



**AGENDA
PLANNING ADVISORY BOARD
WORKSHOP
SEPTEMBER 22, 2021
5:00 PM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034**

- 1. CALL TO ORDER / ROLL CALL / DETERMINATION OF QUORUM**
- 2. PLEDGE OF ALLEGIANCE**
- 3. BOARD BUSINESS**
 - 3.1 DISCUSSION ONLY: Upcoming Land Development Code text amendments
- 4. PUBLIC COMMENT**
- 5. ADJOURNMENT**

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

PLANNING ADVISORY BOARD AGENDA ITEM
City of Fernandina Beach



SUBJECT:

ITEM TYPE: LDC Text Amendment

REQUESTED ACTION:

SYNOPSIS:

CITY ATTORNEY COMMENTS:

Kelly Gibson, Planning Director

Tammi E. Bach, City Attorney

Jacob Platt, Senior Planner

Kelly N. Gibson

Date: September 16, 2021

Submitted By: Kelly Gibson, Planning Director

SEPTEMBER PAB WORKSHOP

FOR BOARD RECOMMENDATION IN DECEMBER 2021

LDC TEXT AMENDMENTS (MINOR)

Clarify

Clarify Fence Height Measurement

(LDC Reference 5.01.10 fences should be measured from 2" above the natural topography to the top of the fence panel, picket, or wall with posts not to exceed 6" top of panel, picket, or wall)

Add

Fencing Requirement for Dumpster Enclosures

LDC Section 5.01.07 (Add vinyl as an allowable fence screening material)

Allow

Allow Cemeteries in Recreational Zoning

(Add "P" in Table 2.03.02)

Make

Make Visibility Triangle calculation consistent with FDOT Standards

(Still under review)

Establish

Establish Front Yard Setback for Accessory Structures

(Add statement to require consistency with front yard setbacks)

LDC TEXT AMENDMENTS (MINOR)

Modify

Change of Use Process and Outcomes
(Starting with internal policy and procedure changes with no LDC changes requested at this time)

Strike & Correct

Strike outdated reference to parking in CRA
(Section 8.01.02(D)(4) add reference back to 7.01.04 footnote 2 or replicate language for consistency AND
Modify footnote to reference 8.01.02 (E) (9) for non-residential uses East of Front Street)

Implement

30ft Buffer for Port development consistent with Port Sub-element
(Add reference in 4.05.12 for Buffer Requirements number as E and modify the following letters)

Remove

Old Town side yard corridor conflicting language (HDC)
(Information forthcoming pending HDC consideration. Staff will provide an update at the workshop.)

Refine

Chapter 1 definitions (as needed)
(Revisions are dependent upon “Major LDC Revisions” as needed for clarification)

01

Establish Supplemental Standards for Auto Sales of Alternative Vehicles in 8th Street Mixed Use District

RECCOMENDATION: Make Auto Sales (New and Used) Permissible (P) in Table 2.03.02 Table of Land Uses to follow C-2 zoning as intended prior to enactment of MU-8 zoning restrictions.

This change serves to recognize the historic development pattern and auto oriented nature of this corridor as described in 8th Street Small Area Plan.

02

Net Density Definition “Floodplain” to special flood hazard area (SFHA)

*Comp Plan and LDC Amendment

RECCOMENDATION: Strike “floodplain” replace with Special Flood Hazard Area (SFHA) believed to be original intent, but consistent standard terminology.

LDC TEXT AMENDMENTS (MAJOR) FOR DISCUSSION (2 OF 5 ITEMS)