



**AGENDA
PLANNING ADVISORY BOARD
REGULAR MEETING - VIRTUAL
WEDNESDAY, OCTOBER 14, 2020
5:00 PM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034**

The Regular Planning Advisory Board Meeting will be held as a VIRTUAL MEETING with board members and City staff participating through video conferencing. This virtual meeting will be broadcasted live for members of the public to view on the City of Fernandina Beach website (www.fbfl.us) and Channel 264 (Comcast only).

- 1. CALL TO ORDER / ROLL CALL / DETERMINATION OF QUORUM**
- 2. PLEDGE OF ALLEGIANCE**
- 3. APPROVAL OF MEETING MINUTES**
 - 3.1 Approval of Minutes for the Regular Meeting of September 9, 2020.
 - 3.2 Approval of Minutes for the Regular Meeting of July 22, 2020.
 - 3.3 Approval of Minutes for the Special Meeting of September 23, 2020.
- 4. OLD BUSINESS**
- 5. NEW BUSINESS**
 - 5.1 **PAB 2020-0011 - EMILY VAUGHN & WILLIAM BARNETT, 3001 S. 14TH STREET**
Voluntary Annexation, Future Land Use Map Amendment, and Zoning Change.
 - 5.2 **PAB 2020-0012 - TERESA PRINCE, TOMASSETTI & PRINCE, AGENT FOR PAPPY'S LLP /
TOADFISH OF AMELIA LLC, 1440 & 1420 SOUTH 14TH STREET, 1410 / 1412 / 1416
NECTARINE STREET, 1415 & 1505 SOUTH 15TH STREET**
Voluntary Annexation, Land Use Map Amendment and Zoning Map Amendment.
- 6. BOARD BUSINESS**
 - 6.1 Discuss Next Steps with Comprehensive Plan and Land Development Code Revisions Process:
 1. Consensus on tasks completed by staff vs. consultant,
 2. Consensus on basic scope of work
 - 6.2 Finalize Mapping Conflicts - Direction for Memo to City Commission
 - 6.3 Review October Boards Tracker
- 7. STAFF REPORT**

8. PUBLIC COMMENT

9. ADJOURNMENT

NEXT PAB REGULAR MEETING IS SCHEDULED FOR WEDNESDAY, NOVEMBER 11, 2020.

This will be conducted as a virtual meeting with restricted physical access. Written comments emailed to the Kelly Gibson (KGibson@fbfl.city) must be sent no later than 3 PM on October 14, 2020, and will be read aloud during the meeting. These comments shall have a maximum time allowance of 3 minutes or 400 words. Public comment may also be provided virtually through use of the Zoom Meeting link below, the phone number provided below, or in person at City Hall with strict restrictions to protect health and safety.

Individuals wishing to provide live comments during the meeting must dial-in or connect via the Zoom Meeting link or phone number below no later than 4:50 PM on October 14, 2020, and will be called upon by their individual registered Zoom Meeting ID Account or by the last-4 digits of their respective phone number. When called upon, please provide your name and home address prior to issuance of public comment. Please limit comment to 3 minutes.

For remote participation please click the link below to join the webinar:

<https://zoom.us/j/97336527459?pwd=MXFCVGYzcTJUTEeLSUMzbVVHaU50Zz09>

Passcode: PAB-OCT

Or iPhone one-tap :

US: +13017158592,,97336527459#,,,,,0#,,4164294# or +13126266799,,97336527459#,,,,,0#,,4164294#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 301 715 8592 or +1 312 626 6799 or +1 646 558 8656 or +1 253 215 8782 or +1 346 248 7799 or +1 669 900 9128

Webinar ID: 973 3652 7459

Passcode: 4164294

International numbers available: <https://zoom.us/u/aeaZsuIJzt>

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: Voluntary Annexation

REQUESTED ACTION:

SYNOPSIS:

CITY ATTORNEY COMMENTS:

Submitted By: Sylvie McCann, Administrative Coordinator Date: September 11, 2020



**MINUTES
ADVISORY BOARD
REGULAR MEETING
SEPTEMBER 9, 2020**

The Regular Planning Advisory Board Meeting was held as a VIRTUAL MEETING with board members and City staff participating through video conferencing. This virtual meeting was broadcasted live for members of the public to view on the City of Fernandina Beach website (www.fbfl.us) and Channel 264 (Comcast only).

**1. CALL TO ORDER
ROLL CALL / DETERMINATION OF QUORUM**

MEMBERS PRESENT:

Genece Minshew, Chair	(Physical)
Jenny Schaffer, V-Chair	(Virtual)
Mark Bennett	(Virtual)
Victoria Robas	(Virtual)
Peter Stevenson	(Physical)
Barbara Gingher	(Virtual)

MEMBERS ABSENT:

John Boylan

OTHERS PRESENT:

Jacob Platt, Senior Planner
Kelly Gibson, Director
Tammi Bach, City Attorney
Sylvie McCann, Recording Secretary
Taylor Hartmann, Recording Secretary

2. PLEDGE OF ALLEGIANCE
3. APPROVAL OF MEETING MINUTES

No Minutes were presented for approval.

4. OLD BUSINESS

4.1

LAND DEVELOPMENT CODE TEXT AMENDMENTS: *CITY OF FERNANDINA BEACH, FLORIDA REQUESTS LAND DEVELOPMENT CODE TEXT AMENDMENTS TO ADD DEFINITION IN SECTION 1.07.00 FOR RACETRACK, MODIFYING SECTION 2.03.02 AND 2.03.03 TO INCLUDE TERM RACETRACK WITH A LISTING AS "PROHIBITED."*

Ms. Gibson explained that this case was discussed at a previous board meeting, and that the definition of "racetrack" was revised per Board request and presented with changes for approval. Ms. Gibson read the revised definition for the record.

ACTION TAKEN: A motion was made by member Peterson, seconded by Member Gingher to approve replacement of the current version with the newer version with proposed LDC version as presented. Approved unanimously with raised hand, by means of physical and virtual presence.

Motion carried.

5. NEW BUSINESS

51

PAB 2020-0008 - VOLUNTARY ANNEXATION - PLANTATION HAMMOCK SUBDIVISION

Requests for annexation of properties located in the Plantation Hammock subdivision located on Simmons Road between S. 14th Street and Amelia Road and 847 Simmons Road, assignment of the Low Density Residential (LDR) Future Land Use map category and Low Density residential (R-1) zoning district for properties totaling 4.32 acres of land.

Mr. Platt gave a brief overview and explained that these property owners had submitted Voluntary Annexation petitions and that the City is now acting on these requests because they are contiguous properties.

Mr. Plat presented the case for the properties listed within this case. He explained that these properties originally became contiguous properties in 2016. Mr. Platt stated that the requested action is consistent with the City's Comprehensive Plan and Land Development Code. Staff recommended approval of the voluntary annexation, assignment of the Low Density Residential FLUM category, and R-1 zoning district. Following the recommendation of the Planning Advisory Board (PAB), he mentioned that the application would move forward to the City Commission in the form of three separate ordinances at a public hearing anticipated for October 20th, 2020.

Public Comments was opened and then closed with no speakers.

ACTION TAKEN: A motion was made by member Robas, seconded by Member Peterson to recommend approval of PAB case 2020-0008 to the City Commission as presented is sufficiently compliant with the Comprehensive Plan and Land Development Code and applicable Florida Statutes to be approved at this time. Approved unanimously with raised hand, by means of physical and virtual presence.

Motion carried.

52

PAB CASE 2020-0009 VOLUNTARY ANNEXATION - SADLER ROAD

Requests of properties located at 2246 Sadler Road, assignment of the General Commercial (GC) Future Land Use Map category and Community Commercial (C-1) zoning district for property totaling 3.24 acres of land; annexation of property at 2233 Sadler Road, assignment of the Mixed Use (MU) Future Land Use Map category and Mixed Use (MU-1) zoning district for properties totaling 0.46 acres of land.

Mr. Platt presented the case. The property at 2246 is an existing hotel and 2233 Sadler Road had an existing home has requested annexation in June 2020 because of a failed septic system. Mr. Platt presented maps from the Nassau County GIS for the County Map vs. the City of Fernandina Beach Zoning map and explained the differences between zoning.

He then explained that the requested action is consistent with the City's Comprehensive Plan and Land Development Code and recommended approval of the voluntary annexation, assignment of the General Commercial (GC) Future Land Use Map (FLUM) category and Community Commercial (C-1) zoning district for 2246 Sadler Road; Assignment of the Mixed Use (MU) Future Land Use Map (FLUM) category and Mixed Use (MU-1) Zoning District for 2233 Sadler Road. He then stated that following the recommendation of the Planning Advisory Board (PAB), the application would move forward to the City Commission in the form of three separate ordinances at a public hearing anticipated for October 20th, 2020.

Melba Whitaker, 222 Lighthouse Circle, owns the property at 2209 Sadler Road which is located within the county boundaries, requested clarification of the definition of "multiple use". Mr. Plat explained the actions requested by the City. It was suggested to Mrs. Whitaker that should need to contact Nassau County for information on usage restriction of her property but was welcome to apply for annexation if should would like.

ACTION TAKEN: A motion was made by member Peterson, seconded by Member Robas to recommend approval of PAB case 2020-0009 to the City Commission as written and presented. Approved unanimously with raised hand, by means of physical and virtual presence.

Motion carried.

53

PAB CASE 2020-0010 VOLUNTARY ANNEXATION - BAPTIST MEDICAL CENTER PROPERTIES

Request for annexation of the Baptist Medical Center properties located at 1250 S. 18th Street, 1367 S. 18th Street, and vacant parcels with identification numbers of 00-00-31-0160-000-000 and 00-00-31-1600-0205-0021, assignment of the Public & Institutional (PI) Future Land Use Map category and Public & Institutional (PI) zoning district for properties totaling 31.39 acres of land.

Mr. Platt presented the case and explained that case includes all the properties of Baptist Medical Center of Nassau Campus off of Line Street and S. 18th Street. He explained that the requested action is consistent with the City's Comprehensive Plan and Land Development Code and recommended approval of the voluntary annexation, assignment of the Public and Institutional (PI) Future Land Use Map (FLUM) category and Public and Institutional (PI-1) zoning district. Following the recommendation of the Planning Advisory Board (PAB), he stated that the application would move forward to the City Commission in the form of three separate ordinances at a public hearing anticipated for October 20th, 2020.

Member Peterson asked if this annexation would include the old Council on Aging Building on S. 18th Street. Mr. Platt answered in the affirmative.

ACTION TAKEN: A motion was made by member Robas, seconded by Member Peterson to approve PAB case 2020-0010 to the City Commission requesting that a voluntary annexation, assignment of the Public and Institutional (PI) Future Land Use Map (FLUM) category and Public and Institutional (PI-1) zoning district be approved and that PAB case 2020-0010, as presented, is sufficiently compliant with the Comprehensive Plan and Land Development Code and applicable Florida Statutes to be approved at this time. Approved unanimously with raised hand, by means of physical and virtual presence.

Motion carried.

Tammi Bach, City Attorney clarified that the original annexation agreement was signed 6 years ago and that this agreement at the time included a maximum of 60 feet in height for any expansion and that this use would still be valid.

6. BOARD BUSINESS

61

September Boards Tracker

Ms. Gibson presented an overview of the Board Tracker and announced staff updates with the return of Sal Cumella as the Preservation Planner and the addition of a new Planning Technician, Taylor Hartmann who will be the Board liaison for all Boards as the Recording Secretary.

62

Follow up on FLUM and Zoning Discrepancies as noted in 2019

Ms. Gibson suggested that this discussion be moved to the next month meeting in order to give her the chance to reach out to two (2) property owners.

Member Peterson asked about the decision made during the City Commission meeting of September 8, 2020 regarding budget allocation regarding the Project Manager/Planner position and projects approval. Tammi Bach, City Attorney explained the approval process of the yearly budget.

Chair Minshew spoke about the conversation that took place during the City Commission meeting of September 8, 2020, regarding beach management and beach walk-over and a letter from Commissioner Ross pertaining to funding these projects. She added had conversation with some Commissioners and that she received a copy of an email received by Ms. Gibson from Mr. Martin requesting the creation of a committee to assist with the development of a beach plan. Chair Minshew proposed that Member Robas chair this new committee which she accepted.

DRAFT

Member Peterson ask about the LDC version online. Ms. Gibson mentioned that the LDC had just been updated in July 2020.

Chair Minshew announce that the next PAB meeting would be the Special Meeting of September 23, 2020.

7. **STAFF REPORT**
8. **PUBLIC COMMENT**
9. **ADJOURNMENT 5:49**

Sylvie McCann, Recording Secretary

Genece Minshew, Chair

PLANNING ADVISORY BOARD AGENDA ITEM
City of Fernandina Beach



SUBJECT:

ITEM TYPE: Zoning Map Amendment < 10 Acres

REQUESTED ACTION:

SYNOPSIS:

CITY ATTORNEY COMMENTS:

Submitted By: Sylvie McCann, Administrative Coordinator Date: September 24, 2020



**MINUTES
PLANNING ADVISORY BOARD
SPECIAL MEETING (VIRTUAL)
JULY 22, 2020
5:00 PM**

The Special Planning Advisory Board Meeting was held as a VIRTUAL MEETING with board members and City staff participating through video conferencing. This virtual meeting was broadcasted live for members of the public to view on the City of Fernandina Beach website (www.fbfl.us) and Channel 264 (Comcast only).

1. CALL TO ORDER 5:00

ROLL CALL / DETERMINATION OF QUORUM

MEMBERS PRESENT VIRTUALLY

*Genece Minshew (Chair) (Physical Presence)
Jenny Schaffer (Vice-Chair) (Virtual Presence)
Victoria Robas (Virtual Presence)
Barbara Gingher (Virtual Presence)*

*Mark Bennett (Virtual Presence)
Peter Stevenson (Physically Presence)
John Boylan (Virtual Presence)*

MEMBERS ABSENT:

OTHERS PRESENT PHYSICALLY

*Tammi Bach, Board Attorney (Physical Presence)
Kelly Gibson, Planning Director (Physical Presence)
Sylvie McCann, Recording Secretary (Physical Presence)*

Chair Minshew welcomed member Gingher and Member Boylan as new voting members. She clarified the terms of each member with member Gingher's term ending on December 31, 2021 and member Boylan's term ending December 31, 2022.

2. PLEDGE OF ALLEGIANCE

3. NEW BUSINESS

3.1 Evaluation and Appraisal Report (EAR) Amendments for Legislative Compliance:

The Northeast Florida Regional Council will present required amendments addressing State of Florida mandated legislative requirements for "Peril of Flood," "Seasonal Population," and "Water Supply Facilities Work Plan" as determined by the 2019 Evaluation and Appraisal Review (EAR) report.

Specifically, revisions are proposed to policies 1.02.04, 4.03.05, 4.03.12, 5.02.08, Objective 5.03, 5.03.12, 5.04.01, 5.04.05, adding new Objective 4.12 Water Supply Facilities Work Plan with supporting policies 4.12.01 through 4.12.05 and adding new policies 5.03.14 through 5.03.22.

Amendments are available for review as part of this agenda item and on the City's Website at www.fbfl.us/EAR.

Chair Minshew thanked the Tree Conservation staff for a great analysis.

Ms. Gibson provided a brief recap of the EAR discussion which took place at the July 8th, 2020 Regular PAB Meeting.

Board members reviewed the proposed amendments to the 2030 Comprehensive Plan, Coastal Management Elements, “Peril of Flood” - Policy 5.02.08, Policy 5.04.01, and Policy 5.04.05 and suggested some changes. All members agreed to the proposed and suggested changes.

They also reviewed the proposed amendments to Objective 5.03 “Flood Resiliency” with Policies 5.03.12, 5.03.14, 5.03.15, 5.03.16, 5.03.17, 5.03.18, 5.03.19, 5.03.20, 5.03.21 and Policy 5.03.22. Member also suggested some changes with Sean Lahav, virtually present, providing some clarification. All members agreed to the proposed and suggested changes.

Board member then moved on to the Seasonal Population 2020 text amendment, Future Land Use Policy 1.02.04 and discussed map discrepancy, water availability and data of occupancy for second home and rentals. All members agreed to the proposed and suggested changes.

Board members reviewed amendments to the Water Supply Work Plan 2020 and discussed and agreed to some proposed and suggested changes in Exhibit B.

Public Hearing was opened.

Margaret Kirkland, from the Tree Conservancy, mentioned that these changes were good suggestions and is looking forward to discussing these topics further.

Public Hearing was closed

ACTION TAKEN:

A motion was made by Member Stevenson, seconded by Member Bennett to approve all suggested changes mentioned. Motion was approved by all member by voice vote, being all ayes, carried.

4. BOARD BUSINESS

Chair Minshew commented that she contacted the chair of the HDC regarding LDC language about TV and solar panels. She mentioned that Mr. Spino, Chair of the HDC, will be at the August 12, 2020 PAB meeting to discuss further.

Chair Minshew then spoke about the next step in the EAR process. She mentioned that next Thursday there is a meeting to review the Request For Proposals consultant applications submitted. She also spoke of Mr. Martin’s speaking of the creation of a Planner/Project Manager position, this during the July 21, 2020 City Commission meeting. Chair Minshew also mentioned that she would arrange a meeting with Mr. Martin to discuss this further. Member Robas asked if this position was a full-time position. Commissioner Lednovich, physically present, commented that this position is temporary.

5. STAFF REPORT

6. PUBLIC COMMENT

7. ADJOURNMENT 5:56

PLANNING ADVISORY BOARD AGENDA ITEM
City of Fernandina Beach



SUBJECT:

ITEM TYPE: Preliminary Subdivision Plat

REQUESTED ACTION:

SYNOPSIS:

CITY ATTORNEY COMMENTS:

Submitted By: Sylvie McCann, Administrative Coordinator Date: September 24, 2020



**MINUTES
PLANNING ADVISORY
BOARD
SPECIAL MEETING(VIRTUAL)
SEPTEMBER 23, 2020**

The Special Planning Advisory Board Meeting was held as a VIRTUAL MEETING with board members and City staff participating through video conferencing. This virtual meeting was broadcasted live for members of the public to view on the City of Fernandina Beach website (www.fbfl.us) and Channel 264 (Comcast only).

1. CALL TO ORDER 5:00

ROLL CALL / DETERMINATION OF QUORUM

MEMBERS PRESENT:

Genece Minshew (Chair)	(Physical)	Mark Bennett	(Physical)
Jenny Schaffer (Vice-Chair)	(Physical)	Peter Stevenson	(Physical)
Victoria Robas	(Physical)	John Boylan	(Physical)
Barbara Gingher	(Physical)		

MEMBERS ABSENT:

OTHERS PRESENT:

Jacob Platt, City Planner (Physical Presence)
Kelly Gibson, Planning Director (Physical Presence)
Sylvie McCann, Recording Secretary (Physical Presence)
Taylor Hartmann, Recording Secretary (Physical Presence)

2. PLEDGE OF ALLEGIANCE

3. BOARD BUSINESS

3.1 Next Steps for City's Comprehensive Plan and Land Development Code Revisions

The Board's goals for this meeting include:

1. Defining the mission and objectives for this effort;
2. Determining an organizational structure that accounts for interface between board, citizen volunteers, staff, and consultants; and
3. Consideration of various public outreach strategies.

The board will be physically present and meeting in a round table format. Topics will be placed on boards to facilitate discussion. **All members of the public are invited to attend and encouraged to participate in the board discussion items.**

DRAFT

This meeting has been called to define the board's recommended strategy for future City Commission consideration. A presentation to the Commission is tentatively scheduled for Tuesday, October 20, 2020. Board members were tasked with reviewing the current [Comprehensive Plan](#) and [Land Development Code](#) as well as documentation from the 2019 Evaluation and Appraisal Report (see supporting materials.)

Kelly Gibson, Planning & Conservation Director explained that this was an interactive meeting held with physical and virtual participation. She introduced Jacob Platt as the Senior Planner who would be part of the presentation. She noted that Commissioner Ross was present and that 4 virtual participants were also present through Zoom. Ms. Gibson added that all physical and virtual participants were welcome to engage during the meeting.

Ms. Gibson kick started the presentation with an introduction and then gave the lead to Mr. Platt to speak about expectations of the meeting.

Board members listed several themes they would like to clarify such as Community buy-in, clear transportation element strategy, clear roadmap with realistic goals, reduced workload and streamlining of processes, clear distinction between enforcement related needs vs. goal or development standards.

Margaret Kirkland from the Tree Conservancy spoke about the framework for the next level in sustainability and resiliency. Other member of the public noted the accountability aspect, measurable metrics to be visible and the inclusion of Staff buy-in along with Community buy-in.

Board members discussed dashboard tools to measure continuous improvement and clarifying the priorities with MUSTs, WANTs, and Nice to Have along with tracking implementation and the use of tracking tools to determine where there is a need.

Environmental concerns for use of septic systems were brought up along with addressing development compliance with properties not within City limits but relying on City water and wastewater.

Also discussed was widespread stakeholders' involvement, and the deciding factors on the start process with less complex step first and building public trust.

Commissioner Ross asked if this was about revising or re-writing the Comprehensive Plan. Mr. Platt explained that this Special Meeting goal was to discuss how to move forward. He addressed the Major Themes of the presentation listed as Resiliency, Protecting Natural & Cultural Resources, Community Character, Intergovernmental Coordination, and lasting, Transportation Network, this in order to define the scope.

Members discussed making a list of the sections that need revision and eliminate sections that need no attention. While taking input from previous meetings including the recent EAR report and facilitated notes. They suggested that Housing and Public Trust should be added to Major Themes

After Mr. Platt presented a flowchart proposing defining roles and it was decided that members examine the raw data and facilitated notes from the EAR report and boiled them down into a chart format to bring this back to the PAB meeting of October 14, 2020 where clarification about themes, funds distribution and role defining can be discussed.

Chair Minshew mentioned that she along with Ms. Gibson would be drafting a scope of work.

Lastly, Ms. Gibson advised that at this time the executive order addressing virtual meetings has not been extended.

DRAFT

4. PUBLIC COMMENT

Ms. Gibson asked if any of the virtual public wished to contribute or ask questions. There were none.

5. ADJOURNMENT 7:10

Sylvie McCann, Recording Secretary

Genece Minshew, Chair

PLANNING ADVISORY BOARD AGENDA ITEM
City of Fernandina Beach



SUBJECT:

ITEM TYPE: Voluntary Annexation

REQUESTED ACTION:

SYNOPSIS:

CITY ATTORNEY COMMENTS:

Date: October 05, 2020

Submitted By: Taylor Hartmann, Planning Technician



STAFF REPORT
PAB 2020-0011
Planning Advisory Board Hearing
October 14, 2020

**APPLICATION FOR VOLUNTARY ANNEXATION,
SMALL-SCALE FUTURE LAND USE AND ZONING MAP**

APPLICATION & SURROUNDING AREA INFORMATION:

OWNER/APPLICANT:	Emily W. Vaughn, William J Barnett				
AGENT:	City of Fernandina Beach				
REQUESTED ACTION:	Voluntary Annexation, Assignment of a Future Land Use Map Category of Low Density Residential and, Zoning District of R-1				
LOCATION:	3001 South 14 th Street, 00-00-30-0262-0007-0000				
CURRENT ZONING:	Nassau County Residential Single-Family 2				
CURRENT LAND USE:	Nassau County Medium Density				
EXISTING USES ON SITE:	Single Family Home				
PROPERTY SIZE:	Approximately 0.5 Acres of Land				
ADJACENT PROPERTIES:	<u>Direction</u>	<u>Existing Use(s)</u>	<u>Year Built</u>	<u>Zoning</u>	<u>FLUM</u>
	North	SFH Sites	2004	RS-2	MD
PAB CASE 2020-0008 <i>VOLUNTARY LAND USE MAP AMENDMENT/ZONING CHANGE</i>	South	SFH Sites	2015 & 2016	RS-2	MD
	East	Vacant Land	N/A	RS-2	MD
PAB CASE 2020-0008 <i>VOLUNTARY LAND USE MAP AMENDMENT/ZONING CHANGE</i>	West	SFH Sites	1996	RS-2	MD

*** 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 Planning and Conservation Department office. ***

SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The City of Fernandina Beach requests annexation of property located at 3001 S. 14th Street. This parcel will become contiguous to the municipal limits as part of the pending annexation request for adjacent properties. The property owners entered into a voluntary annexation agreement in September 2020 following notice that neighboring properties would be annexed into the City of Fernandina Beach. Assignment of the Low Density Residential (LDR) Future Land Use Map (FLUM) category and Low Density Residential (R-1) zoning district is requested for the subject property. This designation is the is the most closely aligned with the Current Nassau County FLUM category and zoning district.



STAFF REPORT
PAB 2020-0011
Planning Advisory Board Hearing
October 14, 2020

CONSISTENCY WITH THE COMPREHENSIVE PLAN / LAND DEVELOPMENT CODE:

This is a voluntary annexation of property as compliant with all applicable Florida Statutes and the City's Municipal Code. The annexation area is compact, does not create an "enclave", and represents a logical extension of the City boundary. The subject parcels are recently constructed single family homes and any development or redevelopment can achieve full compliance with the City's Land Development Code and Comprehensive Plan. The City can serve this property and meet or exceed all levels of service required by the Comprehensive Plan.

CONCLUSION AND STAFF RECOMMENDATIONS:

The requested action is consistent with the City's Comprehensive Plan and Land Development Code. Staff recommends approval of the voluntary annexation, assignment of the Low Density Residential FLUM category, and R-1 zoning district. Following the recommendation of the Planning Advisory Board (PAB), the application will move forward to the City Commission in the form of three separate ordinances at a public hearing anticipated for November 17th, 2020.

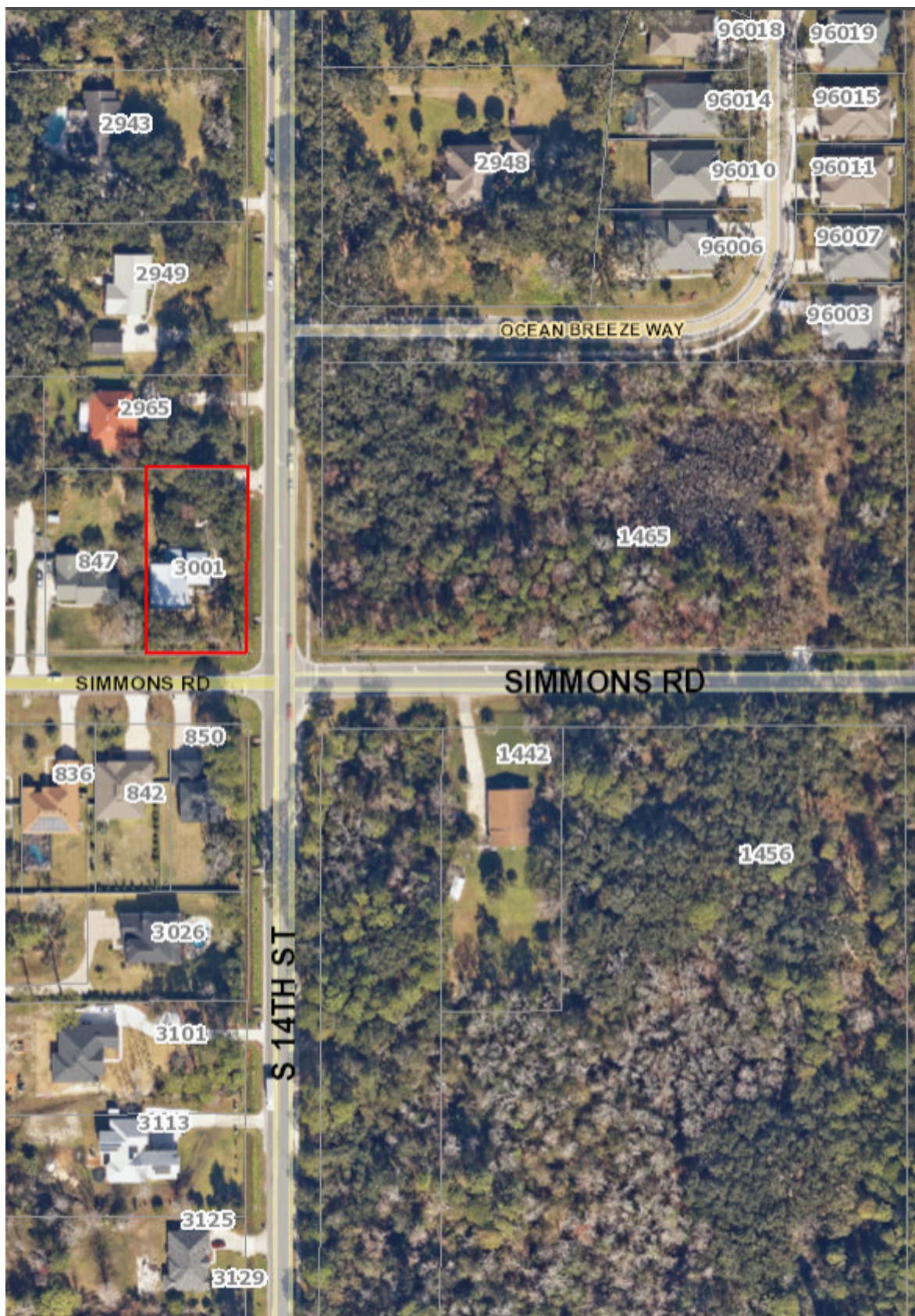
<i>Applicable Policy Reference</i>	<i>Determination of Consistency</i>
CP 1.02.02	✓
CP 1.02.03	✓
CP 1.02.04	✓
CP 1.02.10	✓
CP 1.03.01	✓
CP 1.04.03	✓
CP 1.07.09	✓
CP 4.01.01	✓
CP 4.01.02	✓
LDC 11.01.07	✓

MOTION TO CONSIDER:

I move to recommend **(approval or denial)** of PAB case number 2020-0011 to the City Commission requesting that a Voluntary Annexation, Assignment of the Low Density Residential land use category, and R-1 zoning district be **(approved or denied)** and that PAB case 2020-0011, as presented, **(is or is not)** sufficiently compliant with the Comprehensive Plan and Land Development Code and applicable Florida Statutes to be approved at this time.

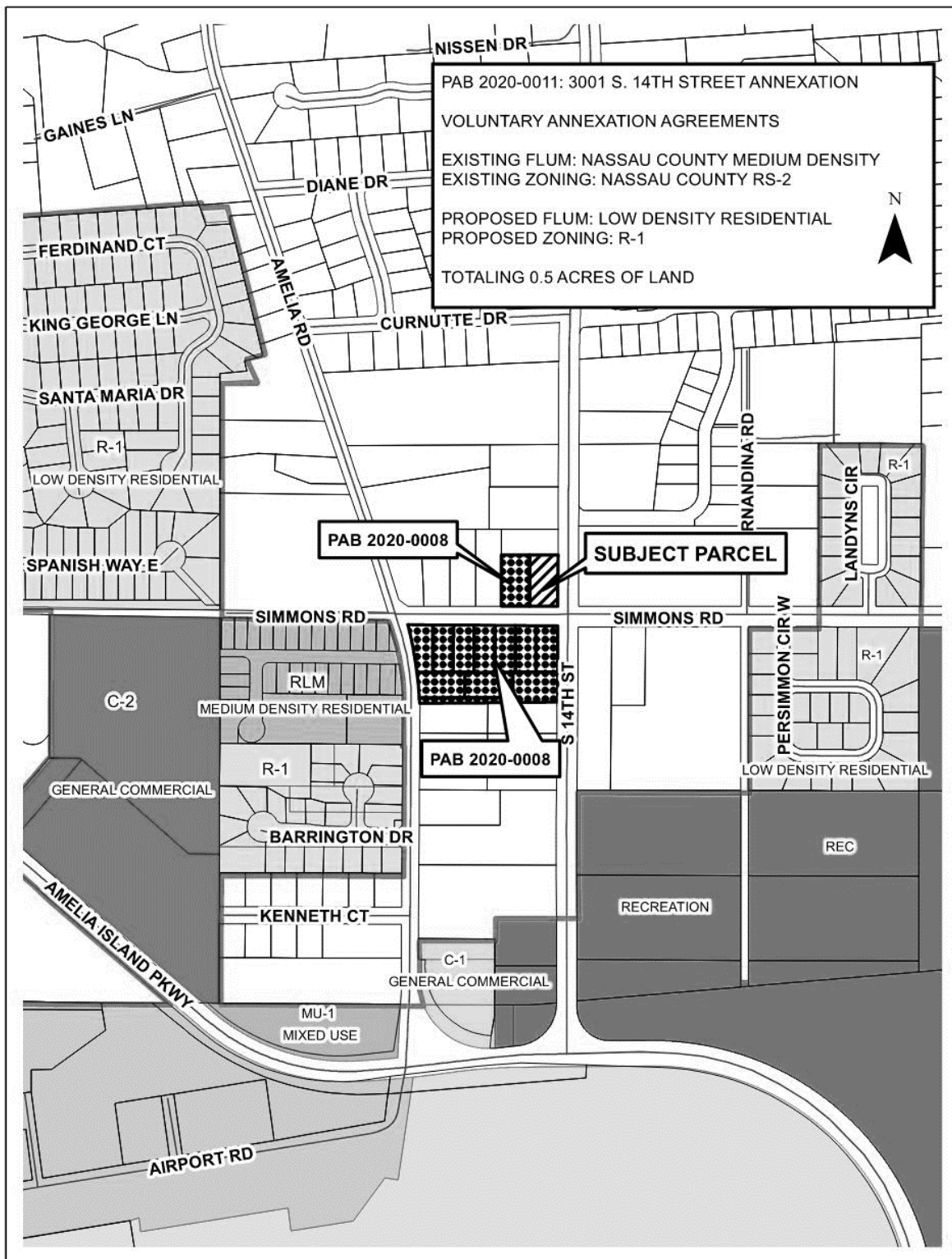


STAFF REPORT
PAB 2020-0011
Planning Advisory Board Hearing
October 14, 2020





STAFF REPORT
PAB 2020-0011
Planning Advisory Board Hearing
October 14, 2020



CITY OF FERNANDINA BEACH
VOLUNTARY ANNEXATION AGREEMENT / PETITION FOR ANNEXATION

^{CIA}
~~September~~ August 20 20 THIS VOLUNTARY ANNEXATION AGREEMENT / PETITION FOR ANNEXATION dated this 2 day of August, 2020 by and between the CITY OF FERNANDINA BEACH, a municipal corporation, (hereinafter referred to as "City"); and Emily W. Vaughn William J. Bennett (hereinafter collectively referred to as the "Applicants").

WHEREAS, this Annexation Agreement/ Petition for Annexation (hereinafter referred to as "Agreement") shall be considered entered into upon execution, where the actual annexation of land shall occur once the subject property becomes contiguous to any boundary demarking the incorporated area of the City of Fernandina Beach and upon the execution of an Ordinance by the City Commission of the City authorizing and approving the execution of such annexation, consistent with the mutual promises, covenants and acknowledgments agreed to by the City Commission and the Applicants, as contained in this Agreement; and

WHEREAS, the Applicants collectively, are the owners of record of the parcel of land known and described as follows, comprising the property which is the subject of this Agreement (the "Property"):

PARCEL ID#: 00-00-30-0262-0007-0000

GENERALLY DESCRIBED AS: Single Family Home

ADDRESSED AS: 3001 S. 14th ST, Fernandina Beach, FL 32034

See Attached Exhibit "A"

WHEREAS, the covenants and acknowledgments contained herein have been made in consideration of annexation into the City of Fernandina Beach of the above described Property; and

WHEREAS, it is the desire of the City to provide for appropriate use of the Property; and

WHEREAS, the Applicants are willing to have the Property annexed to the City and the City desires and believes that it would be in the best interest of the City to annex the Property, which is located outside the corporate limits of the City in Nassau County, Florida, at such time as the Property become contiguous; and

NOW, THEREFORE, in consideration of the mutual promises, covenants and acknowledgments stated herein, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. **Effective Date:** This Agreement shall become effective upon execution.
2. **Execution:** The parties hereto agree to execute any and all such documents as are reasonably necessary to carry out the terms and provisions of this Agreement.
3. **Binding Effect:** The parties hereto do covenant and agree that this Agreement and its Exhibits, shall be binding on their successors and assigns, including the political subdivisions as the City of Fernandina Beach.
4. **Water and/or Sanitary Sewer:** The Applicants shall be permitted to tap into the City's water and/or sanitary sewer system at a point determined by the City. The Applicants shall also be responsible for payment to the City of any and all applicable fees that are assessable under City Ordinance and State Law.

5. Land Use and Zoning: Upon Annexation of the Property, and until the adoption by the City Commission of the City's Comprehensive Plan and zoning district for the Property, the Comprehensive Plan (including future land use) and zoning ordinances and regulations shall remain in full force and effect for the Property, and shall be enforced by the City. The City shall adopt the future land use designation and zoning district for the Property that most closely approximate to the current Nassau County future land use designation and zoning district for the Property regarding allowable uses and development standards.

6. Governing Law: The laws of the State of Florida shall govern the interpretation, validity and construction of the terms and provisions of this Agreement. If any term or provision of this Agreement is declared illegal or invalid for any reason by a court of competent jurisdiction, the remaining terms and provisions of this Agreement shall, nevertheless, remain in full force and effect.

7. Entire Agreement: The parties hereto acknowledge that this Agreement constitutes the sole agreement between the parties; that all prior proposals and agreements, whether oral or written, are hereby superseded; and that this Agreement may not be changed, altered or modified except in writing and signed by the parties hereto. The parties hereto further acknowledge that, in entering into this Agreement, each party has not been induced by, has not relied upon, and has not included as part of the basis of the bargain herein, any representation or statement, whether expressed or implied, made by any agent, representative or employee, which representation or statement is not approved by the other at any public hearing or work session of the City Commission or otherwise made as part of the official public record in the proceedings related to this Agreement. This Agreement binds the Applicants' Property to being annexed into the City once the Property becomes contiguous to any boundary demarking the incorporated area of the City of Fernandina Beach and upon the execution of an Ordinance by the City Commission of the City authorizing and approving the execution of such agreement, consistent with the mutual promises, covenants and acknowledgments agreed to by the City Commission.

8. Default: In the event either of the parties default in the performance of the obligations set forth in this Agreement, then the other may, upon notice to defaulting party, allow the defaulting party sixty (60) days to cure the default or provide evidence to the non-defaulting party that such default will be cured in a timely manner if it cannot be cured during said period. If the defaulting party fails to cure such default or provide such evidence as provided above, then, with notice to defaulting party, the other party may begin proceedings to require specific performance of this Agreement or bring suit for damages for breach of the Agreement. The prevailing party shall be entitled to a reasonable attorney's fee for having brought such action.

8. Recording: This Agreement shall run with the land and a copy of this Agreement for Annexation shall be filed and recorded by the City Clerk's Office with the Nassau County Clerk of Circuit Court.

IN WITNESS WHEREOF, the City and Applicant(s) have caused this instrument to be executed by their respective proper parties duly authorized to execute the same on the day and the year first above written.

CITY OF FERNANDINA BEACH

ATTEST:

DALE L. MARTIN
City Manager

CAROLINE BEST
City Clerk

APPROVED AS TO FORM AND LEGALITY:

TAMMI E. BACH
City Attorney

APPLICANT(S)

By: Emily W Vaughn
Applicant

By: William Barnett
Applicant

STATE OF FLORIDA }
COUNTY OF NASSAU } ss

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization,

this 2nd day of September, 2020,

by Emily Vaughn and William Barnett.

Sylvie McCann
Notary Public

SYLVIE MCCANN
Printed Name
Expires

11/12/2020
My Commission

Personally Known _____ OR Produced Identification ☒ ID Produced: FL Drivers License



EXHIBIT A

NASSAU COUNTY PROPERTY APPRAISER
PARCEL REPORT

Notice of Proposed Property Taxes

NASSAU COUNTY TAXING AUTHORITY
96135 NASSAU PLACE, SUITE 4
YULEE, FL 32097

2020 REAL ESTATE PROPERTY



008223

P1 T19*****AUTO**5-DIGIT 32034
00-00-30-0262-0007-0000 HX 01
VAUGHN EMILY W &
BARNETT WILLIAM J (JTROS)
3001 SOUTH 14TH ST
FERNANDINA BEACH FL 32034-5207

DO NOT PAY THIS IS NOT A BILL

The taxing authorities which levy property taxes against your property will soon hold public hearings to adopt budgets and tax rates for the next year. The purpose of these public hearings is to receive opinions from the general public and to answer questions on the proposed tax changes and budget prior to taking final action. Each taxing authority may amend or alter its proposals at the hearing.

LEGAL DESCRIPTION

SEC 3 TWN 2N RNG 28
LOT 7
IN OR 1062/1754
GLYNDON ESTATES PB 5/366



SITUS ADDRESS

3001 14TH ST S
FERNANDINA BEACH

Taxing Authority	COLUMN 1*		COLUMN 2*		COLUMN 3*		PUBLIC HEARING INFORMATION A public hearing on the proposed taxes and budget will be held on:
	Tax Rate 2019	Your Property Taxes 2019	Tax Rate If No Budget Change is Adopted 2020	Your Property Taxes If No Budget Change is Adopted 2020	Tax Rate PROPOSED 2020	Your Property Taxes IF PROPOSED Budget is Adopted 2020	
008							
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SCHOOL BOARD- STATE	3.8880	\$ 806.75	3.6716	\$ 781.48	3.7160	\$ 790.93	9/10/20 5:30PM 1201 ATLANTIC AVE FERNANDINA BEACH, FL 32034
SCHOOL BOARD - LOCAL	2.2480	\$ 466.45	2.1229	\$ 451.85	2.2480	\$ 478.47	9/10/20 5:30PM 1201 ATLANTIC AVE FERNANDINA BEACH, FL 32034
NA. CO. MUNICPL SERV FUND	2.3093	\$ 421.44	2.1872	\$ 410.85	2.3093	\$ 433.79	9/14/20 6PM COMMISSION CHAMBERS 96135 NASSAU PL YULEE, FL 32097
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FL INLAND NAVIGATION DIST	.0320	\$ 5.84	.0306	\$ 5.75	.0320	\$ 6.01	9/10/20 5:30PM FIND OFFICE LOCATED 1314 MARCINSKI RD, JUPITER, FL 33477
AMELIA ISLAND MOSQ CONTRL	.1412	\$ 25.77	.1331	\$ 25.00	.1412	\$ 26.52	9/16/20 5:30PM 2500 LYNDALE RD FERNANDINA BEACH, FL 32034
Total Property Taxes	16.3898	\$ 3,144.48	15.4909	\$ 3,054.74	16.1990	\$ 3,191.98	

Taxing Districts	Market Value		Assessed Value		Exemptions		Taxable Value	
	2019	2020	2019	2020	2019	2020	2019	2020
County	278,976	282,748	232,497	237,844	50,000	50,000	182,497	187,844
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Other	278,976	282,748	232,497	237,844	50,000	50,000	182,497	187,844

Assessment Reductions	Applicable to:	Value
Save Our Homes	All Taxes	44,904

Exemptions	Applicable to:	Value
First Homestead	All Taxes	25,000
Additional Homestead	Non-School Taxes	25,000

* See reverse side for explanations.

* If you feel the market value of your property is inaccurate or does not reflect fair market value or if you are entitled to an exemption that is not reflected above contact your county property appraiser at 96135 NASSAU PL #4 YULEE, FL 32097 904-491-7300

* If the property appraiser's office is unable to resolve the matter as to market value, classification, or an exemption, you may file a petition for adjustment with the Value Adjustment Board. Petition forms are available from the county property appraiser and must be filed ON OR BEFORE **9/14/2020**.

* Your final tax bill may contain non-ad valorem assessments which may not be reflected on this notice such as assessments for roads, drainage, garbage,

CITY OF FERNANDINA BEACH
VOLUNTARY ANNEXATION AGREEMENT / PETITION FOR ANNEXATION

CIA
September
THIS VOLUNTARY ANNEXATION AGREEMENT / PETITION FOR ANNEXATION dated this 2 day of ~~August~~ September, 2020 by and between the CITY OF FERNANDINA BEACH, a municipal corporation, (hereinafter referred to as "City"); and Emily W. Vaughn
William J. Bennett (hereinafter collectively referred to as the "Applicants").

WHEREAS, this Annexation Agreement/ Petition for Annexation (hereinafter referred to as "Agreement") shall be considered entered into upon execution, where the actual annexation of land shall occur once the subject property becomes contiguous to any boundary demarking the incorporated area of the City of Fernandina Beach and upon the execution of an Ordinance by the City Commission of the City authorizing and approving the execution of such annexation, consistent with the mutual promises, covenants and acknowledgments agreed to by the City Commission and the Applicants, as contained in this Agreement; and

WHEREAS, the Applicants collectively, are the owners of record of the parcel of land known and described as follows, comprising the property which is the subject of this Agreement (the "Property"):

PARCEL ID#: 00-00-30-0262-0007-0000

GENERALLY DESCRIBED AS: Single Family Home

ADDRESSED AS: 3001 S. 14th ST, Fernandina Beach, FL 32034

See Attached Exhibit "A"

WHEREAS, the covenants and acknowledgments contained herein have been made in consideration of annexation into the City of Fernandina Beach of the above described Property; and

WHEREAS, it is the desire of the City to provide for appropriate use of the Property; and

WHEREAS, the Applicants are willing to have the Property annexed to the City and the City desires and believes that it would be in the best interest of the City to annex the Property, which is located outside the corporate limits of the City in Nassau County, Florida, at such time as the Property become contiguous; and

NOW, THEREFORE, in consideration of the mutual promises, covenants and acknowledgments stated herein, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. **Effective Date:** This Agreement shall become effective upon execution.
2. **Execution:** The parties hereto agree to execute any and all such documents as are reasonably necessary to carry out the terms and provisions of this Agreement.
3. **Binding Effect:** The parties hereto do covenant and agree that this Agreement and its Exhibits, shall be binding on their successors and assigns, including the political subdivisions as the City of Fernandina Beach.
4. **Water and/or Sanitary Sewer:** The Applicants shall be permitted to tap into the City's water and/or sanitary sewer system at a point determined by the City. The Applicants shall also be responsible for payment to the City of any and all applicable fees that are assessable under City Ordinance and State Law.

5. Land Use and Zoning: Upon Annexation of the Property, and until the adoption by the City Commission of the City's Comprehensive Plan and zoning district for the Property, the Comprehensive Plan (including future land use) and zoning ordinances and regulations shall remain in full force and effect for the Property, and shall be enforced by the City. The City shall adopt the future land use designation and zoning district for the Property that most closely approximate to the current Nassau County future land use designation and zoning district for the Property regarding allowable uses and development standards.

6. Governing Law: The laws of the State of Florida shall govern the interpretation, validity and construction of the terms and provisions of this Agreement. If any term or provision of this Agreement is declared illegal or invalid for any reason by a court of competent jurisdiction, the remaining terms and provisions of this Agreement shall, nevertheless, remain in full force and effect.

7. Entire Agreement: The parties hereto acknowledge that this Agreement constitutes the sole agreement between the parties; that all prior proposals and agreements, whether oral or written, are hereby superseded; and that this Agreement may not be changed, altered or modified except in writing and signed by the parties hereto. The parties hereto further acknowledge that, in entering into this Agreement, each party has not been induced by, has not relied upon, and has not included as part of the basis of the bargain herein, any representation or statement, whether expressed or implied, made by any agent, representative or employee, which representation or statement is not approved by the other at any public hearing or work session of the City Commission or otherwise made as part of the official public record in the proceedings related to this Agreement. This Agreement binds the Applicants' Property to being annexed into the City once the Property becomes contiguous to any boundary demarking the incorporated area of the City of Fernandina Beach and upon the execution of an Ordinance by the City Commission of the City authorizing and approving the execution of such agreement, consistent with the mutual promises, covenants and acknowledgments agreed to by the City Commission.

8. Default: In the event either of the parties default in the performance of the obligations set forth in this Agreement, then the other may, upon notice to defaulting party, allow the defaulting party sixty (60) days to cure the default or provide evidence to the non-defaulting party that such default will be cured in a timely manner if it cannot be cured during said period. If the defaulting party fails to cure such default or provide such evidence as provided above, then, with notice to defaulting party, the other party may begin proceedings to require specific performance of this Agreement or bring suit for damages for breach of the Agreement. The prevailing party shall be entitled to a reasonable attorney's fee for having brought such action.

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IN WITNESS WHEREOF, the City and Applicant(s) have caused this instrument to be executed by their respective proper parties duly authorized to execute the same on the day and the year first above written.

CITY OF FERNANDINA BEACH

ATTEST:

DALE L. MARTIN
City Manager

CAROLINE BEST
City Clerk

APPROVED AS TO FORM AND LEGALITY:

TAMMI E. BACH
City Attorney

APPLICANT(S)

By: Emily W Vaughn
Applicant

By: William Barnett
Applicant

STATE OF FLORIDA }
COUNTY OF NASSAU } ss

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization,

this 2nd day of September, 2020,

by Emily Vaughn and William Barnett.

Sylvie McCann
Notary Public

SYLVIE MCCANN
Printed Name
Expires

11/12/2020
My Commission

Personally Known _____ OR Produced Identification ☒ ID Produced: FL Drivers License



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PARCEL REPORT

Notice of Proposed Property Taxes

NASSAU COUNTY TAXING AUTHORITY
96135 NASSAU PLACE, SUITE 4
YULEE, FL 32097

2020 REAL ESTATE PROPERTY



008223

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PLANNING ADVISORY BOARD AGENDA ITEM
City of Fernandina Beach



SUBJECT:

ITEM TYPE: Zoning Map Amendment < 10 Acres

REQUESTED ACTION:

SYNOPSIS:

CITY ATTORNEY COMMENTS:

Submitted By: Sylvie McCann, Administrative Coordinator Date: September 02, 2020



**APPLICATION FOR VOLUNTARY ANNEXATION,
LARGE-SCALE FUTURE LAND USE AND ZONING MAP**

APPLICATION & SURROUNDING AREA INFORMATION:

OWNER/APPLICANT:	Pappy's LLP (7 lots) and Toadfish of Amelia, LLC (1 lot)				
AGENT:	Teresa L. Prince, Law office of Tomassetti & Prince				
REQUESTED ACTION:	Annexation into the municipal limits of Fernandina Beach, Assignment of a future land use map designation of General Commercial for all properties involved and assignment of the zoning districts of C-1 for the 4 lots/parcels abutting S. 15 th Street, Pappy's Place and the north east corner of Nectarine Street and assignment of the C-2 zoning district for 4 lots/parcels abutting S. 14 th Street				
LOCATION:	1440 and 1420 S. 14 th Street, 1409 Pappy's Place, 1410, 1412, 1416 Nectarine Street and 1415 and 1505 S. 15 th Street and identified as parcel numbers: 00-00-31-1800-0267-0031; 00-00-31-1800-0267-0022; 00-00-31-1800-0267-0021; 00-00-31-1800-0267-0010; 00-00-31-1800-0267-0102; 00-00-31-1800-0267-0101; 00-00-31-1800-0267-0091; 00-00-31-1800-0267-0092				
CURRENT ZONING:	Nassau County Commercial Intensive				
CURRENT LAND USE:	Nassau County Commercial				
EXISTING USES ON SITE:	Utilities, SF Home (1236 sq. ft), Mobile Homes (732 sq. ft, 1152 sq.ft. 744 sq. ft., 672 sq. ft.), store/office (est.736 sq ft)				
PROPERTY SIZE:	3.87 acres				
ADJACENT PROPERTIES:	<u>Direction</u>	<u>Existing Use(s)</u>	<u>Year Built</u>	<u>Zoning</u>	<u>FLUM</u>
	North	Daycare/Preschool	1959	City: C-2	City: General Commercial
	South	Vacant Commercial	N/A	Nassau County Commercial Intensive	Nassau County Commercial
	East	Assisted Living and Coastal Oaks Subdivision	1997/ recent construction of SF homes	City: MU-1/ R-2	City: Mixed Use/ Medium Density Residential
	West	14 th Street Professional Plaza	Unsure based on available PA Data	Nassau County Commercial Intensive	Nassau County Commercial



STAFF REPORT
PAB 2020-0012 (AX, LU, CZ)
Planning Advisory Board Hearing
October 10, 2020

Kelly N. Gibson
Director

*** 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 Planning and Conservation Department office. ***

SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

Applicants are seeking a voluntary annexation, assignment of City Future Land Use Map category of General Commercial, and corresponding zoning districts of C-1 and C-2 for parcels described in the summary block herein. The applicant has no pending or anticipated development plans. Their desire is to position the property in the City's jurisdiction for any future development consideration and to connect to City services as may be required.

CONSISTENCY WITH THE COMPREHENSIVE PLAN / LAND DEVELOPMENT CODE:

This is a voluntary annexation of property as compliant with all applicable Florida Statutes and the City's Municipal Code. The annexation area is compact, does not create an "enclave", and represents a logical extension of the City boundary. The subject parcels can achieve full compliance with the City's Land Development Code and Comprehensive Plan. The City can serve this property and meet or exceed all levels of service as required by its Comprehensive Plan.

<i>Applicable Policy Reference</i>	<i>Determination of Consistency</i>
CP 1.02.02	✓
CP 1.02.03	✓
CP 1.02.04	✓
CP 1.02.10	✓
CP 1.03.01	✓
CP 1.04.03	✓
CP 1.07.09	✓
CP 4.01.01	✓
CP 4.01.02	✓
LDC 11.01.07	✓

CONCLUSION AND STAFF RECOMMENDATIONS:

The requested action is consistent with the City's Comprehensive Plan and Land Development Code. Staff recommends approval of the voluntary annexation, assignment of the General Commercial (GC) Future Land Use Map (FLUM) category and Community Commercial (C-1) for parcels /lots abutting S. 15th Street and at the corner of S. 15th Street and Nectarine Street and General Commercial (C-2) for parcels abutting S. 14th Street. Following the recommendation of the Planning Advisory Board (PAB), the application will move forward to the City Commission in the form of three separate ordinances at a public hearing anticipated for November 17th, 2020.

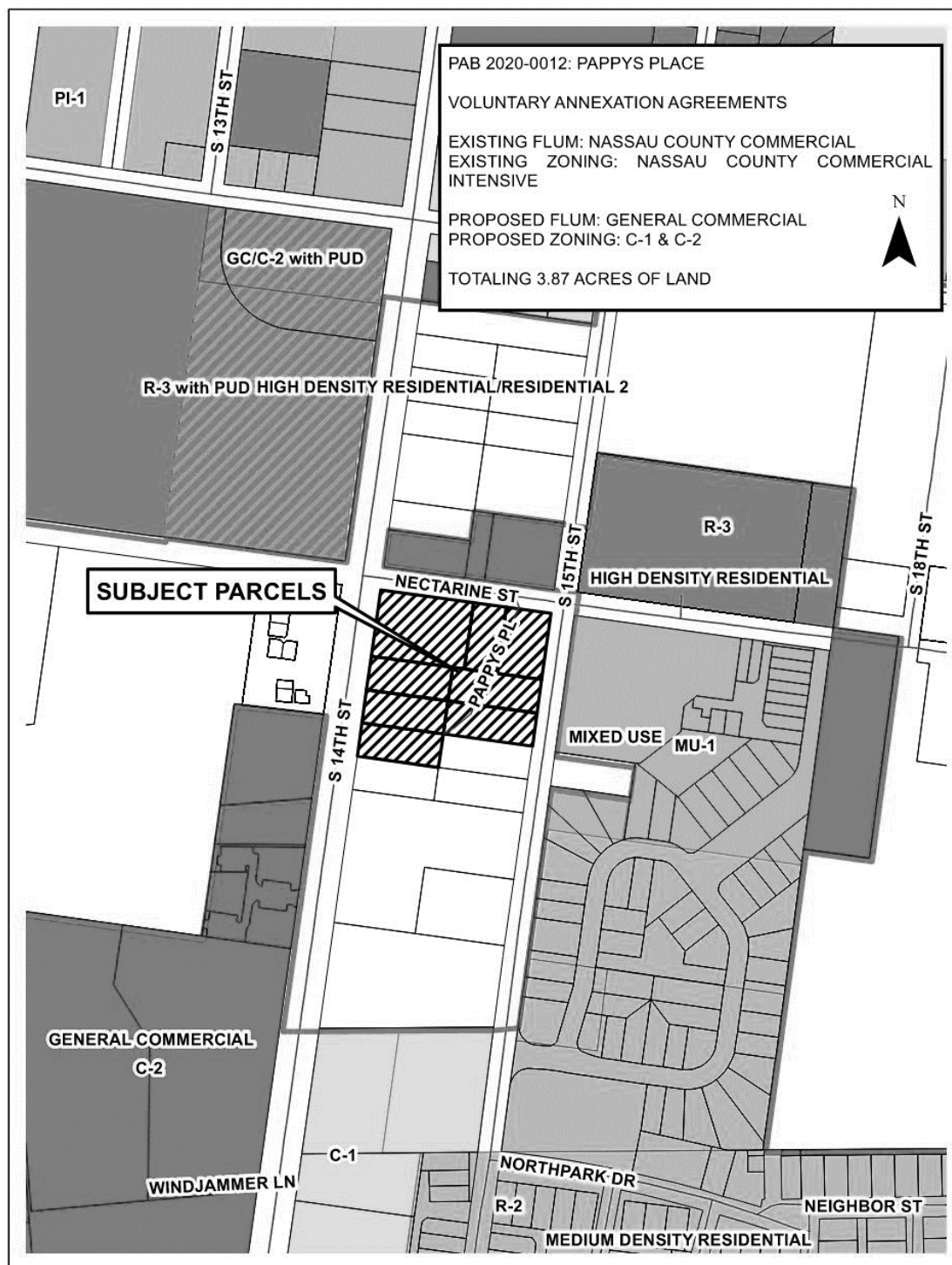
MOTION TO CONSIDER:

I move to recommend **(approval or denial)** of PAB case number 2020-0012 to the City Commission requesting that a voluntary annexation, assignment of the General Commercial (GC) Future Land Use Map (FLUM) category and Community Commercial (C-1) and General Commercial (C-2) zoning districts as described be **(approved or denied)** and that PAB case 2020-0012, as presented, **(is or is not)** sufficiently compliant with the Comprehensive Plan and Land Development Code and applicable Florida Statutes to be approved at this time.



STAFF REPORT
PAB 2020-0012 (AX, LU, CZ)
Planning Advisory Board Hearing
October 10, 2020

Kelly N. Gibson
Director





Law Office of

TOMASSETTI & PRINCE

August 27, 2020

Teresa L. Prince, Esq.
A. Jeffrey Tomassetti, of Counsel

Kelly Gibson, Planning Director
Planning & Conservation
City of Fernandina Beach, Florida
204 Ash Street
Fernandina Beach, FL 32034

Letter of Intent

Re: Applicant Rezoning and FLUM Amendment

Dear Mrs. Gibson:

Owners, Pappy's, LLP, a Florida limited liability partnership, and Toadfish of Amelia, LLC, a Florida limited liability company, own eight (8) parcels located on South 14th Street, Nectarine Street and South 15th Street. Toadfish of Amelia, LLC, owns parcel 1412 Nectarine Street, Parcel ID 00-00-31-1800-0267-0010. Pappy's, LLP, owns the seven remaining parcels as follows:

Parcel ID	Address
00-00-31-1800-0267-0102	1410 Nectarine Street
00-00-31-1800-0267-0101	1416 Nectarine Street
00-00-31-1800-0267-0021	1409 Pappys Place
00-00-31-1800-0267-0091	1415 S. 15 th Street
00-00-31-1800-0267-0022	1420 S. 14 th Street
00-00-31-1800-0267-0092	1505 S. 15 th Street
00-00-31-1800-0267-0031	1440 S. 14 th Street

These parcels are currently zoned as Commercial Intensive under the Nassau County Land Development Code and have a Future Land Use Map Designation of Commercial under the Nassau County Future Land Use Map. The applicants request that the City of Fernandina Beach annex all 8 lots into the City of Fernandina Beach and assign a General Commercial Future Land Use Map designation to each of the 8 lots. The Applicants further requests that a C-1, Community Commercial zoning designation be assigned to Parcel ID numbers 00-00-31-1800-0267-0102, 00-00-31-1800-0267-0101, 00-00-31-1800-0267-0091, and 00-00-31-1800-0267-0092, and a C-2, General Commercial zoning designation be assigned for the 4 lots which immediately abut 14th Street with Parcel ID numbers 00-00-31-1800-0267-0010, 00-00-31-1800-0267-0021, 00-00-31-1800-0267-0022 and 00-00-31-1800-0267-0031.

The three parcels which abut Nectarine Street (1412 Nectarine Street, 1410 Nectarine Street and 1416 Nectarine Street) are contiguous to the City of Fernandina Beach. Further, the two parcels which abut South 15th Street (1415 S. 15th Street and 1505 S. 15th Street) are also contiguous to the City of Fernandina Beach. All eight (8) parcels are immediately contiguous to one another and the parcel at 1440 S. 14th Street is also immediately contiguous to the City of Fernandina Beach. Therefore, each parcel meets the requirements to be annexed into the City of Fernandina Beach. All parcels are immediately surrounded by C-2, General Commercial

zoning district, and MU-1 zoning district within the City of Fernandina Beach. Further, parcels within the same block which are still within Nassau County boundaries are also zoned as Commercial Intensive. Therefore, the Applicants' requests for a rezoning and Future Land Use Map amendment are consistent with the surrounding area and the development pattern of the area.

Each of the 8 lots which are part of this application are less than 10 acres and the total combined acreage of all 8 lots is less than 10 acres.

The Applicants propose to be annexed into the City of Fernandina Beach in order to make water and sewer available to the subject property which meets the goals of the Public Facilities Element of the Comprehensive Plan to limit the use of septic tanks and connect properties to the central wastewater treatment system.

Please see the attachments to the online application which are a map of the area, a zoning map of the area, proof of ownership and property appraiser record information on each parcel.

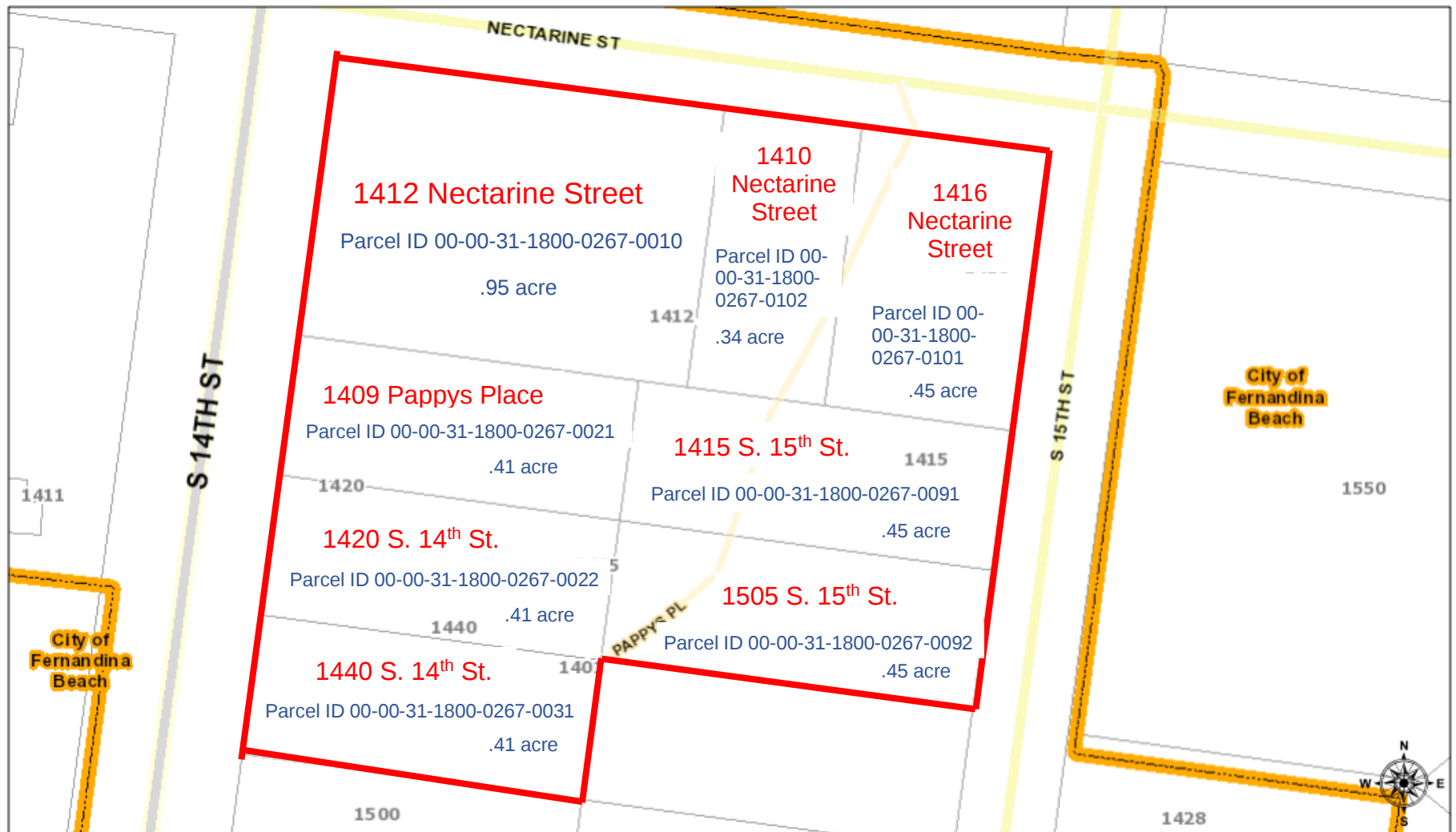
Sincerely,
TOMASSETTI & PRINCE



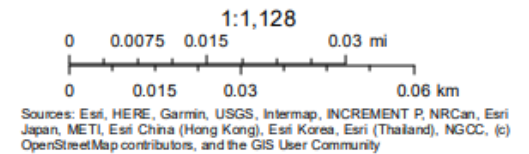
Teresa L. Prince, for the firm

TLP/jmh

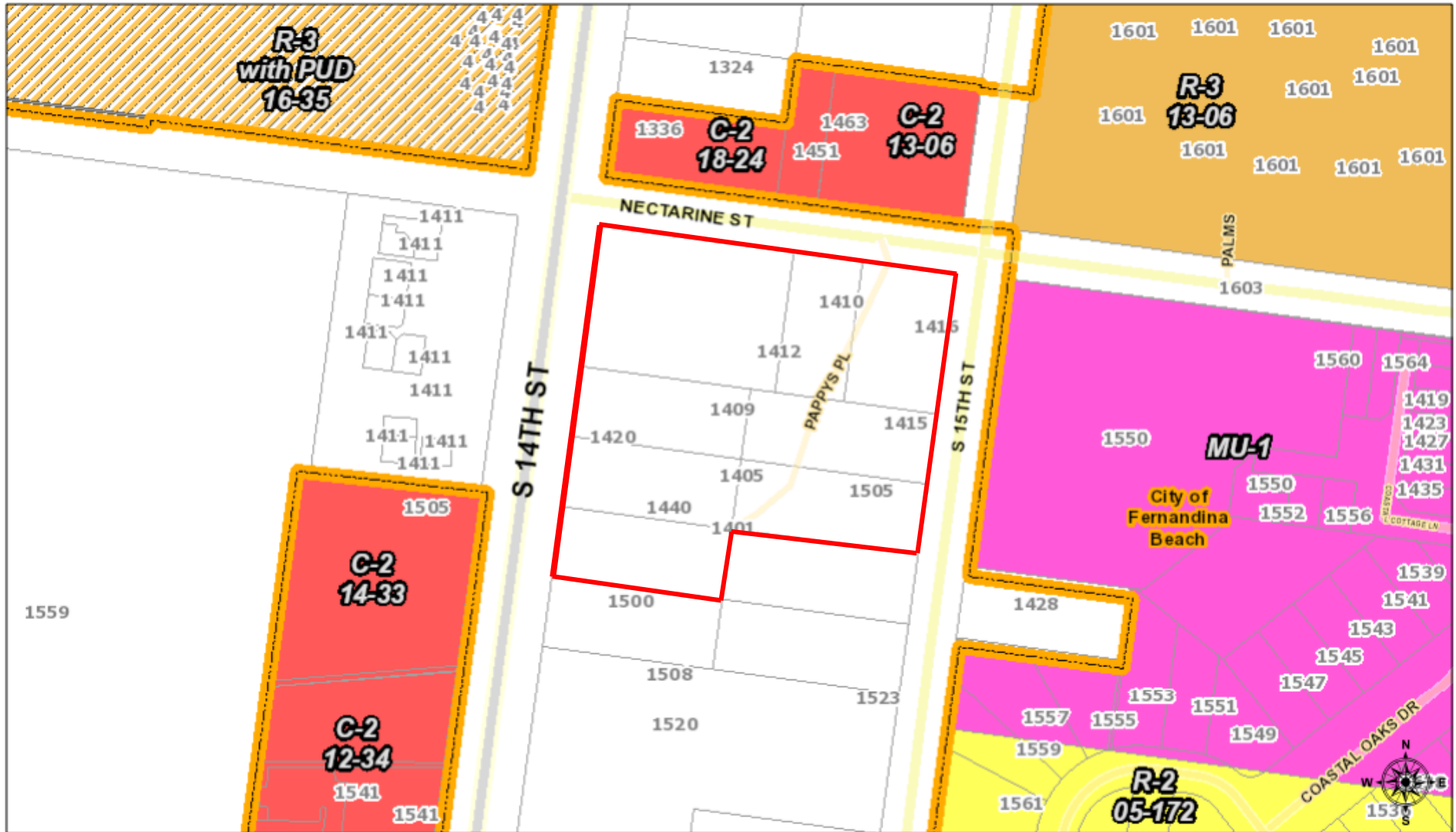
Subject Parcels



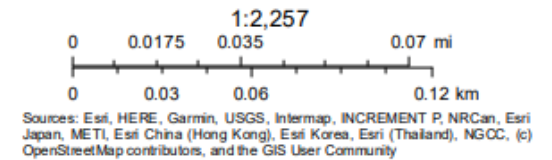
August 19, 2020



Zoning Around Subject Parcels



August 25, 2020



THIS INSTRUMENT PREPARED BY:

OLDE TOWNE TITLE COMPANY
21 NORTH 3RD STREET
FERNANDINA BEACH, FLORIDA 32034

RECORD AND RETURN TO:
OLDE TOWNE TITLE COMPANY
21 NORTH 3RD STREET
FERNANDINA BEACH, FLORIDA 32034

RE PARCEL ID #: 00-00-31-1800-0267-0021
BUYER'S TIN:

Doc# 200104998
Book: 972
Pages: 1666 - 1667
Filed & Recorded
02/28/2001 03:26:25 PM
J. M. OXLEY JR
CLERK OF CIRCUIT COURT
NASSAU COUNTY, FLORIDA
DEED DOC STAMP \$ 2,800.00
RECORDING \$ 9.00
TRUST FUND \$ 1.50

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE, without power of sale under will, is made this 27th day of February, 2001 by The Estate of Linton Lee, deceased under Probat Case #99-019-CP of Nassau County, Florida, hereinafter called Grantor, and whose address is c/o 406 Ash Street, Fernandina Beach, Fl. 32034 to Pappy's L.L.P. a Florida Limited Liability Partnership, hereinafter called Grantee and whose address is 26 South 6th Street, Fernandina Beach, Fl. 32034.

(Wherever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH:

THAT Grantor, pursuant to Court Order dated February 20, 2001 entered in the Circuit Court of Nassau County, Florida, Case Number 99-019-CP, and in consideration of the sum of Ten and NO/100 Dollars and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the Grantee the following described land situate, lying and being in Nassau County, Florida, to wit:

All of that certain piece, parcel or tract of land lying and being in the City of Fernandina Beach, formerly Fernandina, according to plat of said City as Lithographed and issued by the Florida Railroad Company in 1857, and enlarged, revised and reissued by the Florida Town Improvement Company in 1887 and 1901, and being further described as: All of Lot Two (2), Nine (9), Ten (10) (Except the Westerly 30 feet thereof; and The North One-half (N 1/2) of Lot Three (3), in Block Two Hundred sixty-seven (267) CITY OF FERNANDINA BEACH, FLORIDA.

The real property described in this instrument is not the constitutional homestead nor the primary physical residence of the Grantor.

SUBJECT TO taxes accruing subsequent to December 31, 2000.

SUBJECT TO covenants, restrictions and easements of record, if any; however, this reference thereto shall not operate to reimpose same.

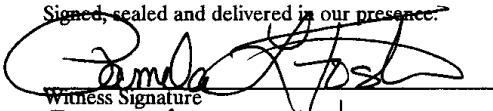
TOGETHER with all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

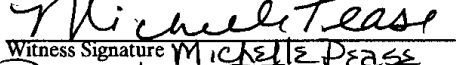
AND Grantor hereby covenants to and with said Grantee that Grantor is the duly appointed, qualified and acting Personal Representative as aforesaid, and in all things preliminary to and in and about the sale and conveyance of the property described herein, the orders of the above named court, and the laws of the State of Florida have been followed and complied with in all respects, and that the undersigned Grantor has the full power and authority to execute this deed for the uses and purposes herein expressed; and that said land is free of all encumbrances.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

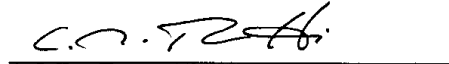
Signed, sealed and delivered in our presence:


Witness Signature

Pamela L. Foster
Witness Printed Signature

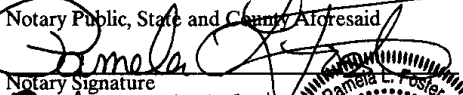

Witness Signature

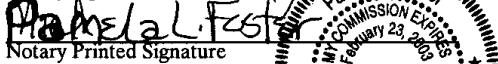
MICHELLE PEASE
Witness Printed Signature

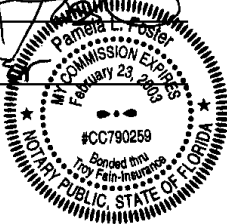

A. Jeffrey Tomassetti
Personal Representative of the
Estate of Linton Lee, Deceased

STATE OF FLORIDA
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me this 27th day of February, 2001 by A. Jeffrey Tomassetti, as Personal Representative of the The Estate of Linton Lee, deceased under Probate Case #99-019-CP of Nassau County, Florida.. He/She is personally known to me or has produced _____ as identification.

Notary Public, State and County Aforesaid

Notary Signature


Notary Printed Signature



(Title or Rank)

(Serial No., if any)

This instrument was prepared by Clyde W. Davis, Attorney at Law,
960185 Gateway Blvd., Ste. 104, Fernandina Beach, Florida. Title
to the Lands described herein has not been examined by me and no
warranty or representation; expressed or implied, is given as to the
marketability or condition of the title to the property, the quantity
of lands included therein, the location of the boundaries, existence
of liens, encumbrances or any unpaid taxes.

QUIT-CLAIM DEED

THIS INDENTURE, executed this 18th day of February 2015, between **AMELIA RIVER FARMS GROUP, LLC**, a Florida limited liability company, whose mailing address is 26 South 5th Street, Fernandina Beach, Florida 32034, Party of the First Part, GRANTOR, and **TOADFISH OF AMELIA, LLC**, a Florida limited liability company, whose address is 26 South 5th Street, Fernandina Beach, Florida 32034, Party of the Second Part, GRANTEE.

WITNESSETH: The Party of the First Part, for **ONE DOLLAR**, the sufficiency and receipt of all of which is hereby acknowledged, has remised, released, and quit-claimed and by these presents does remise, release, and quit-claim all of its right, title, claim, equity and interest unto the said Party of the Second Part and its successors, and assigns forever, in and to the following described land, situate, lying and being in the County of Nassau, State of Florida, to-wit:

SEE EXHIBIT "A" attached hereto and by this reference made a part hereof.

PARCEL I.D. NUMBER: 00-00-31-1800-0267-0010

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining and in all the estate, right, title, interest, lien, equity and claim whatsoever of the said Parties of the First Part, either in law or in equity, to the only proper use, benefit, and behoof of the said Party of the Second Part, its heirs, successors, and legal assigns forever.

IN WITNESS WHEREOF, Grantor has caused these presents to be issued in its name and its seal affixed hereunto by its proper officers thereunto fully authorized, the day and year first above written.

Record: 27.00
Stamps: .70
27.70

AMELIA RIVER FARMS GROUP, LLC

BY: *S. Perry Penland, Jr.*
**S. Perry Penland, Jr., Its Managing
Member**
26 South 5th Street
Fernandina Beach, FL 32034

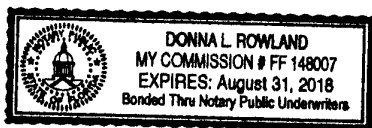
Signed, sealed and delivered
in the presence of:

[Signature]
WITNESS: **Clyde W. Davis**
PRINT NAME BELOW SIGNATURE

[Signature]
WITNESS: **Donna L. Rowland**
PRINT NAME BELOW SIGNATURE

STATE OF FLORIDA)
COUNTY OF NASSAU)

The foregoing instrument was acknowledged before me this 18th day of February, 2015, by an officer duly authorized to take acknowledgments, by S. Perry Penland, Jr., well known to me and known to me to be the Managing Member of **AMELIA RIVER FARMS GROUP, LLC**, named as Grantor in the foregoing deed who acknowledged executing the same in the presence of the two subscribing witnesses freely and voluntarily under authority duly vested in him by the company who produced _____ as identification and who did not take an oath.



[Signature]
NOTARY PUBLIC, STATE OF:
PRINT NAME:
MY COMMISSION EXPIRES:

EXHIBIT "A"

All that certain lot, piece or parcel of land situate, lying and being in the City of Fernandina Beach (formerly Fernandina) County of Nassau and State of Florida and being further described according to the Official Map or Plat of said City (as lithographed and issued by the Florida Railroad Company in 1857 and enlarged, revised and re-issued by the Florida Town Improvement Company in 1887 and 1901 as:

The Westerly 140.0 feet of the Easterly 210.0 feet of Lot One (1), Block Two Hundred Sixty-seven (267) and the Easterly 70.0 feet of Lot One (1) and the Westerly 30.0 feet of Lot Ten (10), Block Two Hundred Sixty-seven (267), City of Fernandina Beach, Florida.

LESS AND EXCEPT:

Easement Area:

THAT PART OF LOTS 1 AND 10, BLOCK 267, CITY OF FERNANDINA BEACH (FORMERLY NAMED FERNANDINA), NASSAU COUNTY, FLORIDA, AS SHOWN ON THE OFFICIAL PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1857 AND ENLARGED, REVISED AND RE-ISSUED BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1887 AND 1901, SITUATED IN SECTION 25, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A 5/8" IRON ROD AND CAP STAMPED "7039" AT THE SOUTHEAST CORNER OF LOT 1, BLOCK 267, CITY OF FERNANDINA BEACH (FORMERLY NAMED FERNANDINA), NASSAU COUNTY, FLORIDA, AS SHOWN ON THE OFFICIAL PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1857 AND ENLARGED, REVISED AND RE-ISSUED BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1887 AND 1901 FOR THE POINT OF BEGINNING; THENCE NORTH 84°01'10" WEST ALONG THE SOUTH LINE OF SAID LOT 1 FOR 22.00 FEET; THENCE NORTH 04°15'52" EAST FOR 80.00 FEET; THENCE NORTH 14°22'48" EAST FOR 93.03 FEET TO AN INTERSECTION WITH THE NORTH LINE OF SAID LOT 1 AND THE SOUTHERLY RIGHT-OF-WAY LINE OF NECTARINE STREET (60' WIDE PUBLIC RIGHT-OF-WAY); THENCE SOUTH 84°01'09" EAST ALONG SAID NORTH LINE, AND ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, AND ALONG THE NORTH LINE OF LOT 10, SAID BLOCK 267 FOR 40.40 FEET TO THE NORTHEAST CORNER OF THE WEST 30 FEET OF SAID LOT 10; THENCE SOUTH 05°50'38" WEST ALONG THE EAST LINE OF SAID WEST 30 FEET FOR 172.00 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF SAID LOT 10; THENCE NORTH 84°01'10" WEST ALONG SAID SOUTH LINE OF SAID LOT 10 FOR 30.00 FEET TO SAID POINT OF BEGINNING.

CONTAINING 8.600 SQUARE FEET (0.197 ACRES), MORE OR LESS.



A. Michael Hickox, CFA

Cert. Res. RD1941

NASSAU COUNTY

PROPERTY APPRAISER



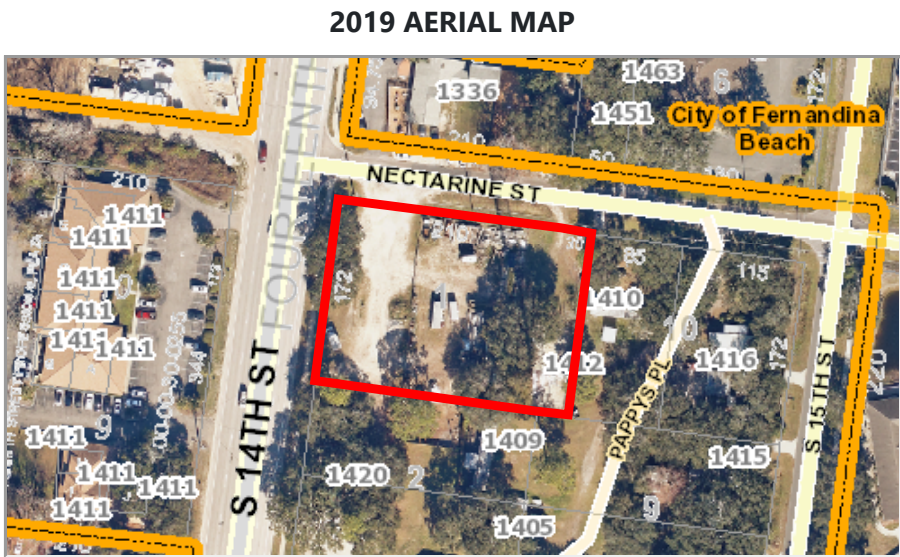
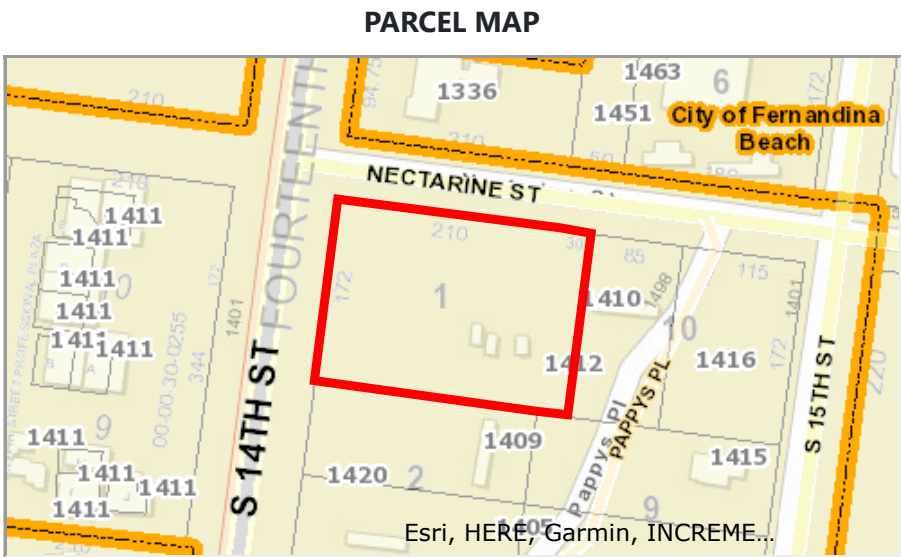
- Change of Address
- Envelope
- Calculator
- Document
- Dollar
- FAQ
- Briefcase

PROPERTY INFORMATION	
Parcel Number 00-00-31-1800-0267-0010	
Owner Name	TOADFISH OF AMELIA LLC
Mailing Address	2018 CHEROKEE DRIVE
	NEPTUNE BEACH, FL 32266
Location Address	1412 NECTARINE ST
	FERNANDINA BEACH 32034
Tax District	UNINCORPORATED MIDDLE ISLAND
Millage	16.5856
Homestead	No
Property Usage	UTILITIES 009100
Deed Acres	0
Short Legal	BLK 267 LOT 1 & PT OF LOT 10 IN OR 1964/15 CITY OF FDNA
	BEACH S/D OF

2020 Preliminary Values	
Land Value	\$144,479
(+) Improved Value	\$20,546
(=) Market Value	\$165,025
(-) Agricultural Classification	\$0
(-) SOH or Non-Hx* Capped Savings	\$0
(=) Assessed Value	\$165,025
(-) Homestead	\$0
(-) Additional Exemptions	\$0
(=) School Taxable Value	\$165,025
(-) Non-School HX & Other Exempt Value	\$0
(=) County Taxable Value	\$0

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

- Property Search
- Map This Parcel
- GIS Report
- Property Record Card
- Print Friendly Page



PROPERTY PHOTO

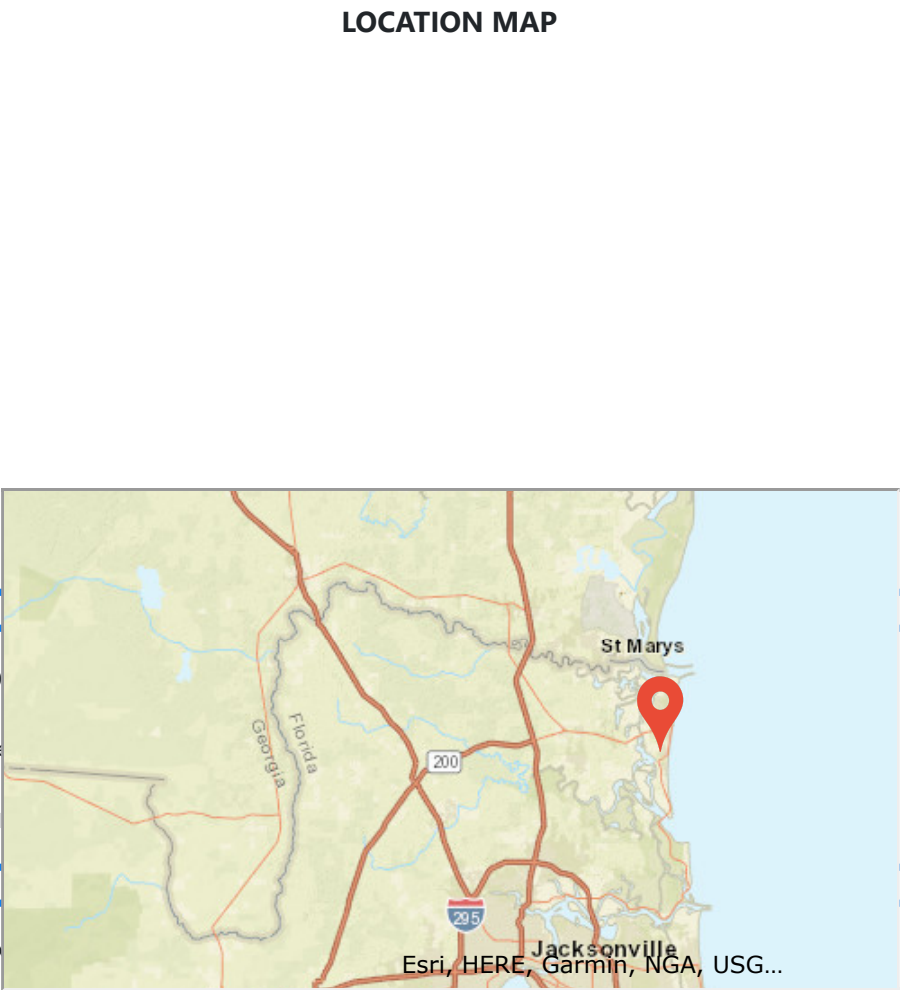
3/16/2020

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

BUILDING INFO					
Type	Total Area	Heated Area	Bedrooms	Baths	Primary Ext
EXCEP COMM	216	216	0	0	PREFIN M

MISCELLANEOUS INFO			
Description	Dimensions L X W	Units	Year Built



SALES INFORMATION							
Sale Date	Book Page	Price	Instr	Qual	Imp	Grantor	Grantee
2015-02-18	1964 / 15	\$100	QC	U	Y	AMELIA RIVER FARMS GROUP LLC	TOADFISH OF AMELIA LLC
2012-02-21	1779 / 1411	\$196,224	WD	U	Y	AMELIA RIVER FARMS INC	AMELIA RIVER FARMS GROUP LLC
2012-02-21	1779 / 1407	\$100	MS	U	Y	MCCRAINIE DANIEL I ETAL	AMELIA RIVER FARMS GROUP LLC
1995-10-04	740 / 1428	\$150,000	WD	Q	N	NECTARINE INC	AMELIA RIVER FARMS INC
1991-12-18	644 / 727	\$110,000	WD	Q	Y	LITTLE CHARLES E SR	NECTARINE INC
1991-12-03	643 / 214	\$1,000	CT	U	Y	CLERK OF COURT	LITTLE CHARLES E SR
1988-04-20	541 / 243	\$55,000	WD	U	Y	DENNARD W IRVIN	DENNARD W & FANNIN K
1988-03-30	539 / 1049	\$100	WD	U	Y	CALDWELL MARK M	DENNARD W IRVIN
1987-05-08	517 / 154	\$140,000	WD	U	Y	LITTLE CHARLES SR	DENNARD & CALDWELL
1979-12-01	307 / 60	\$4,000	WD	U	N		
1972-01-01	125 / 425	\$5,000	TA	Q	N		
1972-01-01	124 / 485	\$3,500	TA	U	N		



A. Michael Hickox, CFA

Cert. Res. RD1941

NASSAU COUNTY

PROPERTY APPRAISER



- Change of Address
- 
- 
- 
- 
- 
- 
- 

PROPERTY INFORMATION	
Parcel Number 00-00-31-1800-0267-0102	
Owner Name	PAPPY'S LLP
Mailing Address	2018 CHEROKEE DRIVE
	NEPTUNE BEACH, FL 32266
Location Address	1410 NECTARINE ST
	FERNANDINA BEACH 32034
Tax District	UNINCORPORATED MIDDLE ISLAND
Millage	16.5856
Homestead	No
Property Usage	MOBILE HOM 000200
Deed Acres	0
Short Legal	BLOCK 267 W 1/2 OF LOT 10 EX W 30 FT PT OR 972/1666

2020 Preliminary Values	
Land Value	\$60,000
(+) Improved Value	\$9,444
(=) Market Value	\$69,444
(-) Agricultural Classification	\$0
(-) SOH or Non-Hx* Capped Savings	\$22,475
(=) Assessed Value	\$46,969
(-) Homestead	\$0
(-) Additional Exemptions	\$0
(=) School Taxable Value	\$69,444
(-) Non-School HX & Other Exempt Value	\$0
(=) County Taxable Value	\$0
Note - *10% Cap does not apply to School Taxable Value	

Property Search

Map This Parcel

GIS Report

Property Record Card

Print Friendly Page

PARCEL MAP

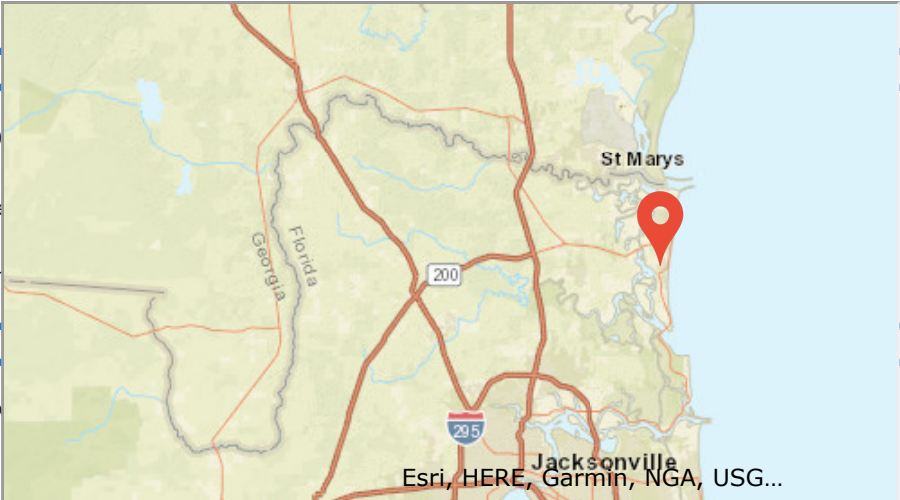
Esri, HERE, Garmin, NGA, USGS

2019 AERIAL MAP

PROPERTY PHOTO

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

LOCATION MAP



Esri, HERE, Garmin, NGA, USG...

BUILDING INFO					
Type	Total Area	Heated Area	Bedrooms	Baths	Primary Ext
M/H 93-	732	732	2	1	MOD MET

MISCELLANEOUS IN	
Description	Dimensions L X W

SALES INFORMATION

Sale Date	Book Page	Price	Instr	Qual	Imp	Grantor	Grantee
2001-02-28	972 / 1666	\$400,000	PR	U	Y	LEE LINTON ESTATE	PAPPY'S LLP
1977-05-01	244 / 615	\$1,400	QC	U	N		
1973-01-01	139 / 428	\$2,500	AA	Q	N		



A. Michael Hickox, CFA

Cert. Res. RD1941

NASSAU COUNTY

PROPERTY APPRAISER





Change of Address



Email



Calculator



Document



Dollar



FAQ



Briefcase



APP

PROPERTY INFORMATION

Parcel Number 00-00-31-1800-0267-0101

Owner Name

PAPPY'S LLP

Mailing Address

2018 CHEROKEE DRIVE

NEPTUNE BEACH, FL 32266

Location Address

1416 NECTARINE ST

FERNANDINA BEACH 32034

Tax District

UNINCORPORATED MIDDLE ISLAND

Millage

16.5856

Homestead

No

Property Usage

MOBILE HOM 000200

Deed Acres

0

Short Legal

BLOCK 267 E 1/2 OF LOT 10 PT OR 972/1666 R359601 & R359602

2020 Preliminary Values

Land Value

\$70,000

(+) Improved Value

\$18,863

(=) Market Value

\$88,863

(-) Agricultural Classification

\$0

(-) SOH or Non-Hx* Capped Savings

\$21,839

(=) Assessed Value

\$67,024

(-) Homestead

\$0

(-) Additional Exemptions

\$0

(=) School Taxable Value

\$88,863

(-) Non-School HX & Other Exempt Value

\$0

(=) County Taxable Value

\$0

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



Property Search



Map This Parcel



GIS Report



Property Record Card



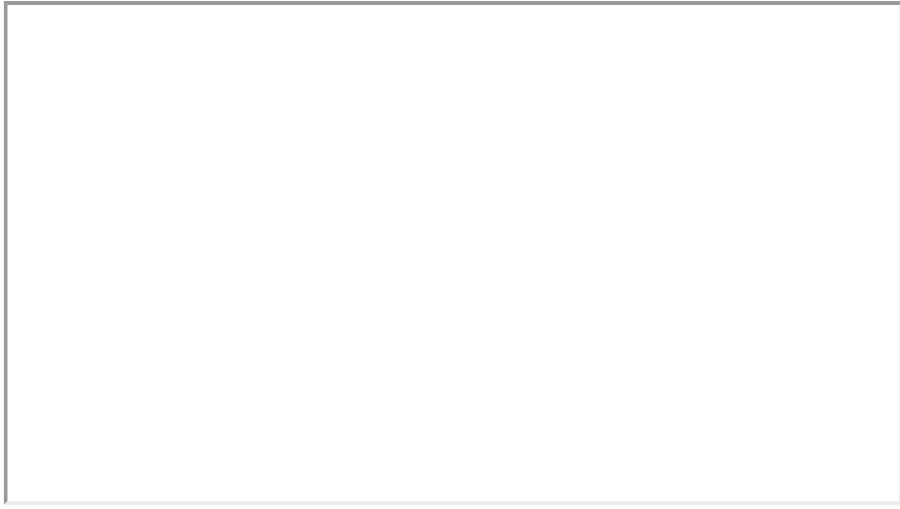
Print Friendly Page

PARCEL MAP

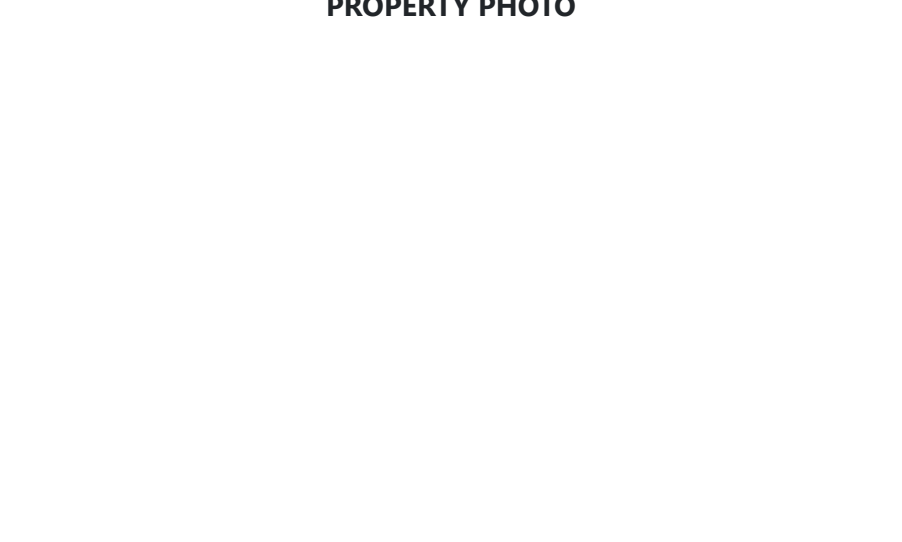


Esri, HERE, Garmin, INCREME...

2019 AERIAL MAP

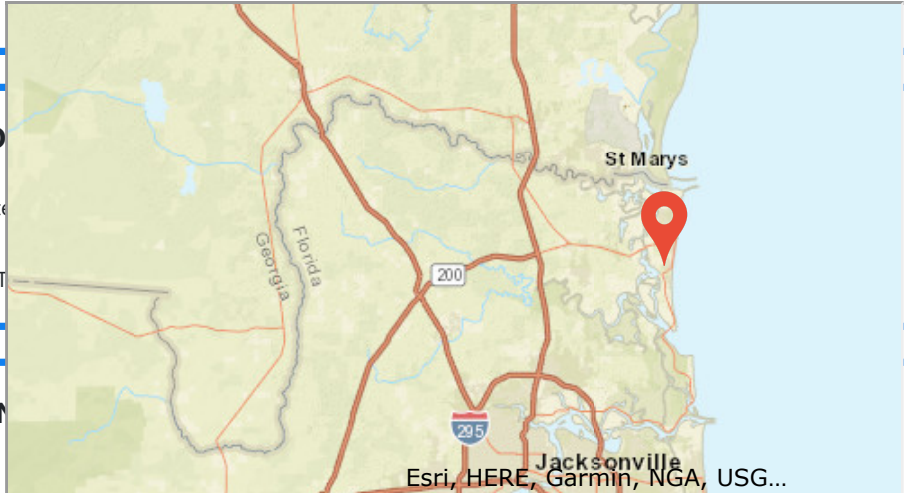


PROPERTY PHOTO



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

LOCATION MAP



Esri, HERE, Garmin, NGA, USG...

BUILDING INFO

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Ext
M/H 93-	1421	1152	3	2	MOD MET

MISCELLANEOUS IN

Description	Dimensions L X W
-------------	------------------

SALES INFORMATION

<https://maps.nassauflpa.com/NassauDetails/ParcelSearchResults.html?PIN=00-00-31-1800-0267-0101>

1/2

Sale Date	Book Page	Price	Instr	Qual	Imp	Grantor	Grantee
2001-02-28	972 / 1666	\$400,000	PR	U	Y	LEE LINTON ESTATE	PAPPY'S LLP
1973-01-01	148 / 201	\$2,500	WD	Q	N		



A. Michael Hickox, CFA

Cert. Res. RD1941

NASSAU COUNTY

PROPERTY APPRAISER





Change of Address



Email



Calculator



Document



Dollar



FAQ



Briefcase

PROPERTY INFORMATION

Parcel Number 00-00-31-1800-0267-0021

Owner Name

PAPPY'S LLP

Mailing Address

2018 CHEROKEE DRIVE

NEPTUNE BEACH, FL 32266

Location Address

1409 PAPPYS PL

FERNANDINA BEACH 32034

Tax District

UNINCORPORATED MIDDLE ISLAND

Millage

16.5856

Homestead

No

Property Usage

MOBILE HOM 000200

Deed Acres

0

Short Legal

BLOCK 267 N 1/2 OF LOT 2 PT OR 972/1666 R568178

2020 Preliminary Values

Land Value

\$62,510

(+) Improved Value

\$9,988

(=) Market Value

\$72,498

(-) Agricultural Classification

\$0

(-) SOH or Non-Hx* Capped Savings

\$0

(=) Assessed Value

\$72,498

(-) Homestead

\$0

(-) Additional Exemptions

\$0

(=) School Taxable Value

\$72,498

(-) Non-School HX & Other Exempt Value

\$0

(=) County Taxable Value

\$0

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



Property Search



Map This Parcel



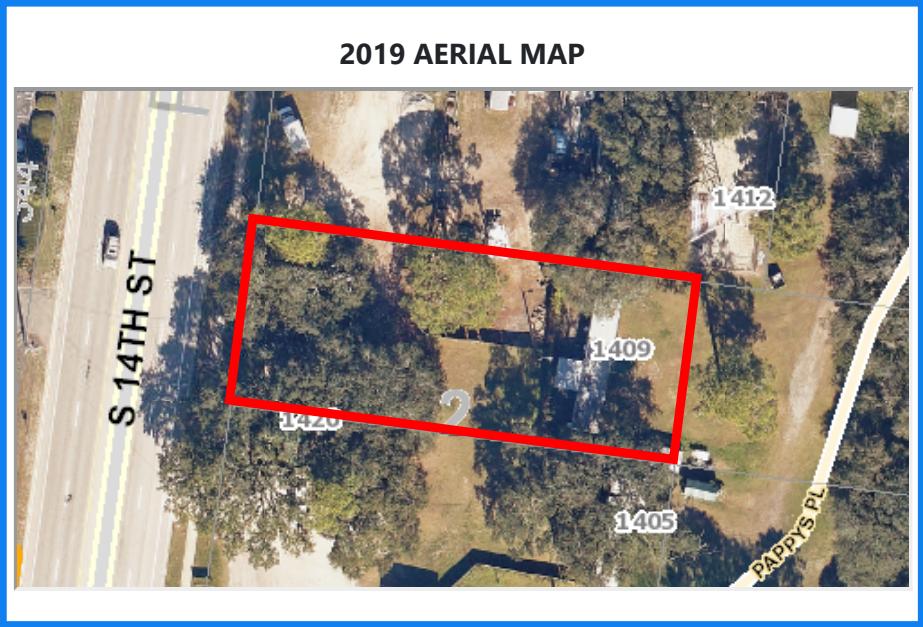
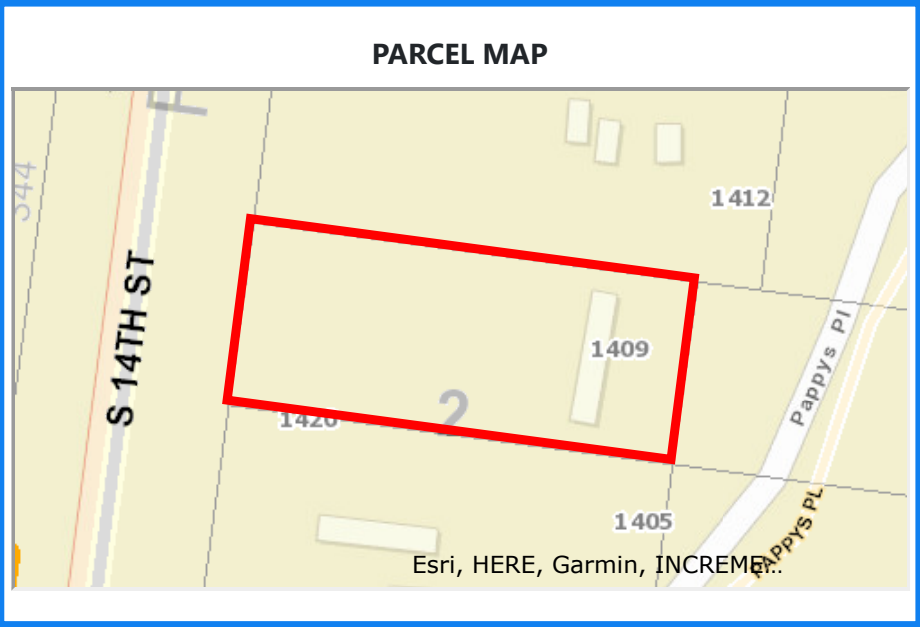
GIS Report



Property Record Card



Print Friendly Page



PROPERTY PHOTO



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

LOCATION MAP

BUILDING INFO

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Exterior
M/H 93-	744	744	2	1	MOD MET

MISCELLANEOUS INFORMATION

Description	Dimensions L X W
-------------	------------------

SALES INFORMATION

Sale Date	Book Page	Price	Instr	Qual	Imp	Grantor	Grantee
2001-02-28	972 / 1666	\$400,000	PR	U	Y	LEE LINTON ESTATE	PAPPY'S LLP
1980-05-01	313 / 768	\$9,400	WD	Q	Y		
1972-01-01	119 / 211	\$800	TA	U	Y		



A. Michael Hickox, CFA
Cert. Res. RD1941

NASSAU COUNTY
PROPERTY APPRAISER



Change of Address

Envelope icon

Calculator icon

Document icon

Dollar sign icon

FAQ icon

Briefcase icon

PROPERTY INFORMATION

Parcel Number 00-00-31-1800-0267-0091	
Owner Name	PAPPY'S LLP
Mailing Address	2018 CHEROKEE DRIVE
	NEPTUNE BEACH, FL 32266
Location Address	1415 15TH ST S
	FERNANDINA BEACH 32034
Tax District	UNINCORPORATED MIDDLE ISLAND
Millage	16.5856
Homestead	No
Property Usage	SINGLE FAM 000100
Deed Acres	0
Short Legal	BLOCK 267 N1/2 OF LOT 9 PT OR 972/1666 ESMT PT OR 1567/64

2020 Preliminary Values

Land Value	\$59,338
(+) Improved Value	\$41,311
(=) Market Value	\$100,649
(-) Agricultural Classification	\$0
(-) SOH or Non-Hx* Capped Savings	\$16,737
(=) Assessed Value	\$83,912
(-) Homestead	\$0
(-) Additional Exemptions	\$0
(=) School Taxable Value	\$100,649
(-) Non-School HX & Other Exempt Value	\$0
(=) County Taxable Value	\$0

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

Property Search

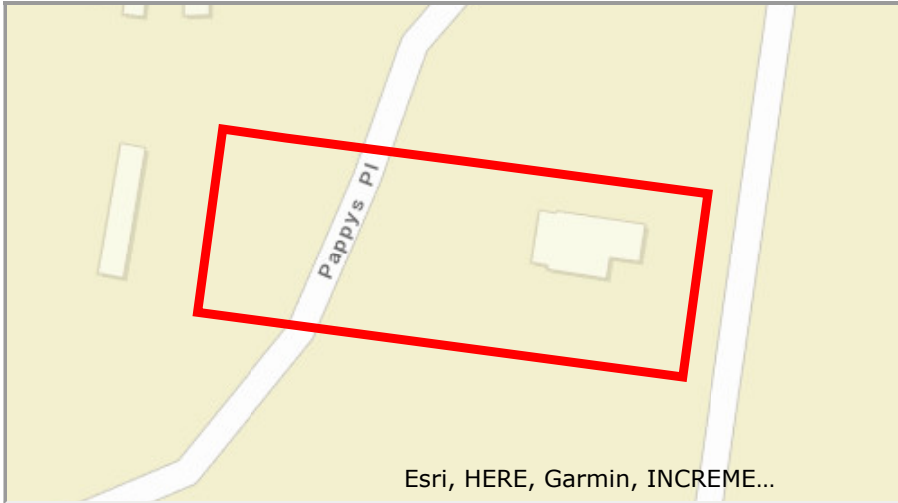
Map This Parcel

GIS Report

Property Record Card

Print Friendly Page

PARCEL MAP



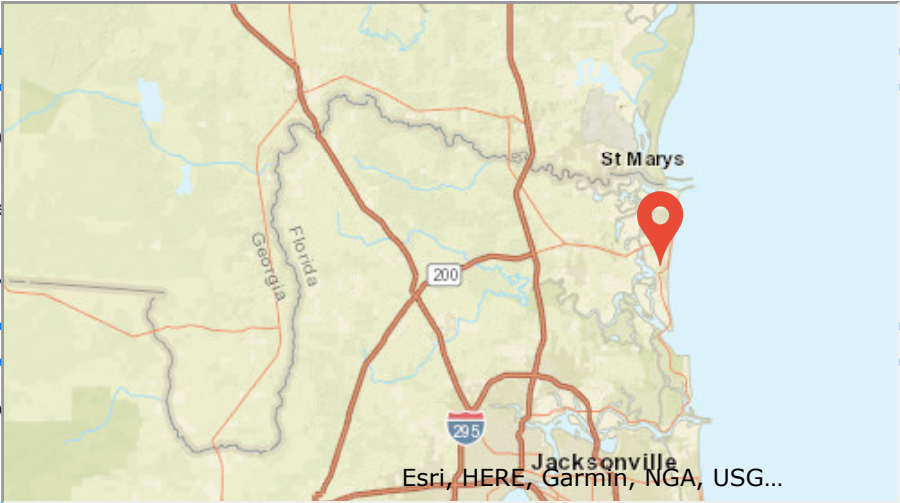
2019 AERIAL MAP



PROPERTY PHOTO

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

LOCATION MAP



BUILDING INFO

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Exte
SINGLE FAM	1236	1036	3	1.5	ASB SIDIN

MISCELLANEOUS IN

Description	Dimensions L X W
-------------	------------------

SALES INFORMATION

Sale Date	Book Page	Price	Instr	Qual	Imp	Grantor	Grantee
2001-02-28	972 / 1666	\$400,000	PR	U	Y	LEE LINTON ESTATE	PAPPY'S LLP
1984-02-01	413 / 49	\$4,000	MS	U	Y		
1975-00-01	197 / 338	\$2,000	WD	Q	N		



A. Michael Hickox, CFA

Cert. Res. RD1941

NASSAU COUNTY

PROPERTY APPRAISER





Change of Address



Email



Calculator



Document



Dollar



FAQ



Briefcase



APP

PROPERTY INFORMATION	
Parcel Number 00-00-31-1800-0267-0022	
Owner Name	PAPPY'S LLP
Mailing Address	2018 CHEROKEE DRIVE
	NEPTUNE BEACH, FL 32266
Location Address	1420 S 14TH ST
	FERNANDINA BEACH 32034
Tax District	UNINCORPORATED MIDDLE ISLAND
Millage	16.5856
Homestead	No
Property Usage	MOBILE HOM 000200
Deed Acres	0
Short Legal	BLOCK 267 S1/2 OF LOT 2 PT OR 972/1666 ESMT PT OR 1567/64

2020 Preliminary Values	
Land Value	\$62,510
(+) Improved Value	\$8,624
(=) Market Value	\$71,134
(-) Agricultural Classification	\$0
(-) SOH or Non-Hx* Capped Savings	\$0
(=) Assessed Value	\$71,134
(-) Homestead	\$0
(-) Additional Exemptions	\$0
(=) School Taxable Value	\$71,134
(-) Non-School HX & Other Exempt Value	\$0
(=) County Taxable Value	\$0
Note - *10% Cap does not apply to School Taxable Value	



Property Search



Map This Parcel



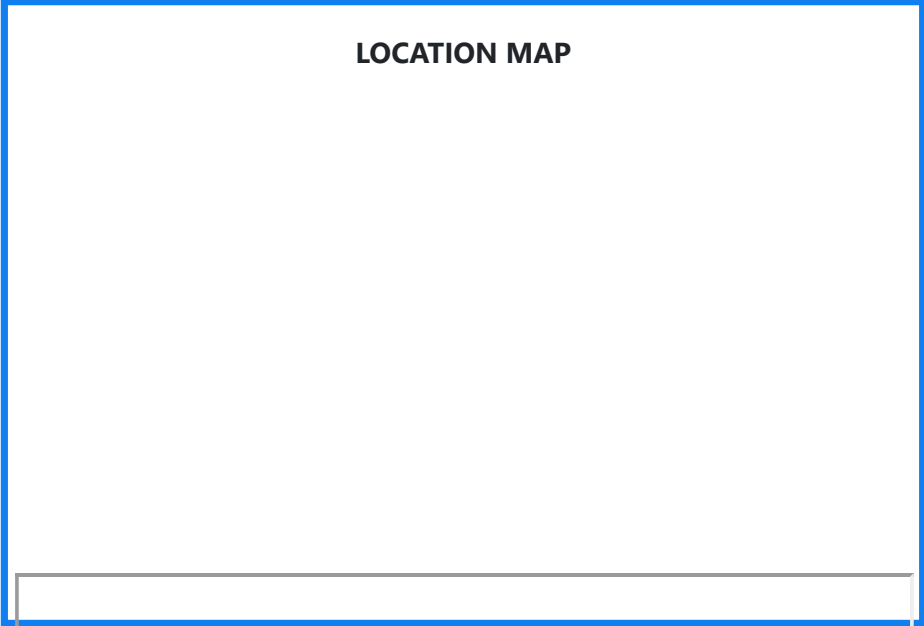
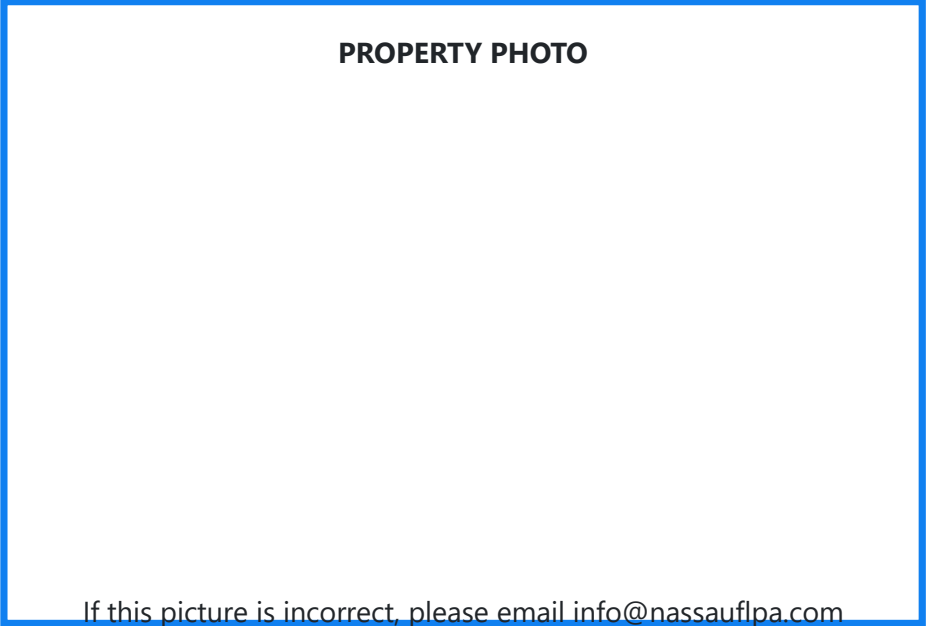
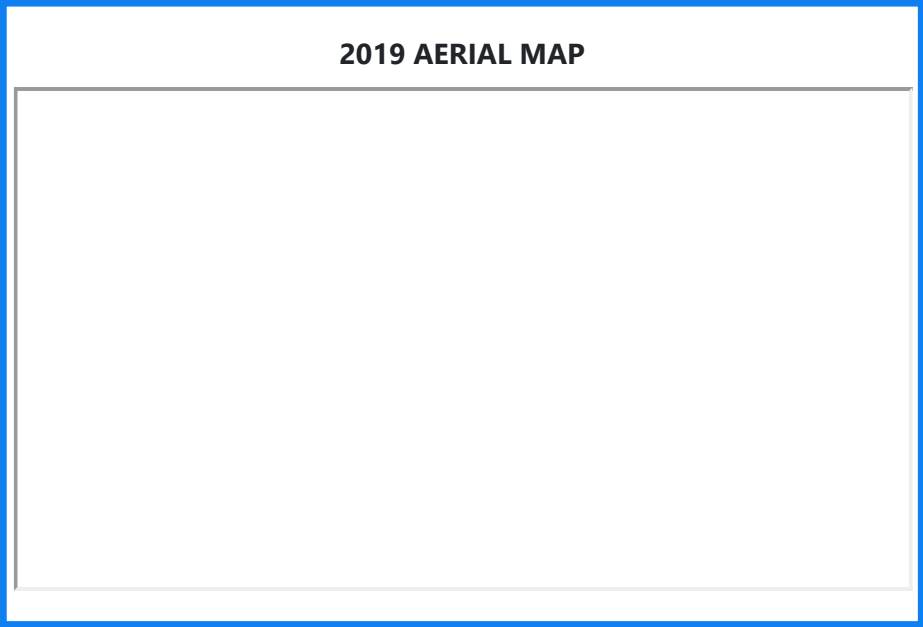
GIS Report



Property Record Card



Print Friendly Page



BUILDING INFORMATION										
Type	Total Area	Heated Area	Bedrooms	Baths	Primary Exterior	Secondary Exterior	Heating	Cooling	Actual Year Built	Building Sketch
M/H 93-	672	672	2	1	MOD METAL		CONVECTION	CONVECTION	1968	

MISCELLANEOUS INFORMATION			
Description	Dimensions L X W	Units	Year Built

SALES INFORMATION

Sale Date	Book Page	Price	Instr	Qual	Imp	Grantor	Grantee
2001-02-28	972 / 1666	\$400,000	PR	U	Y	LEE LINTON ESTATE	PAPPY'S LLP
1984-09-01	432 / 593	\$100	MS	U	Y		
1972-00-01	121 / 153	\$2,000	WD	Q	N		



A. Michael Hickox, CFA

Cert. Res. RD1941

NASSAU COUNTY

PROPERTY APPRAISER





Change of Address



Email



Calculator



Document



Dollar



FAQ



Briefcase



APP

PROPERTY INFORMATION	
Parcel Number 00-00-31-1800-0267-0092	
Owner Name	PAPPY'S LLP
Mailing Address	2018 CHEROKEE DRIVE
	NEPTUNE BEACH, FL 32266
Location Address	1505 15TH ST S
	FERNANDINA BEACH 32034
Tax District	UNINCORPORATED MIDDLE ISLAND
Millage	16.5856
Homestead	No
Property Usage	VAC W/XFOB 000001
Deed Acres	0
Short Legal	BLOCK 267 S1/2 OF LOT 9 PT OR 972/1666 ESMT PT OR 1567/64

2020 Preliminary Values	
Land Value	\$59,342
(+) Improved Value	\$10,153
(=) Market Value	\$69,495
(-) Agricultural Classification	\$0
(-) SOH or Non-Hx* Capped Savings	\$20,169
(=) Assessed Value	\$49,326
(-) Homestead	\$0
(-) Additional Exemptions	\$0
(=) School Taxable Value	\$69,495
(-) Non-School HX & Other Exempt Value	\$0
(=) County Taxable Value	\$0
Note - *10% Cap does not apply to School Taxable Value	



Property Search



Map This Parcel



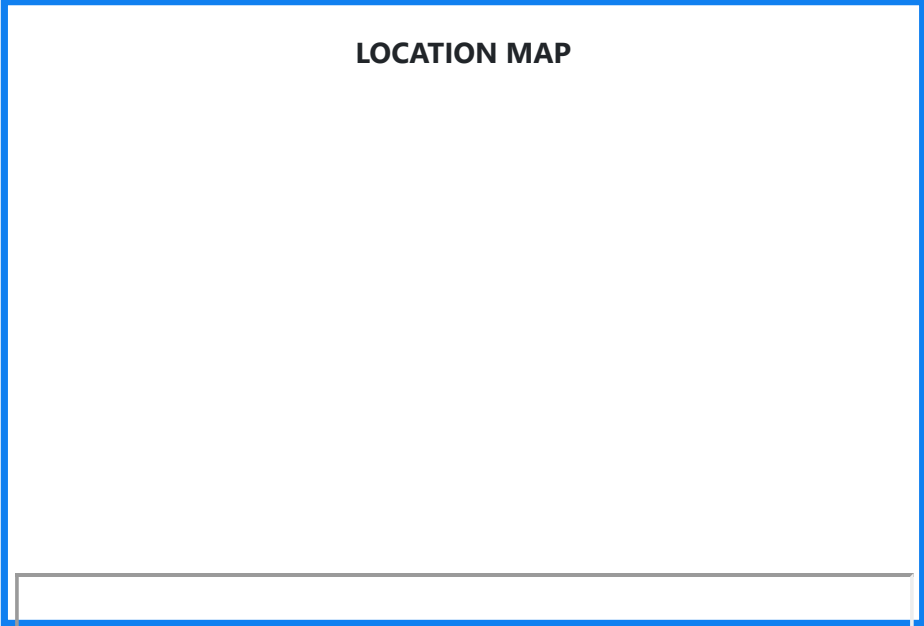
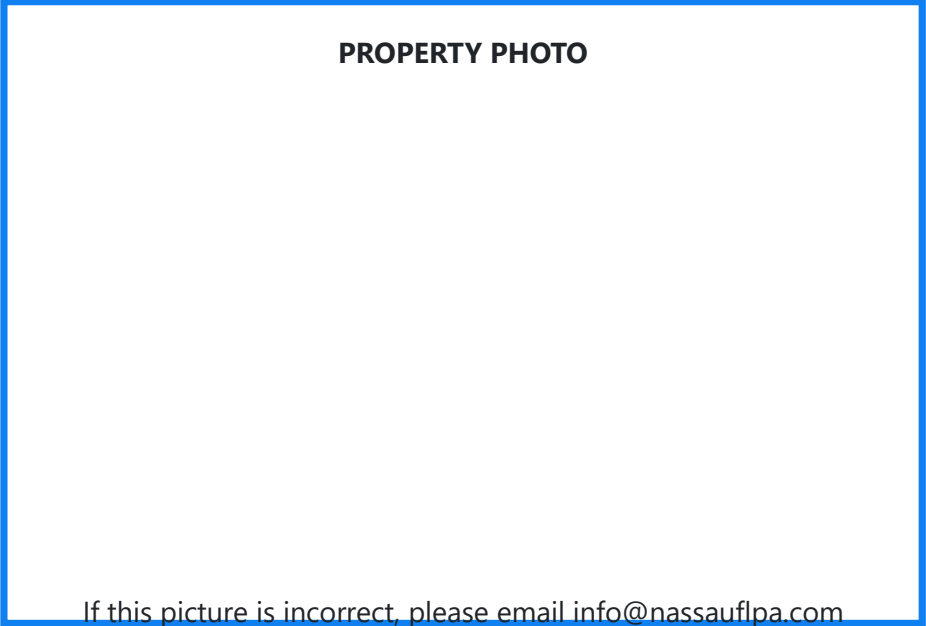
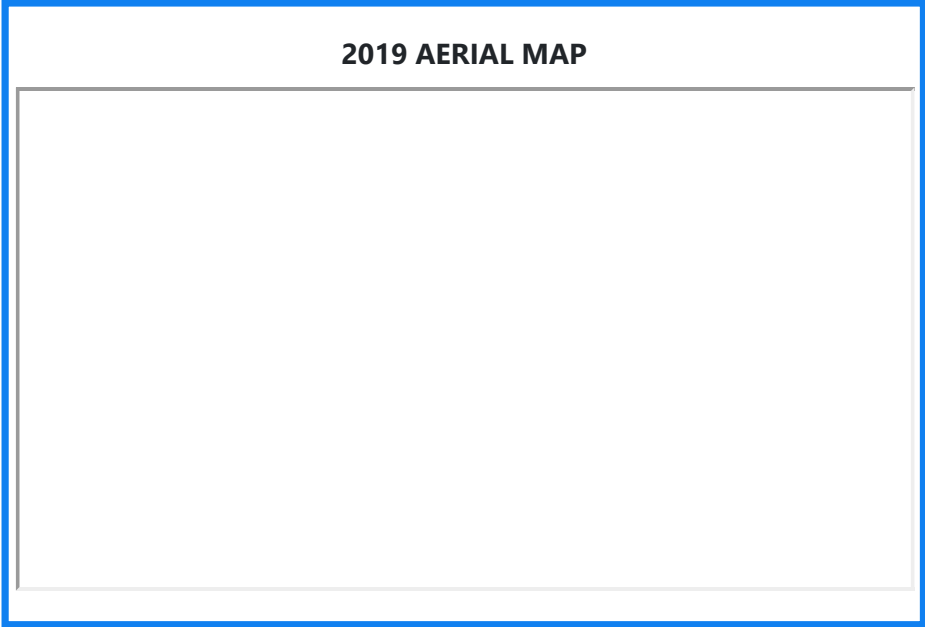
GIS Report



Property Record Card



Print Friendly Page



BUILDING INFORMATION										
Type	Total Area	Heated Area	Bedrooms	Baths	Primary Exterior	Secondary Exterior	Heating	Cooling	Actual Year Built	Building Sketch

MISCELLANEOUS INFORMATION			
Description	Dimensions L X W	Units	Year Built

SALES INFORMATION							
Sale Date	Book Page	Price	Instr	Qual	Imp	Grantor	Grantee
2001-02-28	972 / 1666	\$400,000	PR	U	Y	LEE LINTON ESTATE	PAPPY'S LLP

1984-02-01	413 / 49	\$4,000	MS	U	Y
1975-01-01	191 / 238	\$3,000	WD	Q	N



A. Michael Hickox, CFA

Cert. Res. RD1941

NASSAU COUNTY

PROPERTY APPRAISER





Change of Address



Email



Calculator



Document



Dollar



FAQ



Briefcase

PROPERTY INFORMATION

Parcel Number 00-00-31-1800-0267-0031

Owner Name

PAPPY'S LLP

Mailing Address

2018 CHEROKEE DRIVE

NEPTUNE BEACH, FL 32266

Location Address

1440 S 14TH ST

FERNANDINA BEACH 32034

Tax District

UNINCORPORATED MIDDLE ISLAND

Millage

16.5856

Homestead

No

Property Usage

STORE/OFFI 001200

Deed Acres

0

Short Legal

BLOCK 267 N1/2 OF LOT 3 PT OR 972/1666 R568179 CITY OF FDNA

BEACH

2020 Preliminary Values

Land Value

\$63,210

(+) Improved Value

\$35,811

(=) Market Value

\$99,021

(-) Agricultural Classification

\$0

(-) SOH or Non-Hx* Capped Savings

\$3,873

(=) Assessed Value

\$95,148

(-) Homestead

\$0

(-) Additional Exemptions

\$0

(=) School Taxable Value

\$99,021

(-) Non-School HX & Other Exempt Value

\$0

(=) County Taxable Value

\$0

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



Property Search



Map This Parcel



GIS Report

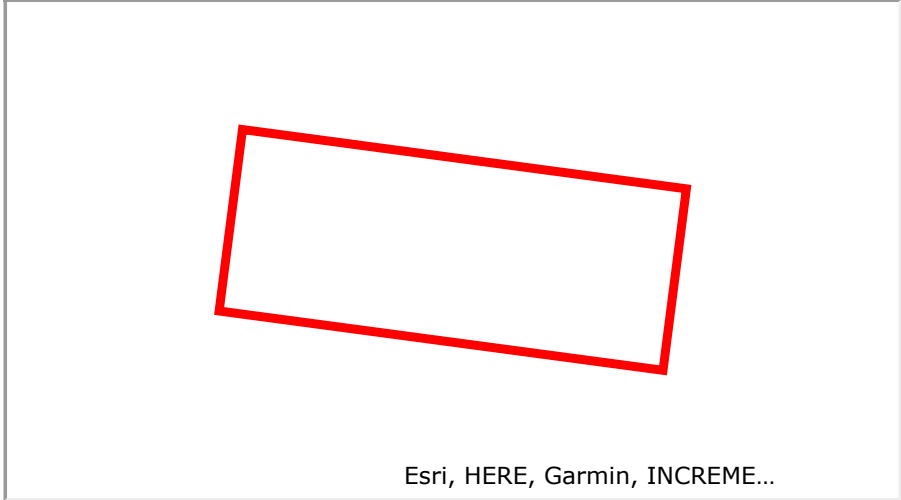


Property Record Card



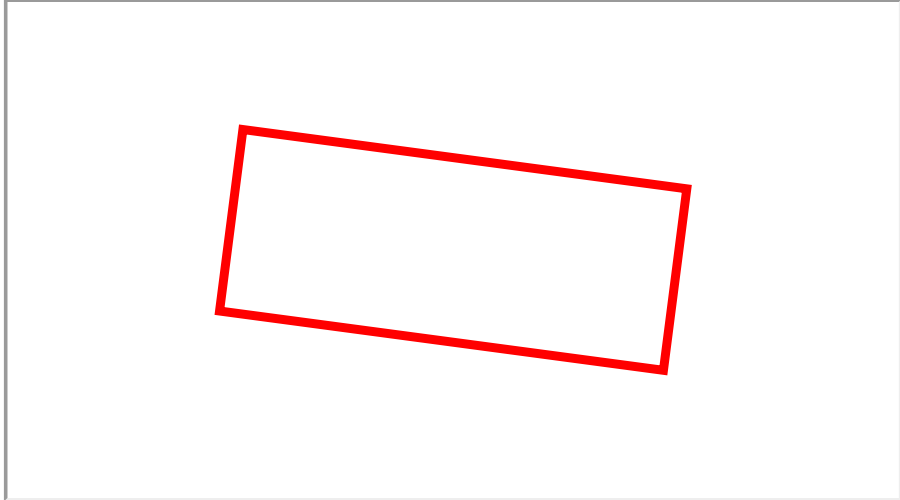
Print Friendly Page

PARCEL MAP

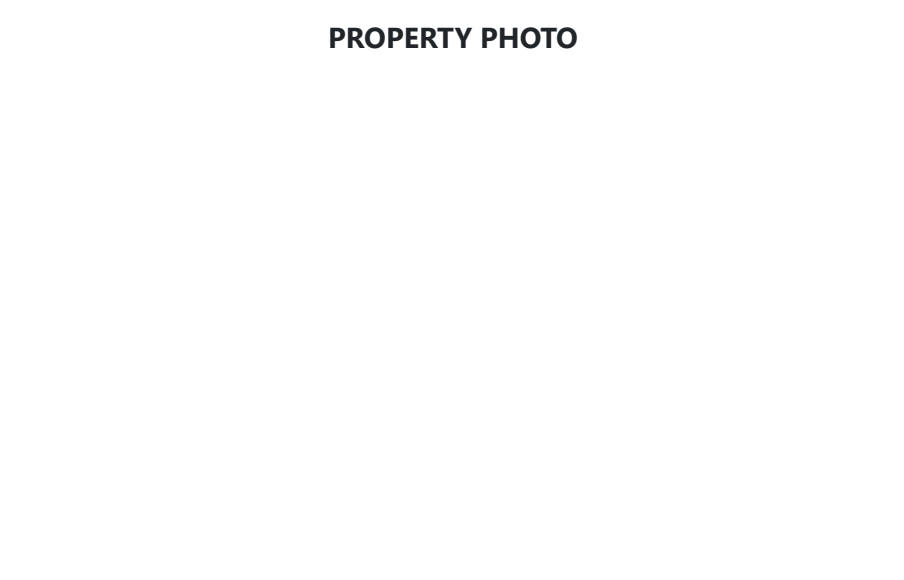


Esri, HERE, Garmin, INCREME...

2019 AERIAL MAP

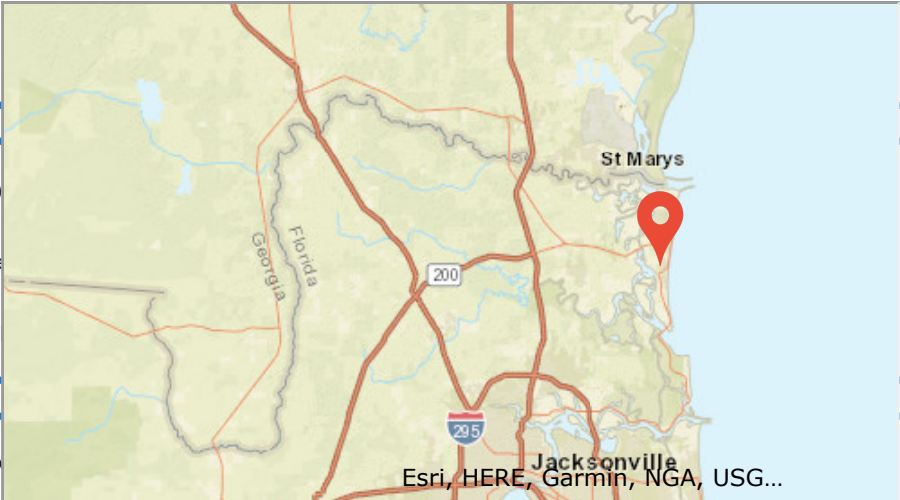


PROPERTY PHOTO



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

LOCATION MAP



BUILDING INFO

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Ext
OFFICE LOW	946	736	1	0	AVERAG

MISCELLANEOUS IN

Description	Dimensions L X W	Units	Year Built
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SALES INFORMATION

Sale Date	Book Page	Price	Instr	Qual	Imp	Grantor	Grantee
2001-02-28	972 / 1666	\$400,000	PR	U	Y	LEE LINTON ESTATE	PAPPY'S LLP
1984-09-01	432 / 593	\$100	MS	U	Y		

Print

Planning Advisory Board (PAB) - Submission #5868

Date Submitted: 8/27/2020

Planning Advisory Board (PAB) Application

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

Fees

Once application is submitted it will be reviewed for completeness. Once verified complete, an invoice will be emailed to the applicant.



Zoning Map Amendment (≤ 10 acres \$1,000 / > 10acres \$2,000)



Land Use Map Amendment (≤ 10 acres \$1,000 / > 10acres \$2,000)



LDC Text Amendment (\$1,000)



Comp Plan Amendment (\$1,700)



Subdivision Plat " Preliminary (≤ 20 units \$1,000 / > 20 units \$1,600)



Subdivision Plat " Final (\$850)



Vacation of R.O.W. (\$1,700)



Voluntary Annexation (\$1,500)



Revision to each PAB Application - To offset additional display ad fee (\$400)

PAB 2020



IMPORTANT NOTES

Pre-Application Meeting

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

Please see the Land Development Code (LDC) for detailed information:



LDC Text Amendment “ see LDC Section 11.01.08.



Preliminary Subdivision Plat “ see LDC Section 11.01.05.



Final Subdivision Plat “ LDC Section 11.01.05.



Zoning Map Changes “ See LDC Section 11.01.07.

The LDC is available for review at

www.fbfl.us/LDC

Application Requirements



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



Proof of Ownership (copy of deed or tax statement);



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



If applying as an agent, Owner’s Authorization for Agent Representation form needs to be signed/ notarized and included in application;



A detailed letter of intent stating the following:



o The consistency of the proposed amendment(s) or action(s) with the City’s Comprehensive Plan.



o A justification for the proposed amendment(s) or action(s).

PROPERTY INFORMATION

[Property information can be found at the Nassau County Property Appraiser’s Website at Map Search](#)

Site Address*

1440 & 1420 South 14th Street, 1409 Pappy's Place, 1410, 1412 & 1416 Nectarine Street and 1415 & 1505 South 15th Street

City*

Amelia Island

State*

Florida

Zip*

32034

Parcel ID #(s)*

00-00-31-1800-0267-0031; 00-00-31-1800-0267-0022; 00-00-31-1800-0267-0021; 00-00-31-1800-0267-0010; 00-00-31-1800-0267-0102; 00-00-31-1800-0267-0101; 00-00-31-1800-0267-0091; 00-00-31-1800-0267-0092

Lot*

1,2,3,9,10

Block*

267

Subdivision*

Fernandina

Zoning District*

C-1

Future Land Use Designation*

General Commercial

REVIEW TYPE*



Zoning Map Amendment ≤ 10 acres



Subdivision Plat ≤ Preliminary > 20 units



Zoning Map Amendment > 10 acres



Subdivision Plat ≤ Final



LDC Text Amendment



Vacation of R.O.W.



Comp Plan Amendment



Voluntary Annexation



Subdivision Plat ≤ Preliminary ≤ 20 units



Revision to PAB Application

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Pappy's LLP

Last Name*

Toadfish of Amelia, LLC

Company (if applicable)

Pappy's LLP (7 Lots) and Toadfish of Amelia, LLC (1 Lot)

Mailing Address*

2018 Cherokee Drive

City*

Neptune Beach

State*

FL

Zip*

32266

Telephone Number*

904-261-1833

Email Address*

info@tpislandlaw.com

OWNER'S AGENT

If other than owner. If an agent will be representing the owner, an Owner's Authorization For Agent Representation form must be included

First Name

Teresa

Last Name

Prince

Mailing Address

406 Ash Street

City

Fernandina Beach

State

fl

Zip

32034

Telephone Number

9042611833

E-mail Address

info@tpislandlaw.com

PROJECT INFORMATION

Previous Planning/Zoning Approvals

N/A

Summary of Request (more detailed information to be provided in required letter of intent)*

Owners Pappy's LLP and Toadfish of Amelia LLC, file this joint application to annex 8 lots into the City of Fernandina Beach, Florida. All 8 lots are currently zoned Commercial Intensive under the Nassau County Land Development Code with a Future Land Use Map Designation of Commercial under the Nassau County Comprehensive Plan. The applicants request that the City of Fernandina Beach annex all 8 lots into the City of Fernandina Beach and assign a General Commercial Future Land Use Map designation to each of the 8 lots. Each of the 8 lots which are part of this application are less than 10 acres and the total combined acreage of all 8 lots is less than 10 acres. The Applicants further requests that a C-1, Community Commercial zoning designation be assigned to Parcel ID numbers 00-00-31-1800-0267-0102, 00-00-31-1800-0267-0101, 00-00-31-1800-0267-0091, and 00-00-31-1800-0267-0092, and a C-2, General Commercial zoning designation be assigned for the 4 lots which immediately abut 14th Street with Parcel ID numbers 00-00-31-1800-0267-0010, 00-00-31-1800-0267-0021, 00-00-31-1800-0267-0022 and 00-00-31-1800-0267-0031.

Certification*



By signing below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application.



I acknowledge that I understand and have complied with all of the submittal requirements and procedures.

Applicant First Name*

Teresa

Applicant Last Name*

Prince

Today's Date*

8/27/2020

Upload Supporting Documentation*

Signed Authorization.pdf



Upload 2

Letter of Intent with
Attachments.pdf

Upload 3

Choose File

No file selected

Upload 4

Choose File

No file selected

DEPARTMENT OF PLANNING & CONSERVATION

204 Ash Street | Fernandina Beach, Florida 32034 | 904 310-3480 | www.fbfl.us/planning



OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I /WE Toadfish of Amelia, LLC & Pappy's LLP
(print name of property owner(s))

hereby authorize: Teresa L. Prince of Tomassetti & Prince
(print name of agent)

to represent me/us in processing an application for: Annexation, Rezoning and FLUM amendment
(type of application)

on our behalf. In authorizing the agent to represent me/us, I/we, as owner/owners, attest that the application is made in good faith and that any information contained in the application is accurate and complete.

S. Perry Penland, Jr.
(Signature of owner)

S. Perry Penland, Jr., Manager of Toadfish of Amelia, LLC
& Authorized Agent for Pappy's, LLP

(Print name of owner)

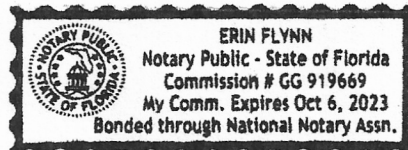
(Signature of owner)

(Print name of owner)

STATE OF FLORIDA

COUNTY OF NASSAU

ss }



Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 19 day
of August, 20 20, by S. Perry Penland, Jr.

[Signature]
Notary Public

Erin Flynn
Printed Name

10/6/2023
My Commission Expires

Personally Known X OR Produced Identification _____ ID Produced: _____

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: October 07, 2020

Submitted By: Kelly Gibson, AICP, Planning Director

COMPREHENSIVE PLAN & LAND DEVELOPMENT CODE REVISIONS

September 23, 2020

Introduction

- 2019 Evaluation and Appraisal Report Summary.
- Legislative Changes
- Impacts of COVID
- RFQ – Budget
- BEBR Projections





Meeting Expectations

KEY OUTCOMES

Major Themes

Use of limited funding

Defining Roles





“Start with the end in mind.”

- “If we keep doing what we’re doing, we’re going to keep getting what we’re getting.” – Stephen Covey
- At the completion of this effort, we successfully accomplished _____.

Staff Perspective



Major Themes

- Resiliency
- Protecting Natural & Cultural Resources
- Community Character
- Intergovernmental Coordination
- Transportation Network

Limited Funds

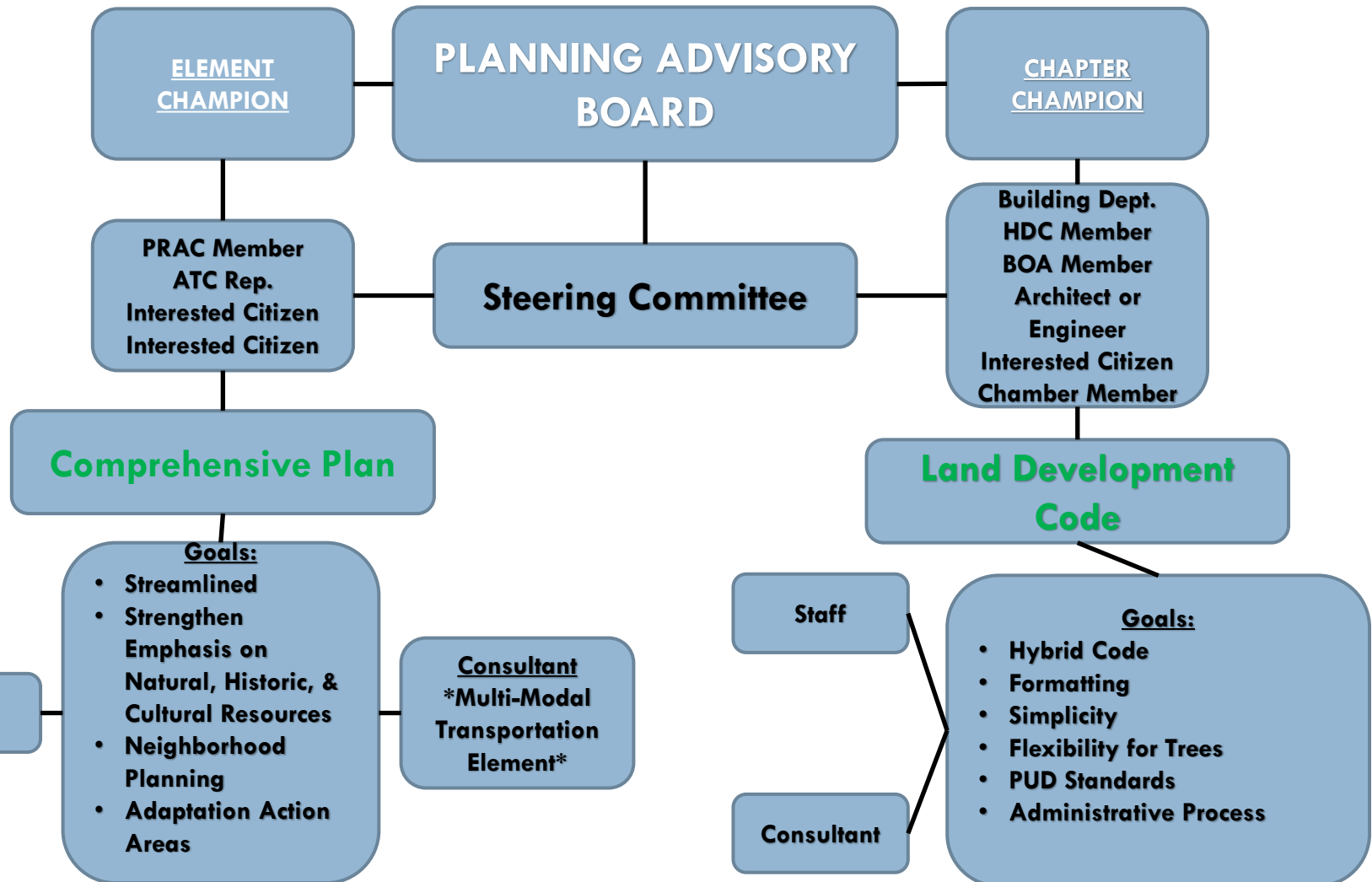


There is tremendous Social Capital in our Community!

How should we rely on our community and leverage available dollars for where it is needed?

Policy Design vs. Implementation

Defining Roles



CP Element Champion

Element	Champion
Future Land Use	
Multi-Modal Transportation	
Housing	
Public Facilities	
Conservation and Coastal Management	
Recreation and Open Space	
Intergovernmental Coordination	
Capital Improvements	
Port	
Public School Facilities	
Historic Preservation	
Economic Development	

LDC Chapter Champion

Chapter	Champion
Ch. 1 – General Provisions	
Ch. 2 – Zoning Districts & Uses	
Ch. 3 – Environmental & Resource Protection	
Ch. 4 – Site Design	
Ch. 5 – Accessory & Temporary Uses & Structures	
Ch. 6 – Supplemental Standards & Special Situations	
Ch. 7 – Infrastructure & Concurrency Requirements	
Ch. 8 – HD & the CRA	
Ch. 9 – Boards & Committees	
Ch. 10 – Variations from Code Requirements	
Ch. 11 – Administrative & Decision Making Procedures	

Next Steps



- 10/20/20 City Commission Presentation
- 10/20/20 Award of RFQ 2020-04 for negotiation
- Refining board members roles and responsibilities at next PAB meeting

PLANNING ADVISORY BOARD AGENDA ITEM
City of Fernandina Beach



SUBJECT:

ITEM TYPE: Zoning Map Amendment >10 Acres

REQUESTED ACTION:

SYNOPSIS:

CITY ATTORNEY COMMENTS:

Kelly N. Gibson, AICP

Date: October 07, 2020

Submitted By: Kelly Gibson, AICP, Planning Director

PIN	Subdivisio	ZoningDist	FutureLand	USEDESC	HOUSE_NO	STREET	ST_MD	CHANGE FLUM	CHANGE ZONING
00-00-31-1800-0218-0010	CITY OF FERNANDINA BEACH S/D	R-2	MEDIUM DENSITY RESIDENTIAL	VACANT		N 11TH	ST		R-2 Zoning needs to extend to northern portion of property
00-00-31-1800-0246-0082	CITY OF FERNANDINA BEACH S/D	R-2	MEDIUM DENSITY RESIDENTIAL	SINGLE FAM	501	14TH	ST		
00-00-31-1800-0014-0040	CITY OF FERNANDINA BEACH S/D	C-3	CENTRAL BUSINESS DISTRICT	MUNICIPAL	25	4TH	ST	SPLIT MDR/ CBD - CHANGE TO ALL CBD	SPLIT R-2/ C-3 CHANGE TO ALL C-3

PROPERTY USE ERRORS

PIN	Subdivisio	ZoningDist	FutureLand	USEDESC	HOUSE_N	STREET	ST_MD	CHANGE FLUM	CHANGE ZONING
00-00-31-1360-0012-0000	HAMBY'S ADDITION TO FERNANDINA BEACH	R-2	MEDIUM DENSITY RESIDENTIAL	OFFICE BUI	2105	FLETCHER	AVE	GENERAL COMMERCIAL	C-1
00-00-31-1720-0003-0010	SOUTH BEACH	R-3	HIGH DENSITY RESIDENTIAL	HOTELS AND	3172	FLETCHER	AVE	GENERAL COMMERCIAL	C-1
00-00-31-1720-0004-0016	SOUTH BEACH	R-3	HIGH DENSITY RESIDENTIAL	RESTAURANT	3199	FLETCHER	AVE	GENERAL COMMERCIAL	C-1
20-3N-29-0000-0014-0120	Not in a Subdivision	C-1	GENERAL COMMERCIAL	SINGLE FAM	2154	1ST	AV	HIGH DENSITY RESIDENTIAL	R-3
20-3N-29-0000-0014-0170	Not in a Subdivision	C-1	GENERAL COMMERCIAL	SINGLE FAM	2144	1ST	AVE	HIGH DENSITY RESIDENTIAL	R-3
20-3N-29-0000-0014-0180	Not in a Subdivision	C-1	GENERAL COMMERCIAL	SINGLE FAM	2134	1ST	AV	HIGH DENSITY RESIDENTIAL	R-3
20-3N-29-0000-0014-0200	Not in a Subdivision	C-1	GENERAL COMMERCIAL	SINGLE FAM	2144	1ST	AV	HIGH DENSITY RESIDENTIAL	R-3
20-3N-29-0000-0014-0210	Not in a Subdivision	C-1	GENERAL COMMERCIAL	SINGLE FAM	2154	1ST	AVE	HIGH DENSITY RESIDENTIAL	R-3
20-3N-29-0000-0014-0230	Not in a Subdivision	C-1	GENERAL COMMERCIAL	SINGLE FAM	2134	1ST	AVE	HIGH DENSITY RESIDENTIAL	R-3

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: October 07, 2020

Submitted By: Kelly Gibson, AICP, Planning Director



Planning Activity Report for October 2020

HISTORIC DISTRICT COUNCIL (HDC)

The HDC Board meets every 3rd Thursday of each month

LOCATION	CASE NUMBER	MEETING DATE	SUMMARY OF REQUEST	STAFF RECOMMENDATION OR ACTION	BOARD FINDING	NEXT STEPS
115 S. 6th Street	HDCV 2020-0007	9/17/2020	Variance from LDC Section 4.02.03(E) side set back	Pending Review	Pending meeting	
115 S. 6th Street	HDC 2020-0004	9/17/2020	COA for Final approval for the construction of a single family dwelling & accessory structure.	Pending Review	Pending meeting	
112 S. 7th Street	HDC 2020-0026	9/17/2020	COA to remove old foundation and install new brick pier type foundation	Pending Review	Pending meeting	
Lots 3 + 4 Block 11 New Street	HDC 2020-0030	10/15/2020	COA to construct new 2 story primary structure	Pending Review	Pending meeting	
107 Estrada Street	HDC 2020-0023	10/12/2020	COA for the demolition of a non-contributing structure	Pending Review	Pending meeting	
Lots 2 + 3 + 4 Block 8 N. 2nd Street	HDC 2020-0034	10/12/2020	Conceptual COA to construct two (2) 3-story single family homes on three (3) 25' lots of records	Pending Review	Pending meeting	
715 San Fernando Street	HDC 2020-0031	10/15/2020	COA to construct additions and repair and alter various items according to scope of work, construct new pool	Pending Review	Pending meeting	
229 S. 8th Street	HDC 2020-0036	10/12/2020	COA to replace 19 windows	Pending Review	Pending meeting	
316 N. 3rd Street	HDC 2020-0037	10/12/2020	CONCEPTUAL COA to construct new 2-story primary structure with detached 1 1/2 car garage	Pending Review	Pending meeting	
231 N. Front Street	HDC 2020-0038	10/15/2020	COA to demolish a non-contributing primary structure	Pending Review	Pending meeting	
505 Cedar Street	HDC 2020-0039	10/12/2020	COA to Rehabilitate a contributing primary structure, to construction an addition in rear and to construct a 384 SF 2-story accessory structure	Pending Review	Pending meeting	
206 Estrada Street	HDC 2020-0042	10/15/2020	COA to construct a new 1.5 story primary structure with a detached 1 car garage	Pending Review	Pending meeting	
910 Someruelus Street	HDC 2020-0024	11/19/2020	COA for the demolition of a non-contributing structure	Pending Review	Pending meeting	
314 S. 7th Street	HDC 2020-0040	11/19/2020	COA to install roof mounted solar electric panel system	Pending Review	Pending meeting	
116 N. 2nd St.	HDC 2020-0043	11/19/2020	COA to construct 4 3-story town homes	Pending Review	Pending meeting	



Planning Activity Report for October 2020

205 Amelia St.	HDC 2020-0044	11/19/2020	COA to replace all windows	Pending Review	Pending meeting	
214 S. 3rd St.	HDC 2020-0045	11/19/2020	COA for conceptual review of an addition and small plunge pool	Pending Review	Pending meeting	
809 San Fernando Street	HDC 2020-0046	11/19/2020	COA to build a single-family home	Pending Review	Pending meeting	

HDC OLD BUSINESS

LOCATION	CASE NUMBER	MEETING DATE	SUMMARY OF REQUEST	STAFF RECOMMENDATION OR ACTION	BOARD FINDING	NEXT STEPS
515 Centre Street	HDC 2019-37	9/17/2020	COA To renovate the south & east elevations and add a rooftop terrace with canopy.	Denial	Case continued to March 19, 20 Meeting - DENIED	
821 Garden	HDC 2020-0025	9/17/2020	Amendment to previously approved COA HDC 2019-31 for alteration to porches and gable vent and addition of foundation vents	pending review	pending meeting	
908 White Street	HDC 2020-0027	9/17/2020	Amendment to previously approved COA HDC 2019-0047 for roof height, relocation of a window & change plans replacing covered carport with wood pressure treated deck	Approval	Approved	
211 S. 6th Street	HDC 2020-0029	9/17/2020	Amendment to previously approved STAFF COA HDCSA2019-0065 to modify roof material	Approval	Approved	
Lots 3 + 4 Block 18 Ladies Street	HDC 2020-0032	10/15/2020	Certificate of Approval (COA) for Final review to construct a 2-story primary structure and 1-story detached accessory structure on a parcel containing two media peonias	pending review	pending meeting	
Lot 6 Block 18 Ladies Street	HDC 2020-0033	10/15/2020	Certificate of Approval (COA) for Final review to construct 1-story primary structure and pool on a parcel containing one full peonia	pending review	pending meeting	
511 Ash Street	HDC 2020-0021	10/15/2020	COA to construct a 2 story residential dwelling + one accessory dwelling	Pending Review	Continued to October 15, 2020	
214 S. 7th Street	HDCV 2020-0006	10/15/2020	Variance from LDC Section 5.01.03(H)(I) + 5.01.04 to construct roof covering over deck and 8Ft privacy fence in rear yard	Pending Review	Continued to October 15, 2020	
214 S. 7th Street	HDC 2020-0019	10/15/2020	COA for renovation of an accessory structure	Pending Review	Continued to October 15, 2020	
900 White Street	HDC 2020-0041	10/12/2020	Amendment to previously approved COA HDC 2020-0008 for revision to garage and chimney	pending review	pending review	



Planning Activity Report for October 2020

BOARD OF ADJUSTMENT (BOA)

The Board meets on the 3rd Wednesday of each month

LOCATION	CASE NUMBER	MEETING DATE	SUMMARY OF REQUEST	STAFF RECOMMENDATION OR ACTION	BOARD FINDING	NEXT STEPS
Jutta Goodbread - 837 Tarpon Avenue	BOA 2020-0004	10/21/2020	Variance from LDC 1.03.05(A) to separate lots 13 & 14 from each and from front parcel of lots 5 & 6	Pending Review	pending meeting	
Matthew Miller - 416 Fir Street	BOA 2020-0005	10/21/2020	Variance from LDC 5.01.03 to construct accessory structure for boat storage	Pending Review	pending meeting	

PLANNING ADVISORY BOARD (PAB)

The Board meets on the 2nd Wednesday of each month

LOCATION	CASE NUMBER	MEETING DATE	SUMMARY OF REQUEST	STAFF RECOMMENDATION OR ACTION	BOARD FINDING	NEXT STEPS
1440-1420 Nectarine / 1410-1412-1416 Nectarine / 1415-1505 S. 15th Street	PAB 2020-0012	10/14/2020	Voluntary Annexation / Land Use & Zoning Map Amendment	Approval	pending meeting	1st Reading Ordinance on November 17, 2020
3001 S. 14th Street	PAB 2020-0011	10/14/2020	Voluntary Annexation / Land Use & Zoning Map Amendment	Approval	pending meeting	1st Reading Ordinance on November 17, 2020

TECHNICAL REVIEW COMMITTEE (TRC)

The Committee meets on the 2nd and 4th Thursday of each month.

LOCATION	CASE NUMBER	MEETING DATE	SUMMARY OF REQUEST	STAFF RECOMMENDATION OR ACTION	BOARD FINDING	NEXT STEPS
400 S. 8th Street	SPR 2020-0002	TBD	Site Review - Construction of 20 lot subdivision via 10 fee simple duplex -	pending meeting	pending meeting	
1015/1017/1019/1021 S. 8th Street	SPR 2020-0003	TBD	Site Review - Construction of 4 townhomes	pending meeting	pending meeting	
600 N. 8th Street	SPR 2020-0008	9/10/2020	Site Review - expansion of gravel drop yard and adding to employee parking area -	pending meeting	pending meeting	
Block 19, First Ave + Jefferson Ave	SPR 2020-0009	9/24/2020	Site Plan Review - construction of a driveway for a proposed home site	pending meeting	pending meeting	
Lime + S. 14th St.	SPR 2020-0010	10/8/2020	Site Plan Review - construction of a 10,640 sf commercial bldg and associated parking lot	pending meeting	pending meeting	
2700 Atlantic Ave	SPR 2018-10	10/8/2020	Amendment to Site Plan Review to relocate exterior stairwell, change pool shape &	pending meeting	pending meeting	

ADMINISTRATIVE REVIEW APPLICATIONS

LOCATION	CASE NUMBER	APPLICATION DATE	SUMMARY OF REQUEST	STAFF RECOMMENDATION OR ACTION	REVIEW FINDING	NEXT STEPS
3635 First Avenue	ADMIN2020-0002	1/10/2020	Minor Subdivision	Pending	Pending Compliance with School Concurrency	
115 S. 6th Street	ADMIN2020-0008	4/3/2020	Context Sensitive Review	Pending Variance	Pending	
511 Ash Street	ADMIN2020-0019	7/28/2020	Lot Line Adjustment	pending review	pending	
205 3rd St.	ADMIN2020-0023	9/11/2020	Request for setback determination	pending	pending	
218 N. 6th St.	ADMIN2020-0015	6/4/2020	Request for setback determination	pending	pending	

WATER SEWER ANNEXATION AGREEMENT

LOCATION	CASE NUMBER	APPLICATION DATE	SUMMARY OF REQUEST	STAFF RECOMMENDATION OR ACTION	REVIEW FINDING	NEXT STEPS
2233 Sadler Road	ADMIN2020-0017	6/30/2020	Water/Sewer Annexation Agreement	City Commission Approval	Moved back to PAB for city annexation	Annexation in Progress



Planning Activity Report for October 2020

743 Pelican Lane	ADMIN2020-0020	8/26/2020	Water/Sewer Annexation Agreement	City Commission Approval	Approved	
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