



**AGENDA
PLANNING ADVISORY BOARD
REGULAR MEETING
SEPTEMBER 14, 2022
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 of the Regular Meeting of August 10, 2022.
- 4. OLD BUSINESS**
- 5. NEW BUSINESS**
- 6. BOARD BUSINESS**
 - 6.1 LDC AMENDMENTS DISCUSSION
 - City Commission Recommendation Changes
 - Accessory Dwelling Unit (ADU) - footprints/overhang
 - Accessory Dwelling Unit (ADU) Memo
 - 6.2 Discussion: Advertising Costs
 - 6.3 Continuation of discussion on historically platted lots of record
- 7. STAFF REPORT**
- 8. PUBLIC COMMENT**
- 9. ADJOURNMENT**

NEXT PAB REGULAR MEETING IS SCHEDULED FOR OCTOBER 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.

PLANNING ADVISORY BOARD AGENDA ITEM
City of Fernandina Beach



SUBJECT:

ITEM TYPE: Zoning Map Amendment < 10 Acres

REQUESTED ACTION:

SYNOPSIS:

CITY ATTORNEY COMMENTS:

Daphne Forehand, Planner I 9/2/2022

Kelly Gibson, Planning Director 9/2/2022

Date: August
29, 2022

Submitted By: Sylvie McCann,
Administrative Coordinator



**MINUTES
PLANNING ADVISORY BOARD
REGULAR MEETING
AUGUST 10, 2022**

1. CALL TO ORDER 5:00

ROLL CALL / DETERMINATION OF QUORUM

MEMBERS PRESENT:

Victoria Robas (Chair) Peter Stevenson
Genece Minshew (Vice-chair) Mark Bennett
John Boylan

MEMBERS ABSENT:

Barbara Gingher

OTHERS PRESENT:

Kelly Gibson, Planning & Conservation Director
Tammi Bach, City Attorney
Daphne Forehand, City Planner
Taylor Hartmann, Recording Secretary

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF MEETING MINUTES

3.1 Approval of Minutes from the Regular Meeting of June 8, 2022.

Member Stevenson noted that under item 4.1 he voted no, he did not abstain from voting.

ACTION TAKEN: A motion was made by Member Stevenson, seconded by Member Minshew to approve the Minutes with the noted amendment.

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

3.2 Approval of Minutes for the PAB Special Meeting of June 22, 2022.

Member Stevenson noted that under item 4.1 last line, change the word “reapproved” to “reaffirmed”.

ACTION TAKEN: A motion was made by Member Stevenson, seconded by Member Minshew to approve the Minutes with the noted amendment.

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

Chair Robas and Members agreed to hear Public Comment prior to the New Business items.

8. PUBLIC COMMENT

Jose Miranda, 309 ½ Centre Street, spoke about the current LDC definition for building footprint, as it relates to accessory dwellings and accessory structures, and requested that the Board consider amending the definition to achieve consistency and accuracy.

Michael Stauffer, 422 S. 6th Street, echoed Mr. Miranda's concern and thanked Staff for working to issue a Memorandum and addressing this concern so quickly.

James Pozzetta, 103 S. 18th Street, first disclosed that he sits on the Historic District Council as a member, spoke of the importance of this issue within the Historic District Council review process.

Judy Fitzwater, 927 S. 7th Street, spoke in favor of PAB case 2022-0024 regarding re-zoning to conservation land.

4. OLD BUSINESS

There were no Old Business items to discuss.

5. NEW BUSINESS

5.1 PAB 2022-0023 - FUTURE LAND USE MAP AND ZONING CHANGES FOR PROPERTIES LOCATED AT 1060 JEAN LAFITTE BLVD AND ON THIRD STREET TOTALING APPROXIMATELY 3.17 ACRES OF LAND FROM LOW DENSITY RESIDENTIAL (LDR / R-1) TO CONSERVATION (CON)

Ms. Forehand provided a summary of the requested action. She noted that the City would be closing on the property on 3rd Street by the end of this month of August. She also mentioned that this property is mostly wetland. Staff recommended approval.

Member Stevenson asked about if future budget allocations were in place for the maintenance of acquired properties.

ACTION TAKEN: A motion was made by Member Stevenson, seconded by Member Minshew to recommend approval of PAB case 2022-0023 to the City Commission; AND that PAB case 2022-0023 as presented is sufficiently compliant with the Comprehensive Plan and Land Development Code and applicable Florida Statutes to be approved at this time.

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

5.2 PAB 2022-0024 - FUTURE LAND USE AND ZONING MAP CHANGES FOR FLORIDA STATE LANDS LOCATED ON LOTS 8 + 9 S. 7TH STREET AND LOTS 3 + 4 INDIGO/S. 6TH STREET TOTALING 0.24 ACRES OF LAND FROM MEDIUM DENSITY RESIDENTIAL (MDR)/ R-2 TO CONSERVATION/CON

Ms. Forehand provided a summary of the requested action and staff recommended approval.

Judy Fitzwater, 923 S. 7th Street, spoke in favor of re-zoning to conservation land.

Breanna Pajevic, 917 S. 7th Street, voice some concerns about development near her property and would like to keep as much conservation as possible.

John Holbrook, 2009 Beech Street, spoke about the ownership of vacant parcels adjacent to the subject properties.

Margaret Kirkland, 1377 Plantation Point Drive, spoke of the importance of the conservation zoning designation on this parcel.

Judy Fitzwater, 923 S. 7th Street, noted that there is a creek close to these lots.

ACTION TAKEN: A motion was made by Member Stevenson, seconded by Member Boylan to recommend approval of PAB case 2022-0024 to the City Commission; AND that PAB case 2022-0024 as presented is sufficiently compliant with the Comprehensive Plan and Land Development Code and applicable Florida Statutes to be approved at this time.

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

5.3 PAB 2022-0025 - PRELIMINARY PLAT - FOR 2754 + 2766 BAILEY ROAD, FOR 12 SINGLE FAMILY LOTS

Ms. Forehand provided a summary of the requested action. She noted that this request has been reviewed by the Technical Review Committee and are awaiting the result from this review to acquire their Local Development Order. Staff recommended approval.

Margaret Kirkland, 1377 Plantation Point Drive, expressed concern regarding higher ground water levels in that area and the amount of tree and vegetation removal.

Asa Gillette, 20 S. 4th Street, was present to answer any questions and addressed the higher ground water level comment.

ACTION TAKEN: A motion was made by Member Minshew, seconded by Member Bennett to recommend approval of PAB case 2022-0025 to the City Commission; AND that PAB case 2022-0025 as presented is sufficiently compliant with the Comprehensive Plan and Land Development Code and applicable Florida Statutes to be approved at this time.

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

5.4 PAB 2022-0022 - VOLUNTARY ANNEXATION + ZONING + LAND USE MAP AMENDMENTS - 2753 AMELIA ROAD - CHARLES HINTON GAINES + BARBARA G. HARPER
REQUEST FOR VOLUNTARY ANNEXATION FOR A PARCEL OF LAND TOTALING 0.90 ACRES OF LAND, ASSIGNMENT OF THE CITY'S FUTURE LAND USE MAP CATEGORY OF MEDIUM DENSITY RESIDENTIAL (MDR), AND ZONING DISTRICT OF MEDIUM DENSITY RESIDENTIAL (R-2) FROM NASSAU COUNTY RESIDENTIAL SINGLE-FAMILY 2 ZONING DISTRICT AND MEDIUM DENSITY LAND USE.

Ms. Forehand provided a summary of the requested action and staff recommended approval.

Members expressed concern with the R-2 and would rather see this parcel zoned R1.

Barbara Harper, 2069 Clinch Drive, owner of the parcel, stated that they would be happy with an R-1 zoning district.

Marsha Christopher, 667 Ferdinand Court, voiced a concern regarding potential development of adjacent properties.

Barbara Harper, 2069 Clinch Drive, spoke about a neighbor's request for an easement.

ACTION TAKEN: A motion was made by Member Minshew, seconded by Member Bennett to recommend approval of PAB case 2022-0022 to the City Commission; requesting a Voluntary Annexation assignment of Low Density Residential Land Use and Low Density Residential R-1 Zoning District for property located at 2753 Amelia Road be approved; AND that PAB case 2022-0022 as presented with the proposed change is sufficiently compliant with the Comprehensive Plan and Land Development Code to be approved at this time.

Rachel Taylor, 2649 Robert Oliver Avenue, asked for clarification of the different zoning densities.

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

6. BOARD BUSINESS

6.1

- a. Discussion of Commission Directed LDC Text Amendments: *Impervious Surface, Gross Site Area, Defining "Marina", "Surface Water"*
- b. *Consistency of LDC Sections 8.01.02 (D) (1) and 3.03.03 (B)(1) "Water-Enhanced Uses" to be exempt from wetland buffers.*

Ms. Forehand provided a summary of the requested action and Staff's analysis.

Margaret Kirkland, 1377 Plantation Point Drive, spoke of concerns regarding the development of land located on the Amelia River.

6.2 Member Bennett requested discussion of historically platted lots of record.

Member Bennett indicated that Ms. Gibson has provided substantial information to the Board via email.

6.3 Vision 2045 Update: City Commission consideration of Vision 2045 at its regular meeting on August 16, 2022. Documents can be obtained from the City Commission agenda packet or the City's website at www.fbfl.us/vision2045.

The City Commission Agenda with this item is expected to be published on Tuesday, August 9, 2022.

7. STAFF REPORT

Margaret Kirkland, 1377 Plantation Point Drive, spoke of concerns about the smaller platted lots of record and tree loss.

8. ADJOURNMENT 7:19

Taylor Hartmann, Recording Secretary

Victoria Robas, Chair

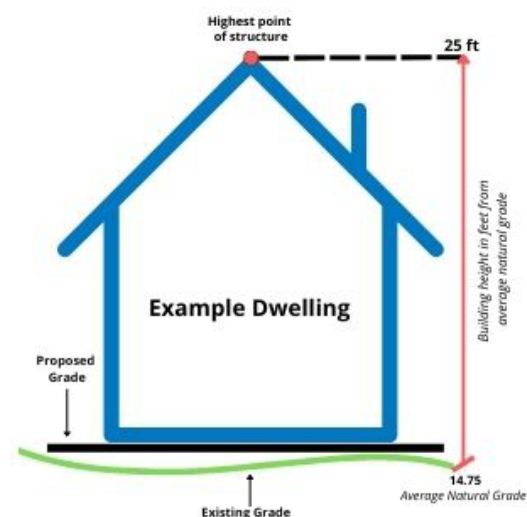


DATE: Friday, August 26, 2022
TO: Local Architects and Design Professionals, Planning Advisory Board
CC: Planning & Conservation Department, Building Department, Charlie George, PE, Dale Martin, Tammi E. Bach
RE: Accessory Structures – Interim Policy Interpretation

The purpose of this memo is to establish an interim policy interpretation of the existing Land Development Code (LDC) related to accessory structures' definitional dimension limitations, calculation of building height, and permissible projections. Draft LDC amendments will be presented to the Planning Advisory Board at future regular meetings with formal board consideration in December 2022. An ordinance is expected in early 2023 to codify the policy interpretations provided in this memo. Until formally amended, Staff will act on projects that meet applicable code sections as consistent with the following policy:

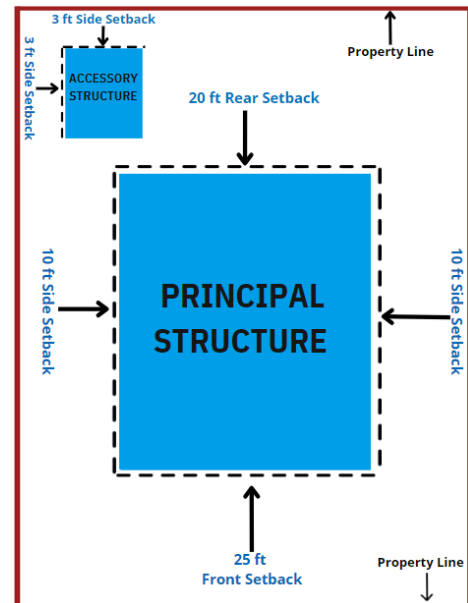
All Accessory Structures:

- Accessory Structures will not be measured to include the area of driveways, sidewalks, roads, or five feet around the building as may be interpreted through the existing LDC definition of "Building Footprint." Instead, the 625 ft² restriction is based on a modified version of the Florida Building Code definition for Area, Building. Area, Building is defined as *"the area included within surrounding exterior walls. Areas of the building not provided with surrounding walls (for example eave overhangs, stairwells, balconies, or front entry steps) are not included in the building area."*
- Accessory structures cannot exceed 25 feet in building height. Building height is measured consistent with LDC Section 4.02.03(C).





- Exterior projections beyond the building area are restricted, in size only, not to exceed the allowable dimensions permitted by LDC Section 4.02.03(A)(3-5).
- Setbacks are applied consistent with LDC Section 5.01.03 (H) and must include any exterior projections such as eave overhangs, front entry steps, exterior stairwells, or balconies. This means the building area of an accessory structure and any exterior projections cannot be located closer than three (3) feet to the side or rear property lines.



Accessory Dwellings:

- LDC Section 5.01.04 provides limitations on the size of Accessory Dwelling Units (ADUs) within the city. Subsection A reads that the ADU cannot exceed a total floor area of 625 ft². Floor Area Ratio (FAR) is defined in LDC Section 1.07.00 within the definition of FAR is discussion for floor area. In part, floor area includes “*the gross floor area on each floor or story.*” Staff will rely on this definition to clarify that the portion of an accessory structure identified as the ADU is limited 625 ft². If the ADU is constructed over a garage or heated/cooled storage or heated/cooled office space or similar, an internal stair entry leading to the portion of the structure designed as the ADU does not qualify as part of the ADU; however, the accessory structure continues to be limited by the 625 ft² building area as provided in LDC Section 5.01.03.

References to all applicable LDC Sections are provided as an attachment. If you have any questions, please do not hesitate to contact me directly.

Sincerely,

Kelly N. Gibson, AICP



1.07.00 Definitions (as related to this memo)

Building footprint means the area of the proposed building including the driveway, sidewalk and road, and five feet around the building but excluding patios, pools, and decks.

Floor Area Ratio is calculated by dividing the total of all floor areas on the site by the total site area. Floor areas include the gross floor area on each floor or story of the principal building and the floor area of any accessory building, not including parking area.

5.01.03 All Accessory Structures

- A. There must be a permitted principal structure in full compliance with all development standards and requirements of this LDC prior to issuance of a permit for an accessory structure. This provision shall not be construed to prohibit the establishment of an accessory structure simultaneously with the establishment of a permitted principal structure.
- B. Permissible accessory uses by zoning district are identified in Table 2.03.03.
- C. There must be no more than one (1) detached accessory dwelling unit and not more than a total of two (2) other detached accessory buildings on a lot.
- D. An accessory structure must not be located within or partially within any public right-of-way.
- E. Accessory structures must be shown on any site plan with full supporting documents as required by this LDC.
- F. Accessory structures must be included in all calculations of impervious surface and stormwater runoff requirements.
- G. Accessory structures must not be located in any required buffer, landscape area, or stormwater management area.
- H. A detached accessory building in a residential zoning district must be set back from the front lot line a minimum of 25 feet, from the side lot line a minimum of three (3) feet, and from the rear lot line a minimum of three (3) feet, except within the C-3 zoning district whereby the building standards set forth in Section 4.02.03(E) shall apply.
- I. A detached accessory building must not exceed twenty-five (25) feet in height or exceed a maximum building footprint of 625ft².
- J. Connection of an accessory structure to a principal structure may be permissible if the connection is non-conditioned, unenclosed, and meets all principal structure setback requirements. A half wall, knee wall, or railings may be permitted as part of the connection.

5.01.04 Accessory Dwelling Units (ADU)

- A. Accessory dwelling units (ADU) shall not count towards density. Long-term rental (31 days or more) is permissible when the property upon which the ADU is located receives a homestead exemption from the Nassau County, Florida Property Appraiser. Per the City's Comprehensive Plan policy 1.06.05, detached accessory dwelling units shall be permissible in all residential areas in compliance with the following standards:
 - 1. The total floor area of the detached accessory dwelling unit shall not exceed 625 square feet;
 - 2. The maximum height for a detached accessory dwelling unit located as a freestanding building or an apartment over a detached garage shall not exceed twenty-five (25) feet, measured from the approved finished grade to the highest point on the structure;
 - 3. A detached accessory dwelling unit shall be located only within a rear yard as established by Section 4.02.03; and



4. An accessory dwelling unit shall comply with all standards set forth in Section 5.01.03.
- B. An accessory dwelling is permissible in the I-1 or I-A zoning districts within a building which has as its principal use industrial or commercial uses. The accessory dwelling shall comply with the following standards:
 1. The total floor area shall not exceed 625 square feet, and only one accessory dwelling is permitted per lot of record or business, whichever is more restrictive;
 2. The accessory dwelling shall be provided solely for the occupancy by the owner, the manager, or an employee of the business which is the principal use;
 3. The accessory dwelling shall not have a separate water or electric meter from the business it serves;
 4. Parking for the accessory dwelling may be shared with the business it serves;
 5. The accessory dwelling shall not have a separate exterior entrance from the business entrance.
- C. An accessory dwelling is permissible in the OT-1 or OT-2 zoning districts subject to the standards in Section 8.01.01.02(C).

4.02.03 Standards for Buildings and Building Placement

- A. Encroachment
 1. A yard created by the setbacks set forth in this section will not be considered a yard for any other building.
 2. Every part of a required yard must be open and unobstructed from its lowest point to the sky, except as set forth in Section 4.02.03(A) (3), (4), (5) and (6) below.
 3. Front entry steps may encroach into a minimum front yard up to forty-two (42) inches.
 4. The following building features may project into a minimum yard up to twenty-four (24) inches: sills, belt courses, cornices, buttresses, ornamental features, chimneys, and eaves.
 5. The following building features may project into a minimum rear yard up to forty-two (42) inches: open or enclosed fire escapes, outside stairwell, and balconies.
 6. Porches may encroach up to ten (10) feet into the rear yard setback.
 - a. Porches must comply with the front and side yard setbacks.
 7. Decks with a finished floor of 12" or less from grade are permissible encroachments into the side and rear yards up to ten (10) feet from the property line. For installation of a deck on varying topography, the floor level may be allowed to reach a maximum of 36" from grade.
 - a. Decks must comply with the front yard setbacks.
 8. Mechanical equipment may be located within the side or rear yard setback, but not closer than five (5) feet to side or rear yard lot lines and screened by landscaping or opaque fencing.
 9. Specific requirements for fences and signs are outlined in Sections 5.01 and 5.03.
- B. On double-frontage lots, the designated front yard will be determined by the City.
- C. Standards for building height:
 1. Building height shall be measured from the average natural grade, to the highest point on the structure unless the property is located within a flood hazard area as provided herein. Properties located within a flood hazard area shall measure building height to the highest point on the structure from:



- a. The higher of the base flood elevation or approved finished grade for buildings and structures in a special flood hazard area and 0.2 percent annual chance of flood hazard area.
 - b. The approved finished grade for buildings and structures in coastal high hazard areas (Zone V) and Coastal A zones.
2. Building Height Encroachments: the calculation of maximum building height shall not include architectural rooftop features, mechanical equipment, elevator shafts, chimneys or other venting systems as required by the Florida Building Code, except as provided in subsection 4.02.03(C)2(a).
 - a. Residentially zoned properties located within 1,000 feet of the Coastal Construction Control Line (CCCL) cannot exceed 35 feet in building height. The only permissible encroachments are chimneys or other venting systems as required by the Florida Building Code.

**DISCUSSION OF FUTURE LAND DEVELOPMENT CODE AMENDMENTS
SEPTEMBER 14, 2022, PAB REGULAR MEETING**

1.00.07 DEFINITIONS

Area, Building means the area included within surrounding exterior walls. Areas of the building not provided with surrounding walls (for example eave overhangs, stairwells, balconies, or front entry steps) are not included in the building area.”

Surface water is any body of water found on the Earth's surface, including both the saltwater in the ocean and the freshwater in rivers, streams, and lakes. A body of surface water can persist all year long or for only part of the year.

OPTION 1: PLANNER’S DICTIONARY DEFINITION

Marina means a waterfront establishment whose business is offering the sale or rental of boats and marine sporting equipment and the servicing, repair, or storage of the same. Such establishments may also provide travelift services, slip rental, gasoline, sanitary pump out services, and food and drink.

OPTION 2: SUGGESTED BY COMMISSIONER ROSS

Marina means a commercial facility for storing, servicing, fueling, berthing and/or securing of watercraft, but not including community piers and other non-commercial boat docking and storage facilities

OPTION 3: FLORIDA STATUTE DEFINITION

Marina means a licensed commercial facility that provides secured public moorings or dry storage for vessels on a leased basis. A commercial establishment authorized by a licensed vessel manufacturer as a dealership is considered a marina for nonjudicial sale purposes.

STAFF OVERVIEW: Continuation of requested additions to chapter one definitions. The addition of “building area” addresses architects’ concerns with regards to accessory structures. Additional definitions for “surface water” and “marina” suggested by City Commission on 7/19.

OPTION 1:

Table 4.02.01(J). Design Standards for Lots

Zoning District	Minimum Lot Width (ft.)	Maximum Impervious Surface Ratio for Lots (%) (Note 7)	Maximum Floor Area Ratio for Lots (%) (Note 1)
I-W	75	60	75
W-1	25	60	75
PI-1	50	60 Note 5	50
CON	NA	5	NA
REC	NA	Note 5	NA

- Notes:
1. For RE, R-1, R-2, R-3, OT-1, and OT-2, the FAR standard applies to any permissible commercial uses.
 2. The minimum lot width for lots platted prior to the effective date of this LDC is fifty (50) feet. The minimum lot width for lots platted on or after the effective date of this LDC is seventy-five (75) feet.
 3. The maximum impervious surface ratio within the “Central Business District” land use category, as depicted on the Future Land Use Map, may be 1.00 where the application is for redevelopment of a lot that is developed with 100% impervious surface. Where the application is for new development of a vacant lot, the maximum impervious surface on the lot may be 100% where stormwater facilities are available and have sufficient capacity to accept the runoff from the lot.
 4. Development is permissible on lots which were platted before the effective date of this LDC and have a minimum width of twenty-five (25) feet.

**DISCUSSION OF FUTURE LAND DEVELOPMENT CODE AMENDMENTS
SEPTEMBER 14, 2022, PAB REGULAR MEETING**

5. Proposed development on lots within the "Recreation" land use, as depicted on the Future Land Use Map shall not exceed 0.25 impervious surface ratios.
6. Refer to Chapter 8 Section 8.01.01.02 for maximum lot coverage.
7. For waterfront lots on the Amelia River, the maximum impervious surface ratio is calculated by dividing the total impervious surface by the gross site area. Gross site area shall exclude any surface water contained on the lot or parcel.

OPTION 2:

Zoning District	Minimum Lot Width (ft.)	Maximum Impervious Surface Ratio for Lots (%) <u>(Note 7)</u>	Maximum Floor Area Ratio for Lots (%) (Note 1)
I-W	75	60	75
W-1	25	60	75
PI-1	50	60 Note 5	50
CON	NA	5	NA
REC	NA	Note 5	NA

- Notes:
1. For RE, R-1, R-2, R-3, OT-1, and OT-2, the FAR standard applies to any permissible commercial uses.
 2. The minimum lot width for lots platted prior to the effective date of this LDC is fifty (50) feet. The minimum lot width for lots platted on or after the effective date of this LDC is seventy-five (75) feet.
 3. The maximum impervious surface ratio within the "Central Business District" land use category, as depicted on the Future Land Use Map, may be 1.00 where the application is for redevelopment of a lot that is developed with 100% impervious surface. Where the application is for new development of a vacant lot, the maximum impervious surface on the lot may be 100% where stormwater facilities are available and have sufficient capacity to accept the runoff from the lot.
 4. Development is permissible on lots which were platted before the effective date of this LDC and have a minimum width of twenty-five (25) feet.
 5. Proposed development on lots within the "Recreation" land use, as depicted on the Future Land Use Map shall not exceed 0.25 impervious surface ratios.
 6. Refer to Chapter 8 Section 8.01.01.02 for maximum lot coverage.
 7. The maximum impervious surface ratio within the "Community Redevelopment Area" is calculated by dividing the total impervious surface by the gross site area. Gross site area shall exclude any surface water contained on the lot or parcel.

OPTION 3:

Zoning District	Minimum Lot Width (ft.)	Maximum Impervious Surface Ratio for Lots (%) <u>(Note 7)</u>	Maximum Floor Area Ratio for Lots (%) (Note 1)
I-W	75	60	75
W-1	25	60	75
PI-1	50	60 Note 5	50
CON	NA	5	NA
REC	NA	Note 5	NA

- Notes:
1. For RE, R-1, R-2, R-3, OT-1, and OT-2, the FAR standard applies to any permissible commercial uses.
 2. The minimum lot width for lots platted prior to the effective date of this LDC is fifty (50) feet. The minimum lot width for lots platted on or after the effective date of this LDC is seventy-five (75) feet.
 3. The maximum impervious surface ratio within the "Central Business District" land use category, as depicted on the Future Land Use Map, may be 1.00 where the application is for redevelopment of a lot that is developed with 100% impervious surface. Where the application is for new development of a vacant lot, the maximum impervious surface on the lot may be 100% where stormwater facilities are available and have sufficient capacity to accept the runoff from the lot.

**DISCUSSION OF FUTURE LAND DEVELOPMENT CODE AMENDMENTS
SEPTEMBER 14, 2022, PAB REGULAR MEETING**

4. Development is permissible on lots which were platted before the effective date of this LDC and have a minimum width of twenty-five (25) feet.
5. Proposed development on lots within the "Recreation" land use, as depicted on the Future Land Use Map shall not exceed 0.25 impervious surface ratios.
7. For I-1 and W-1, the maximum impervious surface ratio is calculated by dividing the total impervious surface by the gross site area. Gross site area shall exclude any surface water contained on the lot or parcel.

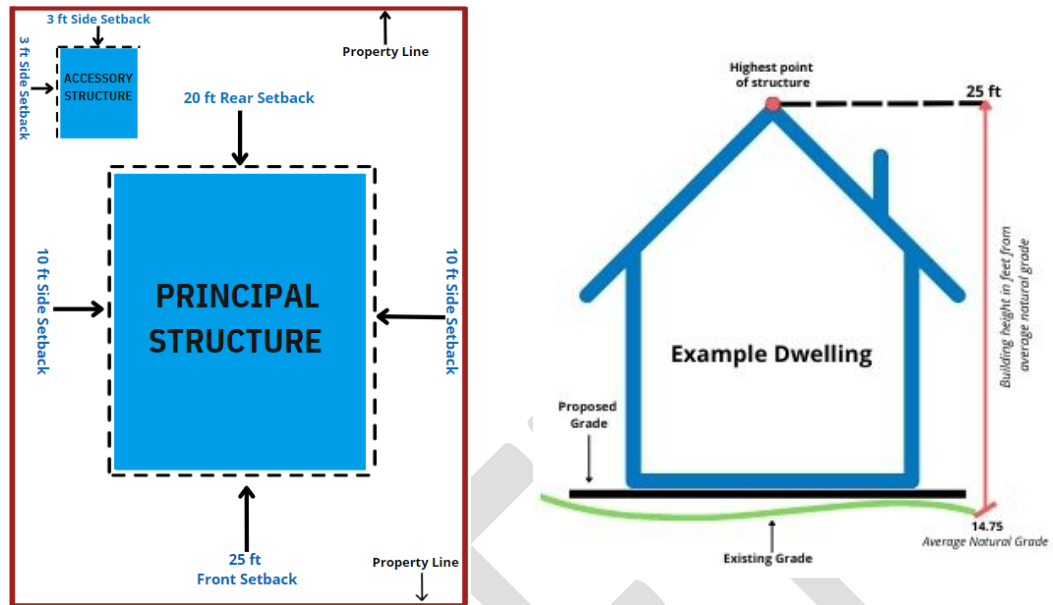
STAFF OVERVIEW: Continuation of discussion from PAB RM 8/10/22: to address Commission concerns for calculation of impervious surface ratio/gross site area specific to waterfront parcels on the Amelia River.

All Accessory Structures

- A. There must be a permitted principal structure in full compliance with all development standards and requirements of this LDC prior to issuance of a permit for an accessory structure. This provision shall not be construed to prohibit the establishment of an accessory structure simultaneously with the establishment of a permitted principal structure.
- B. Permissible accessory uses by zoning district are identified in Table 2.03.03.
- C. There must be no more than one (1) detached accessory dwelling unit and not more than a total of two (2) other detached accessory buildings on a lot.
- D. An accessory structure must not be located within or partially within any public right-of-way.
- E. Accessory structures must be shown on any site plan with full supporting documents as required by this LDC.
- F. Accessory structures must be included in all calculations of impervious surface and stormwater runoff requirements.
- G. Accessory structures must not be located in any required buffer, landscape area, or stormwater management area.
- H. A detached accessory building in a residential zoning district must be set back from the front lot line a minimum of 25 feet from the side lot line a minimum of three (3) feet, and from the rear lot line a minimum of three (3) feet, except within the C-3 zoning district whereby the building standards set forth in Section 4.02.03(E) shall apply. The building area of an accessory structure and any exterior projections cannot be located closer than three (3) feet to the side or rear property lines.
- I. A detached accessory building must not exceed twenty-five (25) feet in height, or exceed a maximum building footprint area of 625ft². Building height is measured consistent with LDC Section 4.02.03(C).
- J. Exterior projections beyond the building area are restricted, in size only, not to exceed the allowable dimensions permitted by LDC Section 4.02.03(A)(3-5).
- K. Connection of an accessory structure to a principal structure may be permissible if the connection is non-conditioned, unenclosed, and meets all principal structure setback requirements. A half wall, knee wall, or railings may be permitted as part of the connection.

DISCUSSION OF FUTURE LAND DEVELOPMENT CODE AMENDMENTS
SEPTEMBER 14, 2022, PAB REGULAR MEETING

ILLUSTRATIONS



**DISCUSSION OF FUTURE LAND DEVELOPMENT CODE AMENDMENTS
SEPTEMBER 14, 2022, PAB REGULAR MEETING**

5.01.01 Accessory Dwellings Units (ADU)

- A. Accessory dwelling units (ADU) shall not count towards density. Long-term rental (31 days or more) is permissible when the property upon which the ADU is located receives a homestead exemption from the Nassau County, Florida Property Appraiser. Per the City's Comprehensive Plan policy 1.06.05, detached accessory dwelling units shall be permissible in all residential areas in compliance with the following standards:
1. The total floor area of the detached accessory dwelling unit shall not exceed 625 square feet;
 2. The maximum height for a detached accessory dwelling unit located as a freestanding building or an apartment over a detached garage shall not exceed twenty-five (25) feet, measured ~~from the approved finished grade to the highest point on the structure;~~ consistent with LDC Section 4.02.03(C).
 3. A detached accessory dwelling unit shall be located only within a rear yard as established by Section 4.02.03; and
 4. An accessory dwelling unit shall comply with all standards set forth in Section 5.01.03.
1. An accessory dwelling is permissible in the I-1 or I-A zoning districts within a building which has as its principal use industrial or commercial uses. The accessory dwelling shall comply with the following standards:
1. The total floor area shall not exceed 625 square feet, and only one accessory dwelling is permitted per lot of record or business, whichever is more restrictive;
 2. The accessory dwelling shall be provided solely for the occupancy by the owner, the manager, or an employee of the business which is the principal use;
 3. The accessory dwelling shall not have a separate water or electric meter from the business it serves;
 4. Parking for the accessory dwelling may be shared with the business it serves;
 5. The accessory dwelling shall not have a separate exterior entrance from the business entrance.
- B. An accessory dwelling is permissible in the OT-1 or OT-2 zoning districts subject to the standards in Section 8.01.01.02(C).

STAFF OVERVIEW: Suggested changes to address architects' concerns from PAB RB 8/10/22.

3.03.03 Development Within Wetlands

Except as expressly provided in this section, no development activity shall be permitted in a wetlands area, as defined in Section 3.03.01.

- A. Wetlands shall be preserved in their natural state. No fill shall be placed in a wetland, and the wetland shall not be altered.
- B. Buffering requirements for development adjacent to wetlands or natural water bodies:
1. All new development and redevelopment adjacent to jurisdictional wetlands or surface water bodies shall be required to provide a buffer zone of native vegetation at least twenty-five (25) feet wide around wetlands and fifty (50) feet from natural water bodies to prevent erosion, retard runoff, and provide areas for habitat. All new construction that is a water enhanced, water dependent or water related use within the CRA and I-W zoning is exempt from the required buffers established by this Section; and

8.01.02 Amelia River Waterfront Community Redevelopment Area

Purpose

- A. It is the purpose of the CRA overlay to provide a broader mix of uses and compatible design with the downtown area in order to promote revitalization of the working waterfront and adjacent areas.
- B. The review of proposed development within the CRA Overlay shall be based upon compliance with the CRA Design Guidelines. Those properties within the CRA Overlay which are also located within the Downtown Historic District Overlay shall be reviewed for compliance with the Historic Preservation

**DISCUSSION OF FUTURE LAND DEVELOPMENT CODE AMENDMENTS
SEPTEMBER 14, 2022, PAB REGULAR MEETING**

Design Guidelines, dated December 1999, as amended. All plans for development within the CRA Overlay shall be reviewed by the Historic District Council.

- C. Site design standards specified in the overlay supersede the requirements for the underlying zoning district. Specific site design requirements that are not covered by the overlay shall follow the standards of the underlying zoning district.
- D. Properties located within the CRA abutting the Amelia River Waterfront are subject to the following standards:
 - 1. All new construction that is a water dependent, water enhanced, or water related use is exempt from Section 3.01.03(J) **and Section 3.03.03(B) 1.**

STAFF OVERVIEW: Add water enhanced to Section 3.03.03 (B) (1) to make it consistent with Section 8.01.02 (D) (1).

DRAFT

2021-2022 ADV EXPENSES YTD	\$4,617.00	3"x10" = \$934.50	3"x7" = 618.90
2020-2021 ADV EXPENSES	\$7,056.03		
2019-2022 ADV EXPENSES	\$7,582.04		

Fund	001	...	GEN FUND	Acct	001-1500-000-515-51-0000-54700-			
Org	0011500	...	PLANNING	Acct name	PRINTING			Account Notes
Object	54700	...	PRINTING	Type	Expense	Status	Active	
Project		...		Rollup		...		
				Sub-Rollup		...		
				☐ MultiYr Fund				

4 YEAR COMPARISON

CURRENT YEAR HISTORY 4 YEAR GRAPH HISTORY GRAPH

Yr/Per 2022/09	Fiscal Year 2022		Fiscal Year 2021		Fiscal Year 2020		Fiscal Year 2023	
Original Budget	6,500.00		6,500.00		6,500.00		.00	
Transfers In	.00		1,916.00		4,000.00		.00	
Transfers Out	.00		.00		.00		.00	
Revised Budget	6,500.00		8,416.00		10,500.00		.00	
Actual (Memo)	5,409.29		8,415.04		10,416.07		.00	
Encumbrances	.00		.00		.00		.00	
Requisitions	.00						.00	
Available	1,090.71		.96		83.93		.00	
Percent used	83.22		99.99		99.20		.00	

NEWS-LEADER

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Fernandina Beach FL 32035

(904) 261-3696

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Advertising Invoice

1 Billing Period	2 Advertiser/Client Name		
09/2021	CITY OF FERNANDINA BEACH		
23 Total Amount Due	*Unapplied Amount	3 Terms of Payment	
6002.90		DUE UPON RECEIPT	
21 Current Net Amount Due	22 30 Days	60 Days	Over 90 Days
6002.90	.00	.00	.00
4 Page Number	5 Billing Date	6 Billed Account Number	7 Advertiser/Client Number
1	10/03/21	29354 MEGHA.	29354

8 Billed Account Name and Address	Amount Paid:
CITY OF FERNANDINA BEACH 204 ASH STREET FERNANDINA BEACH FL 32034	Comments:

Please Return Upper Portion With Payment

10 Date	11 Reference	12 13 14 Description-Other Comments/Charges	15 SAU Size 16 Billed Units	17 Times Run 18 Rate	19 Gross Amount	20 Net Amount
09/01/21	464438	BALANCE FORWARD				4188.00
09/20/21	466699	CC PAYMENT - THANK YOU				-3587.00
09/01/21	634545	SCOOP	3.0X 5.00	1		-601.00
Comm.	RAFR		15.00	0.00	75.00	75.00 ✓
		FNL A	0.00	75.00		
09/03/21	659969	MACEDONIA AME CHURCH	3.0X 7.00	1		
Planning	ROPLD		21.00	28.90	618.90	618.90
	AFFRD	AFFIDAVIT RETAIL DISPL		12.00		
		FNL A	28.90	606.90		
09/08/21	634545	SCOOP	3.0X 5.00	1		
Comm	RAFR		15.00	0.00	75.00	75.00 ✓
		FNL A	0.00	75.00		
09/08/21	657947	ORD 2021-27 ANIMALS	2X 5.00	1		
Clark	ROPLD		10.00	28.90	301.00	301.00 ✓
	AFFRD	AFFIDAVIT RETAIL DISPL		12.00		
		FNL A	28.90	289.00		
09/08/21	657948	ORD 2021-26 MASTER FEE	2X 5.00	1		
Clark	ROPLD		10.00	28.90	301.00	301.00 ✓
	AFFRD	AFFIDAVIT RETAIL DISPL		12.00		
		FNL A	28.90	289.00		
09/08/21	660681	RFP 21-11	2X 5.00	1		
	ROPLD	3007220.5630	10.00	28.90	301.00	301.00
	AFFRD	AFFIDAVIT RETAIL DISPL		12.00		
		FNL A	28.90	289.00		

Statement of Account - Aging of Past Due Amounts

21 Current Net Amount Due	22 30 Days	60 Days	Over 90 Days	*Unapplied Amount	23 Total Amount Due

* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE

24 Invoice Number	25 Advertiser Information
1 Billing Period	6 Billed Account Number
	7 Advertiser/Client Number
	2 Advertiser/Client Name

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Advertising Invoice

1 Billing Period	2 Advertiser/Client Name		
09/2021	CITY OF FERNANDINA BEACH		
23 Total Amount Due	*Unapplied Amount	3 Terms of Payment	
6002.90		DUE UPON RECEIPT	
21 Current Net Amount Due	22 30 Days	60 Days	Over 90 Days
6002.90	.00	.00	.00
4 Page Number	5 Billing Date	6 Billed Account Number	7 Advertiser/Client Number
2	10/03/21	29354 MEGHA.	29354

8 Billed Account Name and Address	Amount Paid:
CITY OF FERNANDINA BEACH 204 ASH STREET FERNANDINA BEACH FL 32034	
	Comments:

Please Return Upper Portion With Payment

10 Date	11 Reference	12 13 14 Description-Other Comments/Charges	15 SAU Size 16 Billed Units	17 Times Run 18 Rate	19 Gross Amount	20 Net Amount
09/15/21 <i>Comm</i>	634545 RAFR	SCOOP FNL A	3.0X 5.00 15.00 0.00	1 0.00 75.00	75.00	75.00 ✓
09/17/21 <i>Finance</i>	662243 ROPLD AFFRD	NOTICE OF TAX INCREASE AFFIDAVIT RETAIL DISPL FNL A	3.0X10.00 30.00 28.90	1 28.90 867.00	879.00	879.00
09/17/21 <i>Finance</i>	662244 ROPLD AFFRD	BUDGET SUMMARY AFFIDAVIT RETAIL DISPL FNL A	6.0X10.00 60.00 28.90	1 28.90 1734.00	1746.00	1746.00
09/22/21 <i>Comm</i>	634545 RAFR	SCOOP FNL A	3.0X 5.00 15.00 0.00	1 0.00 75.00	75.00	75.00 ✓
09/22/21	662799 ROPLD AFFRD	RFP 21-13 3007220, 56300 AFFIDAVIT RETAIL DISPL FNL A	2X 5.00 10.00 28.90	1 28.90 289.00	301.00	301.00 <i>pkg. # 21022</i>
09/29/21 <i>Comm</i>	634545 RAFR	SCOOP FNL A	3.0X 5.00 15.00 0.00	1 0.00 75.00	75.00	75.00 ✓
09/29/21	663938 ROPLD AFFRD	ITB 21-16 - Fire Station AFFIDAVIT RETAIL DISPL FNL A	2X 5.00 10.00 28.90	1 28.90 289.00	301.00	301.00

Statement of Account - Aging of Past Due Amounts

21 Current Net Amount Due	22 30 Days	60 Days	Over 90 Days	*Unapplied Amount	23 Total Amount Due

* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE

24 Invoice Number	25 Advertiser Information
1 Billing Period	6 Billed Account Number
	7 Advertiser/Client Number
	2 Advertiser/Client Name

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Advertising Invoice

1 Billing Period 09/2021		2 Advertiser/Client Name CITY OF FERNANDINA BEACH	
23 Total Amount Due 6002.90		*Unapplied Amount	3 Terms of Payment DUE UPON RECEIPT
21 Current Net Amount Due 6002.90	22 30 Days .00	60 Days .00	Over 90 Days .00
4 Page Number 3	5 Billing Date 10/03/21	6 Billed Account Number 29354 MEGHA.	7 Advertiser/Client Number 29354

8 Billed Account Name and Address CITY OF FERNANDINA BEACH 204 ASH STREET FERNANDINA BEACH FL 32034		Amount Paid: Comments:
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Please Return Upper Portion With Payment

10 Date	11 Reference	12 13 14 Description-Other Comments/Charges	15 SAU Size 16 Billed Units	17 Times Run 18 Rate	19 Gross Amount	20 Net Amount
09/29/21	664003	PAB CASE 2021-0008	3.0X10.00	1		
	ROPLD		30.00	28.90	879.00	879.00
	AFFRD	AFFIDAVIT RETAIL DISPL		12.00		
		FNL A	28.90	867.00		
	Clerk	0011200.54700		= 602.00		
	Commission	0011100.54700		= 375.00		
	Planning			= 1497.90		
	Finemce			= 2625.00		
	RFP 21-11	3007220.56300		= 301.00	- P10 # 21022	
	RFP 21-13	3007220.56300		= 301.00	- P10 # 21022	
	ITB 21-16			= 301.00		

6002.90

Statement of Account - Aging of Past Due Amounts

Due date: 10/18/21

21 Current Net Amount Due 6002.90	22 30 Days 0.00	60 Days 0.00	Over 90 Days 0.00	*Unapplied Amount	23 Total Amount Due 6002.90
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* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE

24 Invoice Number 092129354		25 Billing Period 09/2021		6 Billed Account Number 29354		7 Advertiser/Client Number 29354		2 Advertiser/Client Name CITY OF FERNANDINA BEACH	
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Advertising Invoice

1 Billing Period		2 Advertiser/Client Name			
01/2022		CITY OF FERNANDINA BEACH			
23 Total Amount Due		*Unapplied Amount	3 Terms of Payment		
3196.50			DUE UPON RECEIPT		
21 Current Net Amount Due		22 30 Days	60 Days	Over 90 Days	
3196.50		.00	.00	.00	
4 Page Number		5 Billing Date		6 Billed Account Number	7 Advertiser/Client Number
1		01/30/22		29354 MEGHA.	29354

8 Billed Account Name and Address	Amount Paid:
CITY OF FERNANDINA BEACH 204 ASH STREET FERNANDINA BEACH FL 32034	
	Comments:

Please Return Upper Portion With Payment

10 Date	11 Reference	12 13 14 Description-Other Comments/Charges	15 SAU Size 16 Billed Units	17 Times Run 18 Rate	19 Gross Amount	20 Net Amount
		BALANCE FORWARD				2046.00
01/27/22	481092	CC PAYMENT - THANK YOU				-2046.00
01/27/22	481095	CC PAYMENT - THANK YOU				-150.00
01/05/22	634545 RAFR	SCOOP <i>Comm.</i> FNL A	3.0X 5.00 15.00 0.00	1 0.00 75.00	75.00	75.00 ✓
01/05/22	680797 ROPLD	ORD. 21-39, 40 AND 41 <i>check</i> FNL A	3.0X10.00 30.00 28.90	1 28.90 867.00	867.00	867.00 ✓
01/05/22	680904 ROPLD AFFRD	ORDINANCE 2021-37 <i>check</i> AFFIDAVIT RETAIL DISPL FNL A	2X 5.00 10.00 28.90	1 28.90 289.00	301.00	301.00 ✓
01/05/22	680907 ROPLD AFFRD	ORDINANCE 2021-38 <i>check</i> AFFIDAVIT RETAIL DISPL FNL A	2X 5.00 10.00 28.90	1 28.90 289.00	301.00	301.00 ✓
01/12/22	634545 RAFR	SCOOP <i>Comm.</i> FNL A	3.0X 5.00 15.00 0.00	1 0.00 75.00	75.00	75.00 ✓
01/19/22	634545 RAFR	SCOOP <i>Comm.</i> FNL A	3.0X 5.00 15.00 0.00	1 0.00 75.00	75.00	75.00 ✓
01/21/22	684149 ROPLD	ITB 22-05	2X 5.00 10.00	1 30.65	321.50	321.50

Page 21033
Oct 3W-720-5630

Statement of Account - Aging of Past Due Amounts

21 Current Net Amount Due	22 30 Days	60 Days	Over 90 Days	*Unapplied Amount	23 Total Amount Due

*** UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE**

UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE				
24 Invoice Number	25 Advertiser Information			
	1 Billing Period	6 Billed Account Number	7 Advertiser/Client Number	2 Advertiser/Client Name

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Advertising Invoice

1] Billing Period		2] Advertiser/Client Name		
01/2022		CITY OF FERNANDINA BEACH		
23] Total Amount Due		*Unapplied Amount	3] Terms of Payment	
3196.50			DUE UPON RECEIPT	
21] Current Net Amount Due		22] 30 Days	60 Days	Over 90 Days
3196.50		.00	.00	.00
4] Page Number	5] Billing Date		6] Billed Account Number	7] Advertiser/Client Number
2	01/30/22		29354 MEGHA.	29354

8	Billed Account Name and Address	Amount Paid:
	CITY OF FERNANDINA BEACH 204 ASH STREET FERNANDINA BEACH FL 32034	Comments:

Please Return Upper Portion With Payment

10	Date	11	Reference	12(13)14	Description-Other Comments/Charges	15	SAU Size	16	Billed Units	17	Times Run	18	Gross Amount	19	Net Amount
			AFFRD		AFFIDAVIT RETAIL DISPL						15.00				
					FNL A		30.65				306.50				
01/26/22		634545	RAFR		SCOOP Comm.	3.0X	5.00				1		75.00		75.00
					FNL A		15.00				0.00				
							0.00				75.00				
01/28/22		685368	ROPLD		PAB CASE 2022-0001	3.0X	10.00				1		934.50		934.50
			AFFRD		Affidavit		30.00				30.65				
					AFFIDAVIT RETAIL DISPL						15.00				
					FNL A		30.65				919.50				
01/28/22		685370	ROPLD		RFP 22-02	2X	5.00				1		321.50		321.50
			AFFRD		GC		10.00				30.65				
					AFFIDAVIT RETAIL DISPL						15.00				
					FNL A		30.65				306.50				

Commission - 300.00
 Clerk - 1469.00
 Bid 310.720.56300 321.50
 Planning - 934.50
 RFP - 410.55200 321.50

Due date: 02/14/22

Statement of Account - Aging of Past Due Amounts

21	Current Net Amount Due	22	30 Days	60 Days	Over 90 Days	*Unapplied Amount	23	Total Amount Due
	3196.50		0.00	0.00	0.00			3196.50

NEWS-LEADER

(904) 261-3696

* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE

24 Invoice Number		25 Advertiser Information							
1 Billing Period		6 Billed Account Number		7 Advertiser/Client Number		2 Advertiser/Client Name			
012229354		01/2022		29354		29354		CITY OF FERNANDINA BEACH	

NEWS-LEADER

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Fernandina Beach FL 32035

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Advertising Invoice

1 Billing Period		2 Advertiser/Client Name	
04/2022		CITY OF FERNANDINA BEACH	
23 Total Amount Due		*Unapplied Amount	3 Terms of Payment
2530.60			DUE UPON RECEIPT
21 Current Net Amount Due	22 30 Days	60 Days	Over 90 Days
2530.60	.00	.00	.00
4 Page Number	5 Billing Date	6 Billed Account Number	7 Advertiser/Client Number
1	05/01/22	29354 MEGHA.	29354

8 Billed Account Name and Address	Amount Paid:
CITY OF FERNANDINA BEACH 204 ASH STREET FERNANDINA BEACH FL 32034	Comments:

Please Return Upper Portion With Payment

10 Date	11 Reference	12 13 14 Description-Other Comments/Charges	15 SAU Size 16 Billed Units	17 Times Run 18 Rate	19 Gross Amount	20 Net Amount
04/27/22	491996	BALANCE FORWARD				1661.10
04/27/22	491997	692140				-321.50
04/27/22	491998	694695				-321.50
04/27/22	491999	695924				-934.50
04/27/22	491999	634545				-150.00
04/27/22	492000	694406				-255.00
04/06/22	694406 RAFR	CITY SCOOP	3.0X 5.00	1		
		FNL A	15.00	0.00	85.00	85.00
			0.00	85.00		
04/06/22	697173 ROPLD AFFRD	ORD 2022-09 PO#KIM BRILEY AFFIDAVIT RETAIL DISPL	3.0X10.00	1		
		FNL A	30.00	30.65	934.50	934.50
			30.65	15.00		
			30.65	919.50		
04/06/22	697175 ROPLD AFFRD	ORDINANCE 2022-10 PO#KIM BRILEY AFFIDAVIT RETAIL DISPL	2X 5.00	1		
		FNL A	10.00	30.65	321.50	321.50
			30.65	15.00		
			30.65	306.50		
04/13/22	694406 RAFR	CITY SCOOP	3.0X 5.00	1		
		FNL A	15.00	0.00	85.00	85.00
			0.00	85.00		
04/13/22	698563 ROPLD AFFRD	1TB:22-19 TRANSIENT AIRCRAFT PARKING PO#WANDA WEAKS AFFIDAVIT RETAIL DISPL	2X 5.00	1		
		FNL A	10.00	30.65	321.50	321.50
			30.65	15.00		
			30.65	306.50		

proj#21035 acct#420-56300

Statement of Account - Aging of Past Due Amounts

21 Current Net Amount Due	22 30 Days	60 Days	Over 90 Days	*Unapplied Amount	23 Total Amount Due

* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE

UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE				
24 Invoice Number	25 Advertiser Information			
	1 Billing Period	6 Billed Account Number	7 Advertiser/Client Number	2 Advertiser/Client Name

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Advertising Invoice

1 Billing Period	2 Advertiser/Client Name		
04/2022	CITY OF FERNANDINA BEACH		
23 Total Amount Due	*Unapplied Amount	3 Terms of Payment	
2530.60		DUE UPON RECEIPT	
21 Current Net Amount Due	22 30 Days	60 Days	Over 90 Days
2530.60	.00	.00	.00
4 Page Number	5 Billing Date	6 Billed Account Number	7 Advertiser/Client Number
2	05/01/22	29354 MEGHA.	29354

8 Billed Account Name and Address	Amount Paid:
CITY OF FERNANDINA BEACH 204 ASH STREET FERNANDINA BEACH FL 32034	Comments:

Please Return Upper Portion With Payment

10 Date	11 Reference	12 13 14 Description-Other Comments/Charges	15 SAU Size 16 Billed Units	17 Times Run 18 Rate	19 Gross Amount	20 Net Amount
04/20/22	694406 RAFR	CITY SCOOP FNL A	3.0X 5.00 15.00 0.00	1 0.00 85.00	85.00	85.00
04/27/22	694406 RAFR	CITY SCOOP FNL A	3.0X 5.00 15.00 0.00	1 0.00 85.00	85.00	85.00
04/29/22	701427 ROPLD AFFRD	PAB CASE 21-0019 PO#DAPHE & SYLVIE AFFIDAVIT RETAIL DISPL FNL A	3.0X10.00 30.00 30.65	1 30.65 15.00 919.50	934.50	934.50
	Commission (Scoop)	- 340.00				
	Planning (PAB)	- 934.50				
	Clerk	- 1256.20				
	ITB22-19	- 341.50				
		<u>2852.00 total</u>				

Statement of Account - Aging of Past Due Amounts

Due date: 05/16/22

21 Current Net Amount Due	22 30 Days	60 Days	Over 90 Days	*Unapplied Amount	23 Total Amount Due
2530.60	0.00	0.00	0.00		2530.60

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* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE

24 Invoice Number	25 Advertiser Information
042229354	1 Billing Period
	6 Billed Account Number
04/2022	7 Advertiser/Client Number
	2 Advertiser/Client Name
	29354 CITY OF FERNANDINA BEACH

NEWS-LEADER

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(904) 261-3696

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Advertising Invoice

1 Billing Period 05/2022		2 Advertiser/Client Name CITY OF FERNANDINA BEACH	
23 Total Amount Due 1274.60		3 Terms of Payment DUE UPON RECEIPT	
21 Current Net Amount Due 1274.60	22 30 Days .00	60 Days .00	Over 90 Days .00
4 Page Number 1	5 Billing Date 05/29/22	6 Billed Account Number 29354 MEGHA.	7 Advertiser/Client Number 29354

8 Billed Account Name and Address CITY OF FERNANDINA BEACH 204 ASH STREET FERNANDINA BEACH FL 32034	Amount Paid: Comments:
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Please Return Upper Portion With Payment

10 Date	11 Reference	12 13 14 Description-Other Comments/Charges	15 SAU Size 16 Billed Units	17 Times Run 18 Rate	19 Gross Amount	20 Net Amount
05/19/22	494831	BALANCE FORWARD				2530.60
05/04/22	694406	CC PAYMENT - THANK YOU				-2852.00
	RAFR	CITY SCOOP	3.0X 5.00	1		
			15.00	0.00	85.00	85.00
		FNL A	0.00	85.00		
05/06/22	701996	ORDINANCE 2022-10	2X 5.00	1		
	ROPLD	PO#KIM BRILEY	10.00	30.65	321.50	321.50
	AFFRD	AFFIDAVIT RETAIL DISPL		15.00		
		FNL A	30.65	306.50		
05/11/22	694406	CITY SCOOP	3.0X 5.00	1		
	RAFR		15.00	0.00	85.00	85.00
		FNL A	0.00	85.00		
05/18/22	694406	CITY SCOOP	3.0X 5.00	1		
	RAFR		15.00	0.00	85.00	85.00
		FNL A	0.00	85.00		
05/25/22	694406	CITY SCOOP	3.0X 5.00	1		
	RAFR		15.00	0.00	85.00	85.00
		FNL A	0.00	85.00		
05/27/22	706897	PBA CASE 2022-0020	3.0X10.00	1		
	ROPLD		30.00	30.65	934.50	934.50
	AFFRD	AFFIDAVIT RETAIL DISPL		15.00		
		FNL A	30.65	919.50		

Commission (Scorp)

= 340.00

= 321.50

= 934.50

1596.00 new charges

Statement of Account - Aging of Past Due Amounts

Due date: 06/13/22

21 Current Net Amount Due	22 30 Days	60 Days	Over 90 Days	*Unapplied Amount	23 Total Amount Due
1274.60	0.00	0.00	0.00		1274.60

NEWS-LEADER

(904) 261-3696

* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE

24 Invoice Number	25 Billing Period	6 Billed Account Number	7 Advertiser/Client Number	2 Advertiser/Client Name
052229354	05/2022	29354	29354	CITY OF FERNANDINA BEACH