'Hagan area. The map features numerous contour lines in various colors (blue, green, yellow, orange, red, purple) representing different elevations. A prominent river flows from the top right towards the bottom right. A rectangular area in the center is filled with diagonal hatching, indicating the study area. The label 'O'HAGAN LN' is visible near the bottom center. Other numerical labels include 31, 35, 41, 42, 44, 29, 16, 14, 10, 11, 13, 18, 8.9, 12.15, 4.3, 10.1, 2, 4, 1, 2, 3, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.



STAFF REPORT
PAB 2019-16 (CITY OWNED PROPERTIES)
Planning Advisory Board Hearing
December 11, 2019

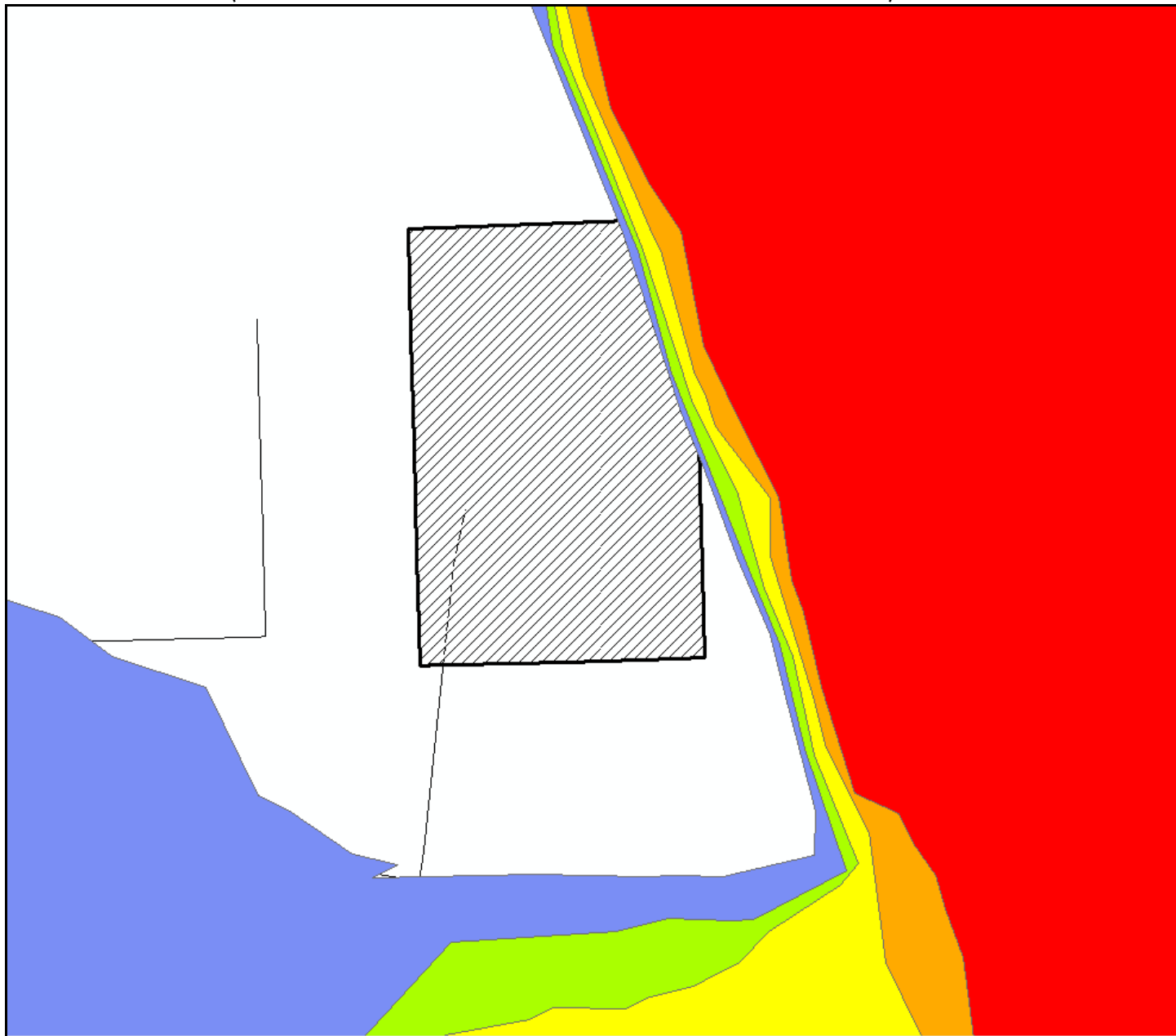
WETLANDS MAP





STAFF REPORT
PAB 2019-16 (CITY OWNED PROPERTIES)
Planning Advisory Board Hearing
December 11, 2019

STORM SURGE ZONE (COASTAL HIGH HAZARD AREA DEFINED AS CATEGORY 1 ZONE) MAP





STAFF REPORT
PAB 2019-16 (CITY OWNED PROPERTIES)
Planning Advisory Board Hearing
December 11, 2019

APPLICATION FOR FUTURE LAND USE MAP + ZONING AMENDMENTS
CITY OWNED PARCELS

*** 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 and at the Department of Planning and Conservation. ***

APPLICATION & SURROUNDING AREA INFORMATION:

PARCEL ID # AND PROPERTY OWNER:	00-00-31-1800-0167-0170 AND CITY OF FERNANDINA BEACH				
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:	South 9 th & Jasmine				
CURRENT LAND USE + ZONING:	8 th ST Mixed Use + MU-8				
PROPOSED LAND USE + ZONING:	Conservation + CON				
EXISTING USES ON SITE:	Vacant				
PROPERTY SIZE:	0.22 Acres				
ENVIRONMENTAL CHARACTERISTICS:	<u>Flood zone</u>	<u>Potential Wetlands</u>	<u>Avg. Topography</u>	<u>Soil Type</u>	<u>Coastal Upland Protection Zone</u>
	X : Not SFHA	No	16'	Echaw Fine Sand	No
ADJACENT PROPERTIES:	<u>Direction</u>	<u>Existing Use(s)</u>	<u>Year Built</u>	<u>Zoning</u>	<u>FLUM</u>
	North	SFH	1935	MU-8	8 th St. MU
	South	SFH	1945	MU-8	8 th St. MU
	East	Vacant	-	MU-8	8 th St. MU
	West	Repair Shop	1975	MU-8	8 th St. MU
APPLICABLE COMPREHENSIVE PLAN POLICIES:	1.02.04 (FLUM amendments); 1.02.09 (smooth land use transition and buffering); 1.07.15 (conservation land use category); 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	2.00.03 (Establishment of district boundary); 2.01.20 (CON zoning district);				



STAFF REPORT
PAB 2019-16 (CITY OWNED PROPERTIES)
Planning Advisory Board Hearing
December 11, 2019

SECTIONS:	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, Land Development Code, and established City Commission Goal to increase conservation land use and zoning acreage. Staff recommends approval of the request.

Submitted by:

A handwritten signature in blue ink that reads "Kelly N. Gibson".

Kelly N. Gibson, AICP
Director



STAFF REPORT
PAB 2019-16 (CITY OWNED PROPERTIES)
Planning Advisory Board Hearing
December 11, 2019

PROPERTY BOUNDARY





STAFF REPORT
PAB 2019-16 (CITY OWNED PROPERTIES)
Planning Advisory Board Hearing
December 11, 2019

CURRENT LAND USE AND ZONING



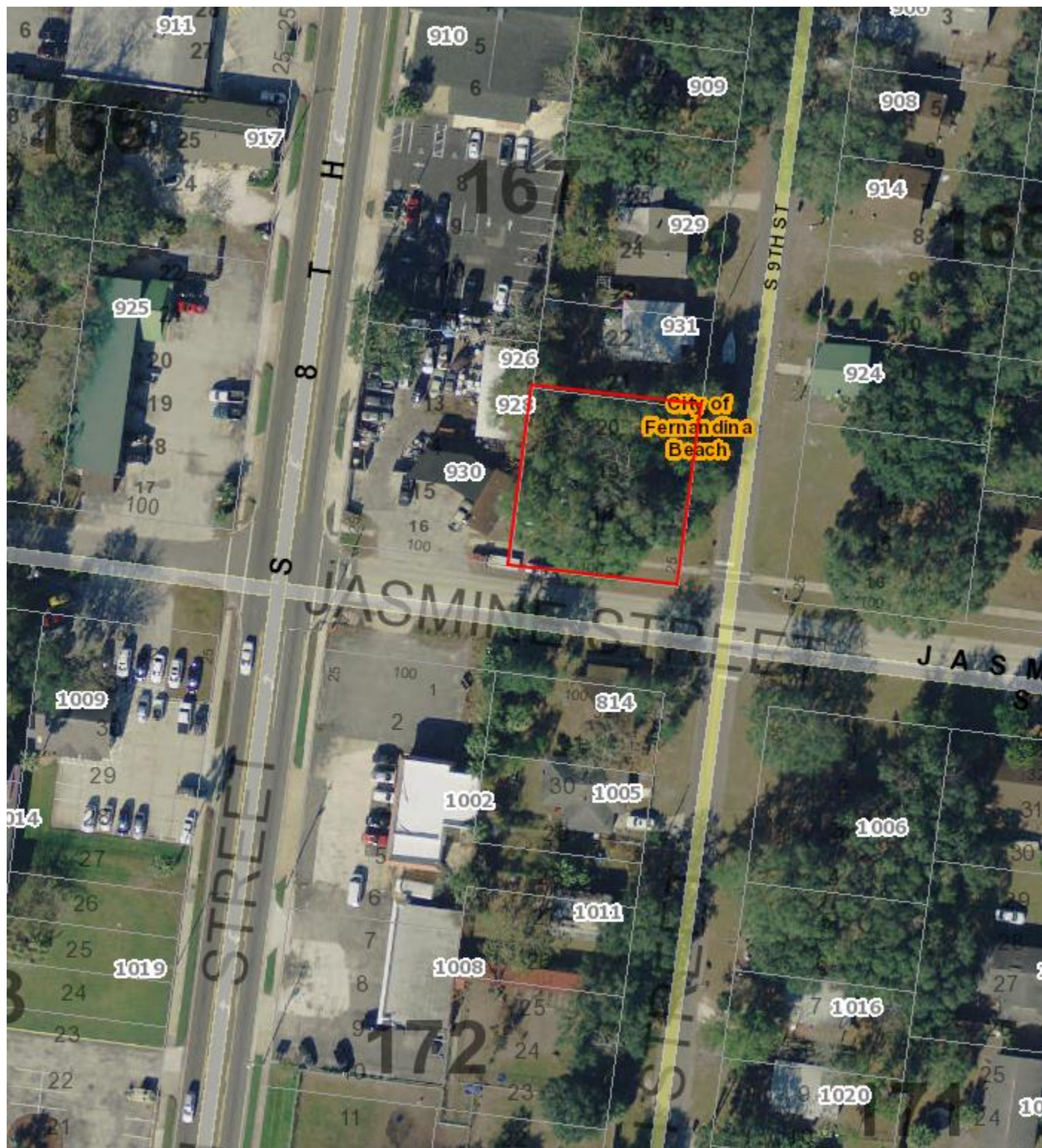
[illegible]





STAFF REPORT
PAB 2019-16 (CITY OWNED PROPERTIES)
Planning Advisory Board Hearing
December 11, 2019

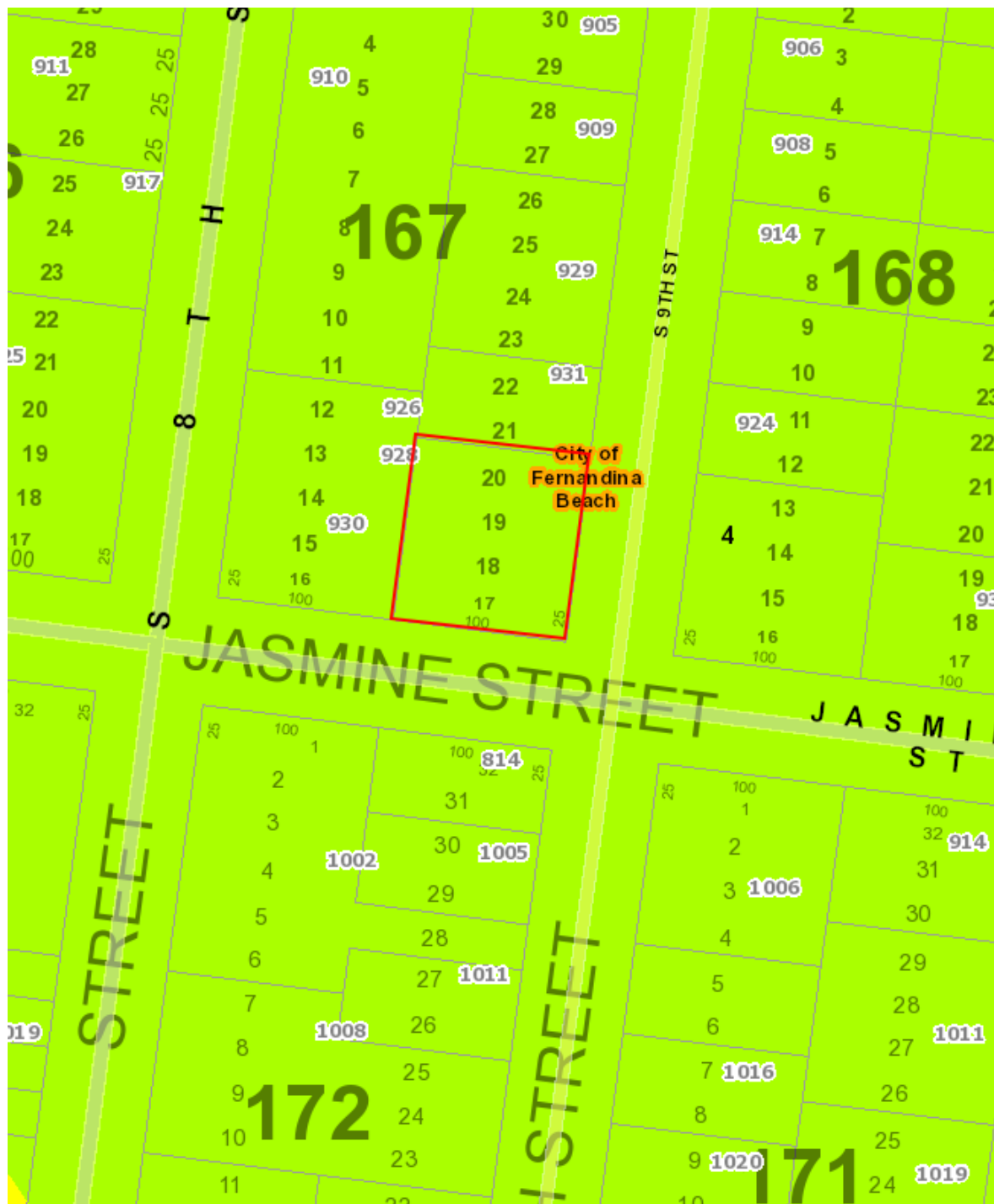
WETLANDS – Not applicable.





STAFF REPORT
PAB 2019-16 (CITY OWNED PROPERTIES)
Planning Advisory Board Hearing
December 11, 2019

STORM SURGE ZONE (COASTAL HIGH HAZARD AREA DEFINED AS CATEGORY 1 ZONE)





STAFF REPORT
PAB 2019-16 (CITY OWNED PROPERTIES)
Planning Advisory Board Hearing
December 11, 2019

APPLICATION FOR FUTURE LAND USE MAP + ZONING AMENDMENTS
CITY OWNED PARCELS

*** 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 and at the Department of Planning and Conservation. ***

APPLICATION & SURROUNDING AREA INFORMATION:

PARCEL ID # AND PROPERTY OWNER:	00-00-31-1400-0003-0060 CITY OF FERNANDINA BEACH				
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:	Vacant/ Undisturbed Coastline with Primary Dune				
CURRENT LAND USE + ZONING:	Low Density Residential (LDR) and R-1 Zoning				
PROPOSED LAND USE + ZONING:	Conservation + CON				
EXISTING USES ON SITE:	Vacant/ Undisturbed Dune and Beach				
PROPERTY SIZE:	0.47				
ENVIRONMENTAL CHARACTERISTICS:	<u>Flood zone</u>	<u>Potential Wetlands</u>	<u>Avg. Topography</u>	<u>Soil Type</u>	<u>Coastal Upland Protection Zone</u>
	AE/VE	YES	-1 to 16	Sand, Beach, Ocean	Yes
ADJACENT PROPERTIES:	<u>Direction</u>	<u>Existing Use(s)</u>	<u>Year Built</u>	<u>Zoning</u>	<u>FLUM</u>
	North	SF Homes	Varies	R-1	Low Density Residential (LDR)
	South	"	"	"	"
	East	"	"	"	"
	West	"	"	"	"
APPLICABLE COMPREHENSIVE PLAN POLICIES:	1.02.04 (FLUM amendments); 1.02.09 (smooth land use transition and buffering); 1.07.15 (conservation land use category); Objective 5.06 (Coastal Protection) 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); 5.14.09 (LDC Standards for development of environmentally sensitive and conservation lands)				
	Reference: www.fbfl.us/Compplan				
APPLICABLE LAND	2.00.03 (Establishment of district boundary);				



STAFF REPORT
PAB 2019-16 (CITY OWNED PROPERTIES)
Planning Advisory Board Hearing
December 11, 2019

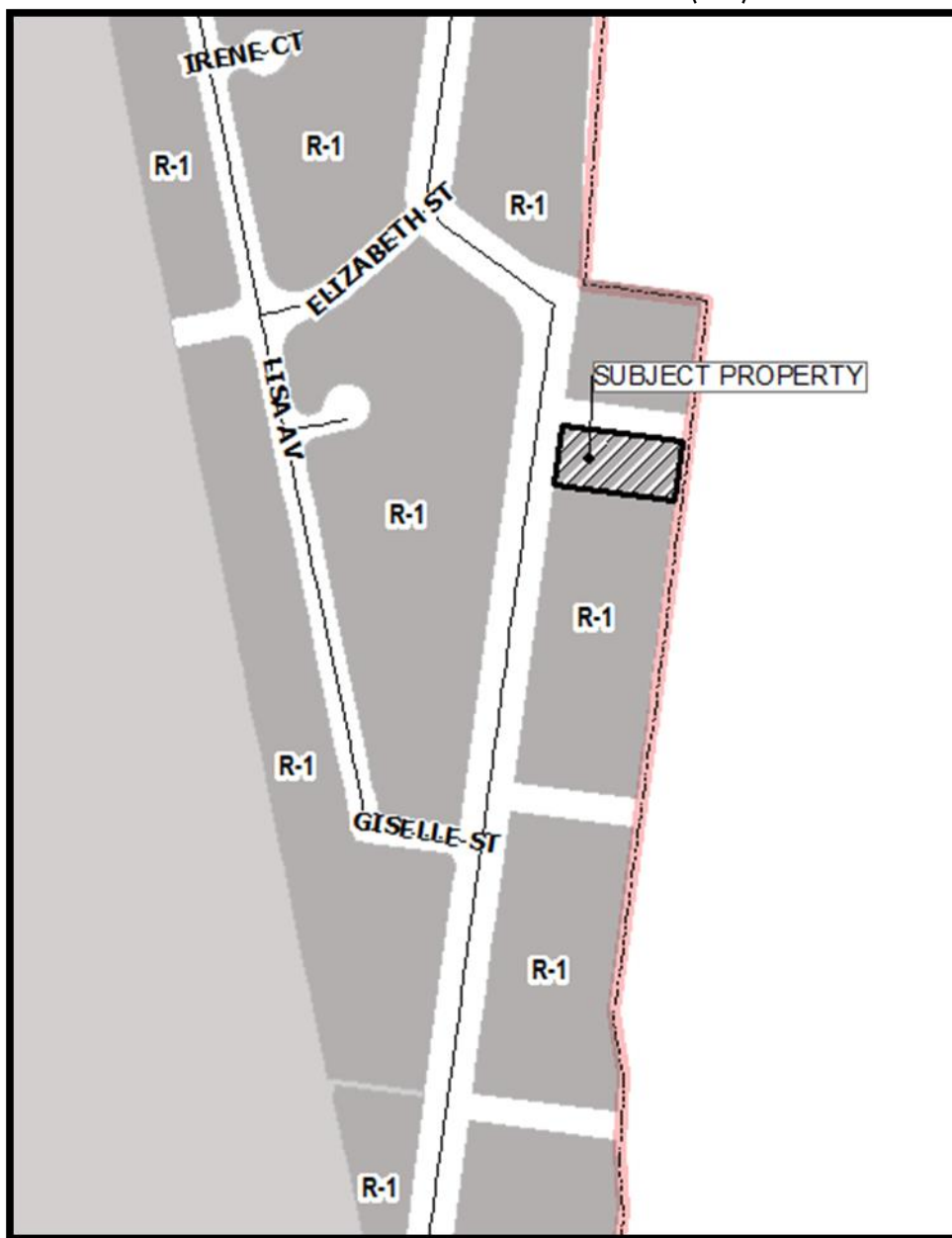
DEVELOPMENT CODE SECTIONS:	2.01.20 (CON zoning district); 3.01.02 (Coastal Areas and Shorelines) 3.02.06 (Land Uses within Areas of Special Flood Hazard); 11.01.07 (Zoning Map Amendments); and 11.03.03 (Procedures for Action of the Planning Advisory Board) Reference: www.fbfl.us/LDC
STAFF RECOMMENDATION:	Staff finds the requested amendments to be sufficiently compliant with the Comprehensive Plan, Land Development Code, and established City Commission Goal to increase conservation land use and zoning acreage. Staff recommends approval of the request.

Kelly N. Gibson, AICP
Director



STAFF REPORT
PAB 2019-16 (CITY OWNED PROPERTIES)
Planning Advisory Board Hearing
December 11, 2019

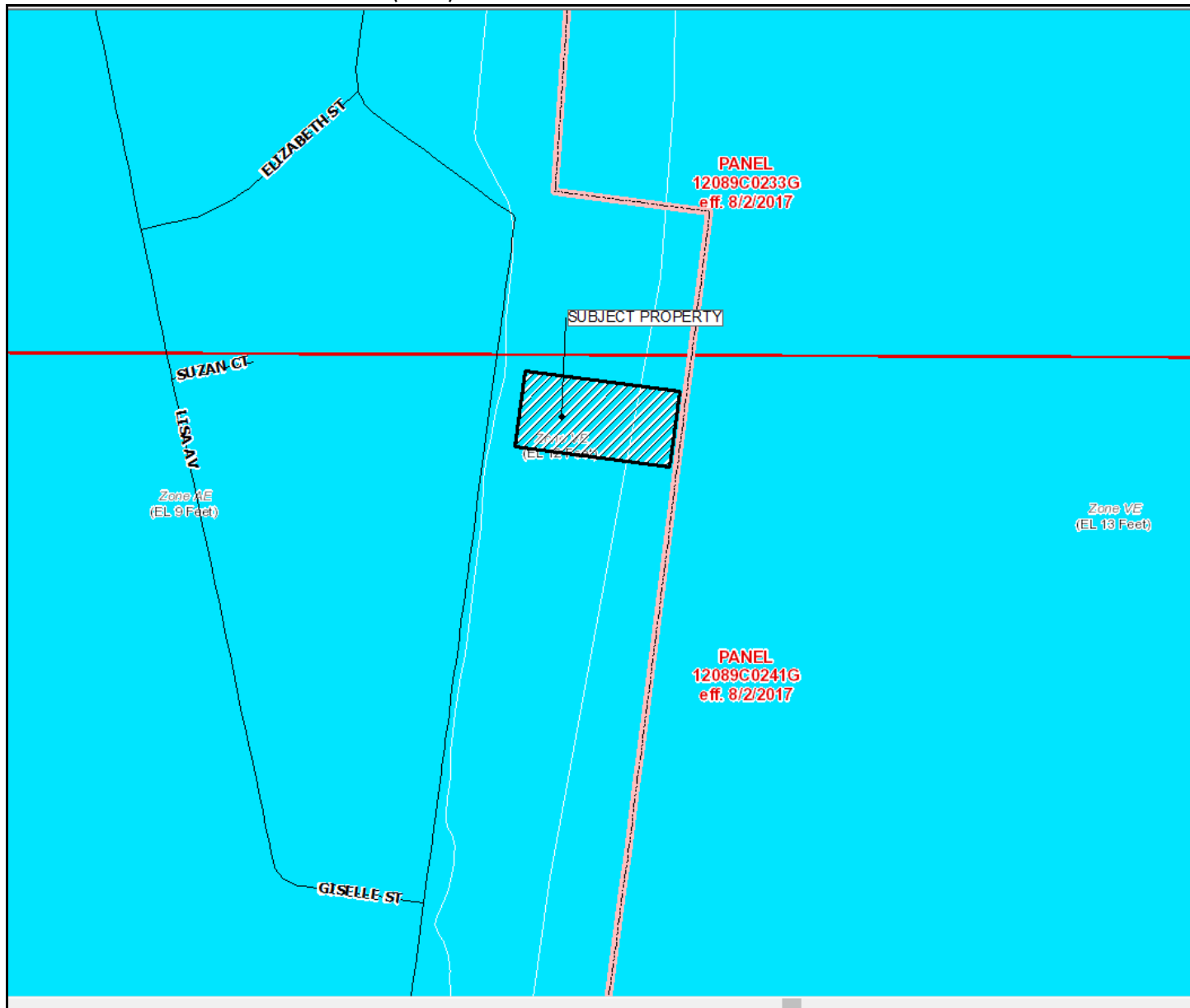
MAP OF PROPERTY BOUNDARIES AND EXISTING LAND USE MAP DESIGNATION (LOW DENSITY RESIDENTIAL -LDR)
AND ZONING DISTRICT OF LOW DENSITY RESIDENTIAL (R-1)





STAFF REPORT
PAB 2019-16 (CITY OWNED PROPERTIES)
Planning Advisory Board Hearing
December 11, 2019

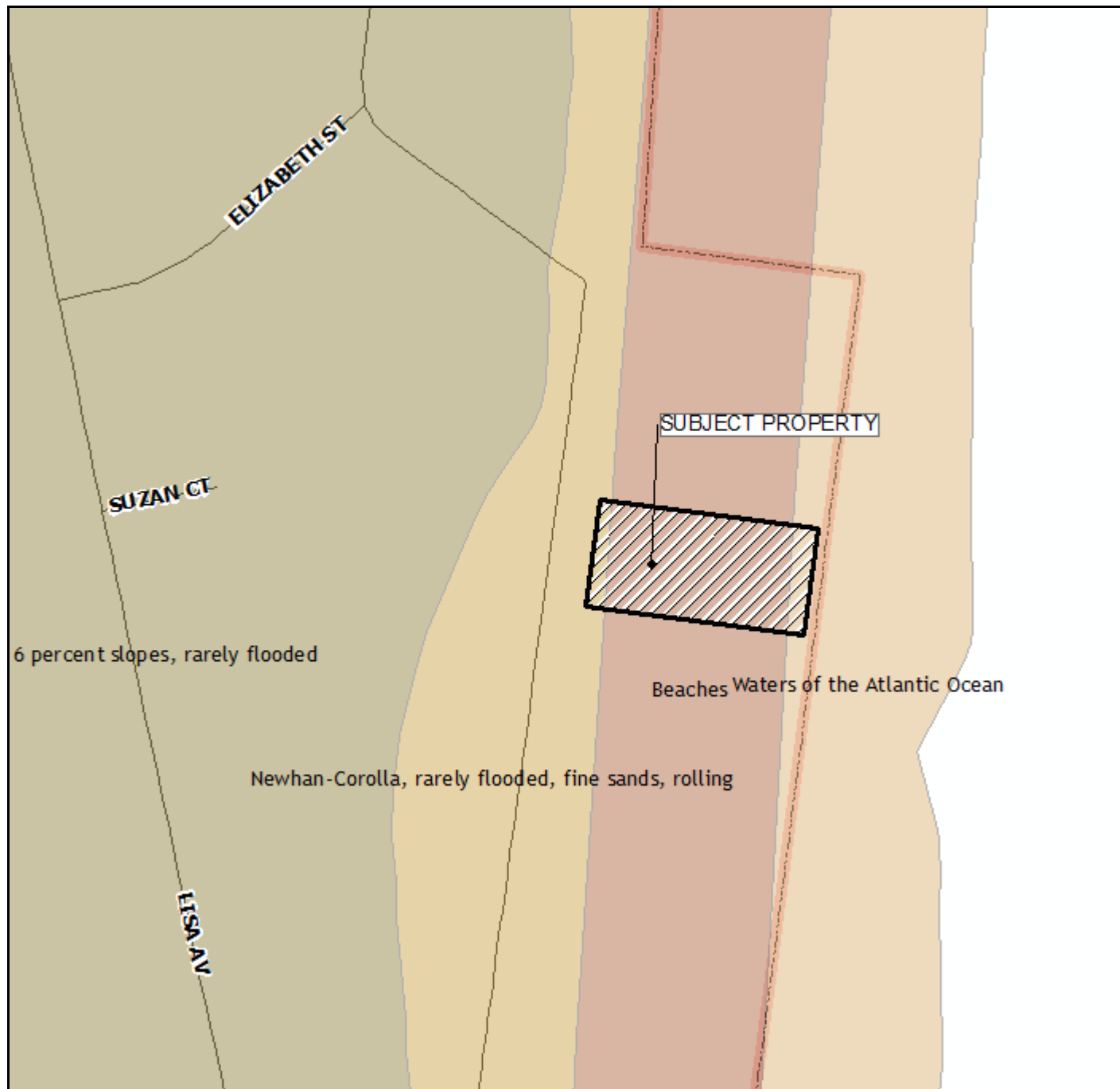
FEMA FLOOD INSURANCE RATE MAP (FIRM) FLOODZONES





STAFF REPORT
PAB 2019-16 (CITY OWNED PROPERTIES)
Planning Advisory Board Hearing
December 11, 2019

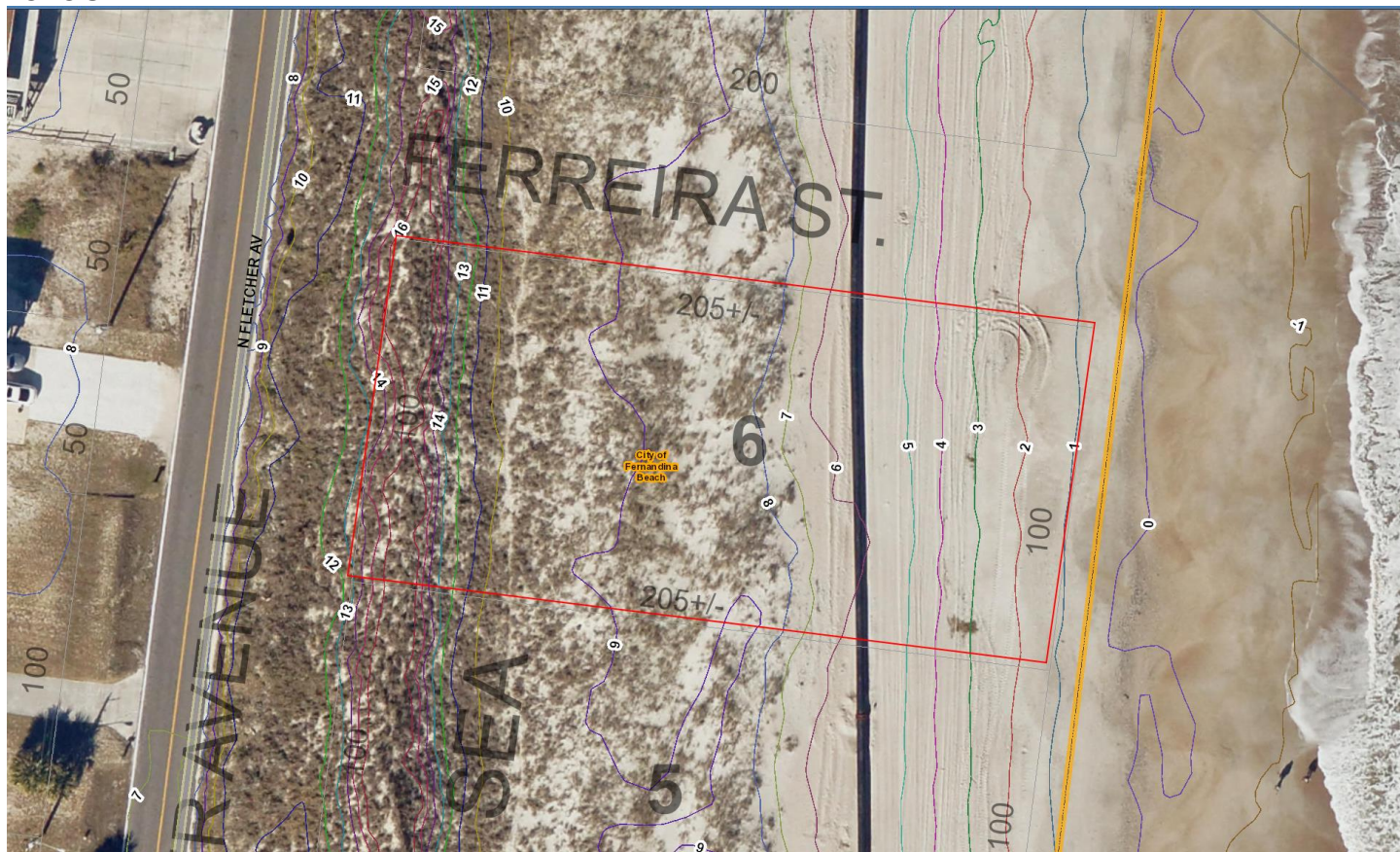
SOILS MAP





STAFF REPORT
PAB 2019-16 (CITY OWNED PROPERTIES)
Planning Advisory Board Hearing
December 11, 2019

TOPOGRAPHY MAP





STAFF REPORT
PAB 2019-16 (CITY OWNED PROPERTIES)
Planning Advisory Board Hearing
December 11, 2019

WETLANDS MAP



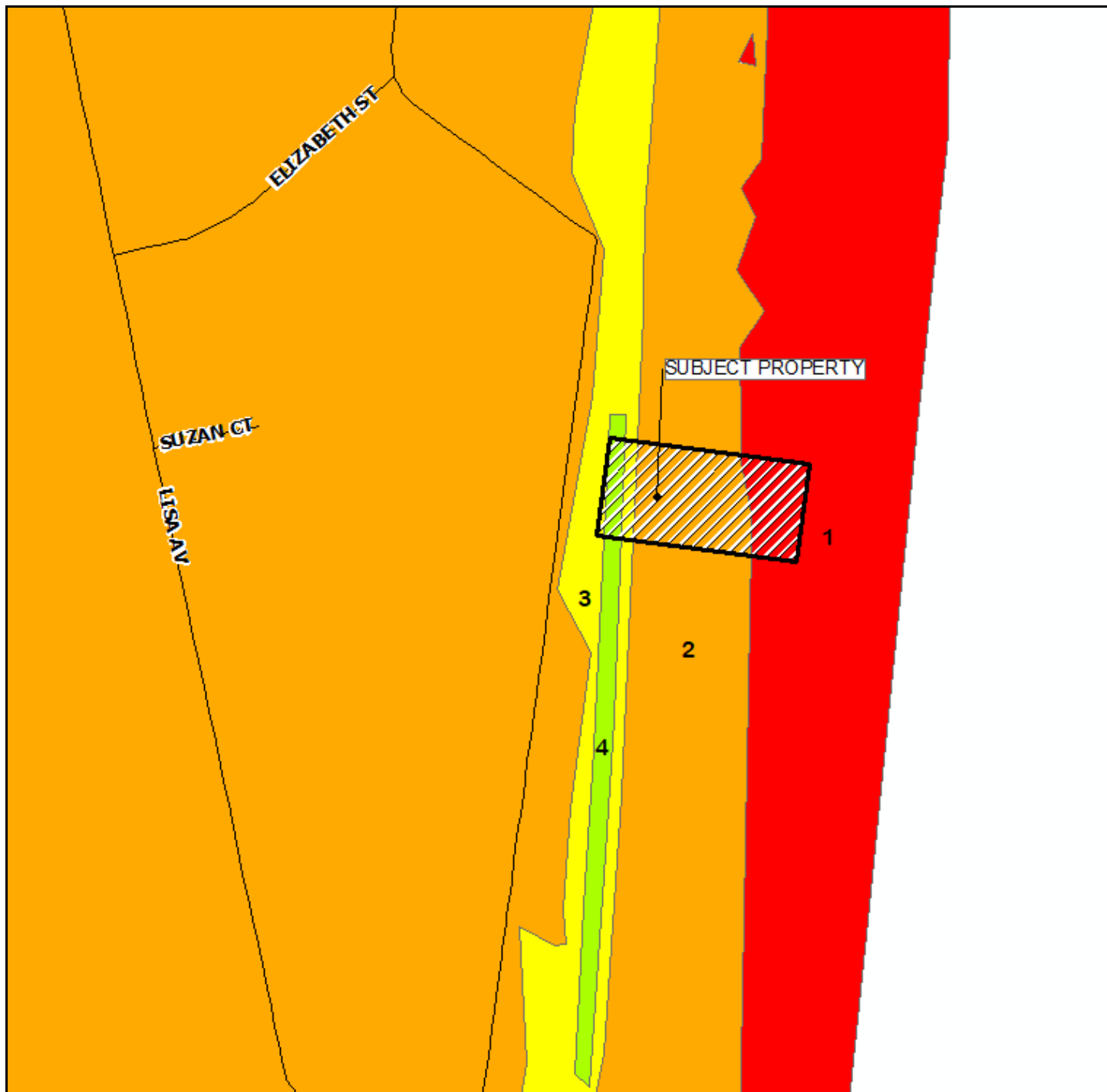
STAFF REPORT
PAB 2019-16 (CITY OWNED PROPERTIES)
Planning Advisory Board Hearing
December 11, 2019



STORM SURGE ZONE (COASTAL HIGH HAZARD AREA DEFINED AS CATEGORY 1 ZONE) MAP



STAFF REPORT
PAB 2019-16 (CITY OWNED PROPERTIES)
Planning Advisory Board Hearing
December 11, 2019





STAFF REPORT
PAB 2019-16 (CITY OWNED PROPERTIES)
Planning Advisory Board Hearing
December 11, 2019



STAFF REPORT
PAB 2019-16 (CITY OWNED PROPERTIES)
Planning Advisory Board Hearing
December 11, 2019

APPLICATION FOR FUTURE LAND USE MAP + ZONING AMENDMENTS
CITY OWNED PARCELS

*** 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 and at the Department of Planning and Conservation. ***

APPLICATION & SURROUNDING AREA INFORMATION:

PARCEL ID # AND PROPERTY OWNER:	00-00-31-1800-0161-0130 CITY OF FERNANDINA BEACH				
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:	S 6th Street + Indigo Street / Municipal				
CURRENT LAND USE + ZONING:	Medium Density Residential + R-2				
PROPOSED LAND USE + ZONING:	Conservation + CON				
EXISTING USES ON SITE:	Vacant/ Undisturbed				
PROPERTY SIZE:	.23				
ENVIRONMENTAL CHARACTERISTICS:	<u>Flood zone</u>	<u>Potential Wetlands</u>	<u>Avg. Topography</u>	<u>Soil Type</u>	<u>Coastal Upland Protection Zone</u>
	X (not SFHA)	NO	9' to 11'	Fine Sand	NO
ADJACENT PROPERTIES:	<u>Direction</u>	<u>Existing Use(s)</u>	<u>Year Built</u>	<u>Zoning</u>	<u>FLUM</u>
	North	Single Family	1954	R-2	Medium Density Residential
	South	Utilities	n/a	R-2	Medium Density Residential
	East	Single Family Residences	1996 and 1998	R-2	Medium Density Residential
	West	Utilities	n/a	R-2 + I-1	Medium Density Residential + Industrial
APPLICABLE COMPREHENSIVE PLAN POLICIES:	1.02.04 (FLUM amendments); 1.02.09 (smooth land use transition and buffering); 1.07.15 (conservation land use category); Objective 5.08 (Wetlands Protection and Preservation) and all policy statements				



STAFF REPORT
PAB 2019-16 (CITY OWNED PROPERTIES)
Planning Advisory Board Hearing
December 11, 2019

	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); 2.01.20 (CON zoning district); 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, Land Development Code, and established City Commission Goal to increase conservation land use and zoning acreage. Staff recommends approval of the request.

Submitted by:

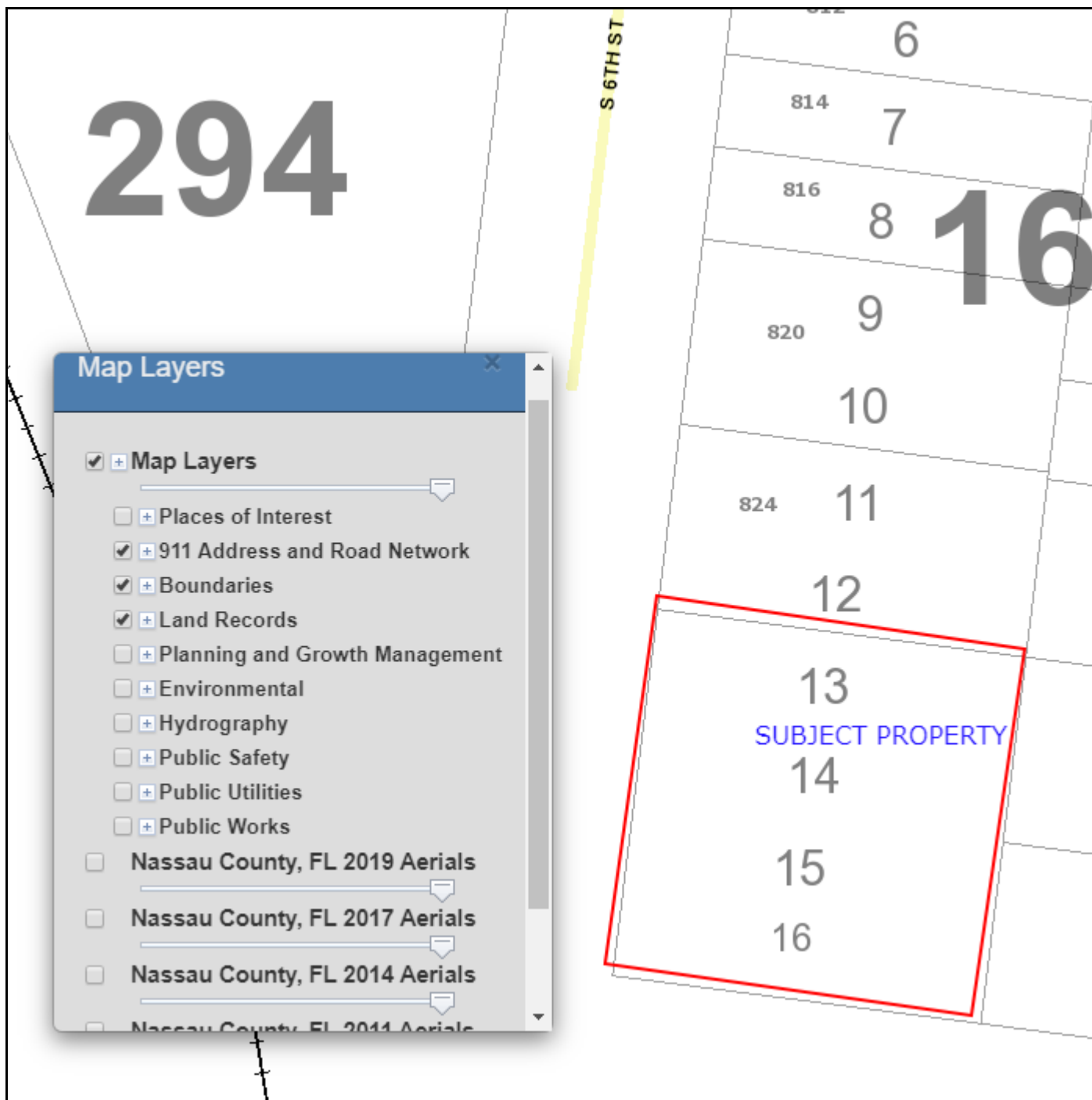
A handwritten signature in blue ink that reads "Kelly N. Gibson".

Kelly N. Gibson, AICP
Director



STAFF REPORT
PAB 2019-16 (CITY OWNED PROPERTIES)
Planning Advisory Board Hearing
December 11, 2019

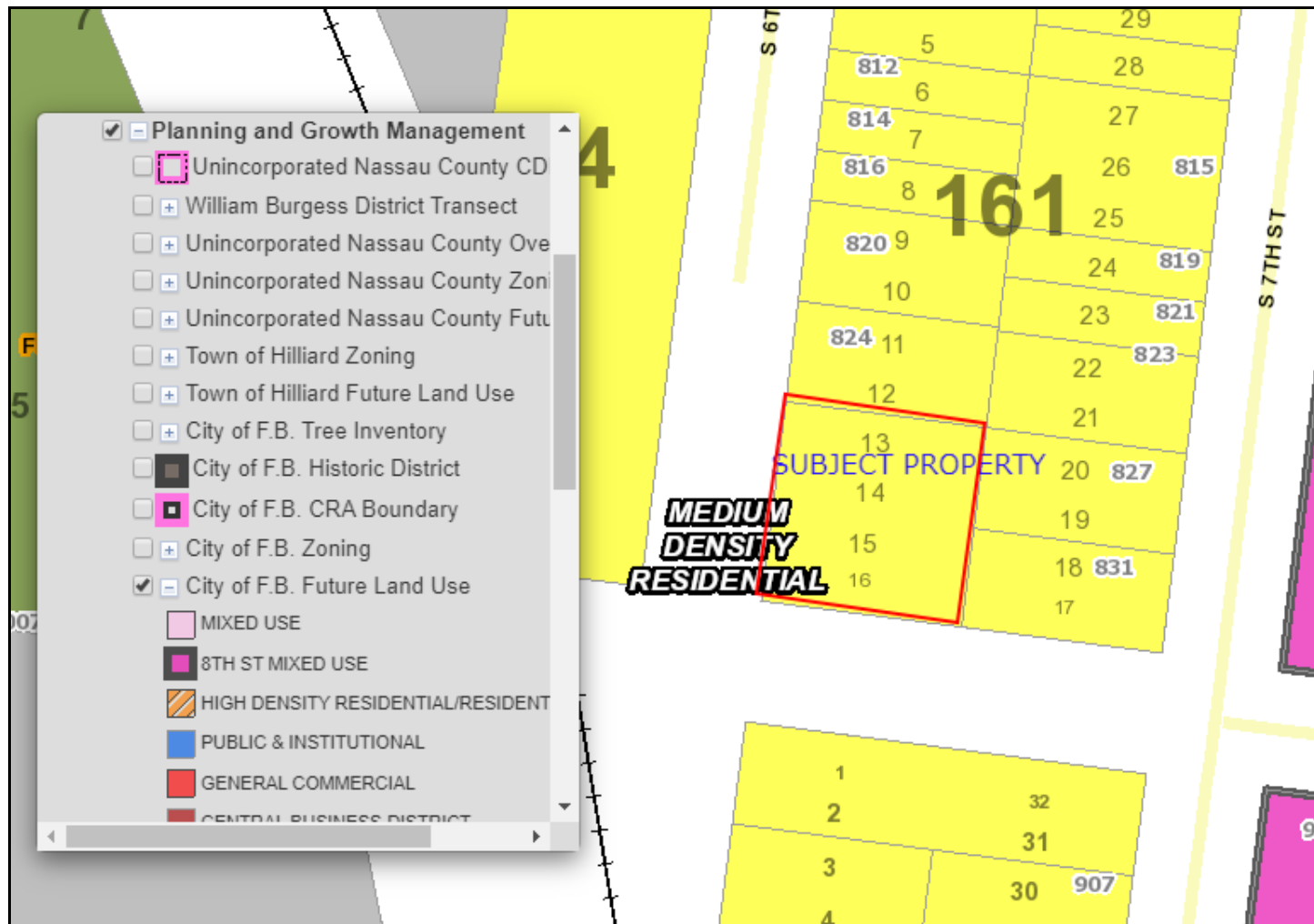
PROPERTY BOUNDARY





STAFF REPORT
PAB 2019-16 (CITY OWNED PROPERTIES)
Planning Advisory Board Hearing
December 11, 2019

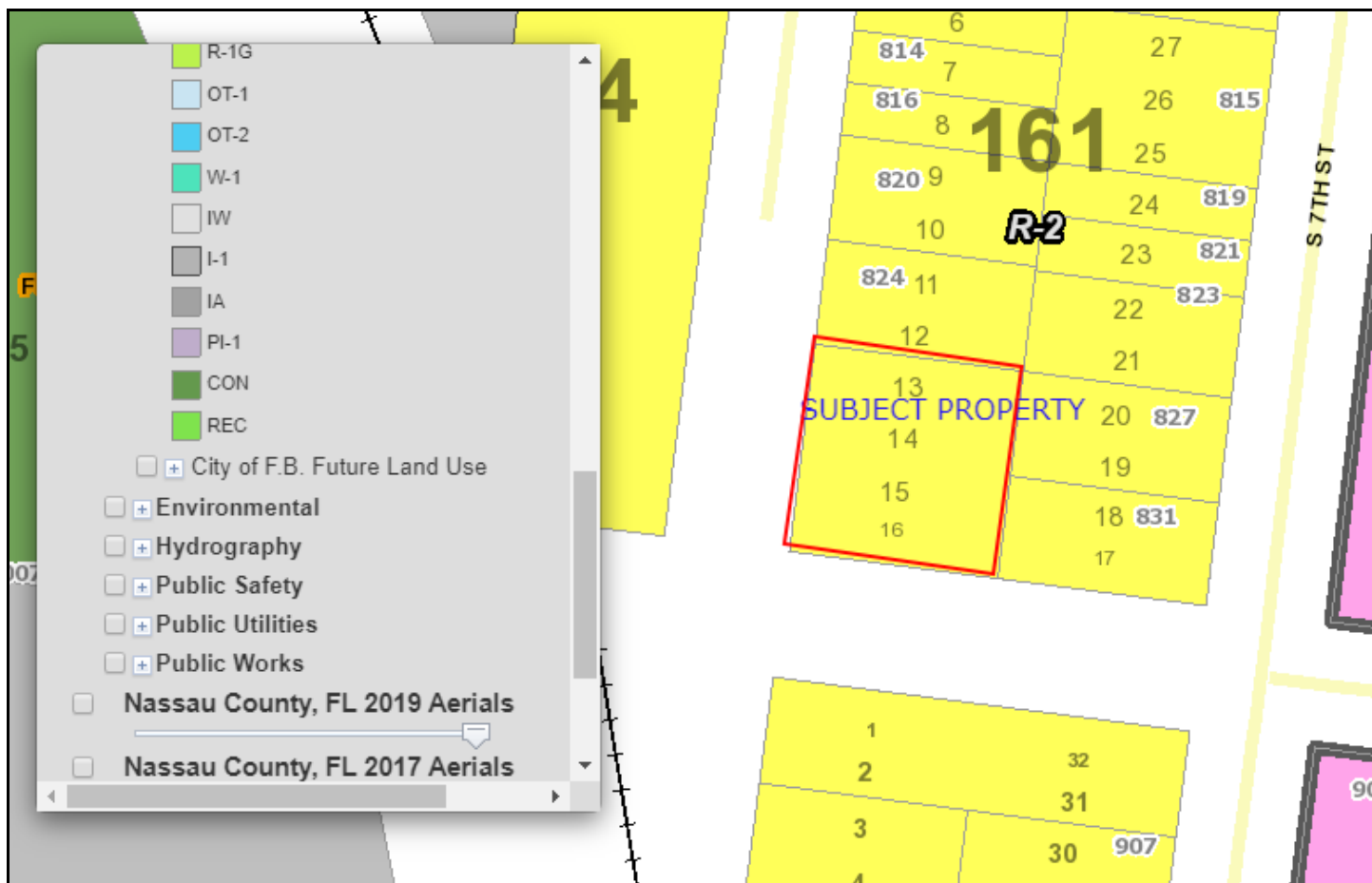
CURRENT LAND USE





STAFF REPORT
PAB 2019-16 (CITY OWNED PROPERTIES)
Planning Advisory Board Hearing
December 11, 2019

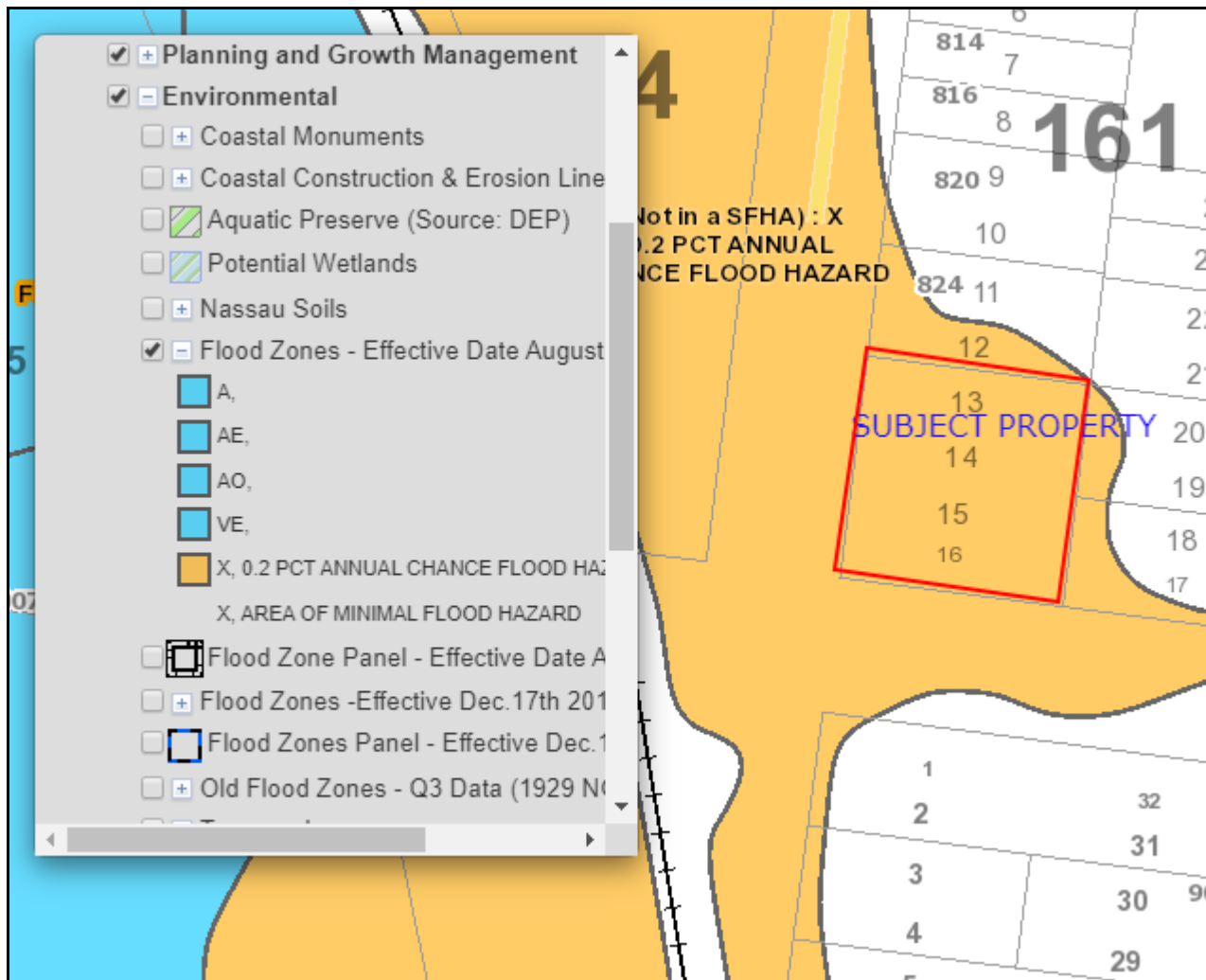
ZONING





STAFF REPORT
PAB 2019-16 (CITY OWNED PROPERTIES)
Planning Advisory Board Hearing
December 11, 2019

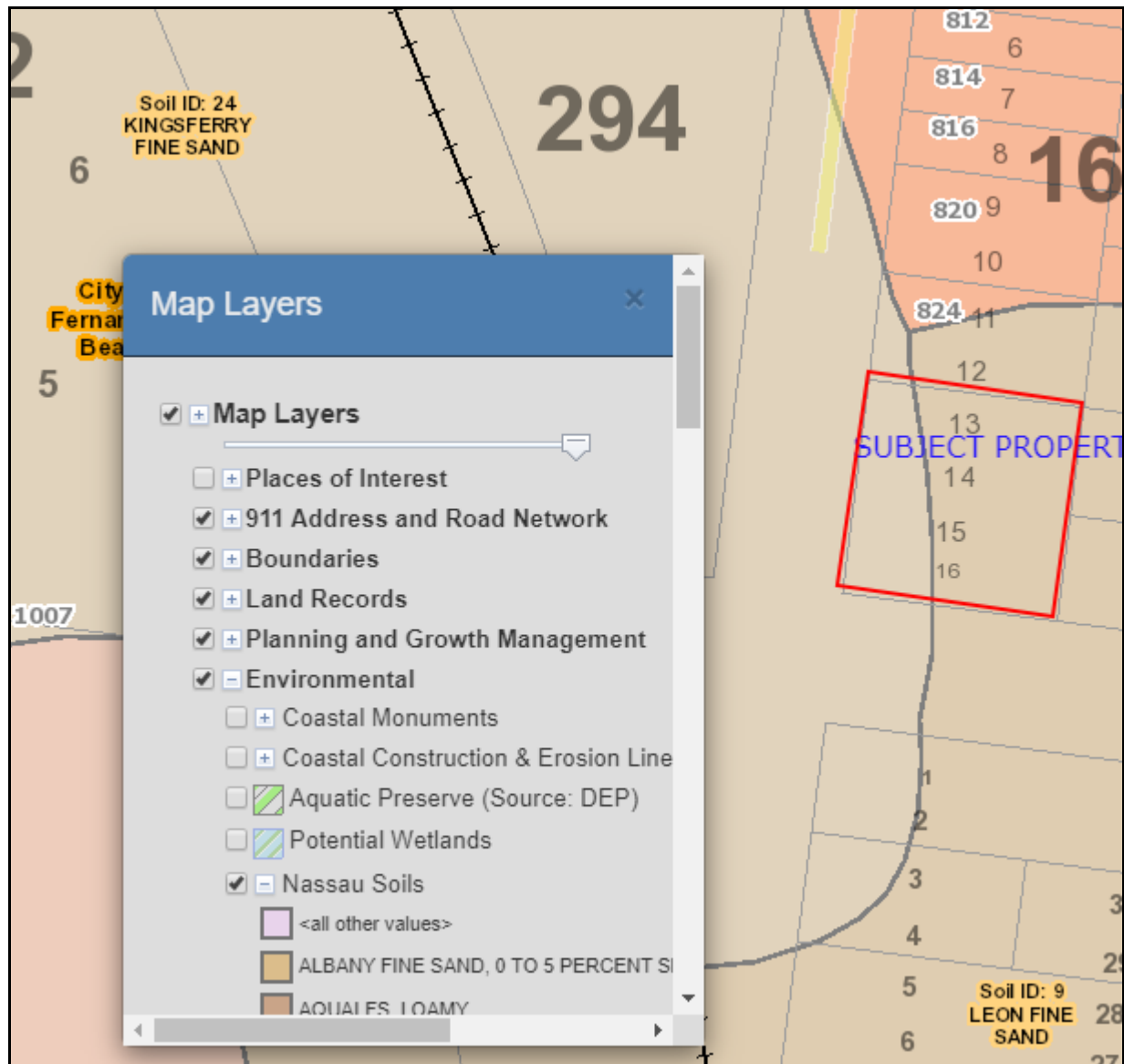
FLOODZONE





STAFF REPORT
PAB 2019-16 (CITY OWNED PROPERTIES)
Planning Advisory Board Hearing
December 11, 2019

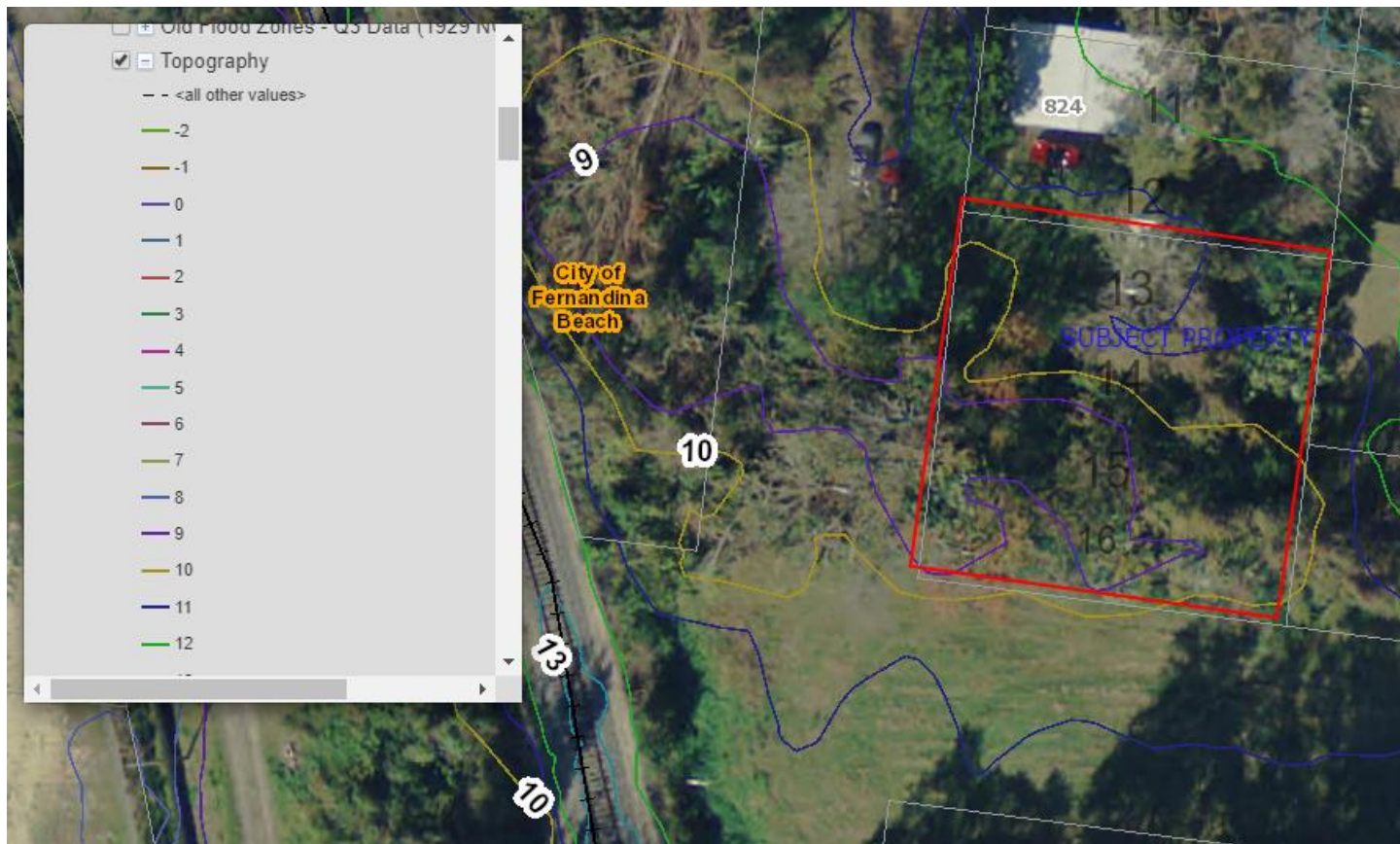
SOILS





STAFF REPORT
PAB 2019-16 (CITY OWNED PROPERTIES)
Planning Advisory Board Hearing
December 11, 2019

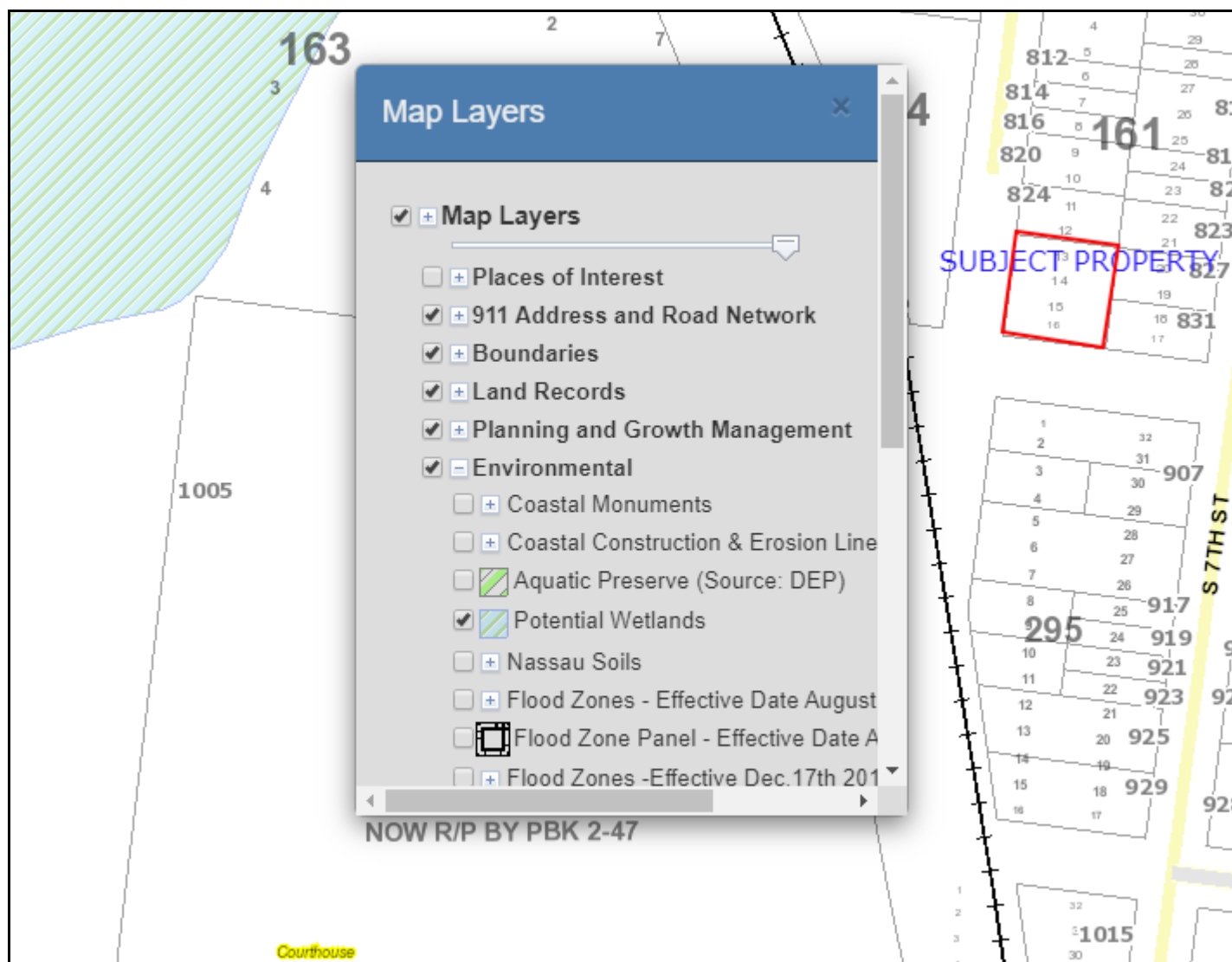
TOPOGRAPHY





STAFF REPORT
PAB 2019-16 (CITY OWNED PROPERTIES)
Planning Advisory Board Hearing
December 11, 2019

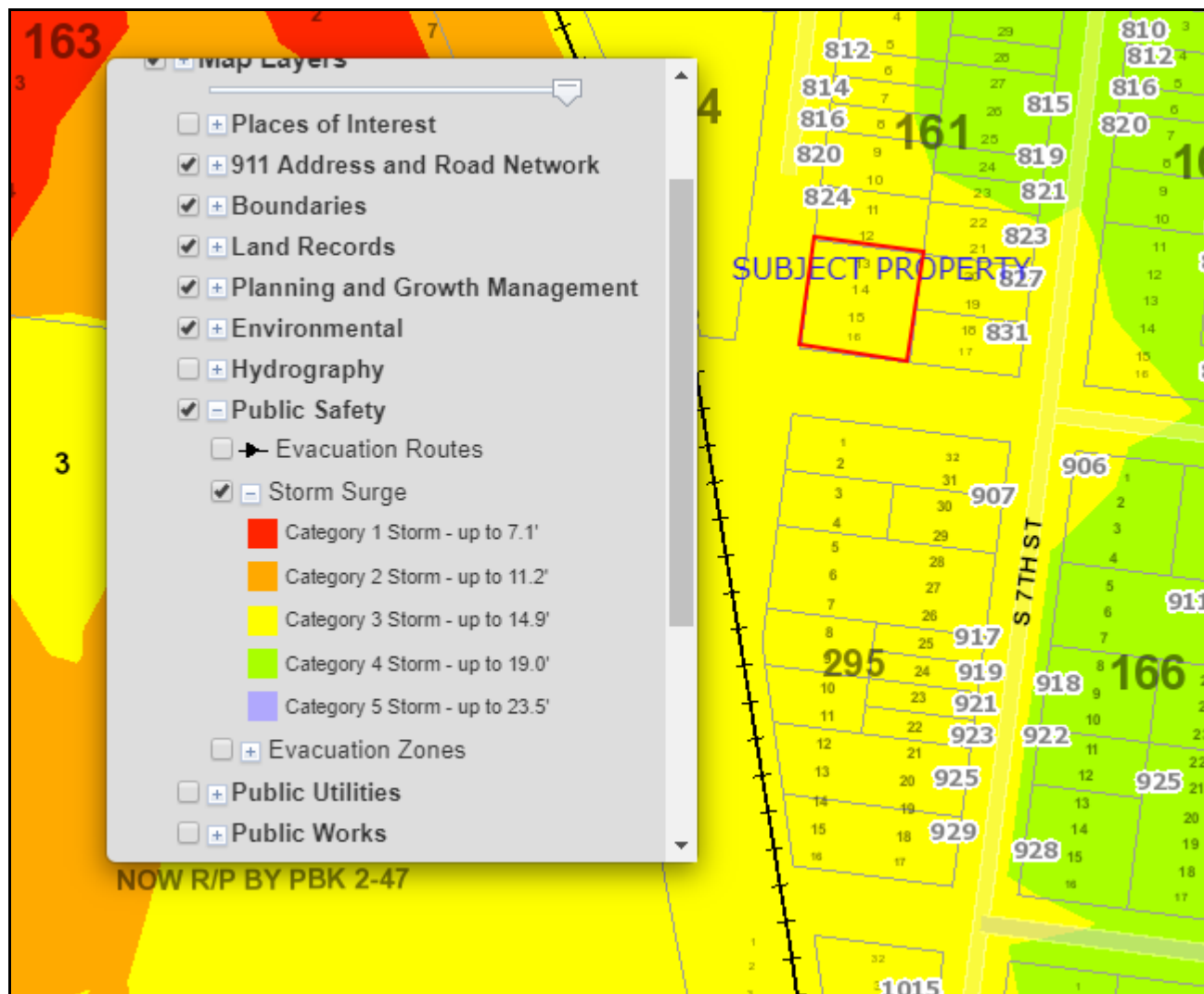
WETLANDS





STAFF REPORT
PAB 2019-16 (CITY OWNED PROPERTIES)
Planning Advisory Board Hearing
December 11, 2019

STORM SURGE ZONE (COASTAL HIGH HAZARD AREA DEFINED AS CATEGORY 1 ZONE)



PLANNING ADVISORY BOARD AGENDA ITEM
City of Fernandina Beach



SUBJECT:

ITEM TYPE: Future Land Use Map Amendment < 10 Acres

REQUESTED ACTION:

SYNOPSIS:

CITY ATTORNEY COMMENTS:

Kelly N. Gibson, AICP

Date: December 05, 2019

Submitted By: Kelly Gibson, AICP, Planning Director

PAB2019- 0017

REC'D: _____ BY: _____

INVOICE #: _____

PAYMENT: _____ TYPE: _____

BOARD MEETING DATE: DEC, 11, 2019



PLANNING ADVISORY BOARD APPLICATION

- ☒ **ZONING MAP AMENDMENT**
(≤ 10 acres \$1,000 / > 10 acres \$2,000)
- ☒ **LAND USE MAP AMENDMENT**
(≤ 10 acres \$1,000 / > 10 acres \$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

Mailing Address: 204 ASH STREET FERNANDINA BEACH, FL 32034

Telephone: (904)310-3101

Fax: _____

Email: DMARTIN@FBFL.ORG

Agent Name: PLANNING AND CONSERVATION DEPARTMENT

Mailing Address: _____

Telephone: (904) 310-3480

Fax: _____

Email: KGIBSON@FBFL.ORG

PROPERTY INFORMATION

Street Address: VARIOUS- SEE ATTACHED LIST

(non-city owned)

Parcel Identification Number(s): _____

Lot Number: _____

Block Number: _____

Subdivision: _____

Section: _____

Township: _____

Range: _____

PROJECT INFORMATION

Total Number of Lots/Parcels: SEE ATTACHED LIST

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

Existing Zoning Classification: VARIES - SEE ATTACHED LIST

Existing Future Land Use Classification: VARIES- SEE ATTACHED LIST

Previous Planning/Zoning Approvals: _____

Description of Request:

MODIFICATION BASED ON DIRECTION PROVIDED THROUGH THE
ADOPTION OF ORDINANCE 2019-05

SIGNATURE/NOTARY

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

11/26/19
Date

[Signature]
Signature of Applicant

[Signature]

STATE OF FLORIDA }
COUNTY OF NASSAU }
SS }



Subscribed and sworn to before me this 26th day of November, 2019.

[Signature]
Notary Public: Signature

Nicole Bednar
Printed Name

Feb. 2, 2020
My Commission Expires

Personally Known X OR Produced Identification _____ ID Produced: _____

CONSERVATION- NON CITY OWNED

PIN	Subdivisio	ZoningDist	FutureLand	OWNER_NAME	USEDESC	HOUSE_NO	STREET	ST_MD	CHANGE FLUM	CHANGE ZONING
00-00-31-1676-000A-0000	SEA GROVE	R-1	LOW DENSITY RESIDENTIAL	SEA GROVE PROPERTY OWNERS	COMMON S/D	00	SEA GROVE	LN	CONSERVATION	CON
00-00-31-1676-000B-0000	SEA GROVE			SEA GROVE PROPERTY OWNERS	COMMON S/D		JEAN LAFITTE	DR	CONSERVATION	CON
00-00-31-1676-000C-0000	SEA GROVE			SEA GROVE PROPERTY OWNERS	COMMON S/D		SEA GROVE	LN	CONSERVATION	CON
00-00-31-1676-000D-0000	SEA GROVE			SEA GROVE PROPERTY OWNERS	COMMON S/D		JEAN LAFITTE	DR	CONSERVATION	CON
00-00-31-1679-000A-0000	SEASIDE	R-1	WATER	SEASIDE HOMEOWNERS ASSOC INC	COMMON S/D	00	RECORD		CONSERVATION	CON
00-00-31-1180-0013-0050	CITRONA SUB	CON	CONSERVATION	STATE OF FLORIDA DEPARTMENT	VAC GOVERN		CEDAR	ST	CONSERVATION	CON
00-00-31-152C-000A-0000	OCEAN CAY	R-1	LOW DENSITY RESIDENTIAL	OCEAN CAY AT AMELIA ISLAND	COMMON S/D		OCEAN CAY S/D		CONSERVATION	CON
00-00-31-1540-0017-0020	OCEAN CITY	R-1	LOW DENSITY RESIDENTIAL	STATE OF FLORIDA	VAC GOVERN		1ST	AV	CONSERVATION	CON
00-00-31-1651-0TR2-0000	THE RESIDENCE AT AMELIA LANDINGS	R - 2		THE RESIDENCE AT AMELIA	COMMON S/D		FIRST AVENUE	EX	CONSERVATION	CON
00-00-31-178A-0002-0071	WINDSOR PLACE	R-1	LOW DENSITY RESIDENTIAL	STATE OF FLORIDA DEPARTMENT	VAC GOVERN		FLORIDA	AV	CONSERVATION	CON
00-00-31-178A-0002-0081	WINDSOR PLACE	R-1	LOW DENSITY RESIDENTIAL	STATE OF FLORIDA DEPARTMENT	VAC GOVERN		BELVEDERE	AV	CONSERVATION	CON
00-00-31-1800-0060-0010	CITY OF FERNANDINA BEACH S/D	IW	INDUSTRIAL WATERFRONT	OCEAN HIGHWAY & PORT AUTHORITY	VAC GOVERN		N 3RD	ST	CONSERVATION	CON
00-00-31-1800-0217-0010	CITY OF FERNANDINA BEACH S/D	R-2	MEDIUM DENSITY RESIDENTIAL	CHURCH EPISCOPAL IN THE	VAC INSTIT		N 11TH	ST	CONSERVATION	CON
00-00-31-1820-0011-0000	OLD TOWN WATERLOTS	IW	INDUSTRIAL WATERFRONT	CSX TRANSPORTATION INC	VACANT IND		MARINE	ST	CONSERVATION	CON
00-00-31-1820-0015-0000	OLD TOWN WATERLOTS	IW	INDUSTRIAL WATERFRONT	CSX TRANSPORTATION INC	V IN W/XFO		MARINE	ST	CONSERVATION	CON
12-3N-29-0000-0001-0000	Not in a Subdivision	R-2	MEDIUM DENSITY RESIDENTIAL	TIITF/REC & PARKS	VAC GOVERN		FORT CLINCH	DR	CONSERVATION	CON
14-3N-28-0000-0006-0020	Not in a Subdivision	IW	INDUSTRIAL	TIITF STATE OF FLORIDA	STATE		POGY	PL	CONSERVATION	CON
14-3N-28-0000-0006-0020	Not in a Subdivision	IW	INDUSTRIAL	TIITF STATE OF FLORIDA	STATE		POGY	PL	CONSERVATION	CON



PROPERTY INFORMATION

Parcel Number 00-00-31-1679-000A-0000

Owner Name SEASIDE HOMEOWNERS ASSOC INC
 Mailing Address C/O 2955 HARTLEY RD STE #106A
 JACKSONVILLE, FL 32257
 Location Address 00 RECORD
 FERNANDINA BEACH 32034
 Tax District FERNANDINA BEACH
 Millage 20.3245
 Homestead No
 Property Usage COMMON S/D 000005
 Deed Acres 0
 Short Legal TRACTS A & B IN OR 985/1406 CONSERVATION EMST PT 1012/320

2019 Preliminary Values (Subject to Change)

Land Value	\$100		Map This Parcel
(+) Improved Value	\$0		
(=) Market Value	\$100		GIS Report
(-) Agricultural Classification	\$0		
(-) SOH or Non-Hx* Capped Savings	\$		Property Record Card
(=) Assessed Value	\$100		
(-) Homestead	\$0		Print Friendly Page
(-) Additional Exemptions	\$0		
(=) School Taxable Value	\$100		
(-) Non-School HX & Other Exempt Value	\$0		
(=) County Taxable Value	\$100		

Note: *12% Cap does not apply to School Taxable Value

PARCEL MAP



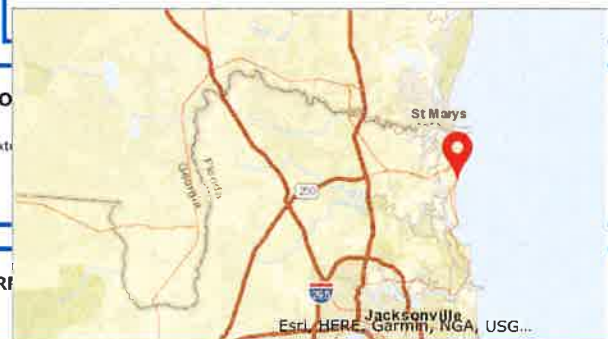
2019 AERIAL MAP



PROPERTY PHOTO

If this picture is incorrect, please email info@nassauflpa.com

LOCATION MAP



BUILDING INFO

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Ext
------	------------	-------------	----------	-------	-------------

SALES INFO

Sale Date	Book Page	Price	Instr	Qual
-----------	-----------	-------	-------	------



PROPERTY INFORMATION

Parcel Number 00-00-31-1180-0013-0050

Owner Name STATE OF FLORIDA DEPARTMENT
Mailing Address OF TRANSPORTATION
1109 SOUTH MARION AVENUE
LAKE CITY, FL 320255874
Location Address CEDAR ST
FERNANDINA BEACH 32034
Tax District FERNANDINA BEACH
Millage 20.3245
Homestead Yes
Property Usage VAC GOVERN 008000
Deed Acres 0
Short Legal PT OF LOT 13 & R/W IN OR 1124/610 BEING PARCELS 804-B & 804-D

2019 Preliminary Values (Subject to Change)

Land Value \$1,000
(+) Improved Value \$0
(=) Market Value \$1,000
(-) Agricultural Classification \$0
(-) SOH or Non-Hx* Capped Savings \$
(=) Assessed Value \$1,000
(-) Homestead \$0
(-) Additional Exemptions \$0
(=) School Taxable Value \$0
(-) Non-School HX & Other Exempt Value \$0
(=) County Taxable Value \$0



Map This Parcel



GIS Report



Property Record Card



Print Friendly Page

Note: *10% Cap does not apply to School Taxable Value

PARCEL MAP



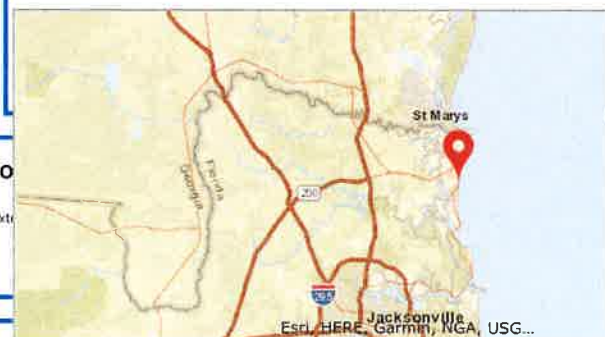
2019 AERIAL MAP



PROPERTY PHOTO

If this picture is incorrect, please email info@nassauflpa.com

LOCATION MAP



BUILDING INFO

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Ex
------	------------	-------------	----------	-------	------------

SALES INFORMATION

Sale Date	Book Page	Price	Instr	Qual	Imp	Grantor	Grantee
-----------	-----------	-------	-------	------	-----	---------	---------



A. Michael Hickox, CFA
Cert. Res. RD1941

NASSAU COUNTY
PROPERTY APPRAISER



PROPERTY INFORMATION

Parcel Number 00-00-31-1540-0017-0020

Owner Name STATE OF FLORIDA
Mailing Address DEPT OF TRANSPORTATION
1109 SOUTH MARION AVENUE
LAKE CITY, FL 320255874
Location Address 1ST AV
FERNANDINA BEACH 32034
Tax District FERNANDINA BEACH
Millage 20.3245
Homestead Yes
Property Usage VAC GOVERN 008000
Deed Acres 0.93
Short Legal PT OF BLKS 17 & 18 & PT OF ABANDONED R/W IN OR 311/372
OCEAN CITY SUB DBK U/384

2019 Preliminary Values (Subject to Change)

Land Value \$139,500
(+) Improved Value \$0
(=) Market Value \$139,500
(-) Agricultural Classification \$0
(-) SOH or Non-Hx* Capped Savings \$
(=) Assessed Value \$24,715
(-) Homestead \$0
(-) Additional Exemptions \$0
(=) School Taxable Value \$0
(-) Non-School HX & Other Exempt Value \$0
(=) County Taxable Value \$0

Note: 110% Cap does not apply to School Taxable Value



Map This Parcel



GIS Report



Property Record Card



Print Friendly Page

PARCEL MAP



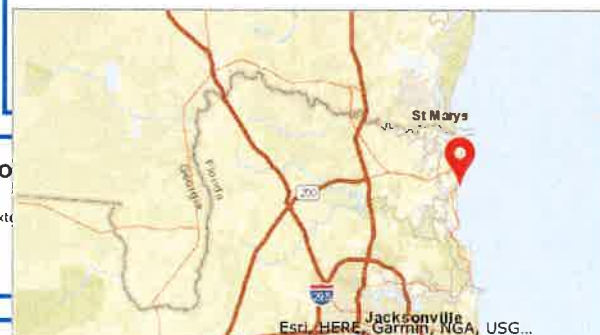
2019 AERIAL MAP



PROPERTY PHOTO

If this picture is incorrect, please email info@nassauflpa.com

LOCATION MAP



BUILDING INFO

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Ext
------	------------	-------------	----------	-------	-------------

SALES INFORMATION

Sale Date	Book Page	Price	Instr	Qual	Imp	Grantor	Grantee
-----------	-----------	-------	-------	------	-----	---------	---------



PROPERTY INFORMATION

Parcel Number 00-00-31-1651-0TR2-0000

Owner Name THE RESIDENCE AT AMELIA
 Mailing Address LANDINGS INC
 3000 INDEPENDENT SQ
 JACKSONVILLE, FL 32202
 Location Address FIRST AVENUE EX
 FERNANDINA BEACH 32034
 Tax District FERNANDINA BEACH
 Millage 20.3245
 Homestead No
 Property Usage COMMON S/D 000005
 Deed Acres 4.25
 Short Legal PARCEL "2" & WOODEN BOARDWALK PARCEL IN OR 852/1021
 NATURAL PRESERVATION AREA

2019 Preliminary Values (Subject to Change)

Land Value	\$100		Map This Parcel
(+) Improved Value	\$0		
(=) Market Value	\$100		GIS Report
(-) Agricultural Classification	\$0		
(-) SOH or Non-Hx* Capped Savings	\$		Property Record Card
(=) Assessed Value	\$100		
(-) Homestead	\$0		Print Friendly Page
(-) Additional Exemptions	\$0		
(=) School Taxable Value	\$100		
(-) Non-School HX & Other Exempt Value	\$0		
(=) County Taxable Value	\$100		

Note: *12% Cap does not apply to School Taxable Value

PARCEL MAP



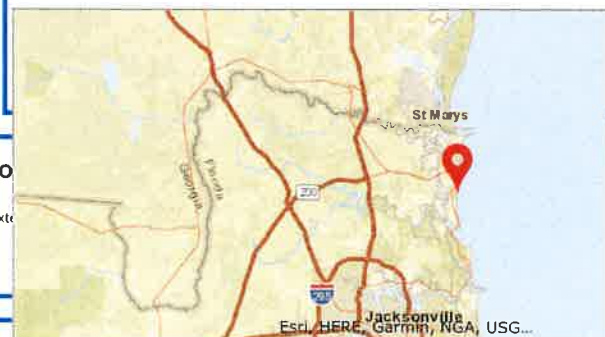
2019 AERIAL MAP



PROPERTY PHOTO

If this picture is incorrect, please email info@nassaulpa.com

LOCATION MAP



BUILDING INFO

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Ext
------	------------	-------------	----------	-------	-------------

SALES INFORMATION

Sale Date	Book Page	Price	Instr	Qual	Imp	Grantor	Grantee
-----------	-----------	-------	-------	------	-----	---------	---------



PROPERTY INFORMATION

Parcel Number 00-00-31-178A-0002-0071

Owner Name STATE OF FLORIDA DEPARTMENT
 Mailing Address OF TRANSPORTATION
 1109 SOUTH MARION AVENUE
 LAKE CITY, FL 320255874
 Location Address FLORIDA AV
 FERNANDINA BEACH 32034
 Tax District FERNANDINA BEACH
 Millage 20.3245
 Homestead Yes
 Property Usage VAC GOVERN 008000
 Deed Acres 0
 Short Legal BLOCK 2 PT OF LOT 7 (S-1) IN OR 1131/1701 (FOR EGANS CREEK R/W)

2019 Preliminary Values (Subject to Change)

Land Value	\$100		Map This Parcel
(+) Improved Value	\$0		
(=) Market Value	\$100		GIS Report
(-) Agricultural Classification	\$0		
(-) SOH or Non-Hx* Capped Savings	\$		Property Record Card
(=) Assessed Value	\$100		
(-) Homestead	\$0		Print Friendly Page
(-) Additional Exemptions	\$0		
(=) School Taxable Value	\$0		
(-) Non-School HX & Other Exempt Value	\$0		
(=) County Taxable Value	\$0		

Note: *13% Cap does not apply to School Taxable Value

PARCEL MAP



2019 AERIAL MAP



PROPERTY PHOTO

If this picture is incorrect, please email info@nassauflpa.com

LOCATION MAP



BUILDING INFO

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Ext
------	------------	-------------	----------	-------	-------------

SALES INFORMATION

Sale Date	Book Page	Price	Instr	Qual	Imp	Grantor	Grantee
-----------	-----------	-------	-------	------	-----	---------	---------



A. Michael Hickox, CFA
Cert. Res. RD1941

NASSAU COUNTY
PROPERTY APPRAISER



PROPERTY INFORMATION

Parcel Number 00-00-31-178A-0002-0081

Owner Name STATE OF FLORIDA DEPARTMENT
Mailing Address OF TRANSPORTATION
1109 SOUTH MARION AVENUE
LAKE CITY, FL 320255874
Location Address BELVEDERE AV
FERNANDINA BEACH 32034
Tax District FERNANDINA BEACH
Millage 20.3245
Homestead Yes
Property Usage VAC GOVERN 008000
Deed Acres 0
Short Legal BLOCK 2 PT OF LOTS 8 & 9 (S-1) IN OR 1116/797 WINDSOR PLACE 1
PB 3/1

2019 Preliminary Values (Subject to Change)

Land Value \$1,000
(+) Improved Value \$0
(=) Market Value \$1,000
(-) Agricultural Classification \$0
(-) SOH or Non-Hx* Capped Savings \$
(=) Assessed Value \$1,000
(-) Homestead \$0
(-) Additional Exemptions \$0
(=) School Taxable Value \$0
(-) Non-School HX & Other Exempt Value \$0
(=) County Taxable Value \$0



Map This Parcel

GIS Report

Property Record Card

Print Friendly Page

Note: *13% Cap does not apply to School Taxable Value

PARCEL MAP



2019 AERIAL MAP



PROPERTY PHOTO

If this picture is incorrect, please email info@nassauflpa.com

LOCATION MAP



BUILDING INFO

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Ext
------	------------	-------------	----------	-------	-------------

SALES INFORMATION

Sale Date	Book Page	Price	Instr	Qual	Imp	Grantor	Grantee
-----------	-----------	-------	-------	------	-----	---------	---------



A. Michael Hickox, CFA
Cert. Res. RD1941

NASSAU COUNTY

PROPERTY APPRAISER



PROPERTY INFORMATION

Parcel Number 00-00-31-1820-0011-0000

Owner Name CSX TRANSPORTATION INC
Mailing Address TAX DEPARTMENT
500 WATER STREET (C910)
JACKSONVILLE, FL 32202
Location Address MARINE ST
FERNANDINA BEACH 32034
Tax District FERNANDINA BEACH
Millage 20.3245
Homestead No
Property Usage VACANT IND 004000
Deed Acres 4.00
Short Legal OLD TOWN BLOCK 28 LOTS 7 THRU 13 & PARTS OF LOTS 1 2 3 & 14

2019 Preliminary Values (Subject to Change)

Land Value \$100,000
(+) Improved Value \$0
(=) Market Value \$100,000
(-) Agricultural Classification \$0
(-) SOH or Non-Hx* Capped Savings \$
(=) Assessed Value \$100,000
(-) Homestead \$0
(-) Additional Exemptions \$0
(=) School Taxable Value \$100,000
(-) Non-School HX & Other Exempt Value \$0
(=) County Taxable Value \$100,000

Note: *10% Cap does not apply to School Taxable Value



Map This Parcel



GIS Report



Property Record Card

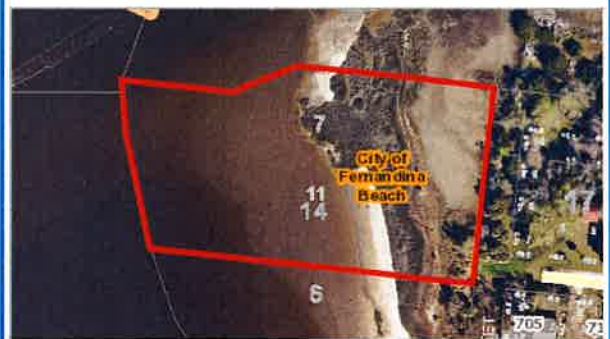


Print Friendly Page

PARCEL MAP



2019 AERIAL MAP



PROPERTY PHOTO

If this picture is incorrect, please email info@nassauflpa.com

LOCATION MAP



BUILDING INFO

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Ext
------	------------	-------------	----------	-------	-------------

SALES INFO

Sale Date	Book Page	Price	Instr	Qual	Imp	Grantor	Grantee
-----------	-----------	-------	-------	------	-----	---------	---------



A. Michael Hickox, CFA
Cert. Res. RD1941

NASSAU COUNTY
PROPERTY APPRAISER



PROPERTY INFORMATION

Parcel Number 00-00-31-1820-0015-0000

Owner Name CSX TRANSPORTATION INC
Mailing Address TAX DEPARTMENT
500 WATER STREET (C910)
JACKSONVILLE, FL 32202
Location Address MARINE ST
FERNANDINA BEACH 32034
Tax District FERNANDINA BEACH
Millage 20.3245
Homestead No
Property Usage V IN W/XFO 004001
Deed Acres 0
Short Legal OLD TOWN WATER LOTS 2 THRU 7 & 14 THRU 17 PT OF 13

2019 Preliminary Values (Subject to Change)

Land Value \$65,800
(+) Improved Value \$11,520
(=) Market Value \$77,320
(-) Agricultural Classification \$0
(-) SOH or Non-Hx* Capped Savings \$
(=) Assessed Value \$77,320
(-) Homestead \$0
(-) Additional Exemptions \$0
(=) School Taxable Value \$77,320
(-) Non-School HX & Other Exempt Value \$0
(=) County Taxable Value \$77,320



*Note: 10% Cap does not apply to School Taxable Value

PARCEL MAP



2019 AERIAL MAP



PROPERTY PHOTO

If this picture is incorrect, please email info@nassaulpa.com

LOCATION MAP



BUILDING INFO

Type Total Area Heated Area Bedrooms Baths Primary Ext

SALES INFO

Sale Date Book Page Price Instr Qual Imp Grantor Grantee



A. Michael Hickox, CFA
Cert. Res. RD1941

NASSAU COUNTY

PROPERTY APPRAISER



PROPERTY INFORMATION

Parcel Number 12-3N-29-0000-0001-0000

Owner Name TIITE/REC & PARKS
Mailing Address FORT CLINCH STATE PARK
C/O DEP 3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399
Location Address FORT CLINCH DR
FERNANDINA BEACH 32034
Tax District FERNANDINA BEACH
Millage 20.3245
Homestead Yes
Property Usage VAC GOVERN 008000
Deed Acres 1.50
Short Legal W 150 FT OF LOT 1 OR 84/293 & OR 94/168

2019 Preliminary Values (Subject to Change)

Land Value \$33,750
(+) Improved Value \$0
(=) Market Value \$33,750
(-) Agricultural Classification \$0
(-) SOH or Non-Hx* Capped Savings \$
(=) Assessed Value \$33,750
(-) Homestead \$0
(-) Additional Exemptions \$0
(=) School Taxable Value \$0
(-) Non-School HX & Other Exempt Value \$0
(=) County Taxable Value \$0



Map This Parcel



GIS Report



Property Record Card



Print Friendly Page

Note: *13% Cap does not apply to School Taxable Value

PARCEL MAP



2019 AERIAL MAP



PROPERTY PHOTO

If this picture is incorrect, please email info@nassaulpa.com

LOCATION MAP



BUILDING INFO

Type Total Area Heated Area Bedrooms Baths Primary Ext

SALES INFO

Sale Date Book Page Price Instr Qual Imp Grantor Grantee



A. Michael Hickox, CFA
Cert. Res. RD1941

NASSAU COUNTY

PROPERTY APPRAISER



PROPERTY INFORMATION

Parcel Number 14-3N-28-0000-0006-0020

Owner Name: TITF STATE OF FLORIDA
Mailing Address: 3900 COMMONWEALTH BLVD
MAIL STATION 108
TALLAHASSEE, FL 323993000
Location Address: POGY PL
FERNANDINA BEACH 32034
Tax District: UNINCORPORATED MIDDLE ISLAND
Millage: 16.5856
Homestead: Yes
Property Usage: STATE 008700
Deed Acres: 1.94
Short Legal: SUBMERGED LANDS LOCATED IN THE AMELIA RIVER & EGANS CREEK A/K/A CLARK'S CREEK LYING

2019 Preliminary Values (Subject to Change)

Land Value: \$194
(+) Improved Value: \$0
(=) Market Value: \$194
(-) Agricultural Classification: \$0
(-) SOH or Non-Hx* Capped Savings: \$
(=) Assessed Value: \$194
(-) Homestead: \$0
(-) Additional Exemptions: \$0
(=) School Taxable Value: \$0
(-) Non-School HX & Other Exempt Value: \$0
(=) County Taxable Value: \$0

Note: *13% Cap does not apply to School Taxable Value



Map This Parcel



GIS Report



Property Record Card



Print Friendly Page

PARCEL MAP



2019 AERIAL MAP



PROPERTY PHOTO

If this picture is incorrect, please email info@nassaulpa.com

LOCATION MAP



BUILDING INFO

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Ext
------	------------	-------------	----------	-------	-------------

SALES INFORMATION

Sale Date	Book Page	Price	Instr	Qual	Imp	Grantor	Grantee
-----------	-----------	-------	-------	------	-----	---------	---------



STAFF REPORT
PAB 2019-17 (NON-CITY CONSERVATION LANDS REQUEST)
Planning Advisory Board Hearing
December 11, 2019

APPLICATION FOR FUTURE LAND USE MAP + ZONING AMENDMENTS
NON-CITY OWNED PARCELS

*** 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 and at the Department of Planning and Conservation. ***

APPLICATION & SURROUNDING AREA INFORMATION:

PARCEL ID # AND PROPERTY OWNER:	00-00-31-1180-0013-0050 AND 00-00-31-178A-0002-0071 AND 00-00-31-178A-0002-0081 STATE OF FLORIDA DEPARTMENT				
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:	Cedar St + Florida Ave + Belvedere Ave / Vacant Undisturbed				
CURRENT LAND USE + ZONING:	Conservation + CON Low Density Residential + R1				
PROPOSED LAND USE + ZONING:	Conservation + CON				
EXISTING USES ON SITE:	Vacant/ Undisturbed				
PROPERTY SIZE:	.07 + .09 + .14 Acres				
ENVIRONMENTAL CHARACTERISTICS:	<u>Flood zone</u>	<u>Potential Wetlands</u>	<u>Avg. Topography</u>	<u>Soil Type</u>	<u>Coastal Upland Protection Zone</u>
	AE	YES	O' to 4'	Clay	NO
ADJACENT PROPERTIES:	<u>Direction</u>	<u>Existing Use(s)</u>	<u>Year Built</u>	<u>Zoning</u>	<u>FLUM</u>
	North	Single Family	1952	R-1 + CON	Low Density Residential + Conservation
	South	Vacant Gov	n/a	CON	Conservation
	East	Vacant Gov	n/a	CON	Conservation
	West	Single Family	1988	R-1	Low Density Residential
APPLICABLE COMPREHENSIVE PLAN POLICIES:	1.02.04 (FLUM amendments); 1.02.09 (smooth land use transition and buffering); 1.07.15 (conservation 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 lands);				



STAFF REPORT
PAB 2019-17 (NON-CITY CONSERVATION LANDS REQUEST)
Planning Advisory Board Hearing
December 11, 2019

	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); 2.01.20 (CON zoning district); 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, Land Development Code, and established City Commission Goal to increase conservation land use and zoning acreage. Staff recommends approval of the request.

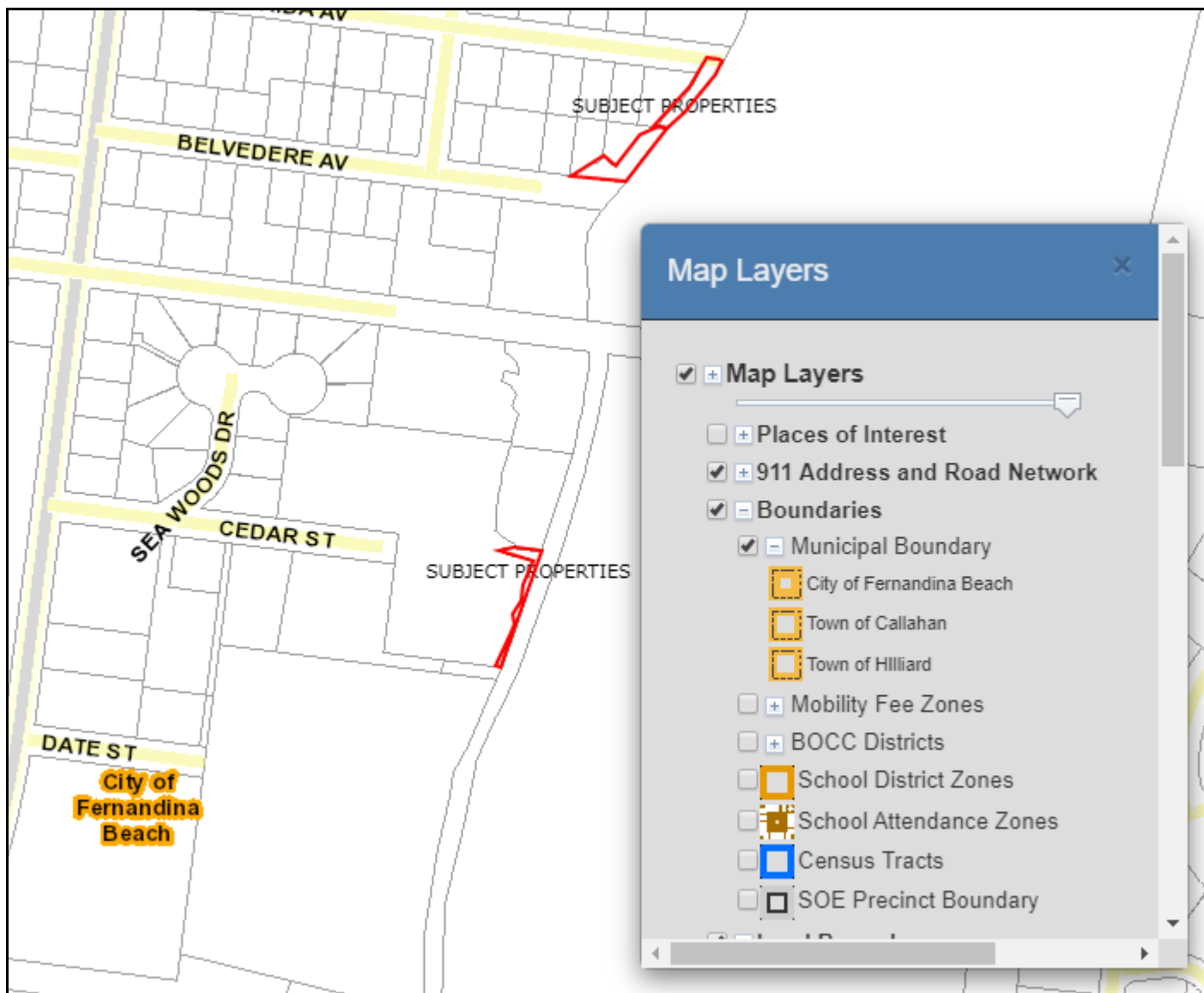
Submitted by:

Kelly N. Gibson, AICP
Director



STAFF REPORT
PAB 2019-17 (NON-CITY CONSERVATION LANDS REQUEST)
Planning Advisory Board Hearing
December 11, 2019

PROPERTY BOUNDARY





STAFF REPORT
PAB 2019-17 (NON-CITY CONSERVATION LANDS REQUEST)
Planning Advisory Board Hearing
December 11, 2019

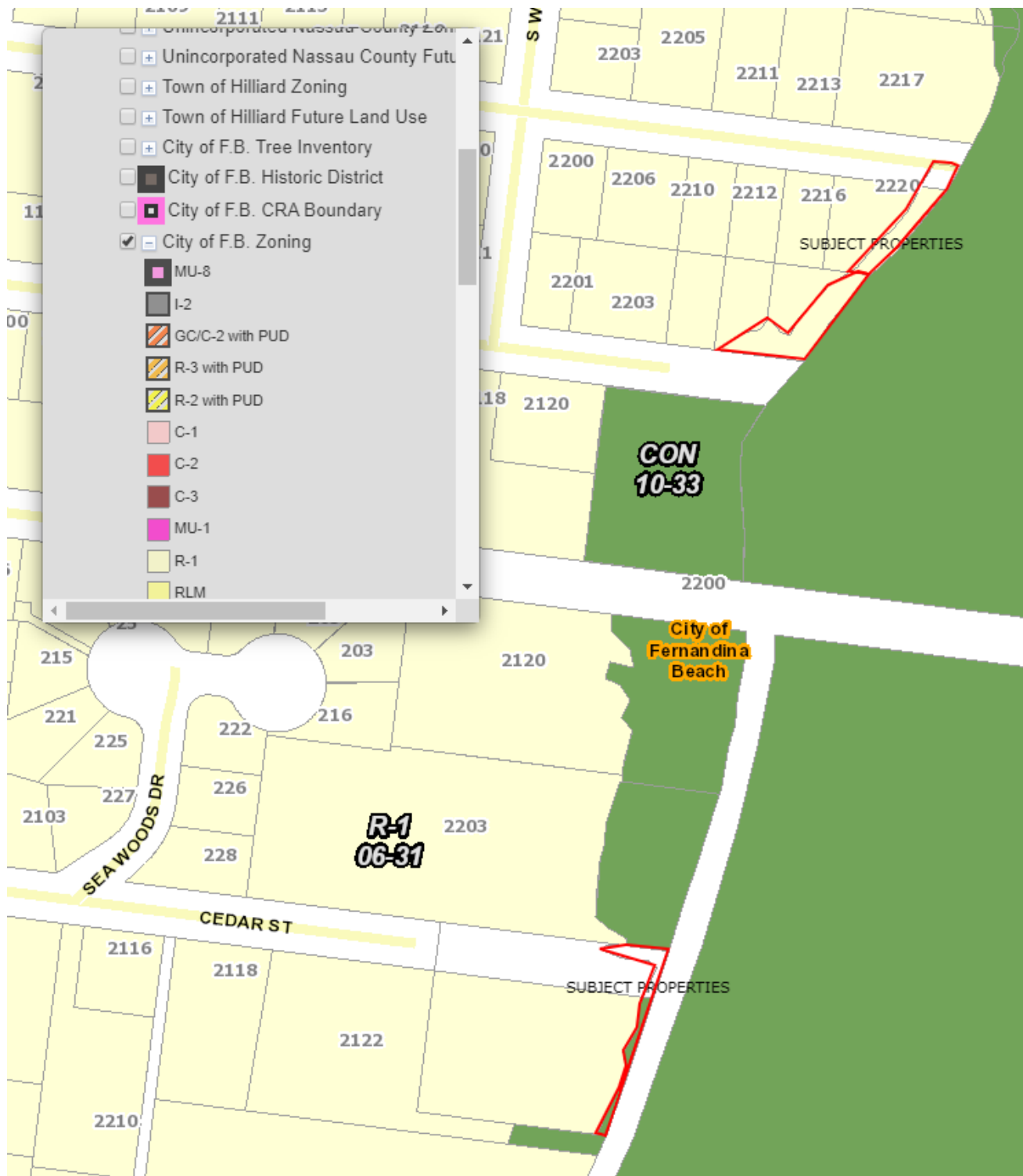
CURRENT LAND USE





STAFF REPORT
PAB 2019-17 (NON-CITY CONSERVATION LANDS REQUEST)
Planning Advisory Board Hearing
December 11, 2019

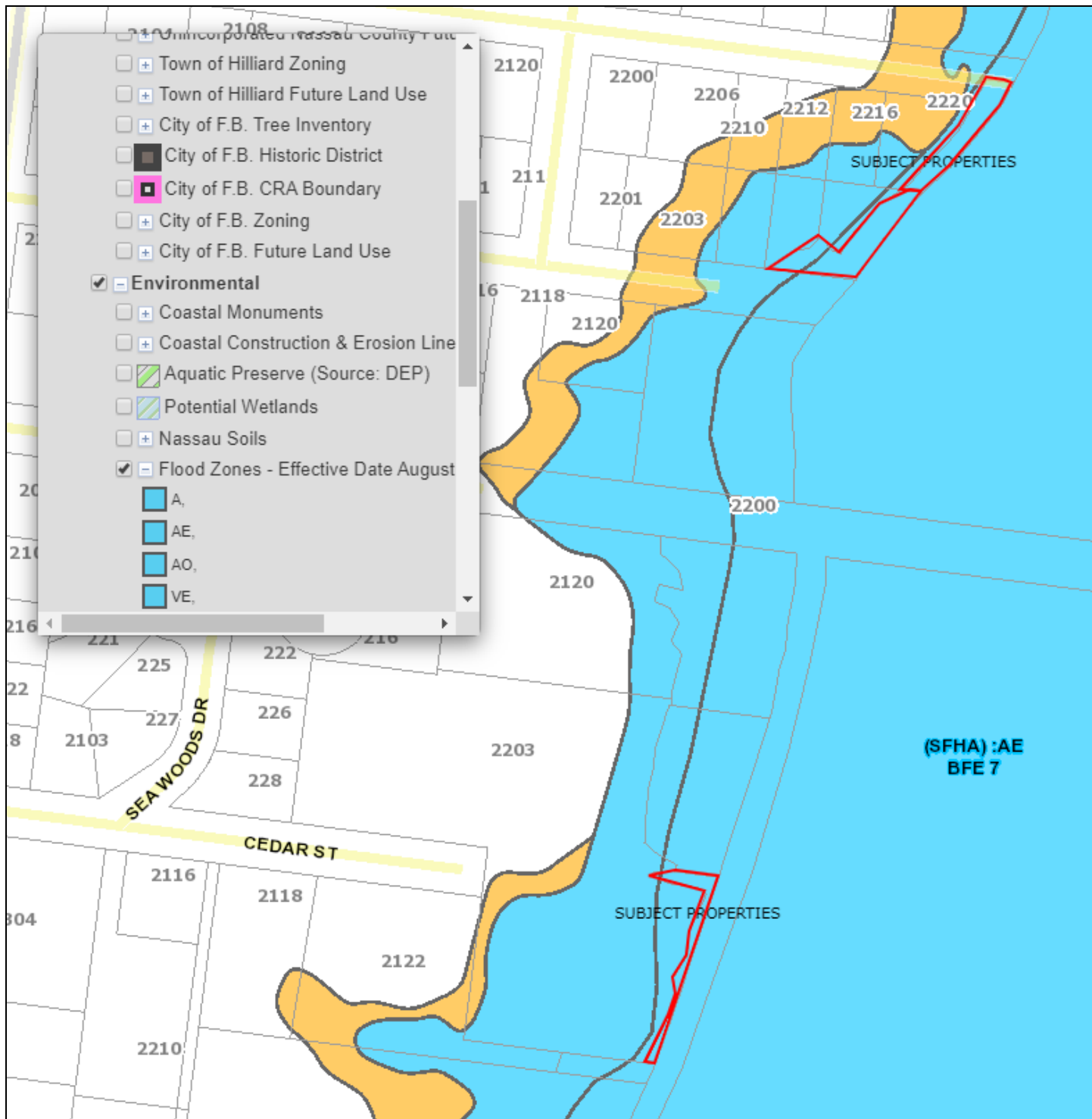
ZONING





STAFF REPORT
PAB 2019-17 (NON-CITY CONSERVATION LANDS REQUEST)
Planning Advisory Board Hearing
December 11, 2019

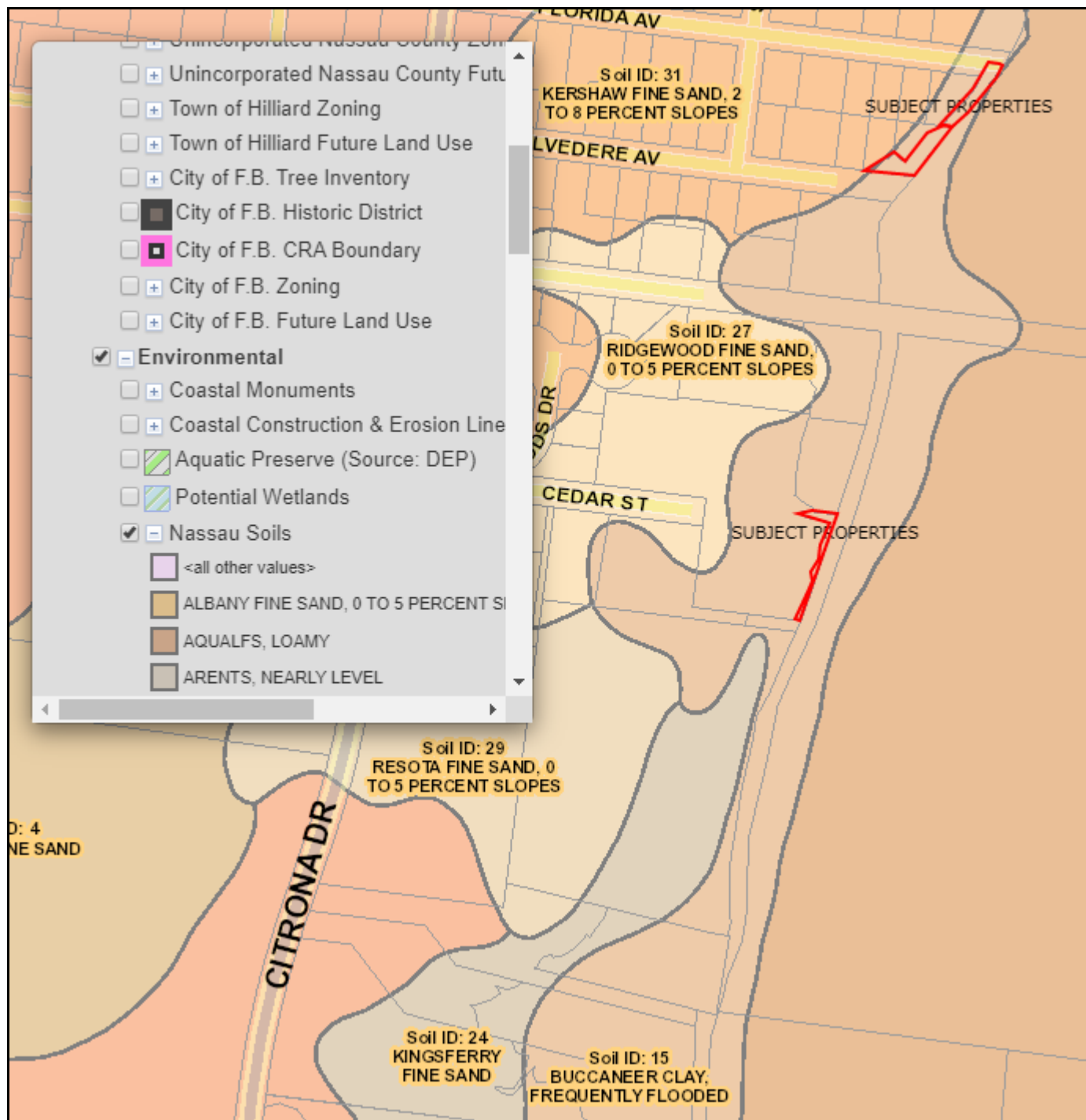
FLOODZONE





STAFF REPORT
PAB 2019-17 (NON-CITY CONSERVATION LANDS REQUEST)
Planning Advisory Board Hearing
December 11, 2019

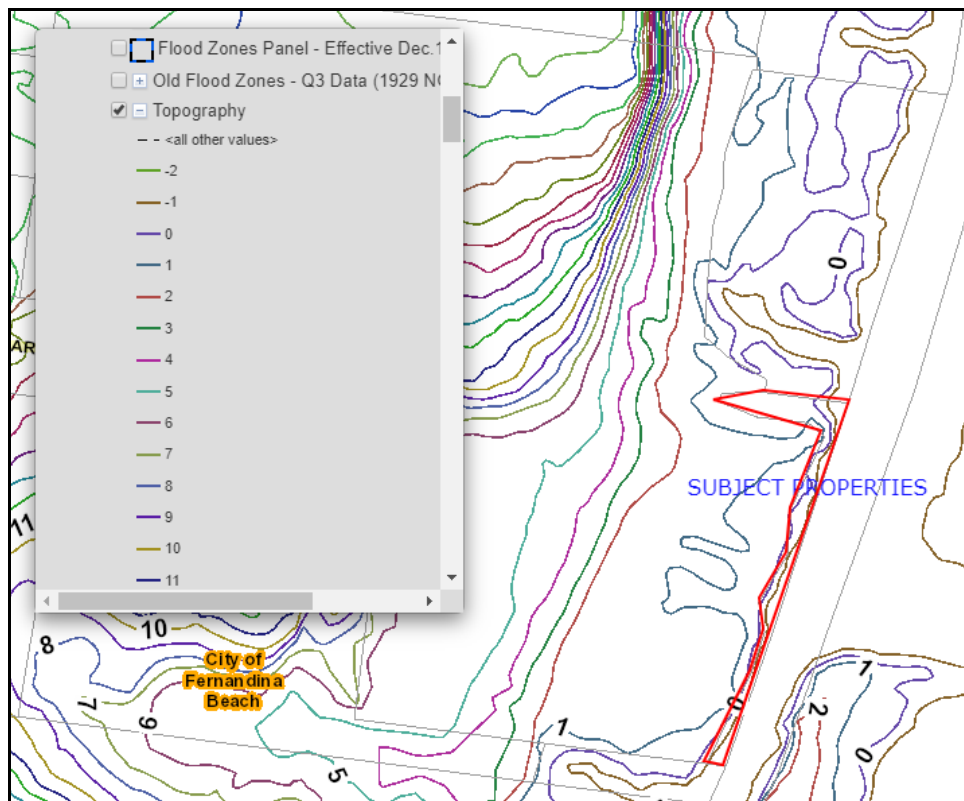
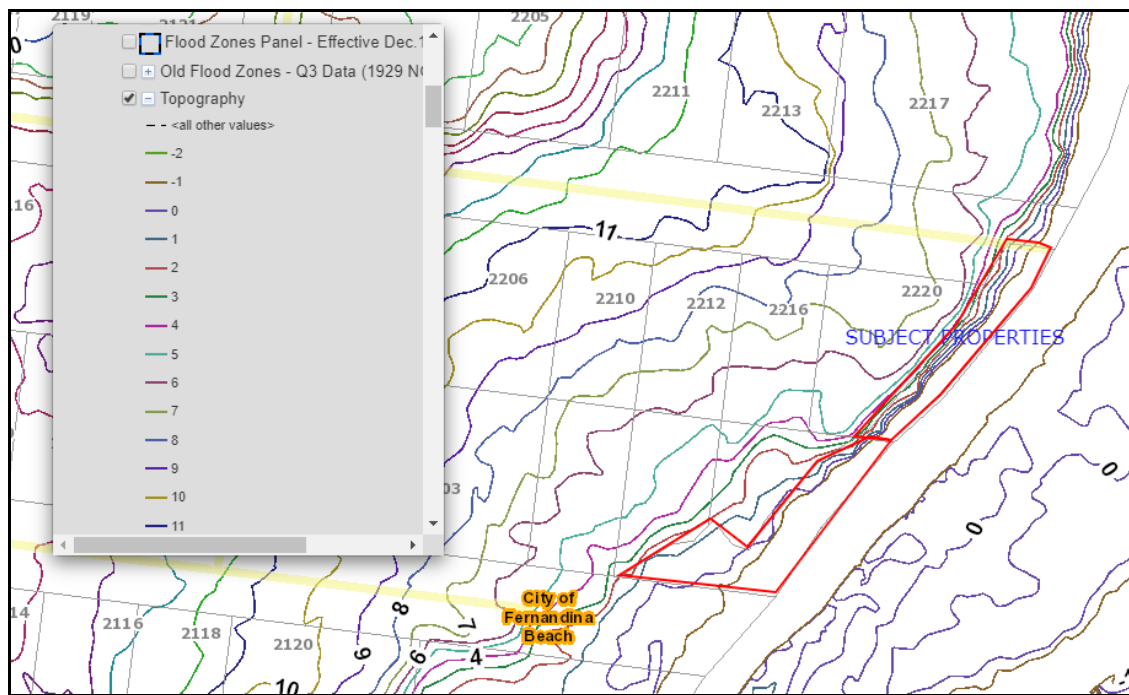
SOILS





STAFF REPORT
PAB 2019-17 (NON-CITY CONSERVATION LANDS REQUEST)
Planning Advisory Board Hearing
December 11, 2019

TOPOGRAPHY





2104 2108 2112 2114

☐ + Places of Interest

☒ + 911 Address and Road Network

☒ + Boundaries

☒ + Land Records

☒ + Planning and Growth Management

☒ - Environmental

☐ + Coastal Monuments

☐ + Coastal Construction & Erosion Line

☐ Aquatic Preserve (Source: DEP)

☒ Potential Wetlands

☐ + Nassau Soils

☐ + Flood Zones - Effective Date August

☐ Flood Zone Panel - Effective Date A

☐ + Flood Zones - Effective Dec. 17th 201

☐ Flood Zones Panel - Effective Dec. 1

☐ + Old Flood Zones - Q3 Data (1929 N

☐ + Topography

☐ + Hydrography

☐ + Public Safety

2120

2200

2206

2210

2212

2216

2220

211

2201

2203

2118

2120

2200

2120

2203

City of
Fernandina
Beach

225

227

226

228

2103

SEA WOODS DR

2116

2118

2122

2210

CEDAR ST

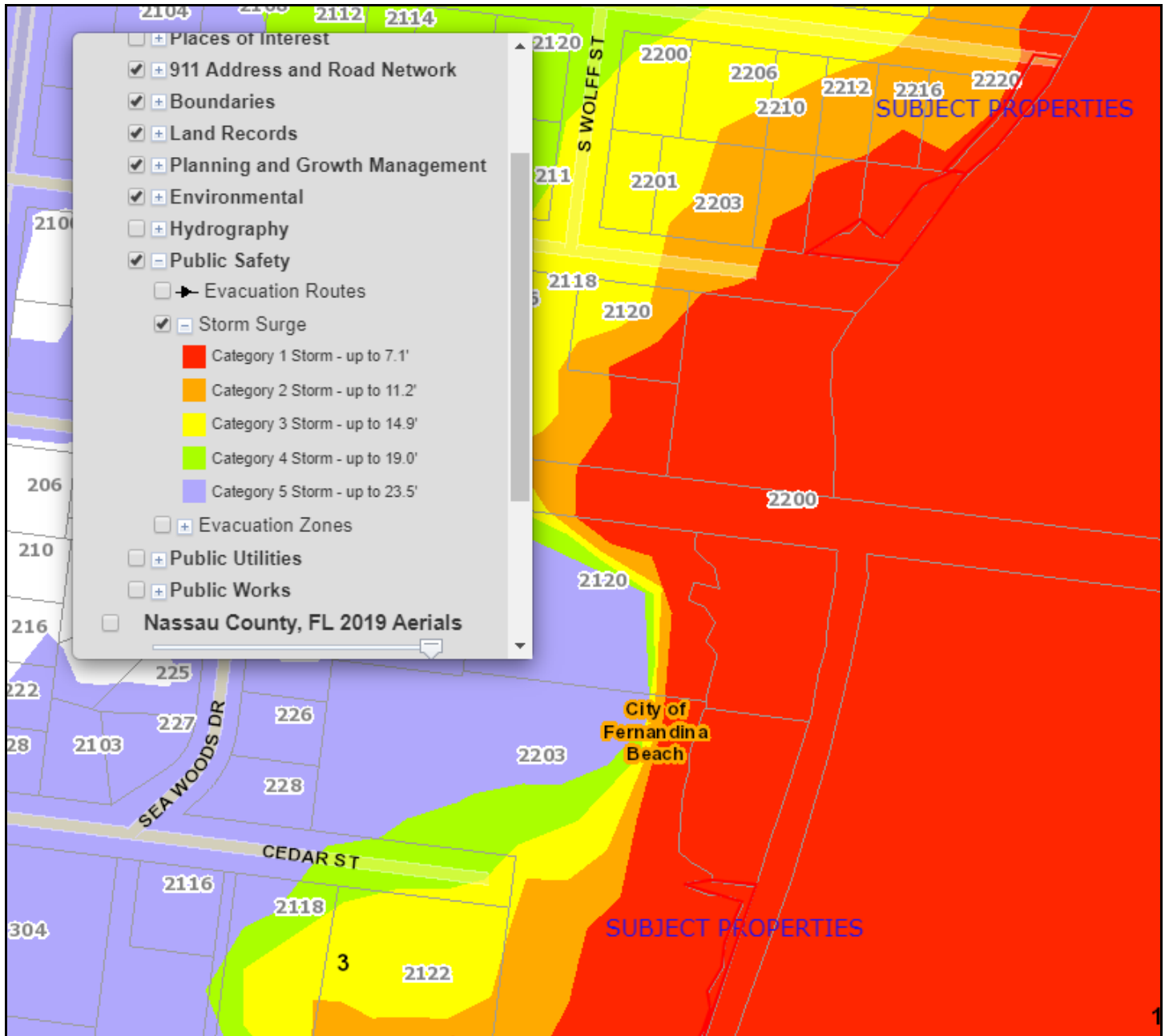
SUBJECT PROPERTIES

SUBJECT PROPERTIES



STAFF REPORT
PAB 2019-17 (NON-CITY CONSERVATION LANDS REQUEST)
Planning Advisory Board Hearing
December 11, 2019

STORM SURGE ZONE (COASTAL HIGH HAZARD AREA DEFINED AS CATEGORY 1 ZONE)





STAFF REPORT
PAB 2019-17 (NON-CITY CONSERVATION LANDS REQUEST)
Planning Advisory Board Hearing
December 11, 2019

APPLICATION FOR FUTURE LAND USE MAP + ZONING AMENDMENTS
NON-CITY OWNED PARCELS

*** 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 and at the Department of Planning and Conservation. ***

APPLICATION & SURROUNDING AREA INFORMATION:

PARCEL ID # AND PROPERTY OWNER:	00-00-31-1800-0067-0040 AND 00-00-31-1800-0034-0050 AND 00-00-31-1800-0068-0031 NASSAU COUNTY + TIITF/REC & PARKS				
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:	Dade St. + Calhoun St. + N 7 th St. Vacant/ Undisturbed				
CURRENT LAND USE + ZONING:	Medium Density Residential R-2 + Medium Density Residential R-2 + Medium Density Residential R-2				
PROPOSED LAND USE + ZONING:	Conservation + CON				
EXISTING USES ON SITE:	Vacant/ Undisturbed				
PROPERTY SIZE:	.22 + .23 + .11				
ENVIRONMENTAL CHARACTERISTICS:	<u>Flood zone</u>	<u>Potential Wetlands</u>	<u>Avg. Topography</u>	<u>Soil Type</u>	<u>Coastal Upland Protection Zone</u>
	AE 9 + AE 9 + AE 9	YES + NO + NO	3'-8' + 3'- 8' + 2'-3'	Soil ID:28 Tisonia Mucky Peat, Tidal; + Soil ID: 31 Kershaw Fine Sand, 2 to 8 Percent Slopes; Soil ID: 24 KingsFerry Fine Sand + Soil ID:24 KingsFerry Fine Sand	NO; NO; NO



PAB 2019-17 (Non-City Owned Conservation Lands: Reference to Ord. 2019-05)
Staff Report: Page 2 of 7



STAFF REPORT
PAB 2019-17 (NON-CITY CONSERVATION LANDS REQUEST)
Planning Advisory Board Hearing
December 11, 2019

	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); 2.01.20 (CON zoning district); 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, Land Development Code, and established City Commission Goal to increase conservation land use and zoning acreage. Staff recommends approval of the request.

Submitted by:

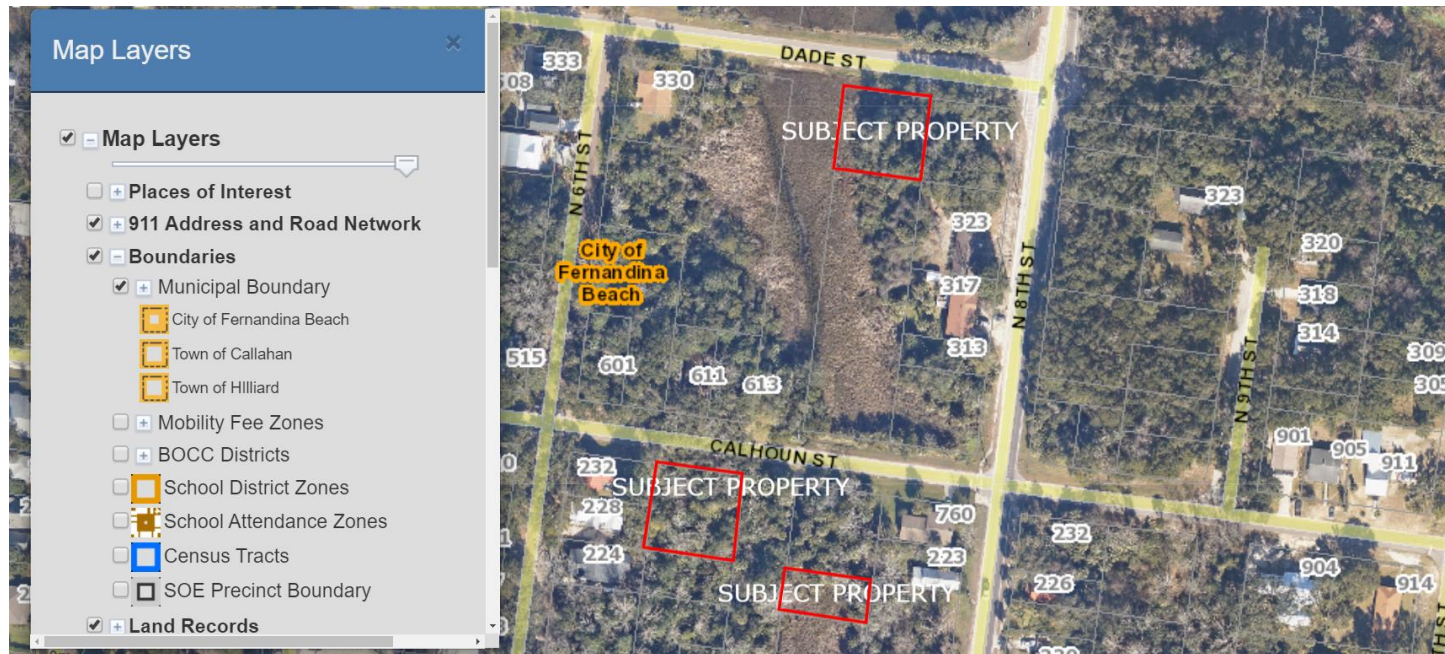
A handwritten signature in blue ink that reads "Kelly N. Gibson".

Kelly N. Gibson, AICP
Director

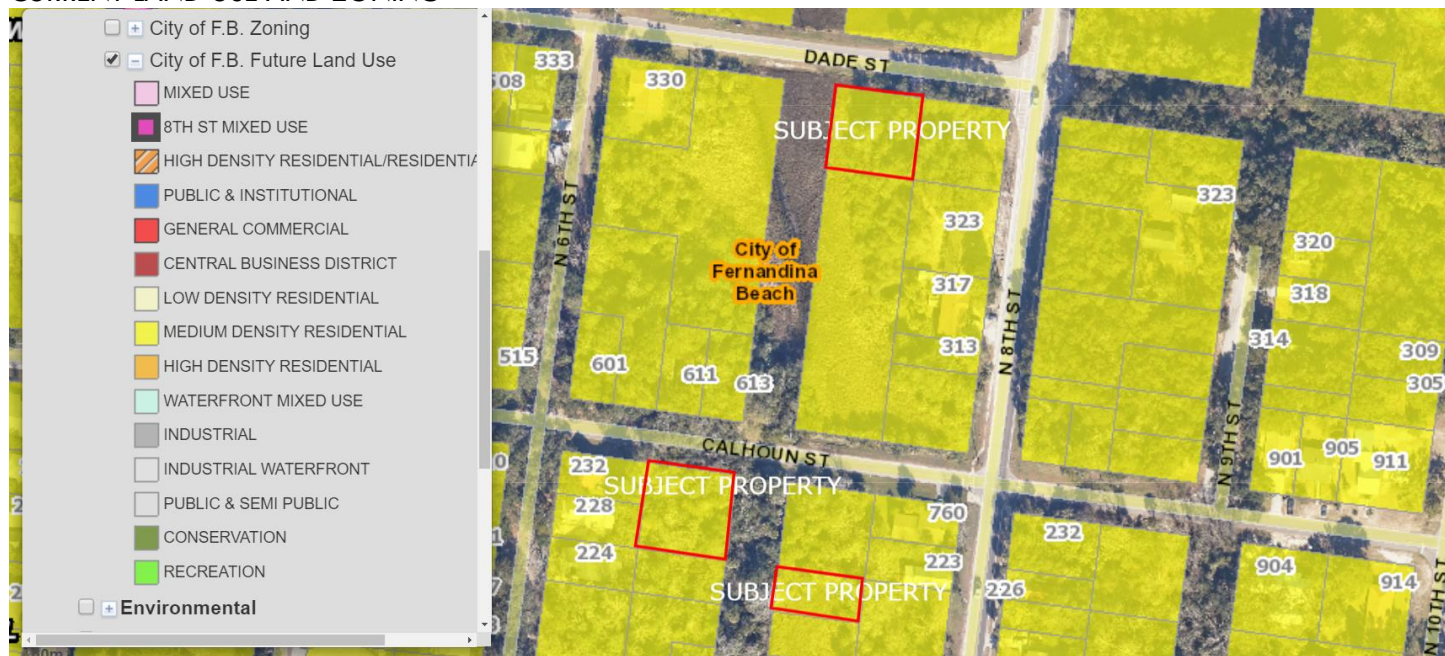


STAFF REPORT
PAB 2019-17 (NON-CITY CONSERVATION LANDS REQUEST)
Planning Advisory Board Hearing
December 11, 2019

PROPERTY BOUNDARY

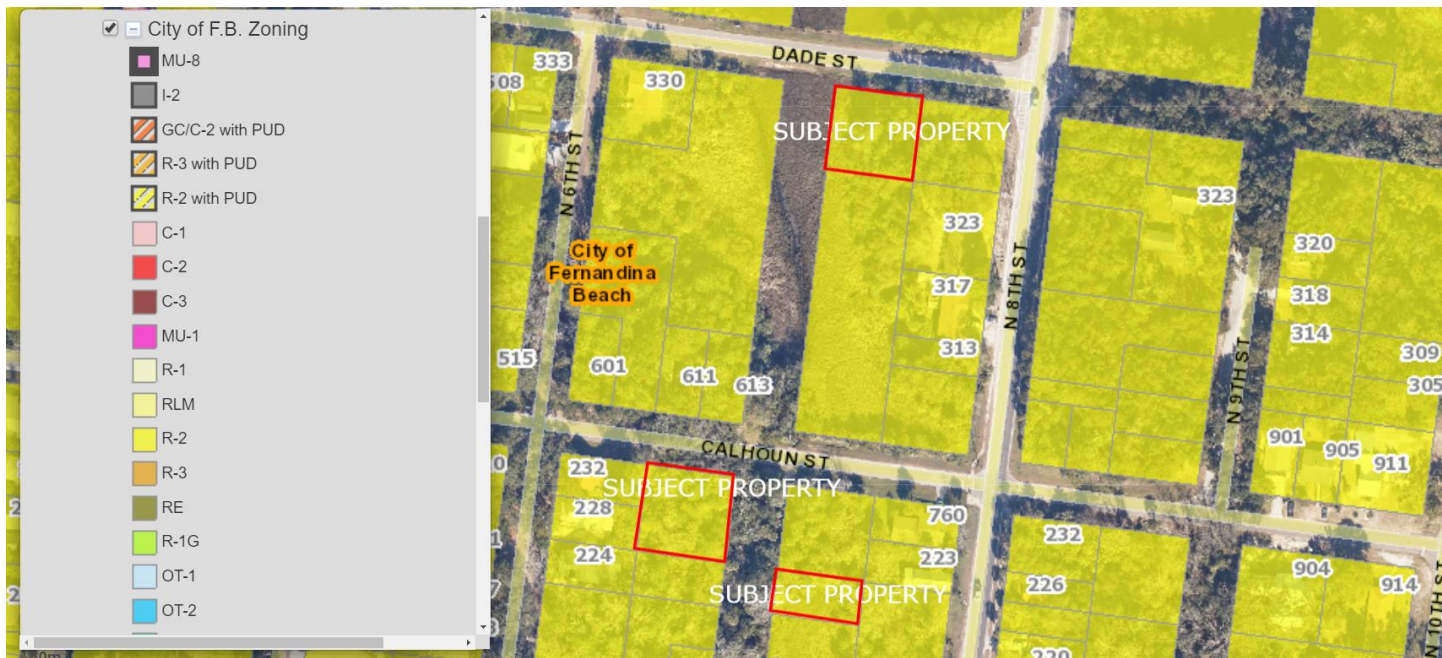


CURRENT LAND USE AND ZONING

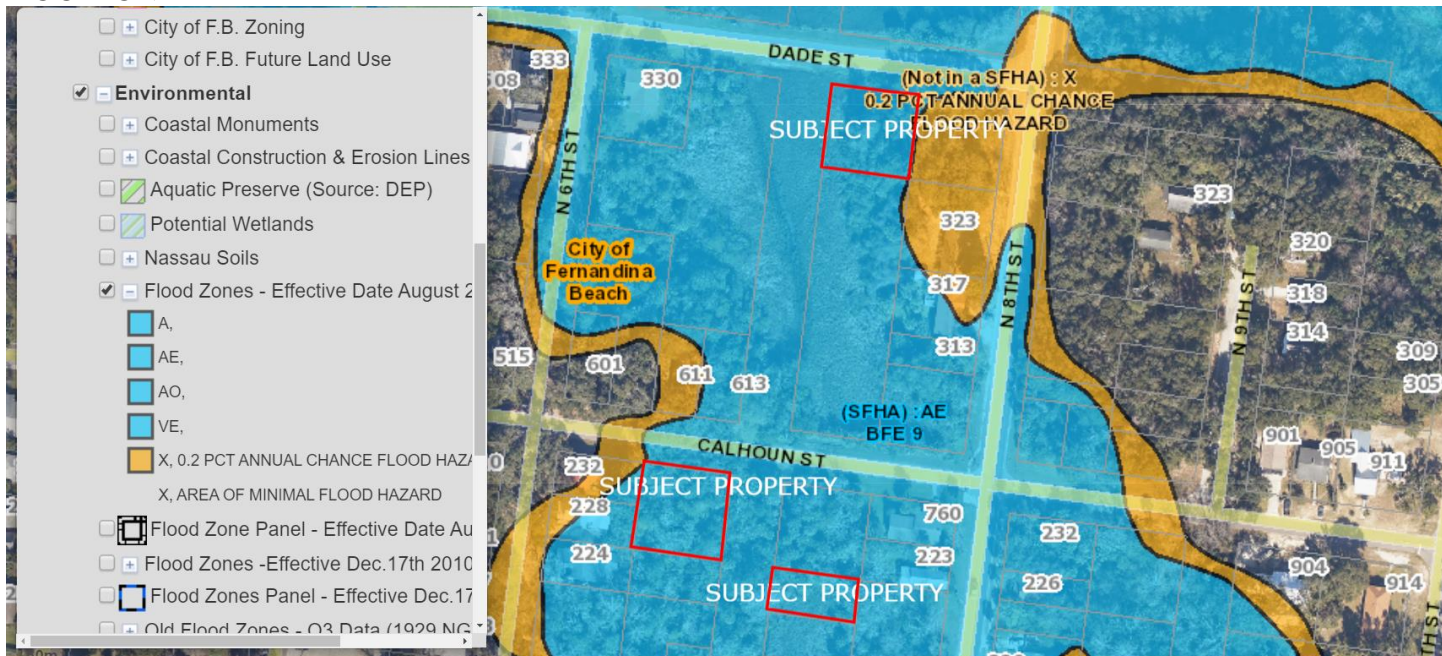




STAFF REPORT
PAB 2019-17 (NON-CITY CONSERVATION LANDS REQUEST)
Planning Advisory Board Hearing
December 11, 2019



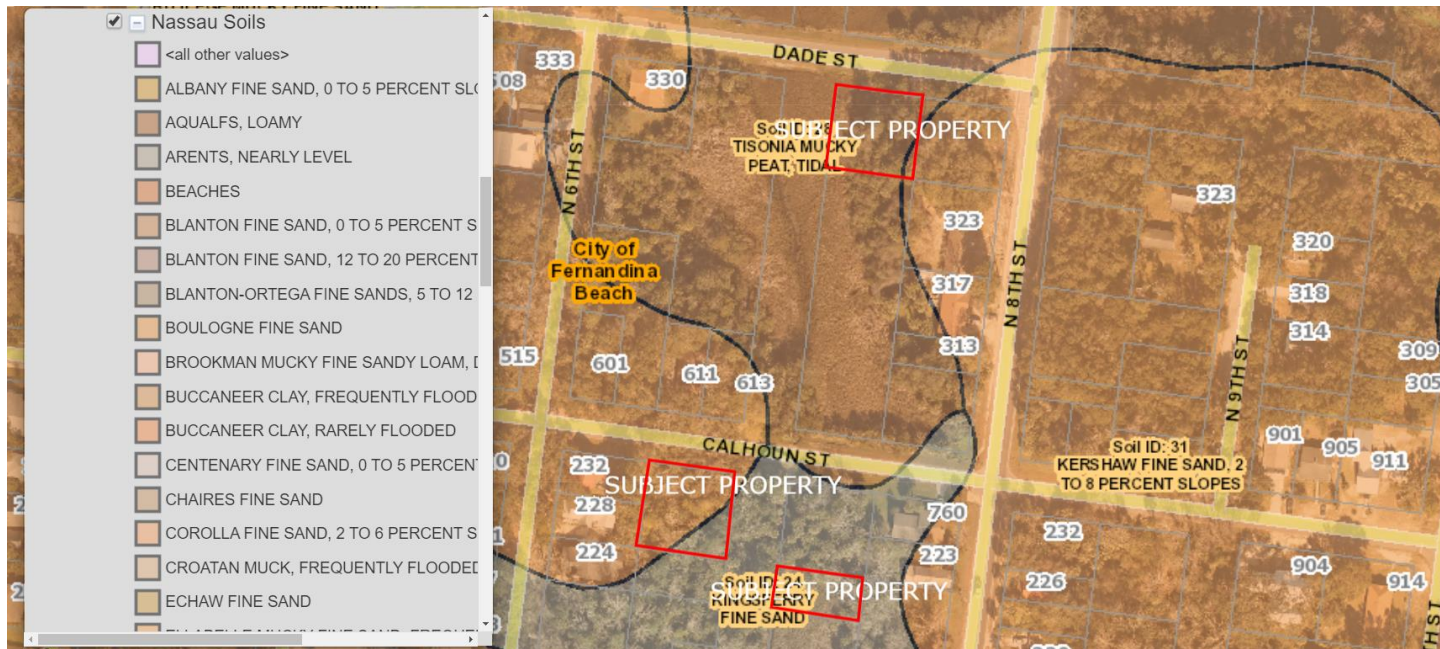
FLOODZONE



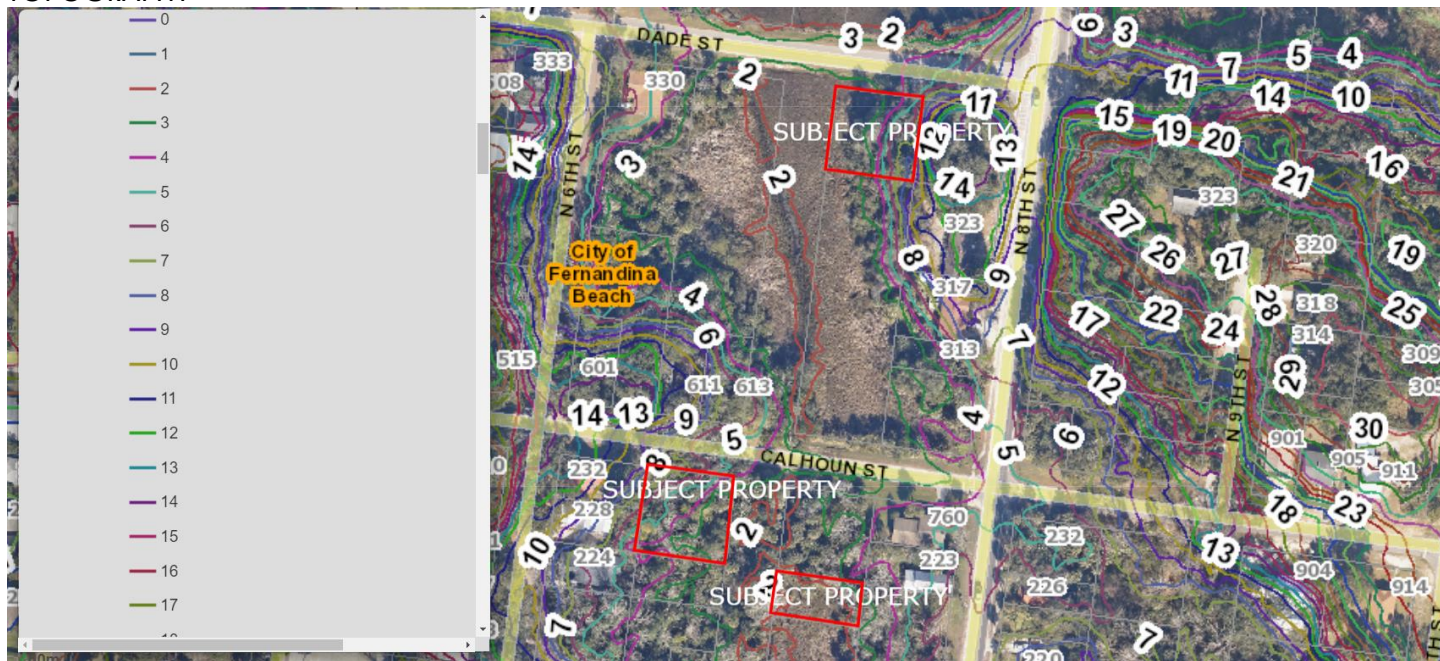


STAFF REPORT
PAB 2019-17 (NON-CITY CONSERVATION LANDS REQUEST)
Planning Advisory Board Hearing
December 11, 2019

SOILS



TOPOGRAPHY



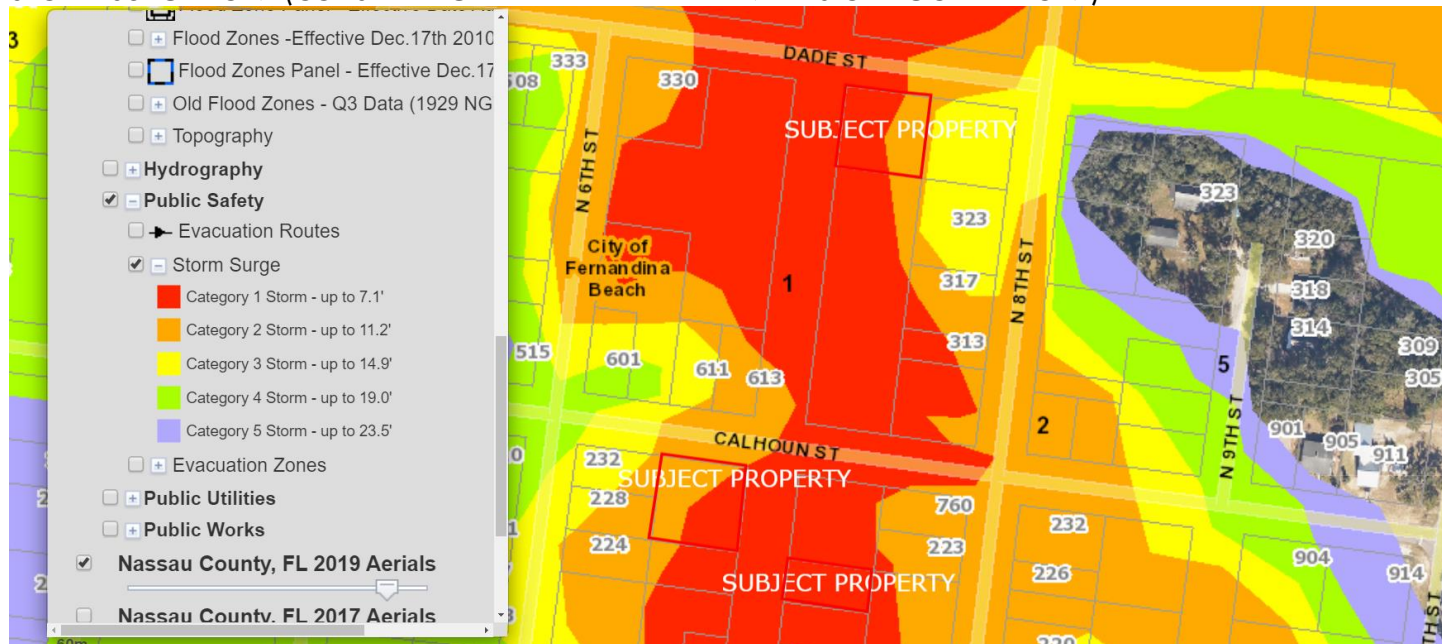


STAFF REPORT
PAB 2019-17 (NON-CITY CONSERVATION LANDS REQUEST)
Planning Advisory Board Hearing
December 11, 2019

WETLANDS



STORM SURGE ZONE (COASTAL HIGH HAZARD AREA DEFINED AS CATEGORY 1 ZONE)





STAFF REPORT
PAB 2019-17 (NON-CITY CONSERVATION LANDS REQUEST)
Planning Advisory Board Hearing
December 11, 2019

APPLICATION FOR FUTURE LAND USE MAP + ZONING AMENDMENTS
NON-CITY OWNED PARCELS

*** 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 and at the Department of Planning and Conservation. ***

APPLICATION & SURROUNDING AREA INFORMATION:

PARCEL ID # AND PROPERTY OWNER:	00-00-31-1540-0017-0020 STATE OF FLORIDA				
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:	1 st Avenue – Vacant/Undisturbed				
CURRENT LAND USE + ZONING:	Low Density Residential + R-1				
PROPOSED LAND USE + ZONING:	Conservation + CON				
EXISTING USES ON SITE:	Vacant/ Undisturbed				
PROPERTY SIZE:	1.24 Acre				
ENVIRONMENTAL CHARACTERISTICS:	<u>Flood zone</u>	<u>Potential Wetlands</u>	<u>Avg. Topography</u>	<u>Soil Type</u>	<u>Coastal Upland Protection Zone</u>
	AE	YES	0' to 3'	Muck + Fine Sand	NO
ADJACENT PROPERTIES:	<u>Direction</u>	<u>Existing Use(s)</u>	<u>Year Built</u>	<u>Zoning</u>	<u>FLUM</u>
	North	Vacant	n/a	R-1	Low Density Residential
	South	Vacant	n/a	R-1	Low Density Residential
	East	Single Family	1956	R-1	Low Density Residential
	West	Vacant	n/a	R-1	Low Density Residential
APPLICABLE COMPREHENSIVE PLAN POLICIES:	1.02.04 (FLUM amendments); 1.02.09 (smooth land use transition and buffering); 1.07.15 (conservation 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 lands); Objective 5.11 (Tree Preservation and Urban Forestry) specifically policy 5.11.09;				



STAFF REPORT
PAB 2019-17 (NON-CITY CONSERVATION LANDS REQUEST)
Planning Advisory Board Hearing
December 11, 2019

	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); 2.01.20 (CON zoning district); 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, Land Development Code, and established City Commission Goal to increase conservation land use and zoning acreage. Staff recommends approval of the request.

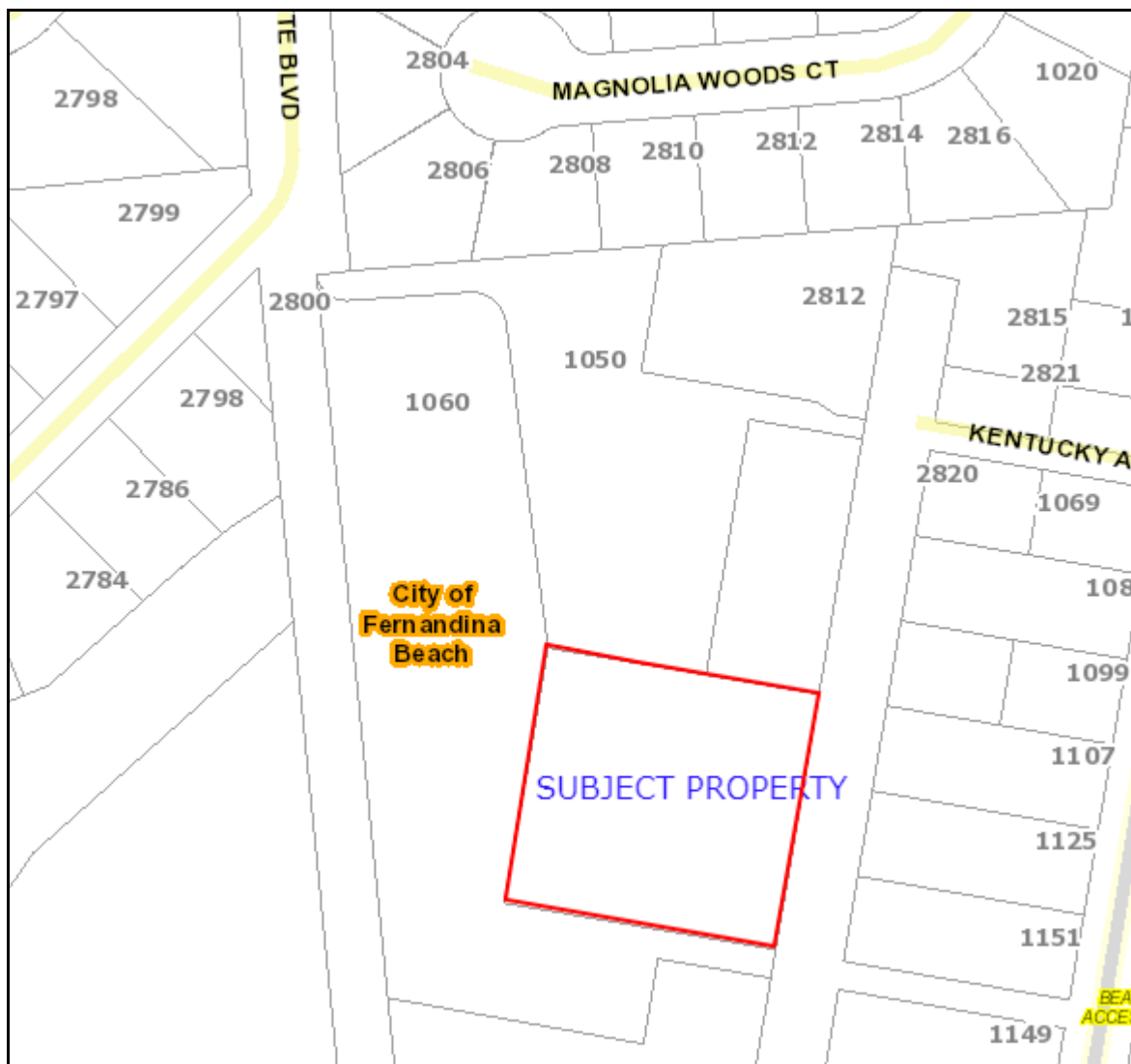
Submitted by:

Kelly N. Gibson, AICP
Director



STAFF REPORT
PAB 2019-17 (NON-CITY CONSERVATION LANDS REQUEST)
Planning Advisory Board Hearing
December 11, 2019

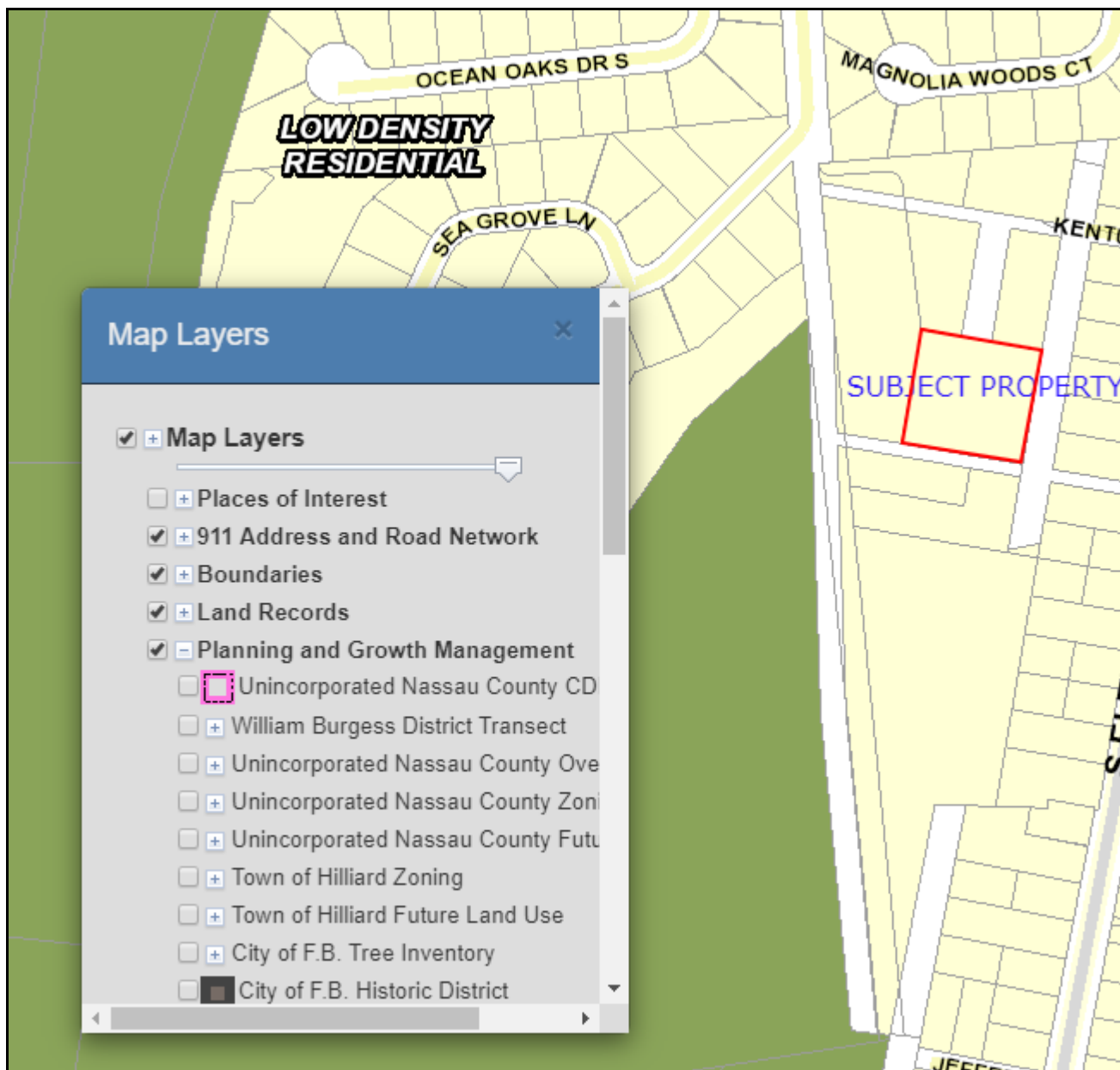
PROPERTY BOUNDARY





STAFF REPORT
PAB 2019-17 (NON-CITY CONSERVATION LANDS REQUEST)
Planning Advisory Board Hearing
December 11, 2019

CURRENT LAND USE

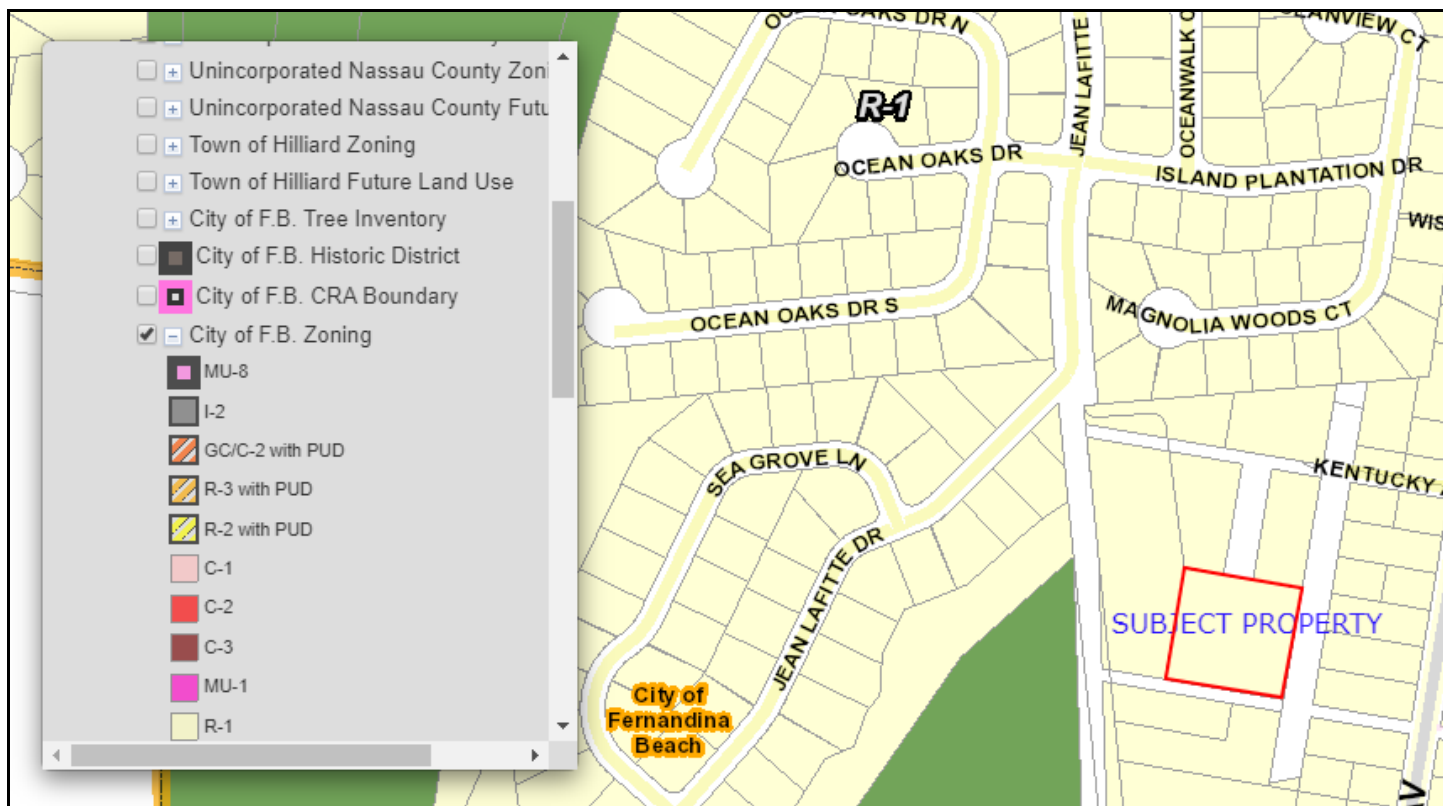


AND



STAFF REPORT
PAB 2019-17 (NON-CITY CONSERVATION LANDS REQUEST)
Planning Advisory Board Hearing
December 11, 2019

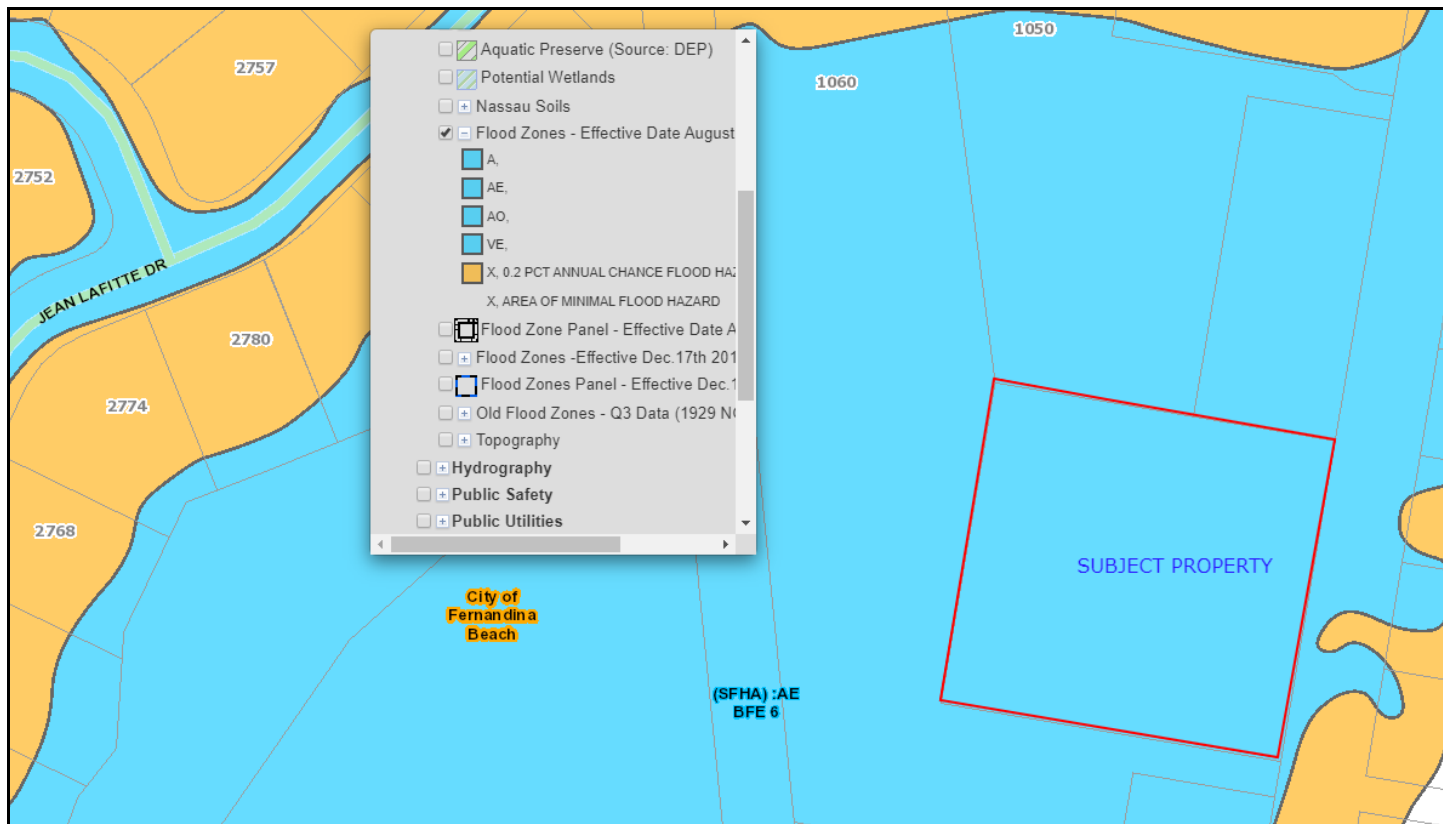
ZONING





STAFF REPORT
PAB 2019-17 (NON-CITY CONSERVATION LANDS REQUEST)
Planning Advisory Board Hearing
December 11, 2019

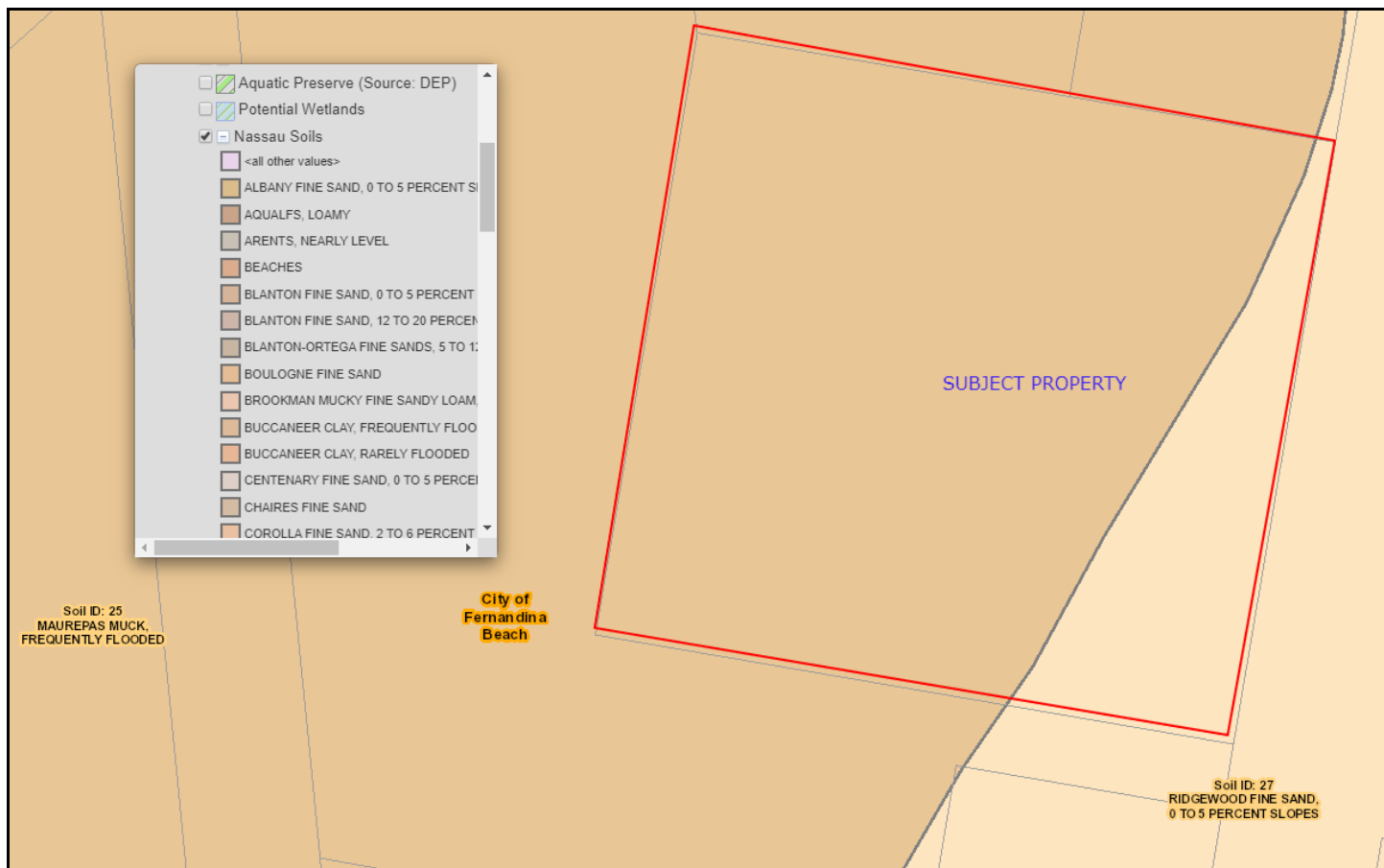
FLOODZONE





STAFF REPORT
PAB 2019-17 (NON-CITY CONSERVATION LANDS REQUEST)
Planning Advisory Board Hearing
December 11, 2019

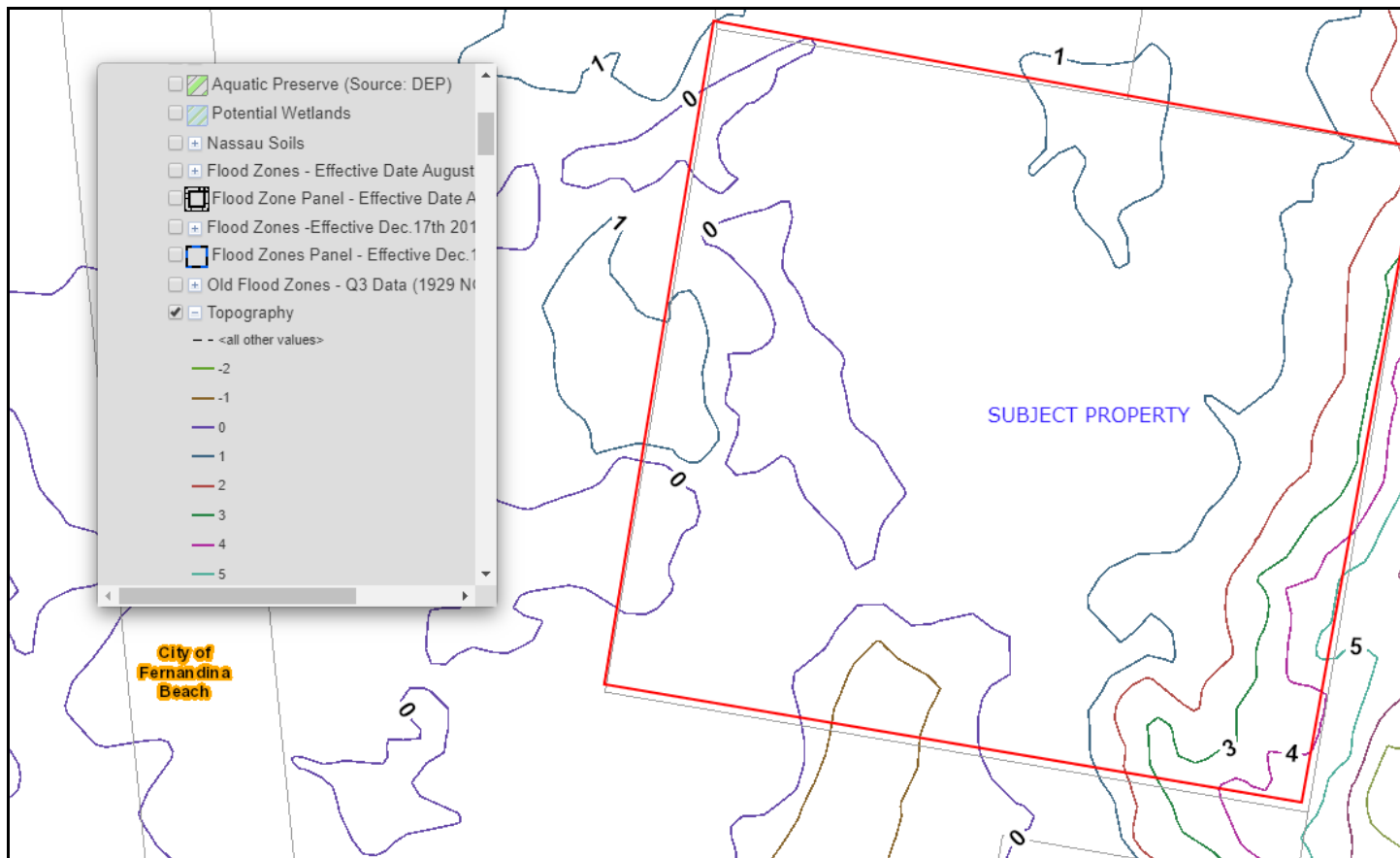
SOILS





STAFF REPORT
PAB 2019-17 (NON-CITY CONSERVATION LANDS REQUEST)
Planning Advisory Board Hearing
December 11, 2019

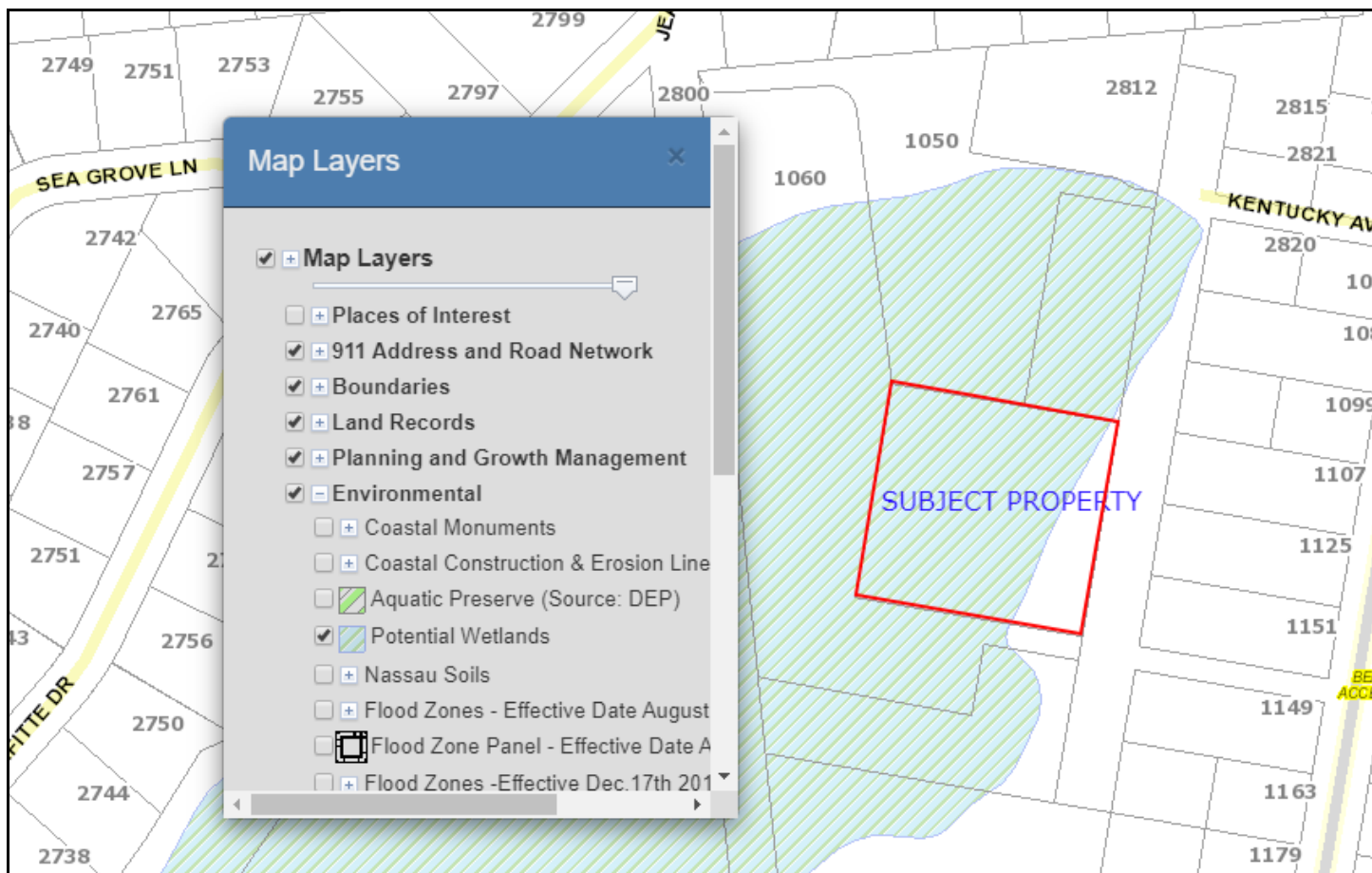
TOPOGRAPHY





STAFF REPORT
PAB 2019-17 (NON-CITY CONSERVATION LANDS REQUEST)
Planning Advisory Board Hearing
December 11, 2019

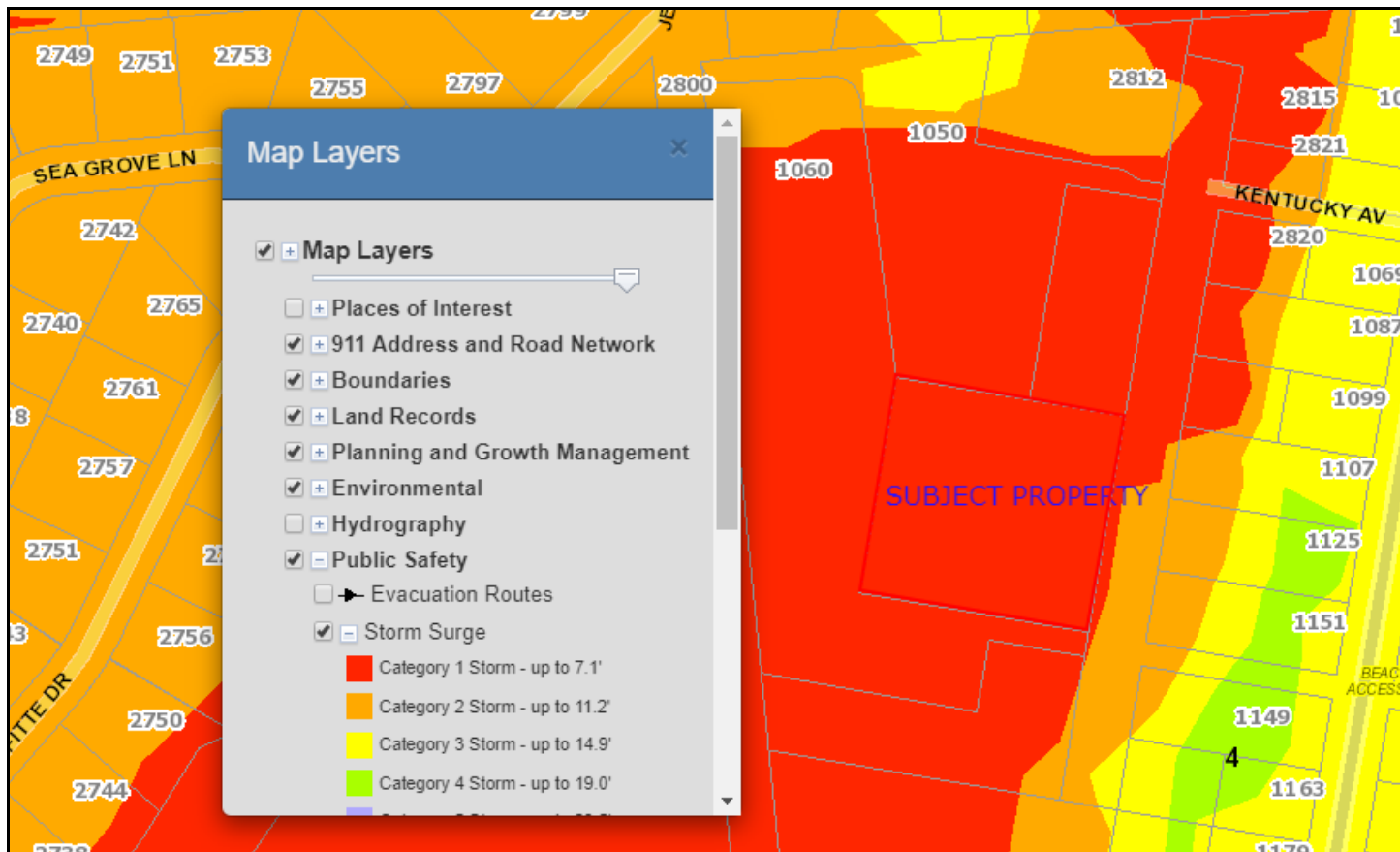
WETLANDS





STAFF REPORT
PAB 2019-17 (NON-CITY CONSERVATION LANDS REQUEST)
Planning Advisory Board Hearing
December 11, 2019

STORM SURGE ZONE (COASTAL HIGH HAZARD AREA DEFINED AS CATEGORY 1 ZONE)





STAFF REPORT
PAB 2019-17 (NON-CITY CONSERVATION LANDS REQUEST)
Planning Advisory Board Hearing
December 11, 2019

APPLICATION FOR FUTURE LAND USE MAP + ZONING AMENDMENTS
NON-CITY OWNED PARCELS

*** 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 and at the Department of Planning and Conservation. ***

APPLICATION & SURROUNDING AREA INFORMATION:

PARCEL ID # AND PROPERTY OWNER:	12-3N-29-0000-0001-0000 TIITF/REC & PARKS				
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:	FORT CLINCH DRIVE Vacant/ Undisturbed				
CURRENT LAND USE + ZONING:	MEDIUM DENSITY RESIDENTIAL R-2				
PROPOSED LAND USE + ZONING:	Conservation + CON				
EXISTING USES ON SITE:	Vacant/ Undisturbed				
PROPERTY SIZE:	1.3				
ENVIRONMENTAL CHARACTERISTICS:	<u>Flood zone</u>	<u>Potential Wetlands</u>	<u>Avg. Topography</u>	<u>Soil Type</u>	<u>Coastal Upland Protection Zone</u>
	X	NONE	12'-36'	Soil ID 30 kureb-resota fine sands, rolling & Soil ID 12 newhan-corolla, rarely flooded, fine sands, rolling	NO
ADJACENT PROPERTIES:	<u>Direction</u>	<u>Existing Use(s)</u>	<u>Year Built</u>	<u>Zoning</u>	<u>FLUM</u>
	North	Vac Govern	n/a	REC	Recreation
	South	Single Fam	1968	R-2	Medium Density Residential
	East	Single Fam	1980-2010	R-2	Medium Density Residential
	West	Vac Govern	n/a	REC/CON	Recreation/Conservation



STAFF REPORT
PAB 2019-17 (NON-CITY CONSERVATION LANDS REQUEST)
Planning Advisory Board Hearing
December 11, 2019

APPLICABLE COMPREHENSIVE PLAN POLICIES:	1.02.04 (FLUM amendments); 1.02.09 (smooth land use transition and buffering); 1.07.15 (conservation 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 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); 2.01.20 (CON zoning district); 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, Land Development Code, and established City Commission Goal to increase conservation land use and zoning acreage. Staff recommends approval of the request.

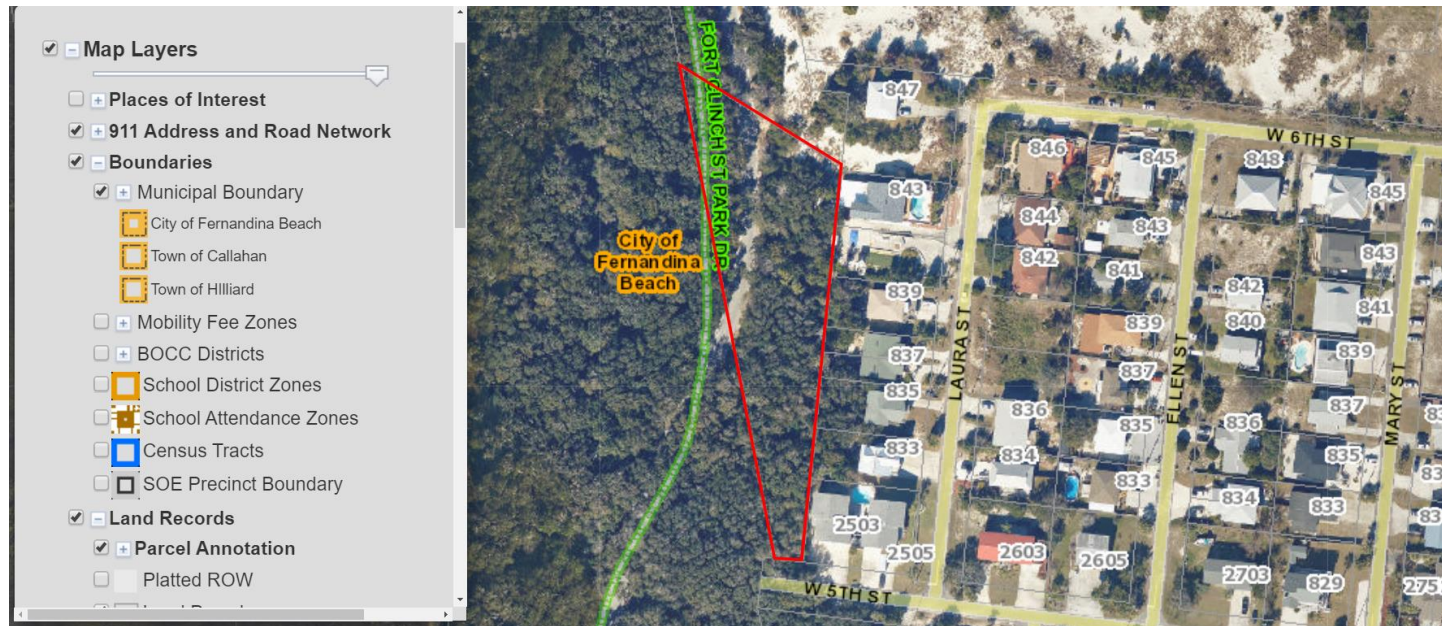
Submitted by:

Kelly N. Gibson, AICP
Director

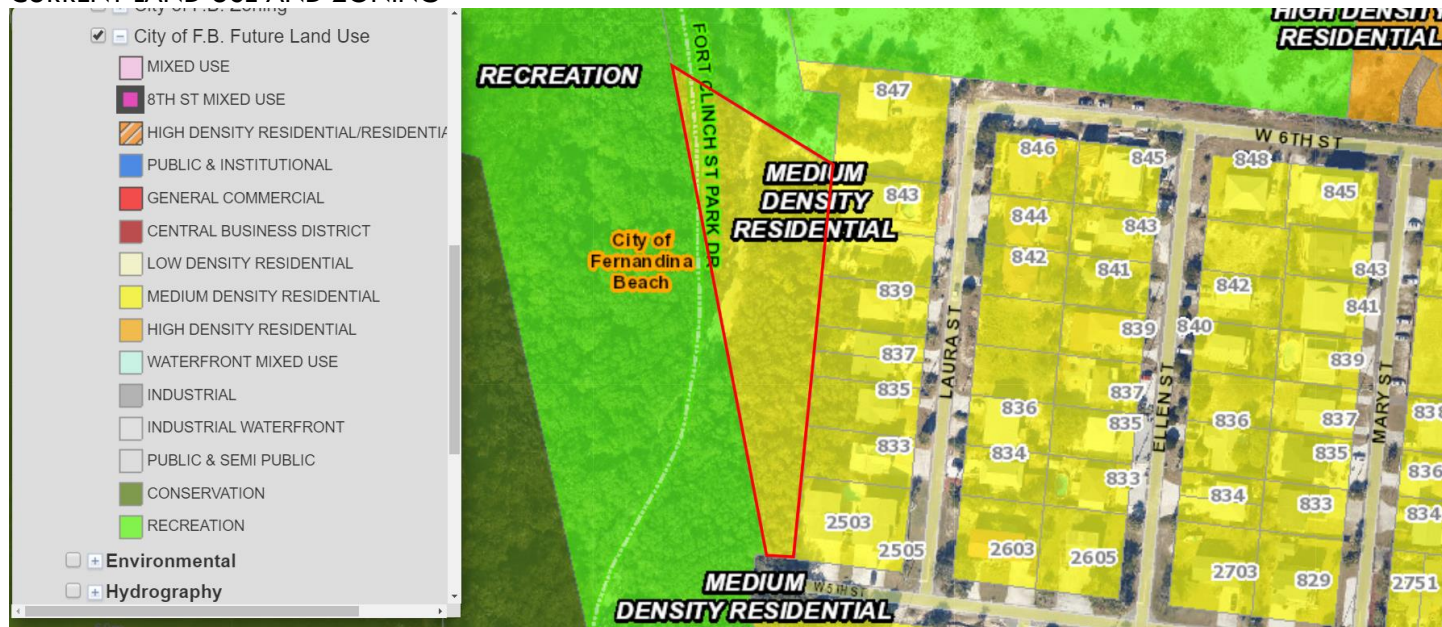


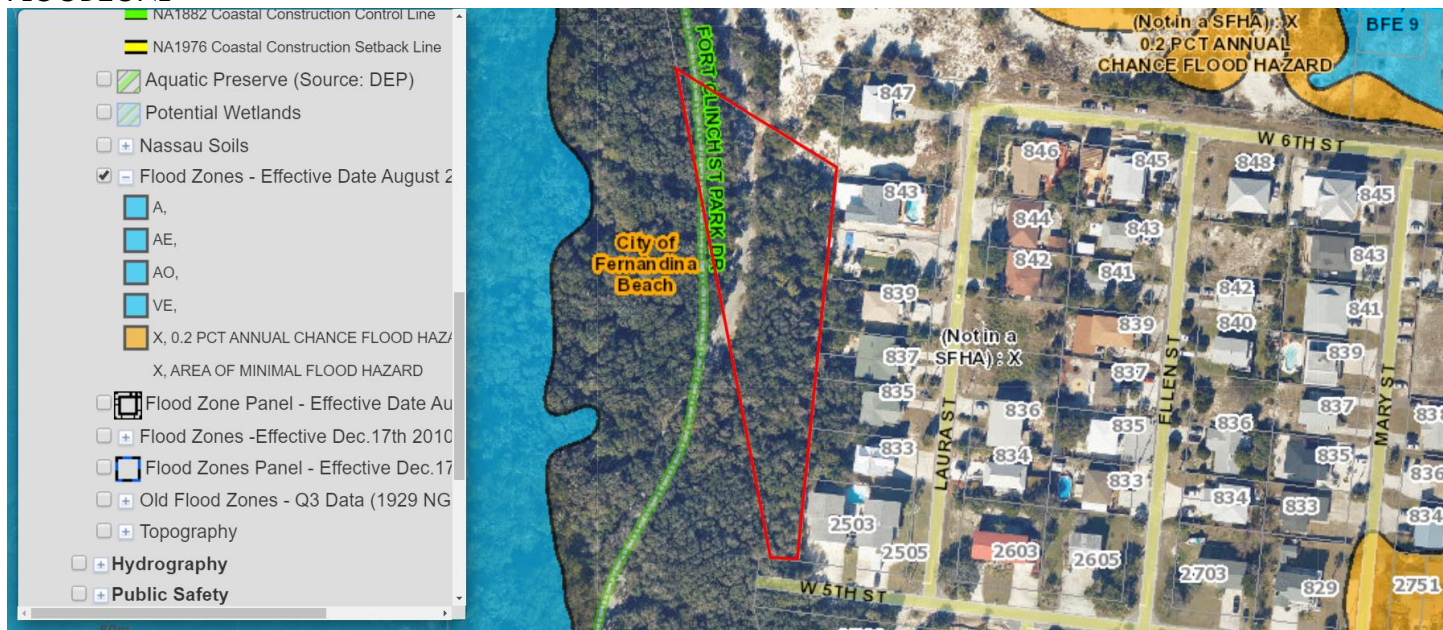
STAFF REPORT
PAB 2019-17 (NON-CITY CONSERVATION LANDS REQUEST)
Planning Advisory Board Hearing
December 11, 2019

PROPERTY BOUNDARY



CURRENT LAND USE AND ZONING

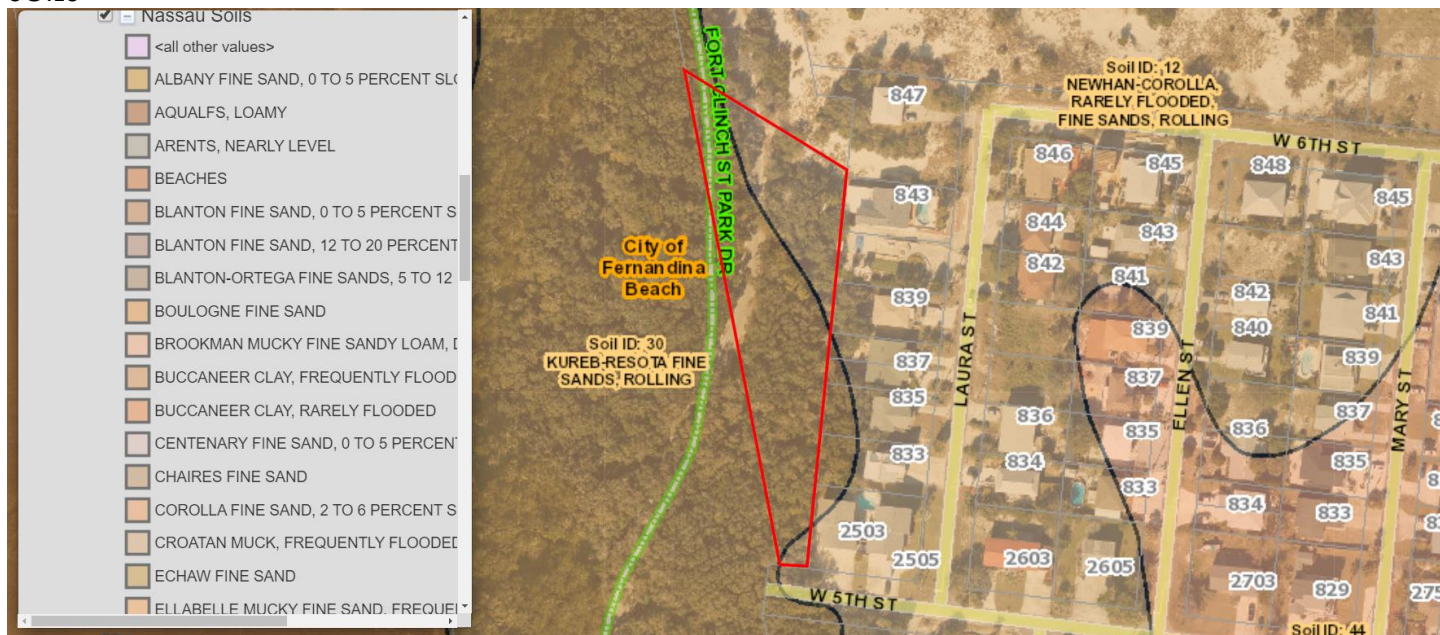




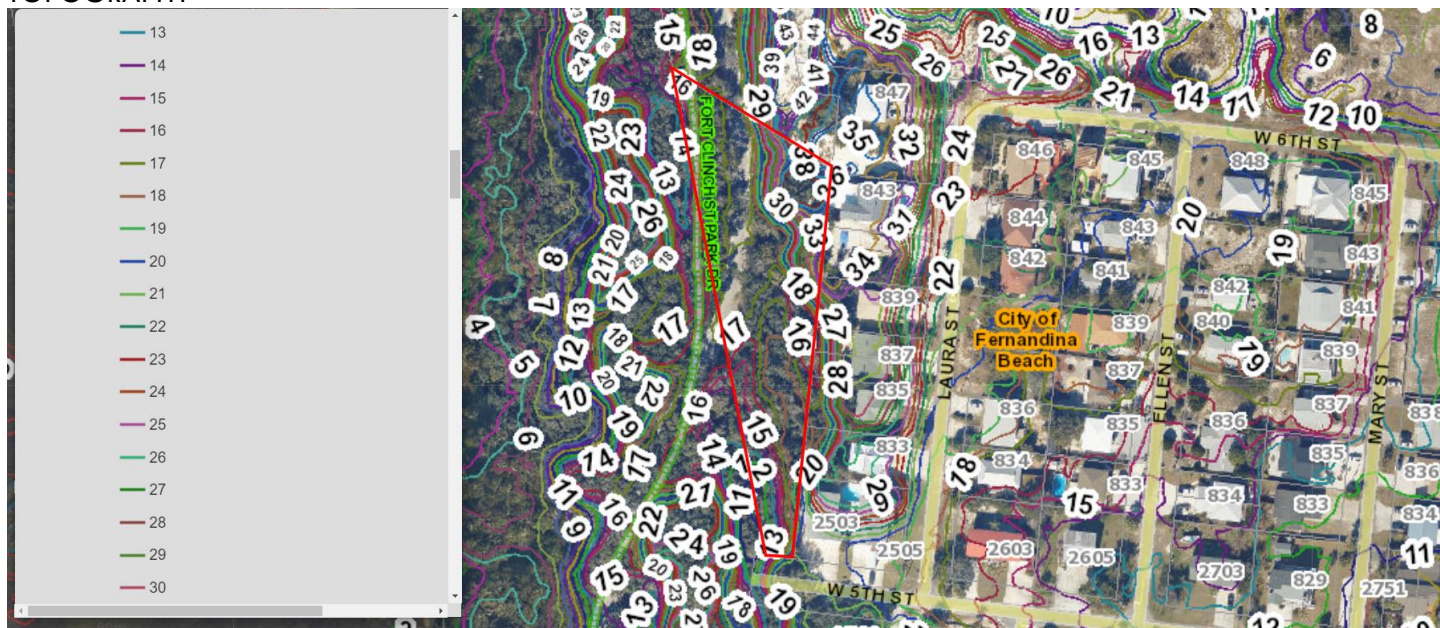


STAFF REPORT
PAB 2019-17 (NON-CITY CONSERVATION LANDS REQUEST)
Planning Advisory Board Hearing
December 11, 2019

SOILS



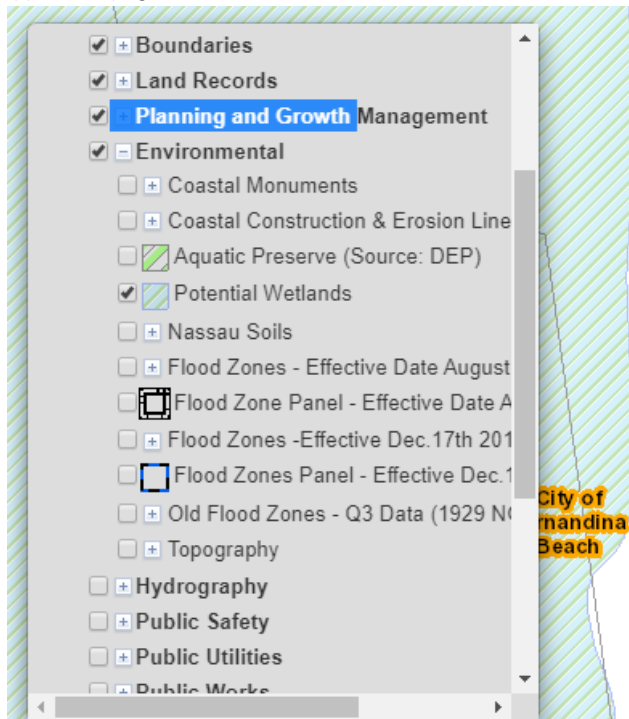
TOPOGRAPHY



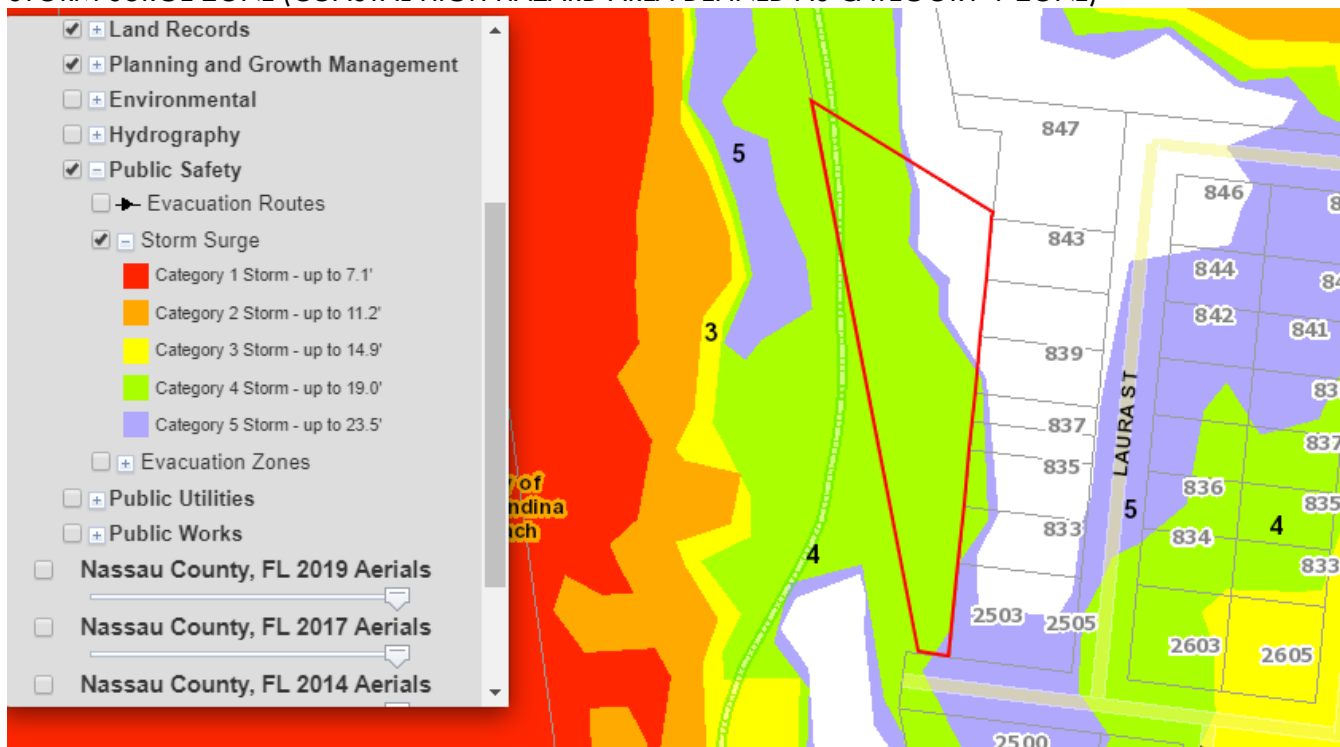


STAFF REPORT
PAB 2019-17 (NON-CITY CONSERVATION LANDS REQUEST)
Planning Advisory Board Hearing
December 11, 2019

WETLANDS



STORM SURGE ZONE (COASTAL HIGH HAZARD AREA DEFINED AS CATEGORY 1 ZONE)





STAFF REPORT
PAB 2019-17 (NON-CITY CONSERVATION LANDS REQUEST)
Planning Advisory Board Hearing
December 11, 2019

APPLICATION FOR FUTURE LAND USE MAP + ZONING AMENDMENTS
NON-CITY OWNED PARCELS

*** 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 and at the Department of Planning and Conservation. ***

APPLICATION & SURROUNDING AREA INFORMATION:

PARCEL ID # AND PROPERTY OWNER:	00-00-31-1820-0011-0000 AND 00-00-31-1820-0015-0000 CSX TRANSPORTATION INC.				
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:	MARINE STREET Vacant/ Undisturbed				
CURRENT LAND USE + ZONING:	Industrial Waterfront I-W + Industrial Waterfront I-W				
PROPOSED LAND USE + ZONING:	Conservation + CON				
EXISTING USES ON SITE:	Vacant/ Undisturbed				
PROPERTY SIZE:	2.97 + 4.39				
ENVIRONMENTAL CHARACTERISTICS:	<u>Flood zone</u>	<u>Potential Wetlands</u>	<u>Avg. Topography</u>	<u>Soil Type</u>	<u>Coastal Upland Protection Zone</u>
	AE + AE	YES YES	+ 0'-4' + 0'-8'	Soil ID: 2 Arents, Nearly Level; Soil ID:99 Water + Soil ID: 2 Arents, Nearly Level; Soil ID 31 Kershaw Fine Sand, 2 to 8 Percent Slopes; Soil ID:99 Water	NO + NO



STAFF REPORT
PAB 2019-17 (NON-CITY CONSERVATION LANDS REQUEST)
Planning Advisory Board Hearing
December 11, 2019

ADJACENT PROPERTIES:	<u>Direction</u>	<u>Existing Use(s)</u>	<u>Year Built</u>	<u>Zoning</u>	<u>FLUM</u>
	North	Vacant Ind + Vacant Ind	N/A	IW + IW	Industrial Waterfront + Industrial Waterfront
	South	Vacant Ind + Vacant Ind	N/A	IW + IW	Industrial Waterfront + Industrial Waterfront
	East	Single Fam + Single Fam	1900 + 1900	OT-1 + OT-1; REC	High Density Residential + High Density Residential; Recreation
	West	Vacant Gov (Amelia River)	N/A	N/A	N/A
APPLICABLE COMPREHENSIVE PLAN POLICIES:	1.02.04 (FLUM amendments); 1.02.09 (smooth land use transition and buffering); 1.07.15 (conservation 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 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); 2.01.20 (CON zoning district); 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, Land Development Code, and established City Commission Goal to increase conservation land use and zoning acreage. Staff recommends approval of the request.				



STAFF REPORT
PAB 2019-17 (NON-CITY CONSERVATION LANDS REQUEST)
Planning Advisory Board Hearing
December 11, 2019

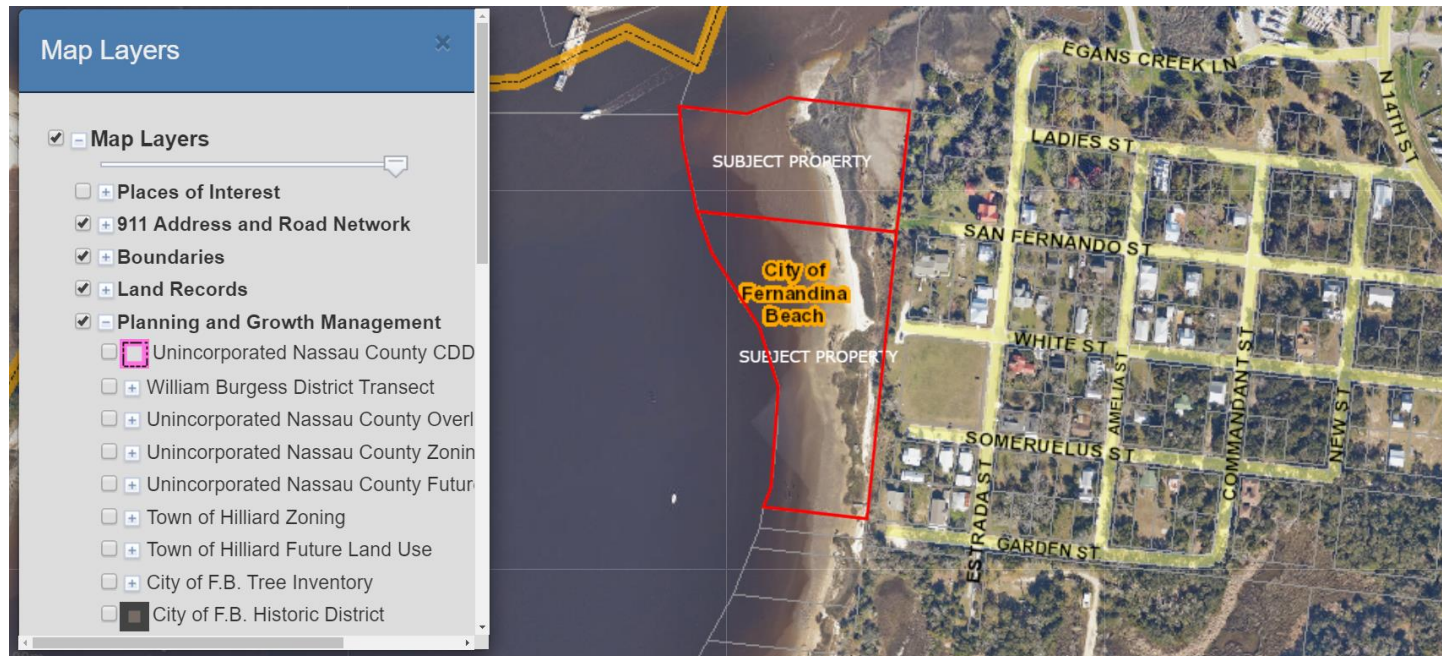
Submitted by:

Kelly N. Gibson, AICP
Director



STAFF REPORT
PAB 2019-17 (NON-CITY CONSERVATION LANDS REQUEST)
Planning Advisory Board Hearing
December 11, 2019

PROPERTY BOUNDARY



CURRENT LAND USE AND ZONING

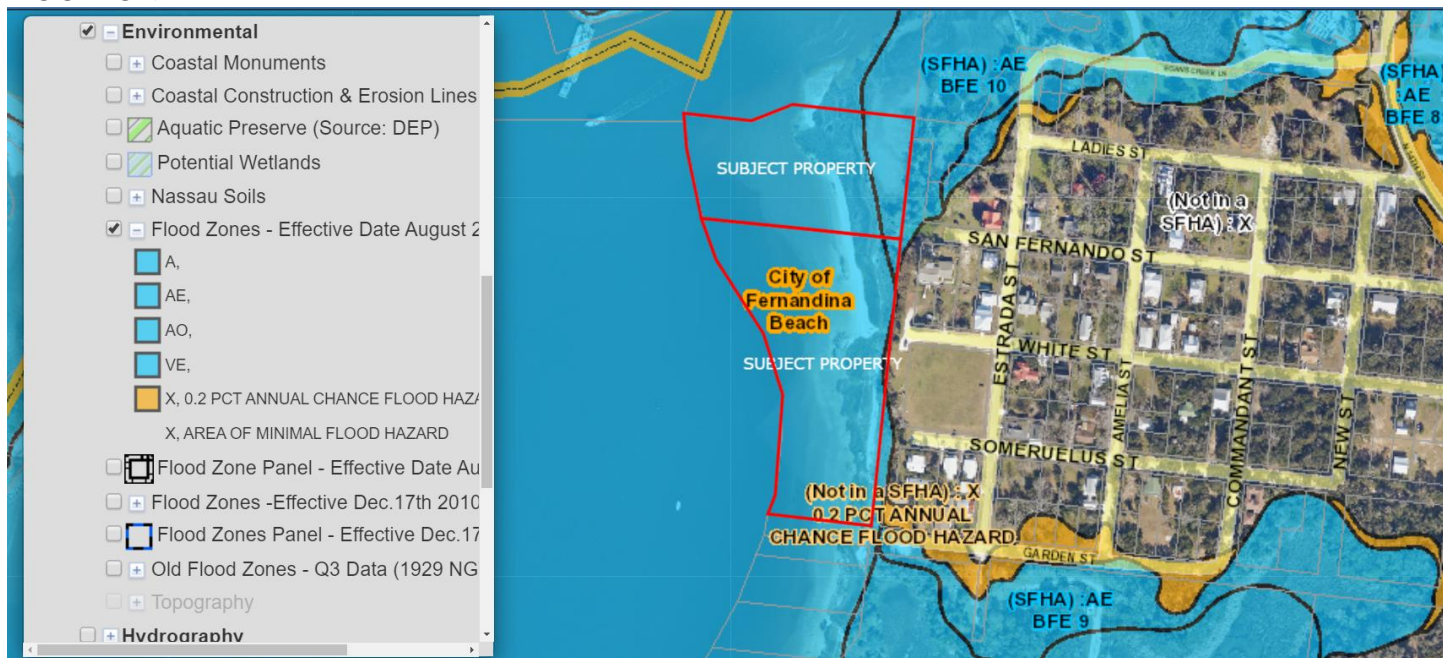




STAFF REPORT
PAB 2019-17 (NON-CITY CONSERVATION LANDS REQUEST)
Planning Advisory Board Hearing
December 11, 2019



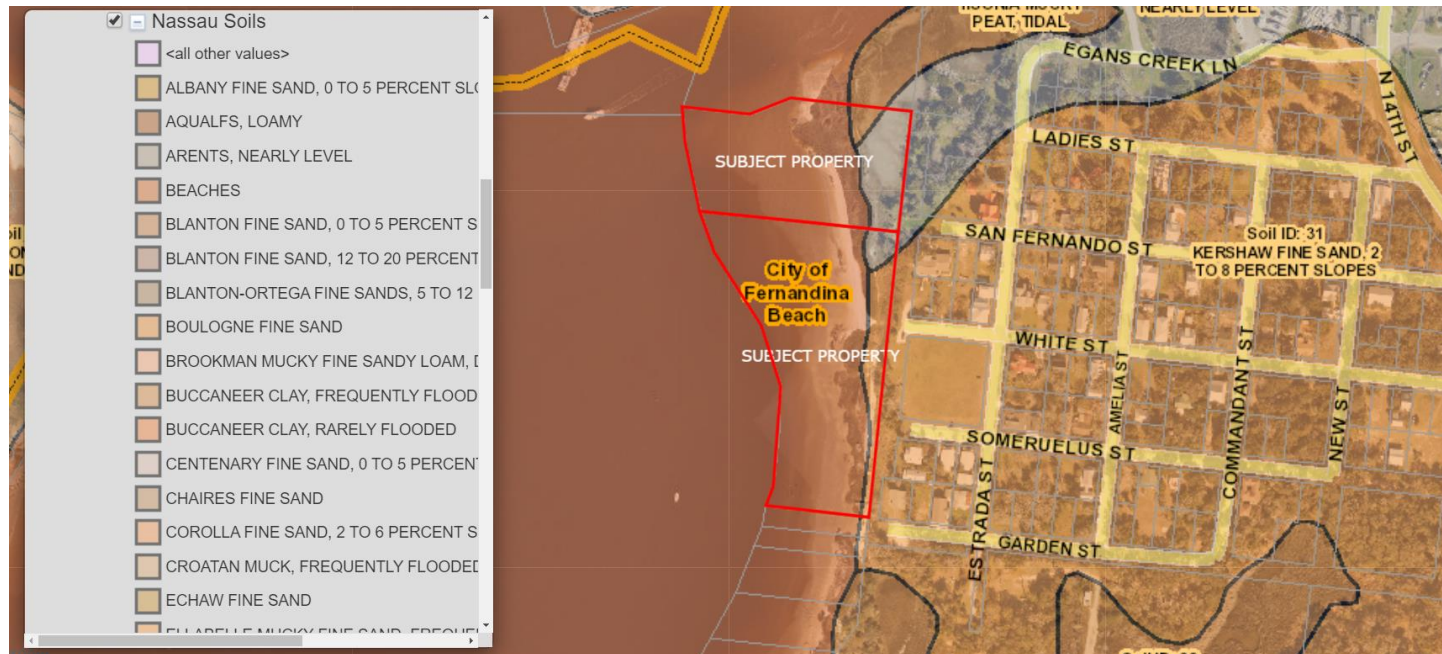
FLOODZONE



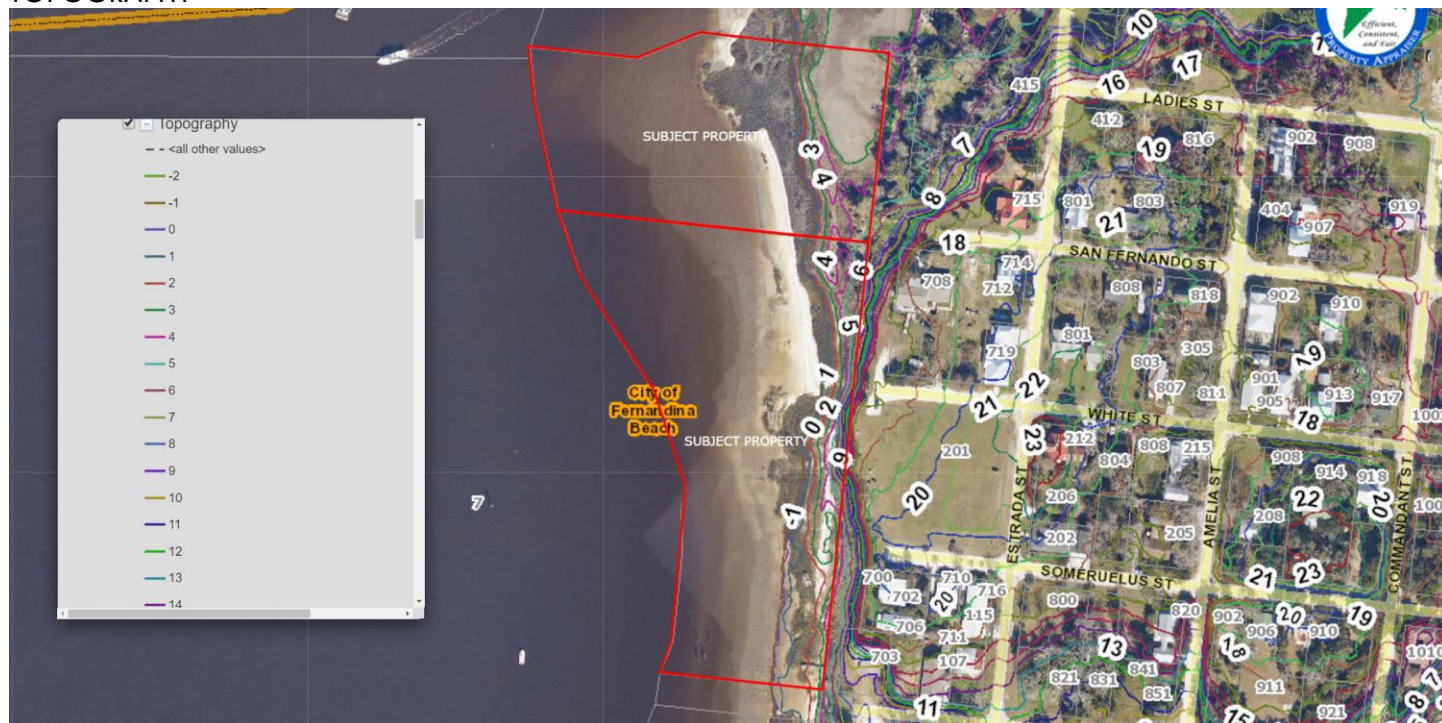


STAFF REPORT
PAB 2019-17 (NON-CITY CONSERVATION LANDS REQUEST)
Planning Advisory Board Hearing
December 11, 2019

SOILS



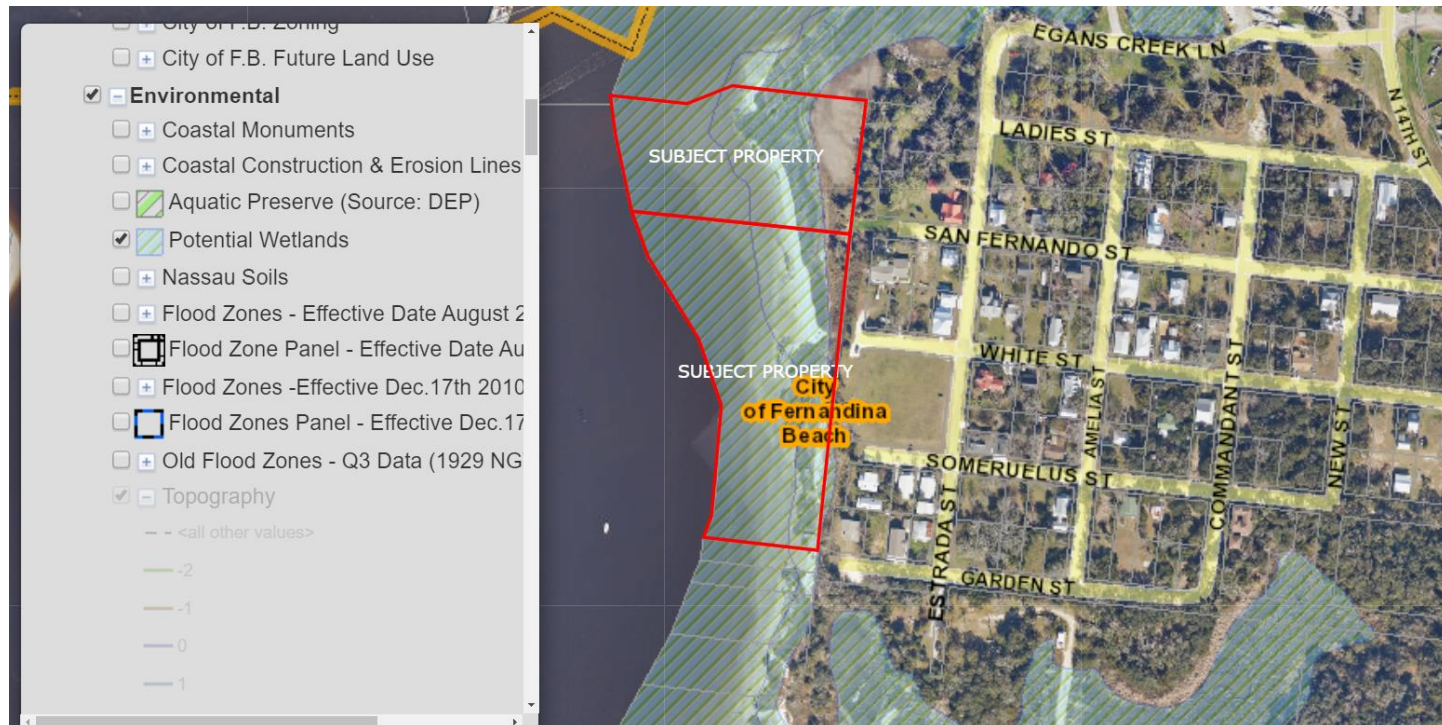
TOPOGRAPHY



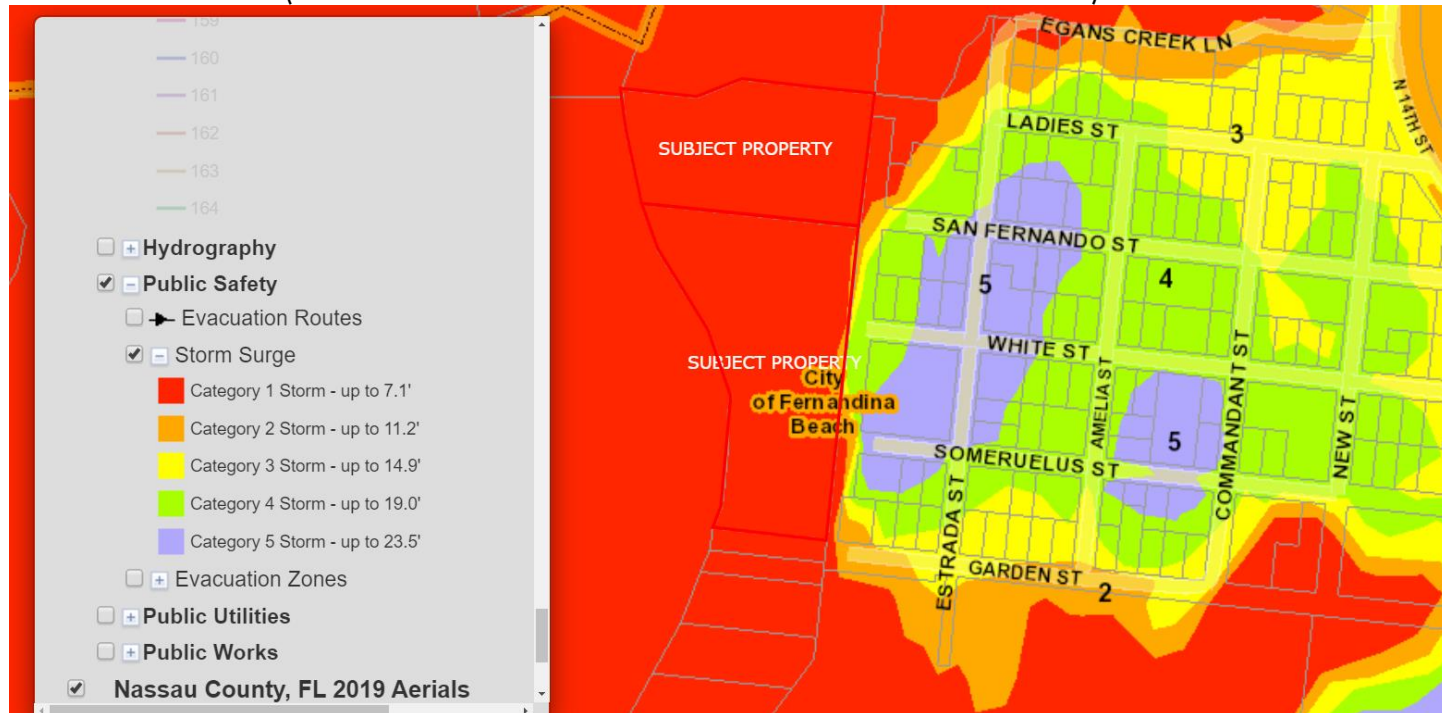


STAFF REPORT
PAB 2019-17 (NON-CITY CONSERVATION LANDS REQUEST)
Planning Advisory Board Hearing
December 11, 2019

WETLANDS



STORM SURGE ZONE (COASTAL HIGH HAZARD AREA DEFINED AS CATEGORY 1 ZONE)





STAFF REPORT
PAB 2019-17 (NON-CITY CONSERVATION LANDS REQUEST)
Planning Advisory Board Hearing
December 11, 2019

APPLICATION FOR FUTURE LAND USE MAP + ZONING AMENDMENTS
NON-CITY OWNED PARCELS

*** 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 and at the Department of Planning and Conservation. ***

APPLICATION & SURROUNDING AREA INFORMATION:

PARCEL ID # AND PROPERTY OWNER:	00-00-31-1800-0060-0010 OCEAN HIGHWAY & PORT AUTHORITY				
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:	N 3 rd Street / Vacant Gov				
CURRENT LAND USE + ZONING:	_____				
PROPOSED LAND USE + ZONING:	Conservation + CON				
EXISTING USES ON SITE:	Vacant/Undisturbed				
PROPERTY SIZE:	2.53				
ENVIRONMENTAL CHARACTERISTICS:	<u>Flood zone</u>	<u>Potential Wetlands</u>	<u>Avg. Topography</u>	<u>Soil Type</u>	<u>Coastal Upland Protection Zone</u>
	AE	YES	1' to 2'	Mucky Peat	NO
ADJACENT PROPERTIES:	<u>Direction</u>	<u>Existing Use(s)</u>	<u>Year Built</u>	<u>Zoning</u>	<u>FLUM</u>
	North	Heavy Manu	1975	I-2	Industrial
	South	Vacant Gov	n/a	R-2	Medium Density Residential
	East	n/a	n/a	I-2	Industrial
	West	Vacant Gov	n/a	I-W	Industrial Waterfront
APPLICABLE COMPREHENSIVE PLAN POLICIES:	1.02.04 (FLUM amendments); 1.02.09 (smooth land use transition and buffering); 1.07.15 (conservation 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 lands); Objective 5.11 (Tree Preservation and Urban Forestry) specifically policy 5.11.09;				



STAFF REPORT
PAB 2019-17 (NON-CITY CONSERVATION LANDS REQUEST)
Planning Advisory Board Hearing
December 11, 2019

	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); 2.01.20 (CON zoning district); 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, Land Development Code, and established City Commission Goal to increase conservation land use and zoning acreage. Staff recommends approval of the request.

Submitted by:

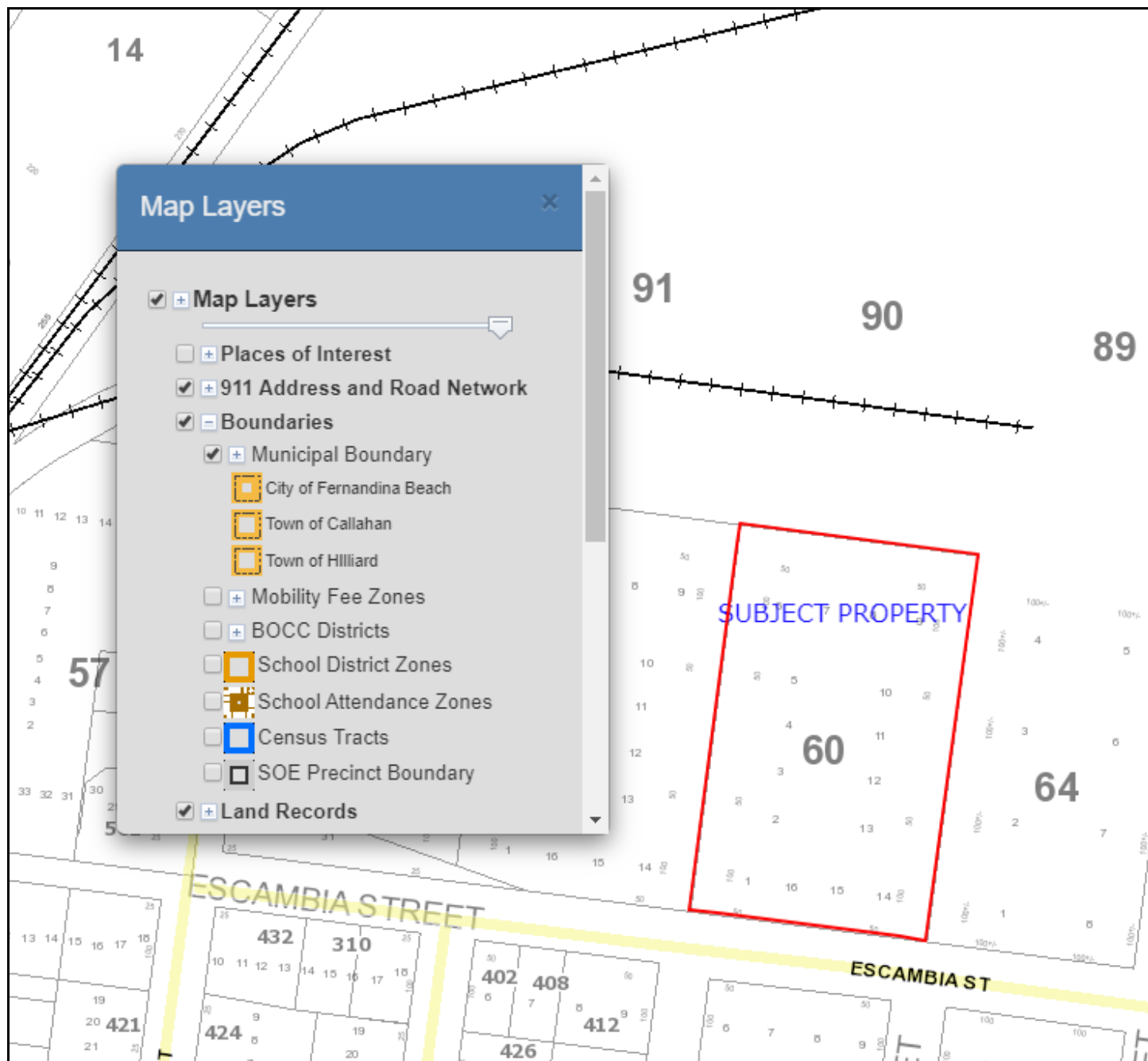
A handwritten signature in blue ink that reads "Kelly N. Gibson".

Kelly N. Gibson, AICP
Director



STAFF REPORT
PAB 2019-17 (NON-CITY CONSERVATION LANDS REQUEST)
Planning Advisory Board Hearing
December 11, 2019

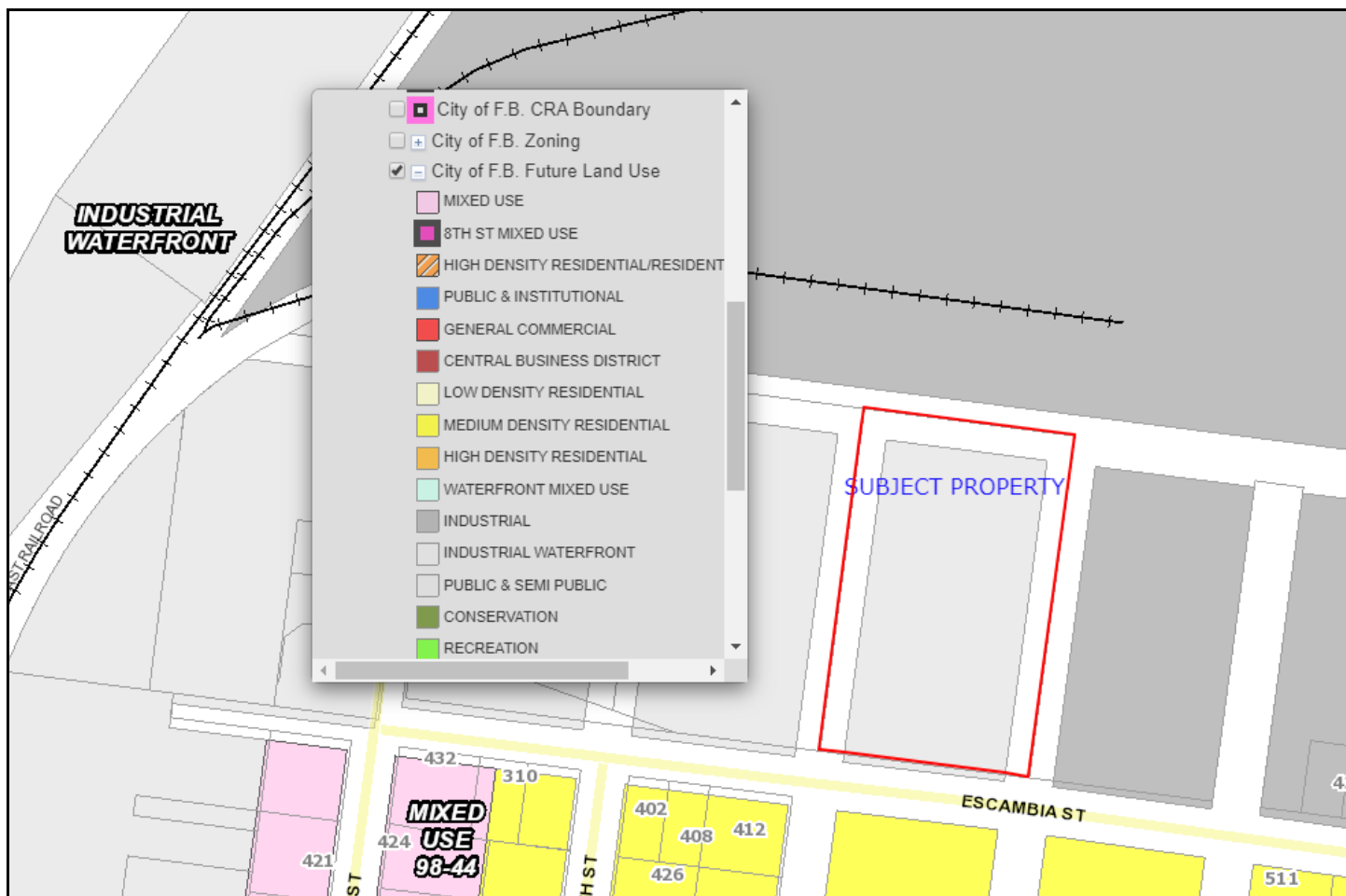
PROPERTY BOUNDARY





STAFF REPORT
PAB 2019-17 (NON-CITY CONSERVATION LANDS REQUEST)
Planning Advisory Board Hearing
December 11, 2019

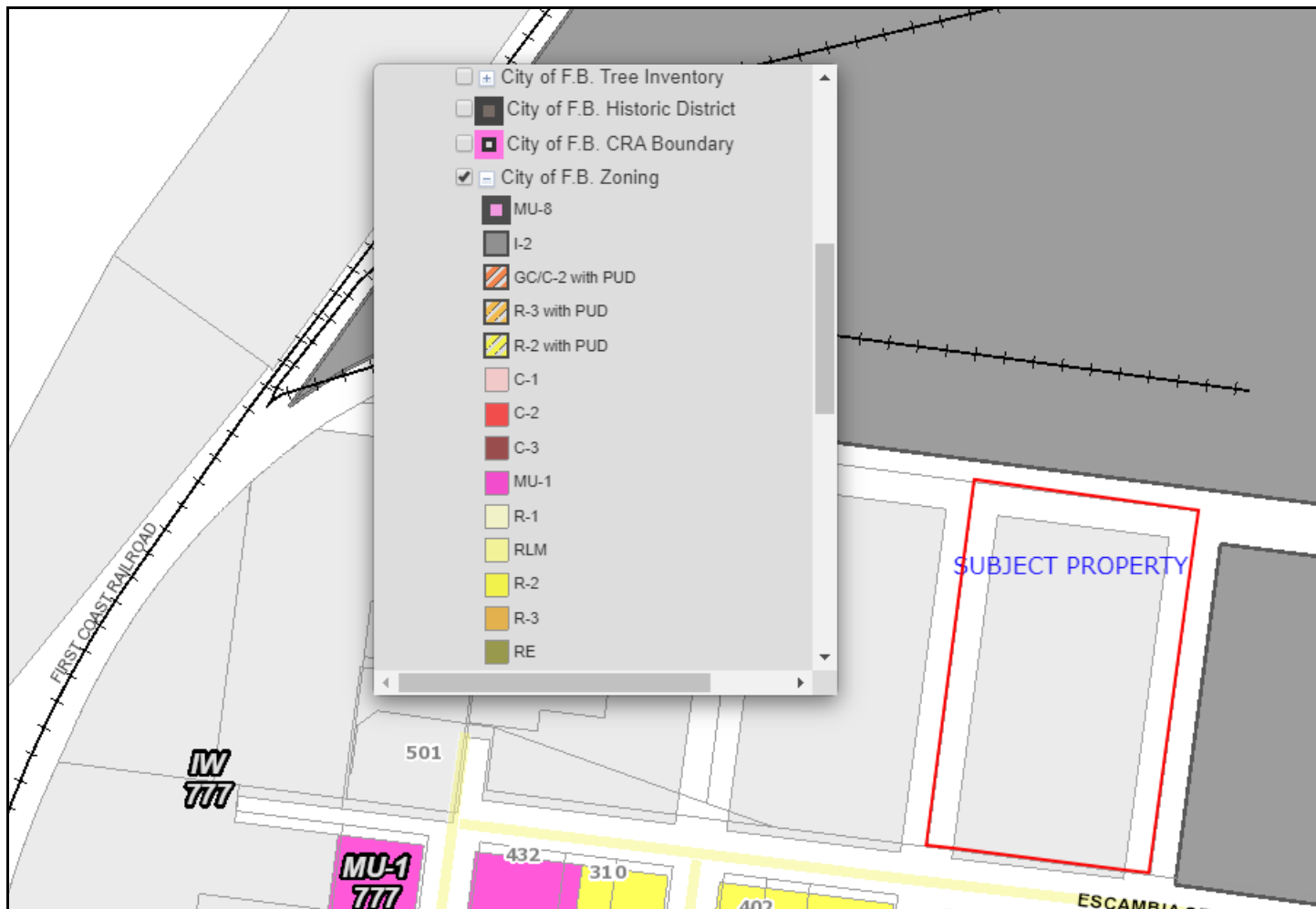
CURRENT LAND USE





STAFF REPORT
PAB 2019-17 (NON-CITY CONSERVATION LANDS REQUEST)
Planning Advisory Board Hearing
December 11, 2019

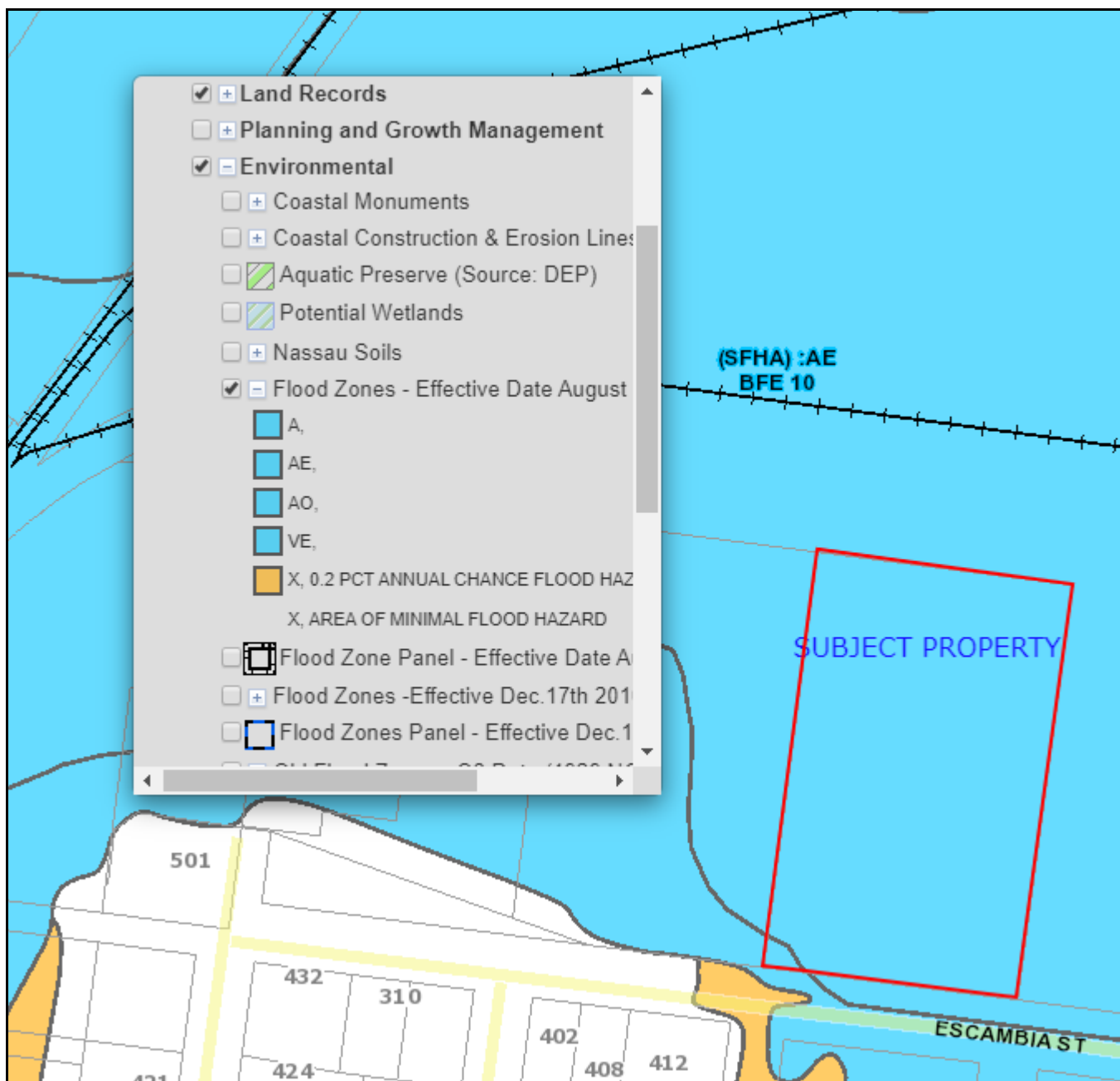
ZONING





STAFF REPORT
PAB 2019-17 (NON-CITY CONSERVATION LANDS REQUEST)
Planning Advisory Board Hearing
December 11, 2019

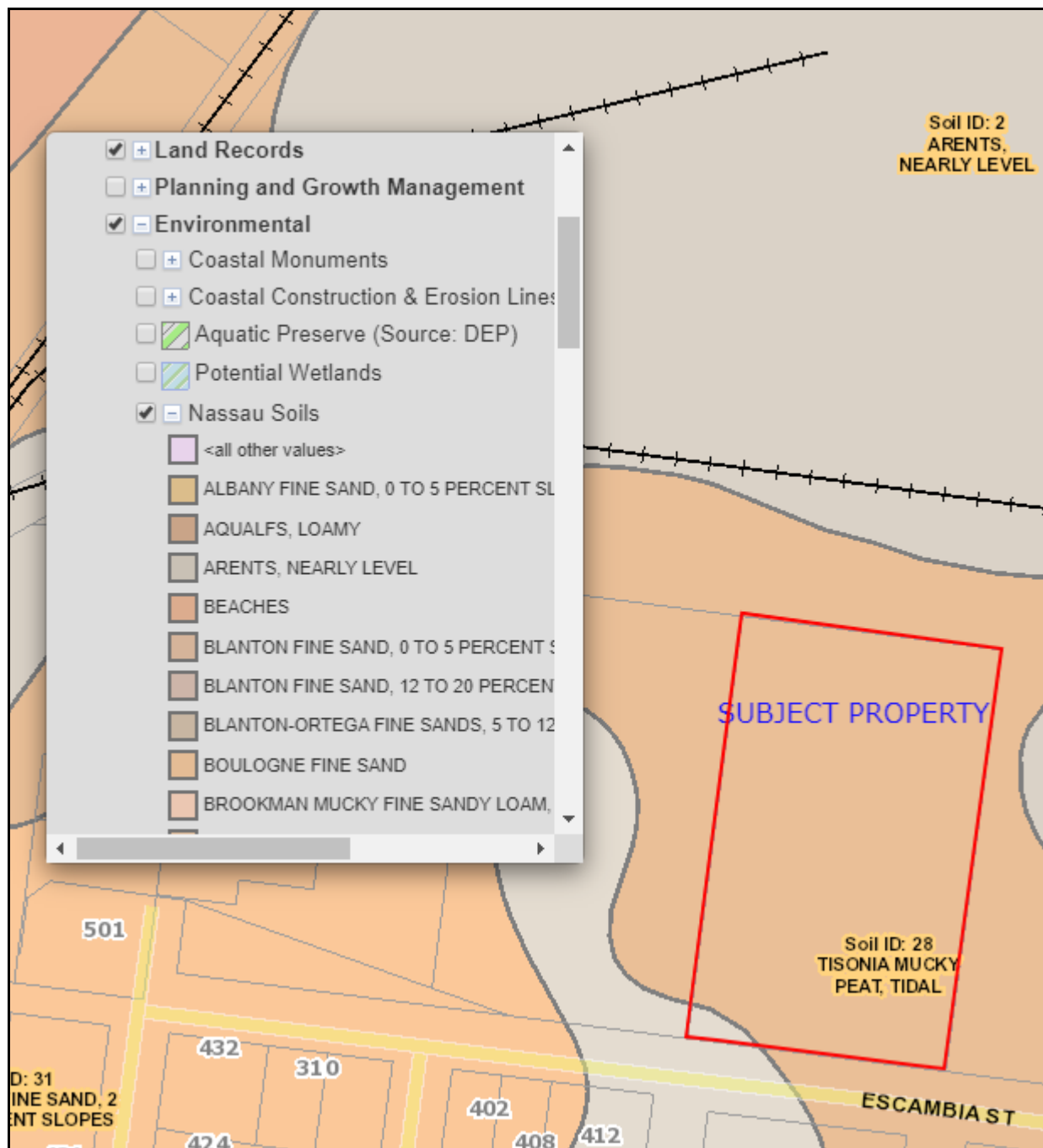
FLOODZONE





STAFF REPORT
PAB 2019-17 (NON-CITY CONSERVATION LANDS REQUEST)
Planning Advisory Board Hearing
December 11, 2019

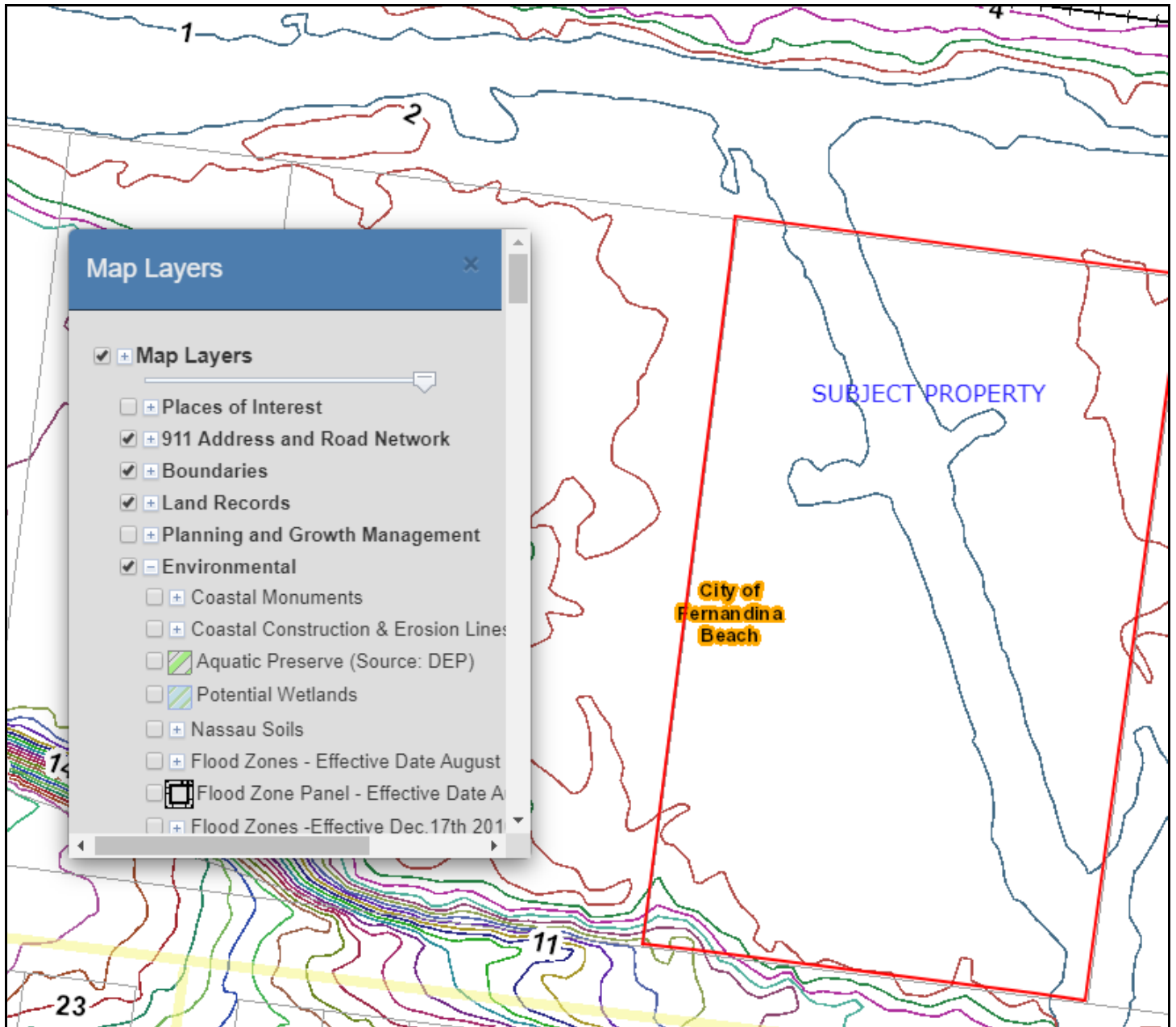
SOILS





STAFF REPORT
PAB 2019-17 (NON-CITY CONSERVATION LANDS REQUEST)
Planning Advisory Board Hearing
December 11, 2019

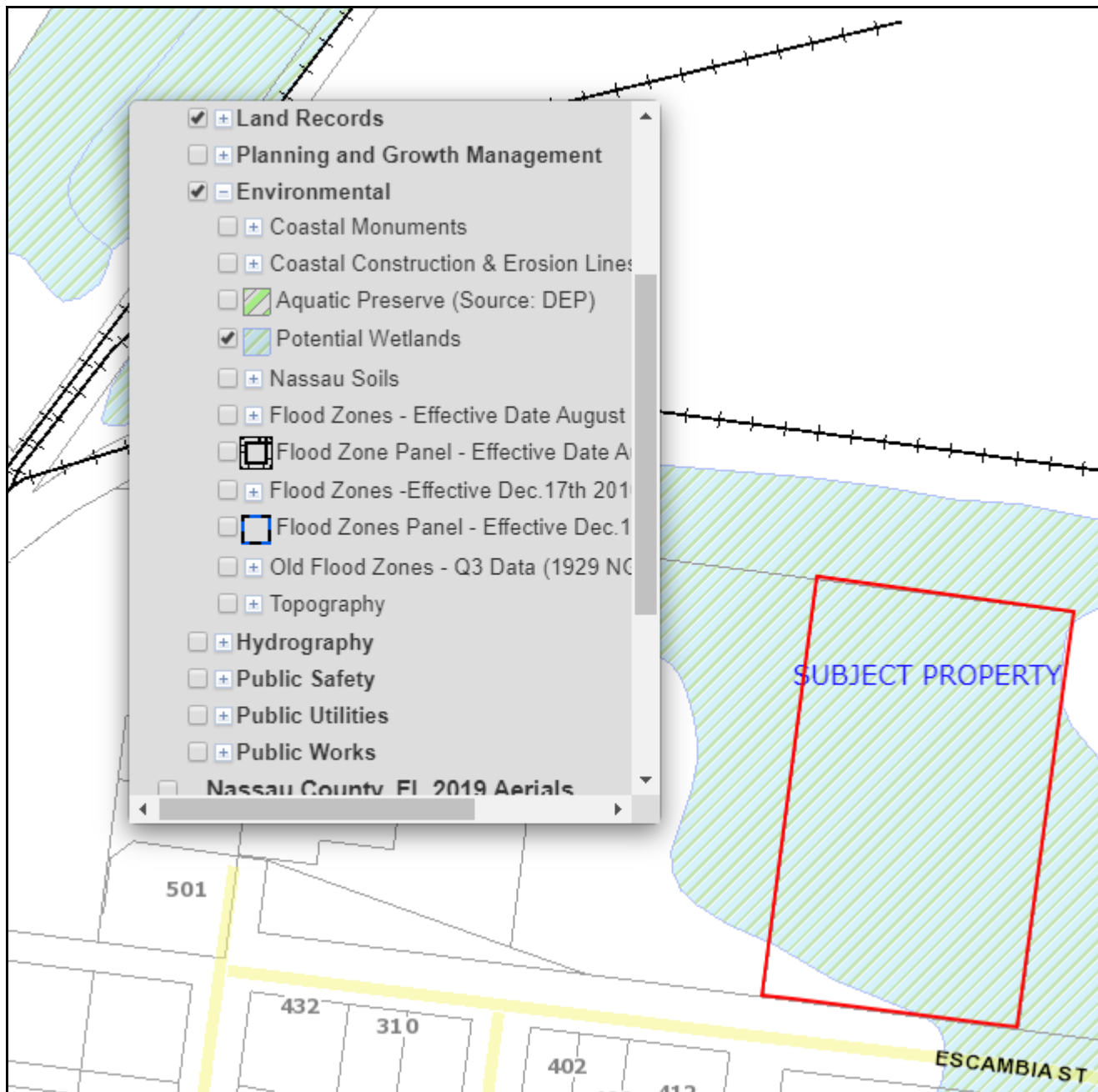
TOPOGRAPHY





STAFF REPORT
PAB 2019-17 (NON-CITY CONSERVATION LANDS REQUEST)
Planning Advisory Board Hearing
December 11, 2019

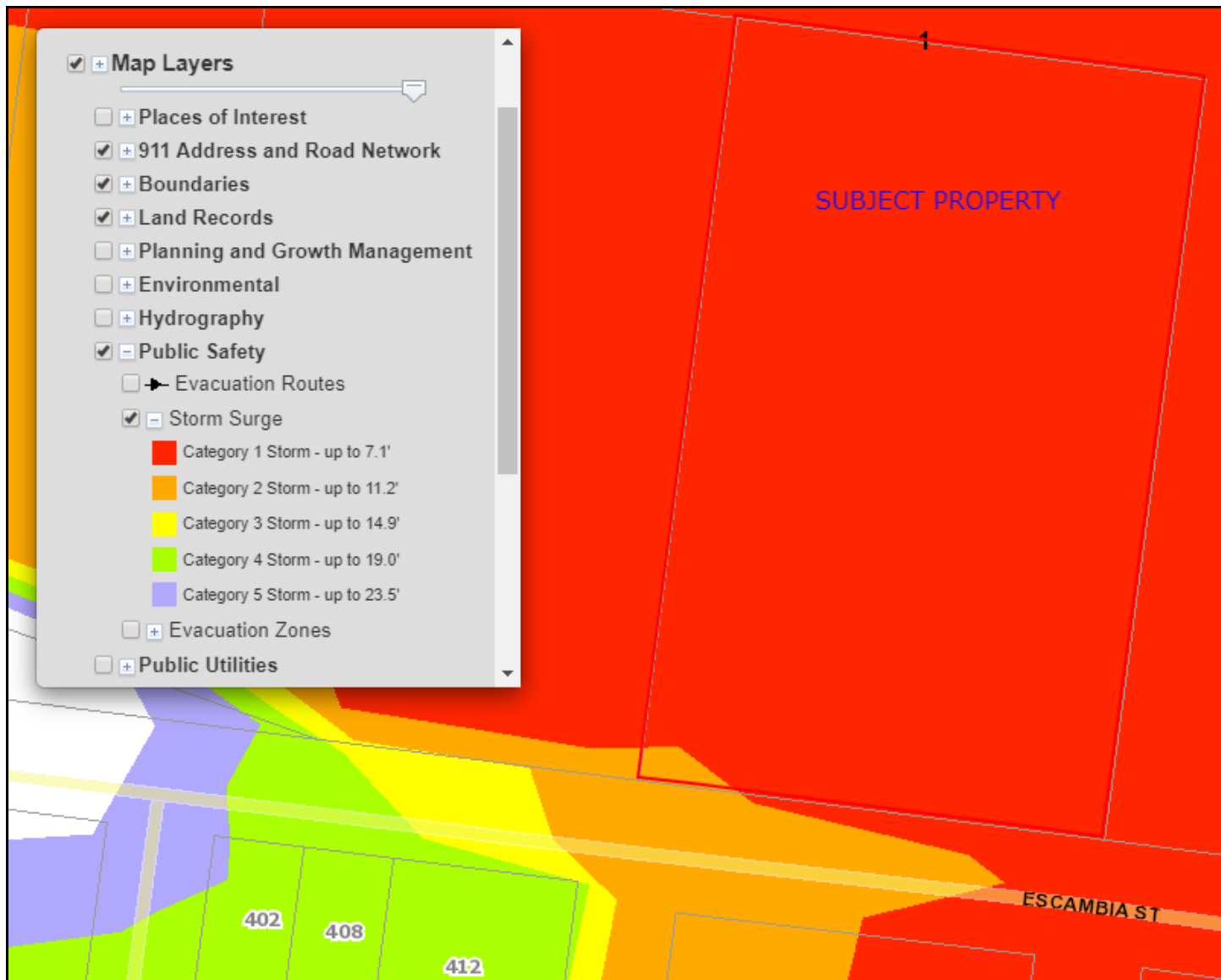
WETLANDS





STAFF REPORT
PAB 2019-17 (NON-CITY CONSERVATION LANDS REQUEST)
Planning Advisory Board Hearing
December 11, 2019

STORM SURGE ZONE (COASTAL HIGH HAZARD AREA DEFINED AS CATEGORY 1 ZONE)





STAFF REPORT
PAB 2019-17 (NON-CITY CONSERVATION LANDS REQUEST)
Planning Advisory Board Hearing
December 11, 2019

APPLICATION FOR FUTURE LAND USE MAP + ZONING AMENDMENTS
NON-CITY OWNED PARCELS

*** 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 and at the Department of Planning and Conservation. ***

APPLICATION & SURROUNDING AREA INFORMATION:

PARCEL ID # AND PROPERTY OWNER:	00-00-31-1520-0008-0030 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:	S. Fletcher Ave / Vacant Gov / Coastline				
CURRENT LAND USE + ZONING:	Low Density Residential/ R-1				
PROPOSED LAND USE + ZONING:	Recreation + REC				
EXISTING USES ON SITE:	Vacant/ Undisturbed				
PROPERTY SIZE:	.14				
ENVIRONMENTAL CHARACTERISTICS:	<u>Flood zone</u>	<u>Potential Wetlands</u>	<u>Avg. Topography</u>	<u>Soil Type</u>	<u>Coastal Upland Protection Zone</u>
	VE	YES	10' to 15'	Fine Sand/Beach	YES
ADJACENT PROPERTIES:	<u>Direction</u>	<u>Existing Use(s)</u>	<u>Year Built</u>	<u>Zoning</u>	<u>FLUM</u>
	North	Vacant	n/a	R-1	Low Density Residential
	South	Vacant	n/a	R-1	Low Density Residential
	East		n/a	Beaches	Beaches
	West	Single Family	1948	R-1	Low Density Residential
APPLICABLE COMPREHENSIVE PLAN POLICIES:	1.02.04 (FLUM amendments); 1.02.09 (smooth land use transition and buffering); 1.07.14 (recreation land use category); Objective 5.06 (Coastal Protection); 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);				



STAFF REPORT
PAB 2019-17 (NON-CITY CONSERVATION LANDS REQUEST)
Planning Advisory Board Hearing
December 11, 2019

	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); 2.01.19 (REC zoning district); 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, Land Development Code, and established City Commission Goal to increase conservation land use and zoning acreage. Staff recommends approval of the request.

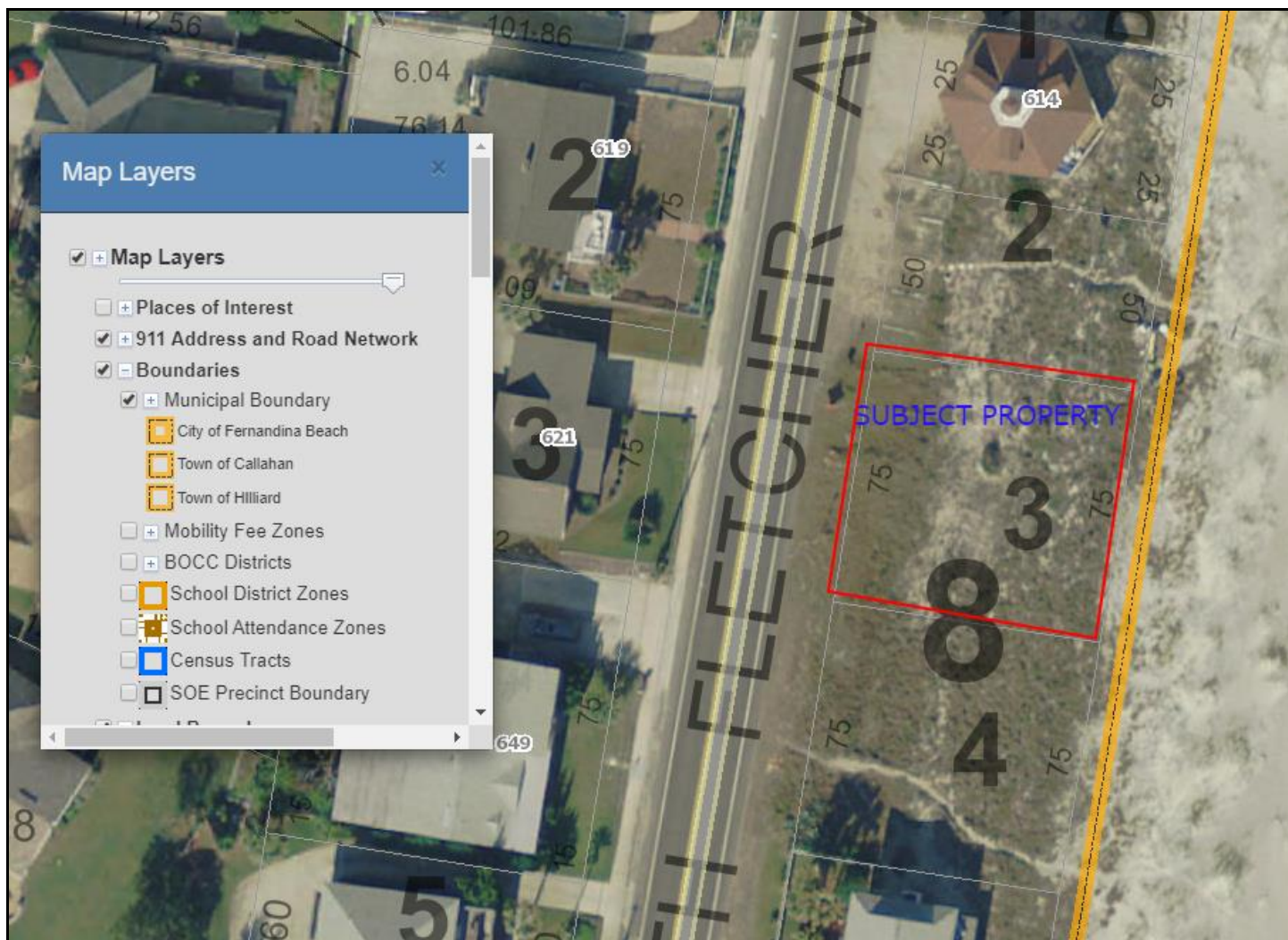
Submitted by:

Kelly N. Gibson, AICP
Director



STAFF REPORT
PAB 2019-17 (NON-CITY CONSERVATION LANDS REQUEST)
Planning Advisory Board Hearing
December 11, 2019

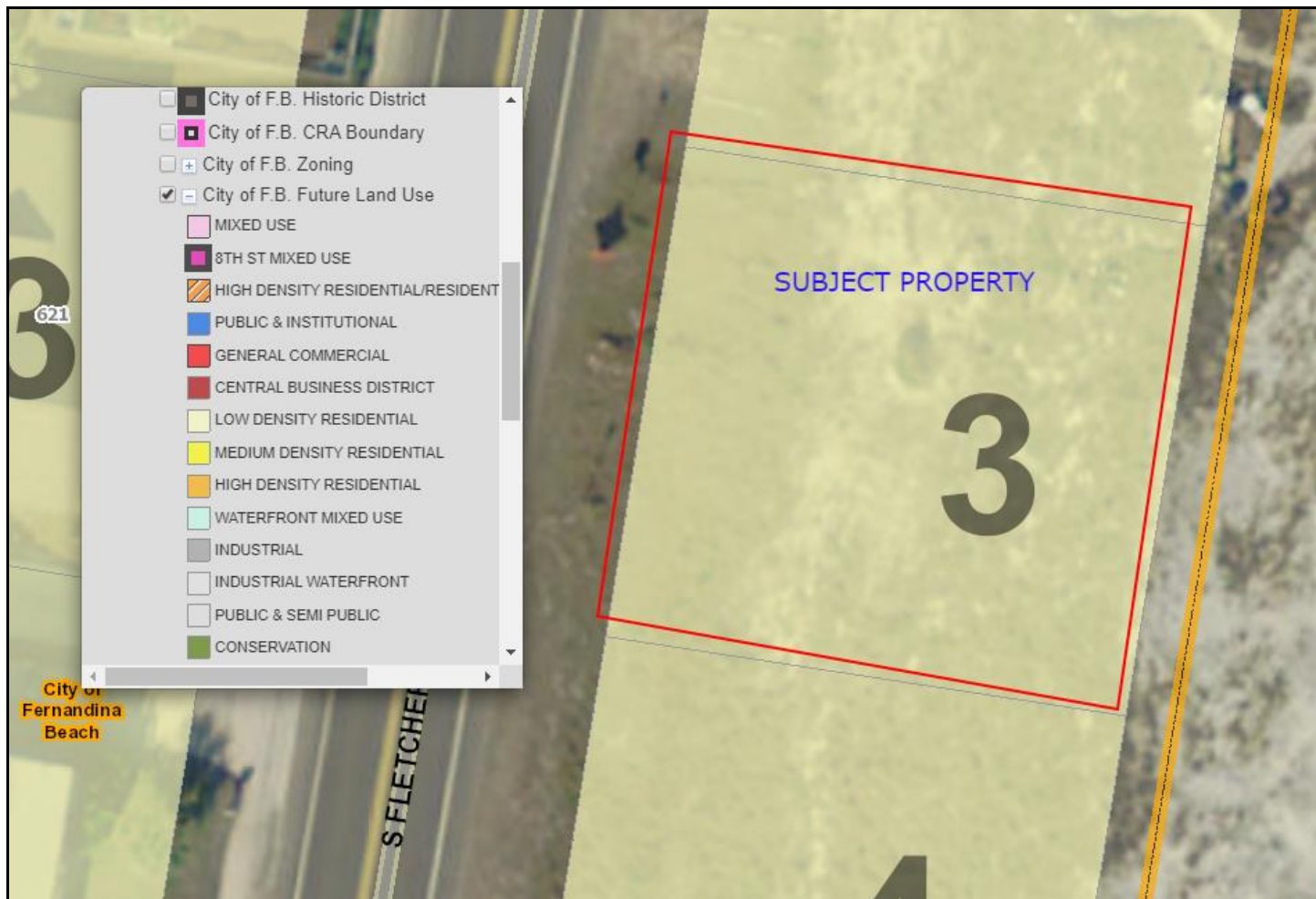
PROPERTY BOUNDARY





STAFF REPORT
PAB 2019-17 (NON-CITY CONSERVATION LANDS REQUEST)
Planning Advisory Board Hearing
December 11, 2019

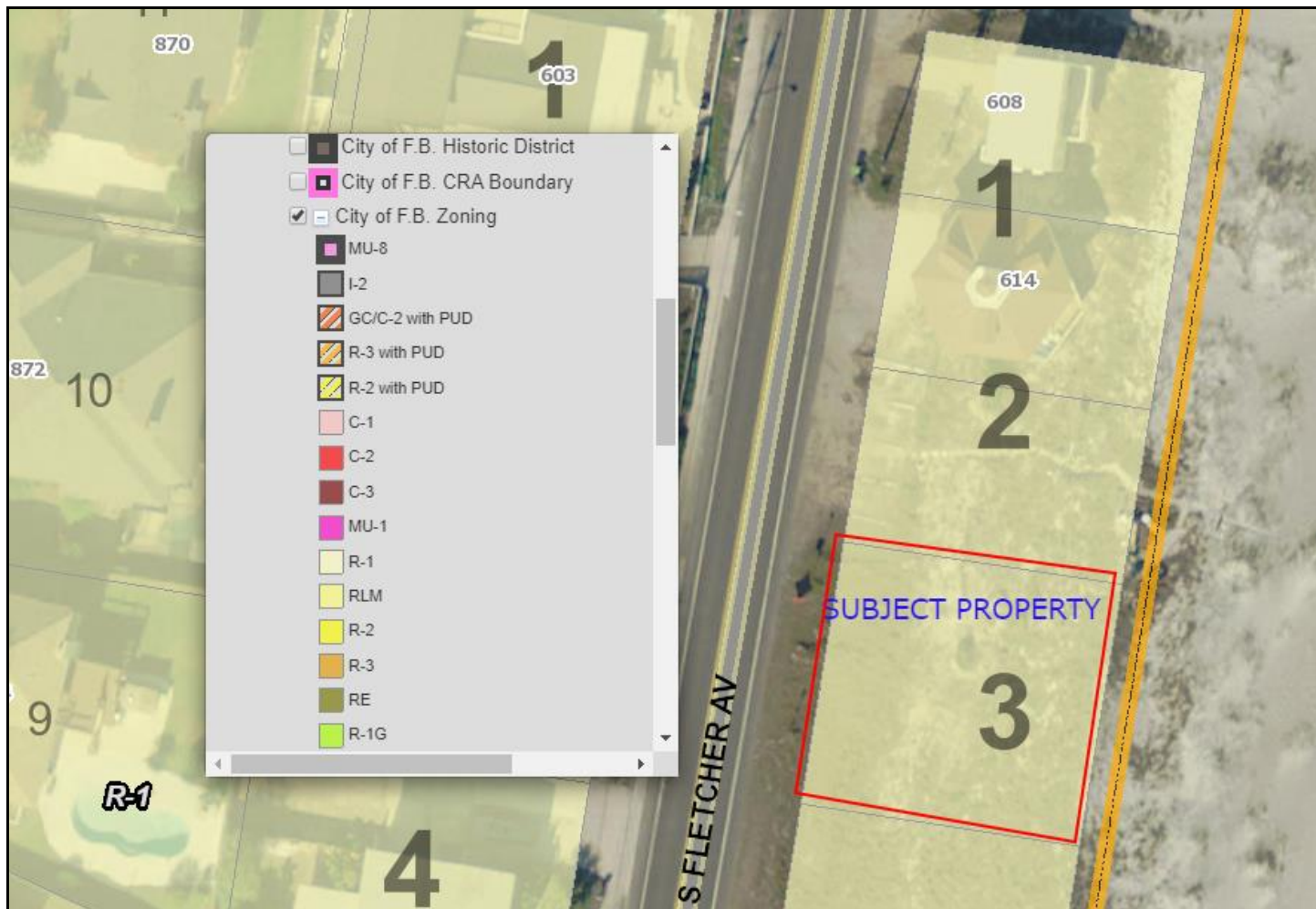
CURRENT LAND USE





STAFF REPORT
PAB 2019-17 (NON-CITY CONSERVATION LANDS REQUEST)
Planning Advisory Board Hearing
December 11, 2019

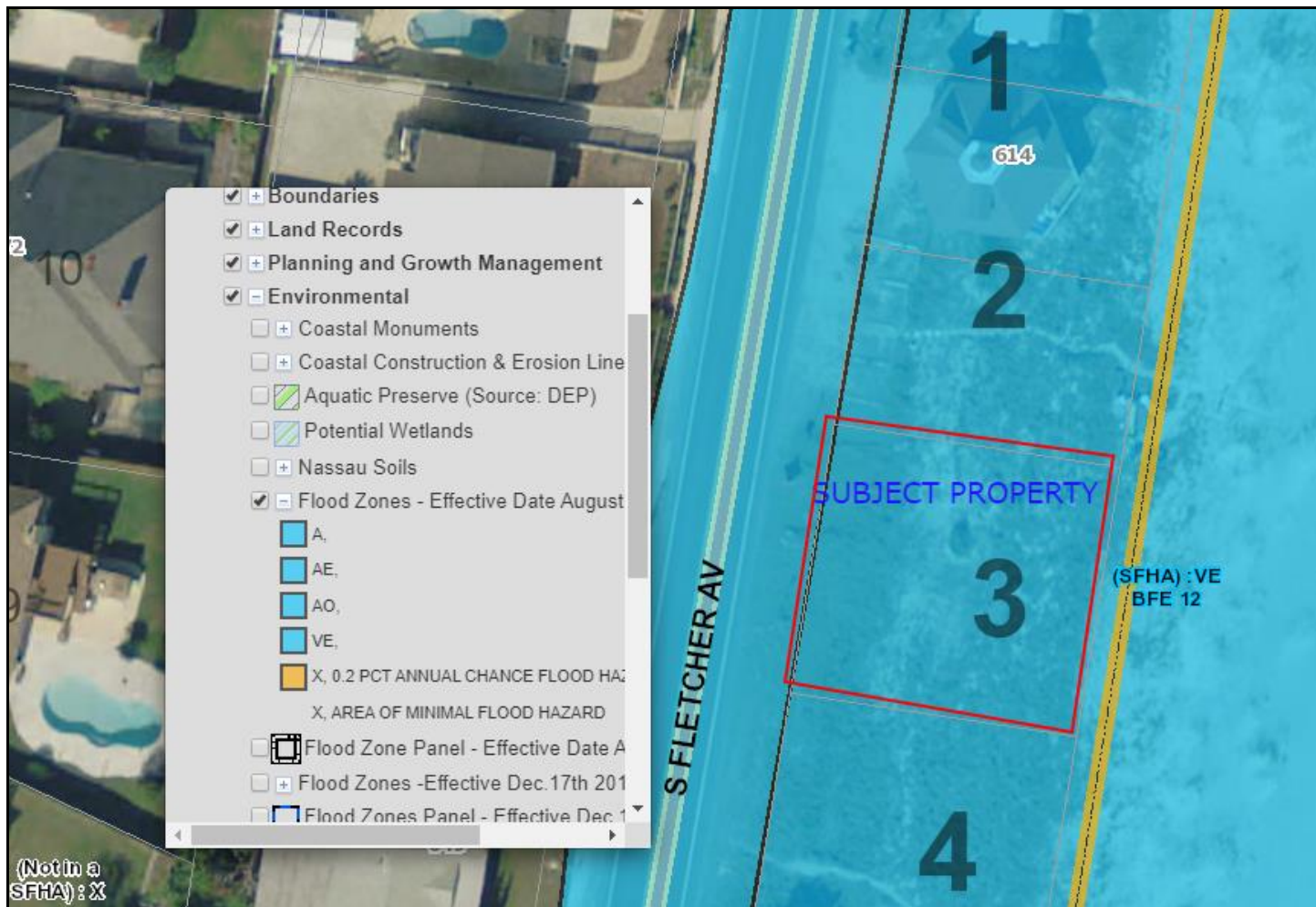
ZONING





STAFF REPORT
PAB 2019-17 (NON-CITY CONSERVATION LANDS REQUEST)
Planning Advisory Board Hearing
December 11, 2019

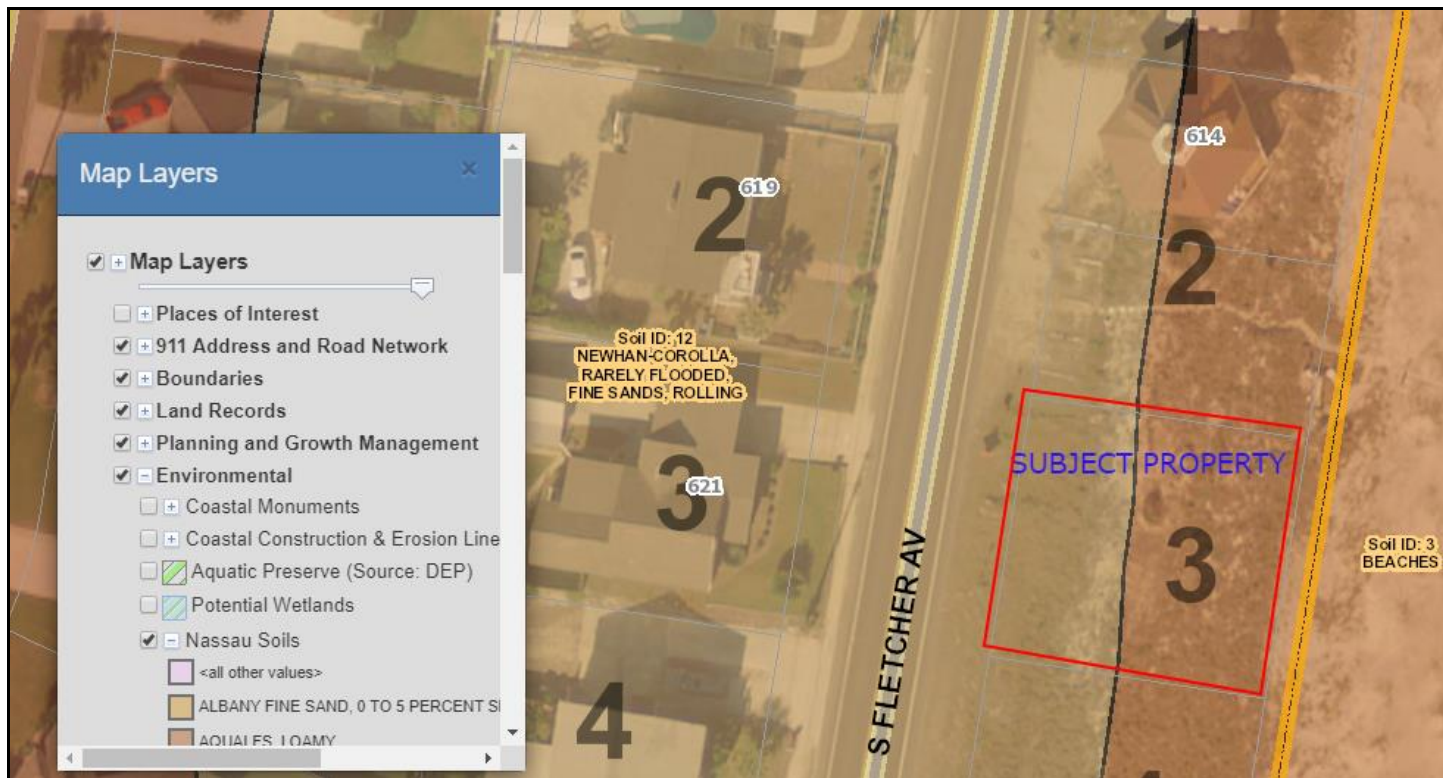
FLOODZONE





STAFF REPORT
PAB 2019-17 (NON-CITY CONSERVATION LANDS REQUEST)
Planning Advisory Board Hearing
December 11, 2019

SOILS





STAFF REPORT
PAB 2019-17 (NON-CITY CONSERVATION LANDS REQUEST)
Planning Advisory Board Hearing
December 11, 2019

TOPOGRAPHY





614

2

3

4

S FLETCHER AV

619

10

9

Environmental

Coastal Monuments

Coastal Construction & Erosion Line

Aquatic Preserve (Source: DEP)

Potential Wetlands

Nassau Soils

Flood Zones - Effective Date August

Flood Zone Panel - Effective Date A

Flood Zones - Effective Dec. 17th 201

Flood Zones Panel - Effective Dec. 1

Old Flood Zones - Q3 Data (1929 N

Topography

Hydrography

Public Safety

Public Utilities

Public Works

Nassau County, FL 2019 Aerials

Nassau County, FL 2017 Aerials



STAFF REPORT
PAB 2019-17 (NON-CITY CONSERVATION LANDS REQUEST)
Planning Advisory Board Hearing
December 11, 2019

STORM SURGE ZONE (COASTAL HIGH HAZARD AREA DEFINED AS CATEGORY 1 ZONE)





STAFF REPORT
PAB 2019-17 (NON-CITY CONSERVATION LANDS REQUEST)
Planning Advisory Board Hearing
December 11, 2019

APPLICATION FOR FUTURE LAND USE MAP + ZONING AMENDMENTS
NON-CITY OWNED PARCELS

*** 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 and at the Department of Planning and Conservation. ***

APPLICATION & SURROUNDING AREA INFORMATION:

PARCEL ID # AND PROPERTY OWNER:	00-00-31-1800-0067-0050 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:	DADE STREET Vacant/ Undisturbed				
CURRENT LAND USE + ZONING:	Medium Density Residential R-2				
PROPOSED LAND USE + ZONING:	Conservation + CON				
EXISTING USES ON SITE:	Vacant/ Undisturbed				
PROPERTY SIZE:	.22				
ENVIRONMENTAL CHARACTERISTICS:	<u>Flood zone</u>	<u>Potential Wetlands</u>	<u>Avg. Topography</u>	<u>Soil Type</u>	<u>Coastal Upland Protection Zone</u>
	X & AE9	NO	8'-14'	Soil ID: 31Kershaw Fine Sand. 2 to 8 Percent Slopes; Soil ID: 28 Tisonia Mucky Peat, Tidal	NO
ADJACENT PROPERTIES:	<u>Direction</u>	<u>Existing Use(s)</u>	<u>Year Built</u>	<u>Zoning</u>	<u>FLUM</u>
	North	Utilities	N/A	R-2	Medium Density Residential
	South	Single Fam	1952	R-2	Medium Density Residential
	East	Vacant	N/A	R-2	Medium Density Residential
	West	Vac Govern	N/A	R-2	Medium Density Residential



STAFF REPORT
PAB 2019-17 (NON-CITY CONSERVATION LANDS REQUEST)
Planning Advisory Board Hearing
December 11, 2019

APPLICABLE COMPREHENSIVE PLAN POLICIES:	1.02.04 (FLUM amendments); 1.02.09 (smooth land use transition and buffering); 1.07.15 (conservation 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 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); 2.01.20 (CON zoning district); 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 notes that Nassau County Board of County Commissioners issued a recommendation to retain the existing Medium Density Residential/ R-2 zoning on the property for purposes meeting affordable housing needs. (Reference email from Ms. Burke, dated 12/5/2019). Staff finds the requested amendments to be sufficiently compliant with the Comprehensive Plan, Land Development Code, and established City Commission Goal to increase conservation land use and zoning acreage. Staff recommends approval of the request.

Submitted by:

Kelly N. Gibson, AICP
Director

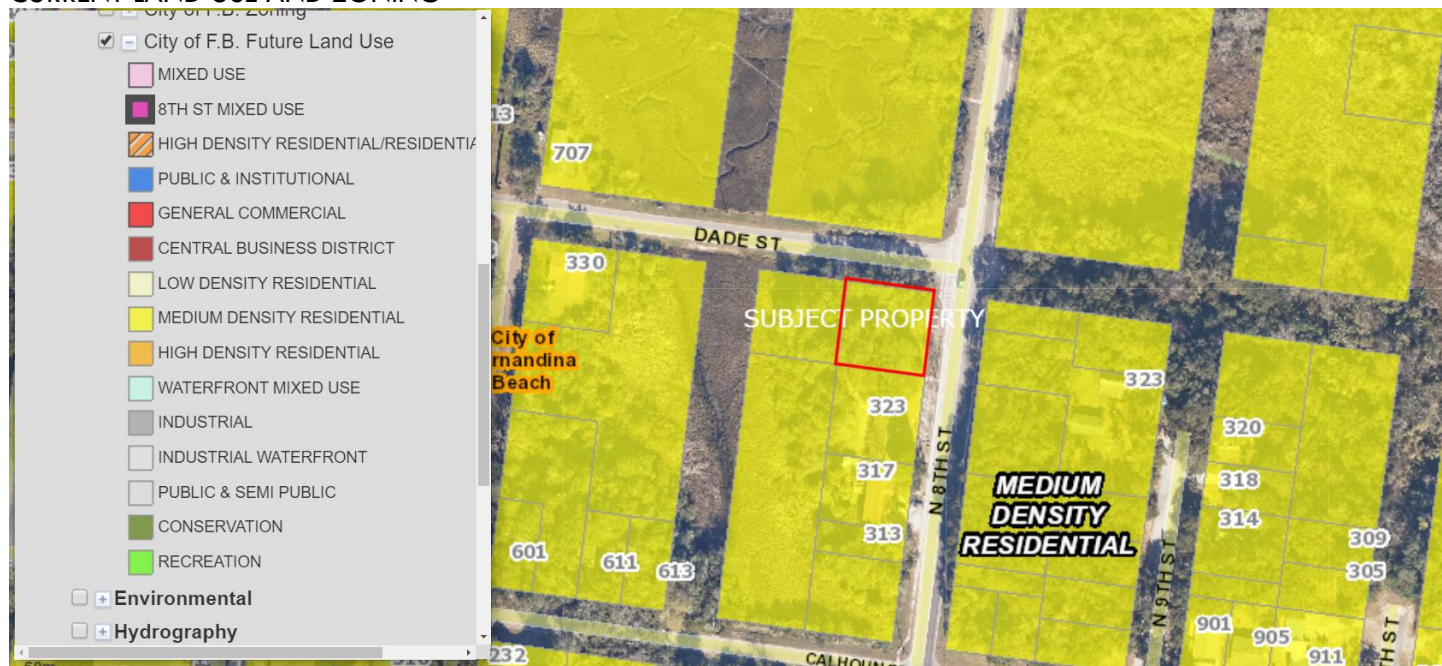


STAFF REPORT
PAB 2019-17 (NON-CITY CONSERVATION LANDS REQUEST)
Planning Advisory Board Hearing
December 11, 2019

PROPERTY BOUNDARY



CURRENT LAND USE AND ZONING

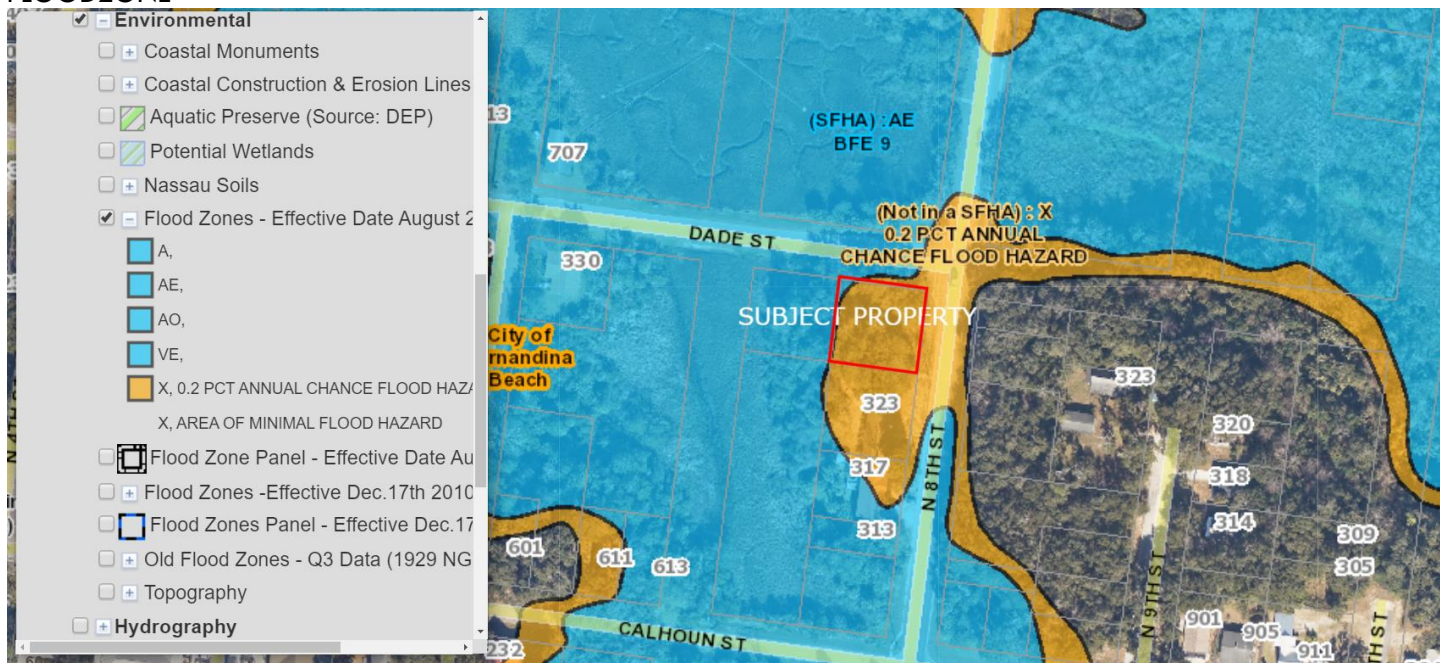




STAFF REPORT
PAB 2019-17 (NON-CITY CONSERVATION LANDS REQUEST)
Planning Advisory Board Hearing
December 11, 2019



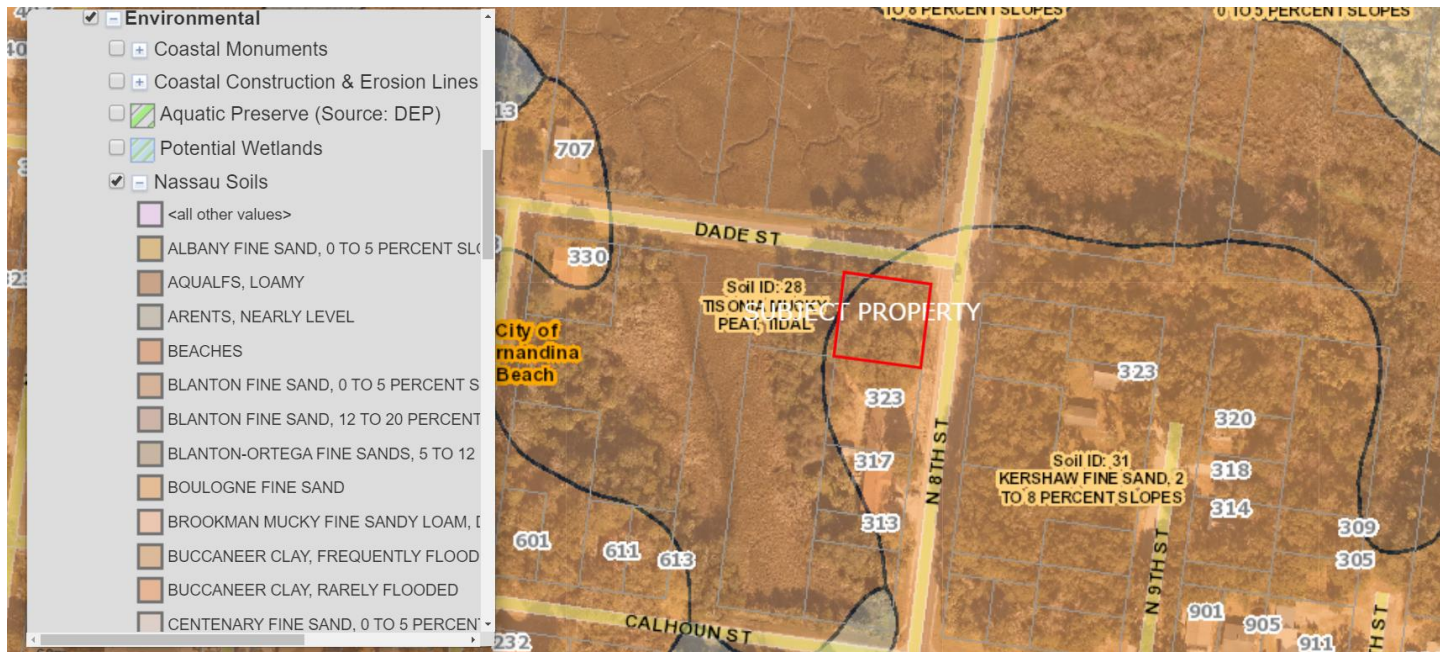
FLOODZONE



SOILS



STAFF REPORT
PAB 2019-17 (NON-CITY CONSERVATION LANDS REQUEST)
Planning Advisory Board Hearing
December 11, 2019



TOPOGRAPHY



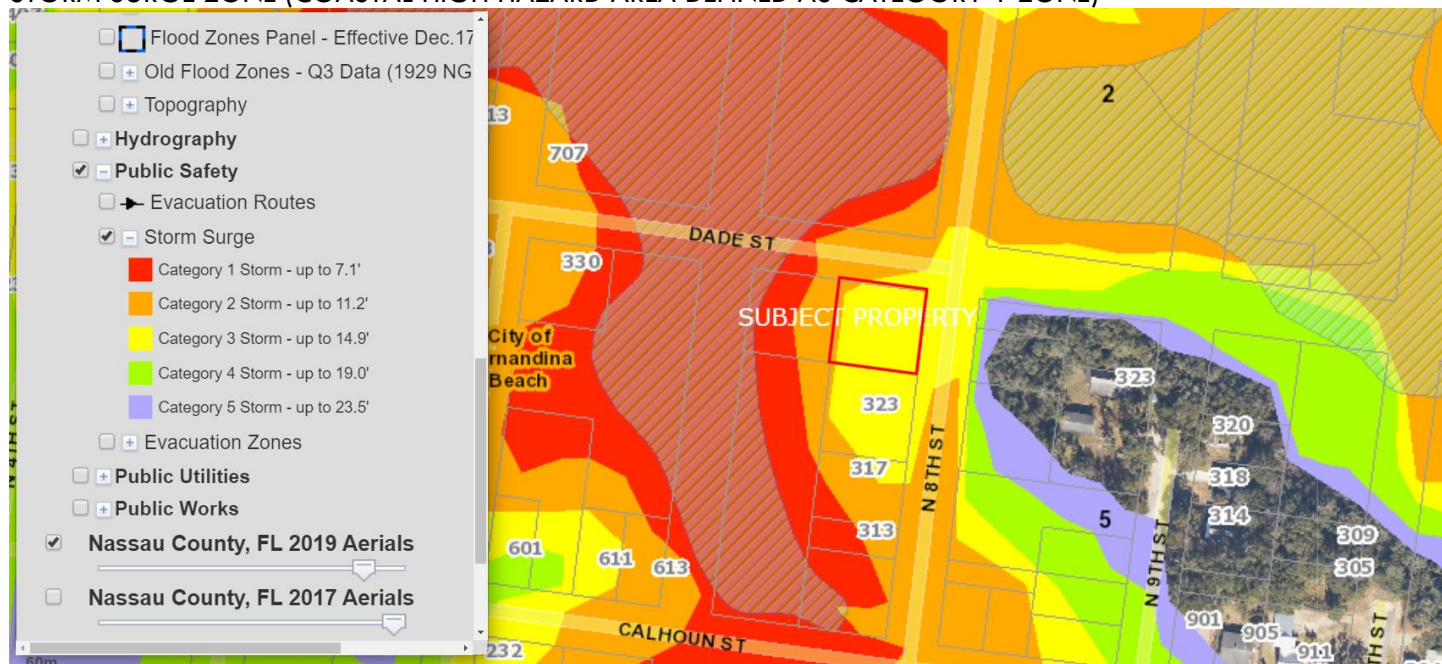


STAFF REPORT
PAB 2019-17 (NON-CITY CONSERVATION LANDS REQUEST)
Planning Advisory Board Hearing
December 11, 2019

WETLANDS



STORM SURGE ZONE (COASTAL HIGH HAZARD AREA DEFINED AS CATEGORY 1 ZONE)



Kelly Gibson

From: Adrienne Burke <aburke@nassaucountyfl.com>
Sent: Thursday, December 5, 2019 8:45 AM
To: Kelly Gibson
Cc: Taco Pope; Valerie Feinberg; Abigail Weiss; Kailey Saver
Subject: BOCC Input - County Land Rezoning/FLUM Amendments

Good morning Kelly!

Yesterday the BOCC reviewed the four County parcels proposed for City rezoning/FLUM amendments. Their motions were as follows:

- 00-00-31-1520-008-0030 (S. Fletcher parcel) – Motion to support change to Recreation/Recreation.
 - Commissioner Leeper commented that Commissioner Ross told him he would not support recreation at this site and it should be conservation. I was asked to find out if this reflects the Commission direction as a whole or if this is an individual opinion.
- 00-00-31-1800-0067-0040 (Interior Dade St. parcel) – Motion to support change to Conservation/Conservation.
- 00-00-31-1800-0067-0050 (Corner Dade/8th parcel) – Motion to retain R2/MDR. This property is eligible for consideration as surplus property for housing. The County EHAC is currently going through the process of identifying County-owned land that would be eligible for surplus compliant with the state statutory requirements for identifying surplus lands for housing.
- 00-00-31-1800-0034-0050 (Calhoun St. parcel) – Motion to support change to Conservation/Conservation.

Please keep me updated on the process so I can relay information back to them. Thank you!

Adrienne Burke, AICP, Esq. | Director

Nassau County | Planning + Code Enforcement

96161 Nassau Place | Yulee, FL 32097

P: (904) 530-6329 E: aburke@nassaucountyfl.com



Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, please do not send electronic mail to this entity. Instead, please contact this office by phone or in writing.

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: December 05, 2019

Submitted By: Kelly Gibson, AICP, Planning Director

PLANNING ADVISORY BOARD
BYLAWS

ARTICLE I - AUTHORITY

The jurisdiction and authority of the Planning Advisory Board (PAB) originates in Florida Statute 163.3174 and operates as a quasi-legislative body to issue recommendations to the City Commission in accordance with LDC Section 9.02.00.

ARTICLE II – OFFICERS

The PAB shall establish officers and committees in accordance with LDC Section 9.01.03 and in accordance with the following procedures.

- A. The Chairperson shall be elected during the first regular meeting following the City’s reorganization meeting, for a one-year term. Officers shall not serve for more than two (2) consecutive terms.

The Chairperson shall:

1. Preside at all regular and special meetings. Conduct meetings in an efficient manner, focusing on the issues relevant to the functions and mission. A short civility statement shall be read at the opening of each meeting as is necessary.
2. Regulate and facilitate discussion among board members to ensure that all viewpoints are represented. Give each member the opportunity to express ideas and/or concerns on issues that are being considered by the board or commission. The Chairperson shall give due consideration to all board members.
3. Assist in orienting new board members about the function, role and mission of the PAB at noticed meetings.
4. Assist in mediating conflicts or disputes between board/commission members.
5. Represent the PAB in appearing before the City Commission as designated by the Board.
6. With their consent, appoint Members to serve on committees.
7. Foster compliance with the “Florida Sunshine Law.”
8. Sign all appropriate documents.

- B. The Vice-Chairperson shall be elected annually during the first regular meeting following the City’s reorganization meeting for a one-year term. He/she shall be eligible for re-election for no more than two (2) consecutive terms. The Vice-Chairperson shall, in the absence of the Chairperson, assume all duties of the Chairperson.

- C. A City staff member will serve as the PAB secretary. The secretary will record the PAB meetings and provide summary meeting minutes for approval, generally at the next regular PAB meeting. Meeting minutes are not a verbatim record of the meeting; they are only a summary of the recommendations provided from each meeting. Minutes are available through request to the Community Development Department. All PAB case files will be retained in the Community Development Department for a period of two (2) years, at which time they are transferred to City archives. Please refer to the City Clerk’s Office for information on record retention procedures. Recordings may be requested through the City Clerk’s Office.

ARTICLE III - REMOVAL AND VACANCIES

PAB members’ appointment, term of office, and general membership requirements shall be in accordance with LDC Section 9.01.01.

ARTICLE IV - MEETING AND HEARINGS

A. REGULAR MEETINGS

PLANNING ADVISORY BOARD
BYLAWS

Regular Meetings of the PAB shall be held monthly as necessary, usually on the second Wednesday of each month. These meetings shall be open to public attendance. An agenda for all meetings shall be prepared in advance and in all regular posting locations. The PAB may deliberate and take action at such meetings.

B. ADDITIONAL MEETINGS

Additional meetings may be held when the items for deliberation at a regular meeting are too numerous to complete. The time and place of these meetings shall be publicly announced and posted. The PAB may deliberate and take action at such meetings.

C. ANNUAL MEETING

The PAB shall meet annually in May at a regular or special meeting to review the year's work and the progress that has been made on implementation of the Comprehensive Plan.

D. SUBCOMMITTEES/ SPECIAL PROJECTS

The PAB may form subcommittees or request staff to work on special projects for purposes of conducting research, plan making, or to obtain public input:

1. To monitor and oversee the effectiveness and status of the comprehensive plan and recommend to the City Commission such changes in the comprehensive plan as may from time to time be required, including the periodic evaluation and appraisal of the comprehensive plan required by s. 163.3191;
2. To review proposed land development regulations, land development codes, or amendments thereto, and make recommendations to the governing body as to the consistency of the proposal with the adopted comprehensive plan or element or portion thereof;
3. To perform any other functions, duties, and responsibilities assigned to it by the City Commission or by general or special law.

E. REQUESTS FROM THE AUDIENCE TO BE HEARD ON ITEMS NOT ON THE AGENDA

The Chair will invite members of the public to address the PAB on matters of concern not on the agenda. The Chair may limit each speaker to three (3) minutes. The PAB is not required to respond, but speakers may be referred to City staff for assistance or to be put on a future agenda.

F. BOARD BUSINESS

The Chair will report and take reports from PAB members, hold discussion among PAB members and staff on administrative or procedural matters, and conduct elections.

G. BOARD REPORTS

Each member of the PAB may report on items of interest to the entire Board.

H. STAFF REPORT

City staff will report on new and emerging issues relating to planning. City staff will advise the PAB where assistance may be required. City staff will advise the PAB on any administrative or housekeeping matters requiring attention.

ARTICLE V - QUORUM

A. A majority of the voting members of the PAB shall constitute a quorum.

B. The Chairperson is eligible to vote on all motions.

PLANNING ADVISORY BOARD
BYLAWS

ARTICLE VI - CONFLICT OF INTEREST AND COMMUNICATION (See Sec. 286.012, Fla. Stats.)

A member shall abstain from voting on a particular issue if any of the following circumstances apply:

1. The member has a direct financial interest in the outcome of the matter at issue;
2. The matter at issue involves the member's own official conduct;
3. Participation in the matter violates the member's code of professional responsibility;
4. The member has such close personal ties to a person involved with the issue that the member cannot reasonably be expected to exercise sound judgment in the public interest; or
5. Other applicable law.

A. If a member owns a property within the area entitled to receive mailed notice of the hearing, that board member may voluntarily abstain from voting if the board member believes that the proximity of the project will interfere with his or her ability to be a decision maker in the case.

1. An abstaining member of the board shall not be counted for purposes of forming a quorum.

B. A PAB member may conduct investigations and site visits and may receive expert opinions regarding the pending action before them.

ARTICLE VII - BOARD RULES AND POLICIES

- A. Appearances before the City Commission. The Chair or his/her designee is the PAB spokesperson in all presentations or official appearances before the City Commission.
- B. Media relations. PAB members may respond to press inquiries with individual opinions only and not represent the opinion of the PAB as a body. Only the Chair or his/her designee may articulate a position for the entire PAB, assuming that the PAB has taken such a position as a body.

ARTICLE VIII - PARLIAMENTARY AUTHORITY

All meetings shall be conducted in accordance with parliamentary procedure as set forth and explained in the latest revised edition of Robert's Rules of Order, which shall serve as the official rules of procedure.

ARTICLE IX - AMENDMENTS

These By-Laws shall be adopted by an affirmative vote of the majority of voting members of the PAB after at least 10 days of written notice to all members of the PAB.