



**AGENDA
PLANNING ADVISORY BOARD
REGULAR MEETING
NOVEMBER 9, 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 from the Regular Meeting of October 12, 2022.

4. NEW BUSINESS

4.1 **PAB 2022-0026 - PRELIMINARY PLAT - FOR PROPERTIES LOCATED AT 124 SOUTH 3RD STREET, 119 SOUTH 4TH STREET, 123 SOUTH 4TH STREET + 125 SOUTH 4TH STREET FOR A 12-LOT TOWNHOME DEVELOPMENT.**

5. BOARD BUSINESS

5.1 CONTINUATION OF FUTURE LDC AMENDMENTS DISCUSSION

- Definitions
- Commission Directed Changes
- Accessory Structures
- Accessory Dwelling Units (ADU)
- Temporary Uses and Structures

5.2 CONTINUATION OF FUTURE COMP PLAN REVISIONS DISCUSSION

6. STAFF REPORT

7. PUBLIC COMMENT

8. ADJOURNMENT

THE NEXT PAB REGULAR MEETING IS SCHEDULED FOR WEDNESDAY, DECEMBER 14, 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.



**MINUTES
PLANNING ADVISORY BOARD
REGULAR MEETING
OCTOBER 12, 2022**

1. CALL TO ORDER 5:00 PM

ROLL CALL / DETERMINATION OF QUORUM

MEMBERS PRESENT:

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

MEMBERS ABSENT:

None

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 for the Regular Meeting of September 14, 2022.

Member Stevenson noted that under Members Present Member Doster's name is missing.

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.

4. OLD BUSINESS

There were no Old Business items to discuss.

5. NEW BUSINESS

There were no New Business items to discuss.

6. BOARD BUSINESS

6.1 DISCUSSION OF FUTURE LDC AMENDMENTS

- a. 1.00.07 Definitions
- b. 4.05.16 Canopy Roads (as directed by Mayor Lednovich)
- c. 5.01.03 Accessory Structures
- d. 5.01.04 Accessory Dwelling Units (ADU)
- e. 8.01.01.02 Specific Requirements within OT-1 and OT-2 Districts
- f. 5.02.02 Seasonal Sales
- g. 5.02.03 Moveable Module Storage Units and Roll-Off Dumpsters

Chair Robas stated that the topic of density was raised as a significant concern during the recently held Candidate Forum.

Members discussed ways to provide more information to the public.

Member Doster noted that a look a density should be dealt way before development begins and should be looked at years ahead.

Member Bennett mentioned that an awareness of how many remaining vacant lots of record within the City limit would offer some insight on how these lots could be analyzed and what amendment could be proposed in the future regarding density.

Member Minshew spoke about her request for the Planning & Conservation Department's Goals for 2023.

Ms. Forehand presented some of the amendments of some Standards from Chapter 6 and asked for some input from the Board. Member Peterson also noted that looking at Chapter 3 relating to the Waterfront planning would also be a good idea. Ms. Forehand also spoke of Surface Water definition.

The Board reviewed the proposed tree canopy road amendments and discussed pros and cons, such as the process of designating canopy roads and the impact of trees located on private property. Ms. Gibson noted that the City Commission would need to provide direction on the process. Ms. Gibson answered some additional questions from members.

Ms. Forehand presented her analysis regarding Accessory Structures in Chapter 5. Members asked Staff questions regarding location of the structures.

James Pozzetta, architect, 103 S. 18th Street, asked if these changes would impact the compliance of existing front porches, enclosures or any front façade.

Betsy Huben, 4615 Philips Manor Place, expressed concern with text amendments potentially limiting the uses on older properties.

Mike Stauffer, 422 S. 6th Street, spoke about the proposed accessory structure amendments and the percentage threshold of improvement to a non-compliant property, and a memo of understanding regarding height measurements in flood zone. Upon his suggestion, Staff will adjust the language of these amendments to Accessory Dwelling Units (ADU) consistent with the one regarding the principal structure in Chapter 4.

Members raised questions about properties in Old Town and the current code requirements. Ms. Bach noted she will look up the code and provide insight regarding the Historic District Guidelines.

Mike Stauffer, 4615 Philips Manor Place, questioned the definition of total building area and total floor area.

Members had no questions regarding the amendments to Seasonal Sales.

Members discussed the possibility to amend the language regarding POD and Roll-Off Dumpsters to include a wider timeframe if the permit is associated with a building permit.

Lauree Hemke, 751 Barrington Drive, commented on the amount of work going into LDC amendments and asked that the Board not lose sight of the bigger picture and the public input from the 2019 EAR.

7. STAFF REPORT

City Attorney Bach provided the Board with an overview of the City Commission and City Manager direction on how to address the Comprehensive Plan revisions.

Ms. Gibson commented that, currently, the priority is to provide the Board with a final document of the LDC restructuring by January 2023. She also mentioned that this doesn't stop members to look into the Comprehensive Plan and provide some feedback. Members discussed goals for 2023.

Ms. Forehand provided a timeline regarding the LDC restructuring & Municode Integration in 2023.

Member Minshew suggested that a communication strategy be established between the public, the professional community, the Board Members and the Commission, and that a couple of workshops be set up in between January and March of 2023.

8. PUBLIC COMMENT

Lori Hemke, 751 Barrington Drive, spoke in favor of public involvement with the LDC restructuring.

9. ADJOURNMENT 7:36 PM

Taylor Hartmann, Recording Secretary

Victoria Robas, Chair

Print

Planning Advisory Board (PAB) - Submission #9826

Date Submitted: 8/31/2022

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 \$2,500 / > 10acres \$5,000)

☐

Land Use Map Amendment (≤ 10 acres \$2,500 / > 10acres \$5,000)

☐

LDC Text Amendment (\$1,500)

☐

Comp Plan Amendment (\$5,000)

☐

Subdivision Plat " Preliminary (≤ 20 units \$3,000 / > 20 units \$5,000)

☐

Subdivision Plat " Final (\$1,500)

☐

Vacation of R.O.W. (\$3,500)

☐

Small Cell Outside R.O.W. (per application) (\$500)

☐

Voluntary Annexation (\$2,000)

☐

Development of Regional Impact: Amend Development Order (\$1,500)

☐

New Telecommunications Structure (\$2,000)

☐

Revision to each PAB Application - 1/2 cost of original application fee (To offset additional display ad fee)

pab 2022



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 forty-five (45) 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).

Have you met with a planner for a pre-application meeting?*

Yes

What was the date of your pre-application meeting?*

8/25/2022

If you have yet to have a pre-application meeting, please choose a date and time to schedule your meeting now. Every Tuesdays are reserved for pre-application appointments.*

PROPERTY INFORMATION

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

Site Address*

125 South 4th Street

City*

Fernandina Beach

State*

FL

Zip*

32034

Parcel ID #(s)*

00-00-31-1800-0012-0150; 00-00-31-1800-0012-0100

Lot*

5-24

Block*

12

Subdivision*

THIRD AND BEECH

Zoning District*

R-2

Future Land Use Designation*

Medium Density Residential

REVIEW TYPE*

☐

Zoning Map Amendment ≤ 10 acres

☐

Zoning Map Amendment > 10 acres

☐

LDC Text Amendment

☐

Comp Plan Amendment

☒

Subdivision Plat “ Preliminary ≤ 20 units

☐

Subdivision Plat “ Preliminary > 20 units

☐

Subdivision Plat “ Final

☐

Vacation of R.O.W.

☐

Voluntary Annexation

☐

Revision to PAB Application

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Josephine

Last Name*

Tringali

Company (if applicable)

Mailing Address*

225 Benh

City*

Fernandina Beach

State*

Florida

Zip*

32034

Telephone Number*

904-261-8819

Email Address*

asa@gilletteassociates.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

Asa

Last Name

Gillette

Mailing Address

20 South 4th Street

City

Fernandina Beach

State

FL

Zip

32034

Telephone Number

904-261-8819

E-mail Address

asa@gilletteassociates.com

PROJECT INFORMATION

Previous Planning/Zoning Approvals

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

Preliminary Plat for Third and Beech

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*

Asa

Applicant Last Name*

Gillette

Today's Date*

8/31/2022

Upload Supporting Documentation*

letter of intent plat.pdf



Upload 2

16642 PLAT.pdf

Upload 3

Deeds.pdf

Upload 4

ACAD-16642 BTT.pdf

DEPARTMENT OF PLANNING & CONSERVATION

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



Civil & Environmental Engineering • Mechanical & Structural Engineering • Construction Management

October 21, 2022

Ms. Daphne Forehand, City Planner
City of Fernandina Beach
204 Ash Street
Fernandina Beach, Florida 32034

**Re: Letter of Intent
3rd and Beech**

Dear Ms. Forehand

Gillette & Associates, Inc., on behalf of our client, is pleased to submit the attached preliminary plat and associated application for the above referenced project. The attached preliminary plat and application reflect the intent to construct 12 townhome units.

Thank you for your time and consideration on this application and please feel free to contact me with any questions that you may have.

Sincerely,

Asa R. Gillette, P.E.
Principal
Gillette & Associates, Inc.



STAFF REPORT
PAB 2022-0026 (Preliminary Plat/ Replat)
Planning Advisory
November 09, 2022

APPLICATION FOR PRELIMINARY PLAT/REPLAT
THIRD AND BEECH TOWNHOMES

APPLICATION & SURROUNDING AREA INFORMATION:

OWNER/APPLICANT:	Josephine Tringali				
AGENT:	Asa Gillette, Gillette and Associates, Inc.				
REQUESTED ACTION:	Preliminary Plat/ Replat of 1901 City of Fernandina Beach - Block 12 Lots 5-24				
LOCATION:	124 South 3 rd Street, 119 South 4 th Street, 123 South 4 th Street, 125 South 4 th Street PIN: 00-00-31-1800-0012-005, 00-00-31-1800-0012-0100, 00-00-31-1800-0012-0150, 00-00-31-1800-0012-0190, 00-00-31-1800-0012-0210				
CURRENT LAND USE + ZONING:	Mixed-Use (MU) and Medium Density Residential (MDR) Land Use + MU-1 and R-2 Zoning				
EXISTING USES ON SITE:	4 Single-Family Homes, 4 Ancillary Structures, Former Commercial Structure and Vacant Land				
PROPERTY SIZE:	Approximately 1.22 acres				
ADJACENT PROPERTIES:	<u>Direction</u>	<u>Existing Use(s)</u>	<u>Year Built</u>	<u>Zoning</u>	<u>FLUM</u>
WITHIN CITY LIMITS	North	Clay Times Art Center/ Single Family Home	1976/ 1946	MU-1/ R-2	Mixed-Use/ Medium Density Residential
WITHIN CITY LIMITS	South	Vacant Land	N/A	MU-1/ R-2	Mixed-Use Medium Density/ Residential
WITHIN CITY LIMITS	East	Single-Family Homes	Varied	R-1	Low Density Residential
WITHIN CITY LIMITS	West	Harbor View Townhomes	2019	MU-1/CRA	Mixed-Use

*** 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 and at the Community Development Department Office. ***

SUMMARY OF REQUEST:

The applicant, Gillette and Associates Inc, agent for owner, Josephine Tringali requests approval of a Preliminary Plat/ Replat for a **12-lot townhome** residential subdivision. This requested re-plat is for construction of 12 townhome sites relying on the densities and intensities associated with the established Future Land Use Map (FLUM) and its respective Zoning Districts of Mixed Use (MU-1) and Medium Density Residential (R-2). Both the MU-1 and R-2 zoning districts allow for a range of residential housing types including townhome development.

Common amenities for the new subdivision include its shared driveway, stormwater management system, common mail kiosk, and landscaping to address tree mitigation. Vehicular access to the proposed development will be through the shared driveway that will enter and exit onto Beech Street. Additionally, access surrounds the proposed development on three sides with on-street parking located on S. 3rd Street, S. 4th Street and Beech Street.

BACKGROUND INFORMATION:

The project site contains 20 originally platted lots of record from Block 12 of the City's 1857 plat map, only eight (8) lots of record remain open and available for new construction under existing conditions. The remaining lots have been combined into four (4) development sites because of prior development. The established development sites contain single family homes and a former commercial structure identified as a beer warehouse on the 1903 Sanborn Maps. Although one structure could qualify for designation in the City's local register of historic places (124 S. 3rd Street), the remaining structures do not fall within the City's Downtown Historic District's



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period of significance. The property is not covered overlay regulations that extending to properties within the Downtown Historic District, and it is not within the Amelia River Waterfront Community Redevelopment Area. Given the structures and remaining vacant lands, **existing conditions permits development and/or redevelop the properties to allow 12 homesites.** This redevelopment scenario would scatter new homes and/or rehabilitated homes on approximately half of City Block 12 onto varied lot widths at 25-foot lots, 50-foot lots, and 75-foot lots.

An Alternative Development Scenario:

The applicant could make an application to restore the originally platted lots of record on Block 12 though action of the Board of Adjustment (BOA) to achieve a development pattern consistent with the original 1857 plat. A scenario which would potentially allow for 20 home sites. A request made under the BOA decision making, if approved, would allow development of either detached single family homes or townhome development. Under this development scenario there would be no required coordination of infrastructure and multiple curb cuts for driveways. Detached single-family homes and townhomes do not require permits under St. Johns River Water Management District (SRJWMD) and the City's code would only require demonstration that the volume of water expected from the individual lots be retained on the subject property. Further, under this development alternative option review by the Technical Review Committee is not required unless there are common amenities. This scenario does not afford the City an opportunity to address common infrastructure needs in a holistic manner including sidewalks, parking, underground utilities, streetlights, stormwater management, or access.

CONSISTENCY WITH THE COMPREHENSIVE PLAN:

DEFINITION OF NET DENSITY

Net Density is determined by multiplying the "maximum allowable units per acre" by the "net buildable land area" expressed in acreage. "Net buildable land area" means those contiguous land areas under common ownership proposed for residential development, minus undevelopable environmentally sensitive areas, wetland and wetlands transitional areas¹, floodplains and waters of the state. Lots adjoining an existing right-of-way may calculate half of the width of that right-of-way as part of the "net buildable land area" definition.

¹Properties with cross jurisdictional wetlands pursuant to 373.414(1)(c), Florida Statutes may calculate wetland and wetland transitional areas as part of the net buildable land area.

The calculation of net density defines the number of permissible dwelling units. It is based on the definition for net density provided in the Comprehensive Plan. Net Density includes terms for calculating the "net buildable land area" and inclusion of 1/2 of the adjoining public rights-of-way (ROW). The site acreage calculated based on the City's definition of net density can only accommodate a maximum of **12 dwelling units**. The net density calculation of the project site breaks down as follows:

3RD STREET AND BEECH STREET TOWNHOMES PROJECT	CALCULATED NET DENSITY
53,143.20 sq. ft. (1.22 acres of land)	53,143.20 sq. ft.
Minus 1,256 sq. ft. lands within the Special Flood Hazard Area (SFHA)	- 1,256 sq. ft.
PRIVATE PROPERTY AREA TOTALS:	51,887 sq. ft.
<i>Plus half of the adjoining rights-of-way (ROW)</i>	
+ S. 4 th Street side 30 ft. x 250 ft. =	7,500 sq. ft.
+ Corner of S. 4 th Street and Beech Street is 30 ft. x 30 ft. =	1,500 sq. ft.



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+ Corner of S. 3 rd Street and Beech Street is 30 ft. x 30 ft. =	1,500	sq. ft.
+ S. 3 rd Street side 30 ft. x 225 ft. =	+ 6,750	sq. ft.
ROW AREA TOTALS:	17,250	sq. ft.
Total Net Buildable Land Area (excluding SFHA plus ½ the ROW)	69,137	sq. ft.
8 dwelling units per acres	/5,445	sq. ft.
TOTAL DWELLING UNITS:	12.7	units (rounded down)

Policy 1.01.02. The approval of all development shall be subject to the availability of adequate levels of service for all facilities and services that are subject to concurrency management requirements.

AND

Policy 1.02.03. The City shall ensure that the location, scale, timing, and design of development is coordinated with the availability of public facilities and services. The City seeks to ensure compact development patterns that integrate neighborhood and commercial activities and promote connectivity through the use of sidewalks, bike lanes and alternative low-speed shared-use vehicle paths in order to achieve a reduction in vehicular trips on arterial roadways. The purpose of this policy is to prevent the proliferation of urban sprawl and to achieve cost effective and energy efficient land development patterns and avoid or eliminate existing patterns that may be described as: described below.

- No Areas of urban development or uses, which are not functionally related to land uses which predominate the adjacent area;**
- No Areas of urban development or uses which fail to maximize the use of existing public facilities;**
- No Areas of urban development or uses which fail to use areas within which public services are currently provided; and**
- No Leapfrog/scattered development or ribbon/strip commercial development patterns.**

The proposed development is consistent with the Comprehensive Plan's direction for compact urban development and serves to maximize the use of existing public facilities. The subject property lies in an area of existing urban development. Water and sewer services are available to serve the site, and this proposed development. No leapfrog development is occurring. The development is accessed by City improved and maintained roadways. To support reduced vehicle miles traveled, the developer will provide sidewalks along South 3rd and South 4th Street with connection of the sidewalks along Beech Street.

Policy 4.01.01. The following level of service standards are hereby adopted and shall be used as the basis for determining the availability of facility capacity and the demand generated by a development.

Facility/Service Area	Level of Service Standard
Wastewater Treatment System	300 gallons per day per ERU (Equivalent Residential Unit)
Solid Waste Facilities	Average Solid Waste Generation Rate: 5.9 pounds per capita per day
Stormwater Management Facilities	Policy 4.01.02 All subdivisions, multifamily, commercial, industrial, city, and institutional projects shall provide for retention of stormwater resulting from project, unless off-site shared facilities are available. For projects within areas designated for "zero discharge," storage shall accommodate a ten (10)-year, twenty-four (24)-hour storm event. For all other areas, retention shall accommodate the greater of: (a) the first one-half (1/2) inch of stormwater within the boundaries of their project, or (b) the



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first one (1) inch of storm flow from all roofs, sidewalks, paved surfaces, and parking areas (at 100 percent runoff), whether paved or not. The project shall also provide detention for all storm flows. Detention shall prevent peak flows after development from exceeding the peak flow prior to development.

**Potable Water
Facilities**

Water Allocation Level of Service: 350 gallons per day per ERU (Equivalent Residential Unit)

Fire-Rescue Services

**240-second travel time to 90% of the incidents (EMS with AED or BLS) &
480-second travel time to 90% of the incidents (ALS Response)**

**Police and Law
Enforcement Services**

Response Time: 3 minutes or less for emergency calls and 7 minutes or less for non-emergency calls

The City has five public facilities that have adopted levels of service: Transportation, Water, Sewer, Drainage, and Solid Waste. The City's ability to maintain adopted levels of service for these utilities was confirmed through TRC site plan review process. Given the established Mixed-Use and Medium Density Residential MDR) land use and MU-1 (Mixed-Use) and R-2 (Medium Density Residential) zoning which allows for up to four (8) dwelling units per acre on the subject property, the development potential of the site can result in a maximum of 12 dwelling units.

A concurrency determination for impacts to Nassau County roadways must be assessed under the City's current requirements contained in LDC Section 7.04.05. All proposed developments generating more than 400 Average Daily Trips (ADT) require a traffic concurrency determination from the Northeast Regional Council. Under the proposed development scenario containing 12 dwelling units, Staff estimates that approximately 70 Average Daily Trips (ADT) could be generated by this development; resulting in 6 p.m. peak hour trips¹. Traffic impacts are likely on only State and Nassau County maintained roadways. Nassau County collects mobility fees for roadway impacts based on their adopted a mobility plan. It is expected that the City will, through its adopted Interlocal agreement with Nassau County, collect mobility fees on their behalf for projects within the City. This would be like the past collection of transportation impact fees which ceased in 2006.

The City owns and operates three potable water treatment facilities which combined can provide 18.2 million gallons per day. Potable water customers on the average consume approximately 5 million gallons per day. The City owns and operates one sanitary sewer treatment facility which has an operation/design capacity to treat 3.5 million gallons of wastewater per day. At the adopted level of service and the proposed development density, the residential units will consume 4,200 gallons of water per day (12 units x 350 gallons per ERC per day).

The City owns and operates one sanitary sewer treatment facility which has an operation/design capacity to treat 3.5 million gallons of wastewater per day. The facility's customers currently generate, on average, 1.9 million gallons per day. At the adopted level of service and the proposed development density, the site will generate 9,660 gallons of wastewater per day (12 units x 2.3 x 350 gallons per ERC per day). The Commercial facilities are calculated by an Equivalent Residential Connection (ERC) standard, which is calculated by the utilities director. The utilities director indicates that plant capacity is available for the site; however, other facilities, such as pipe and lift station capacity, will have to be evaluated, and the developer will have to pay for what improvements are necessary to accommodate any proposed development. These determinations will be

¹ ITE Code 230 (Residential Condominium/Townhouse) average PM peak hour trips = 6 (~1 trip/ dwelling unit)



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made in advance of site plan review and necessary improvements will be required as a part of site plan approval.

As for solid waste and drainage, the City currently has a contracted services with Waste Management to dispose of solid waste city-wide, therefore the impact is not necessary as part of the preliminary plat/ replat review process. Solid waste receptacles will be provided to individual dwelling units to be maintained on each homesite. Drainage impacts from any new development or redevelopment will be reviewed by the City's Technical Review Committee (TRC). The City requires storm water drainage to be retained on-site and permitting through the St. John's River Water Management District (SJRWMD). Permitting from SJRWMD is a requirement for final approval and receipt of a local development order from the TRC.

All public facilities and services are currently available to the development and each service can maintain or exceed its level of service standards as required by Policies 1.01.02, 1.02.03, and 4.01.01.

Policy 11.08.01 The City shall encourage protection, preservation, and revitalization of historic, non-designated structures and neighborhoods within Fernandina Beach.

The property contains four single-family residential homes and associated accessory structures constructed by the Tringali family. The Tringali family played an important role in the development of the modern shrimping industry in Fernandina. Consistent with Comp Plan Policy 11.08.01, The City strongly encourages sensitive restoration of the culturally and historically significant resource located at 124 S. 3rd Street. The circa 1903 frame vernacular home is an example of a typical home in Fernandina during its period of significance. This structure has a significant connection to the maritime heritage of the City and would be potentially eligible for inclusion into the Downtown Fernandina Beach Historic District as a contributing structure to the district. Documentation has not been provided to indicate that rehabilitation or relocation is not feasible.

As previously referenced, the existing structures contained on this lot are not located within Downtown Historic District or the Community Redevelopment Area. Policy 11.08.01 does extend to these sites as historic, non-designated structures. Staff has repeatedly requested and encouraged adaptive reuse or rehabilitation of the existing structures from the initial conversations with the development team and in formal comments offered by the Technical Review Committee. Further, Staff has offered reinforcing verbal comments at the Technical Review Committee meeting. In response, the applicant indicates that they have received interest in the properties, but there are no contracts in place at this time.

Objective 1.06 Community Character – Community character is reflected in lot sizes, site placement, height, architectural features and existing vegetation. The City shall strive to stabilize and preserve neighborhoods and establish urban design standards which protect and promote quality of life in order to prevent teardowns, encourage re-use, infill and new development.

The requested Preliminary Plat/Replat is compatible with the existing built pattern along South 3rd Street (Harbor View Townhomes). The four extant homes on the site represent the historic building pattern in this area that has served as a transitional zone from the residential character of the neighborhood to the east into the more mixed-use character seen to the west. Re-use of existing properties is encouraged in redevelopment projects as it preserves and strengthens community character, building upon the architectural, historical, and cultural assets of the city. Reuse of existing resources also preserves the embodied energy that went into constructing them and minimizes waste from a sustainability standpoint.



CONSISTENCY WITH THE LAND DEVELOPMENT CODE:

11.01.02 Requirements for Subdivision Plats (Preliminary and Final)

- A. A preliminary subdivision plat shall be required when new streets, water lines, and sewer lines are required; when three or more residential lots are created; and where one nonresidential lot is created or proposed for development. Where new streets, water lines, and sewer lines are not required, the preliminary and final plat may be combined into a single submittal. A preliminary plat provides for a complete review of technical data and preliminary engineering drawings prior to completion of the final plat for recording.**
- B. In addition to the information required in Section 11.01.03, all applications for preliminary subdivision plat approval shall contain the following information:**
 - 1. The name, addresses, telephone number, facsimile number, and email address of the person preparing the plat.**
 - 2. The date of preparation and date(s) of any modifications, a north arrow, and a written and graphic scale.**
 - 3. The proposed name of the subdivision.**
 - 4. Development specifications for the tract: area, proposed number and layout of lots and blocks, location, names, and widths of proposed roadways, consistent with this LDC and the Future Transportation Circulation Map of the Comprehensive Plan.**
 - 5. All contiguous properties shall be identified by subdivision title, plat book and page, or, if un-platted, the land shall be so designated, and otherwise identified.**
 - 6. Location of land to be dedicated or reserved for public use for rights-of-way, streets, sidewalks, bike trails, pedestrian trails, easements, schools, parks, open spaces, or other public uses. Proposed street names shall be included.**
 - 7. Locations of utilities, utility service, connections to existing utility facilities, and easements necessary to provide access to the utility facilities for maintenance or other activity.**
 - 8. Location of the nearest available public water supply and wastewater disposal system.**
 - 9. A topographic survey, soils report, grading plan, and an erosion control plan.**
 - 10. Existing surface water bodies, wetlands, streams, and canals, including the location of the mean high water line for each feature.**
 - 11. A preliminary surface drainage plan showing direction of flow and methods of stormwater retention.**
 - 12. A floodplain map indicating areas subject to inundation and high groundwater levels up to a 100-year flood classification and establishing a base flood elevation for all proposed lots within the subdivision.**
 - 13. A tree survey showing protected trees, proposed replacement trees, if required, and landscaping and buffering.**



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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)
MU-1	50	60	50
R-2	50 Note 4	60	50

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.

Table 4.02.03 (E). Standards for Building Heights and Setbacks

(Townhome Standards for setbacks apply. See 4.02.06 Code Reference)

Zoning District	Maximum Building Height (ft.) ¹	Minimum Setback			
		Front (ft.)	Side ² (ft.)	Rear (ft.)	Corner Lot (side abutting street) (ft.) ³
MU-1	35	None	None ⁴	10	10
R-2	35	25	10% of lot width	20	15

1. A building within 1,000 feet of the Coastal Construction Control Line (CCCL) shall not exceed thirty-five (35) feet in building height.
2. Each side yard setback shall be increased by one-half (1/2) foot for each one (1) foot, or fraction thereof, of building heights above twenty-five (25) feet.
3. Buildings shall not encroach into the required clear visibility triangle at intersections, as set forth in Section 7.01.08.
4. Where access is provided from an alley or public street to the rear of the principal building, no side yard setback is required. Where such access is not available, one (1) side yard shall be a minimum of ten (10) feet. Any other side yard shall have a minimum side yard setback of zero (0) feet.
5. Manufacturing and/or Assembly – Heavy uses shall be exempt from height regulations.

Policy 4.02.06 Townhome Development

Specific Standards for Townhouse Development

- A. Townhouse development shall comply with the density of the zoning district in which it is proposed. The additional standards set forth in this section shall apply to all townhouse development.
- B. Side yard setback requirements do not apply to interior lot lines.
- C. Each townhouse dwelling unit shall have a direct entrance to the outside, and shall not open to a common lobby, hallway, foyer, or other similar space.
- D. Where all lots, parcels, and dwelling units are under common ownership, there shall be a management plan to demonstrate unified control and management of common areas and facilities.
- E. Where common open space, recreation facilities, or other accessory structures or facilities are proposed, sidewalks or pedestrian paths shall be provided to connect buildings, parking lots, open space, and common areas.

The applicant has demonstrated compliance with the subdivision, design standards for lots, building height, setback and townhome development requirements of the Land Development Code. The proposed plans have



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been reviewed for technical completeness by the Technical Review Committee and a local development order is pending final review at this time. The applicant understands that site work cannot commence until a Local Development Order has been issued and permits are granted to begin infrastructure installation.

CONCLUSION:

The requested Preliminary Plat is consistent with the City's Comprehensive Plan and the Land Development Code. The Preliminary Plat and site engineering was submitted for review to the Technical Review Committee (TRC) in August of 2022 (SPR 2022-0022) and is pending issuance of a Local Development Order. Based on the findings of the Technical Review Committee and planning staff's review of the application, staff recommends approval of the Preliminary Plat

In accordance with subdivision requirements of the Land Development Code, the Preliminary Plat is to be considered by the Planning Advisory Board. Following the recommendation of the Planning Advisory Board (PAB), the Preliminary Plat/Replat will move forward in the form of a resolution to the City Commission. The City Commission will then consider the Preliminary Plat by Resolution at a quasi-judicial hearing.

Subdivision terms/process:

A preliminary plat/ replat (also known as a site plan or engineering plan) provides for a complete review of the *technical* data and engineering drawings associated with the construction of roads and installation of utilities and stormwater facilities. The Preliminary Plat is submitted for review and approval. Upon approval, the developer is authorized to move forward with the installation of improvements necessary to support the development (clearing/grading, roads, water, sewer, stormwater, etc.). Once the improvements are completed, inspected, and accepted by the City, the Final Plat/ Re-plat is submitted for review and approval; the developer may then convey lots and vertical construction can begin.

MOTION(S) TO CONSIDER

I move to recommend **(approval or denial)** of PAB case number 2022-0026 to the City Commission requesting that a Preliminary Plat for Island View be **(approved or denied)** and that PAB case 2022-0026, as presented, **(is or is not)** sufficiently compliant with the Comprehensive Plan and Land Development Code to be approved at this time.

Respectfully submitted by:

Daphne Forehand
Planner I



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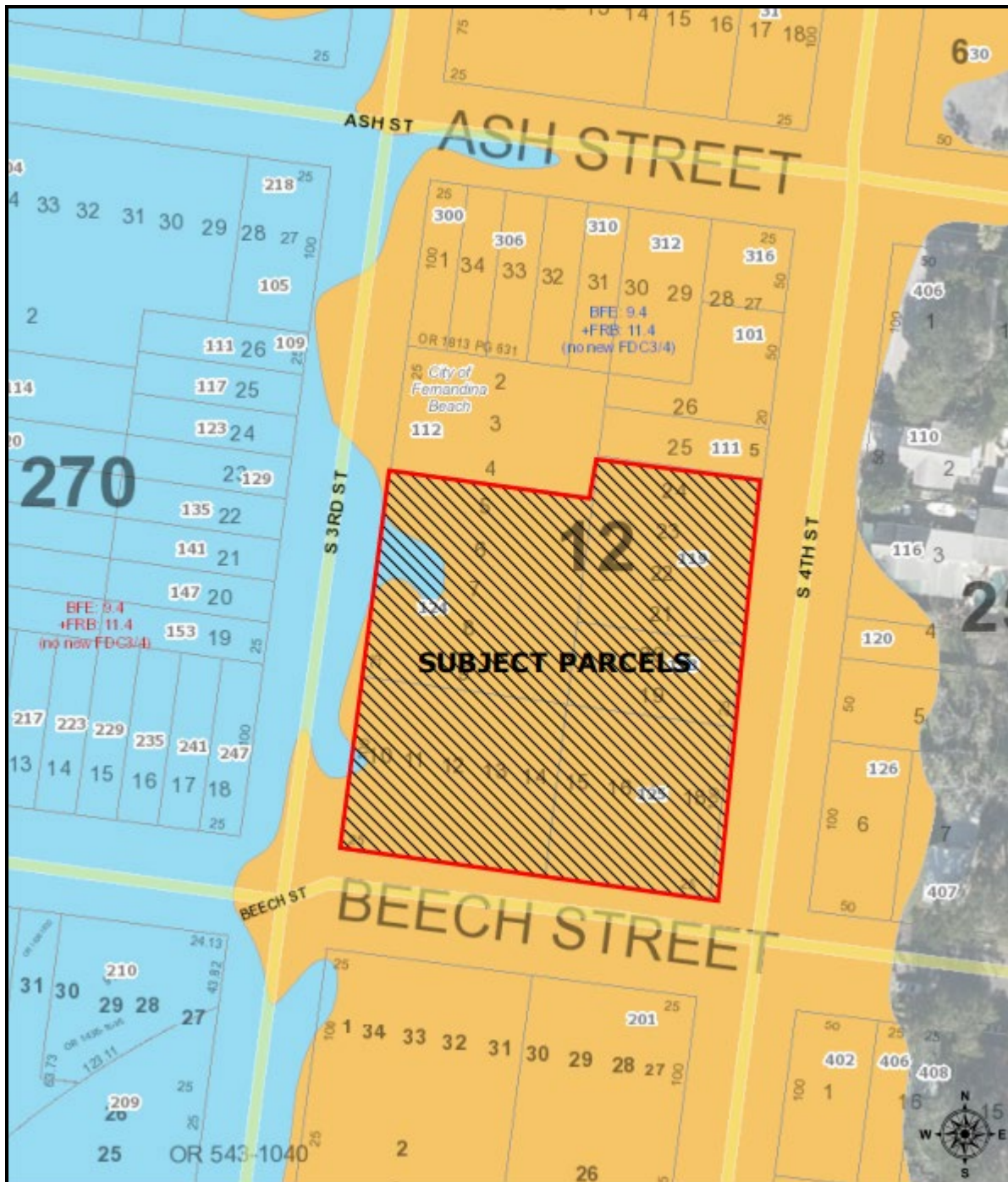
GENERAL AREA MAP WITH AERIAL





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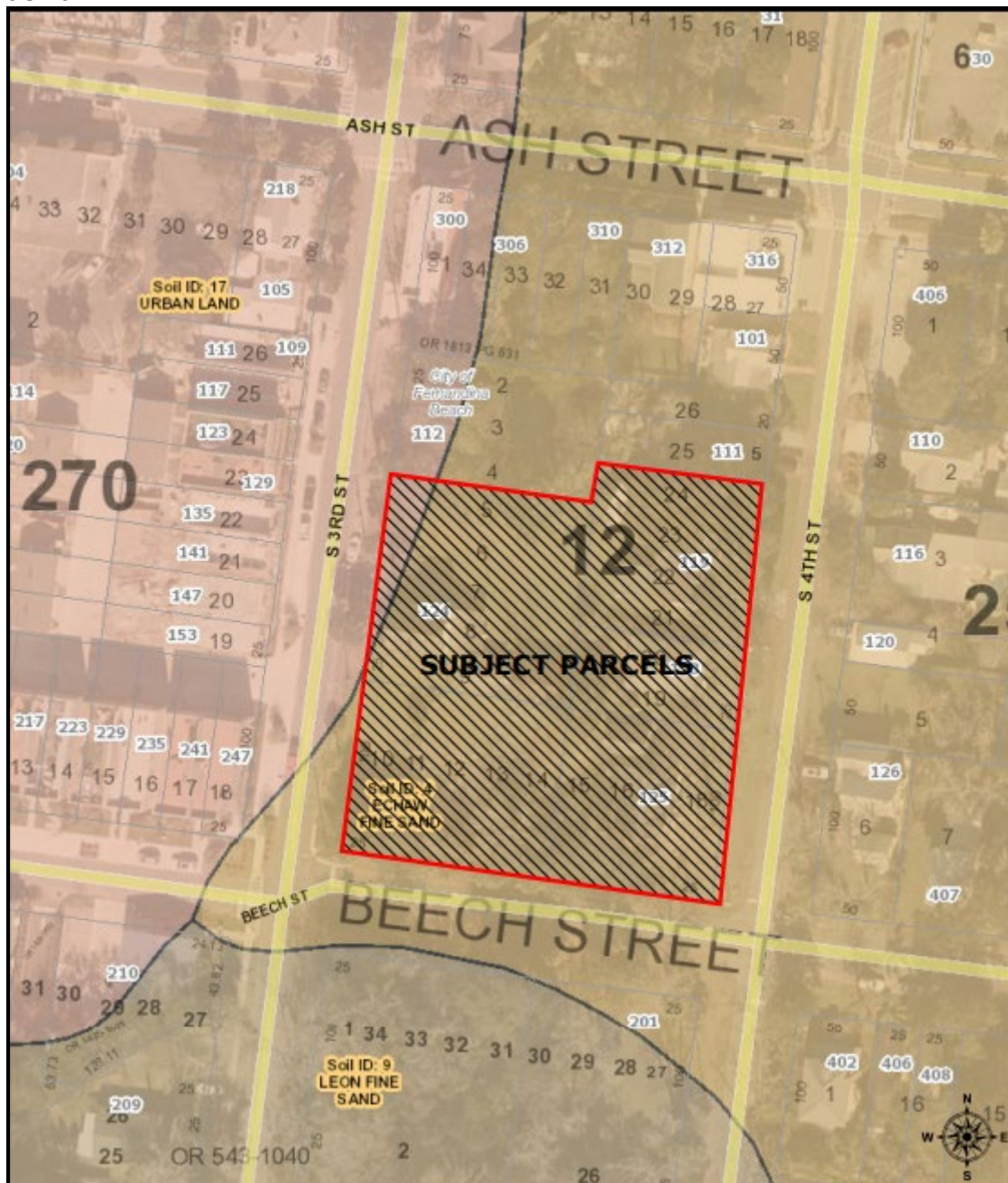
FLOODZONE MAP





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SOILS MAP





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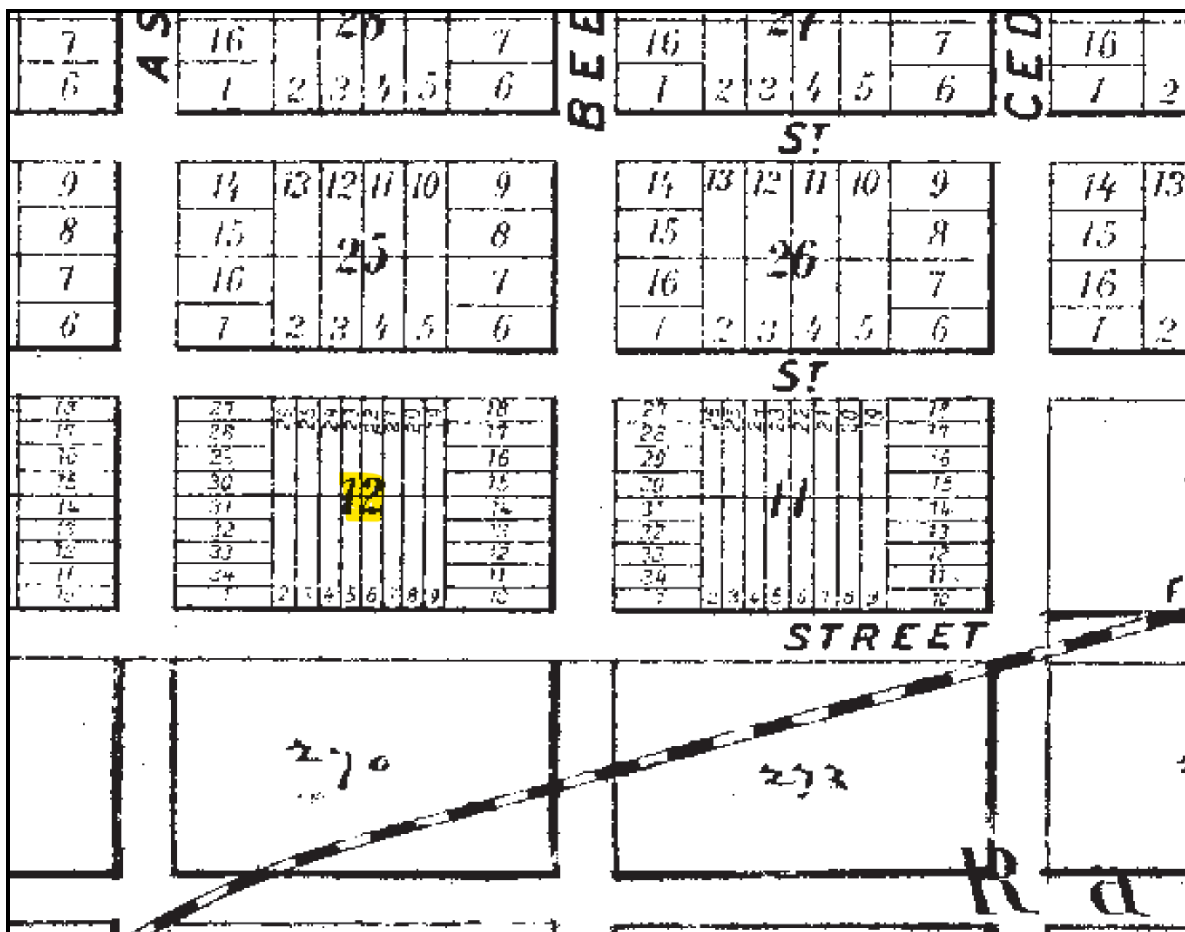
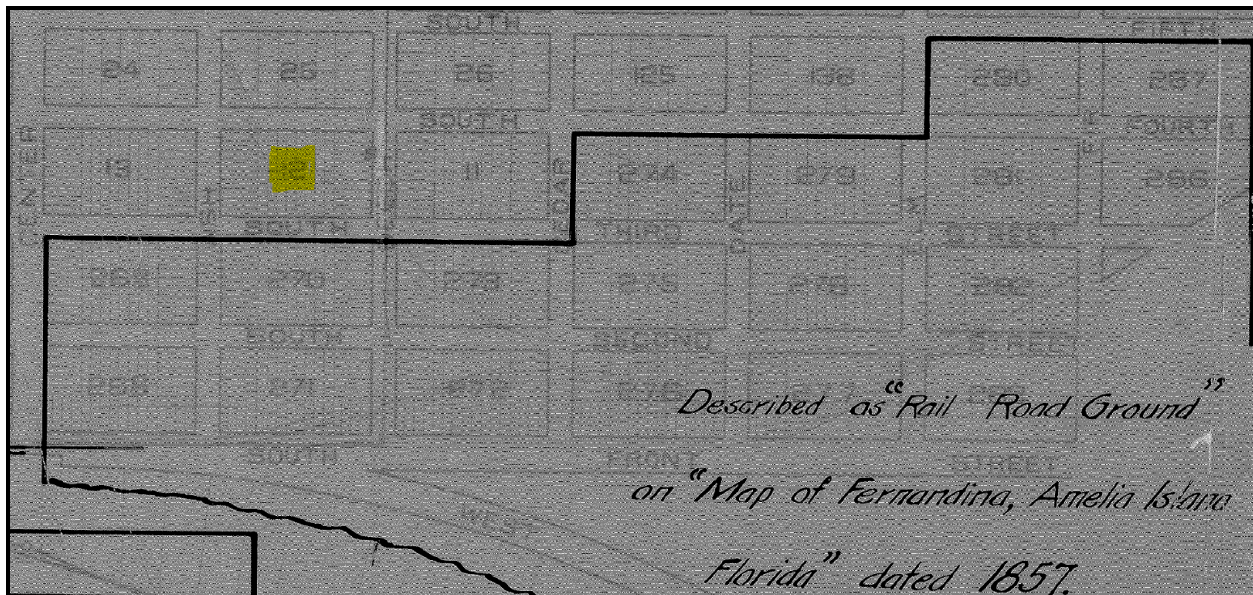
TOPOGRAPHY





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1857 PLAT EXCERPTS:





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1887 PLAT EXCERPT:





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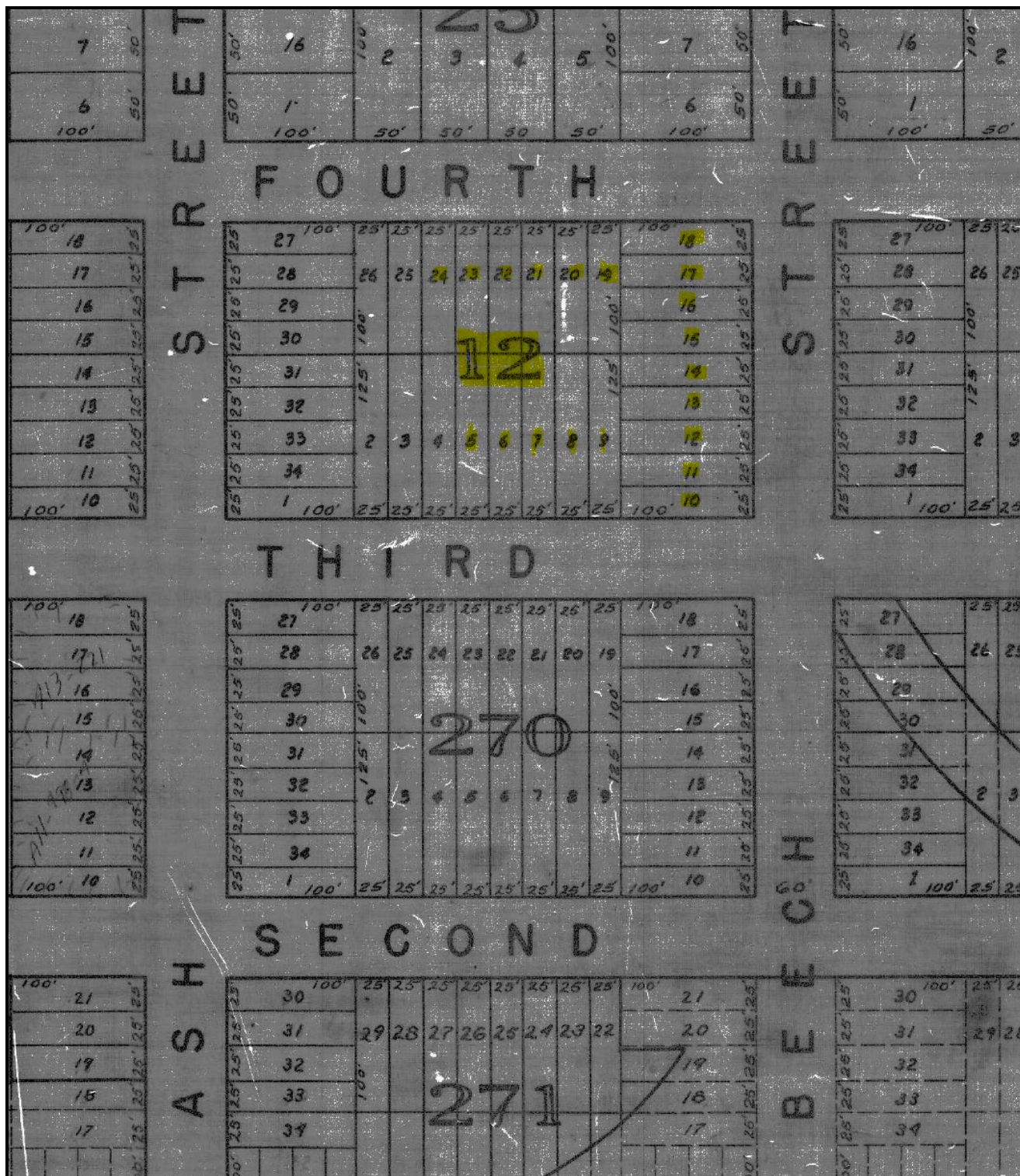
1901 PLAT EXCERPT:





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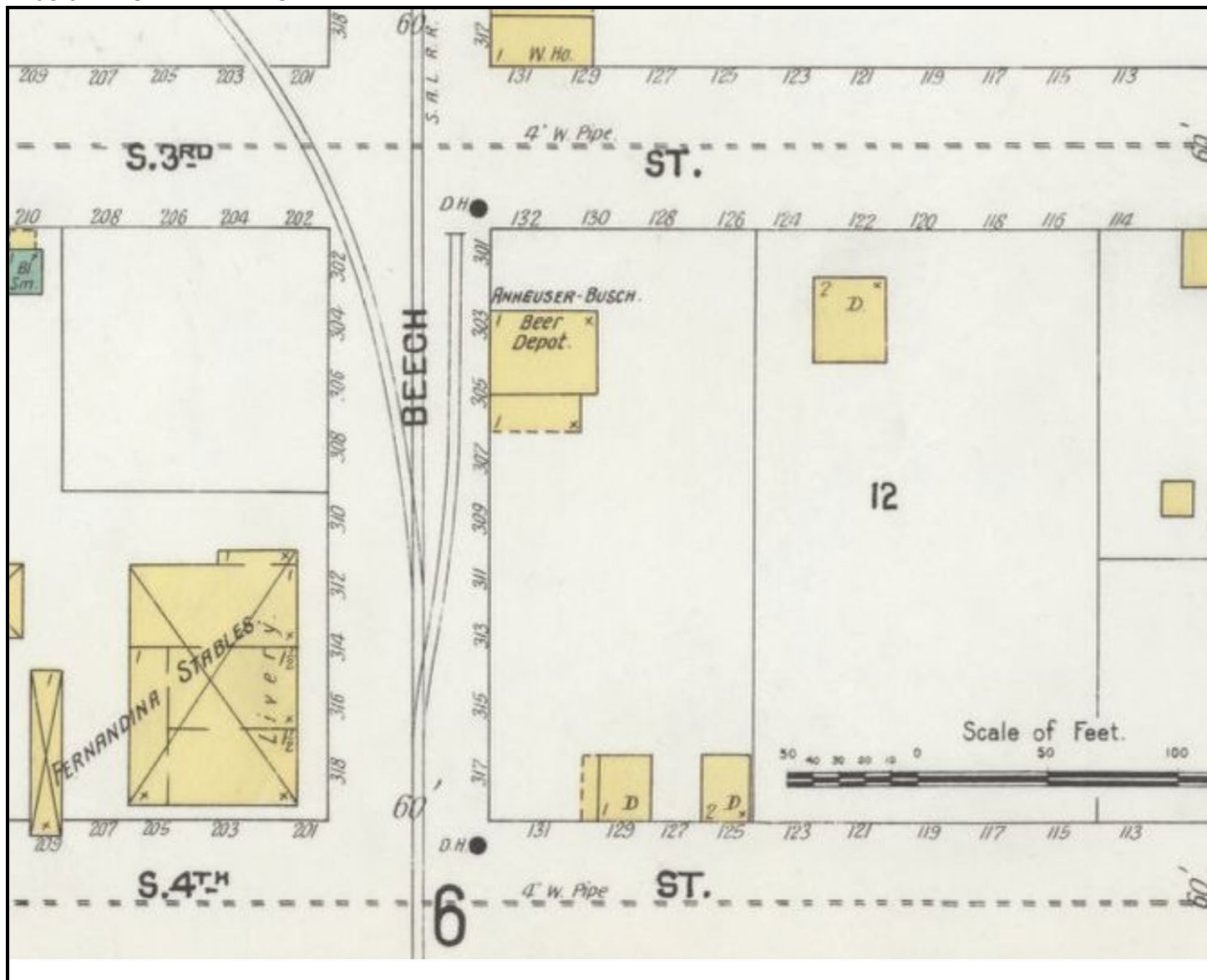
1954 HUNNICUTT MAPS SHEET 4 – EXCERPT OF BLOCK 12 - HIGHLIGHTED LOTS 5-24:





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1903 SANBORN MAP EXCERPT:





STAFF REPORT
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November 09, 2022

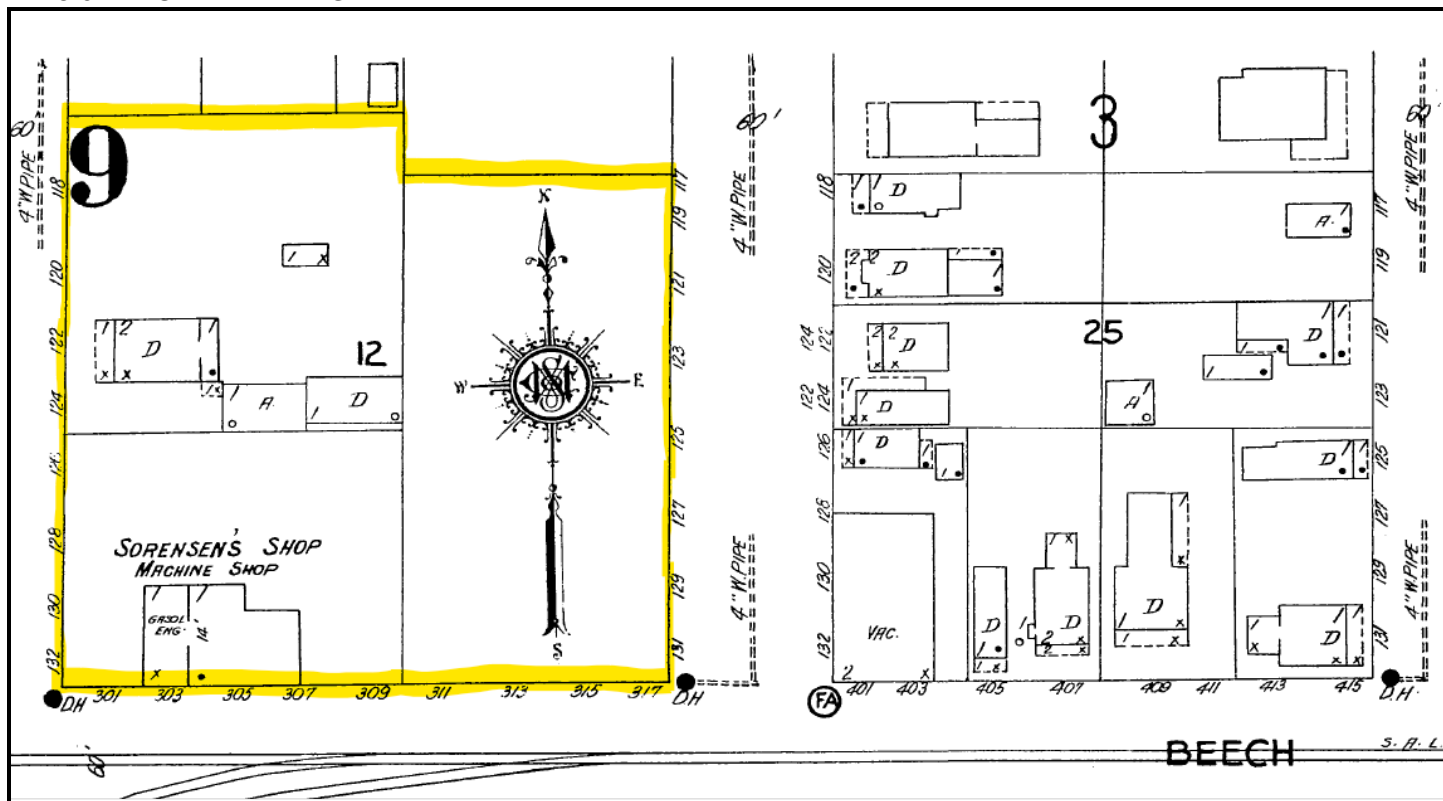
1909 SANBORN MAP EXCERPT:





STAFF REPORT
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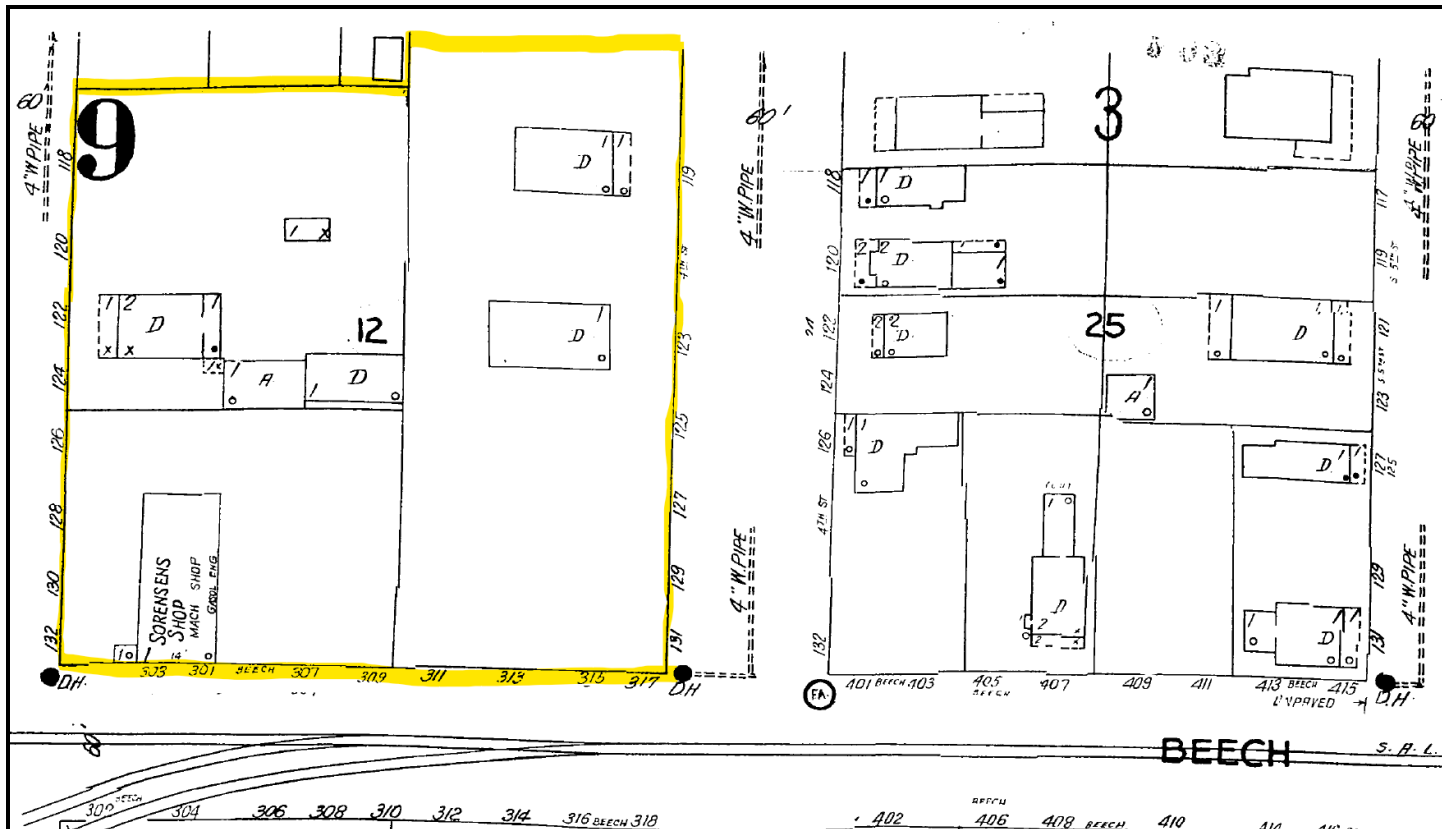
1926 SANBORN MAP EXCERPT:





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1949 SANBORN MAP EXCERPT:



Prepared by and return to:
Kristen D. Drake, Esquire
1403 Park Ave, Suite B
Fernandina Beach, FL 32034

Parcel ID#: 00-00-31-1800-0012-0210; 00-00-31-1800-0012-0190

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED is made as of April 3, 2017, between **Anthony J. Tringali**, a single individual, conveying non-homestead property, whose mailing address is 124 3rd Street S, Fernandina Beach, FL 32034, herein the "Grantor," and **Anthony J. Tringali, trustee of the Anthony J. Tringali Revocable Trust dated March 27, 2017, and successor trustees**, herein the "Grantee," whose mailing address is 124 3rd Street S, Fernandina Beach, FL 32034. (As used herein, the terms Grantor and Grantee shall include, where the context permits or requires, singular or plural, heirs, personal representatives, successors, or assigns.)

WITNESSETH, that the Grantor, in consideration of One and no/100 Dollars (\$1.00), and other valuable consideration paid by the Grantee, receipt and sufficiency of which are hereby acknowledged, does hereby remise, release and quit-claim unto the Grantee forever all of the Grantor's right, title and interest in and to those certain properties in Nassau County, Florida, described as follows:

Parcel #1: ID#: 00-00-31-1800-0012-0210; Address: 119 4th ST S, Fernandina Beach

Lot 21, Lot 22, Lot 23 and Lot 24 of Block 12, City of Fernandina Beach, (formerly Fernandina) Florida, according to Plat thereof in Public Records of Nassau County, Florida.

Parcel #2: ID#00-00-31-1800-0012-0190; Address: 123 4th St S, Fernandina Beach

Lot 19 and Lot 20 of Block 12, City of Fernandina Beach, (formerly Fernandina) Florida, according to Plat thereof in Public Records of Nassau County, Florida.

This conveyance is subject to ad valorem taxes levied or which may become a lien subsequent to December 31 of the calendar year next preceding the date hereof, covenants, easements and restrictions of record; however, this reference shall not operate to reimpose same.

The foregoing legal description was provided to the preparer without the benefit of a survey or a title commitment and the preparer accepts no liability or responsibility whatsoever for any inaccuracies or improprieties contained therein or relating thereto.

TO HAVE AND TO HOLD the same, together with the hereditaments and appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the Grantor, either in law or equity, unto the Grantee.

IN WITNESS WHEREOF, this deed has been executed as of the date first above written.

Signed, sealed and delivered
in the presence of:

Kristen Drake

Print Name: _____

Anthony J. Tringali

Anthony J. Tringali

Frances G. Burgess

Print Name: _____

FRANCES G. BURGESS

STATE OF FLORIDA
COUNTY OF NASSAU

The foregoing instrument was acknowledged by Anthony J. Tringali, who is personally well known to me or who have produced _____ as identification.

Kristen Drake

Notary Public, State of Florida
(Print or Stamp Name, Commission No. and
Expiration below)



Prepared by and return to:
Kristen D. Drake, Esquire
1403 Park Ave, Suite B
Fernandina Beach, FL 32034

Parcel ID#: 00-00-31-1800-0012-0050

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED is made as of March 27, 201⁷, between **Anthony J. Tringali**, a single individual, conveying homestead property, whose mailing address is 124 3rd Street S, Fernandina Beach, FL 32034, herein the "Grantor," and **Anthony J. Tringali, trustee of the Anthony J. Tringali Revocable Trust dated March 27, 2017, and successor trustees**, herein the "Grantee," whose mailing address is 124 3rd Street S, Fernandina Beach, FL 32034. (As used herein, the terms Grantor and Grantee shall include, where the context permits or requires, singular or plural, heirs, personal representatives, successors, or assigns.)

WITNESSETH, that the Grantor, in consideration of One and no/100 Dollars (\$1.00), and other valuable consideration paid by the Grantee, receipt and sufficiency of which are hereby acknowledged, does hereby remise, release and quit-claim unto the Grantee forever all of the Grantor's right, title and interest in and to those certain properties in Nassau County, Florida, described as follows:

Parcel ID#: 00-00-31-1800-0012-0050

Address: 124 3RD ST S, FERNANDINA BEACH, FL 32034

All those certain lots or parcels of land situate, lying and being in the City of Fernandina Beach, County of Nassau and State of Florida and known and described on the official 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) as: All of Lots numbered Five (5), Six (6), Seven (7), Eight (8), and Nine (9), in Block numbered Twelve (12) of said City of Fernandina, Nassau County, Florida.

NOTE TO CLERK AND REVENUE DEPARTMENT: THIS CONVEYANCE IS A TRANSFER TO A TRUSTEE REPRESENTING NO CHANGE IN BENEFICIAL OWNERSHIP; THEREFORE, MINIMUM DOCUMENTARY STAMP TAXES ARE BEING PAID HEREON PURSUANT TO SECTION 12B-4.013(28)(i), FLORIDA ADMINISTRATIVE CODE.

This conveyance is subject to ad valorem taxes levied or which may become a lien subsequent to December 31 of the calendar year next preceding the date hereof, covenants, easements and restrictions of record; however, this reference shall not operate to reimpose same.

The Grantor hereby certifies that under the terms of Anthony J. Tringali Revocable Trust dated March 27, 2017, and successor trustees, Anthony J. Tringali has retained and is entitled to the beneficial use and possession of all property transferred to the Trust, including any homestead property as to which Grantor shall have the benefit of any and all exemptions permitted at law, such interest being hereby declared to be "equitable title to real estate" as that term is used in the Florida Statutes and the Florida State Constitution.

The foregoing legal description was provided to the preparer without the benefit of a survey or a title commitment and the preparer accepts no liability or responsibility whatsoever for any inaccuracies or improprieties contained therein or relating thereto.

TO HAVE AND TO HOLD the same, together with the hereditaments and appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the Grantor, either in law or equity, unto the Grantee.

IN WITNESS WHEREOF, this deed has been executed as of the date first above written.

Signed, sealed and delivered
in the presence of:

Frances G. Burgess
Print Name: FRANCES G. BURGESS

Anthony J. Tringali
Anthony J. Tringali

Kristen Drake
Print Name: Kristen Drake

STATE OF FLORIDA
COUNTY OF NASSAU

The foregoing instrument was acknowledged by Anthony J. Tringali, who is personally well known to me or who have produced _____ as identification.



Kristen Drake
Notary Public, State of Florida
(Print or Stamp Name, Commission No. and
Expiration below)

Prepared by and return to:
Kristen D. Drake, Esquire
1403 Park Ave, Suite B
Fernandina Beach, FL 32034

Parcel ID#: 00-00-31-1800-0012-0100

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED is made as of November 2, 2017, between **Anthony J. Tringali**, a single individual, conveying non-homestead property, whose mailing address is 124 3rd Street S, Fernandina Beach, FL 32034, herein the "Grantor," and **Anthony J. Tringali, trustee of the Anthony J. Tringali Revocable Trust dated March 27, 2017, and successor trustees**, herein the "Grantee," whose mailing address is 124 3rd Street S, Fernandina Beach, FL 32034. (As used herein, the terms Grantor and Grantee shall include, where the context permits or requires, singular or plural, heirs, personal representatives, successors, or assigns.)

WITNESSETH, that the Grantor, in consideration of One and no/100 Dollars (\$1.00), and other valuable consideration paid by the Grantee, receipt and sufficiency of which are hereby acknowledged, does hereby remise, release and quit-claim unto the Grantee forever all of the Grantor's right, title and interest in and to those certain properties in Nassau County, Florida, described as follows:

ID#: 00-00-31-1800-0012-0100; Address: 3rd ST S, Fernandina Beach

Lot numbers Ten (10), Eleven (11), Twelve (12), Thirteen (13) and Fourteen (14) of Block 12, City of Fernandina Beach, (formerly Fernandina) Florida, according to Plat thereof in Public Records of Nassau County, Florida.

This conveyance is subject to ad valorem taxes levied or which may become a lien subsequent to December 31 of the calendar year next preceding the date hereof, covenants, easements and restrictions of record; however, this reference shall not operate to reimpose same.

The foregoing legal description was provided to the preparer without the benefit of a survey or a title commitment and the preparer accepts no liability or responsibility whatsoever for any inaccuracies or improprieties contained therein or relating thereto.

TO HAVE AND TO HOLD the same, together with the hereditaments and appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the Grantor, either in law or equity, unto the Grantee.

IN WITNESS WHEREOF, this deed has been executed as of the date first above written.

Signed, sealed and delivered
in the presence of:

Kristen Drake
Print Name: Kristen Drake

Anthony J. Tringali
Anthony J. Tringali

Frances G. Burgess
Print Name: Frances G. Burgess

STATE OF FLORIDA
COUNTY OF NASSAU

The foregoing instrument was acknowledged by Anthony J. Tringali, who is personally well known to me or who have produced _____ as identification.

Kristen Drake
Notary Public, State of Florida
(Print or Stamp Name, Commission No. and
Expiration below)



AUG 25 1999

Florida Documentary Stamp tax
required by law in the amount
of \$ 170 Certificate of
Registration No. 59-6015296-01
Date 8-25-99
J. M. Burgess
Clerk Circuit Court Nassau County Florida

BK 0896 PG 1429

This instrument prepared by Wesley R. Poole, Esquire, P. O. Box 1280, Fernandina Beach, Florida 32035-1280. Title to the property described herein has been examined by me and no warranty or other representation is made and no opinion (either expressed or implied) is given, as to the marketability or condition of the title to the subject property, the quantity of lands included therein, the location of the boundaries thereof, or the existence of liens, unpaid taxes or encumbrances.

WARRANTY DEED

THIS INDENTURE, Made this 25th day of August, 1999, between JOSEPHINE TRINGALI, a single person, party of the first part, and JOSEPHINE TRINGALI, a single person, and ANTHONY J. TRINGALI, a single person, as Joint Tenants with Right of Survivorship, whose address is 125 South 4th Street, Fernandina Beach, FL 32034, parties of the second part.

WITNESSETH: That the said party of the first part, for and in consideration of the sum of LOVE AND AFFECTION, to her in hand paid by the said parties of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said parties of the second part, their heirs and assigns forever, the following described land, situate, lying and being in the County of NASSAU, State of Florida, to wit:

All of those certain lots, pieces or parcels of land situate, lying and being in the City of Fernandina Beach (formerly Fernandina, Florida), as shown on and designated on the official map or plat of said City (as lithographed and issued by the Florida Railroad Company in 1857, and revised, enlarged and reissued by the Florida Town Improvement Company in 1887 and 1901) as:

LOTS numbered FIFTEEN (15), SIXTEEN (16), SEVENTEEN (17) and EIGHTEEN (18) in BLOCK numbered TWELVE (12); which said lots front one hundred (100) feet on Beech Street, which bounds them on the South, from whence they extend back, at right angles North to a depth of one hundred (100) feet, being bounded on the East by South Fourth Street and being the same identical lands heretofore conveyed by C. C. Stephens and Mabel Stephens, his wife, to Richard D. Lovell, Jr. and Grace S. Lovell, husband and wife, by deed dated April 4th, 1951 and recorded in Deed Book 180 at pages 371 and 372, in and among the public records of Nassau County, Florida.

SUBJECT to all Covenants, Restrictions, Easements, and Reservations of record, if any, **AND** to taxes accruing subsequent to December 31, 1998.

PARCEL NO: 00 00 31 1800 0012 0150

And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the first part has hereunto set her hand and seal the day and year first above written.

SIGNED AND SEALED IN
OUR PRESENCE

Patricia L. Basinsky
Printed Name of Witness

FRANCES G. BURGESS
Printed Name of Witness

Josephine Tringali
JOSEPHINE TRINGALI

STATE OF FLORIDA
COUNTY OF NASSAU

9928183

99 AUG 25 AM 10:38

The foregoing instrument was acknowledged before me this 25th day of August, 1999, by JOSEPHINE TRINGALI, a single person, who is personally known to me as identified by the parties

FRANCES G. BURGESS
Printed Name of Notary Public
My Commission Expires:

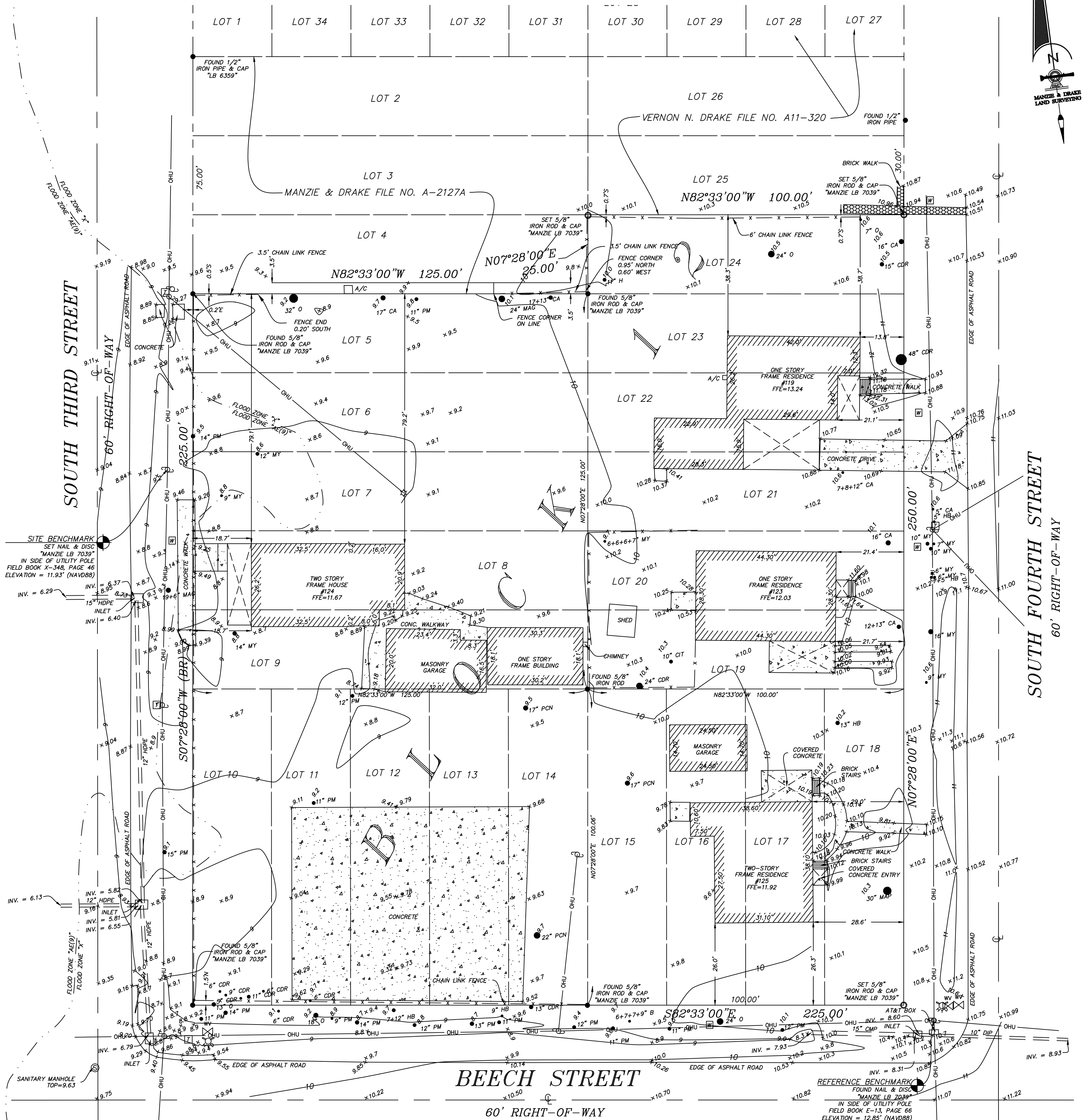


Frances G. Burgess
MY COMMISSION # CC009807 EXPIRES
March 14, 2003
BONDED THRU TROY FAIR INSURANCE, INC.

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY LOTS 5 THROUGH 24, BLOCK 12, FERNANDINA BEACH, 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 REISSUED BY FLORIDA TOWN IMPROVEMENT COMPANY IN 1887 AND 1901).

CERTIFIED TO:
TONY TRINGALI



NOTE:
INTERNAL LOT DIMENSIONS:
LOTS 5-9, 19-24 ARE 25' X 125'
LOTS 10-18 ARE 25' X 100'

SURVEY NOTES:

- The "Legal Description" hereon is in accord with the description provided by the client
- Underground Improvements were not located or shown.
- Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
- Bearings shown hereon are based on as assumed bearing of S07°28'00"W. The bearing reference line is indicated as thus (BR).
- The property shown hereon lies within flood zone "X & AE(9)" as per F.E.M.A. Flood Insurance Rate Map, Panel "12089C 0237 G", Dated "08/02/2012". Flood Zone information listed above and shown on this survey is provided as a courtesy and is approximate at best. All data should be verified by Nassau County Building Department for accuracy. We assume no liability for its accuracy. Flood Zone information is not covered by the certification hereon and is not required to be shown per Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
- Site Benchmark is as shown hereon.
- Elevations shown hereon refer to North American Vertical Datum of 1988. (N.A.V.D. '88)
- The Reference Benchmark is a nail & disc in the East face of a utility pole at the Northwest corner of 4th Street and Beech Street. (Elevation = 12.85' (NAVD88))

LEGEND

- OHU— = OVERHEAD UTILITY WIRES
- CONC— = CONCRETE FLATWORK
- FIRE— = FIRE HYDRANT
- LIGHT— = LIGHT POLE
- COVERED— = COVERED AREA
- SEWER— = SEWER MANHOLE
- TELEPHONE— = TELEPHONE PEDESTAL
- WATER— = WATER METER
- WOOD— = WOOD OR VINYL FENCE
- WOOD— = WOOD POWER POLE
- CENTERLINE— = CENTERLINE
- A/C = AIR CONDITIONER
- x-x-x = CHAIN LINK FENCE
- WV— = WATER VALVE
- BENCH— = BENCHMARK
- FFE = FINISHED FLOOR ELEVATION
- HDPE = HIGH-DENSITY POLYETHYLENE

GRAPHIC SCALE



(IN FEET) 1 inch = 20 ft.

THE INFORMATION SHOWN HEREON MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

MICHAEL A. MANZIE, P.L.S. 4069

TREE DISCLAIMER:

NUMBER OF TREES SHOWN ON SURVEY: 65

SPECIES OF TREES HAVE BEEN IDENTIFIED TO THE BEST OF OUR KNOWLEDGE AND BELIEF; HOWEVER MANZIE & DRAKE LAND SURVEYING WILL ASSUME NO LIABILITY, EXPRESSED OR IMPLIED, FOR THE CORRECTNESS OF SAID SPECIES IDENTIFICATION.

TREES HAVE BEEN LOCATED AS ACCURATELY AS POSSIBLE UNDER CURRENT CONDITIONS AND HAVE A POSITIONAL TOLERANCE OF APPROXIMATELY 2 TO 3 FEET. CRITICAL TREES SHOULD BE VERIFIED PRIOR TO CONSTRUCTION.

TREE LEGEND

- CA = CAMPHOR
- CDR = CEDAR
- CT = CITRUS
- H = HOLLY
- HB = HACKBERRY
- MAG = MAGNOLIA
- MAP = MAPLE
- MY = MYRTLE
- O = OAK
- PCN = PECAN
- PM = PALM

MANZIE & DRAKE LAND SURVEYING

117 South Ninth Street, Fernandina Beach, FL 32034

(904) 491-5700 www.ManzieAndDrake.com

Certificate of Authorization Number "LB 7039"

"OUR SIGHTS ARE ON THE FUTURE,
SET YOUR SITES ON US."

SCALE: 1"=20' JOB NO: 16642 DATE: 3/23/2022 CADD: B. DAVIS

F.B. NO: X-348 PAGE NO: 46 CREW: GS FILE NO: B-1698

THIRD AND BEECH

A REPLAT OF LOTS 5 THROUGH 24, BLOCK 12,
CITY OF FERNANDINA BEACH, NASSAU COUNTY FLORIDA

CAPTION:

LOTS 5 THROUGH 24, BLOCK 12, FERNANDINA BEACH, 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 REISSUED BY FLORIDA TOWN IMPROVEMENT COMPANY IN 1887 AND 1901).

COUNTY TAX COLLECTOR CERTIFICATE

TAX IDENTIFICATION NUMBER:
00-00-31-1800-0012-0100
00-00-31-1800-0012-0150
00-00-31-1800-0012-0050
00-00-31-1800-0012-0190
00-00-31-1800-0012-0210

I, THE UNDERSIGNED, DO HEREBY AFFIRM THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THERE ARE NO UNPAID REAL PROPERTY TAXES APPLICABLE TO THE LANDS SUBJECT TO THIS PLAT:

SIGNED THIS _____ DAY OF _____, A.D. 2022.

TAX COLLECTOR
NASSAU COUNTY, FLORIDA

CLERK'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH CHAPTER 177.061, FLORIDA STATUTES, AND IS FILED FOR RECORD IN OFFICIAL RECORDS BOOK _____, PAGE _____, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

THIS _____ DAY OF _____, A.D. 2022.

CLERK OF THE CIRCUIT COURT

DIRECTOR OF EMERGENCY SERVICES CERTIFICATE

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN APPROVED BY THE DIRECTOR OF EMERGENCY SERVICES OF THE CITY OF FERNANDINA BEACH, FLORIDA.

THIS _____ DAY OF _____, A.D. 2022.

DIRECTOR OF EMERGENCY SERVICES

ZONING CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED BY ME AND IS IN COMPLIANCE WITH THE ZONING RULES AND REGULATIONS OF THE CITY OF FERNANDINA BEACH, NASSAU COUNTY, FLORIDA, CURRENTLY IN EFFECT.

THIS _____ DAY OF _____, A.D. 2022.

DIRECTOR OF PLANNING

APPROVED FOR THE RECORD:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE CITY MANAGER OF THE CITY OF FERNANDINA BEACH, NASSAU COUNTY, FLORIDA.

WITNESS BY SIGNATURE THIS _____ DAY OF _____, A.D. 2022.

CITY MANAGER

MAYOR CERTIFICATE:

THIS PLAT HAS BEEN EXAMINED AND IS HEREBY ACCEPTED AND APPROVED BY THE CITY COMMISSION OF FERNANDINA BEACH, NASSAU COUNTY, FLORIDA, PURSUANT TO A RESOLUTION OF SAID COMMISSION ADOPTED THIS _____ DAY OF _____, A.D., 2022.

BY:

MAYOR

ATTEST:

CITY CLERK

CERTIFICATE OF REVIEW BY CITY EMPLOYED / CONTRACTED SURVEYOR

I HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, F.S., AND THAT I AM EMPLOYED BY OR UNDER CONTRACT TO THE APPROPRIATE LOCAL GOVERNING BODY AND ACTING HERETO AS AN AGENT THEREOF. THIS LIMITED CERTIFICATION AS TO FACIAL CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177, F.S., IS NOT INTENDED TO BE AND SHOULD NOT BE CONSTRUED AS A CERTIFICATION OF THE ACCURACY OR QUALITY OF THE SURVEYING / MAPPING REFLECTED ON THIS PLAT.

SURVEYOR / MAPPER
CHARLES ROBERT LEE
FLORIDA REGISTRATION NO.: LS 5618

DATE

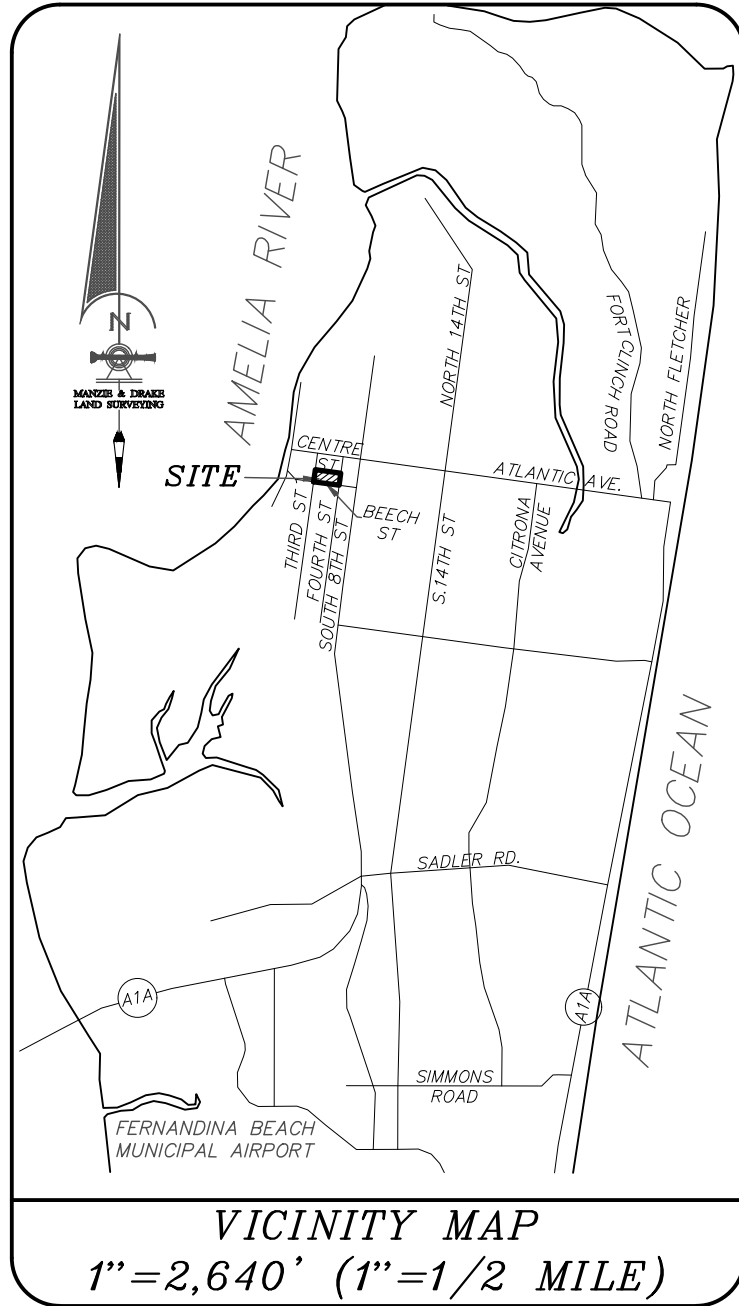
SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED IN THE CAPTION; THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES; THAT THE SURVEY AND LEGAL DESCRIPTION ARE ACCURATE; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'s) HAVE BEEN SET ACCORDING TO CHAPTER 177.091 (7); AND THAT PERMANENT CONTROL POINTS (P.C.P.'s) WILL BE SET ACCORDING TO THE CHAPTER 177.091 (8); ALL ACCORDING TO THE LAWS OF THE STATE OF FLORIDA AND NASSAU COUNTY.

THIS _____ DAY OF _____, A.D. 2022.

MICHAEL A. MANZIE, P.L.S.
FLORIDA CERTIFICATE No. 4069

MANZIE & DRAKE LAND SURVEYING
117 SOUTH 9TH STREET
FERNANDINA BEACH, FL 32034
CERTIFICATE OF AUTHORIZATION NUMBER "LB 7039"



SURVEYOR'S NOTES

- 1.) ☐ DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) (5/8" IRON ROD & CAP") SET WITH IDENTIFICATION "PRM LB 7039".
- 2.) 43,560 SQ. FT. (G&N) (GROSS & NET) DENOTES GROSS & NET LOT SQUARE FOOTAGE
- 3.) BEARINGS SHOWN HEREON ARE BASED ON THE WEST RIGHT-OF-WAY LINE OF SOUTH FOURTH STREET AS S07°28'00"W. THE BEARING REFERENCE LINE IS INDICATED AS THUS (BR).
- 4.) THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X & AE(9)" AS PER F.E.M.A. FLOOD INSURANCE RATE MAP, PANEL 12089C 0237 G, DATED 08/02/2012.
- 5.) THE CURRENT ZONING FOR THE LANDS SHOWN ON THIS PLAT AS OF THE DATE OF RECORDING IS MU-1 & R-2. THE SETBACKS ARE AS FOLLOWS:
R-2:
MAXIMUM HEIGHT = 35- FEET / FRONT SETBACK - 25- FEET / REAR SETBACK - 20- FEET
SIDE SETBACK - 10% OF LOT WIDTH / SIDE SETBACK (SIDE ABUTTING STREET) - 15- FEET
EACH SIDE YARD SETBACK SHALL BE INCREASED BY ONE- HALF (1/2) FOOT FOR EACH ONE (1) FOOT, OR FRACTION THEREOF, OF BUILDING HEIGHTS ABOVE TWENTY-FIVE (25) FEET.
MU-1:
MAXIMUM HEIGHT = 35- FEET / FRONT SETBACK - NONE / REAR SETBACK - 10- FEET
SIDE SETBACK - 6 FEET BETWEEN BUILDINGS / SIDE SETBACK (SIDE ABUTTING STREET) - 10- FEET
THERE MAY BE MORE RESTRICTIVE BUILDING RESTRICTIONS AND SET BACKS RECORDED AFTER THE RECORDING OF THIS PLAT UNDER SEPARATE DOCUMENTS IN THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.
- 6.) "NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 7.) NO FURTHER SUBDIVISION OF LOTS IS ALLOWED UNLESS SUCH SUBDIVISION CONFORMS TO NASSAU COUNTY SUBDIVISION REGULATIONS AND BE APPROVED BY THE NASSAU COUNTY BOARD OF COUNTY COMMISSIONERS.
- 8.) TOTAL NUMBER OF LOTS: (12)

OFFICIAL RECORDS BOOK _____ PAGE _____

SHEET 1 OF 2 SHEETS

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED, "COMPASS GROUP" IS THE LAWFUL OWNERS OF THE LAND DESCRIBED IN THE CAPTION HEREON WHICH SHALL HEREAFTER BE KNOWN AS "THIRD AND BEECH", AND THAT IT HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AND THAT THIS PLAT, MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF SAID LAND.

IN WITNESS WHEREOF, OWNER HAS CAUSED THIS PLAT AND DEDICATION TO BE EXECUTED BY ITS DULY ELECTED OFFICERS ACTING BY AND WITH THE AUTHORITY OF THE BOARD OF DIRECTORS.

ALL ALLEYS, EASEMENTS, RIGHTS-OF-WAY, AND PUBLIC AREAS SHOWN ON THIS PLAT ARE DEDICATED TO THE PUBLIC FOR THE USES AND PURPOSES THEREON STATED AND REMAINS A MAINTENANCE OBLIGATION OF THE BEECHSTREET COTTAGES.

ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

COMPASS GROUP

WITNESS _____ Steve Simmons

PRINT OR TYPE NAME _____

WITNESS _____ XX

PRINT OR TYPE NAME _____

STATE OF FLORIDA
COUNTY OF _____

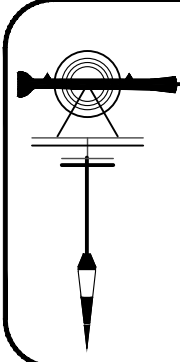
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF
☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS ____ DAY OF _____
2022 BY _____ AS

A _____ ON BEHALF OF _____
WHO PRODUCED _____ AS
IDENTIFICATION OR WHO IS PERSONALLY KNOWN.

NOTARY PUBLIC - STATE OF FLORIDA
PRINT NAME: _____
MY COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____

LEGEND

P.L.S. = PROFESSIONAL LAND SURVEYOR
P.I.N. = PARCEL IDENTIFICATION NUMBER
LB = LICENSED BUSINESS
SQ. FT. = SQUARE FEET
N.A.V.D. = NORTH AMERICAN VERTICAL DATUM
AC = ACRE
G = GROSS
N = NET
C = CENTERLINE
P.I.N. = PARCEL IDENTIFICATION NUMBER
O.R.B. = OFFICIAL RECORDS BOOK
B = BENCHMARK



Manzie & Drake Land Surveying

117 South Ninth Street, Fernandina Beach, FL 32034
(904) 491-5700 www.ManzieAndDrake.com

Certificate of Authorization Number "LB 7039"

"OUR SIGHTS ARE ON THE FUTURE,
SET YOUR SITES ON US."



THIRD AND BEECH

A REPLAT OF LOTS 5 THROUGH 24, BLOCK 12,
CITY OF FERNANDINA BEACH, NASSAU COUNTY FLORIDA

OFFICIAL RECORDS BOOK _____ PAGE _____

SHEET 2 OF 2 SHEETS

GRAPHIC SCALE



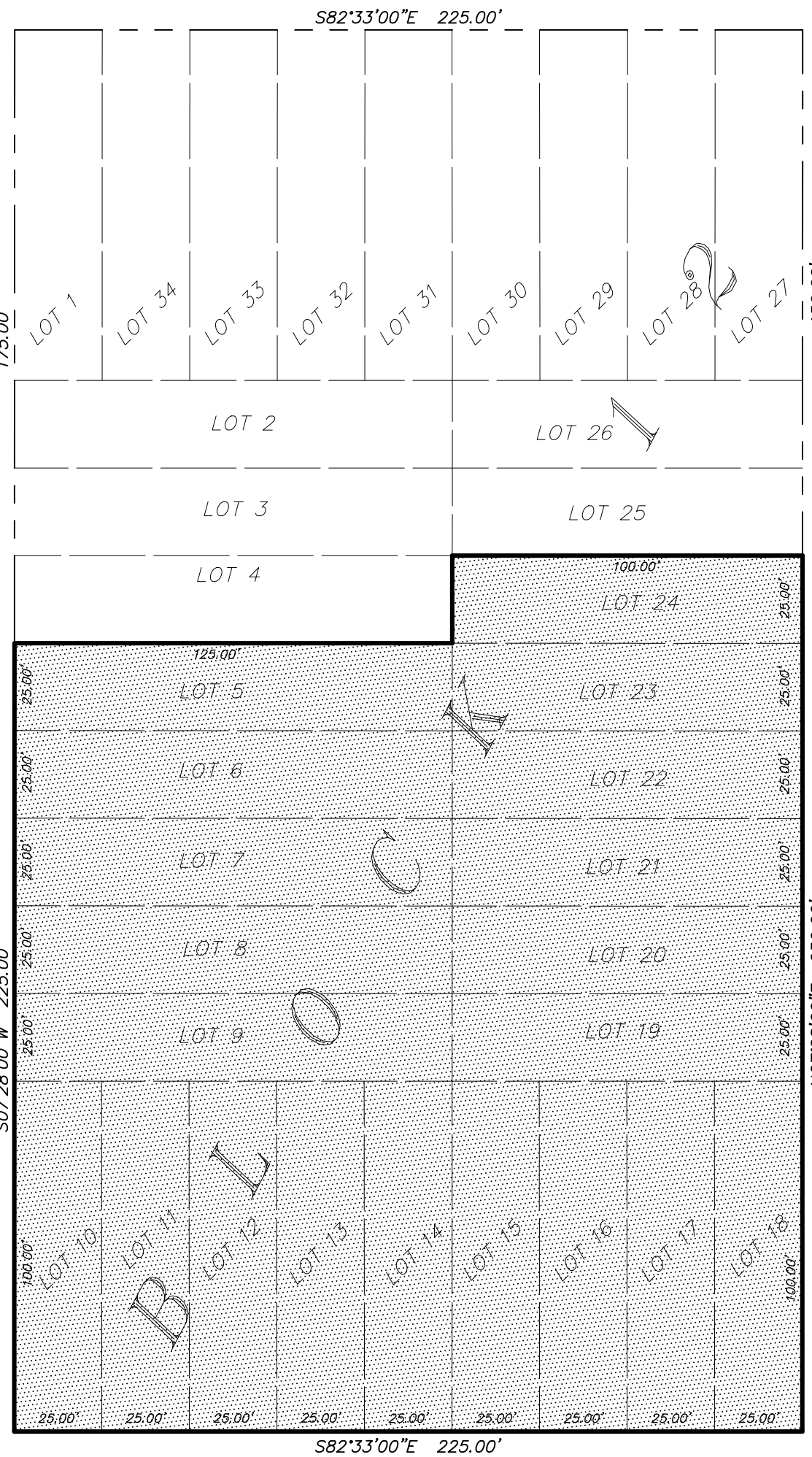
(IN FEET)
1 inch = 20 ft.



UNDERLYING LOTS FOR BLOCK 12 DETAIL 1"=40'

ASH STREET

60' RIGHT-OF-WAY



BEECH STREET

60' RIGHT-OF-WAY

SOUTH THIRD STREET

60' RIGHT-OF-WAY

SOUTH FOURTH STREET

60' RIGHT-OF-WAY

LEGEND

P.L.S. = PROFESSIONAL LAND SURVEYOR
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\\computer1\c\civil_3d_projects\16915 GILLETTE\16915-PLAT.dwg

**DISCUSSION OF FUTURE LAND DEVELOPMENT CODE AMENDMENTS
PAB RM 10/09/2022**

1.07.00 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.

RECOMMENDED ADDITION TO ADDRESS CHANGES TO CHAPTER 5 ACCESSORY STRUCTURES

Façade, Front means the exterior side of a building which faces and is most closely parallel to the front lot line.

COMMISSION DIRECTED RECOMMENDATIONS

OPTION 1: 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.

OPTION 2: 9/14/22 - PAB MODIFIED DEFINITION

Marina means a licensed commercial facility 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 travel lift services, slip rental, gasoline, sanitary pump out services, and food and drink.

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 including wetlands, and wet and dry retention ponds.

CONTINUED COMMISSION DIRECTED RECOMMENDATIONS

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 dependent, **water enhanced**, or water related use within the CRA and I-W zoning is exempt from the required buffers established by this Section; and
 - 2. This setback shall be required for any development, except docks or piers which have received a permit from the Florida DEP, SJRWMD, or the USACOE and are compliant with standards found in section 3.01.03

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.

**DISCUSSION OF FUTURE LAND DEVELOPMENT CODE AMENDMENTS
UPDATED 10/19/22**

- 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 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) (highlighted in blue).

DISCUSSION OF FUTURE LAND DEVELOPMENT CODE AMENDMENTS
UPDATED 10/19/22

CONTINUED COMMISSION DIRECTED RECOMMENDATIONS

ZONING DISTRICTS																					
_ – Prohibited (Empty) P – Permissible S – Permissible Subject to Supplemental Standards	R-E	R1-G	R-1	RLM	R-2	R-3	OT-1	OT-2	MU-1	MU-8	C-1	C-2	C-3	I-1	I-2	I-A	I-W	W-1	PI-1	CON	REC
PRINCIPAL LAND USES:																					
Laundry																					
Laundry and Dry Cleaning, Pick-Up Only <i>*Note 5</i>								P	P	P	P	P		P							
Light Indoor Manufacturing Uses, including Packaging and Fabricating														P	P	P					
Liquor Store, Lounge, and Bar (without drive-through window) <i>*Note 5</i>									S	P	S	P	S	P	P		P	P			
Lodging Accommodations										S	S	P	P	P		S					
Lumber and Building Supply												S		P	P		P				
Manufacturing and/or Assembly -Heavy															P						
Manufacturing and/or Assembly -Light										P				P	P	P					
Manufacturing and/or Assembly – Water Related														P	P		P				
Manufacturing and/or Assembly - Artisan								P	P	P	P	P	P	P	P		P				
Marina																	S	S	S		P
Marine recreation, such as kayak or boat rentals, sailing schools, etc.										P				P			P	P			P
Medical and Dental Clinics										P	P	P		P	P				P		

**DISCUSSION OF FUTURE LAND DEVELOPMENT CODE AMENDMENTS
UPDATED 10/19/22**

STAFF OVERVIEW: Addition of Marina as a permissible use subject to supplemental standards in REC zoning district as discussed at 10/18/22 Commission/CRAB workshop.

Chapter 4 Changes

4.05.16 (Renumbering sections which follow) CANOPY ROADS.

- A. Purpose and Intent.** The purpose and intent of a designated Canopy Road is to protect the mature canopy extending over roadways and to avoid utility line clearing actions which would impact the scenic character of the roadway as consistent with Florida Statute 163.3209.
- B. Designation.** The City Commission may designate roads or portion of said roads as Canopy Roads, by ordinance, based upon criteria set forth herein. The City Manager or designee may recommend, based upon the criteria, that roads or portion of said roads be considered, or by a petition of fifty-one (51) percent of the property owners abutting the road may request that a road be considered. Said petition must be submitted to the Planning and Conservation Department for review and comment, and a report made to the City Commission. The application criteria must include: (1) historic significance; (2) scenic criteria (including tree canopy); (3) ecological significance; (4) length and current width; (5) land use map designation; (6) zoning of the property within the area; (7) traffic information; (8) tree survey, and (9) certified arborist assessment which evaluates the existing health conditions of the trees along the roadway.

The City Manager or designee will ensure that the trees are identified and recorded on the proposed roadway and zone and present the information to the City Commission for its approval. The identification and recordation must be in a form that can be attached to an ordinance.

Designation of a Canopy Road occurs by adoption of an ordinance, which references the exact method by which the trees were identified and recorded and attached as an exhibit. Any ordinance proposing to designate a roadway as a Canopy Road will be considered by the Planning Advisory Board after mailed, published, and posted public notice. The Planning Advisory Board will conduct a public hearing and make recommendations to the City Commission. The City Commission will consider the recommendations pursuant to the procedural requirements of this Land Development Code.

**DISCUSSION OF FUTURE LAND DEVELOPMENT CODE AMENDMENTS
UPDATED 10/19/22**

C. Development Restrictions.

1. The City will not widen or increase the number of motorized vehicle lanes on any of the City roads designated as Canopy Roads. Sidewalks or bike lanes may be extended on designated Canopy Roads following an analysis of the road section impacted by the proposed improvement within the Canopy Road Protection Zone. The analysis must include a narrative description of the affected roadway section together with other material helpful in assessing the impact of the intrusion on the existing canopy road effect. Such characteristics as understory density and species composition, tree species and size distribution, high bank areas and opacity should be included as appropriate. A replanting and management plan designed to mitigate the visual and vegetation impacts identified is required.
2. The erection of markers or signage indicating that the road is a Canopy Road will only be accomplished at the direction of the City Manager or designee.
3. The setting and posting of speed limits and warning of restricted roadway shoulders are permissible.
4. The setting of classes of vehicular travel, including weight and height limitations are permissible.
5. If a site has access by roads other than the designated Canopy Road, access from the Canopy Road is prohibited. Where access is permissible, driveway dimensional width requirements may be reduced to reduce impact to protected trees.
6. No trees, except as identified in Florida's Most Invasive Species List, Category I, which have attained a diameter of five (5) inches in diameter at breast height (DBH) may be removed, except as provided in the following subsection E.
7. Overhead obstructions can be removed to provide minimum clearance of 14 feet 6 inches (14.5') as required by federal and state guidelines.

D. Canopy Road Protection Zone.

The Canopy Road Protection Zone will be designated by the City Commission to establish the area of the canopy road and necessary adjacent lands where the canopy exists. The zone includes the public or private right-of-way as established by the City Manager or designee and any additional areas of uniform width along the roadway including principal structure setback requirements based upon the zoning classification on private property, trees as depicted on the survey, and location of existing structures. The zone must be set forth in the proposed designation ordinance and depicted in a map exhibit that defines dimensional extent onto any private property. No permanent structures can be placed within the approved zone of the canopy road. Temporary structures or temporary access are permitted if no tree removal or trimming is necessitated by their placement and following a determination of impact and any mitigation measures to protect surrounding trees from a certified arborist.

E. Criteria and Application for Canopy Road Tree Removal.

1. Criteria for Tree Removal.

- A. The City Manager or designee may authorize, without the approval of the City Commission, the removal of trees in the public right-of-way which pose an immediate safety hazard to pedestrians or other persons, buildings, or other property, or vehicular traffic, or which threatens to cause disruption of public services. Any hazardous trees, including diseased or pest infested trees, must be verified as dead or in need of immediate attention by the City Arborist or other certified arborist. If a hazardous condition can be resolved by trimming, only the City arborist or other certified arborist can identify specific portions of the trees to be trimmed.
- B. The City Manager or designee will recommend approval to the City Commission of a permit for removal of a tree within the Canopy Road Zone following an evaluation by the City Arborist and a 3rd party certified arborist determining that no feasible alternative exist to avoid removal and if the applicant demonstrates the presence of one or more of the following conditions:

DISCUSSION OF FUTURE LAND DEVELOPMENT CODE AMENDMENTS
UPDATED 10/19/22

1. Good forestry and environmental practices, such as the necessity to reduce competition between trees and deter the spread of invasive non-native plant and tree species;
2. Tree removal which is essential for reasonable and permissible use of essential improvements, resulting from:
 - A. Need for access immediately around the proposed structure for essential construction equipment, limited to a maximum width of twenty (20) feet from the structure.
 - B. Limited access to the building site essential for reasonable use of construction equipment.
 - C. Essential grade changes. Essential grade changes are those grade changes needed to implement safety standards common to standard engineering or architectural practices, and reference to a text where such standards are found will be required.
 - D. Location of driveways, buildings, or other permanent improvements for which no alternative exists to avoid removal.
2. Removal Applications and Process.
 - A. All permits for removal or relocation of trees, or for pruning management, within the canopy road tree protection zone (unless such activity is permitted under an approved general permit), must be obtained by making application to the City Manager or designee and approved by the City Commission.
 - B. The permit application for removal of trees or vegetation in the canopy road tree protection zone must be accompanied by a mitigation plan which must include, at a minimum, the following:
 1. An analysis documenting the purpose that necessitates the tree removal and explaining why the project cannot be modified to avoid the need for tree removal.
 2. An analysis of the canopy road section to be impacted by the proposed activity within the canopy road tree protection zone. The analysis must include a narrative description of the affected roadway section together with other material helpful in assessing the impact of the intrusion of the existing canopy road effect. Such characteristics as under-brush density and species composition, tree species and size distribution, high bank areas, and capacity must be included as appropriate.
 3. A replanting and management plan designed to mitigate the visual and vegetation impacts.
 - C. Prior to determination on a permit application, the City Manager or designee, must conduct an on-site inspection.
 - D. The City Commission must approve or deny a tree removal permit by resolution request at a regularly scheduled meeting of the City Commission.
 - E. Any permit that is denied may be appealed to the City Commission within thirty (30) days of the date of denial by filing a request with the Department of Planning and Conservation.
- F. Traffic safety regarding canopy road designation.** Traffic safety on the designated Canopy Road must be promoted by the utilization of speed control devices and by limiting truck traffic to local delivery trucks and setting speed limits. The City Manager or designee must provide speed control devices and signage restrictions as deemed necessary.
- G. Traffic directional signs.** The City Manager or designee may recommend to the City Commission that traffic, other than local vehicular traffic, be routed on canopy roads upon providing information that:
 1. The road has been previously utilized for non-local traffic.
 2. The routing of other than local traffic does not create safety concerns or adversely affect the Canopy Road.
 3. There is a need and necessity to route other than local traffic.

**DISCUSSION OF FUTURE LAND DEVELOPMENT CODE AMENDMENTS
UPDATED 10/19/22**

4. Said recommendations must be placed on the City Commission's agenda.

H. Appeal. Any decision of the City Manager or designee that does not require approval of the City Commission may be appealed to the City Commission. All appeals must be in writing and provided to the City Clerk's office at least thirty (30) days prior to the next regularly scheduled City Commission meeting. Said appeal must be placed on the agenda for consideration by the City Commission.

I. Violation. Any person, firm, or corporation who refuses to comply with or violates any provision of this section will be punished according to law, and upon conviction for such offenses, will be punished by a fine amount defined in LDC Section 11.08.04. Each day of continued noncompliance or violation will constitute a separate offense.

STAFF OVERVIEW: Additions to chapter 4 at the request of the Mayor.

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~~ **will** 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 **located behind the front façade of the principal structure and** 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. **Eaves may encroach up to sixteen (16) inches into the side or rear yard setback.**
 - 1. A detached accessory building must not exceed twenty-five (25) feet in height. Building height must be measured from the average natural grade to the highest point on the structure. Properties located within a flood hazard area must 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.**
- I. **A detached accessory building must not** exceed a maximum building ~~footprint~~ **area** 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.

**DISCUSSION OF FUTURE LAND DEVELOPMENT CODE AMENDMENTS
UPDATED 10/19/22**

5.01.04 Accessory Dwellings Units (ADU)

- A. Accessory dwelling units (ADU) ~~shall~~ **do 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~~ **are** permissible in all residential areas in compliance with the following standards:
2. ~~The total floor area of~~ the detached accessory dwelling unit ~~shall~~ **must** not exceed 625 square feet;
 3. The maximum height for a detached accessory dwelling unit located as a freestanding building or an apartment over a detached garage ~~shall~~ **must** not exceed twenty-five (25) feet, measured from the ~~approved finished grade~~ **average natural grade** to the highest point on the structure. Properties located within a flood hazard area must 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.
 4. A detached accessory dwelling unit ~~shall~~ **must** be located **behind the front façade of the principal structure** ~~only within a rear yard as established by Section 4.02.03;~~ and
 5. An accessory dwelling unit ~~shall~~ **must** 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~~ **must** comply with the following standards:
 1. The total floor area ~~shall~~ **must** 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~~ **must** 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~~ **must** 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~~ **must** 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 8.01.01.0

8.01.01.02 Specific Requirements within the OT-1 and OT-2 Zoning Districts

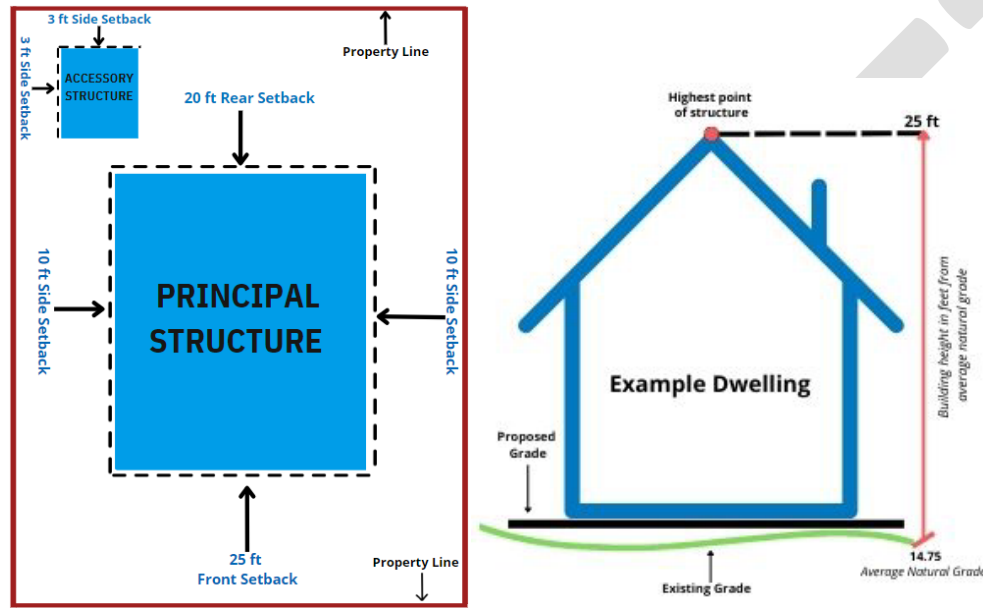
6. Garages and outbuildings that house more permanent types of occupancy, such as an accessory dwelling, ~~shall~~ **must** not exceed 500 square feet in area, per level, ~~shall not~~ **nor** exceed 25 feet in height, **measured from the average natural grade to the highest point on the structure**, ~~shall~~ **must** not contain a kitchen, and ~~shall~~ **must** not be rented out. The area of all other outbuildings is limited to 350 square feet and ~~shall~~ **must** not exceed 16 feet in height **measured from the average natural grade to the highest point on the structure**. Properties located within a flood hazard area must 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.

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- b. The approved finished grade for buildings and structures in coastal high hazard areas (Zone V) and Coastal A zones.

STAFF OVERVIEW: Continuation of requested revisions to address eave encroachments and correcting building height measurement. Addition of guidelines for properties within a flood hazard area to provide consistency with section 4.02.03(C)(1)(a) and (b).

ILLUSTRATIONS



5.02.00 TEMPORARY USES AND STRUCTURES

5.02.01 Generally

This section sets forth the regulations regarding temporary uses and structures. Permissible temporary uses and the structures associated with the temporary uses include seasonal sales, special events, temporary structures during construction activities, and model homes and sales centers. Peddlers, food peddlers, and street vendors are prohibited, except as part of an approved special event.

5.02.02 Seasonal Sales

- A. Seasonal sales are periodic events for the sale of materials and goods associated with a holiday or calendar season (such as, but not limited to, Christmas trees or pumpkins in the fall.) A temporary use permit is required according to the procedures set forth in Chapter 11.

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- B. The area devoted to seasonal sales ~~shall~~ **must** not be located on or within any required setbacks, buffers, parking spaces, parking lot aisles, driveways, fire lanes, or other traffic circulation areas.
- C. Goods, tents, equipment, or materials used for the seasonal sales activity ~~shall~~ **must** not be located within any right-of-way.
- D. **Permitted seasonal sales are exempt from the overnight parking limitation provided in Section 7.01.05(C) and are allowed one vehicle for overnight use to secure the sales site. The length of overnight vehicle use is limited to only the active sales dates indicated on the temporary use permit. (Re-lettering as follows)**
- E. The area devoted to seasonal sales together with the goods, tents, equipment, or materials used for the seasonal sales activity ~~shall~~ **may** not obstruct access or the clear visibility area established in Section 7.01.08.
- F. Designated parking spaces ~~shall~~ **must** be provided to support the seasonal sales activity.
- G. The required number of parking spaces is one (1) space for each 200 square feet of sales area.
- H. The applicant ~~shall~~ **must** ensure the provision of adequate garbage and refuse disposal.
- I. The applicant ~~shall~~ **must** demonstrate conformance with all applicable building, health, and other federal, State, or local laws.

5.02.06 Movable Module Storage Units and Roll Off Dumpsters

Movable module storage units (called "storage pod") **and roll off dumpsters** are permissible temporary structures, provided that such structures are located in compliance with the following standards:

- A. A temporary use permit ~~shall~~ **must** be obtained as set forth in Chapter 11. **Properties within the I-2, Heavy Industrial and I-A, Industrial Airport Zoning District are exempt from these requirements.**
- B. The duration of the temporary use permit ~~shall be~~ **is** limited to ~~fourteen (14)~~ **thirty (30)** days per lot per year. One (1) renewal of the temporary use permit may be granted for an additional ~~fourteen (14)~~ **thirty (30)** days. **While under an active building permit, the POD or roll off dumpster may remain for the duration of the building permit.**
- C. The storage pod **or roll off dumpster** may be placed on a paved or unpaved surface. When the temporary use permit authorizes location of the storage pod on an unpaved surface, the permit ~~shall be~~ **is** conditioned upon the requirement that grass, sod, or landscaping ~~shall~~ **will** be restored after removal of the storage pod **or roll off dumpster**.
- D. The storage pod **or roll off dumpster** ~~may~~ **must** be placed on private property, not within the right-of-way.
- E. The storage pod **or roll off dumpster** ~~shall~~ **must** not be placed within an easement, stormwater area, or required buffer.
- F. The storage pod **or roll off dumpster** ~~shall~~ **must** be placed at least one (1) foot from any property line.
- G. The storage pod **or roll off dumpster** ~~shall~~ **must** not obstruct pedestrian access.
- H. The storage pod ~~shall~~ **may** not be located within the clear visibility area at street intersections as set forth in Section 7.01.08.

STAFF OVERVIEW: Changes to address recommendations from PAB RM 10/12/22. Addition of exempted zoning district. I-2 Heavy Industrial and the addition of clarifying language for pods/roll off dumpsters associated with active building permits.