



AGENDA
FERNANDINA BEACH CITY COMMISSION
REGULAR MEETING
OCTOBER 20, 2020
6:00 PM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034

Due to the ongoing COVID-19 pandemic, occupancy in the Commission Chambers will be limited. This 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

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE / INVOCATION

Invocation by Pastor Shad Goltz of First Baptist Church.

4. PROCLAMATIONS / PRESENTATION

4.1 **PROCLAMATION - 15TH ANNUAL NATIONAL FRIENDS OF LIBRARIES WEEK** - *Recognizes Friends of the Fernandina Beach Library (FOL) and acknowledging the volunteers who work tirelessly to support and fund our local library.*

4.2 **PRESENTATION - PLANNING ADVISORY BOARD** - *Chair Minshew of the Planning Advisory Board will provide an update regarding the achievements and goals of the Planning Advisory Board.*

4.3 **BUDGET SUMMARY** - *Comptroller Pauline Testagrose will answer any questions regarding the PRELIMINARY budget summary for September 2020.*

5. CITY COMMISSION DISCUSSION

5.1 **CONSERVATION / ENVIRONMENT** - *This item is placed on the agenda at the request of Commissioner Lednovich.*

5.2 **WATERFRONT DEVELOPMENT** - *This item is placed on the agenda at the request of Commissioner Lednovich.*

5.3 **MARINA** - *This item is placed on the agenda at the request of Commissioner Ross.*

5.4 **OCEAN HIGHWAY AND PORT AUTHORITY (OHPA)** - *This item is placed on the agenda at the request of Commissioner Ross.*

5.5 **COVID-19 - DISCUSS RESUMING SPECIAL EVENTS**

6. PUBLIC COMMENT REGARDING ITEMS NOT ON THE AGENDA OR ITEMS ON THE CONSENT

AGENDA

7. RESOLUTIONS

- 7.1 **AWARD OF RFQ #2020-02 - WGI, KIMLEY-HORN, EPD AND DESIGN WORKSHOP -** RESOLUTION 2020-148 ACCEPTING THE RANKING RFQ #2020-02 FOR REVISING THE CITY'S COMPREHENSIVE PLAN AND LAND DEVELOPMENT CODE TO PROCEED WITH NEGOTIATIONS AND DEVELOPMENT OF SCOPE OF WORK; AND PROVIDING FOR AN EFFECTIVE DATE. *Synopsis: Approves the ranked order for purposes of negotiating price and scope of work to complete revisions to the City's Comprehensive Plan and Land Development Code.*
- 7.2 **RAILROAD CROSSING DESIGN SERVICES-** RESOLUTION 2020-149 APPROVING PASSERO ASSOCIATES, LLC WORK ORDER 20-92 FOR PLANNING SERVICES ASSOCIATED WITH RAILROAD CROSSINGS AT ASH, CENTRE, AND ALACHUA STREETS IN AN AMOUNT NOT TO EXCEED \$25,000; AUTHORIZING EXECUTION; AND PROVIDING FOR AN EFFECTIVE DATE. *Synopsis: Provides for design services related to Front Street railroad crossings.*
- 7.3 **ENGINEERING AGREEMENT - FIRST COAST RAILROAD INC. -** RESOLUTION 2020-150 APPROVING A REIMBURSEMENT AGREEMENT FOR ENGINEERING SERVICES RELATED TO A NORTH FRONT STREET ROADWAY IMPROVEMENTS IN AN AMOUNT NOT TO EXCEED \$18,000; AUTHORIZING EXECUTION; AND PROVIDING FOR AN EFFECTIVE DATE. *Synopsis: Approves reimbursement to First Coast Railroad for engineer review costs associated with railroad safety improvements at Ash, Centre, and Alachua Streets.*
- 7.4 **SILLING ARCHITECTS - CITY HALL ASSESSMENT -** RESOLUTION 2020-151 APPROVING THE PROPOSAL SUBMITTED BY SILLING ARCHITECTS, INC. IN THE AMOUNT OF \$48,500; AUTHORIZING EXECUTION; AND PROVIDING FOR AN EFFECTIVE DATE. *Synopsis: Approves professional services agreement for architecture and engineering services for needs and site assessment associated with City Hall.*
- 7.5 **SUNSETTING THE PUBLIC, EDUCATIONAL AND GOVERNMENTAL (PEG) COMMITTEE -** RESOLUTION 2020-152 SUNSETTING THE PUBLIC, EDUCATIONAL AND GOVERNMENTAL (PEG) COMMITTEE; AND PROVIDING FOR AN EFFECTIVE DATE. *Synopsis: Permanently sunsets the PEG Committee.*
- 7.6 **AMENDING RESOLUTION 2005-67 - ESTABLISHING THE PARKS AND RECREATION ADVISORY COMMITTEE -** RESOLUTION 2020-153 AMENDING RESOLUTION 2005-67 BY REMOVING "AD HOC" FROM SECTION 1 OF THE PARKS AND RECREATION COMMITTEE ENABLING LEGISLATION AND PROVIDING FOR AN EFFECTIVE DATE. *Synopsis: Amends Resolution 2005-67 by removing "ad hoc" from Section 1 of the Parks and Recreation Advisory Committee enabling legislation.*
- 7.7 **DRUG-FREE WORKPLACE POLICY UPDATE -** RESOLUTION 2020-154 APPROVING AN UPDATED DRUG-FREE WORKPLACE POLICY; PROVIDING FOR REPEAL OF ANY PREVIOUS POLICIES IN CONFLICT HERewith; AND PROVIDING FOR AN EFFECTIVE DATE. *Synopsis: Approves the updates to the Drug-Free Workplace Policy.*
- 7.8 **BUDGET AMENDMENT - MARINA -** RESOLUTION 2020-155 APPROVING AN AMENDMENT TO THE BUDGET FOR FISCAL YEAR 2020/2021; AND PROVIDING FOR AN EFFECTIVE DATE. *Synopsis: Approves an amendment to the budget of \$95,900 for the Northern Attenuator Project.*
- 7.9 **BUDGET AMENDMENT - BUILDING DEPARTMENT -** RESOLUTION 2020-156 APPROVING AN AMENDMENT TO THE BUDGET FOR FISCAL YEAR 2020/2021; AUTHORIZING EXECUTION; AND PROVIDING FOR AN EFFECTIVE DATE. *Synopsis: Approves a budget transfer*

of \$191,120 from the Building Fees Fund Reserve account to the Building Fees Fund Professional Services account.

- 7.10 **AUTHORIZATION TO DEFEND - PURPLE CREEK, LLC - RESOLUTION 2020-157** AUTHORIZING THE CITY ATTORNEY TO DEFEND THE CITY IN CERTAIN LITIGATION; AND PROVIDING FOR AN EFFECTIVE DATE. *Synopsis: Authorizes the City Attorney to work with the City claims administrator to defend the City of Fernandina Beach in the matter of Purple Creek, LLC, v. City of Fernandina Beach, Case No: 20-CA-211, in the Fourth Judicial Circuit Court for the State of Florida.*
- 7.11 **LITIGATION AUTHORIZATION - ROYAL AIR FREIGHT, INC - RESOLUTION 2020-158** AUTHORIZING THE CITY ATTORNEY TO PROCEED WITH FILING A LAWSUIT AGAINST ROYAL AIR FREIGHT, INC., IN CIRCUIT COURT FOR DAMAGES RELATED TO A FUEL SPILL ON AIRPORT PROPERTY; AND PROVIDING AN EFFECTIVE DATE. *Synopsis: Authorizes the City Attorney to engage in litigation against Royal Air Freight, Inc.*
- 7.12 **LITIGATION AUTHORIZATION - FORECLOSURE AT 610 VERNON STREET - RESOLUTION 2020-159** APPROVING THE CITY ATTORNEY TO PROCEED WITH A FORECLOSURE COMPLAINT AGAINST KIMBERLY A ROSS PERKINS FOR DEFAULT ON A DEFERRED PAYMENT MORTGAGE FOR A COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) REHABILITATION AND REPLACEMENT HOUSING PROGRAM; AND PROVIDING AN EFFECTIVE DATE. *Synopsis: Authorizes the City Attorney to engage in a foreclosure action for property located 610 Vernon Street.*
- 7.13 **PPI PLAN APPROVAL - RESOLUTION 2020-160** A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, APPROVING CITY OF FERNANDINA BEACH AND NASSAU COUNTY BOARD OF COUNTY COMMISSIONERS PROGRAM FOR PUBLIC INFORMATION (PPI) PLANNING DOCUMENT IN SUPPORT OF THE CITIES PARTICIPATION IN THE COMMUNITY RATING SYSTEM (CRS) PROGRAM. *Synopsis: Adopts a joint program with Nassau County to provide resources on flood hazards and floodplain-related functions.*

8. ORDINANCE - FIRST READING

- 8.1 *(Quasi-judicial)* **VOLUNTARY ANNEXATION - PLANTATION HAMMOCK SUBDIVISION - ORDINANCE 2020-33** ANNEXING APPROXIMATELY 4.32 ACRES OF LAND LOCATED IN THE PLANTATION HAMMOCK SUBDIVISION ON SIMMONS ROAD BETWEEN S. 14TH STREET AND AMELIA ROAD AND 847 SIMMONS ROAD CONTIGUOUS TO THE CITY LIMITS *Synopsis: 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, totaling 4.32 acres of land.*
- 8.2 *(Legislative)* **FUTURE LAND USE ASSIGNMENT -PLANTATION HAMMOCK SUBDIVISION - ORDINANCE 2020-34** ASSIGNING A FUTURE LAND USE MAP CATEGORY OF LOW DENSITY RESIDENTIAL (LDR) FOR 4.32 ACRES OF LAND LOCATED AT 847 SIMMONS ROAD AND PROPERTIES IN THE PLANTATION HAMMOCK SUBDIVISION *Synopsis: Requests for Future Land Use Map assignment of Low Density Residential (LDR) for properties located in the Plantation Hammock subdivision located on Simmons Road between S. 14th Street and Amelia Road and 847 Simmons Road, totaling 4.32 acres of land.*
- 8.3 *(Quasi-judicial)* **ZONING MAP ASSIGNMENT - PLANTATION HAMMOCK SUBDIVISION - ORDINANCE 2020-35** ASSIGNING A ZONING CATEGORY OF LOW DENSITY RESIDENTIAL (R-1) FOR 4.32 ACRES OF LAND LOCATED AT 847 SIMMONS ROAD AND PROPERTIES IN THE PLANTATION HAMMOCK SUBDIVISION *Synopsis: Requests Zoning Map changes for*

properties located in the Plantation Hammock subdivision located on Simmons Road between S. 14th Street and Amelia Road and 847 Simmons Road, assigning the Low Density residential (R-1) zoning district for properties totaling 4.32 acres of land.

- 8.4 *(Quasi-judicial)* **VOLUNTARY ANNEXATION - SADLER ROAD - ORDINANCE 2020-36** ANNEXING APPROXIMATELY 3.70 ACRES OF LAND LOCATED AT 2246 SADLER ROAD AND 2233 SADLER ROAD CONTIGUOUS TO THE CITY LIMITS *Synopsis: Requests voluntary annexation of properties located at 2246 Sadler Road totaling 3.24 acres of land and annexation of property at 2233 Sadler Road totaling 0.46 acres of land.*
- 8.5 *(Legislative)* **FUTURE LAND USE MAP ASSIGNMENT - SADLER ROAD - ORDINANCE 2020-37** ASSIGNING A FUTURE LAND USE MAP CATEGORY OF GENERAL COMMERCIAL (GC) FOR 3.24 ACRES OF LAND LOCATED AT 2246 SADLER ROAD AND MIXED USE (MU) FOR 0.46 ACRES OF LAND LOCATED AT 2233 SADLER ROAD *Synopsis: Requests properties located at 2246 Sadler Road to be assigned the General Commercial (GC) Future Land Use Map category for property totaling 3.24 acres of land; and requests property located at 2233 Sadler Road to be assigned the Mixed Use (MU) Future Land Use Map category and Mixed Use (MU-1) zoning district for properties totaling 0.46 acres of land.*
- 8.6 *(Quasi-judicial)* **ZONING MAP ASSIGNMENT - SADLER ROAD - ORDINANCE 2020-38** ASSIGNING A ZONING MAP CATEGORY OF COMMUNITY COMMERCIAL (C-1) FOR 3.24 ACRES OF LAND LOCATED AT 2246 SADLER ROAD AND MIXED USE (MU-1) FOR 0.46 ACRES OF LAND LOCATED AT 2233 SADLER ROAD *Synopsis: Request for zoning map change of property located at 2246 Sadler Road to assign the Community Commercial (C-1) zoning district for property totaling 3.24 acres of land; and zoning map change for 2233 Sadler Road to assign the Mixed Use (MU-1) zoning district for properties totaling 0.46 acres of land.*
- 8.7 *(Quasi-judicial)* **VOLUNTARY ANNEXATION - BAPTIST MEDICAL CENTER PROPERTIES - ORDINANCE 2020-39** ANNEXING APPROXIMATELY 31.39 ACRES OF LAND LOCATED ON THE BAPIST MEDICAL CENTER AT 1250 S. 18TH STREET, 1367 S. 18TH STREET AND INCLUDING VACANT LANDS CONTIGUOUS TO THE CITY LIMITS *Synopsis: 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 or properties totaling 31.39 acres of land.*
- 8.8 *(Legislative)* **FUTURE LAND USE MAP ASSIGNMENT - BAPTIST MEDICAL CENTER PROPERTIES - ORDINANCE 2020-40** CHANGING THE CITY'S FUTURE LAND USE MAP TO PUBLIC AND INSTITUTIONAL FOR APPROXIMATELY 31.39 ACRES OF LAND LOCATED AT 1250 S. 18TH STREET AND 1367 S. 18TH STREET AND VACANT LANDS FROM THE NASSAU COUNTY FUTURE LAND USE MAP DESIGNATION OF PUBLIC BUILDING GROUNDS *Synopsis: Request for Large-Scale Future Land Use Map Assignment for 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 for properties totaling 31.39 acres of land.*
- 8.9 *(Quasi-judicial)* **ZONING MAP ASSIGNMENT - BAPTIST MEDICAL CENTER PROPERTIES - ORDINANCE 2020-41** ASSIGNING A ZONING CATEGORY OF PUBLIC AND INSTITUTIONAL (PI-1) FOR 31.39 ACRES OF LAND LOCATED AT 1250 S. 18TH STREET, 1367 S. 18TH STREET, AND VACANT LANDS *Synopsis: Request for Zoning Map Change for 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) zoning district for properties totaling 31.39 acres of land.*

9. BOARD APPOINTMENTS

9.1 **BOARD OF TRUSTEES OF THE FIREFIGHTERS' AND POLICE OFFICERS' PENSION PLAN** - *one appointment.*

9.2 **GOLF COURSE ADVISORY BOARD** - *two appointments.*

10. CITY MANAGER REPORTS

11. CITY ATTORNEY REPORTS

12. CITY CLERK REPORTS

13. MAYOR/COMMISSIONER COMMENTS

14. ADJOURNMENT

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- A THREE (3) MINUTE TIME LIMIT MAY BE IMPOSED FOR ALL SPEAKERS (EXCEPT IN A QUASI-JUDICIAL HEARING). A "REQUEST TO SPEAK" FORM IS AVAILABLE ON THE COUNTER AT THE ENTRANCE TO THE COMMISSION CHAMBERS. THE FORM SHOULD BE GIVEN TO THE CITY CLERK UPON COMPLETION.
 - THE MAYOR WILL DETERMINE THE ORDER OF THE SPEAKERS AND MAY IMPOSE MORE RESTRICTIVE TIME LIMITS.
 - ONE PERSON WILL SPEAK AT A TIME AND ADDRESS COMMENTS TO THE MAYOR, NOT INDIVIDUAL CITY COMMISSION MEMBERS.
 - THE CITY COMMISSION MAY ASK QUESTIONS OF SPEAKERS WHO WILL HAVE ONE MINUTE TO RESPOND. ADDITIONAL TIME MAY BE GRANTED AT THE DISCRETION OF THE MAYOR OR BY A MOTION BY THE CITY COMMISSION.
 - SPEAKERS MAY FILE COPIES OF THEIR REMARKS WITH THE CITY CLERK WHO WILL MAKE THEM AVAILABLE TO THE COMMISSION.
 - MULTI-MEDIA PRESENTATIONS MUST BE SUBMITTED TO THE CITY CLERK NO LATER THAN THE FRIDAY BEFORE THE MEETING.
 - FERNANDINA BEACH CITIZENS WILL SPEAK BEFORE NONRESIDENTS AND SPEAKERS WILL LIMIT REMARKS TO THE SPECIFIC SUBJECT MATTER.
 - DISCUSSION – DIRECTION - ACTIONS ITEMS MAY BE ACTED UPON BY THE CITY COMMISSION BY EITHER A MOTION AND VOTE IN ACCORDANCE WITH ROBERTS RULES OF ORDER, OR BY A CONSENSUS OF THE CITY COMMISSION.
 - PURSUANT TO RESOLUTION 95-32, IF AN ITEM IS NOT ON THE AGENDA IT REQUIRES A FOUR-FIFTHS VOTE OF THE CITY COMMISSION DECLARING THE ITEM AN EMERGENCY BEFORE ACTION CAN BE TAKEN.
 - *QUASI-JUDICIAL* - DENOTES THAT THE ITEM MUST BE CONDUCTED AS A QUASI-JUDICIAL HEARING IN ACCORDANCE WITH CITY COMMISSION ESTABLISHED PROCEDURE AND FLORIDA STATUTES. ANY PERSON WISHING TO APPEAL ANY QUASI-JUDICIAL DECISION MADE BY THE COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING WILL NEED A RECORD OF THE PROCEEDINGS, AND, FOR SUCH PURPOSES, MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS MADE.
 - AT THE DISCRETION OF THE MAYOR, A RECESS MAY BE SCHEDULED EVERY NINETY MINUTES.
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Persons with disabilities requiring accommodations in order to participate should contact the City Clerk at (904) 310-3115 or TTY/TDD 711 (for the hearing or speech impaired).