



**AGENDA
PLANNING ADVISORY BOARD
REGULAR MEETING
DECEMBER 8, 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. APPROVAL OF MEETING MINUTES

3.1 Approval of Minutes for the PAB Regular Meeting of November 10, 2021.

4. OLD BUSINESS

4.1 Vision 2045 Plan Presentation by WGI with Board and Public Discussion

(All draft documents will be uploaded to the Vision 2045 website by December 8, 2021.)

Official kick-off of the 4-week public comment period from December 8, 2021 - January 5, 2022

Comment online at www.fbfl.us/Vision2045 or by email to kgibson@fbfl.org

Individual meetings are also welcomed and can be scheduled with Kelly Gibson by email or phone 904-310-3480.

Community Meeting Zoom Link for Virtual Attendance: <https://us06web.zoom.us/j/82503344617>

Meeting ID: 825 0334 4617

One tap mobile

+16465588656,,82503344617# US (New York)

+13017158592,,82503344617# US (Washington DC)

5. NEW BUSINESS

5.1 PAB 2021-0009 - Final Plat: Crane Island - Phase 2E, Scott Borowski, Clary & Associates, Agent for The Range at Crane Island, LLC.

5.2 PAB 2021-0010 - Final Plat: Crane Island - Phase 2C, Scott Borowski, Clary & Associates, Agent for The Range at Crane Island, LLC.

5.3 CITY OF FERNANDINA BEACH, AGENT FOR IP HOLDINGS GROUP, LLC, NASSAU TRUST LLC, AND MACEDONIA AME CHURCH.

Expansion of Local Downtown Historic District Boundary to include:

BLOCK 2, LOTS 29-33 & BLOCK 46, LOTS 5 & PT OF LOT 6 IN OR 1892/1458 BEING PARCELS "1", "3" & "5" & BLOCK 49 PT OF LOTS 4 & 5 IN OR 1892/1458 BEING PARCELS "2" & "4".

Willing property owners have requested to be included in the City's locally adopted downtown historic district boundary. LDC Section 8.03.02 (M) requires that the Planning Advisory Board make recommendations for the consideration of the Historic District Expansion before proceeding to the City Commission for final decision making through an ordinance. After following all applicable review and notice criteria provided in LDC Section 8.03.02, the Historic District Council (reference HDC 2021-0033) completed its review and issued a recommendation of approval at its regular meeting on October 21, 2021. Staff continues to support the district's expansion.

5.4 LAND DEVELOPMENT CODE TEXT AMENDMENTS (PAB CASES 2021-12, 2021-13, 2021-14, 2021-15, 2021-16)

The following Land Development Code Text Amendments have been reviewed and discussed over the past several months in noticed public meetings by the Planning Advisory Board. The hearing to be conducted on this agenda is for final recommendations by the PAB before moving the items to the City Commission for decision making through several ordinances. The City Commission will consider items at two public hearings anticipated for January 18, 2022 and February 15, 2022. Draft and final minutes of all prior public meetings conducted in these cases may be obtained by contacting the Department of Planning and Conservation.

Prior meeting dates include: 9/8/21, 9/22/21, 10/13/21, 10/27/21, and 11/10/21.

5.4.1 CITY OF FERNANDINA BEACH, LAND DEVELOPMENT CODE TEXT AMENDMENTS (PAB 2021-12): MINOR AMENDMENTS TO ADDRESS ERRORS, OMISSIONS AND CORRECTIONS INCLUDING SECTION 1.03.05 CONSTRUCTION OR DEMOLITION OF STRUCTURES ON COMBINED LOTS TO ADDRESS PROCEDURAL REQUIREMENTS FOR SEEKING A VARIANCE; AND AMENDING SECTION 1.07.00 DEFINITION OF VARIANCE; AND SECTION 2.03.02 ADDING CEMETERIES AS PERMISSIBLE WITHIN REC ZONING DISTRICT, ADDING HEALTH CLUBS AND GYMS AS PERMISSIBLE IN C-1 ZONING DISTRICT, ADDING MUSIC, DANCING, PHOTOGRAPHY, OR ART STUDIOS AS PERMISSIBLE IN C-1 ZONING DISTRICT; AND SECTION 4.05.12 TO INCLUDE REFERENCE FOR PORT BUFFER REQUIREMENTS CONSISTENT WITH THE COMPREHENSIVE PLAN; AND SECTION 5.01.03 CLARIFYING ACCESSORY STRUCTURE SETBACKS TO INCLUDE FRONT YARD SETBACK MEASUREMENT; AND SECTION 5.01.05 TO CLARIFY THE MEASUREMENT OF FENCES AND WALLS; AND SECTION 5.01.06 ALLOWING FOR VINYL DUMPSTER ENCLOSURES AND ADDING AN EXEMPTION FOR INDUSTRIAL USES ON I-2 ZONED PROPERTIES; AND SECTION 6.02.04 CLARIFYING SUPPLEMENTAL STANDARDS FOR MOTORIZED VEHICLE SALES WITHIN THE MU-8 ZONING DISTRICT; AND SECTION 8.01.02(D) TO REFERENCE PREVIOUSLY CORRECTED PARKING STANDARDS WITHIN THE COMMUNITY REDEVELOPMENT AREA (CRA); and SECTION 7.01.04(a) FOOTNOTE 2 TO REFERENCE TO CRA PARKING STANDARDS; AND AMENDING SECTION 11.02.01 TO PROVIDE ADDITIONAL NOTICE REQUIREMENTS FOR CERTAIN APPLICATIONS; AND AMENDING 11.02.03 EXPANDING MAILED NOTICE REQUIREMENTS TO 500 FEET; AND AMENDING 11.07.01 CLARIFYING APPEALS OF ADMINISTRATIVE DECISIONS

5.4.2 CITY OF FERNANDINA BEACH, LAND DEVELOPMENT CODE TEXT AMENDMENTS (PAB 2021-13): CITY COMMISSION DIRECTED TREE ORDINANCE UPDATES INCLUDING AMENDING SECTION 4.05.03 LANDSCAPE REQUIREMENTS, SECTION 4.05.04 MINIMUM REQUIREMENTS FOR RESIDENTIAL DEVELOPMENT, SECTION 4.05.10 STANDARDS FOR RETENTION AND DETENTION PONDS, ADDING SECTION 10.03.01 (c) ADMINISTRATIVE WAIVERS FOR TREE PROTECTION, 11.05.03 INSTALLATION AND MAINTENANCE GUARANTEES FOR LANDSCAPING

5.4.3 CITY OF FERNANDINA BEACH, LAND DEVELOPMENT CODE TEXT AMENDMENTS (PAB 2021-14): FLORIDA STATUTE DIRECTED MOBILE FOOD DISPENSING "FOOD TRUCKS" ADDING DEFINITIONS IN LDC SECTION 1.00.07, ADDING MOBILE FOOD TRUCK PARK AS A USE SUBJECT TO SUPPLEMENTAL STANDARDS IN LDC SECTION 2.03.02 AND PROVIDING

SUPPLEMENTAL STANDARDS IN LDC SECTION 6.02.15.

5.4.4 **CITY OF FERNANDINA BEACH, LAND DEVELOPMENT CODE TEXT AMENDMENTS (PAB 2021-15):** ENCROACHMENTS TO ADD DEFINITIONS IN LDC SECTION 1.07.00 FOR DECKS, BALCONIES, AND PORCHES AND AMENDING SECTION 4.02.03 (a) ADDING A PORCH ENCROACHMENT ALLOWANCE AND CLARIFYING DECK SETBACKS

5.4.5 **CITY OF FERNANDINA BEACH, LAND DEVELOPMENT CODE TEXT AMENDMENTS (PAB 2021-16):** OLD TOWN DESIGN STANDARDS IN SECTIONS 8.01.01.02 (c)(3) AND (J) TO CLARIFY SPECIFIC ALLOWANCES FOR THE DEVELOPMENT OF CONNECTING ELEMENTS BETWEEN SIDE YARD AND FRONTAGE CORRIDORS

6. BOARD BUSINESS

6.1 Elect Vice-Chair

7. STAFF REPORT

8. PUBLIC COMMENT

9. ADJOURNMENT

NEXT PAB REGULAR MEETING IS SCHEDULED FOR JANUARY 12, 2022

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.