



**AGENDA
PLANNING ADVISORY BOARD
REGULAR MEETING
JANUARY 11, 2023
5:00 PM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034**

- 1. CALL TO ORDER / ROLL CALL / DETERMINATION OF QUORUM**
- 2. PLEDGE OF ALLEGIANCE**
- 3. APPROVAL OF MEETING MINUTES**
 - 3.1 Approval of Minutes for the Regular Meeting of December 14, 2022.
- 4. OLD BUSINESS**
- 5. NEW BUSINESS**
- 6. BOARD BUSINESS**
 - 6.1 Election of Vice-chairperson
 - 6.2 Discussion of future LDC/Comp Plan amendments:
 - *At the request of Chair Robas, the board will discuss future amendments to the Land Development Code and Comprehensive Plan.*
 - LDC 1.03.04 and 1.03.05
- 7. STAFF REPORT**
- 8. PUBLIC COMMENT**
- 9. ADJOURNMENT**

THE NEXT PAB REGULAR MEETING IS SCHEDULED FOR WEDNESDAY, FEBRUARY, 08, 2023.

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
DECEMBER 14, 2022
5:00 PM
CITY HALL COMMISSION CHAMBERS**

1. CALL TO ORDER 5:00 PM

ROLL CALL / DETERMINATION OF QUORUM

MEMBERS PRESENT:

Victoria Robas (Chair)	Peter Stevenson
Barbara Gingher (Departed 6:27)	John Boylan
Richard Doster	

MEMBERS ABSENT:

Mark Bennett

OTHERS PRESENT:

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

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF MEETING MINUTES

3.1 Approval of Minutes from the Regular Meeting of October 12, 2022.

Member Stevenson noted an error on Page 2 to change correct his name instead of Peterson. Member Kosack asked that Mr. in the Public Hearing Section, Mr. Stauffer's address be corrected for consistency.

ACTION TAKEN: A motion was made by Member Stevenson, seconded by Member Boylan 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

No old business was presented.

Chair Robas addressed the audience and spoke of the resurgence of Covid19, the resignation of Vice-Chair Minshew, and that Member Gingher will depart the meeting at 6:30 p.m. Chair Robas noted her appreciation for the audience's participation in providing a voice to the Board and emphasized the PAB members' volunteer role. Lastly, she corrected the date of the next PAB meeting date which should be January 11, 2023.

5. NEW BUSINESS

5.1 **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.**

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Ms. Gibson presented the case with a short introductory summary of her professional experience with the City. She then presented the case and recommended approval.

Tammi Bach, City attorney, explained her supporting role to the Board.

Ron Flick, 961687 Gateway Blvd, agent for the Tringali Family and Trust, was present along with Asa Gilette, Engineer, and welcomed any questions.

Michael Spino, Chair of the Historic District Council, he also noted that James Pozzetta, architect was also present. He asked that the Board take all of the appropriate step to save the property located at 124 S. 3rd Street. He also spoke of the history behind the Tringali house. He suggested that should the City Commission decide to approve this request, a list of recommendations should be attached to the approval. He listed such recommendation as follow: photographic documentation of the building before demolition, harmonious design with scale and elevation of neighboring community, fill to be minimize to be in keeping of the character of the neighborhood, foundation is off grade frame or simulated off grade frame construction, porch to be located in the front of house, designed in scale and proportion that related to the character of the neighborhood, that the applicants work closely with the Preservation Planner, and finally he addressed view corridor and tree planting in order to establish a canopy.

Public Hearing was opened.

Len Kreger, 1313 Hickory Street, current Vice-Mayor, spoke about this request should be moved to the Board of Adjustment since he believes that this current request is not compliant with the Comprehensive Plan.

Robert Erickson, 30 S. 3rd Street, voiced support for the request. He explained his position.

Jane Corey, 408 Beech Street, spoke about the location of utilities according to the LDC requirements. She also spoke of the proposed width of lots and the LDC requirements.

Taina Christner, 406 Beech Street, spoke against this request and that it should be presented to the Board of Adjustment, not to the Planning Advisory Board. Ms. Christner read the portion of LDC addressing that code. She then spoke of the lot width in LDC and emphasized on the character of the neighborhood.

David Colson 111 S. 4th Street, spoke against this request. He also mentioned that he agreed with comments from Ms. Christner. He voiced concerned about the flow of water and the character of the neighborhood.

Grace Cascone, 116 S. 4th Street, spoke against the request and about the water flow and drainage.

Joyce Tuten, 2120 Beech Street, spoke against the request and agreed with previous comments. She spoke of the LDC sections 1.03.05 and 1.03.03 regarding lots of record. She spoke of flood risk.

John Clare and Christine Shub, 901 Atlantic Avenue, spoke of flood risk and drainage.

Kim Wolford, 1315 Broome, thanked the Board for their service and poke against the request. She noted that having been a resident in multiple historic districts across the U.S and having seen this scenario many times with a negative outcome. She also mentioned that the developers' records and violations of the LDC.

Julie Ferreira, 501 Date Street, spoke against the project, and asked the Board why LDC Section 1.03.05 was not provided to the Board within the agenda packet. She also mentioned that this project, if approved, could have a domino effect and setting a precedent.

Eugenia Manderfield, 708 N. 15th Street, spoke against the project, and that there is a need to reinforce our Land Development Code.

Jack Imber 1003 Broome Street, spoke against the project, spoke about the environmental impact summary or lack thereof.

At this time, 6:27 PM, Member Gingher departed.

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Mary Colson, 111 S. 4th Street, spoke against the project, and spoke of the built pattern and density.

Chair Robas read a letter dated November 26, 2022, from Marian Phillips, resident of the City at 724 S. 6th Street.

Public Hearing was closed.

Chair Robas called a 10 minute pause at 6:33 PM and reconvened at 6:45 PM.

Chair Robas provided her comments regarding the request and spoke of the LDC and Comprehensive Plan sections addressing some issues with the Staff Report regarding lots of records and noted that she found that there are, by definition, only 5 building lots of records. She then noted that in her opinion, this request should be sent to the Board of Adjustment in order to acquire a variance to secure the release of all lots.

Member Doster asked Ms. Bach how applications have been considered in the past regarding LDC Section 1.03.05. He then asked Mr. Flick his insight regarding Chair Spino's comments. Mr. Flick offered clarification regarding design and drainage and water flow. Member Doster then said that he would not be in favor of this project because of not really knowing what would be built and its impact on the character of the neighborhood.

Member Stevenson spoke of one of the Vision statements regarding the Preservation of Character.

Chair Robas asked Staff why the applicant did not submit a request to the Board of Adjustment instead of the Planning Advisory Board. Ms. Gibson explained. Chair Robas reiterated her doubt about this request not going to the BOA for a variance first.

Member Boylan voiced his agreement with comments from other members.

ACTION TAKEN: A motion was made by Member Stevenson, seconded by Member Boylan to recommend denial of PAB case 2022-0026 to the City Commission; AND that PAB case 2022-0026 as presented is not sufficiently compliant with the Comprehensive Plan and Land Development Code and applicable Florida Statutes to be approved at this time, and that that it is recommended that PAB case 2022-0026 be referred to the Board of Adjustment (BOA).

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

6. BOARD BUSINESS
7. STAFF REPORT
8. PUBLIC COMMENT
9. ADJOURNMENT 7:14

Sylvie McCann, Recording Secretary

Victoria Robas, Chair