



**AGENDA
FERNANDINA BEACH CITY COMMISSION
WORKSHOP
FEBRUARY 7, 2023
5:00 PM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034**

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. DISCUSSION**
 - 3.1 **CITRONA DRIVE STREETLIGHTS** - *This item is placed on the agenda by Commissioner Ayscue.*
 - 3.2 **PARCEL RECORDS** - *This item is placed on the agenda at the request of Commissioner Ross.*
- 4. ADJOURNMENT**

ANY PERSON WISHING TO APPEAL ANY DECISION MADE BY THE COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING WILL NEED A RECORD OF THE PROCEEDINGS, AND, FOR SUCH PURPOSES, MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS MADE. AT THE DISCRETION OF THE MAYOR, A RECESS MAY BE SCHEDULED EVERY NINETY MINUTES.

Persons with disabilities requiring accommodations in order to participate should contact the City Clerk at (904) 310-3115 or TTY/TDD 711 (for the hearing or speech impaired).

CITY COMMISSION AGENDA ITEM
City of Fernandina Beach



SUBJECT: Parcel Records -This item is placed on the agenda at the request of Commissioner Ross.

ITEM TYPE: Discussion

REQUESTED ACTION:

SYNOPSIS: Parcel Records - This item is placed on the agenda at the request of Commissioner Ross.

FISCAL IMPACT:

CITY ATTORNEY COMMENTS:

CITY MANAGER RECOMMENDATION(S):

Dale Martin, City Manager 1/30/2023

Dale Martin, City Manager 1/31/2023

Date: December 20, 2022

Submitted By: Dale Martin, City Manager

COMMISSION ACTION:

Select Year: 2022 ▼ Go

The 2022 Florida Statutes (including Special Session A)

[Title XII](#)
MUNICIPALITIES

[Chapter 177](#)
LAND BOUNDARIES

[View Entire Chapter](#)

CHAPTER 177
LAND BOUNDARIES

PART I
PLATTING
(ss. 177.011-177.151)

PART II
COASTAL MAPPING
(ss. 177.25-177.40)

PART III
RESTORATION OF CORNERS
(ss. 177.501-177.510)

PART I
PLATTING

- 177.011 Purpose and scope of part I.
- 177.021 Legal status of recorded plats.
- 177.031 Definitions.
- 177.041 Boundary survey and title opinion or property information report required.
- 177.051 Name and replat of subdivision.
- 177.061 Qualification and statement required.
- 177.071 Approval of plat by governing bodies.
- 177.081 Dedication and approval.
- 177.085 Platted streets; reversionary clauses.
- 177.086 Installation of cul-de-sacs.
- 177.091 Plats made for recording.
- 177.101 Vacation and annulment of plats subdividing land.
- 177.107 Closing and abandonment of roads; optional conveyance to a community development district; traffic control jurisdiction.
- 177.111 Instructions for filing plat.
- 177.121 Misdemeanor to molest monument or deface or destroy map or plat.
- 177.131 Recordation of the Department of Transportation official right-of-way maps and other governmental right-of-way maps.
- 177.132 Preservation of unrecorded maps.
- 177.141 Affidavit confirming error on a recorded plat.
- 177.142 Renaming of subdivisions and streets on plats and maps.
- 177.151 State plane coordinate.

177.011 Purpose and scope of part I.—This part shall be deemed to establish consistent minimum requirements, and to create such additional powers in local governing bodies, as herein provided to regulate and control the platting of lands. This part establishes minimum requirements and does not exclude additional provisions or regulations by local ordinance, laws, or regulations.

History.—s. 1, ch. 71-339; s. 33, ch. 79-164.

177.021 Legal status of recorded plats.—The recording of any plats made in compliance with the provisions of this part shall serve to establish the identity of all lands shown on and being a part of such plats, and lands may thenceforth be conveyed by reference to such plat.

History.—s. 1, ch. 71-339; s. 1, ch. 98-20.

177.031 Definitions.—As used in this part:

- (1) “Alley” means a right-of-way providing a secondary means of access and service to abutting property.
- (2) “Block” includes “tier” or “group” and means a group of lots existing within well-defined and fixed boundaries, usually being an area surrounded by streets or other physical barriers and having an assigned number, letter, or other name through which it may be identified.
- (3) “Board” means any board appointed by a municipality, county commission, or state agency, such as the planning and zoning board, area planning board, or the governing board of a drainage district.
- (4) “Governing body” means the board of county commissioners or the legal governing body of a county, municipality, town, or village of this state.
- (5) “Cul-de-sac” means a street terminated at the end by a vehicular turnaround.
- (6) “Developer” means the owners of record executing the dedication required by s. 177.081 and applying for approval of a plat of a subdivision pursuant to this part.
- (7)(a) “Easement” means any strip of land created by a subdivider for public or private utilities, drainage, sanitation, or other specified uses having limitations, the title to which shall remain in the name of the property owner, subject to the right of use designated in the reservation of the servitude.
- (b) “Public utility” includes any public or private utility, such as, but not limited to, storm drainage, sanitary sewers, electric power, water service, gas service, or telephone line, whether underground or overhead.
- (8) “Survey data” means all information shown on the face of a plat that would delineate the physical boundaries of the subdivision and any parts thereof.
- (9) “Improvements” may include, but are not limited to, street pavements, curbs and gutters, sidewalks, alley pavements, walkway pavements, water mains, sanitary sewers, storm sewers or drains, street names, signs, landscaping, permanent reference monuments (P.R.M.s), permanent control points (P.C.P.s), monuments, or any other improvement required by a governing body.
- (10) “Professional surveyor and mapper” means a surveyor and mapper registered under chapter 472 who is in good standing with the Board of Professional Surveyors and Mappers.
- (11) “Lot” includes tract or parcel and means the least fractional part of subdivided lands having limited fixed boundaries, and an assigned number, letter, or other name through which it may be identified.
- (12) “Municipality” means any incorporated city, town, or village.
- (13) “P.C.P.” means permanent control point and shall be considered a reference monument.
 - (a) “P.C.P.s” set in impervious surfaces must:
 1. Be composed of a metal marker with a point of reference.
 2. Have a metal cap or disk bearing either the Florida registration number of the professional surveyor and mapper in responsible charge or the certificate of authorization number of the legal entity, which number shall be preceded by LS or LB as applicable and the letters “P.C.P.”
 - (b) “P.C.P.s” set in pervious surfaces must:
 1. Consist of a metal rod having a minimum length of 18 inches and a minimum cross-section area of material of 0.2 square inches. In certain materials, encasement in concrete is optional for stability of the rod. When used, the concrete shall have a minimum cross-section area of 12.25 square inches and be a minimum of 24 inches long.

2. Be identified with a durable marker or cap with the point of reference marked thereon bearing either the Florida registration number of the professional surveyor and mapper in responsible charge or the certificate of authorization number of the legal entity, which number shall be preceded by LS or LB as applicable and the letters "P.C.P."

(c) "P.C.P.s" must be detectable with conventional instruments for locating ferrous or magnetic objects.

(14) "Plat or replat" means a map or delineated representation of the subdivision of lands, being a complete exact representation of the subdivision and other information in compliance with the requirement of all applicable sections of this part and of any local ordinances.

(15) "P.R.M." means a permanent reference monument which must:

(a) Consist of a metal rod having a minimum length of 18 inches and a minimum cross-section area of material of 0.2 square inches. In certain materials, encasement in concrete is optional for stability of the rod. When used, the concrete shall have a minimum cross-section area of 12.25 square inches and be a minimum of 24 inches long.

(b) Be identified with a durable marker or cap with the point of reference marked thereon bearing either the Florida registration number of the professional surveyor and mapper in responsible charge or the certificate of authorization number of the legal entity, which number shall be preceded by LS or LB as applicable and the letters "P.R.M."

(c) Be detectable with conventional instruments for locating ferrous or magnetic objects.

If the location of the "P.R.M." falls in a hard surface such as asphalt or concrete, alternate monumentation may be used that is durable and identifiable.

(16) "Right-of-way" means land dedicated, deeded, used, or to be used for a street, alley, walkway, boulevard, drainage facility, access for ingress and egress, or other purpose by the public, certain designated individuals, or governing bodies.

(17) "Street" includes any access way such as a street, road, lane, highway, avenue, boulevard, alley, parkway, viaduct, circle, court, terrace, place, or cul-de-sac, and also includes all of the land lying between the right-of-way lines as delineated on a plat showing such streets, whether improved or unimproved, but shall not include those access ways such as easements and rights-of-way intended solely for limited utility purposes, such as for electric power lines, gas lines, telephone lines, water lines, drainage and sanitary sewers, and easements of ingress and egress.

(18) "Subdivision" means the division of land into three or more lots, parcels, tracts, tiers, blocks, sites, units, or any other division of land; and includes establishment of new streets and alleys, additions, and resubdivisions; and, when appropriate to the context, relates to the process of subdividing or to the lands or area subdivided.

(19) "State plane coordinates" means the system of plane coordinates which has been established by the National Ocean Service for defining and stating the positions or locations of points on the surface of the earth within the state and shall hereinafter be known and designated as the "Florida State Plane Coordinate System." For the purpose of the use of this system, the zones established by the National Ocean Service in NOAA Manual NOS NGS 5, State Plane Coordinate System of 1983, shall be used, and the appropriate projection and zone designation shall be indicated and included in any description using the Florida State Plane Coordinate System.

(20) Surveying data:

(a) "Point of curvature," written "P.C.," means the point where a tangent circular curve begins.

(b) "Point of tangency," written "P.T.," means the point where a tangent circular curve ends and becomes tangent.

(c) "Point of compound curvature," written "P.C.C.," means the point where two circular curves have a common point of tangency, the curves lying on the same side of the common tangent.

(d) "Point of reverse curvature," written "P.R.C.," means the point where two circular curves have a common point of tangency, the curves lying on opposite sides of the common tangent.

(21) "Legal entity" means an entity that holds a certificate of authorization issued under chapter 472, whether the entity is a corporation, partnership, association, or person practicing under a fictitious name.

(22) "Monument" means a survey marker which must:

- (a) Be composed of a durable material.
- (b) Have a minimum length of 18 inches.
- (c) Have a minimum cross-section area of material of 0.2 square inches.
- (d) Be identified with a durable marker or cap bearing either the Florida registration number of the professional surveyor and mapper in responsible charge or the certificate of authorization number of the legal entity, which number shall be preceded by LS or LB as applicable.
- (e) Be detectable with conventional instruments for locating ferrous or magnetic objects.

If the location of the monument falls in a hard surface such as asphalt or concrete, alternate monumentation may be used that is durable and identifiable.

History.—s. 1, ch. 71-339; s. 2, ch. 72-29; s. 49, ch. 73-333; s. 6, ch. 82-179; s. 49, ch. 83-217; s. 42, ch. 91-45; s. 101, ch. 94-119; s. 1452, ch. 95-147; s. 2, ch. 98-20; s. 3, ch. 2004-366.

177.041 Boundary survey and title opinion or property information report required.—Every plat or replat of a subdivision submitted to the approving agency of the local governing body must be accompanied by:

(1) A boundary survey of the platted lands. However, a new boundary survey for a replat is required only when the replat affects any boundary of the previously platted property or when improvements which may affect the boundary of the previously platted property have been made on the lands to be replatted. The boundary survey must be performed and prepared under the responsible direction and supervision of a professional surveyor and mapper preceding the initial submittal of the plat to the local governing body. This subsection does not restrict a legal entity from employing one professional surveyor and mapper to perform and prepare the boundary survey and another professional surveyor and mapper to prepare the plat.

(2) A title opinion of an attorney at law licensed in Florida or a property information report showing that record title to the land as described and shown on the plat is in the name of the person, persons, corporation, or entity executing the dedication. The title opinion or property information report must also show all mortgages not satisfied or released of record nor otherwise terminated by law.

History.—s. 1, ch. 71-339; s. 1, ch. 72-77; s. 1, ch. 88-48; s. 3, ch. 98-20; s. 1, ch. 99-288; s. 1, ch. 2017-132.

177.051 Name and replat of subdivision.—

(1) Every subdivision shall be given a name by which it shall be legally known. For the purpose of this section, that name is the “primary name.” The primary name shall not be the same or in any way so similar to any name appearing on any recorded plat in the same county as to confuse the records or to mislead the public as to the identity of the subdivision, except when the subdivision is further divided as an additional unit or section by the same developer or the developer’s successors in title. In that case, the additional unit, section, or phase shall be given the primary name followed by the unit, section, or phase number. Words such as “the,” “replat,” or “a” may not be used as the first word of the primary name. Every subdivision’s name shall have legible lettering of the same size and type, including the words “section,” “unit,” or “phase.” If the word “replat” is not part of the primary name, then it may be of a different size and type. The primary name of the subdivision shall be shown in the dedication and shall coincide exactly with the subdivision name.

(2) Any change in a plat, except as provided in s. 177.141, shall be labeled a “replat,” and a replat must conform with this part. After the effective date of this act, the terms “amended plat,” “revised plat,” “corrected plat,” and “resubdivision” may not be used to describe the process by which a plat is changed.

History.—s. 1, ch. 71-339; s. 935, ch. 95-147; s. 4, ch. 98-20.

177.061 Qualification and statement required.—Every plat offered for recording pursuant to the provisions of this part must be prepared by a professional surveyor and mapper. The plat must be signed and sealed by that professional surveyor and mapper, who must state on the plat that the plat was prepared under his or her direction and supervision and that the plat complies with all of the survey requirements of this part. Every plat must also contain the printed name and registration number of the professional surveyor and mapper directly below the statement required by this section, along with the printed name, address, and certificate of authorization number

of the legal entity, if any. A professional surveyor and mapper practicing independently of a legal entity must include his or her address.

History.—s. 1, ch. 71-339; s. 102, ch. 94-119; s. 1453, ch. 95-147; s. 5, ch. 98-20.

177.071 Approval of plat by governing bodies.—

(1) Before a plat is offered for recording, it must be approved by the appropriate governing body, and evidence of such approval must be placed on the plat. If not approved, the governing body must return the plat to the professional surveyor and mapper or the legal entity offering the plat for recordation. For the purposes of this part:

(a) When the plat to be submitted for approval is located wholly within the boundaries of a municipality, the governing body of the municipality has exclusive jurisdiction to approve the plat.

(b) When a plat lies wholly within the unincorporated areas of a county, the governing body of the county has exclusive jurisdiction to approve the plat.

(c) When a plat lies within the boundaries of more than one governing body, two plats must be prepared and each governing body has exclusive jurisdiction to approve the plat within its boundaries, unless the governing bodies having said jurisdiction agree that one plat is mutually acceptable.

(2) Any provision in a county charter, or in an ordinance of any charter county or consolidated government chartered under s. 6(e), Art. VIII of the State Constitution, which provision is inconsistent with anything contained in this section shall prevail in such charter county or consolidated government to the extent of any such inconsistency.

History.—s. 1, ch. 71-339; s. 1, ch. 76-110; s. 1, ch. 77-152; s. 1, ch. 77-278; s. 103, ch. 94-119; s. 1, ch. 95-176; s. 6, ch. 98-20.

177.081 Dedication and approval.—

(1) Prior to approval by the appropriate governing body, the plat shall be reviewed for conformity to this chapter by a professional surveyor and mapper either employed by or under contract to the local governing body, the costs of which shall be borne by the legal entity offering the plat for recordation, and evidence of such review must be placed on such plat.

(2) Every plat of a subdivision filed for record must contain a dedication by the owner or owners of record. The dedication must be executed by all persons, corporations, or entities whose signature would be required to convey record fee simple title to the lands being dedicated in the same manner in which deeds are required to be executed. All mortgagees having a record interest in the lands subdivided shall execute, in the same manner in which deeds are required to be executed, either the dedication contained on the plat or a separate instrument joining in and ratifying the plat and all dedications and reservations thereon.

(3) When a tract or parcel of land has been subdivided and a plat thereof bearing the dedication executed by the owners of record and mortgagees having a record interest in the lands subdivided, and when the approval of the governing body has been secured and recorded in compliance with this part, all streets, alleys, easements, rights-of-way, and public areas shown on such plat, unless otherwise stated, shall be deemed to have been dedicated to the public for the uses and purposes thereon stated. However, nothing herein shall be construed as creating an obligation upon any governing body to perform any act of construction or maintenance within such dedicated areas except when the obligation is voluntarily assumed by the governing body.

History.—s. 1, ch. 71-339; s. 2, ch. 79-86; s. 7, ch. 98-20; s. 2, ch. 99-288.

177.085 Platted streets; reversionary clauses.—

(1) When any owner of land subdivides the land and dedicates streets, other roadways, alleys or similar strips on the map or plat, and the dedication contains a provision that the reversionary interest in the street, roadway, alley or other similar strip is reserved unto the dedicator or his or her heirs, successors, assigns, or legal representative, or similar language, and thereafter conveys abutting lots or tracts, the conveyance shall carry the reversionary interest in the abutting street to the centerline or other appropriate boundary, unless the owner clearly provides otherwise in the conveyance.

(2) As to all plats of subdivided lots heretofore recorded in the public records of each county, the holder of any interest in any reversionary rights in streets in such plats, other than the owners of abutting lots, shall have 1 year from July 1, 1972, to institute suit in a court of competent jurisdiction in this state to establish or enforce the right, and failure to institute the action within the time shall bar any right, title or interest, and all right of forfeiture or reversion shall thereupon cease and determine, and become unenforceable.

History.—ss. 1, 2, ch. 72-257; s. 50, ch. 73-333; s. 936, ch. 95-147.

177.086 Installation of cul-de-sacs.—In the event a municipality or county installs a cul-de-sac on a street or road under its jurisdiction and thereby discontinues use of any existing street or road right-of-way, such discontinuance shall not operate to abandon or vacate the unused right-of-way unless the governing body of the municipality or county adopts a resolution or ordinance, as appropriate, vacating the unused right-of-way.

History.—s. 73, ch. 87-243.

177.091 Plats made for recording.—Every plat of a subdivision offered for recording shall conform to the following:

- (1) It must be:
 - (a) An original drawing made with black permanent drawing ink; or
 - (b) A nonadhered scaled print on a stable base film made by photographic processes from a film scribing tested for residual hypo testing solution to assure permanency.

Marginal lines, standard certificates and approval forms shall be printed on the plat with a permanent black drawing ink. A print or photographic copy of the original drawing must be submitted with the original drawing.

(2) The size of each sheet shall be determined by the local governing body and shall be drawn with a marginal line, or printed when permitted by local ordinance, completely around each sheet and placed so as to leave at least a 1/2-inch margin on each of three sides and a 3-inch margin on the left side of the plat for binding purposes.

(3) When more than one sheet must be used to accurately portray the lands subdivided, an index or key map must be included and each sheet must show the particular number of that sheet and the total number of sheets included, as well as clearly labeled matchlines to show where other sheets match or adjoin.

(4) In all cases, the letter size and scale used shall be of sufficient size to show all detail. The scale shall be both stated and graphically illustrated by a graphic scale drawn on every sheet showing any portion of the lands subdivided.

(5) The name of the plat shall be shown in bold legible letters, as stated in s. 177.051. The name of the subdivision shall be shown on each sheet included. The name of the professional surveyor and mapper or legal entity, along with the street and mailing address, must be shown on each sheet included.

(6) A prominent “north arrow” shall be drawn on every sheet included showing any portion of the lands subdivided. The bearing or azimuth reference shall be clearly stated on the face of the plat in the notes or legend, and, in all cases, the bearings used shall be referenced to some well established and monumented line.

(7) Permanent reference monuments must be placed at each corner or change in direction on the boundary of the lands being platted and may not be more than 1,400 feet apart. Where such corners are in an inaccessible place, “P.R.M.s” shall be set on a nearby offset within the boundary of the plat and such offset shall be so noted on the plat. Where corners are found to coincide with a previously set “P.R.M.,” the Florida registration number of the professional surveyor and mapper in responsible charge or the certificate of authorization number of the legal entity on the previously set “P.R.M.” shall be shown on the new plat or, if unnumbered, shall so state. Permanent reference monuments shall be set before the recording of the plat. The “P.R.M.s” shall be shown on the plat by an appropriate symbol or designation.

(8) Permanent control points shall be set on the centerline of the right-of-way at the intersection and terminus of all streets, at each change of direction, and no more than 1,000 feet apart. Such “P.C.P.s” shall be shown on the plat by an appropriate symbol or designation. In those counties or municipalities that do not require subdivision improvements and do not accept bonds or escrow accounts to construct improvements, “P.C.P.s” may be set prior to the recording of the plat and must be set within 1 year of the date the plat was recorded. In the counties or

municipalities that require subdivision improvements and have the means of insuring the construction of said improvements, such as bonding requirements, "P.C.P.s" must be set prior to the expiration of the bond or other surety. If the professional surveyor and mapper or legal entity of record is no longer in practice or is not available due to relocation, or when the contractual relationship between the subdivider and professional surveyor and mapper or legal entity has been terminated, the subdivider shall contract with a professional surveyor and mapper or legal entity in good standing to place the "P.C.P.s" within the time allotted.

(9) Monuments shall be set at all lot corners, points of intersection, and changes of direction of lines within the subdivision which do not require a "P.R.M." or a "P.C.P."; however, a monument need not be set if a monument already exists at such corner, point, or change of direction or when a monument cannot be set due to a physical obstruction. In those counties or municipalities that do not require subdivision improvements and do not accept bonds or escrow accounts to construct improvements, monuments may be set prior to the recording of the plat and must be set at the lot corners before the transfer of the lot. In those counties or municipalities that require subdivision improvements and have the means of ensuring the construction of those improvements, such as bonding requirements, monuments shall be set prior to the expiration of the bond or other surety. If the professional surveyor and mapper or legal entity of record is no longer in practice or is not available due to relocation, or when the contractual relationship between the subdivider and professional surveyor and mapper or legal entity has been terminated, the subdivider shall contract with a professional surveyor and mapper or legal entity in good standing who shall be allowed to place the monuments within the time allotted.

(10) The section, township, and range shall appear immediately under the name of the plat on each sheet included, along with the name of the city, town, village, county, and state in which the land being platted is situated.

(11) Each plat shall show a description of the lands subdivided, and the description shall be the same in the title certification. The description must be so complete that from it, without reference to the plat, the starting point and boundary can be determined.

(12) The dedications and approvals required by ss. 177.071 and 177.081 must be shown.

(13) The circuit court clerk's certificate and the professional surveyor and mapper's seal and statement required by s. 177.061 shall be shown.

(14) All section lines and quarter section lines occurring within the subdivision shall be indicated by lines drawn upon the map or plat, with appropriate words and figures. If the description is by metes and bounds, all information called for, such as the point of commencement, course bearings and distances, and the point of beginning, shall be indicated. If the platted lands are in a land grant or are not included in the subdivision of government surveys, then the boundaries are to be defined by metes and bounds and courses.

(15) Location, width, and names of all streets, waterways, or other rights-of-way shall be shown, as applicable.

(16) Location and width of proposed easements and existing easements identified in the title opinion or property information report required by s. 177.041(2) must be shown on the plat or in the notes or legend, and their intended use shall be clearly stated. Where easements are not coincident with property lines, they must be labeled with bearings and distances and tied to the principal lot, tract, or right-of-way.

(17) All contiguous properties shall be identified by subdivision title, plat book, and page, or, if unplatted, land shall be so designated. If the subdivision platted is a part or the whole of a previously recorded subdivision, sufficient ties shall be shown to controlling lines appearing on the earlier plat to permit an overlay to be made; the fact of its being a replat shall be stated as a subtitle under the name of the plat on each sheet included. The subtitle must state the name of the subdivision being replatted and the appropriate recording reference.

(18) All lots shall be numbered either by progressive numbers or, if in blocks, progressively numbered in each block, and the blocks progressively numbered or lettered, except that blocks in numbered additions bearing the same name may be numbered consecutively throughout the several additions.

(19) Sufficient survey data shall be shown to positively describe the bounds of every lot, block, street easement, and all other areas shown on the plat. When any lot or portion of the subdivision is bounded by an irregular line, the major portion of that lot or subdivision shall be enclosed by a witness line showing complete data, with distances along all lines extended beyond the enclosure to the irregular boundary shown with as much

certainty as can be determined or as “more or less,” if variable. Lot, block, street, and all other dimensions except to irregular boundaries, shall be shown to a minimum of hundredths of feet. All measurements shall refer to horizontal plane and in accordance with the definition of the U.S. Survey foot or meter adopted by the National Institute of Standards and Technology. All measurements shall use the $39.37 \div 12 = 3.28083333333$ equation for conversion from a U.S. foot to meters.

(20) Curvilinear lot lines shall show the radii, arc distances, and central angles. Radial lines will be so designated. Direction of nonradial lines shall be indicated.

(21) Sufficient angles, bearings, or azimuth to show direction of all lines shall be shown, and all bearings, angles, or azimuth shall be shown to the nearest second of arc.

(22) The centerlines of all streets shall be shown as follows: noncurved lines: distances together with either angles, bearings, or azimuths; curved lines: arc distances, central angles, and radii, together with chord and chord bearing or azimuths.

(23) Park and recreation parcels as applicable shall be so designated.

(24) All interior excepted parcels as described in the description of the lands being subdivided shall be clearly indicated and labeled “Not a part of this plat.”

(25) The purpose of all areas dedicated must be clearly indicated or stated on the plat.

(26) When it is not possible to show line or curve data information on the map, a tabular form may be used. The tabular data must appear on the sheet to which it applies.

(27) The plat shall include in a prominent place the following statements: “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 that are not recorded on this plat that may be found in the public records of this county.”

(28) 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.

(29) A legend of all symbols and abbreviations shall be shown.

History.—s. 1, ch. 71-339; s. 51, ch. 73-333; s. 1, ch. 87-266; s. 3, ch. 87-349; s. 1, ch. 90-320; s. 104, ch. 94-119; s. 1454, ch. 95-147; s. 8, ch. 98-20; s. 6, ch. 99-259; s. 3, ch. 99-288; s. 2, ch. 2017-132.

177.101 Vacation and annulment of plats subdividing land.—

(1) Whenever it is discovered, after the plat has been recorded in the public records, that the developer has previously caused the lands embraced in the second plat to be differently subdivided under and by virtue of another plat of the same identical lands, and the first plat was also filed of public record at an earlier date, and no conveyances of lots by reference to the first plat so filed appears of record in such county, the governing body of the county is authorized and directed to and shall, by resolution, vacate and annul the first plat of such lands appearing of record upon the application of the developer of such lands under the first plat or upon application of the owners of all the lots shown and designated upon the second and subsequent plat of such lands, and the circuit court clerk of the county shall thereupon make proper notation of the annulment of such plat upon the face of such annulled plat.

(2) Whenever it is discovered that after the filing of a plat subdividing a parcel of land located in the county, the developer of the lands therein and thereby subdivided did cause such lands embraced in said plat, or a part thereof, to be again and subsequently differently subdivided under another plat of the same and identical lands or a part thereof, which said second plat was also filed at a later date; and it is further made to appear to the governing body of the county that the filing and recording of the second plat would not materially affect the right

of convenient access to lots previously conveyed under the first plat, the governing body of the county is authorized by resolution to vacate and annul so much of the first plat of such lands appearing of record as are included in the second plat, upon application of the owners and developer of such lands under the first plat or their successors, grantees, or assignees, and the circuit court clerk of the county shall thereupon make proper notation of the action of the governing body upon the face of the first plat. The approval of a replat by the governing body of a local government, which encompasses lands embraced in all or part of a prior plat filed of public record shall, upon recordation of the replat, automatically and simultaneously vacate and annul all of the prior plat encompassed by the replat.

(3) The governing bodies of the counties of the state may adopt resolutions vacating plats in whole or in part of subdivisions in said counties, returning the property covered by such plats either in whole or in part into acreage. Before such resolution of vacating any plat either in whole or in part shall be entered by the governing body of a county, it must be shown that the persons making application for said vacation own the fee simple title to the whole or that part of the tract covered by the plat sought to be vacated, and it must be further shown that the vacation by the governing body of the county will not affect the ownership or right of convenient access of persons owning other parts of the subdivision.

(4) Persons making application for vacations of plats either in whole or in part shall give notice of their intention to apply to the governing body of the county to vacate said plat by publishing legal notice in a newspaper of general circulation in the county in which the tract or parcel of land is located, in not less than two weekly issues of said paper, and must attach to the petition for vacation the proof of such publication, together with certificates showing that all state and county taxes have been paid. For the purpose of the tax collector's certification that state, county, and municipal taxes have been paid, the taxes shall be deemed to have been paid if, in addition to any partial payment under s. 194.171, the owner of the platted lands sought to be vacated shall post a cash bond, approved by the tax collector of the county where the land is located and by the Department of Revenue, conditioned to pay the full amount of any judgment entered pursuant to s. 194.192 adverse to the person making partial payment, including all costs, interest, and penalties. The circuit court shall fix the amount of said bond by order, after considering the reasonable timeframe for such litigation and all other relevant factors; and a certified copy of such approval, order, and cash bond shall be attached to the application. If such tract or parcel of land is within the corporate limits of any incorporated city or town, the governing body of the county shall be furnished with a certified copy of a resolution of the town council or city commission, as the case may be, showing that it has already by suitable resolution vacated such plat or subdivision or such part thereof sought to be vacated.

(5) Every such resolution by the governing body shall have the effect of vacating all streets and alleys which have not become highways necessary for use by the traveling public. Such vacation shall not become effective until a certified copy of such resolution has been filed in the offices of the circuit court clerk and duly recorded in the public records of said county.

(6) All resolutions vacating plats by the governing body of a county prior to September 1, 1971, are hereby validated, ratified, and confirmed. Such resolutions shall have the same effect as if the plat had been vacated after September 1, 1971.

History.—s. 1, ch. 71-339; s. 1, ch. 79-86; s. 32, ch. 87-224; s. 9, ch. 98-20.

177.107 Closing and abandonment of roads; optional conveyance to a community development district; traffic control jurisdiction.—

(1) The governing body of a municipality or county may abandon the roads and rights-of-way dedicated in a recorded residential subdivision plat and simultaneously convey the municipality's or county's interest in such roads, rights-of-way, and appurtenant drainage facilities to a community development district established under chapter 190 in which the subdivision is located, if all of the following conditions are met:

(a) The community development district has requested the abandonment and conveyance by written resolution for the purpose of converting the subdivision to a gated neighborhood with monitored public access.

(b) The community development district has received approval for the conveyance by a vote of two-thirds of the landowners who are subject to the non-ad valorem assessments of the community development district and who are present by person or proxy at a properly noticed landowners' meeting.

(c) The community development district has executed an interlocal agreement with the municipality or county, as applicable, requiring the community development district to do all of the following:

1. Maintain the roads and any associated drainage, street lighting, or sidewalks identified in the interlocal agreement to municipal or county standards, as applicable.
2. Every 5 years, conduct a reserve study of the roads and any associated drainage, street lighting, or sidewalks identified in the interlocal agreement.
3. Levy annual special assessments in amounts sufficient to maintain the roads and any drainage, street lighting, or sidewalks identified in the interlocal agreement to municipal or county standards, as applicable.
4. Annually fund the amounts set forth in the reserve study.

(2) The community development district shall install, operate, maintain, repair, and replace all signs, signals, markings, striping, guardrails, and other traffic control devices necessary or useful for the roads unless an agreement has been entered into between the municipality or county and the community development district, as authorized under s. 316.006(2)(b) and (3)(b), respectively, expressly providing that the municipality or county has traffic control jurisdiction.

(3) Upon abandonment of the roads and rights-of-way and the conveyance thereof to the community development district, the community development district shall have all the rights, title, and interest in the roads and rights-of-way, including all appurtenant drainage facilities, as were previously vested in the municipality or county. Thereafter, the community development district shall hold the roads and rights-of-way in trust for the benefit of the public and owners of the property in the subdivision and shall operate, maintain, repair, and from time to time replace and reconstruct the roads and any associated street lighting, sidewalks, or drainage facilities identified in the interlocal agreement as necessary to ensure their use and enjoyment by the public and property owners, tenants, and residents of the subdivision and their guests and invitees.

(4) The provisions of this section are supplemental and additional to the powers of municipalities and counties.
History.—s. 1, ch. 2021-188.

177.111 Instructions for filing plat.—After the approval by the appropriate governing body required by s. 177.071, the plat shall be recorded by the circuit court clerk or other recording officer upon submission thereto of such approved plat. The circuit court clerk or other recording officer shall maintain in his or her office a book of the proper size for such papers so that they shall not be folded, to be kept in the vault. A print or photographic copy must be filed in a similar book and kept in his or her office for the use of the public. The clerk shall make available to the public a full size copy of the record plat at a reasonable fee.

History.—s. 1, ch. 71-339; s. 1, ch. 76-110; s. 937, ch. 95-147; s. 7, ch. 99-259.

177.121 Misdemeanor to molest monument or deface or destroy map or plat.—It is a misdemeanor of the second degree, punishable as provided in s. 775.082 or s. 775.083, for any person to molest any monuments established according to this part or to deface or destroy any map or plat placed on public record.

History.—s. 1A, ch. 71-339; s. 10, ch. 98-20.

177.131 Recordation of the Department of Transportation official right-of-way maps and other governmental right-of-way maps.—

(1) The circuit court clerk of a county shall record in the public land records of the county any map prepared and adopted by the Department of Transportation or any other governmental entity as its official right-of-way map after the same has been approved by the appropriate governmental authority. The clerk shall use special plat books provided by the appropriate governmental authority for such maps, which shall be kept with other plat books. The clerk shall make available to the public a full size copy of the right-of-way maps at a reasonable fee.

(2) Sections 177.011-177.121 of this part are not applicable to this section. Upon request of the clerk, the Department of Transportation shall furnish without charge a reproducible copy of its right-of-way maps.

History.—s. 1, ch. 71-339; s. 11, ch. 98-20.

177.132 Preservation of unrecorded maps.—

(1) The clerk of the circuit court of a county may receive and copy, as unrecorded maps, otherwise unrecorded plats and maps, including sales maps, which describe or illustrate the boundaries and subdivision of parcels of land, but which do not necessarily indicate proper metes and bounds or otherwise comply with the recording requirements of this part. The receipt and copying of such documents shall not affect or impair the title to the property in any manner, nor shall it be construed as actual or constructive notice, but shall be for informational purposes only and shall not be referred to for the purpose of conveying property or for circumventing the lawful regulation and control of subdividing lands by local governing bodies. The clerk may maintain a separate book or other filing process provided by the county for this purpose. The clerk shall make reproductions of these copies available to the public at a reasonable fee.

(2) Sections 177.021-177.121 of this part shall not apply to this section.

History.—s. 2, ch. 76-110; s. 12, ch. 98-20.

177.141 Affidavit confirming error on a recorded plat.—In the event an error or omission in the data shown on any plat duly recorded under the provisions of this part is detected by subsequent examination or revealed by a retracement of the original survey of the lands shown on such recorded plat, the professional surveyor and mapper or legal entity responsible for the survey and the preparation of the plat as recorded may file an affidavit confirming that such error or omission was made. If applicable, the affidavit must state that the professional surveyor and mapper or legal entity has made a resurvey of the subject property in the recorded subdivision within the last 10 days and that no evidence existed on the ground that would conflict with the corrections as stated in the affidavit. The affidavit shall describe the nature and extent of such error or omission and the appropriate correction that in the affiant's professional opinion should be substituted for the erroneous data shown on the plat or added to the data on the plat. When such an affidavit is filed, it is the duty of the circuit court clerk to record the affidavit, and he or she must place in the margin of the recorded plat a notation that the affidavit has been filed, the date of filing, and the official book and page where it is recorded. The notation must also be placed on all copies of the plat used for reproduction purposes. The affidavit shall have no effect upon the validity of the plat.

History.—s. 1, ch. 71-339; s. 7, ch. 82-179; s. 105, ch. 94-119; s. 1455, ch. 95-147; s. 13, ch. 98-20.

177.142 Renaming of subdivisions and streets on plats and maps.—If the local governing body determines that a subdivision, street, or other name appearing on a recorded plat or map or an unrecorded map maintained by the clerk of the circuit court pursuant to s. 177.132 constitutes an ethnic or racial slur, the local governing body is authorized to change that name by ordinance. The clerk of the circuit court of the county shall place in the margin of the plat or map a notation that an ordinance has been passed changing the name, the date of the name change, and the book and page in the public records where the ordinance is recorded.

History.—s. 2, ch. 95-176.

177.151 State plane coordinate.—

(1) Coordinates may be used to define or designate the position of points on the surface of the earth within the state for land descriptions and subdivision purposes, provided the initial point in the description shall be tied to the nearest government corner or other recorded and well established corner. The state plane coordinates of a point on the earth's surface, to be used in expressing the position or location of such point in the appropriate projection and zone system, shall consist of two distances, expressed in meters or feet and decimals of the same. One position, to be known as the "Northing," shall give the position in a north and south direction; the other, to be known as the "Easting," shall give the position in an east and west direction. These coordinates shall be made to depend upon and conform to the origins and projections on the Florida State Plane Coordinate System and the geodetic control stations of the National Ocean Service within the state, as those origins and projections have been determined by such service. When any tract of land to be defined by a single description extends from one into the other of the

above projections or zones, the positions of all points on its boundary may be referred to either of the zones or projections, with the zone and projection being used specifically named in the description.

(2) The position of points on the Florida State Plane Coordinate System shall be as marked on the ground by geodetic control stations established in conformity with standards adopted by the National Ocean Service for first-order and second-order work, the geodetic positions of which have been rigidly adjusted on the North American Datum of 1983, as readjusted in 1990, and the coordinates of which have been computed on the Florida State Plane Coordinate System. Any such station may be used for establishing a survey connection with the Florida State Plane Coordinate System.

History.—s. 1, ch. 71-339; s. 161, ch. 92-152; s. 106, ch. 94-119; s. 14, ch. 98-20.

PART II COASTAL MAPPING

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177.39 Determination of mean high-water line or mean low-water line.

177.40 Admissibility of maps and surveys.

177.25 Short title.—This part shall be cited as the “Florida Coastal Mapping Act of 1974.”

History.—s. 1, ch. 74-56.

177.26 Declaration of policy.—The Legislature recognizes the desirability of confirmation of the mean high-water line, as recognized in the State Constitution and defined in s. 177.27(15) as the boundary between state sovereignty land and uplands subject to private ownership, as well as the necessity for uniform standards and procedures with respect to the establishment of local tidal datums and the determination of the mean high-water and mean low-water lines, and therefore directs that uniform standards and procedures be developed.

History.—s. 2, ch. 74-56; s. 2, ch. 91-56.

177.27 Definitions.—The following words, phrases, or terms used herein, unless the context otherwise indicates, shall have the following meanings:

(1) “Apparent shoreline” means the line drawn on a map or chart in lieu of the mean high-water line or mean low-water line in areas where either or both may be obscured by marsh or mangrove, cypress, or other types of marine vegetation. This line represents the intersection of the mean high-water datum with the outer limits of vegetation and appears to the navigator as the shoreline.

(2) “Comparison of simultaneous observations” means a method of determining mean values by comparison of short-period observations at a station with simultaneous observations made at a station for which mean values, based on long-period observations, are available.

(3) “Control tide station” means a place so designated by the department or the National Ocean Service at which continuous tidal observations have been taken or are to be taken over a minimum of 19 years to obtain basic tidal data for the locality.

(4) “Datum” means a reference point, line, or plane used as a basis for measurements.

(5) “Datum plane” means a surface used as reference from which heights or depths are reckoned. The plane is called a tidal datum when defined by a phase of the tide—for example, high water or low water.

(6) “Demarcation” means the act of setting and marking limits or boundaries on the ground.

- (7) "Department" means the Department of Environmental Protection.
- (8) "Diurnal tides" means tides having a period or cycle of approximately one tidal day.
- (9) "Foreshore" means the strip of land between the mean high-water and mean low-water lines that is alternately covered and uncovered by the flow of the tide.
- (10) "Geodetic bench mark" means a permanently monumented and precisely referenced and described mark, usually a bronze tablet or copper or bronze bolt leaded or cemented into a masonry structure, which is established to give a definite high point on the monument to which geodetic elevations are referred.
- (11) "Interpolated water elevation" means a point between two adjacent tide stations where the water elevation has been determined by interpolation from established datums at the two tide stations.
- (12) "Leveling" means the operation of determining differences of elevation between points on the surface of the earth or of determining the elevations of points relative to some arbitrary or natural level surface called a datum.
- (13) "Local tidal datum" means the datum established for a specific tide station through use of tidal observations made at that station.
- (14) "Mean high water" means the average height of the high waters over a 19-year period. For shorter periods of observation, "mean high water" means the average height of the high waters after corrections are applied to eliminate known variations and to reduce the result to the equivalent of a mean 19-year value.
- (15) "Mean high-water line" means the intersection of the tidal plane of mean high water with the shore.
- (16) "Mean low water" means the average height of the low waters over a 19-year period. For shorter periods of observation, "mean low water" means the average height of low waters after corrections are applied to eliminate known variations and to reduce the result to the equivalent of mean 19-year value.
- (17) "Mean low-water line" means the intersection of the tidal plane of mean low water with the shore.
- (18) "Mean range difference" means the variation of the mean range of the tide at two different tide stations.
- (19) "Mixed tide" means the type of tide in which the presence of a diurnal wave is conspicuous by a large inequality in either the high or low water heights, with two high waters and two low waters usually occurring each tidal day. The name is usually applied to the tides intermediate to those predominantly diurnal and those predominantly semidiurnal.
- (20) "National map accuracy standards" means a set of guidelines published by the Office of Management and Budget of the United States, to which maps produced by the United States Government usually adhere.
- (21) "Nineteen-year tidal cycle" means the period of time generally reckoned as constituting a full tidal cycle.
- (22) "Nonperiodic forces" means those forces that occur without regard to a fixed cycle.
- (23) "Photogrammetry" means the science of making precise measurements from photographs.
- (24) "Semidiurnal tides" means tides having a period of approximately one-half of a tidal day.
- (25) "Tidal bench mark" means a standard disk or other acceptable fixed point in the general vicinity of a tide station, used for the purpose of preserving tidal information, to which the tide staff at the tide station and the tidal datums determined from the observations at the tide station are originally referred.
- (26) "Tidal datum" means a plane of reference for elevations determined from the rise and fall of the tides.
- (27) "Tidal day" means the time of the rotation of the earth with respect to the moon, or the interval between two successive upper transits of the moon over the meridian of a place.
- (28) "Tide" means the periodic rising and falling of the waters of the earth that result from the gravitational attraction of the moon and the sun acting upon the rotating earth.
- (29) "Tide station" means a place at which continuous tide observations have been taken or are to be taken to obtain tidal data for the locality.
- (30) "Time difference" means the variation in time between the occurrences of the same phase of the tide at two tide stations.

History.—s. 3, ch. 74-56; s. 3, ch. 91-56; s. 35, ch. 94-356; s. 15, ch. 98-20.

177.28 Legal significance of the mean high-water line.—

(1) Mean high-water line along the shores of land immediately bordering on navigable waters is recognized and declared to be the boundary between the foreshore owned by the state in its sovereign capacity and upland subject to private ownership. However, no provision of this part shall be deemed to constitute a waiver of state ownership of sovereignty submerged lands, nor shall any provision of this part be deemed to impair the title to privately owned submerged lands validly alienated by the State of Florida or its legal predecessors.

(2) No provision of this part shall be deemed to modify the common law of this state with respect to the legal effects of accretion, reliction, erosion, or avulsion.

History.—s. 4, ch. 74-56.

177.29 Powers and duties of the department.—

(1) The provisions of this part shall be administered by the department.

(2) In addition to such powers as may be specifically delegated to it under the provisions of this part, the department is authorized to perform the following functions:

(a) To coordinate the efforts of all public and private agencies and organizations engaged in the making of tidal surveys and maps of the coastal areas of this state, with the object of avoiding unnecessary duplication and overlapping;

(b) To serve as a coordinating state agency for any program of tidal surveying and mapping conducted by the Federal Government;

(c) To assist any court, tribunal, administrative agency, or political subdivision, and to make available to them information, regarding tidal surveying and coastal boundary determinations;

(d) To contract with federal, state, or local agencies or with private parties for the performance of any surveys, studies, investigations, or mapping activities, for preparation and publication of the results thereof, or for other authorized functions relating to the objectives of this part;

(e) To develop permanent records of tidal surveys and maps of the state's coastal areas;

(f) To develop uniform specifications and regulations for tidal surveying and mapping coastal areas of the state;

(g) To collect and preserve appropriate survey data from coastal areas; and

(h) To act as a public repository for copies of coastal area maps and to establish a library of such maps and charts.

History.—s. 5, ch. 74-56; s. 36, ch. 94-356.

177.35 Standards and procedures; applicability.—The establishment of local tidal datums and the determination of the location of the mean high-water line or the mean low-water line, whether by federal, state, or local agencies or private parties, shall be made in accordance with the standards and procedures set forth in ss. 177.37-177.39 and in accordance with supplementary regulations promulgated by the department.

History.—s. 11, ch. 74-56.

177.36 Work to be performed only by authorized personnel.—The establishment of local tidal datums and the determination of the location of the mean high-water line or the mean low-water line must be performed by qualified personnel licensed by the Board of Professional Surveyors and Mappers or by representatives of the United States Government when approved by the department.

History.—s. 12, ch. 74-56; s. 50, ch. 83-217; s. 21, ch. 85-80; s. 107, ch. 94-119.

177.37 Notification to department.—Any surveyor undertaking to establish a local tidal datum and to determine the location of the mean high-water line or the mean low-water line shall submit a copy of the results thereof to the department within 90 days after the completion of such work, if the same is to be recorded or submitted to any court or agency of state or local government.

History.—s. 13, ch. 74-56.

177.38 Standards for establishment of local tidal datums.—

(1) Unless otherwise allowed by this part or regulations promulgated hereunder, a local tidal datum shall be established from a series of tide observations taken at a tide station established in accordance with procedures approved by the department. In establishing such procedures, full consideration will be given to the national standards and procedures established by the National Ocean Service.

(2) Records acquired at control tide stations, which are based on mean 19-year values, comprise the basic data from which tidal datums are determined.

(3) Observations at a tide station other than a control tide station shall be reduced to mean 19-year values through comparison with simultaneous observations at the appropriate control tide stations. The observations shall be made continuously and shall extend over such period as shall be provided for in departmental regulations.

(4) When a local tidal datum has been established, it shall be preserved by referring it to tidal bench marks in the manner prescribed by the department.

(5) A local tidal datum may be established between two tide stations by interpolation when the time and mean range differences of the tide between the two tide stations are within acceptable standards as determined by the department. The methods for establishing the local tidal datum by interpolation shall be prescribed by regulations of the department. Local tidal datums established in this manner shall be recorded with the department.

(6) A local tidal datum properly established through the use of continuous tide observations meeting the standards described in this section shall be presumptively correct when it differs from a local tidal datum established by interpolation.

(7) The department may approve the use of tide observations made prior to July 1, 1974, for use in establishing local tidal datums.

History.—s. 14, ch. 74-56; s. 16, ch. 98-20.

177.39 Determination of mean high-water line or mean low-water line.—The location of the mean high-water line or the mean low-water line shall be determined by methods which are approved by the department for the area concerned. Geodetic bench marks shall not be used unless approved by the department.

History.—s. 15, ch. 74-56.

177.40 Admissibility of maps and surveys.—No map or survey prepared after July 1, 1974, and purporting to establish local tidal datums or to determine the location of the mean high-water line or the mean low-water line shall be admissible as evidence in any court, administrative agency, political subdivision, or tribunal in this state unless made in accordance with the provisions of this part by persons described in s. 177.36.

History.—s. 16, ch. 74-56.

PART III RESTORATION OF CORNERS

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177.504 Powers and duties of the department.

177.506 Records exchange and availability.

177.507 Certification of corners.

177.508 Private practice not affected.

177.509 Personnel requirements.

177.510 Penalty for disturbing monuments.

177.501 Short title.—Sections 177.501-177.510 may be cited as the “Florida Public Land Survey Restoration and Perpetuation Act.”

History.—s. 1, ch. 77-361.

177.502 Declaration of policy.—The Legislature finds and declares that it is the responsibility of the state, and in the public interest, to provide a means for the identification, restoration, and preservation of the controlling corner monuments established during the original cadastral surveys, to which the vast majority of titles to lands in Florida are related and on which they are dependent. All such monuments and evidence pertaining to the original government surveys and resurveys are recognized as historical and economic resources of the state and, as such, are vitally important to the orderly planning, management, use, conservation, and public enjoyment of Florida's natural resources. In order to implement this policy, the department shall assume the responsibility for conducting a program of the identification, restoration, and preservation of such monuments.

History.—s. 1, ch. 77-361; s. 77, ch. 81-259; s. 37, ch. 94-356.

177.503 Definitions.—As used in ss. 177.501-177.510, the following words and terms shall have the meanings indicated unless the context clearly indicates a different meaning:

- (1) “Professional surveyor and mapper” or “surveyor and mapper” means a person authorized to practice surveying and mapping under the provisions of chapter 472.
- (2) “Department” means the Department of Environmental Protection.
- (3) “Corner” means a geographic position on the surface of the earth.
- (4) “Monument” means a manmade or natural object that is presumed to occupy the corner or is a reference to the position of a corner.
- (5) “Public land survey corner” means any corner actually established and monumented in the original public land survey or resurvey and those similar original corners subdividing Spanish land grants.
- (6) “Corner accessory” means any exclusively identifiable physical object whose spatial relationship to the corner is recorded. Accessories may be, but are not limited to, bearing trees, bearing objects, monuments, reference monuments, line trees, pits, mounds, blaze marks, steel or wooden stakes, or other such natural or manmade objects.
- (7) “Reference monument” means a monument that does not occupy the same geographical position as the corner itself, but whose spatial relationship to the corner is recorded and which serves to witness the corner.
- (8) “Township” has the meaning ascribed in 43 U.S.C. s. 751.
- (9) “Certified corner record” means a document prepared by a surveyor and mapper when a public land survey corner is used as control in his or her survey or resurvey.
- (10) “State cadastral surveyor” means the chief of the Bureau of Survey and Mapping, Division of State Lands of the department.

History.—s. 1, ch. 77-361; s. 83, ch. 79-400; s. 3, ch. 91-56; s. 108, ch. 94-119; s. 38, ch. 94-356; s. 1456, ch. 95-147; s. 30, ch. 2020-2.

177.504 Powers and duties of the department.—

- (1) The provisions of this act shall be administered by the department through the state cadastral surveyor.
- (2) The functions, duties, and responsibilities of the department shall be:
 - (a) To establish a program for identification, restoration, maintenance, and perpetuation of the public land survey corners.
 - (b) To provide for the extension and densification throughout the state of the federally initiated precise geodetic horizontal and vertical control networks, whereby these basic framework surveys shall be extended to survey corners identified under this program to permit the general use of the coordinate systems. The information derived from this work shall meet the standards established by the National Geodetic Survey in order to be accepted and published by the National Geodetic Survey.
 - (c) To provide for entering into agreements or contracts with agencies of the United States Government, the State of Florida, or other states, and with surveyors and mappers in private practice and others, as are deemed necessary or desirable properly to plan and execute projects within the scope and purpose of this act, including the preparation of necessary cadastral documents, maps, and photogrammetric and geodetic control data. The department or its designated contracting agency, in contracting with surveyors and mappers for professional services, shall give due consideration to their experience and knowledge of local conditions and the history of each particular area involved in the execution of this act.

(d) To act as a public repository of survey corner information.

History.—s. 1, ch. 77-361; s. 3, ch. 91-56; s. 109, ch. 94-119; s. 12, ch. 98-200; s. 49, ch. 2012-116.

177.506 Records exchange and availability.—On request, all departments, boards, or agencies of state or local government shall furnish to the public or department certified copies of specified deeds, plats, or other land records which are in their custody. This service shall be free of cost when possible; otherwise, it shall be at the actual cost of reproduction of the records. On the same basis, the department shall furnish such certified records within its custody to the public or other agencies or departments of state or local government, upon request.

History.—s. 1, ch. 77-361.

177.507 Certification of corners.—

(1) Every surveyor and mapper not under contract to the department for the execution of this act who, in any survey or resurvey made under his or her direction, identifies, recovers, reestablishes, remonuments, restores, or uses as control a public land survey corner or corner accessory must, within 90 days after completion of the survey, file with the department a certified corner record for each such corner or corner accessory, unless the corner or its accessories are substantially as described in a previously filed corner record. The record shall be signed, embossed with the official seal of the surveyor and mapper, and produced on material suitable for reproduction or microfilming. The 90-day limitation may be extended with permission of the department. All such certified corner records shall be accepted and filed with the department without further inspection or approval of any public body or officer, if prepared in accordance with the criteria set forth in subsection (3).

(2) Each certified corner record shall contain the following minimum information:

(a) A description of the corner which the monument marks.

(b) A description of the monument.

(c) Descriptions and angular and linear measurements to at least three readily identifiable accessories or reference monuments, unless the department agrees to fewer accessories.

(d) A graphic illustration of the action by the surveyor and mapper showing field conditions and dimensions at, and in the vicinity of, the corner as well as descriptive language, where appropriate, listing pertinent details of the action of the surveyor and mapper.

(3) In every case in which a certified corner record of a public land survey corner is filed under the provisions of this act, the surveyor and mapper must reconstruct or rehabilitate the monument of such corner and accessories to such corner, so as to make them as permanent as is reasonably possible and to facilitate their location in the future.

(4) The department shall make its records available for public inspection during all usual office hours, and true full scale copies thereof shall be made available for a reasonable fee.

(5) In order to provide a means to protect property owners and others concerned with matters of land titles and title insurance, the department has no authority under this act to determine private property rights, private ownership boundaries where these boundaries are not adjoining public lands, or locations of survey corners other than public land survey corners.

History.—s. 1, ch. 77-361; s. 84, ch. 79-400; s. 3, ch. 91-56; s. 110, ch. 94-119; s. 1457, ch. 95-147.

177.508 Private practice not affected.—Nothing in this part restricts or limits the actions or practice of surveyors and mappers as provided in chapter 472.

History.—s. 1, ch. 77-361; s. 111, ch. 94-119.

177.509 Personnel requirements.—A field supervisor who directs the field survey work required in the identification, restoration, and preservation of the public land survey corners must be a surveyor and mapper and shall direct not more than three field parties in a local geographic area during any one period of time.

History.—s. 1, ch. 77-361; s. 112, ch. 94-119.

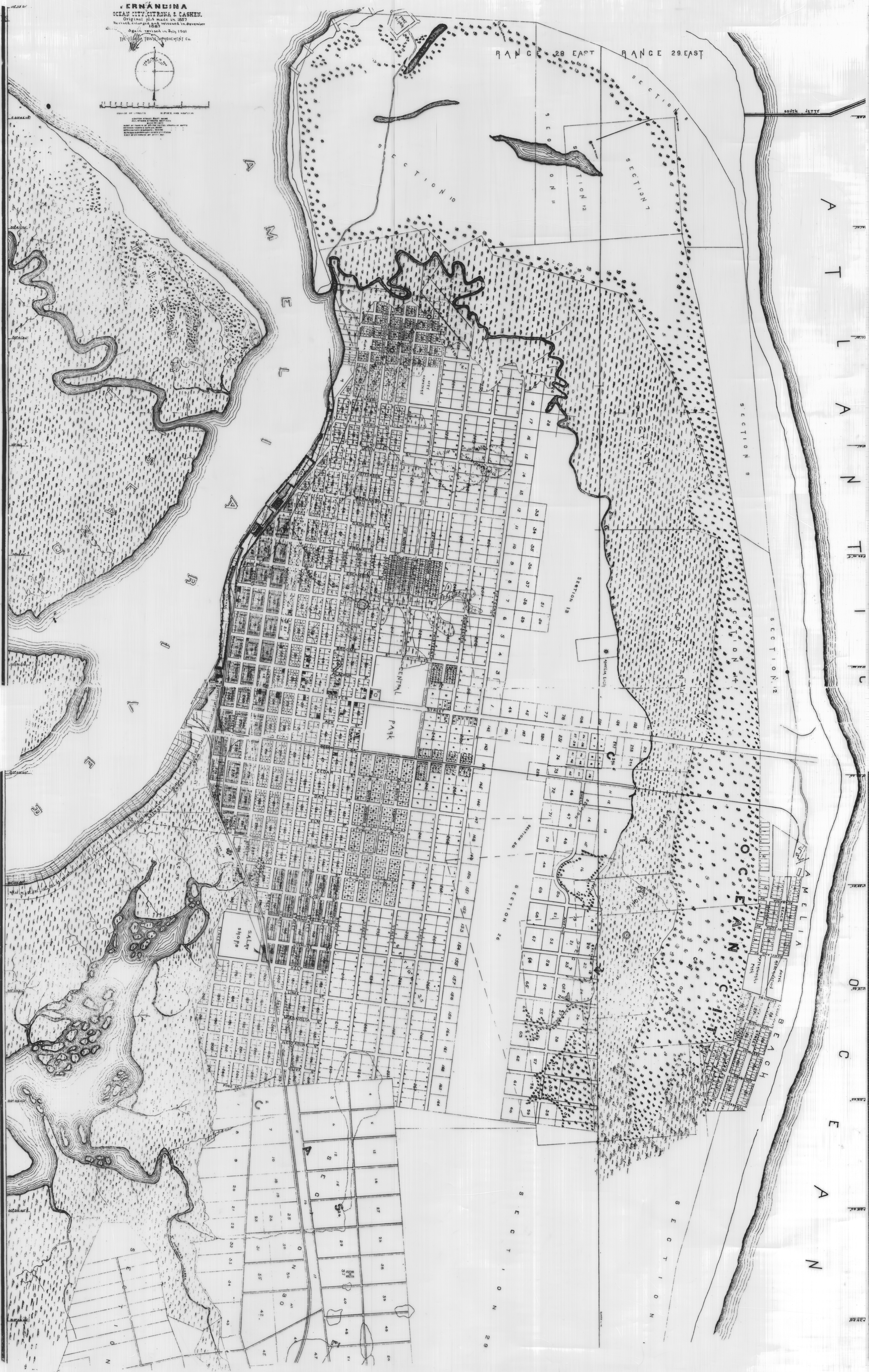
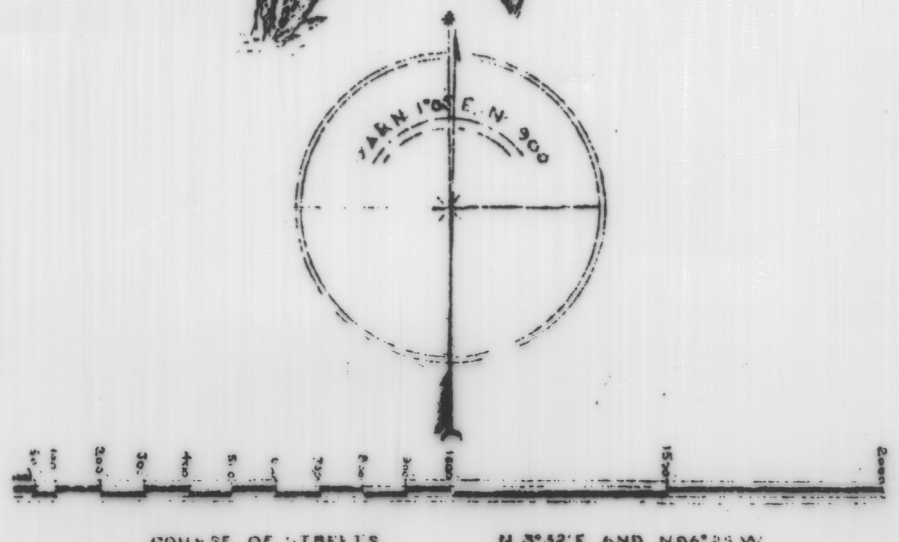
177.510 Penalty for disturbing monuments.—Any person who willfully modifies, defaces, disturbs, removes, or destroys any monument or reference monument placed, or corner record filed, under the authority of this act

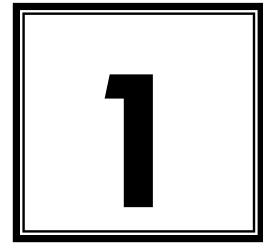
without first obtaining written permission from the department is guilty of a misdemeanor of the first degree, punishable as provided in s. 775.082 or s. 775.083.

History.—s. 1, ch. 77-361.

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HERNANDINA
OCEAN CITY, CITRONA & CASHIN.
Original plat made in 1887.
Revised, changed and retitled in November
1888.
Again revised in July 1901
THE FLORIDA TOWN IMPROVEMENT CO.





CHAPTER 1

GENERAL PROVISIONS

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1.00.00 GENERALLY

1.00.01 Purpose and Intent

This land development code (LDC) is adopted for the purpose of implementing, in part, the comprehensive plan, and is intended to:

- A. Establish comprehensive regulations, procedures, and standards for review and approval of the development of land based on the comprehensive plan;
- B. Foster and preserve public health, safety, comfort, and welfare, and aid in the harmonious, orderly, aesthetically pleasing, and socially beneficial development of the City in accordance with the comprehensive plan;
- C. Conserve the value of land, buildings, and resources, and protect landowners from adverse impacts of adjoining developments;
- D. Protect the character and maintain the stability of residential, business, industrial, recreation, and public areas, and enhance property values, stabilize older neighborhoods and business centers, and increase the economic benefits to the City arising out of its cultural resources;
- E. Control and regulate growth of the City;
- F. Provide specific procedures to ensure that local development orders and permits are conditioned on the availability of public facilities and services that meet level of service requirements (concurrency);
- G. Balance the interest of the general public with that of individual property owners; and
- H. Protect and, where necessary, preserve valuable natural resources including, but not limited to: environmentally sensitive land, water resources, wildlife habitats, and threatened or endangered species.

1.00.02 Relationship to the Comprehensive Plan

The Local Government Comprehensive Planning and Land Development Regulation Act, Chapter 163, Part II, *F.S.*, provides that local governments adopt a comprehensive plan and land development regulations which implement the adopted comprehensive plan. The standards and provisions in this LDC have been designed to implement the comprehensive plan, as may be amended from time to time.

1.00.03 Effect on Easements, Covenants, and Other Agreements

This LDC shall not interfere with, abrogate, or annul any easements, covenants, or other agreements between parties, provided, however, that the provisions of this LDC shall control where this land development code imposes a greater restriction upon the use of buildings or premises or upon the height of buildings, or requires larger open spaces than are imposed or required by such easements, covenants, or agreements.

1.01.00 TITLE

This land development code shall be known as and entitled the “Fernandina Beach Land Development Code” and may be referred to herein as the “LDC.” Sections of the LDC shall be cited as “Fernandina Beach LDC, Section_____.”

1.02.00 AUTHORITY

This LDC is enacted pursuant to the requirements and authority of Chapter 163, Part II, *F.S.*, and Chapter 166, *F.S.*

1.03.00 APPLICABILITY

1.03.01 Generally

- A. Except as specifically provided, the provisions of this LDC shall apply to all development in the City.
- B. The use of any parcel of land, or any structure, or any combination thereof, within the corporate limits of the City shall be in conformance with the requirements of the LDC.
- C. Principal uses, accessory uses, buildings, and structures that are not identified as permissible are prohibited. To be identified as permissible, such uses, buildings, and structures shall be included in this LDC or interpreted as included as provided for in Section 1.05.00 and Chapter 2.
- D. A change of use shall conform to the standards, criteria, requirements, and procedures of this LDC.
- E. Where a local development order or permit that was lawfully issued prior to the effective date of this LDC expires or is otherwise invalidated any further development on the site subject to the local development order or permit shall conform to the standards, criteria, requirements, and procedures of this LDC.

1.03.02 Exemptions

The situations described in (A) and (B) below are exempt from the provisions of this LDC.

- A. The provisions of this LDC and any amendments thereto shall not affect the validity of any valid and effective local development order or permit that was issued prior to the effective date of this LDC under the following situations:
 - 1. The development activity authorized by the local development order or permit was commenced prior to the effective date of this LDC, and such activity continues without interruption (except because of war or natural disaster) until the development is complete;
 - 2. The development activity authorized by the local development order or permit will be commenced after the effective date of this LDC but within six (6) months of the issuance of a valid building permit which was issued prior to the effective date of this LDC; or
 - 3. The development activity authorized by the local development order is proceeding in accordance with the time limits contained in the local development order.
- B. The provisions of this LDC and any amendments thereto shall not affect work required for public facilities and services within the public right-of-way, as further described below:
 - 1. Work required for the installation of facilities for the distribution or transmission of gas, water, sewer, electricity, cable, telephone, or telecommunications services;
 - 2. Work required for the purpose of inspecting, repairing, or replacing any existing water or sewer lines, mains, or pipes; and
 - 3. Work required for the purpose of inspecting, repairing, or replacing cables, power lines, utility poles, utility tunnels, or the like.

1.03.03 Lots of Record

- A. One dwelling unit may be constructed on a substandard, platted lot of record in a residential or mixed-use zoning district.

1.03.04 Demolition of Structures on Substandard Lots

- A. Applicability. Except as may be provided hereinafter to the contrary, in connection with replats, subdivisions, specific regulations, and specifically described lots or parcels of land, all buildings or structures located in the R-1, R-2, RLM, and R-3 zoning districts shall be constructed or erected upon a building site containing at least one (1) platted lot. Such building site shall have a minimum street frontage of fifty (50) feet.
- B. Building site requirements. Wherever there may exist a single-family residence(s), duplex building(s), or any lawful accessory building(s) or structure(s) which was heretofore constructed on property containing one (1) or more substandard platted lots or portions thereof, such substandard lot or lots shall thereafter constitute only one (1) building site. No permit shall be issued for the construction of more than one (1) single-family residence. Such structures shall include, but not be limited to, swimming pools, tennis courts, walls, fences, or other at-grade or aboveground improvements.
- C. Removal of buildings. If a single-family residence or duplex building which exists on more than one (1) substandard lot is voluntarily demolished or removed, no permit shall be issued for the construction of more than one (1) building on the building site.

1.03.05 Construction or Demolition of Structures on Combined Lots

- A. In order to maintain open space, visual corridors, neighborhood character, property values and visual attractiveness of residential areas, wherever there may exist a single-family detached residential unit or, a duplex structure or any auxiliary building or structure, including but not limited to, swimming pools, or any other improvement which was heretofore constructed on property containing one or more platted lots or portions thereof (excluding walls or fences), such lots thereafter constitute one building site and must be considered the "lot of record", and no permit will be issued for the construction of more than one residential dwelling unit on the site. All construction on the building site must comply with all existing zoning and density requirements.
- B. The demolition or removal of any residence or structure, whether voluntary or involuntary, does not have the effect of changing the establishment of the building site.
- C. A change from the foregoing provisions for the purpose of establishing building sites, or separation of building sites requires supermajority approval by the Board of Adjustment in accordance with the variance approval process contained in Section 10.02.00 in a quasi-judicial hearing at which all interested persons will be afforded an opportunity to be heard.

1.04.00 CITY MANAGER

The City Manager is the chief administrative official of the City. For the purposes of this LDC, the City Manager administers, interprets, and implements the standards, criteria, and procedures of this LDC. The City Manager may delegate such responsibilities to City staff. Throughout this LDC, the term "City Manager" is used to indicate the person responsible for specified actions, except where specified actions are reserved or specifically delegated to another position. In all instances, "City Manager" means the "City Manager or designee."

1.05.00 INTERPRETATIONS

1.05.01 Generally

- A. In the interpretation and application of this LDC, all provisions shall be liberally construed in favor of the objectives and purposes of the City and deemed to neither limit nor repeal any other powers granted to the City under State Statutes.
- B. In interpreting and applying the provisions of this LDC, the provisions shall be held to be the minimum requirements for the promotion of the public health, safety, morals, and general welfare of the City.
- C. Specific provisions of this LDC shall be followed in lieu of general provisions that may be in conflict with the specific provision.
- D. Where any provisions of this LDC conflict with any other provisions of this LDC or with other regulations, the more stringent restrictions shall be applied.
- E. If a specific regulation, standard, definition, development criteria, or provision is not included in this Land Development Code, the regulation, standard, definition, development criteria, or provision, shall not be permitted.

1.05.02 Responsibility for Interpretations

- A. In the event that any question arises concerning the application of regulations, standards, definitions, development criteria, or any other provision of this LDC, the City Manager shall be responsible for interpretation. In the interpretation of this LDC, the City Manager shall seek guidance from the comprehensive plan.
- B. Responsibility for interpretation by the City Manager shall be limited to standards, regulations, and requirements of this LDC, and shall not be construed to include interpretation of any technical codes adopted by reference in this LDC. Interpretation shall not be construed to override the responsibilities given to any commission, board, or official named in other sections or chapters of this LDC.

1.05.03 Rules for Interpretation of Boundaries

Where uncertainty exists as to boundaries of any district shown on the zoning map, the following rules shall apply:

- A. Boundaries shown as following or approximately following any street shall be construed as following the centerline of the street.
- B. Boundaries shown as following or approximately following any platted lot line or other property line shall be construed as following such line.
- C. Boundaries shown as following or approximately following section lines, half-section lines, or quarter-section lines shall be construed as following such lines.
- D. Boundaries shown as following or approximately following the shoreline of a water body shall be construed as following such shoreline.
- E. Where any public street or alley is hereafter officially vacated or abandoned, the regulations applicable to each parcel of abutting property shall apply to that portion of that street or alley added thereto by virtue of vacation or abandonment.

1.05.04 Rules of Construction

The following rules of construction shall be applied in the interpretation of the provisions of this LDC:

- A. The word "shall" is mandatory and the word "may" is discretionary.

1. Words used in the present tense shall include other tenses.
2. Words in the singular shall include the plural, and words in the plural shall include the singular.
3. Words denoting the masculine gender shall be construed to include the feminine and neuter.
4. The word "person" means an individual, corporation, governmental agency, business trust, estate, trust, partnership, or association, two (2) or more persons having a joint or common interest, or any other legal entity.
5. The word "owner," applied to a building or land, shall include any part owner, joint owner, tenant in common, tenant in partnership, joint tenant, or tenant by the entirety, of the whole or of a part of such building or land.
6. The words "written" and "in writing" mean any representation of words, letters, or figures, whether by printing or otherwise.

1.05.05 Computation of Time

- A. In computing any period of time prescribed or allowed, the day of the act, event, or default from which the designated period of time begins to run shall not be included. The last day of the period so computed shall be included, unless it is a Saturday, Sunday, or legal holiday, in which event the period shall run until the end of the next day which is neither a Saturday, a Sunday, nor a legal holiday. When the period of time prescribed or allowed is less than seven (7) days, intermediate Saturdays, Sundays and legal holidays shall be excluded in the computation.
- B. The term "day" means a calendar day.
 1. The term "month" means a calendar month.
 2. The term "year" means a calendar year unless otherwise indicated.

1.05.06 Computation of Required or Permitted Units

When the determination of required or permitted units as required by this LDC results in a fractional unit, a fraction in excess of $\frac{1}{2}$ shall not be counted as one (1) unit.

1.06.00 DOCUMENTS ADOPTED BY REFERENCE

- A. The map identified by the title, "Zoning Map, Fernandina Beach, Florida," which shows the boundaries and designations of the zoning districts is hereby adopted into and made part of this LDC.
- B. The Flood Insurance Rate Map identified in Section 3.01.02(A) is hereby adopted into and made part of this LDC.
- C. Technical codes which have been adopted by reference are identified in Sections 22-26 through 22-34 of the *Code of Ordinances of the City of Fernandina Beach, Florida*.
- D. Chapter 333, *Florida Statutes*.
- E. Historic Preservation Guidelines, Downtown Historic District.
- F. Old Town Preservation and Design Guidelines.
- G. CRA Design Guidelines.
- H. Design and engineering standards manuals under current usage by FDOT, SJRWMD, FDEP, USACOE and other agencies, as applicable.

1.07.00 ACRONYMS AND DEFINITIONS

A. Acronyms

ADA	Americans with Disabilities Act
ATM	Automated Teller Machine
CCCL	Coastal Construction Control Line
CRA	Community Redevelopment Area
CUPZ	Coastal Upland Protection Zone
DBH	Diameter at Breast Height
ERU	Equivalent Residential Unit
FAA	Federal Aviation Administration
FAC	Florida Administrative Code
FCC	Federal Communications Commission
FDEP	Florida Department of Environmental Protection
FDOT	Florida Department of Transportation
FEMA	Federal Emergency Management Agency
FIRM	Flood Insurance Rate Map
FLUM	Future Land Use Map
HDC	Historic District Council
HOAA	Home Ownership Affordability Agreement
ISA	International Society of Arboriculture
LDC	Land Development Code
LOMR	Letter of Map Revision
LURA	Land Use Restriction Agreement
OFW	Outstanding Florida Waters
SJRWMD	St. Johns River Water Management District
SHPO	State Historic Preservation Officer
USACOE	United States Army Corps of Engineers
USDA	United States Department of Agriculture

B. Glossary of terms

Abut means to physically touch or border upon, or to share a common property line.

Accessory use or building means any building, use, structure, or dwelling unit that is a subordinate use or building customarily incident to and located upon the same lot occupied by the main use or building.

Accessory Dwelling Unit (ADU) means a *dwelling unit* that is subordinate to an existing principal structure.

Adaptive reuse means the renovation and reuse of pre-existing structures for new purposes.

Affected Party for purposes of quasi-judicial hearings an affected party is any property owner, resident, or local government.

Affordable housing means housing for which monthly rents or monthly mortgage payments, including taxes, insurance, and utilities, do not exceed 30 percent of that amount which represents the percentage of the median adjusted gross annual income for the households or persons indicated in Section 420.0004, F.S.

Affordable unit is any housing unit constructed as an affordable housing unit for a very low, low, or moderate-income household as defined herein, and which is the subject of an active land use restriction agreement (LURA) or home ownership affordability agreement (HOAA) as defined herein.

Aggrieved or adversely affected party/person means any person or local government that will suffer an adverse effect to an interest protected or furthered by the City's Comprehensive Plan and Land Development Code, including interests related to health and safety, police and fire protection service systems, densities or intensities of development, transportation facilities, health care facilities, equipment or services, and environmental or natural resources. The alleged adverse interest may be shared in common with other members of the community at large but must exceed in degree the general interest in community good shared by all persons. The term includes the owner, developer, or applicant for a development order.

Airport means Fernandina Beach Municipal Airport.

- **Accident Potential Zone (APZ)** means an area within 5,000 feet of the approach or departure end of a runway or in proximity to an airport in which area aircraft may maneuver after takeoff or before landing and are subject to the greatest potential to crash into a structure or the ground.
- **Aircraft Over-flight Zone** means a specified area underlying the fixed, recurring flight paths for aircraft taking off or landing at a civil airport. Aircraft routinely must operate at low altitude, climb from or descend to the runway along these paths. Should an aircraft accident occur, it is statistically most likely to be located in this area.
- **Airport Noise Zones or Airport Noise Impact Zones** means areas within specific airport generated noise impact day/night average sound level (DNL) contour lines in which land use should be limited to activities that are not noise sensitive.
- **Airport Obstruction** means any structure or object of natural growth or use of land which would exceed the federal obstruction standards as contained in 14 Code of Federal Regulations (CFR) Part 77 or which obstruct the airspace required for the flight of aircraft in taking-off, maneuvering or landing at an airport or may otherwise interfere with the taking-off, maneuvering or landing of aircraft.
- **Airspace Obstruction or Obstruction to Navigable Airspace** means any structure, existing or planned, or any object of natural growth which would exceed federal obstruction standards as contained in 14 CFR Part 77, ss77.21, 77.23, 77.25, 77.28 or 77.29.
- **Decision Height** means the height at which a pilot must decide, during an Instrument Landing System (ILS) approach, to either continue the approach or to execute a missed approach.
- **Minimum Descent Altitude (MDA)** means the lowest altitude, expressed in feet above mean sea level, to which descent is authorized on a final approach or during circling-to-

land maneuvering in execution of a standard instrument approach procedure where no electronic glide slope is provided.

- **Minimum Obstruction Clearance Altitude (MOCA)** means the specified altitude in effect between radio fixes or VHF omnidirectional navigational bearing (VOR) airways, off-airway routes, or route segments which meets obstruction clearance requirements for the entire route segment and which ensures acceptable navigational signal coverage only within twenty-two (22) miles of a VOR.
- **Minimum Vectoring Altitude (MVA)** means the lowest Above Mean Sea Level (AMSL) altitude at which aircraft operating on Instrument Flight Rules (IFR) will be vectored by a radar controller, except when otherwise authorized for radar approaches, departures or missed approaches.
- **Non-precision Instrument Runway** means a runway having an instrument approach procedure utilizing air navigation facilities with only horizontal guidance, or area type navigation equipment, for which a non-precision instrument approach procedure has been approved or planned, and for which non-precision instrument approach facilities are planned or indicated on an appropriate civil or military airport planning document.
- **Other than Utility Runway** means a runway designed for and intended to be used by all types of aircraft including those having gross weights greater than 12,500 pounds.
- **Precision Instrument Runway** means a runway having an instrument approach procedure utilizing an Instrument Landing System (ILS), Microwave Landing System (MLS), or a Precision Approach Radar (PAR) including a runway for which such a system is planned and is so indicated on an approved civil or military airport layout plan; other FAA planning documents, or comparable military service planning documents.
- **Runway** means a defined area on an airport prepared for landing and takeoff of aircraft along its length.
- **Runway Protection Zone (RPZ)** means a trapezoidal two-dimensional area off the runway end intended to enhance the protection of people and property on the ground.
- **Utility Runway** means a runway that is constructed for and intended to be used only by aircraft 12,500 pounds maximum gross weight and less.
- **Visual Runway** means a runway intended solely for the operation of aircraft using visual approach procedures with no instrument approach procedure planned or indicated on an approved civil or military airport layout plan, or by any other planning document submitted to the FAA by competent authority.

Alteration means any change to the exterior of the property, including the replacement of existing building materials.

Alternative site is one (1) or more separate locations within a telecommunications tower service area at which a provider could place its antenna to serve substantially all of the area intended to be served.

Antenna means an apparatus designed for the transmitting and/or receiving of electromagnetic waves which includes but is not limited to telephonic, radio or television communications. Types of antennas include, but are not limited to, whip antennas, panel antennas, and dish antennas. As used herein the term "antenna" includes all antennas integrated and used as a complete unit, such as an antenna array. For purposes of this LDC, the following shall not be considered antennas and shall not be regulated by this article: Ham/CB/TV antennas; and, antennas that are designed to receive direct broadcast satellite service, including direct-to-home satellite service, that are one (1) meter or less in diameter, or, antennas that are designed to receive video programming services via multipoint distribution services, instructional television fixed services, and local multipoint distribution services, and that are one (1) meter or less in diameter or diagonal measurement; and, satellite earth station antennas in commercial or industrial areas.

- **Accessory equipment building** is any building, cabinet, or equipment enclosure constructed for the primary purpose of housing the electronics, backup power, power generators and other freestanding equipment associated with the operation of antennas.
- **Antenna support structure.** A facility that is constructed and designed primarily for the support of antennas, which include the following types:
 1. *Lattice tower.* A tower that consists of vertical and horizontal supports and crossed metal braces, which is usually triangular or square in a cross section;
 2. *Monopole.* A tower of a single pole design;
 2. *Self-supporting tower.* A tower that has no structurally supportive attachments other than at its foundation; and
 3. *Camouflaged structure.* A structure designed to support antenna and designed to blend into the existing surroundings.
- **Collocation** is when more than one (1) provider uses an antenna support structure to attach antennas or use of a structure whose primary purpose is other than to support antennas, such as a light or power pole.
- **Ham/CB/TV antenna** is a noncommercial amateur radio or citizens band antenna or antennas that are designed to receive television broadcast signals.

Apartment house. See *Dwelling, multi-family*.

Appeal means any request for a review of a decision of an administrative determination of an employee or official of the City.

Arborist means a person who holds a current certification as an arborist by International Society of Arboriculture (ISA).

Assisted Living Facility means any building or buildings, section or distinct part of a building, private home, boarding home, home for the aged, or other residential facility, regardless of whether operated for profit, which through its ownership or management provides housing, meals, and one or more personal services for a period exceeding 24 hours to one or more adults who are not relatives of the owner or administrator.

Automatic Teller Machine (ATM) means an unstaffed, mechanized consumer banking device that is generally available at all hours.

Automobile repair, garage and body shop means any building or land where automotive vehicles are repaired, rebuilt, reconstructed, or painted, or where tires are recapped, and body work is practiced.

Awning means any fixed roof-like structure, cantilevered, or otherwise entirely supported from a building, so constructed and erected as to allow the awning to be:

1. Readily and easily moved to close an opening;
2. Rolled or folded back to a position flat against the building, or cantilevered position thereof; and
3. Detached from its supporting structure.

Balcony means a projecting platform that is open and roofless, and which is suspended or cantilevered from, or supported solely by, the principal structure with no additional independent supports. In instances of multi-level balconies, the floor of one balcony does not qualify as the roof of another.

Balloons, kites and the like means any free-floating tethered device intended to draw attention to premises.

Beach means the zone of unconsolidated material that extends landward from the mean low water line to the place where there is a marked change in material or physiographic form, or to the line of permanent vegetation, usually the effective limit of storm waves. "Beach" is alternatively termed "shore."

Bed and breakfast inn means an owner-occupied residence offering guestrooms and abbreviated breakfast service.

Breakaway wall means a partition independent of supporting structural members that will withstand design wind forces, but will fail under hydrostatic, wave, and run-up forces associated with the design storm surge. Under such conditions, the wall shall fail in a manner such that it breaks up into components that will minimize the potential for damage to life or adjacent property.

Buffer means a landscaped area which may include walls, fences, berms, trees, shrubs, hedges, ground cover, and other plant materials.

Building means any structure having a roof supported by columns or walls for the housing or enclosure of persons, animals, chattels, or property of any kind. The term "building" shall include the word "structure."

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

Building, height of means the vertical distance from the average natural grade to the highest point on the structure unless located within a flood hazard area.

Bulk Storage Yard – Solids means the principal use of a portion or entire parcel or lot for the external storage of un-contained or open solid material stored for the purpose of distribution. No bulk storage yard for solids shall be located in the special flood hazard area.

Bulk Storage Yard – Liquids means the principal use of a portion or entire parcel or lot for the external storage of flammable or combustible liquids stored for the purpose of distributing the liquids solely by tank truck. No bulk storage yard – liquids shall be located in the special flood hazard area.

Caliper means the diameter of a tree measured six (6) inches above the ground level up to and including four (4) inch diameter size and twelve (12) inches above the ground level for larger sizes.

Capital improvement includes purchase, construction of, addition, or improvement to a public facility.

Caretaker Unit means a single family dwelling unit on non-residential premises, occupied by the person who oversees or maintains the non-residential operation 24 hours per day, and their immediate family.

Carport means a roofed space, accessory to, or a portion of, the principal structure, used for the storage of motor vehicles and enclosed on not more than two (2) sides by walls.

Certificate of approval means a certificate issued by the City Manager or Historic District Council that indicates the approval of plans for erection, alteration, addition, repair, construction, removal, or demolition of a historic landmark or site, or property in the historic district.

Certified property appraiser means a person who develops and communicates real estate appraisal and who holds a current, valid certificate or license issued to him or her for real estate appraisal.

Chimney as defined by the Florida Building Code.

City means the City of Fernandina Beach, a municipal corporation organized and existing under the laws of the State of Florida.

City Manager means the City Manager or his authorized deputy, agent or representative.

Clinic, Medical or Dental shall mean an establishment where patients, who may be kept overnight, are admitted for examination and ongoing treatment by one (1) person or a group of persons practicing any form of healing or health services to individuals, whether such persons be medical doctors, chiropractors, osteopaths, chiropodists, naturopaths, optometrists; dentists or any such profession, the practice of which is lawful in the State of Florida and may include surgical centers or outpatient facilities.

Club means buildings and facilities owned and operated by a corporation or association of persons for social or recreational purposes, but not operated primarily for profit or to render a service which is customarily carried on as a business.

Coastal construction is any work or activity which is likely to have a material effect on existing coastal conditions or natural shore and inlet processes.

Coastal construction control line means that portion of the beach-dune system which is subject to severe fluctuations based on a 100-year storm surge, storm waves, or other predictable weather conditions. Such line is determined by FDEP. See F.S. 161.053.

Coastal High Hazard Area means that area identified as the Category 1 hurricane evacuation zone as delineated on the Hurricane Evacuation map.

Commercial building footprint means the areas of the proposed commercial building and the elements required under the LDC, including such items as parking, ingress and egress, and drainage.

Community Redevelopment Area means the CRA Overlay which is intended to provide for and identify priority areas for coordinated redevelopment and revitalization activities. The CRA Overlay encourages improvement of infrastructure and commercial development. The CRA Overlay is applicable to those properties which were included in the CRA Plan established by Resolution 2004-105.

Concurrency means a condition where the necessary public facilities and services to maintain the adopted level of service standard occur in accord with the impacts of development.

- **Capacity, reserved** means that portion of the design capacity that has been reserved for valid concurrency certificates and for developments that were issued a development permit.
- **Concurrency certificate** means a certificate that indicates whether the proposed development is exempt from concurrency requirements or whether the proposed development is approved or approved with conditions.

Condominium means that form of ownership of real property created pursuant to chapter 718, *Florida Statutes*, which is comprised entirely of units that may be owned by one or more persons, and in which there is, appurtenant to each unit, an undivided share in common elements.

Construction means the carrying out of any building, clearing, filling, excavation, or substantial improvement in the size or use of any structure or the appearance of any land. When appropriate to the content, "construction" refers to the act of construction or the result of construction.

Contributing Property means a building, site, structure, or object which adds to the historical architectural qualities, historic associations, or archaeological values for which a district is significant because

- a. it was present during the period of significance of the district, and possesses historic integrity reflecting its character at that time,
- b. it is capable of yielding important information about the period, or
- c. it independently meets the National Register of Historic Places criteria for evaluation.

Commerce Park means a unified development on a City-owned site with a minimum of 10 acres and 3 or more wholesaling, commercial warehousing or industrial business which are directly served only by internal streets and to which access is gained only at designated entrances.

Craft Distillery is a licensed distillery that produces 75,000 or fewer gallons per calendar year of distilled spirits on its premises and has notified the division in writing of its decision to qualify as a craft distillery (pursuant to F.S. 565.03).

Cupola means a small decorative structure on top of a roof and not intended for habitation.

Deck means a structure, without a roof, either freestanding or directly connected to a primary or accessory structure, generally constructed of wood or a composite material.

Dedication means the deliberate appropriation of land by its owner for any general and public use, reserving to himself no other rights than such as are compatible with the full exercise and enjoyment of the public uses to which the property has been devoted.

Demolition means any act or process that destroys in part or in whole a building or structure.

Development and development activity has the meaning in 380.04, F.S.

Development order. See “Local development order.”

Development permit means an official document of the City which authorizes the commencement of construction or land alteration without need for further application and approval. Development permits include all types of construction permits (plumbing, electrical, foundation, mechanical and so forth, in addition to the building permit itself), grading and clearing permits, septic tank permits, tree removal permits, sign permits, etc.

Diameter at breast high (DBH) means the diameter of a tree four and one-half (4½) feet above ground level from the base of the tree, provided however, if the tree trunk forks below four and one-half (4½) feet above ground level diameter measurement shall be taken one (1) inch below the fork of the trunk.

Driveway means an entry to private property from a public right-of-way.

Dripline is an imaginary perpendicular line that extends downward from the outermost tips of the tree branches to the ground.

Drug store or pharmacy means retail establishments that offer primarily medical prescriptions, over-the-counter medications, medical equipment, and related supplies.

Dune means a mound, bluff, or ridge of loose sediment, usually sand-size sediment, lying upland of the beach and deposited by any natural or artificial mechanism, which may be bare or covered with vegetation and is subject to fluctuations in configuration and location.

Dwelling unit means a single housing unit providing complete, independent living facilities, including permanent provisions for living, sleeping, eating, cooking, and sanitation. This definition includes site-built structures and modular structures manufactured under the Florida Manufactured

Building Act (553.35, F.S.) and certified by the State of Florida as complying with the structural requirements of the Florida Building Code. Residents of a dwelling unit may be comprised of:

- an individual;
- two (2) or more persons related by blood, adoption, or marriage, together with any number of offspring, foster, step or adopted children;
- a group of not more than four (4) individuals, not related by blood or marriage, or
- groups licensed by the State of Florida as Group Homes, as defined and regulated by Objective 3.05 of the City of Fernandina Beach Comprehensive Plan.

Types of permissible dwelling units include:

- **Multi-family** means a building designed for or occupied exclusively by four (4) or more dwelling units, living independently of each other.
- **Single-family** means a building designed for or occupied exclusively by one (1) dwelling unit.
- **Townhouse** means a single-family dwelling unit which is constructed in a series or group of attached units with property lines separating such units.
- **Triplex** means a building, on a single lot or parcel, designed for, or occupied exclusively by three (3) dwelling units, living independently of each other.
- **Two-family or duplex** means a building, on a single lot or parcel, designed for, or occupied exclusively by two (2) dwelling units, living independently of each other.

Easement means a grant by a property owner for the use of a specified portion of his land to another party for a specific purpose.

Economic hardship means facts and circumstances which establish that there are no feasible measures that can be taken which will enable the property owner to make a reasonable beneficial use of the property or derive a reasonable economic return from the property.

Emergency means an event which causes sudden damage to one or more buildings or structures within a historic district, and is declared emergent by the Building Official or Fire Marshal, or which results in a condition which renders the building(s) or structure(s) unsafe or dangerous, or involves the safety of the buildings' inhabitants or risk of damage to the architectural elements. Emergencies include situations that result in a condition that is either unsafe or dangerous due to a sudden damage from a declared emergency such as a hurricane, flood, tornado, earthquake, fire, or other unforeseen event.

Emergency Repair Temporary means work necessary to ensure safety and/or prevent the destruction or dilapidation of buildings and or structures that are immediately threatened or have been damaged by fire, flood, earthquake or other unforeseen circumstances. Typical emergency repairs: covering windows/doors/holes in the roof with plywood, putting tarpaulins over breaks in a structure, putting up temporary supports; removing, marking and storing dangling or loose elements.

Endangered species means any flora or fauna that is so designated in the *Florida Administrative Code*.

Environmentally Sensitive Lands (ESL) are defined as estuarine shoreline areas, wetlands, wetland transitional areas, 100-year floodplains, upland wildlife habitats and all lands designated as Conservation on the Future Land Use Map.

Equivalent Residential Unit (ERU). The following shall be considered as a single ERU:

1. Each single-family residence served by the City through a single sewer service connection.
2. Multiunit apartments, condominiums, and similar multiunit residential structures or complexes are defined as consisting of multiple single-family residential units, regardless of whether or not a single sewer connection serves the entire complex.
3. Each residential room or combination of rooms designed to be occupied on a permanent or long-term basis and not otherwise defined as lodging accommodations in this section,
4. Each apartment unit, condominium unit, multifamily unit, or prepared manufactured home space that includes connection points for sewer service and that is owner-occupied, offered separately for rent as a rental or lease unit, or vacant.

Erodible slope shall mean all slopes with inclines in excess of four percent unless modified by the administrative official based on consideration of specific soil conditions.

Fertilizer means any substance or mixture of substances, except pesticide/fertilizer mixtures such as “weed and feed” products, that contains one or more recognized plant nutrients and promotes plant growth, or controls soil acidity or alkalinity, or provides other soil enrichment, or provides other corrective measures to the soil. [Guidance: Regulation of pest control businesses and applicators, and of pesticide use, is preempted to the Florida Department of Agriculture and Consumer Services (FDACS) by Chapters 482.242, and 487.051 (2), F.S. and suspected pesticide misuse should be reported to FDACS. Weed and feed products are registered pesticides. The Limited Commercial Landscape Maintenance Certification Program does not allow landscape maintenance workers to make any kind of pesticide applications (including weed control and/or weed and feed products) to any turf areas. Per 482.165(3) F.S., a civil penalty for unlicensed application of pesticides, including weed and feed products, may not be less than \$500 or more than \$5,000 for each offense.]

Final plat is the final design drawing showing the boundaries and locations of all lots. The final plat is intended to provide a perpetual record of the subdivision.

Five-year schedule of capital improvements means that schedule adopted as part of the Comprehensive Plan.

Flood is a general and temporary condition of partial or complete inundation of normally dry land areas from the overflow of inland or tidal waters, or the unusual or rapid accumulation of runoff of surface waters from any source.

- **Area of special flood hazard** means the land within the City which is subject to a one (1) percent chance of flooding annually, as determined on the flood hazard boundary map, and designated as zone A on the map. Zone A may be further refined into zones A, AO, AH, A1-A30, A99, V, and V1-V30.

- **Base flood.** The base flood storm event for purposes of this article is the 100-year, twenty-four (24) hour storm event. The rainfall expected for this storm event shall be interpolated or extracted from acceptable hydrological publications from reliable sources such as the St. Johns River Water Management District, Soil Conservation Service, National Oceanic and Atmospheric Administration, etc.
- **Base flood elevation** is the minimum flood elevation established by FEMA on the Flood Insurance Rate Map.
- **Flood hazard boundary map** means the official map on which the Federal Emergency Management Agency has delineated both flood boundaries and regulatory floodways. (See also "Flood insurance rate map")
- **Flood insurance rate map (FIRM)** means an official map of the City, on which the Federal Emergency Management Agency has delineated both the areas of special flood hazard and the risk premium zones applicable to the City.
- **Floodproofing** means any combination of structural and nonstructural additions, changes, or adjustments to properties and structures which reduce or eliminate flood damage to land, water and sanitary facilities, structures, and contents of buildings.
- **Minimum flood elevation** means the base flood elevation established by the Federal Emergency Management Agency on the Flood Insurance Rate Map.

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

Florida-friendly landscaping means quality landscapes that conserve water, protects the environment, and are adaptable to local conditions and which are drought tolerant. The principles of Xeriscape include planning and design, appropriate choice of plants, soil analysis which may include the use of solid waste compost, efficient irrigation, practical use of turf, appropriate use of mulches, and proper maintenance. (Ref. §373.185 F.S.). See also Xeriscape.

Florida registered professional engineer is an engineer registered in the State in good standing with the Florida Board of Engineers as defined by *Florida Statutes*.

Garage apartment means an accessory building, not part of, or attached to, the principal structure, containing living facilities for not more than one (1) family, above a garage or carport. No living accommodations shall occupy ground level space.

Gasoline service station means any building, structure, or land used for the dispensing, sale or offering for sale at retail of any automobile fuels, oils, or accessories. No major repairs such as body building, welding, tire recapping or painting shall be permitted.

Grade, finished means a reference plane representing the average of finished ground level adjoining the building or structure at all exterior walls.

Grade, natural means the elevation of the ground level in its natural state, as measured in feet above mean sea level, before construction, filling, or excavation. The natural grade elevation shall be measured as the average elevation from the four (4) corners of the building site, based on a certified survey.

Gross floor area means the sum of the gross horizontal area of all floors of a building, measured from the exterior faces of the exterior walls.

Gross site area means the total area of a lot or parcel, less any public right-of-way.

Ground cover means plants of species which normally reach an average height of twenty-four (24) inches upon maturity, installed in such a manner as to form a continuous cover over the ground. Sod shall not be considered ground cover.

Group home facility means a residential facility which provides a family living environment including supervision and care necessary to meet the physical, emotional, and social needs of its residents. The capacity of such facility shall be at least four (4) residents but not more than fifteen (15) residents.

Group Residential means a residential facility occupied by five (5) or more unrelated individuals on a monthly or longer basis. Group Residential facilities may be operated by a separate entity (whether for-profit or not-for-profit) or may operate under the control of the individuals who occupy the residence. A Group Residential facility is not a Group Home Facility as defined and regulated in Objective 3.05 of the Comprehensive Plan and does not provide any personal care or supervisory services to its residents.

Habitable means suitable to live in or to occupy.

Hatrack means to severely prune a tree in order to permanently maintain growth at a reduced height or to flat-cut a tree, severing the leader or leaders, or pruning a tree by stubbing off mature wood larger than three (3) inches in diameter; or reducing the total circumference or canopy spread not in conformance with National Arborists' Society standards.

Hazardous Material means any chemical product listed as a hazardous substance, Extremely Hazardous Substance, or any material designated as a hazardous waste according to any of the following Federal or State regulations:

1. Title 40, Code of Federal Regulations, Part 261 (Identification and Listing of Hazardous Wastes).
2. Title 40, Code of Federal Regulations, Part 302.4 (Designation of Hazardous Substances).
3. Title 40, Code of Federal Regulations, Part 355, Appendices A and B (List of Extremely Hazardous Substances).
 - a. 62-150, F.A.C.
 - b. 62-730, F.A.C.
 - c. 27P-14, F.A.C.

Health care facilities means any building or buildings, section or distinct part of a building or private home, used for licensed assisted living facilities, nursing home facilities, respite care or other long-term care facilities that provide care for a period exceeding twenty-four (24) hours.

Health club means a building or portion of a building designed and equipped for the conduct of sports or exercise activities operated for profit or not-for-profit, and that can be open only to bona fide members and guests of the organization or open to the public for a fee.

Hedge means a row of closely planted shrubs or other vegetative screening forming a boundary or restrictive barrier.

Heritage tree means any native tree designated as irreplaceable by the City, due to its size, age, historic, aesthetic, or cultural significance.

Historic district means a geographically definable area meeting the qualifications of this LDC.

Historic landmark or site means a building, structure, object, or other feature, or site, or a site listed in the National Register of Historic Places or listed in the City's inventory of historical sites, deemed to have significance as outlined in this LDC.

Historically or architecturally significant means any structure or area that is listed on the National Register of Historic Places, the Florida Master Site File or a local registry.

Home occupation means an occupation or business activity carried on within a legally established dwelling unit.

Home ownership affordability agreement (HOAA) is an agreement between the City and an owner of an affordable unit including shared equity and appreciation formulae to assure continued funding and replication of home ownership opportunities.

Hotel or motel means any public lodging establishment which offers rental units with daily or weekly rates, off street parking for each unit, a central office on the property with specified hours of operation, and which is recognized as a hotel or motel in the community in which it is situated or by the industry. See also *Lodging Accommodations*.

Hydrozone means a distinct grouping of plants with similar water needs and climatic requirements.

Improvement agreement means a document which indicates that all required infrastructure and other improvements specified on a site plan or subdivision plat shall be satisfactorily constructed within the period stipulated in the local development order.

Impervious surface means a surface that has been compacted or covered with a layer of material so that it is highly resistant to infiltration by water. It includes but is not limited to semi-impervious surfaces such as compacted clay, as well as most conventionally surfaced streets, roofs, sidewalks, parking lots and other similar structures.

Impervious surface ratio is calculated by dividing the total impervious surface by the gross site area.

Industrial waste means the liquid wastes from industrial manufacturing processes, trade, or business, as distinct from sanitary sewage.

Irrigation system means a constructed watering system designed to transport and distribute water to plants.

Irrigated landscape area means all outdoor areas that require a permanent irrigation system.

Junkyard means an open area where waste, used or secondhand materials are bought, sold, exchanged, stored, baled, packed, disassembled or handled, including but not limited to scrap iron and other metals, cloth, paper, rags, plumbing fixtures, rubber tires and bottles. The term "junkyard" includes an automobile wrecking yard, salvage yard or a recycle center.

Kitchenette means an area within a building containing limited kitchen facilities such as a bar sink, microwave oven, refrigerator/freezer not exceeding 10 cubic feet. Stoves, ranges, and other cook tops are prohibited.

Land clearing means any development or other activity which alters the land upon which it is located, except for normal sodding and placement of signs.

Landscape means any combination of living plants (such as grass, ground cover, shrubs, vines, hedges, or trees and non-living landscape material such as rocks, pebbles, sand, mulch, walls, fences, or decorative paving materials).

Landscape Design means consultation for and preparation of planting plans drawn for compensation, including specifications and installation details for plant materials, soil amendments, mulches, edging, gravel, and other similar materials. Such plans may include only recommendations for the conceptual placement of tangible objects for landscape design projects. Construction documents, details, and specifications for placement of tangible objects and irrigation systems shall be designed or approved by licensed professionals as required by law.

Land use restriction agreement (LURA) is an agreement between the City and the owner of rental housing units.

Large flat surface area (unpaved) shall mean an area which is flat or whose slope is less than four percent and which consists of more than 1,000 square feet of exposed soil.

Laundry, self-service and laundromat mean a business rendering a retail service by renting to the individual customer equipment for washing, drying and otherwise processing laundry, with that equipment to be serviced and its use and operation supervised by the management.

Liquor store/bar/lounge means a premise where alcoholic beverages are stored or sold by licensee. This does not include a restaurant whose sales exceed 51% of its gross revenue.

Local development order means a written order to approve or approve with conditions, where assigning conditions is permissible, a site plan, subdivision plat, rezoning, variance, administrative waiver, major or minor amendment to a site plan or subdivision plat, or lot line adjustment. A local development order does not include development permits which may be necessary to authorize construction, installation, erection, or modification of buildings and structures or development permits which may be necessary to authorize land clearing, grading and

earthwork, tree removal, temporary use, special events, driveway connections, right-of-way utilization, stormwater facilities, sewer connection, potable water connection, street construction, sidewalk construction, and paving.

Local governing body means the City of Fernandina Beach.

Lodging accommodations means any unit, group of units, dwelling, building or group of buildings within a single complex of buildings, which is rented to guests more than three (3) times in a calendar year for periods of less than thirty (30) days, or one (1) calendar month, whichever is less, or which is advertised or held out to the public as a place regularly rented to guests. Lodging Accommodations may not be homesteaded and shall not contain a kitchen but may have a kitchenette as defined in this section. Lodging Accommodations shall not contain laundry facilities in individual units or rooms but may have a central laundry room accessible to all guests. See also *Hotel/motel*.

Lot means a parcel of land whose boundaries have been established by some legal instrument such as a recorded deed or a recorded map and which is recognized as a separate legal entity for purpose of transfer of title, use, or improvement.

- **Corner lot** means a lot abutting upon two (2) or more streets at their intersection.
- **Double-frontage lot** means a lot having a frontage on two (2) nonintersecting streets, as distinguished from a corner lot.
- **Interior lot** means a lot having street frontage on only one (1) side.
- **Lot depth** means the distance measured in a mean direction of the side lines of the lot from the midpoint of the front line to the midpoint of the opposite rear line of the lot.
- **Lot of record** means a lot which is a part of a subdivision, the map of which has been recorded in the office of the Clerk of the Circuit Court of the County, as of the effective date of this Land Development Code.
- **Lot width** means the mean horizontal distance between the side lot lines, measured at right angles to the depth.

Lowest floor (including basement) means any floor used for living, which includes working, sleeping, eating, cooking or recreation facilities, or any combination thereof, but does not include temporary storage or parking garage areas.

Main shall refer to a pipe, conduit, or other facility installed to convey water service to individual laterals/services or to other mains.

Mansard roof means a sloping structure at or above the roofline of a building and extending beyond the vertical walls of the building.

Manufactured home means a structure, transportable in one (1) or more sections, which is built on a permanent chassis and designed to be used with or without a permanent foundation when connected to the required utilities.

Manufacturing and/or assembly – Artisan means the shared or individual use of hand-tools, mechanical tools, and electronic tools for the manufacture of finished products or parts, including design, processing, fabrication, assembly, treatment, and packaging of products, as well as the incidental storage, sales and distribution of such products. Typical artisan manufacturing includes, but is not limited to, food and bakery products; printmaking; leather products; jewelry and clothing/apparel; metal work; furniture; cabinet making; glass or ceramic production. Such uses shall not produce noise, vibration, air pollution, fire hazard, or noxious emissions that will disturb or endanger neighboring properties.

Manufacturing and/or Assembly – Heavy means uses involving intensive manufacturing and industrial operations, including the manufacturing, assembly, fabrication, compounding, processing and /or treatment of extracted or raw materials or other industrial products; packaging and freight loading/unloading activities; utilization, handling and bulk storage of materials including raw materials, chemicals and hazardous materials associated with manufacturing processes; and all other associated or ancillary activities. Such use does not include heavy metal fabrication, batch plants, salvage yards, chemical or petroleum manufacturing or refining, rubber or plastics manufacturing, or other uses generating potentially harmful environmental or nuisance impacts.

Manufacturing and/or assembly – Light means the indoor or sheltered production, manufacturing and assembly, processing, cleaning, testing and distribution of materials, goods, foodstuffs and/or products that, by the nature of the materials, equipment and process utilized, is to a considerable measure clean, quiet, and free of any nuisance impacts or hazardous element.

Manufacturing and/or assembly – Marine-related means a facility designed for the construction or repair of waterborne vessels and ancillary items for commercial purposes or processing or for packaging of seafood.

Mean high water line means the intersection of the tidal plane with the mean high water with the shore. "Mean high water" is the average height of high waters over a nineteen (19) year period (see 177.27(15), F.S.).

Mean sea level means the average height of the sea for all stages of the tide over a nineteen (19) year period.

Mechanical Equipment means equipment which provides heating, venting and air conditioning, water tanks, elevator and elevator shafts, and other mechanical systems as defined in the Florida Building Code.

Media peonia is one-half (1/2) of a peonia, or lot, within the Old Town Historic District.

Microirrigation (low volume) means the application of small quantities of water directly on or below the soil surface, usually as discrete drops, tiny streams, or miniature sprays through emitters placed along the water delivery pipes (laterals). Microirrigation encompasses a number

of methods or concepts including drip, subsurface, bubbler, and spray irrigation, previously referred to as trickle irrigation, low volume, or low flow irrigation.

Mixed Use Structure means a single building which contains more than one type of land use.

Mobile Food Dispensing Vehicles means any vehicle that is a public food service establishment and that is self-propelled or otherwise movable from place to place and includes self-contained utilities, including but not limited to, gas, water, electricity, or liquid waste disposal.

Mobile Food Dispensing Pad means an area designated within a food truck park that is designed for food truck use with provision for applicable utilities, including water, sewer, electricity, gas, grease interceptors, and solid waste.

Mobile Food Dispensing Park means a parcel(s) of land containing two or more food truck pads where food trucks serve as the principal use of the parcel(s). This definition does not include any parcel(s) where food trucks or vending carts serve as a secondary or accessory use.

Motor home means a vehicular unit which does not exceed 40 feet in length and is a self-propelled motor vehicle primarily designed to provide temporary living quarters.

Motor vehicle means a vehicle or conveyance which is self-propelled and designed to travel along the ground, and includes, but is not limited to, automobiles, buses, mopeds, motorcycles, trucks, tractors, go-carts, golf carts, campers, motor homes, and trailers.

Mulch means Non-living, organic or synthetic materials customarily used in landscape design to retard erosion and retain moisture.

Native plant material means any plant material indigenous to northeast Florida or the City of Fernandina Beach.

Native vegetation means any plant species with a geographic distribution indigenous to the Amelia Island region.

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.

Nonconforming use means any preexisting use of land that was lawfully established and maintained but is inconsistent with the use provisions of this LDC or amendments thereto because of a subsequent change in the zoning designation.

Nonconforming structure means a structure that was legally permitted at the time of its construction prior to subsequent changes in the code which changes would no longer permit the re-establishment of such structure, including nonconformity with current density, floor area ratio, parking, structure setback, impervious surface ratio or lot coverage.

Noncontributing property means a building, site, structure, or object which does not add to the historic architectural qualities, historic associations, or archaeological values for which a district is significant because

- a. it was not present during the period of significance of the district,
- b. due to alterations, disturbances, additions, or other changes, it no longer possesses historic integrity reflecting its character at that time or is incapable of yielding important information about the period, or
- c. it does not independently meet the National Register of Historic Places criteria for evaluation.

No net loss of trees means protected trees removed in excess of those permitted by this LDC.

Non-residential Structure means a building or enclosure which does not include one or more residential dwelling units.

Nursing or convalescent home, see "Health care facilities."

Occupancy means taking or keeping possession for purposes of residing in a dwelling unit, or the installation, storage, or use of equipment, merchandise, or machinery in any nonresidential building.

Office, business or professional shall mean an office for such operations as real estate agencies, advertising agencies (not sign manufacturing), insurance agencies, travel agencies and ticket sales, chamber of commerce, credit bureau, abstract and title insurance companies, management consultants, stockbroker, and the like; or an office for the use of a person or persons generally classified as professionals such as architects, engineers, attorneys, accountants, lawyers, dentists, physicians' offices (not including surgical centers or outpatient facilities and whose patients are not kept overnight), veterinarians (not including overnight boarding of animals on the premises), psychiatrists, psychologists, and the like.

Off-site means a location upon some site, lot, tract, or parcel other than the development site.

On-site means located on the same site, lot, tract, or parcel.

Ornamental feature means one (1) or more distinctive elements on or part of a building that is provided purely for decoration or as nonfunctional embellishments, such as medallions, scroll work, or trim.

Parapet means that portion of wall extending above the roofline.

Parking area means all property used for off-street parking vehicular aisles and access ways, loading zones, interior and perimeter landscaping, and other outdoor vehicular use areas.

Parking lot means an area or plot of land used for the storage or parking of motor vehicles.

Pennant means any streamer designed to be hung from poles, on walls, or any other structure outside the building, and which blows with the wind and is designed to attract attention.

Peonia is a lot within the Old Town Historic District, which measures forty-six and one-half (46½) feet by ninety-three (93) feet.

Pervious Paving Materials means porous asphaltic, concrete or other surface (pavers or grass pave) and a high-void aggregate base which allows for rapid infiltration and temporary storage of rain on, or runoff delivered to, paved surfaces.

Planned Unit Development (PUD) consists of land under unified control for development purposes, planned and developed as a whole, in a single development operation or a programmed series of development operations, including lands, buildings, structures, and uses.

Plant Bed means a grouping of trees, shrubs, ground covers, perennials or annuals growing together in a defined area devoid of turfgrass, normally using mulch around the plants.

Plant material means any ground covers, shrubs, turf or vines which are commercially propagated or cultivated for the nursey or landscaping industry.

Porch means a covered or uncovered but unenclosed projection from the main wall of a building that may or may not use columns or posts for structural purposes.

Potable water system shall refer to the City's water distribution systems, and any and all component parts thereof.

Preservation credits means a credit for trees preserved on a site. The credit will be based on the inch for inch DBH of protected trees which are preserved on a site and may be transferred only within unified multiple lot developments.

Principal building or structure means the primary building on a lot or a structure that houses a principal use.

Property shall mean the land, or improvements upon land, of which the person is owner or over which the person has control either by contract or possessory interest sufficient to authorize the person to make any application for the land or site.

Protected tree means any existing, healthy tree having a five (5) inch DBH, or greater and not identified on the most recent Florida Exotic Pest Plant Council Invasive Plant list (Category I or II) and any tree that was planted or preserved in compliance with an approved development order or to mitigate removal of a protected tree.

Protective barrier means a temporary barricade beneath the drip line of a tree to protect its root system during construction on the site.

Public Beach Access shall mean those rights of ways or easements used by members of the public to access the beach. The right of way or easement may be used for vehicle traffic to access available parking, for pedestrian and other non-motorized traffic, and for public parking for

members of the public while using the beach. The City may appropriately sign a beach access to prevent overnight parking or other use except as stated herein.

Public facilities mean major capital improvements and include any or all of the following: government buildings, roads, sidewalks, curbs and gutters, sanitary sewer facilities, potable water facilities, drainage facilities, solid waste facilities, and recreation and open space facilities. The term shall include “public improvements.”

Public property means any lands and improvements owned by the federal government, the State, County, or municipality, and includes sovereignty submerged lands located adjacent to the County or municipality, buildings, grounds, parks, playgrounds, streets, sidewalks, parkways, rights-of-way, and other similar property.

Racetrack means a facility consisting of a paved or unpaved surface used for any type of racing or driving. A racetrack may or may not include seating, concession areas, suites, and parking facilities. This definition shall also include any facility used for simulated racing or driving conditions (test tracks, “shakedown” tracks, or other similar facilities). Racetracks are prohibited in all zoning districts except as a permitted special event or through an approved facility use agreement.

Research and development facility means an establishment that conducts research and/or development and/or creates prototypes of high-technology electronic, industrial, or scientific products. It may include laboratories conducting educational or medical research or testing. Such uses shall not produce noise, vibration, air pollution, fire hazard, or noxious emissions that will disturb or endanger neighboring properties.

Remove or removal means actual or effective removal through killing, damaging, or destroying of any trees which are not exempt trees.

Renovation means a development which includes:

- (1) Additions to existing buildings or structures totaling thirty (30) percent or more of the total gross floor area of all existing buildings or structures on the site inclusive of any additions made during the previous three (3) years; or
- (2) Improvements to existing buildings and site improvements consisting of any combination of repairs, reconstruction and alteration to a building or site the cumulative costs of which equal or exceed twenty-five (25) percent of the current assessed value of the buildings on the site and site improvements, not including the assessed value of the land, prior to improvement.

Replacement tree means a tree from the list of canopy trees contained in this LDC as replacement(s) for any tree(s) removed.

Residential Structure means a building or enclosure which includes one or more dwelling units.

Resort rental residential means structures containing accommodations made available to persons for temporary occupancy. Each unit of housing is a dwelling unit, whether denominated by an apartment, condominium unit, cooperative unit, time-share unit, single-family unit, or otherwise. Motels, hotels, and bed and breakfasts are excluded from this definition.

Right-of-way means land reserved, used or to be used for a street, alley, walkway, drainage facility or other public purpose.

Roofline means the highest line of the roof, the mansard, or the facade wall constituting part of the structural building wall.

Rooftop architectural features means any space which is uninhabitable and non-conditioned part, portion, projection, or any characteristic which contributes to the beauty or elegance of a building or structure, exclusive of signs. Example features may include, but are not limited to, cupolas, parapet walls, railings, weathervanes, or other similar minor ornamental elements.

Runoff means the water that results from and occurs following a rain event, or following an irrigation event, because the water is not absorbed by the soil or landscape and flows from the area.

Salvage Yard/ Junkyard means a facility or area for storing, keeping, selling, dismantling, shredding, compressing, or salvaging scrap or discarded material or equipment. Scrap or discarded material includes, but is not limited to, metal, paper, rags, tires, bottles, motor vehicle parts, machinery, structural steel, equipment, and appliances.

Sanitary sewer means a sewer which carries sewage and to which stormwaters, groundwaters and surface waters are not intentionally admitted.

- **Sanitary sewer facilities.** A sanitary sewer system includes primary and secondary systems which are necessary to provide service to any given residential and nonresidential unit. This definition will only deal with the primary system and represents an established capacity and an established capital value. The primary systems are:
 1. Effluent disposal facilities;
 2. Treatment plants;
 3. Pump stations;
 4. Force mains; and
 5. Interceptors.
- **Sewage** means a combination of the water-carried wastes from residences, business buildings, institutions, and industrial establishments, together with those groundwaters and stormwaters and surface waters as may be present.

Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings means those standards, codified in 36 CFR 67, and those guidelines developed by the Secretary of the Interior, to guide work undertaken on historic resources.

Sedimentation shall mean any removal and/or loss of soil by the action of water, gravity, or wind. Erosion includes both the detachment and transport of soil particles.

Setback line means the distance between the property line and any structure and may be measured from the front, back or side property line.

Shade Tree means any native self-supporting woody plant of a species that is generally well-shaped, well-branched, and well-foliated which normally grows to an overall minimum height of

thirty-five (35) feet with a minimum average mature crown spread of thirty (30) feet, and which is commonly accepted by the local horticultural and arboricultural professionals as a species which can be expected to survive for at least fifteen (15) years in a healthy and vigorous growing condition over a wide range of environmental conditions.

Shopping center means a group of retail stores, including strip stores, service establishments and other businesses planned to serve a community or neighborhood, which are adjacent to and utilize a common parking area. The area is usually under single ownership or unified control.

Shoreline. See also “Mean high water line.”

Shrub means a multi-stemmed plant with a spread and height characteristic of its species and with a minimum of two (2) feet when planted.

Sign means any device or display consisting of letters, numbers, symbols, pictures, illustrations, announcements, cutouts, insignia, trademarks or demonstrations, including all trim and borders, designed to advertise, inform or attract the attention of persons not on the premises on which the device or display is located, and visible from the public way. A sign shall be construed to be a single display surface or device containing elements organized, related, and composed to form a single unit.

- **Awning sign** means a sign that is painted on or applied to an awning or canopy. An awning is a metal and/or cloth structure projecting from a wall.
- **Banner sign** means any sign having characters, letters, or illustrations applied to cloth, paper, or fabric of any kind, with only such material as backing, which is mounted to a pole or building by one (1) or more edges. National, state, or municipal flags or the official flag of a business or institution shall not be considered a banner.
- **Barber pole sign** means any traditional cylindrical, striped revolving sign identifying barbers.
- **Bracket sign** means any sign, single- or double-faced, mounted on brackets, poles or beams, projecting at an angle from the front or side of any building and supported solely by brackets or beams attached to the building.
- **Changeable copy sign** means a static, non-electronic sign which allows characters, letters, or illustrations to be manually changed without altering the sign structure.
- **Construction sign** means any sign advertising the construction actually being done on the premises where the sign is located. The sign may also include the contractor's name, the owner's name, the architect's name and the name of the institution providing financial services.
- **Detached sign.** See “Freestanding/ground sign” and “Pole sign.”
- **Directional sign, private** means any sign located on the premises to direct the public to any parking areas, facility, or service located on the premises, or to direct traffic on the

premises. In the Historic District, this shall also include any sign that is provided for and controlled by the City on City property but paid for by the merchant or business owner and used to direct the public to a place of business.

- **Directional sign, public** means any sign permanently or temporarily erected by or with approval of the City or authorized government agency to denote the route to any city, town, village, recreational area, park, historic place, shrine or hospital; signs directing and regulating traffic; notices of any public transportation agency necessary for the direction or safety of the public; and notices or symbols as to the time and place of activities or meetings of civic organizations.
- **Easel sign** means a freestanding sign is mounted on a tripod, often single-sided, is portable and may readily be moved from place to place.
- **Exempt sign** means any sign for which a permit is not required.
- **Freestanding or ground sign** means any detached sign, including any signs supported by uprights or braces placed upon or in or supported by the ground and not attached to any building. Includes the term "monument sign."
- **Garage sale sign** means any sign pertaining to the sale of personal property in, at, or upon any residentially zoned property. Garage sales shall include but are not limited to all such sales and shall include the advertising of the holding of any such sale, whether made under any other name, such as lawn sale, backyard sale, home sale, attic sale, rummage sale, patio sale, flea market sale, marriage sale or any similar designation.
- **Ground sign** means any sign which is supported by structures in or on the ground and independent of support from any building.
- **Identification sign** means any sign which indicates the name, owner or address of a residence, office or business, but bearing no advertising.
- **Illuminated sign** means any sign having characters, letters, figures, design or outlines illuminated by electric lights or luminous tubes designed for that purpose, whether or not the lights or tubes are physically attached to the sign.
- **Incidental sign** means any generally informational sign which has a purpose secondary to the use of the site on which it is located, such as "Open", "Closed", "Welcome", "No Parking", "Entrance", "Loading Only", "Telephone", and similar information and directives. No sign with a commercial message legible from a position off the site on which the sign is located shall be considered incidental.
- **Internally lit sign** means any sign where light shines through a transparent or semi-transparent sign face to illuminate the sign's message.
- **Legacy sign** refers to any signage which has gained historic significance in its own right. The signs do not have to relate to the present occupancy or use. Legacy signage includes extant signage, portions of which may or not be visible but can be documented by

historic photographs and may also include accurately reconstructed or entirely repainted signage based upon such documentation. Legacy signage may be painted or constructed, as in a blade, pylon, or rooftop sign. Painted wall graphics, including accurately replicated/repainted wall graphics related to on or off-site content, are treated as Legacy Signage provided, they exactly duplicate an earlier sign on the subject property.

- **Off-site sign** means any sign which advertises the services or products of a business not on the premises where the sign is erected.
- **Pixelated LED sign** means any sign in which individual light-emitting diode (LED) pixels are individually visible to the naked eye.
- **Pole sign** means any sign erected on a pole which is wholly independent of any building for support. See also ground signs, freestanding signs, and monument signs.
- **Political signs** are those concerning candidacy for public office or urging action on any ballot issue in a forthcoming public election or pertaining to or advocating political views or policies.
- **Portable sign** means any sign, whether on its own trailer, wheels, chassis, or otherwise movable support, which is manifestly designed to be transported from one (1) place to another.
- **Projecting sign** means any sign which is affixed to any building, wall, or structure and which extends beyond the building, wall, and structure, building line or property line (see "bracket sign").
- **Real estate sign** means any on-premises structure showing that the premises upon which it is located is either for sale, for lease or for rent, or open for inspection.
- **Sandwich or sidewalk sign** means any sign, double- or single-faced, which is portable and may readily be moved from place to place.
- **Snipe sign** means any sign which is tacked, nailed, posted, pasted, glued or otherwise attached to trees, poles, stakes, fences or other objects.
- **Street number sign** means any sign displaying a street number on a structure, wherever located.
- **Time and temperature sign** means any sign displaying time and temperature or date information in a variable manner.
- **Trailer/mobile sign** is defined under "Portable signs."
- **Wall graphic** means material painted directly on a building exterior. Wall graphics include all types of painted materials including signs, murals, artwork, commercial and non-commercial speech.

- **Wall sign.** Any sign that shall be affixed parallel to the wall or painted on the wall of any building in such a manner as to read parallel to the wall on which it is mounted, in such a way that the wall becomes the supporting structure for, or forms the background surface of the sign; provided, however, said wall sign shall not project more than 12 inches from the face of the building; shall not project above the top of the wall or beyond the end of the building.
- **Yard sale sign.** See "Garage sale sign."

Site plan is the development plan for one (1) or more lots or parcels on which is shown the existing and proposed conditions of the lot(s) or parcel(s) including all of the requirements set forth in this LDC.

Small-Scale Winery or Brewery is a licensed vendor engaged in brewing malt beverages at a single location which does not exceed 10,000 kegs (15.5 gallons) per year (pursuant to F.S. 561.221).

Species of special concern means any flora or fauna designated as such by the State.

Soil erosion shall mean any removal and/or loss of soil by the action of water, gravity, or wind. Erosion includes both the detachment and transport of soil particles.

Street means a public way for vehicular and pedestrian traffic, whether designated as a street, highway, thoroughfare, parkway, throughway, road, boulevard, lane, or place, or however otherwise designated.

- **Alley** means a roadway dedicated to public use which affords only a secondary means of access to abutting property and is not intended for general traffic circulation.
- **Arbor street** means tree-lined streets created through the process outlined herein under the Section "Requirements for street trees."
- **Arterial streets and highways** mean those which are used primarily for fast or heavy traffic.
- **Collector streets** mean those which carry traffic from minor streets to the major system of arterial streets or highways, including the principal entrance streets of residential development and streets for circulation within such a development.
- **Cul-de-sac** means a street having one (1) open end and being permanently terminated by a vehicular turnaround.
- **Local streets** mean those which are used primarily for access to abutting property.

Structural alterations mean any change, except for repair or replacement, in the supporting members of a building, such as bearing walls, columns, beams or girders, floor joists or roof joists.

Structure means anything constructed, installed or portable, the use of which requires a location on a parcel of land. It includes a movable structure while it is located on land which can be used for housing, business, commercial, agricultural or office purposes either temporarily or permanently. It also includes fences, billboards, swimming pools, poles, pipelines, transmission lines, tracks, and signs.

Subdivision means the division of a parcel of land into three (3) or more lots or parcels either by plat into lots and blocks or by metes and bounds description for the purpose of transfer of ownership or development or use.

Threatened species means any flora or fauna that is so designated in the *Florida Administrative Code*.

Telecommunications is the transmission, between or among points specified by the user, of information of the user's choosing, without change in the form or content of the information as sent and received.

- **Provider** means an individual or entity, licensed to do business in the City, who offers commercial mobile services, unlicensed wireless services, common carrier wireless exchange access services, as defined in Title 47, *United States Code*, Section 332(c)(7)(C), or the holder of a valid FCC broadcast license.
- **Wireless communications facility** means facilities for the provision of a provider's services.

Tree means any self-supporting woody plant having at least one well-defined stem and a minimum of two and a half (2.5) in DBH, and which normally grows to a minimum height of 25 feet in an urban area.

Tree Hazard means any potential tree failure due to a structural defect that may result in property damage or personal injury.

Trimming (or Pruning) means to selectively remove branches without irreversibly altering the natural shape or form of a tree and without irreversibly damaging or destroying the tree.

Used and occupied include the words "arranged, designed or intended to be used," and the word "occupied" shall be deemed to include the words "arranged, designed or intended to be occupied."

Utility building means a building intended for storage of household equipment, tools, and other items; also called "storage building" or "shed."

Utilities system, as used herein, refers to the City's water distribution and wastewater collection systems, and any component parts thereof, which systems are distinguished herein as the context determines.

Variance means a grant of relief authorized by the Board of Adjustment or Historic District Council, by an affirmative vote of four (4) members of the HDC or the Board of Adjustment, that relaxes specific provisions of this LDC relating to land use and that will not be contrary to the public interest, when such provisions, if enforced, would result in undue hardship.

Visibility triangle means the area of land described as either of the following:

- (1) The triangular area of property on each side of a driveway formed by the intersection of the driveway and the public right-of-way line and the third side being a line connecting the ends of the two (2) other sides; or
- (2) The triangular area of property located at a corner formed by the intersection of two (2) or more public rights-of-way with two (2) sides of the triangular area along the abutting public right-of-way lines, measured from their point of intersection, and the third side being a line connecting the ends of the two (2) other sides.

Warehouse means the principal use of an entire parcel or lot for a structure used for the storage of goods and commodities prior to their use, distribution, or sale. A warehouse use specifically excludes bulk storage of materials generating potentially harmful environmental or nuisance impacts. Hazardous materials or hazardous waste shall not be stored within a special flood hazard area.

Water-dependent Uses - Activities which must be carried out in or adjacent to water areas because the use requires access to the water body for: waterborne transportation, recreation access, electrical generating facilities, or water supply. These include, but are not limited to, commercial marinas, boat ramps/docks, electrical generation plants, and fishing piers.

Water-enhanced Uses – Activities that benefit economically from being located on or near the water but are neither dependent on direct access to water nor provides goods or services directly related to water-depend uses. Water-enhanced uses are specifically excluded from definitions of both water-dependent and water-related uses.

Water-related Uses –Activities which are not directly dependent upon access to a water body, but which provide goods and services that are directly associated with water-dependent or waterway uses. These include, but are not limited to, commercial resorts, campgrounds, fish camps, seafood processing operations, dive shops, and bait and tackle stores.

Wellfield protection zone means all land within a 500-foot radius of a public potable water well.

Wetland and wetland transition area shall have the meaning set forth in the Fernandina Beach Comprehensive Plan.

Wetland protection zone means the jurisdictional wetland and the land area within twenty-five (25) feet of the wetland boundary.

Wholesale Establishment means an establishment or place of business primarily engaged in selling and/or distributing merchandise to retailers, to industrial, commercial, institutional, or professional business users, or to others acting as wholesalers or acting as agents or brokers and buying merchandize for, or selling merchandise to, such individuals or companies.

Wrecked or abandoned motor vehicle means any motor vehicle the condition of which is wrecked, dismantled, partially dismantled, incapable of operation by its own power on a public street, or from which the wheels, engine, transmission or any substantial part thereof has been removed.

Xeriscape landscaping means a set of design and maintenance principles which promote good horticultural practice and the economic and efficient use of water. See also Florida-Friendly Landscaping.

Yard means an open space on the same lot with a building, unoccupied and unobstructed from the ground upward, except by trees or shrubbery or as otherwise provided in this LDC.

- ***Front yard*** means a yard across the full width of the lot, extending from the front line of the building to the front line of the lot.
- ***Side yard*** means an open unoccupied space on the same lot with the main building, situated between the side line of the building and the adjacent side line of the lot and extending from the rear line of the front yard to the front line of the rear yard.
- ***Rear yard*** means a yard extending across the full width of the lot and measured between the rear line of the lot and rear line of the main building.



CHAPTER 2

ZONING DISTRICTS AND LAND USES

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2.00.00 GENERALLY**2.00.01 Purpose and Intent**

- A. It is the purpose of this chapter to establish and adopt zoning districts to govern the use of land, water, and structures in the City.
- B. It is the intent of the City Commission that the regulations set forth in this chapter governing the use of land, water, and buildings apply to all land, water, and buildings included within the boundaries of each district shown on the Zoning Map.

2.00.02 Official Zoning Map

- A. Zoning districts are hereby established for all land and water areas included within the boundaries of each district as shown on the "Zoning Map, Fernandina Beach, Florida."
- B. The Zoning Map and all notations, references, and other information shown on the Zoning Map are as much a part of this LDC as if the information set forth thereon were fully described and set out in this LDC.
- C. Table 2.00.02(C) shows the relationship between zoning districts and the land use categories on the Future Land Use Map (FLUM). An "X" indicates that the zoning district is permissible within the indicated category on the FLUM.

Table 2.00.02(C). Relationship between Zoning Districts and Future Land Use Map Categories

ZONING DISTRICTS	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	REC	CON
FLUM CATEGORIES																					
Low Density Residential	X	X	X																		
Medium Density Residential			X	X	X																
High Density Residential						X	X	X													
Mixed Use								X	X												
8 th Street Small Area Mixed Use										X											
General Commercial											X	X									
Central Business District													X								
Industrial														X	X	X					
Industrial Waterfront																	X				
Waterfront Mixed Use																		X			
Recreation																				X	
Conservation																					X
Public and Institutional																			X		

2.00.03 Establishment of District Boundary

Where a district boundary divides the area of a lot unequally, the district classification and regulations of the larger portion shall apply to the remaining smaller portion of the lot.

2.01.00 ESTABLISHMENT AND PURPOSE OF ZONING DISTRICTS

This section describes the purpose of each zoning district. Specific uses permissible within each zoning district are identified in Tables 2.03.02 and 2.03.03. Uses are permissible subject to compliance with standards for the zoning district, applicable overlay districts, and specific uses. Standards are set forth in Chapters 4, 5, 6, and 8.

2.01.01 Residential Estate (R-E)

The R-E District is intended for the development of very low density, single-family residential uses where the keeping of certain livestock is permissible.

2.01.02 Residential Golf (R1-G)

The R-1G district is intended for development of low density single-family residential units surrounding the municipal golf course. The Residential Golf designation is established to protect the quality and character of existing low-density single-family neighborhoods.

2.01.03 Low Density Residential (R-1)

The R-1 District is intended for the development of low-density single-family detached homes on individual lots. Single-family attached homes may be allowed through the PUD process. The low-density residential designation is established to protect the quality and character of existing low-density single-family neighborhoods.

2.01.04 Low-medium Density Residential (RLM)

The RLM District is intended for the development of low- to medium-density single-family homes on individual lots. This designation is intended to provide for a more urban neighborhood with a higher density than the R-1 District and a lower density than the R-2 District.

2.01.05 Medium Density Residential (R-2)

The R-2 District is intended for the development, redevelopment, or maintenance of stable medium-density residential neighborhoods. The medium-density residential designation includes a mixture of single- and multi-family structure types.

2.01.06 High Density Residential (R-3)

The R-3 District is intended for the development of high-density residential uses allowing both single- and multi-family dwellings. Bed and breakfast inns and resort rental dwellings may be allowed, subject to additional design standards. Limited neighborhood commercial uses may be allowed through the PUD process.

2.01.07 Old Town Historic District One (OT-1)

The OT-1 District is intended to protect the unique historic features and uses in the single-family residential area of the Old Town Historic District. The OT-1 District is intended for the development and maintenance of single-family residential dwellings, along with their customary accessory uses on the same lot.

2.01.08 Old Town Historic District Two (OT-2)

The OT-2 District is intended to protect the unique historic features and uses in the mixed-use area of the Old Town Historic District. The OT-2 District is intended for the development and maintenance of single-family residential dwellings, along with their customary accessory uses on the same lot. Limited neighborhood commercial may be permissible.

2.01.09 Mixed Use (MU-1)

The MU-1 District is intended for the development of a combination of residential, office, and limited neighborhood commercial uses. The Mixed-Use District encourages well-planned development and redevelopment of areas that feature compatible, interrelated uses including single-family and multi-family residential units; medical, business, and professional offices; personal service establishments with limited inventory of goods; and limited neighborhood commercial uses.

2.01.10 8th Street Small Area Mixed Use (MU-8)

The MU-8 district is intended for redevelopment of the City's 8th Street commercial corridor to allow for a combination of residential, office, housing, and general commercial activities in a vibrant urban setting. The MU-8 district is intended to promote the 8th Street corridor as a thriving gateway to the historic downtown of Fernandina Beach through economical and efficient land use, an improved level of amenities, residential density through a variety of housing types, and a better compact, urban environment. Properties within the MU-8 district shall provide for a unified pedestrian and landscape area along the 8th Street frontage to serve as an extension of the downtown Fernandina Beach character and design. The allowable density in the MU-8 zoning district is a maximum of 18.0 dwelling units per acre.

2.01.11 Community Commercial (C-1)

The C-1 District is intended for the development of land uses to accommodate commercial businesses and offices providing goods and services to more than a few neighborhoods, and land uses that are complimentary to low- and medium-density residential areas. The Community Commercial District recognizes the desire for convenience goods and services in close proximity to residential neighborhoods, provided that such uses are limited in intensity as set forth in the design standards in this LDC.

2.01.12 General Commercial (C-2)

The C-2 District is intended for the development of land uses to accommodate offices; commercial retail; personal services establishments; restaurants; transient accommodations; uses that provide sales and services for several neighborhoods; repair shops; retail sales and services; and other similar commercial uses. The General Commercial District recognizes existing development with locations that have access to arterial roads.

2.01.13 Central Business District (C-3)

The C-3 District is intended for the development of land uses within the central business district as the City's center for residential, financial, commercial, governmental, professional, and cultural activities. The Central Business District category is designed to accommodate as permissible uses single-family or duplex dwelling units and uses permissible subject to supplemental standards triplex and multi-family dwelling units. These uses may be either freestanding or in mixed use structures; offices; commercial retail; personal services establishments; restaurants; transient accommodations; commercial parking facilities; civic uses; and cultural uses.

2.01.14 Light Industrial (I-1)

The I-1 District is intended for the development of light industrial manufacturing, fabrication, processing, or warehousing, storage, research facilities, commercial activities and services, including lodging accommodations, and community facilities or government buildings, such as, animal services, emergency services or administrative offices, recreational facilities, such as golf courses, or other activities compatible with light industrial operations which are in close proximity to transportation facilities. The district is not intended to accommodate heavy industrial operations or to accommodate commercial that would restrict the principal light industrial operations. Residential development, with exception of a caretaker's unit, is not permissible within the zoning district. The designation of land for the I-1 District shall be based on compatibility with surrounding land uses, considering environmental sensitivity, intensity of use, hours of operation, heat, glare, fumes, noise, and visual impacts.

2.01.15 Industrial Airport (I-A)

The Industrial Airport District is intended for the development of airport regulated property. The Industrial Airport District recognizes the need for consistency with permissible uses on airport property as regulated by the Federal Aviation Administration (FAA) and for consistency with height limitations to prevent interference with the safe and efficient operations of the airport. The district disallows use which would impact aircraft operational capabilities, electronic or procedural requirements and/or create an airport hazard as determined by the FAA. Uses within the district are subject to height limitations as imposed by the FAA.

2.01.16 Waterfront Industrial (I-W)

The I-W District is intended for the development of water dependent and water-related manufacturing, assembling, storage, distribution, sales, and port operations that are generally high intensity. The Waterfront Industrial District recognizes existing industrial development with locations that have access to transportation facilities by air, rail, ship, or highway. The designation of land for the I-W District shall be based on compatibility with surrounding land uses, considering environmental sensitivity, intensity of use, hours of operation, heat, glare, fumes, noise, and visual impacts.

2.01.17 Heavy Industrial (I-2)

The I-2 District is intended for the development of warehousing, fabrication, storage, and commercial services which are likely to produce adverse physical and environmental impacts such as noise, land, air, and water pollution and transportation conflicts. The Heavy industrial District recognizes existing heavy manufacturing development with locations that have access to major highways. Residential development, with exception of a caretaker's unit, is not permissible within the zoning district. The designation of land for the I-2 District shall be based on compatibility with surrounding land uses, considering environmental sensitivity, intensity of use, hours of operation, heat, glare, fumes, noise, and visual impacts.

2.01.18 Waterfront Mixed Use (W-1)

The W-1 District is intended for the development and/or re-development of waterfront land fronting the Amelia River within the CRA only. The Waterfront Mixed Use District recognizes the desire to maintain existing water related uses while providing a wider range of uses to encourage developments which enhance the public's use of and access to the waterfront.

2.01.19 Public and Institutional (PI-1)

The PI-1 District is intended for the development and maintenance of publicly owned lands and structures, parks and recreation areas, public schools, and buildings used principally for government functions. Federal, State, regional, and local government land uses are permissible.

2.01.20 Conservation (CON)

The CON District is intended to provide for the long-term protection and preservation of environmentally sensitive natural resource systems. Development within the Conservation District is limited to buildings that are supportive of and accessory to the conservation land uses, such as interpretative centers, rest rooms, or covered picnic pavilions. Other uses may include docks, boardwalks, hiking trails, and picnic areas. These uses shall be limited in location and extent and shall avoid adverse impacts on the hydrologic functions of wetlands, natural systems, habitats, water quality, shorelines, marine life, and coastal resources.

2.01.21 Recreation (REC)

The REC District is intended to provide a location for land devoted to public or private parks and recreation facilities. The types of parks and facilities include passive parks and open spaces, activity-based parks and recreation areas, and publicly owned recreation facilities.

2.02.00 ESTABLISHMENT AND PURPOSE OF OVERLAY DISTRICTS

2.02.01 Generally

The purpose of overlay districts is to provide a means of modifying the site design requirements that are otherwise applicable to the underlying zoning district(s). The site design standards and other development criteria applicable within an overlay district shall supersede the standards and criteria applicable within the underlying zoning district but shall not supersede any applicable supplemental standards.

2.02.02 Planned Unit Development Overlay

The Planned Unit Development (PUD) Overlay is intended to provide for more than one (1) land use within a mixed use development; allow more than one (1) housing type within a residential PUD; allow innovative arrangement of streets, lots, uses, and buildings; and to improve the efficient use of infrastructure by the clustering of homes, businesses, and other uses in a coordinated, planned development.

2.02.03 Historic District Overlays

The Historic District Overlays are intended to preserve the form, function, image, residential balance, and ambiance of the historic Centre Street and surrounding area as the ceremonial, civic, and cultural center of the City. The Overlays also cover the Old Town Historic District as well as the Amelia Island Lighthouse, Oxley-Heard Funeral Home, and Peck Center. The Historic District Overlay Boundaries are incorporated by reference through City of Fernandina Beach Ordinance numbers 526, 749, 846, 1995-12, 1997-24, and 2010-24. Areas within the Historic District Overlays shall be planned and managed following the guidelines established for the construction and renovation of buildings and use of land within the Historic Districts. (See Chapter 8 regarding guidelines for development in Historic Districts.)

2.02.04 Community Redevelopment Area Overlay

The Community Redevelopment Area (CRA) Overlay is intended to provide for and identify priority areas for coordinated redevelopment and revitalization activities. The CRA Overlay encourages improvement of infrastructure and commercial development. The CRA Overlay Boundaries are incorporated by reference through City of Fernandina Beach Resolution 2006-28. (See Chapter 8 regarding guidelines for development in the CRA.)

2.02.05 Airport Area Overlay

The Airport Area Overlay is intended to provide for appropriate land use on and adjacent to the Fernandina Beach Municipal Airport lands through protection of the operational areas, reduction of noise impacts, and preservation of ecologically unique areas. The Airport Area Overlay encourages light, clean industry that is consistent with and supportive of airport operations.

2.02.06 Urban Core Overlay

(Reserved)

2.03.00 LAND USES PERMITTED IN EACH ZONING DISTRICT

2.03.01 How to Read the Table of Uses

- A. Table 2.03.02 sets for the permissible uses within zoning districts. The letter “P” indicates that the land use is permissible, subject to compliance with the standards of the zoning district. Additional standards for Commerce Parks, Large Scale Commercial Development, and Telecommunications Facilities are applicable and are located in Chapter 6.
- B. The letter “S” indicates that the land use is permissible, subject to compliance with the standards of the zoning district, and the supplemental standards specified for the use. Supplemental standards are contained in Section 6.02.00.
- C. An empty cell indicates the land use is prohibited.
- D. Any land use that is not identified in Table 2.03.02 is prohibited. A property owner may request an interpretation to determine if a use that is not identified is permissible, based on substantial similarity of the requested use to permissible uses within the zoning district in which the property is located. A requested use shall be considered substantially similar when the characteristics of the requested use are equivalent in type, intensity, degree, or impact when compared to a use named in Table 2.03.02. Such characteristics include, but are not limited to:
 - 1. Typical hours of operation;
 - 2. Use of outdoor storage;
 - 3. Trip generation rates;
 - 4. Generation of noise, light pollution, odor, smoke, electromagnetic interference, or vibration; and
 - 5. Customary functions of the use.

2.03.02 Table of Land Uses

Table 2.03.02. Table of Land Uses

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:																					
Adult Entertainment														S	S						
Airports and Heliports														P	P	P					
Aeronautical Operations:														P		P					
Aircraft Storage and Maintenance Hangars														P		P					
Aircraft Repair														P		P					
Aviation Equipment Repair														P		P					
Aviation Terminal																P					
Aviation Schools, Research, and Education Facilities														P		P					
Construction, Sales (New and Used) and/or Maintenance of Aircraft; Aircraft Supply														P		P					
Sea Plane Dockage and Parking																P	P	P			
Animal Hospital or Veterinary Clinic										P		P		P	P						
Asphalt or Concrete Plant														S	S						
Assisted Living Facility, Health Care Facilities, Nursing or Convalescent Home						P		P	P	P	P	P	P	P					P		
Automobile Sales, New and Used										S		P		P	P						

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:																					
Automobile Repair, Garage, Body Shop										S		P		P	P						
Automotive Rental Agencies										P		P		P	P			P			
Bakery Plant										S				P	P						
Bed and Breakfast Inns						S		S	S	S			S								
Book and Stationery Stores								P	P	P	P	P	P	P	P	P		P			
Bottling Plants														P	P						
Bulk Storage Yards – Liquid														P	P	P					
Bulk Storage Yards – Solids														P	P						
Bus Terminals and Taxi Stations												P		P	P	P					
Business Colleges; Commercial, Trade, Vocational, and Arts Schools										P		P	P	P	P	P			P		
Business Services such as Copying, Mailing, or Printing										P	S	P	S	P	P	P					
Cemeteries	S	S	S	S	S	S	S	S	S										P		P
Clubs, Public or Private; Community and Recreation Centers			S	S	S	S			S	P	P	P	P	P	P	P		P	P		P
Commercial Fishing Facilities																	P	P			
Construction, Sales, and/or Maintenance of Boats and Ships; Marine Supply														P	P		P	P			
Craft Distillery, Small-Scale Brewery or Winery									S	P	S	S	S	P	P		P				

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:																					
Day Care Center									S	P	S	P	P						P		P
Dog Dining- Outdoors Only								S	S	S	S	S	S	S	S		S	S			
Distribution, Packing, and Shipping														P	P	P	P	P			
Drug Store or Pharmacy									P	P	P	P	S	P	P			P			
Essential Public Services, such as Transmission Lines and Lift Stations	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P
Financial Institutions, Banks, and Credit Unions								P	P	P		P	P	P	P						
Freight and Moving Establishments														P	P	P					
Funeral Home and Mortuary									P	P		P		P	P						
Gasoline Station, with or without a Convenience Store										S	P	P		P	P	P					
Golf Course		P												P	P				P		P
Grocery Store								P	P	P		P	P	P	P			P			
Group Homes	S	S	S	S	S	S			S	S			S								
Government and Civic Buildings, including Library and Museum									P	P			P	P		P	P		P		
Health Clubs and Gyms										P	P	P	P	P	P						
Hospital																			S		
Junk and Salvage Yards																					
Laundry and Dry Cleaning, On-Site, including Self-Service										P		P		P	P						

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 *Note 5								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) *Note 5									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		
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		

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:																					
Mini-storage or Self-storage Facility										S		S		P	P	S					
Mobile Food Dispensing “Food Truck” Park								S	S	S	S	S	S	S	S	S	S	S			
Music, Dancing, Photography, or Art Studios								P	P	P	P	P	P	P	P			P	P		
Outside Sales										S	S	S		S	S			S			
Parking Lots and Parking Garages										P		P	P	P	P		P		P		
Parks, Public		P								P				P			P	P	P		P
Parks, Private or with Stadium Style Lighting										S				P			S		S		S
Personal Services, such as beauty/barber shops, tattoo parlor, massage or acupuncture therapy									P	P	P	P	P	P	P			P			
Picnic Areas, Trails, and Nature Facilities	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		S	S	S	S	S
Piers, Docks, and Wharves														P	P		P	P			P
Professional Offices								P	P	P	P	P	P	P	P	P		P			
Public Recreation Buildings		P	P	P	P	P				P				P			P	P	P		P
Racetrack																					
Radio, Television, and Telecommunication Towers														S	S	S	S		S		
Recreation, Outdoor Amusements, such as Miniature										S		S	S	P			S	S	S		S

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:																					
Golf or Fishing Piers, Excluding Amusement Parks and Drive-in																					
Recreation, Indoor Facilities, such as Billiard Parlors, Bowling Alleys, Game Rooms, and Skating Rinks										S		S	S	S	S		S		S		S
Railroad Facilities														P	P		P	P			
Religious Facilities	S		S	S	S	S	S	S	S	P	P	P	P								
Research, Education, and Development Facilities										P		P		P	P	P	P	P			
Residential Uses:																					
Single-Family	P	P	P	P	P	P	P	P	P	P			P					P Note 2			
Duplex					P	P			P	P			P								
Triplex					P	P			P	S			S								
Multi-Family						P				S			S								
Group Residential *Note 3						S			S	S			S								
Resort Rental			Note 1		Note 1	P															
Restaurant, With or Without Drive- Through Window *Note 5									P	P	P	P	P	P	P		P	P			
Retail Stores								P	P	P	P	P	P	P	P	P	P	P			
Schools, Elementary, Junior, or Senior High	S	S	S	S	S	S			S	P									P		

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:																					
Scooter and Moped Rentals										P	S	P	S	P							
Seasonal Sales *Note 4									P	P	P	P	P	P	P		P	P			
Small Equipment or Appliance Repair Shops										P		P	P	P	P						
Specialty Food Stores, such as Bakeries or Ethnic Grocers								P	P	P	P	P	P	P	P		P	P			
Specialty and Gift Shops such as Art, Antique, or Jewelry Shops, Books, or Stationers								P	P	P	P	P	P	P	P		P	P			
Stormwater Treatment Park/Facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Terminals for Freight or Passengers, By Ship														P	P		P	P			
Theaters, Movie or Performing Arts									P	P		P	P	P	P		P	P			
Trades and Repair Services such as Electrical, Heating, and Air, Mechanical, Painting, and Plumbing										S	S	S		P	P						
Utility Facilities, such as Electric Substations, Water and Wastewater Treatment Plants													P	P	P	P	P	P	P		
Warehouse, not Including Mini- Storage														P	P		P				
Welding or Sheet Metal Works										P				P	P						

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:																					
Wholesale Establishments														P	P						

(Section 2.03.02 Table of Land Uses footnotes are contained on following page.)

SECTION 2.03.02 Table of Land Uses Footnotes

Notes:

1. Resort rentals in R-1 or R-2 zoning districts that existed prior to the effective date of Ordinance 2000-28 (October 3, 2000) may continue a legal non-conforming status as long as the resort rental permit has not expired for a period of greater than 180 days.
2. Properties that have obtained the WMU Future Land Use category are subject to the permitted uses in the W-1 column. Residential units are permitted above non-residential uses. Stand alone residential uses are prohibited.
3. Group Residential uses in existence prior to the adoption of Ordinance 2007-22 may continue a legal non-conforming status as long as a Group Residential Permit is applied for and maintained in accordance with the terms of the Ordinance. Existing uses shall not be subject to the Supplemental Standards in Section 6.02.24.
4. Seasonal Sales are subject to the provisions of LDC Section 5.02.02 and a temporary use permit is required according to the procedures set forth in Chapter 11.
5. Drive-thru entry and exit may not be located on 8th street.

2.03.03 Table of Accessory Uses

Table 2.03.03 lists permissible accessory uses in each zoning district. The letter "P" indicates that the identified use is permissible as an accessory use, but not as a principal use. Principal uses are identified in Table 2.03.02. See Section 5.01.00 for supplemental standards pertaining to accessory uses.

Table 2.03.03. Table of Accessory Uses

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
ACCESSORY LAND USES:																					
Home Occupation	P	P	P	P	P	P	P	P	P	P			P					P			
Accessory Dwelling Unit – Detached Building	P	P	P	P	P	P	Note 3	Note 3	Note 3	Note 3			P								
Agricultural Support Buildings	P																				
Cremation Facility *Note 2									S			S		S	S						
Detached Garage or Carport	P	P	P	P	P	P	P	P	P	P											
Docks and Other Waterfront Structures	P	P	P	P	P	P	P	P	P					P	P	P	P	P	P	P	P
Dumpsters						P			P	P	P	P	P	P	P	P	P	P	P		P
Fences	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Outside Storage – Agricultural Equipment and Materials	P													P	P		P				
Outside Storage – Equipment, Machinery, and Materials												P		P	P	P	P	P			
Racetrack																					
Satellite Dish Antenna	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Storage Buildings, Sheds, Utility Buildings, and Greenhouses	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Swimming Pool	P	P	P	P	P	P	P	P	P	P	P	P	P						P		P

Notes:

1. Permitted yard storage within the Heavy Industrial (I-2) zoning category shall include process by-products and new or used process parts for use in or sale of the Manufacturing and/or Assembly - Heavy uses.

2. Cremation Facilities shall be subject to the supplemental standards provided in Section 6.02.26.
3. Conditional on conformity with 5.01.04.

SITE DESIGN REQUIREMENTS

Adopted September 5, 2006
Revised 08-02-2022

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4.00.00 GENERALLY

4.00.01 Purpose and Intent

The intent of this chapter is to provide design standards applicable to all development activity in the City. The purposes are to:

- A. Establish reasonable and equitable standards of design;
- B. Ensure that public facilities and utilities are available to all developments;
- C. Provide for adequate light, air, and privacy;
- D. Prevent the overcrowding of the land and undue congestion of the population; and
- E. Provide for open spaces and recreational areas through the most efficient design and layout of the land.

4.00.02 Applicability

- A. No building shall be constructed, installed, enlarged, reconstructed, or structurally altered, except in compliance with the standards and requirements of this LDC.
- B. Where an overlay district applies to a site, the standards for the overlay district shall apply in addition to the standards of the underlying zoning district.
- C. In addition to standards for all development within a zoning district, supplemental standards for specific uses are set forth in Section 6.02.00. Such supplemental standards shall apply in addition to the standards of the zoning district and overlay district, if applicable, in which the development is located.
- D. Where conflict arises between standards required in a zoning district, in an overlay district, by supplemental standards, or by other legally binding document, the following rules shall be used in the application of standards:
 - 1. Where a City-approved site plan, City-approved development agreement, court order, or other legally binding document which authorizes development applies to the site, the standards in the legally binding document shall apply.
 - 2. In all other situations, the stricter standard shall apply.

4.00.03 Design Principles

Development design shall first take into account the protection of environmental and natural resources as set forth in Chapter 3. All development shall be designed to avoid unnecessary impervious surface cover; to provide adequate access to lots and sites; and to avoid adverse effects of shadow, glare, noise, odor, traffic, drainage, and utilities on surrounding properties.

4.01.00 DENSITY AND HOUSING STANDARDS

4.01.01 Density and Housing Types

Table 4.01.01. Density and Housing Types in Base Zoning Districts.

Zoning District	Maximum Gross Density (dwelling units per acre)	Permissible Housing Types
RE	1.0	Single-family detached
R1-G	4.0	Single-family detached
R-1	4.0	Single-family detached
RLM	6.0	Single-family detached
R-2	8.0	Single-family detached Duplex structures Triplex structures Townhouses
R-3	10.0	Single-family detached Duplex structures Triplex structures Townhouses Multi-family structures with 4 or more units
OT-1	10.0	Single-family detached
OT-2	10.0	Single-family detached
MU-1	8.0	Single-family detached Duplex structures Triplex structures Townhouses Mixed Use
MU-8	18.0	Single-family detached Duplex structures Triplex structures Townhouses Multi-family structures with 4 or more units Mixed Use
C-1		Prohibited
C-2		Prohibited
C-3	34.0	Single-family detached Duplex structures Triplex structures Townhouses Multi-family structures or mixed use
I-1		Not permitted as a principal use ¹
I-2		Not permitted as a principal use ¹
I-A		Not permitted as a principal use ¹
I-W		Not permitted as a principal use ¹
W-1	2.0 with bonus potential to 4.0	Single-family within mixed use
PI-1		Not permitted as a principal use ¹
CON		Not permitted as a principal use ¹
REC		Prohibited

¹An accessory dwelling unit is permissible for caretakers or security personnel. See Section 5.01.04.

4.02.00 DESIGN STANDARDS FOR BASE ZONING DISTRICTS

4.02.01 Standards for Lot Design

- A. The following types of lots are permissible:
 - 1. Corner lot, located at the intersection of two (2) streets and abutting such streets on two (2) adjacent sides. Lots abutting a right of way that is used as a beach access is not considered a corner lot, if access is not provided through the beach access.
 - 2. Double-frontage lot, with frontage on two (2) opposing sides; where one (1) frontage is on an alley, the lot is not considered a double-frontage lot. A double-frontage lot may also be called a through-lot.
 - 3. Interior lot, which has street frontage on only one (1) side.
 - 4. Lots that are located in conformity with the established street pattern.
- B. Only one (1) principal residential building and its allowable accessory buildings can be erected on any one (1) lot.
- C. Except as specifically provided in this LDC, no lot existing at the time of adoption of this LDC can be reduced, divided, or changed so as to produce a lot or tract of land which does not comply with the minimum standards as set forth in this LDC.
- D. The impervious surface ratio is calculated by dividing the total of all impervious surfaces on the lot by the total lot area. Water bodies are impervious surfaces.
- E. Where cluster development is permissible and proposed under unified development control, the calculation of impervious surface applies to the entire site and does not apply to individual lots within the development site.
- F. The floor area ratio is calculated by dividing the total of all floor areas on the site by the total site area. Floor areas include the gross floor area on each floor or story of the principal building and the floor area of any accessory building, not including parking areas.
- G. Minimum lot area must be consistent with the density standards set forth in Table 4.01.01. For the purpose of determining consistency of the lot area with density standards, density is as defined in the Comprehensive Plan.
- H. The minimum lot area for lots in the RE zoning district is 43,560 square feet.
- I. Lots must be designed to comply with the standards set forth in Table 4.02.01(J).

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)
RE	100	60	50
R1-G	75	60	50
R-1	50 or 75 Note 2	60	50
RLM	50	60	50
R-2	50 Note 4	60	50
R-3	50	60	50
OT-1	46.5	Note 6	50
OT-2	46.5	Note 6	50
MU-1	50	60	50
MU-8	25	60	200
C-1	50	60	1.50
C-2	50	60	1.50
C-3	25	75 Note 3	200
I-1	75	60	50
I-2	75	60	50
I-A	75	60	50
I-W	75	60	75
W-1	25	60	75
PI-1	50	60 Note 5	50
CON	NA	5	NA
REC	NA	Note 5	NA

- Notes:
1. For RE, R-1, R-2, R-3, OT-1, and OT-2, the FAR standard applies to any permissible commercial uses.
 2. The minimum lot width for lots platted prior to the effective date of this LDC is fifty (50) feet. The minimum lot width for lots platted on or after the effective date of this LDC is seventy-five (75) feet.
 3. The maximum impervious surface ratio within the "Central Business District" land use category, as depicted on the Future Land Use Map, may be 1.00 where the application is for redevelopment of a lot that is developed with 100% impervious surface. Where the application is for new development of a vacant lot, the maximum impervious surface on the lot may be 100% where stormwater facilities are available and have sufficient capacity to accept the runoff from the lot.
 4. Development is permissible on lots which were platted before the effective date of this LDC and have a minimum width of twenty-five (25) feet.
 5. Proposed development on lots within the "Recreation" land use, as depicted on the Future Land Use Map shall not exceed 0.25 impervious surface ratios.
 6. Refer to Chapter 8 Section 8.01.01.02 for maximum lot coverage.
 7. Permits required for residentially zoned parcels for concrete or asphalt installation more than 150 sq. ft of horizontal surface area.

4.02.02 Requirements Regarding Combining Lots

A. Applicability

Lots or parcels that abut Ocean Avenue, North Fletcher Avenue, or South Fletcher Avenue are subject to the provisions of this section regarding combining lots.

B. Purpose

The provisions of this section are intended to ensure that development in the beach area on the streets identified in Section 4.02.02(A) above is consistent with the existing pattern of development.

C. Combining two (2) or more lots is prohibited where the resulting lot is not compatible with the surrounding neighborhood as defined by any one of the following characteristics:

1. The proposed lot has a width greater than 100 feet.
2. The proposed lot area is not consistent with the density for the zoning district, as set forth in Table 4.01.01.

4.02.03 Standards for Buildings and Building Placement

A. Encroachment

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

B. On double-frontage lots, the designated front yard will be determined by the City.

C. Standards for building height:

1. Building height shall be measured from the average natural grade, to the highest point on the structure unless the property is located within a flood hazard area as provided herein. Properties located within a flood hazard area shall measure building height to the highest point on the structure from:
 - a. The higher of the base flood elevation or approved finished grade for buildings and structures in a special flood hazard area and 0.2 percent annual chance of flood hazard area.

- b. The approved finished grade for buildings and structures in coastal high hazard areas (Zone V) and Coastal A zones.
 2. Building Height Encroachments: the calculation of maximum building height shall not include architectural rooftop features, mechanical equipment, elevator shafts, chimneys or other venting systems as required by the Florida Building Code, except as provided in subsection 4.02.03(C)2(a).
 - a. Residentially zoned properties located within 1,000 feet of the Coastal Construction Control Line (CCCL) cannot exceed 35 feet in building height. The only permissible encroachments are chimneys or other venting systems as required by the Florida Building Code.
 3. The following structures shall not be subject to height limits: telecommunications towers, flagpoles, and City-owned water towers.
- D. Buildings shall comply with the standards in Table 4.02.03(E) set forth below:

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

Zoning District	Maximum Building Height (ft.) ¹	Minimum Setback			
		Front (ft.)	Side ²	Rear (ft.)	Corner Lot (side abutting street) (ft.) ³
RE	35	25	10% of lot width	25	15
R1-G	35	25	10% of lot width	25, 50 feet for fairway lots	15
R-1	35	25	10% of lot width	25	15
RLM	35	25	10% of lot width	25	15
R-2	35	25	10% of lot width	20	15
R-3	45	25	10% of lot width	20	15
OT-1	35	See specific standards in Section 8.01.01.02.			
OT-2	35	See specific standards in Section 8.01.01.02.			
MU-1	35	None	None ⁴	10	10
MU-8	45	See specific standards in Section 4.03.03			
C-1	45	None	None ⁴	10	10
C-2	45	None	None	None	None
C-3	45	None	None	None	None
I-1	45 ⁵	None	None	None	None
I-2	45 ⁵	None	None	None	None
I-A	45	None	None	None	None
I-W	35	None	None	None	None
W-1	See specific standards in Section 8.01.02.				
PI-1	45	25	10	10	10
CON	25	None	None	None	None
REC	25	None	None	None	None

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 ($\frac{1}{2}$) 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.

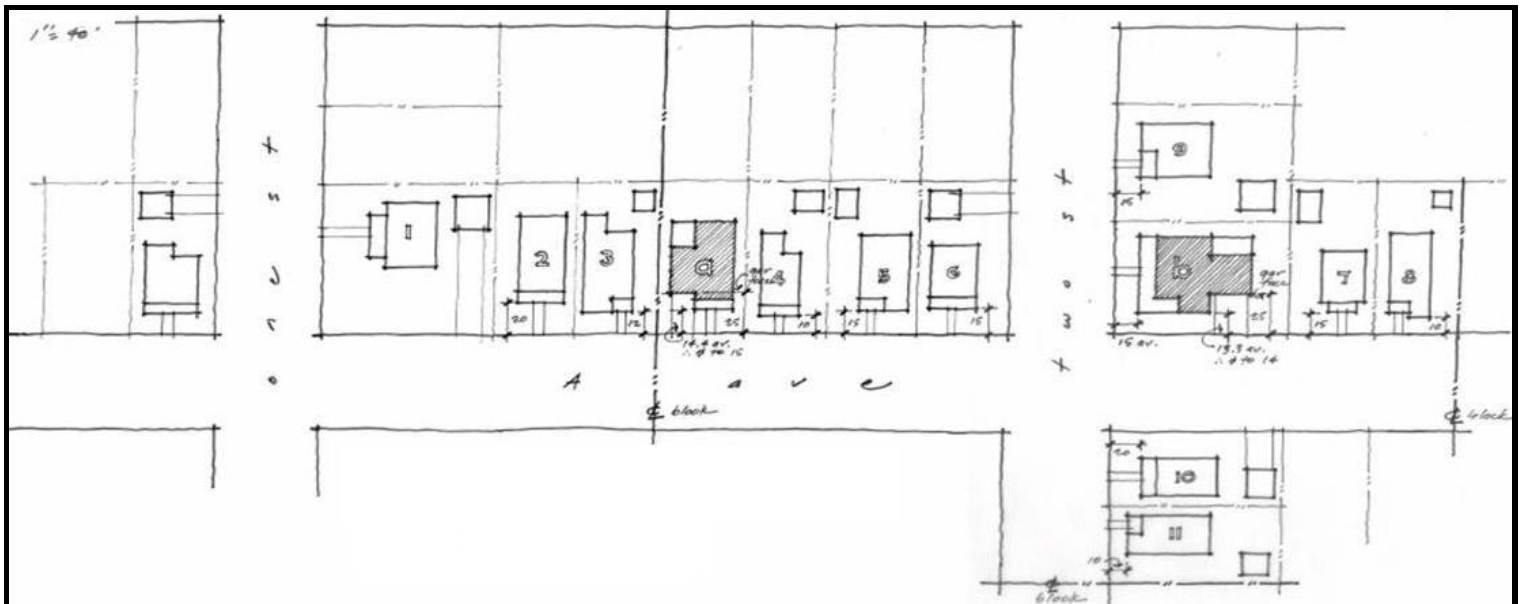
F. Context Sensitive Setback Determination

1. Authority and Limitation

The City Manager is authorized to alter setback standards in Table 4.02.03(E) of this LDC based on context sensitive review of setbacks in the vicinity of the subject property. Accessory structure setbacks are not eligible for context sensitive setback determinations. The authority to alter setback standards is limited to the following:

- a. If at least half of the lots on the same block face are occupied by principal structures and at least 50% of those principal structures do not comply with minimum front yard setbacks, property owners may elect to apply for a context sensitive front yard setback determination.
 - i. The front setback of other principal structures on the block face must be measured from the property line to the closest vertical element of the roofed portion of the principal structure, such as porch supports or the building face. Block Face shall be defined as one (1) side of a street between two (2) intersecting streets. The orientation of structures on corner lots determines the applicable block face.
 - ii. On properties seeking a context sensitive setback determination, principal structures must be set back from the front property line a distance equal to the average front setback depth of all principal structures on the same block face, using measurements obtained in 4.02.03(F)(1)(a)(i).
 - iii. Buildings that front on a different street than the subject lot or that are separated from the subject lot by a street or alley may not be used in computing the average.
 - iv. In using a context sensitive setback determination, front-loaded garages must be setback at least twenty-five (25) feet in all cases.

Figure 4.02.03(F): Contextual Setback Determination



In this example, lots 2, 3, 4, 5, and 6 represent the block face. Lot 1 is not included in the block face calculations because it fronts on a different street. If this block were classified in a R-2 district, the minimum required front setback would be 25 feet. The block face shown would qualify for use of a contextual front setback determination since more than 50% of the principal structures on the block

face do not comply with the R-2 district's 25-foot front setback requirement. When constructing on lot "a" the property owner would be allowed to use the average setback of all existing principal structures on the block face. In this example, the resulting contextual setback would be 14.4 feet—the average of front setbacks for structures on lots 2, 3, 4, 5 and 6.

Lot "b" may use the setback of lot 9, since the orientation of the structure on lot "b" will be oriented onto two streets and lot 9 is the only other structure on this block. The orientation of structures on corner lots determines the applicable block face.

2. Procedure

- a. An application and applicable fees for a context sensitive setback determination shall meet the requirements set forth in Section 11.01.03, and City policies, as amended from time to time.
- b. Measurements accompanying an application must be validated by a licensed land surveyor.
- c. The City Manager shall evaluate the application for a context sensitive setback determination for compliance with the requirements set forth in Section 4.02.03(F)(1) above.
- d. Upon approval, the City Manager shall provide a notice of intent to approve, to be posted on the subject property for a period of ten (10) days. Any appeals of this intent to approve shall follow the process provided in Section 11.07.00.
- e. Following the notice period, the City Manager issues a written order stating the approved setbacks for the subject property. A copy of such order shall be submitted with any building permit application for the property.

3. Monthly Reports Required

A monthly report shall be prepared to summarize the number and type of context sensitive setback determinations granted in the previous month.

4.02.04 Specific Requirements for Lots Abutting the Municipal Golf Course Fairway in R1-G

- A. For purposes of this subsection, the term "golf fairway residential areas" shall mean all those residential lots of land located adjacent to the municipal golf course.
- B. That portion of any golf fairway residential lot or block within 25 feet of the lot or block line bordering the golf course shall be in general conformity with the overall landscaping pattern for the golf course fairway area established by the golf course architect. All individual lot or block landscaping plans must be approved by the community development department.
- C. There is reserved to the city a golf course maintenance easement area on each lot adjacent to the fairway. This reserved easement shall permit the city at its election to go onto any fairway lot at any reasonable hour and maintain or landscape the golf course maintenance easement area. The maintenance and landscaping may include regular removal of underbrush, trees less than six inches in diameter, stumps, trash or debris, planting of grass, watering, application of fertilizer, and mowing the easement area. This golf course maintenance easement area shall be limited to the portion of those lots within 25 feet of the lot line bordering on the golf course or that lesser area as may be shown as a golf course maintenance area on the recorded plat of the lot. No fence shall be allowed on any golf course maintenance easement.

4.02.05 Specific Requirements for Resort Rental Residential

- A. Resort rental residential units shall be limited to occupancy periods per rental of thirty (30) or fewer days.
- B. Dwelling units used as resort rental residential units shall provide one (1) parking space for each two (2) occupants; occupancy shall be the number of occupants according to the fire rating.
- C. Parking shall be located in the side or rear yard, except for lots abutting the Atlantic Ocean. Parking shall be located at least ten (10) feet from the front property line where parking is permissible in the front yard. This provision is for new resort rental permits only. For new Resort Rental permits issued after October 1, 2006 parking is prohibited in the front yards of houses on the west side of Fletcher Avenue.

4.02.06 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. A townhouse is a single-family attached dwelling unit. It is contiguous to adjacent units by a common wall.
- D. There shall be at least two (2) but not more than six (6) units in one (1) building.
- E. 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.
- F. 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.
- G. 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.

4.03.00 DESIGN STANDARDS FOR OVERLAY DISTRICTS

4.03.01 Standards for Planned Unit Development (PUD) Overlay

- A. Purpose
It is the purpose of the PUD overlay district to provide flexible land use and design and to allow planned diversification and integration of uses and structures, while retaining to the City the authority to establish limitations and regulations thereon for the benefit of the public health, welfare, and safety. A PUD overlay district is intended to promote economical and efficient land use, an improved level of amenities, appropriate and harmonious variety in physical development, creative design, variety of housing types, and a better urban environment.
- B. A PUD overlay district shall have the following characteristics:
 - 1. Unified control for development purposes;
 - 2. Unified site design, planned and developed as a whole, in a single development operation or a programmed series of development operations, including lands, buildings, structures, and uses;
 - 3. Civic spaces in residential developments which provide opportunities for resident social interaction;
 - 4. Commercial land uses, if any, which provide convenient service, employment, and access, and yet remain separated from residential areas by the use of landscaping and natural buffers; and
 - 5. Conservation of natural resources as set forth in Chapter 3.

- C. A PUD shall provide a public benefit. At a minimum, two (2) or more of the following public benefit conditions shall result from the implementation of the proposed PUD:
 - 1. Replacement of nonconforming development;
 - 2. Creation of public open space, such as plazas or parks;
 - 3. Improved waterfront protection and enhancement of views of oceanfront and riverfront areas;
 - 4. Preservation of designated historically significant structures;
 - 5. Replacement or rehabilitation of obsolete, blighted, or underutilized buildings; or
 - 6. Provision of bicycle paths and walkways that provide public access to public open space or water bodies.
- D. An application for a PUD shall contain comprehensive and detailed plans for development of the site, including building location, building dimensions, building elevations, location, and dimensions of accessory structures, landscaping, open space, amenities, and detailed plans for infrastructure.
- E. An application for approval of a PUD shall include a description of the program for provision, operation, and maintenance of areas, improvements, facilities, and services intended for common use by some or all of the occupants of the PUD, but which will not be provided, operated, or maintained at general public expense.
- F. A PUD overlay district is permissible in the following zoning districts: R-1, RLM, R-2, R-3, MU-1, C-1, and C-2.
- G. A PUD overlay district is prohibited within the Coastal High Hazard Area as established in the Comprehensive Plan.
- H. The following general design standards shall be used in evaluating a PUD:
 - 1. The preferred access to a PUD is an arterial or major collector street. A PUD shall be located and designed to minimize traffic impacts in established residential neighborhoods.
 - 2. The natural topography, soils, natural vegetation, and surface water shall be preserved and utilized through the careful location and design recreation areas, open space, and drainage facilities. Open space areas shall utilize wetlands, floodplains, shorelines and other natural features.
- I. The following specific design requirements apply to PUD development:
 - 1. The minimum land area for a PUD is five (5) acres, except as set forth in Section 4.03.01(1)(2) below.
 - 2. Where a minimum of twenty-five (25) percent of the dwellings in a residential PUD are set aside to meet affordable housing needs, the minimum land area may be reduced to two (2) acres.
 - 3. A residential PUD shall include two (2) or more housing types. Permissible housing types include: single-family attached, single-family detached, townhouse, duplex, triplex, and multi-family buildings.
 - 4. Within a residential PUD, five (5) percent of the land area shall be designed and used for civic or recreational purposes. Water bodies and wetlands shall not be included within the calculation of land area set aside for civic or recreational purposes.
 - 5. Where residential uses are permissible in the underlying zoning district, the maximum residential density shall comply with the density standards set forth in Table 4.01.01.
 - 6. Where nonresidential uses are permissible in the underlying zoning district, the maximum floor area ratio shall not exceed 0.21.
 - 7. Within a mixed-use PUD, the following standards apply:

- a. A minimum of five (5) percent of the land area shall be designed and used for civic purposes;
 - b. A maximum of fifty (50) percent of the land area shall be devoted to nonresidential uses;
 - c. A maximum of eighty (80) percent of the land area shall be devoted to residential uses; and
 - d. Water bodies and wetlands shall not be included within the calculation of land area set aside for civic or recreational purposes.
- J. The following site design standards may deviate from the standards applicable to the underlying zoning district, and, upon approval of a site plan for the PUD, shall become binding upon all development within the PUD:
1. Minimum building setbacks;
 2. Maximum building height;
 3. Minimum parking ratio;
 4. Maximum impervious surface ratio;
 5. Minimum lot width; and
 6. Landscape design.

4.03.02 Standards for Development in the Airport Overlay

Construction design standards for development on the Airport have been established to apply reasonable criteria to guide the development and improvement of leaseholds at Fernandina Beach Municipal Airport. These design standards are described and depicted in the Architecture and Building Design Standards for Development on the Airport, which is adopted by reference and made a part hereof. Objectives of these design standards are:

1. Facilitate high quality development which seeks to maximize the utilization of property for new buildings and facilities and, when appropriate, renovate existing facilities.
2. Assure that all development is aesthetically attractive and presents a pleasing and reasonably consistent appearance with a reasonable economic life.
3. Promote measures that will assure that airport safety and security issues are properly addressed.
4. Promote the efficient use of land to minimize the impact on wetlands or other environmentally constrained land areas.
5. Assure compatibility of the development proposed by the various airport lessees.
6. Designate and maintain appropriate corridors for utilities, public access to various airport facilities and controlled airside access.
7. Provide adequate separation between buildings and public rights-of-way.
8. Provide ample off-street parking with appropriate landscaping to screen vehicular and equipment storage areas.
9. Maximize the availability and use of aircraft ramp areas.

The purpose of this section is to establish limitations on the height of objects and uses of land to prevent the creation of obstructions hazardous to aeronautical operations or which could increase the risk to the public's health, safety or well-being in the event of an aviation accident or which would otherwise impair the full utility and operating capacity of Fernandina Beach Municipal Airport. This section creates specific surfaces for three separate purposes providing height restrictions conforming to varying obstruction standards: land use limitations based on sensitivity to aviation generated noise; land use based on increased risk of injury; and hazard to health or property damage in the event of an aircraft accident.

1. Obstruction Height Surfaces: Surface sizes and height limitations established in this section conform to the standards for determining obstructions to air navigation of 14 CFR

Part 77, ss77.23. For civil airports there are hereby created and established certain surfaces which include all of the land lying beneath the primary, approach, transition horizontal and conical surfaces as they apply to a particular airport. These surfaces are described and depicted in the Airport Layout Plan Update, 1999 Technical Report, as may be amended, which is adopted by reference and made a part hereof. All provision shall be consistent with Section 333, Florida Statutes. An area located in more than one of the described surfaces is considered to be only in the surface with the more restrictive height limitation. The various surfaces are hereby established and defined as follows:

- A. The primary surface is an area longitudinally centered on each runway, extending 200 feet beyond each end of a paved runway. The width of the surface so specified for each runway for the most precise approach existing or planned for either end of the runway. No structure or obstruction shall be permitted within the primary surface that is not part of the landing and takeoff facilities and is of a greater height than the nearest point on the runway centerline. The width of the primary surface of a runway shall be that width for the most precise approach existing or planned for either end of that runway. Therefore, for Fernandina Beach Municipal Airport the width of the primary surface for Runways 4 and 22, 8 and 26, and 13 and 31 is 500 feet for non precision instrument runways having visibility minimums greater than three-fourths ($3/4$) statute mile.
- B. The horizontal surface is the area surrounding the Fernandina Beach Municipal Airport with the outer boundary constructed by swinging arcs of specified radii from the center of each primary surface end for each airport runway then connecting adjacent arcs by tangents. The arc radii for each runway end will have the same arithmetic value and will be the highest value determined for either end of that runway. When a smaller arc is encompassed by the tangent connecting larger arcs, the smaller shall be disregarded in determining the surface boundary. No structure or obstruction will be permitted in the horizontal surface that has a height greater than 150 feet above the airport elevation. For the Runways 4 and 22, 8 and 26, and 13 and 31 the radius of each arc is 10,000 feet for runways designated or planned for other than utility, non precision instrument runway.
- C. The conical surface is the area extending outward from the periphery of the horizontal surface for a distance of 4,000 feet. No object or structure will be permitted in the conical surface that has a height greater than 150 feet above the airport elevation at its inner boundary with permitted height increasing one (1) foot vertically for every twenty (20) feet of horizontal distance measured outward from the inner boundary to a height of 200 feet above airport elevation at the outer boundary.
- D. The approach surface is an area longitudinally centered on the extended runway centerline and extending outward and upward from each end of the primary surface. An approach surface is designated for each runway based upon the type of approach available or planned for that runway end.
 - a. The inner edge of the approach surface is the same width as the primary surface.
 - b. The outer width of the approach surface is the most precise approach existing or planned for that runway end expanding uniformly for Runways 4 and 22, 8 and 26, and 13 and 31 to a width of 3,500 feet for that end of a non-precision instrument runway other than utility, having visibility minimums greater than three-fourths ($3/4$) of a statute mile.

- c. The approach surface for Runways 4 and 22, 8 and 26, and 13 and 31 extends for a horizontal distance of 10,000 feet for all non precision instrument runways other than utility.
 - d. No object or structures will be permitted within an approach surface, beginning at its intersection with the end of the primary surface, having a height greater than the runway end elevation, the height above the runway end elevation increasing with the horizontal distance outward and for Runways 4 and 22, 8 and 26, and 13 and 31 the permitted height increases one foot vertically for every 34 feet horizontal distance for all non precision instrument runways other than utility.
 - E. The transitional surface as the area extending outward from the sides of every primary surface and approach surface connecting them to the horizontal surface and an area outward 5,000 feet horizontally or until intersection with the conical surface from the side of that portion of the approach surface of a precision instrument runway extending through and beyond the conical surface. No object or structure will be permitted within the transitional surface greater in height than the primary surface or approach surface at their adjoining boundary lines increasing at a rate of one (1) foot vertically for every seven (7) feet horizontally, with the horizontal distance measured at right angles to the runway centerline and extended centerline, until the height of the slope matches the height of the horizontal surface or the height of the conical surface and for a horizontal distance of 5,000 feet from each side of that part of the approach surface for a precision instrument runway extending beyond the conical surface.
 - F. In addition to the height limitations imposed in (A) through (E) above, no structure or obstruction shall be permitted within the City's jurisdiction that would cause a minimum obstruction clearance altitude, a minimum descent altitude, a minimum vectoring altitude, or a decision height to be raised. Nor impose either the establishment of restrictive minimum climb gradients or non-standard take-off weather minimums for any runway at Fernandina Beach Municipal Airport.
 - G. Applications for land development or improvement will be reviewed by the Fernandina Beach Municipal Airport for their potential impact on the imaginary surfaces designated for existing and planned operating conditions at the Airport as well as those associated with existing and planned instrument approach and instrument departure procedures. The latter instrument procedures are defined by the "United States Standard for Terminal Procedures" as may be amended by the Federal Aviation Administration (FAA). Proposed land development or improvements that penetrate the imaginary surfaces or that may cause an increase to instrument approach and/or instrument departure procedures shall not be permitted.
2. Airport Noise Zones, Boundaries and Requirements
- A. No noise specific zones have been identified as part of this section. However, if the City of Fernandina Beach in the future undertakes the development of a FAA Area Equivalent Method (AEM) study and it shows noise impact areas off the airport property, then this section can be amended as needed to reflect the results of the noise impact studies. Such noise studies, consistent with FAR Part 150, or equivalent noise studies map overlay land use noise zones using AEM. The AEM is a mathematical procedure that provides the noise contour area of a specific airport given the types of aircraft and the number of operations for such aircraft. These noise zones are based on projected yearly averaged 24-hour day/night average

- noise level (DNL) impact projections arising from aircraft flight operations at the Fernandina Beach Municipal Airport.
- B. Where an airport authority or other governing body operating a publicly owned, public-use airport has not conducted a noise study, neither residential construction nor any educational facility as defined in Chapter 1013, with the exception of aviation school facilities, shall be permitted within an area contiguous to the airport measuring one-half the length of the longest runway on either side of and at the end of each runway centerline.
3. Public Safety and Welfare
 - A. Notwithstanding any other provision of this section, no use may be made of land or water within any surface established by this section in a manner so as to interfere with the operation of an airborne aircraft. The following special requirements shall apply to each permissible use:
 1. All lights or illumination used in conjunction with street, parking, signs, or use of land and structures shall be arranged and operated in such a manner that it is not misleading to or obscure pilots vision during critical take-off or landing stages of flight or be otherwise dangerous to aircraft occupants or flight operations at Fernandina Beach Municipal Airport or in the vicinity thereof.
 2. No operations of any type shall produce smoke, glare, or other visual obscurations hazards within three (3) statute miles of any usable runway of the Fernandina Beach Municipal Airport.
 3. No operations of any type device shall produce electronic interference with navigation signals or radio communication between the airport, aircraft or an air traffic control facility.
 4. No use of high energy beam devices is permitted where the energy transmission is not fully contained within a building or some type of absorbing or masking vessel.
 - B. Aircraft Over-flight and Accident Potential Zones (APZ) are hereby created and established of certain surfaces underlying those recurring, fixed flight paths for aircraft taking-off and landing at Fernandina Beach Municipal Airport. Of necessity, aircraft must routinely operate at low altitude and climb from or descend to the runway along these paths. The potential of an aircraft accident, should one occur, is statistically most significant in these surfaces thus the risk of injury to people or damage to property on the ground that could result from such an accident is greatest. This includes the Runway Protection Zone (RPZ). Civilian airport Aircraft Over-flight Zones include the primary surface, approach surface (limited to the inner 10,000 feet) and the adjoining transitional surface as described in the latest airport layout plan.
 - C. Incompatible land uses would generally comprise those uses, activities or construction within runway clear zones, which are incompatible with normal airport operations or endanger public health, safety, and welfare that result in congregations of people, emissions of light or smoke, attractions of birds. Such regulations shall prohibit the construction of an educational facility of a public or private school at either end of a runway within an area which extends five miles in a direct line along the centerline of the runway and which has a width measuring one-half the length of the runway.
 - D. The following uses of land shall be prohibited within the accident potential zone area: high-density residential use, schools, hospitals, storage of explosive material, assemblage of large groups of people, or any other use that could produce a major catastrophe as a result of an aircraft crash.

- E. No non-conforming land use shall be allowed within the designated Runway Protection Zones for all runways at the Fernandina Beach Municipal Airport. The FAA considers the following to be non-conforming uses: residences and places of public gathering such as churches, schools, hospitals, office buildings and shopping centers. Additionally, fuel storage facilities are also prohibited. This list shall be updated as necessary based on guidance given in the current version of the Federal Aviation Administration's Advisory Circular 150/5300-13 as amended or other state or federal regulations.
 - F. No person shall sell, lease, or offer to sell or lease any land within the airport approach surface or horizontal surface, unless the prospective buyer or lessee has been given the following notice in writing: "Noise warning--This land lies beneath the aircraft approach and departure routes for Fernandina Beach Municipal Airport and is subject to noise that may be objectionable."
 - G. Waste disposal and other facilities are prohibited which store, handle, or process organic material or any other material that fosters or harbors the growth of insects, rodents, amphibians, or other organisms that will result in significant bird population increases above the normal background. These types of facility operations increase the potential for aircraft bird strike resulting in damage to aircraft and injury to occupants. These uses are incompatible if located within the vicinity of any airport described in this section through the application of the following criteria:
 - 1. Facilities located within 10,000 feet of any runway used or planned to be used by turbine powered aircraft
 - 2. Facilities located within 5,000 feet of any runway used only by conventional piston engine powered aircraft
 - 3. Any facility located so that it places the runways and/or approach and departure patterns of an airport between bird feeding, water, or roosting areas.
 - 4. Facilities outside the above perimeters described but still within the lateral limits of any of the surfaces as described in Sections 4.03.03 (A) through (E) will be reviewed on a case-by-case basis.
4. Permits:
- A. Height Zone Permits
 - 1. No building or structure, located within the lateral boundaries of the Airport Height and Safety Zones shown in the most recent airport layout plan, may be constructed, erected, moved to or repaired, altered or modified resulting in an increase in height, unless a building permit has been reviewed by the City's Community Development Department and issued by the Building Official. No permit shall be issued unless the FAA has reviewed the proposed construction or alteration and issued a written Determination of the proposal's affect on navigable airspace where prior notification under CFR 14, Part 77 is required.
 - 2. Notification is required for any temporary or permanent building or structure, whose height is proposed to exceed (i.) 200 feet above ground level at its site; or (ii.) a slope increasing one (1) foot vertically for every one hundred (100) feet horizontally for a distance of 20,000 feet from the nearest point of the nearest runway covered by this section.
 - B. Noise Zone Permit: not required at this time
 - C. Aircraft Over-flight and Accident Potential Zones: Within the lateral boundaries of any Aircraft Over-flight or Accident Potential Zone shown in the latest Airport Layout Plan, no building, structure, vehicle or vessel may be moved to, parked,

- moored, constructed, repaired, altered or modified, either permanently or temporarily, unless a building permit has been issued by the Building Official.
- D. The owner of any structure over 200 feet above ground level shall install lighting in accordance with *Federal Aviation Administration Advisory Circular 70-7460*, and amendments thereto, on that structure. Additionally, high intensity white obstruction lights shall be installed on a structure which exceeds 749 feet above mean sea level. The high intensity white obstruction lights must be in accordance with *Federal Aviation Administration Advisory Circular 70-7460* and amendments. Any permit or variance granted under this LDC for structures exceeding 749 feet in height shall require the owner to mark and light the structure in accordance with *FAA Advisory Circular 70-7460* or subsequent revisions. The permit may be conditioned to allow the City, at its own expense, to install, operate, and maintain those markers and lights as may be necessary to indicate to pilots the presence of an airspace hazard if special conditions so warrant.
5. Independent Justification: The purpose of the overlay surfaces adopted through this section is to provide airspace protection and land use compatible with continuation of normal and routine operation of Fernandina Beach Municipal Airport without endangering the public health, safety and welfare. Each of the three zoning aspects requires independent justification in order to promote the public interest in health, safety and general welfare. No structure or use may be permitted in any surface unless it conforms to the specific height, noise impact sensitivity and public safety limitations at its site as set forth in paragraphs 1, 2, and 3 of this section.
6. Future Uses: No change shall be made in the use of land, and no structure shall be altered or otherwise established in any surface created by this section except in conformance with the requirements of this section.

4.03.03 8th Street Small Area Design Standards

General Principles. The 8th Street standards are intended to encourage flexibility and variety in development through creative site and building design. All development shall contribute to making 8th Street a distinct and memorable part of the city, unique in spaces, buildings, and street character. Development shall be oriented and designed to contribute to the street environment and shall place priority on pedestrian comfort, convenience, safety, and access. Pedestrian scale elements refer to buildings and spaces whose dimensions, properties, and components correspond to human occupation and use. Access to all development shall be sited and designed to have a positive visual impact on the street with primary pedestrian access from 8th Street. Driveways and parking shall not take priority over pedestrian areas. Variety in design elements, transparency, color, texture, signs, and materials creates a visually interesting environment and contributes to the establishment of an architectural character for the corridor. Architectural compatibility is not limited to any particular style. The design standards for the 8th Street Small Area are as follows:

1. On the portion of the property fronting 8th Street, there is a required six (6) foot pedestrian/landscaping access area to provide a continuous, unobstructed clear walkway. This is to be measured from the property line going back six (6) feet. Buildings or building components may encroach into this space starting at the second story, with necessary structural components on the first story as long as the 6 foot pedestrian access area is unobstructed, provided an open pedestrian/landscape space is maintained. Required bicycle parking is not permissible within this area.
2. The setbacks for the remaining sides of the property are zero (0) feet.
3. Building Orientation.

- a. Primary entrances shall face 8th Street. At least one public entrance of each principal structure shall be oriented toward the front lot line or side lot line. Developments are encouraged to provide as many pedestrian connections to the street as feasible.
 - b. Commercial and Mixed Use structures that extend across the full block width from S. 8th Street to S. 9th Street and S. 7th Street shall contain a secondary façade which is designed with an architectural style, detail, trim features, and roof treatments as consistent with that of the primary façade.
 - c. On corner lots, new buildings shall be oriented toward the streets and shall consider and complement the pattern of existing adjoining development, with the primary façade(s) of the principal building facing the 8th Street facing lot line. Corner locations shall be considered opportunities for distinctive architecture.
 - d. Accessory structures, if any, shall be located at the rear of the principal buildings. All detached garages or carports shall be set back from the front façade of the principal building by at least 10 feet, openings shall not face 8th Street. Where feasible, detached garage and carport access shall be from the side streets.
 - e. All outdoor mechanical equipment shall be located at the rear of the principal buildings and screened. Screening may be structural or vegetative. They shall not be visible from any street. Mechanical equipment placed on the roof shall be screened from abutting streets with parapets or other types of visual screening.
 - f. Solid waste, recycling, and yard trash containers; grease containers, and loading docks shall be screened and located in parking areas or other locations remote from the sidewalk.
4. Site and Building Access. The City shall encourage shared access to reduce driveway cuts on 8th Street as redevelopment occurs and require cross access design for internal traffic. New driveway cuts which do not serve to reduce the overall number of cuts onto 8th Street shall be located on 7th, 9th Streets, east-west side streets.
- a. Whenever feasible, driveway access to a site shall be shared with adjacent properties and parking shall be located internally to the block or at the rear of the site.
 - b. Service areas associated with multi-family dwellings shall be accessed from the rear of the site, where feasible.
 - c. Building design or landscaping shall be required at a 3.5 foot tall minimum to obscure the view of vehicles from the ground level.
5. Building Design Standards. Individual building design shall defer to ensemble of buildings on the street rather than call undue attention to itself. New buildings shall contribute to the life of the street.
- a. Building Heights. Properties abutting residentially (R-1/R-2/ R-3) zoned properties shall be limited to thirty-five (35) feet, including the parapet for flat roofed structures.
 - i. Facades up to thirty-five (35) feet in height shall be recessed from the first thirty (30) feet of façade a minimum of five (5) feet. Awnings, pergolas, or covered balconies may encroach into this setback.
 - ii. Flat roofs are permitted but must provide a parapet up to 42 inches high in order to hide mechanical equipment.
 - b. Architectural articulation. A building's exterior walls shall be articulated using material, architectural elements, arrangement of openings, design of horizontal and vertical planes, and changes in height to provide substantial massing variations. Long, monotonous roof planes and uninterrupted expanses of blank wall

- are not allowed along street frontages. Articulated roof forms and wall opening shall be used to add visual interest and contribute to a pedestrian scale.
- i. Where solid walls are required by building code, the wall shall be articulated and divided into distinct modules, through the use of projections and recesses (i.e. setbacks, reveals, belt courses, awnings, arcades, porches, etc.) within the building envelope or projecting from upper floors.
 - ii. Commercial buildings and buildings with ground floor commercial uses shall have a ceiling height minimum of twelve (12) feet for the ground floor.
 - c. Entryways. Doorways, windows, storefronts, and other openings in the facades of buildings shall be placed and proportioned to reflect pedestrian scale and movement and to encourage visual interest at the street level. The use of functional and decorative elements, including weather protection features (i.e. colonnades, arcades, canopies, etc.), signage, and architectural detailing, shall be used to create human scale on a buildings principal façade. Elements shall be integral to the architecture of the building, designed so as not to appear to be “tacked on” to the building façade.
 - d. Internal passageways are encouraged.
6. Fences. Fences up to 8 foot tall are permissible
- a. Fence Material: Black Wrought Iron or black anodized (SP) Aluminum is required for properties fronting 8th Street.
 - i. Fence material for all other properties, not fronting 8th Street, within MU-8 zoning may be constructed of black wrought iron, or black anodized aluminum or wood or vinyl or some combination of these materials.
 - b. Where any portion of the fence is visible from 8th Street landscape screening shall be required.
7. Improvement of bicycle and pedestrian paths is required in keeping with the approved streetscape plan.
8. Signs within the MU-8 zoning district shall follow the allowable sign standards set forth in Section 5.03.09.

4.04.00 STANDARDS FOR SUBDIVISIONS

4.04.01 Purpose: Subdivisions shall consider the compatibility of the proposed development with the surrounding neighborhood.

- A. Section 4.04.00 regulates the subdivision or re-subdivision of land in order to protect and promote the health, safety, and general welfare of the citizens of Fernandina Beach. The regulations are intended to assure the harmonious, orderly, and progressive development of land by providing for proper legal description, identification, monumentation, and recording of real estate boundaries when parcels are subdivided.
- B. This section applies to the subdivision of parcels into three (3) or more lots.

4.04.02 General Requirements

- A. All development shall be on a recorded, platted lot that meets all standards set forth in this LDC.
- B. A preliminary plat is required for all subdivisions, except as set forth in Section 4.04.02(F). A preliminary plat graphically depicts the proposed development or the location of individual lots. An approved preliminary plat is a necessary prerequisite for final plat approval.

- C. A plan of proposed public improvements shall be submitted with the preliminary plat. Requirements regarding infrastructure are set forth in Chapter 7.
- D. Submittal and procedural requirements regarding preliminary plats, public improvements plans, and final plats are set forth in Chapter 11.
- E. A subdivision shall have at least two (2) vehicular access points to an improved right-of-way.
- F. Lot line adjustments are exempt from the requirement to submit a preliminary plat and improvements plan if the proposed lot line adjustment complies with Section 4.02.02 regarding combining lots and if one (1) of following conditions are met:
 - 1. The division of land into two (2) parcels consists solely of the conveyance of land or granting of easements or rights-of-way to a governmental or public agency; and
 - 2. The division is a re-plat of two (2) existing lots and is solely for the purpose of re-facing a lot or lot line adjustments without an increase in the number of lots or units otherwise allowed.

4.04.03 Standards for Lots and Blocks

The lengths, widths, and shapes of blocks shall be designed to consider the following:

- A. Lot area, width, shape, and orientation shall be suitable to the special needs of the type of use contemplated.
 - 1. Side lot lines shall be substantially at right angles or radial to the right-of-way line.
 - 2. Flag lots are prohibited.
 - 3. Block length shall be consistent with the established street system, but shall not exceed 1,200 feet between intersecting streets.
 - 4. Lot area shall be consistent with the density requirements set forth in Table 4.01.01.
 - 5. Lot dimensions shall be consistent with the requirements set forth in Table 4.02.01(J).
 - 6. Lots for nonresidential purposes shall have sufficient lot area to accommodate all required site features on the lot.
- B. Layout of lots and blocks shall be appropriate for the topography.
- C. No lot shall be divided by a City boundary line.
- D. Lot and block layout shall ensure safe and convenient pedestrian and vehicle access.
 - 1. Each lot shall have frontage on and access to an existing or proposed public street.
 - 2. Each lot shall have access to sidewalks and/or pedestrian paths as set forth in Chapter

4.04.04 Requirements for Infrastructure

The following basic utilities shall be provided to each lot within a subdivision:

- A. A source of electric power.
- B. A telephone service cable.
- C. Central potable water. Each lot shall have and maintain central water service meeting City standards and provided at the developer's or property owner's expense. If central potable water is not available, the property owner shall install water lines in compliance with City standards.
- D. Central sanitary sewer. Each lot shall have and maintain central sanitary sewer service meeting City standards and provided at the developer's or property owner's expense. If central sanitary sewer is not available, the property owner shall install sewer lines in compliance with City standards.

- E. Lines for delivery of reclaimed water to each lot, in compliance with City standards.
- F. Fire hydrants or fire protection shall be provided as required by the National Fire Prevention Code. Fire hydrant systems shall be installed and made usable prior to any combustibles being brought onto the construction site.
- G. Streets and sidewalks designed and constructed for public use according to the standards and requirements of Chapter 7. Street signs, markers, and traffic signs and signals to control and circulate traffic within the street pattern shall comply with the *Florida Uniform Manual of Traffic Control Devices*, published by the FDOT.
- H. Street and common area lighting meeting City standards and provided at the developer's or property owner's expense. Decorative lighting is preferred. Lighting required for safety shall be located to avoid obstruction between the light fixtures and the area to be illuminated.
 - 1. All street lights installed shall be in accordance with the Illuminating Engineer Society of North America recommended values based on the pavement classification.
- I. Drainage and stormwater management facilities designed and constructed according to the standards and requirements of Chapter 7.
- J. Subdivision utility placement

All lines for electricity, telephone, cable television, streetlights, and gas distribution (exclusive of transformers or enclosures containing electrical equipment, including, but not limited to, switches, meters, or capacitors) shall be placed underground within easements or dedicated public rights-of-way.
- K. Utility apparatus, such as pumps, valve boxes, switching boxes, and back-flow devices, placed above ground shall be screened according to the standards set forth in Section 4.05.00.
- L. Parks and recreation dedication, as specified below:
 - 1. Land dedicated for parks and recreation facilities shall be of suitable size, dimension, topography, and general character and shall have adequate road or other appropriate access for the proposed use.
 - 2. The area shall be shown and marked on the plat, "Dedicated for Park and/or Recreational Purposes." The area to be dedicated shall be dedicated either to a neighborhood association, approved by the City Commission, or to the City, in order to ensure maintenance of the area. The area to be dedicated shall be calculated based on the adopted level of service standard in the Comprehensive Plan.
 - 3. The land area to be dedicated should be at least two (2) acres. When the calculation of land area results in less than two (2) acres, the City may require that the recreational area be located at a suitable place on the perimeter of the subdivision so that additional land may be added at such time as the adjacent land may be subdivided or otherwise utilized.
 - 4. In those instances where a subdivision will provide recreational facilities or dedicate land for use by the public for recreational purposes, the City Commission shall grant the developer a credit against recreation impact fees in an amount equal to the appraised value of the reserved land or improvements, but the credit shall not exceed fifty (50) percent of the recreation impact fee which would otherwise be required.
 - 5. Land dedicated for recreation purposes shall be of a character and location suitable for use as a playground, playing field, or for other recreation purposes and shall be relatively level and dry.

6. Developers of projects along navigable waterways will be required to provide easements for boat launching ramps and parking.

Where appropriate, recreation sites should be established with multiple purposes to provide both recreation facilities and preservation of environmentally sensitive lands. Sidewalks, bicycle paths, or multipurpose trails shall be provided for pedestrian access to recreation sites.

4.05.00 LANDSCAPING, BUFFERS, AND TREE PROTECTION

4.05.01 GENERALLY

- A. It is the intent of the City to provide standards and regulations which: protect and preserve native tree species and the natural landscape; foster and encourage maintenance of natural vegetation; minimize loss of trees to development; reduce disturbance of native soil, improve ground and surface water quality; and promote energy and water conservation through use of native and Florida-Friendly landscaping principles.
- B. The intent of Section 4.05.00 is to provide minimum standards for landscaping, buffers, and tree protection within the City. These standards are provided to meet the following specific purposes:
 1. Improving the appearance of the City;
 2. Providing shade for the ground surfaces and reducing heat island effects;
 3. Buffering and protection from wind and storm damage;
 4. Buffering adjacent potentially incompatible land uses;
 5. Screening vehicular movement from pedestrian and public view;
 6. Providing for the protection and preservation of trees and native vegetation;
 7. Ensuring the local stock of native trees and vegetation is replenished;
 8. Improving ground and surface water quality through reduced run-off and decreased use of fertilizers and pesticides; and
 9. Encouraging Florida-Friendly landscaping principles into landscape design.

4.05.02 APPLICABILITY

- A. The types of development listed below shall provide a landscaped buffer between uses, provide landscaping for parking lots, submit a tree survey prepared by a licensed Florida surveyor or a tree inventory prepared by a certified arborist with an application for site plan approval, obtain a tree permit prior to receipt of a building permit, and submit a landscape plan with any application for a development order for the situations listed below. The required landscape plan shall demonstrate compliance with the standards of Section 4.05.00.
 1. All new construction;
 2. All development of regional impact;
 3. Any change of use which results in any increase in the required off-street parking, as determined by the standards in Section 7.01.04;
 4. All commercial redevelopment which results in an increased building footprint, reconfiguration of existing parking, parking lot expansions, or development of outparcels within an existing shopping center.
 - A. Clearing of any site, including root-rake clearing, shall be subject to the requirements for tree protection, submittal of a tree survey or a tree inventory prepared by a certified arborist, and obtaining a tree removal permit.
 - B. An application for a building permit for a single-family or two-family dwelling proposed on an existing platted lot shall include a tree survey or a tree

inventory prepared by a certified arborist. The tree survey or a tree inventory prepared by a certified arborist shall comply with the requirements of Section 4.05.04 regarding landscaping, but shall not be required to provide a buffer or landscaping for a parking area.

- C. The following situations are exempt from the requirements of Section 4.05.00:
1. Any interior construction, renovation, or remodeling which does not increase the footprint of the building.
 2. Licensed plant or tree nurseries or botanical gardens with respect to those plants and trees grown for sale to the general public in the ordinary course of the licensed business or for public purposes.
 3. The removal of underbrush and removal of trees which are less than four (4) inches Diameter at Breast Height (DBH).
 4. The removal of prohibited invasive trees identified on the most recent Florida Exotic Pest Plant Council Invasive Plant list.
 5. Heavy Industrial (I-2) zoning district is exempt from the requirements of Section 4.05.00, provided that the new construction, renovation, alteration or remodeling occurs more than 75 feet from an adjoining residentially zoned and/or used property. Within the exemption area, LDC Section 4.05.00 applies only within the project's extent occurring in the 75-foot area. The exemption exists with the intent that Heavy Industrial (I-2) zoned properties would seek to minimize an overall impact on the existing tree canopy.

4.05.03 LANDSCAPE MATERIALS STANDARDS

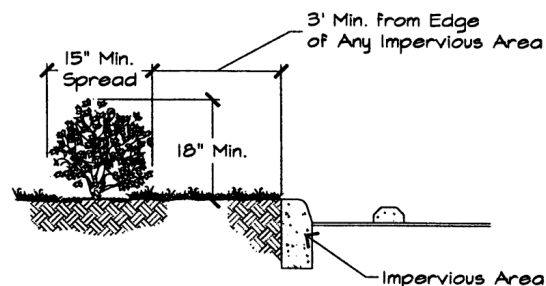
A. Plant materials

1. Trees, Shrubs, and groundcovers shall be selected by using the Florida-friendly Plant Database.
2. Plants identified as "prohibited" or "noxious weeds" species on the most recent Florida Exotic Pest Plant Council Invasive Plant list shall be removed as part of the site development process. Plants identified as "invasive" may be retained on a development site but shall not count toward meeting landscaping and buffering requirements.

B. Minimum specifications for plant materials

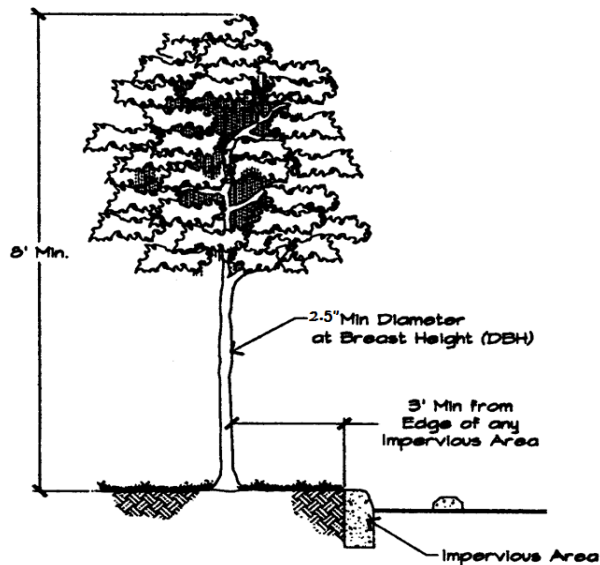
1. All plants used as part of any landscape plan shall be healthy, well proportioned, disease-free, pest-free, and hardy for the North Florida Region. Plant materials shall meet the standards for Florida No. 1 or better, as set out in *Grades and Standards for Nursery Plants*, Department of Agriculture, State of Florida.
2. Shrubs shall be at least eighteen (18) inches in height and have a minimum spread of at least fifteen (15) inches at the time of installation. Shrubs shall be installed at least thirty-six (36) inches apart, measured on center and may not be placed closer than three feet from the edge of any impervious area.

Example:



3. Hedges shall be planted to create a continuous, unbroken, solid visual screen within one (1) year of planting allowing for full mature height and spread.
4. All landscaped areas shall be sodded or covered with ground cover. Grassed areas shall be consolidated and limited to those areas on the site which receive pedestrian traffic, provide for recreational use, provide cover for required drain fields or retention areas, or provide soil erosion control such as on slopes or in swales; and where grass is used as a design unifier or other similar practical use. Grassed areas shall be planted with warm_season grass species normally grown on permanent lawns in Nassau County. Special care should be taken when selecting turf grasses for shaded sites. A soil sample should be tested specifically for pH to determine which grass species is most suitable for the site. Grassed areas may be sodded, plugged, sprigged, or seeded to provide full coverage shall be achieved within one (1) year after planting. Solid sod shall be used in swales or areas subject to erosion. Grass sod shall be clean and reasonably free of weeds and noxious pests or diseases. Grass seed shall be delivered to the job site in bags with Florida Department of Agriculture tags attached indicating the quality control program.
5. Ground cover used in lieu of grass shall be planted so as to present a finished appearance and reasonably complete coverage within three (3) months of installation.
6. Vines shall be a minimum of thirty (30) inches in height at planting and may be used in conjunction with fences, screens, or walls.
7. Natural mulch shall be designed and installed in all planting areas to a depth of three (3) inches. The type of mulch shall be specified on the landscape plan. Use of artificial mulch shall not be permissible within required planting areas. Cypress mulch is strongly discouraged. Mulches are typically wood bark chips, wood grindings, pine straw, nut shells, small gravel, and shredded landscape clippings. Mulch is not required in identified annual beds. Mulch rings should extend to at least three (3) feet around freestanding trees and shrubs. All mulch should be renewed periodically. Mulches should be kept six (6) inches away from any portion of a building or structure, or trunks of trees. Plastic sheeting and other impervious materials shall not be used under mulched areas.
8. Retention of native and drought tolerant species is preferred. At least fifty (50) percent of the required plants installed in landscaped buffers, landscaped parking areas, and for replacement shall be native species.
9. At least fifty (50) percent of the required trees installed in landscaped buffers, landscaped parking areas, and to meet tree planting requirements shall be shade trees. Existing trees, other than invasive or prohibited species, which are five (5) inches DBH or larger, and shrubs may be counted toward meeting the requirements for landscaped buffers, landscaped parking areas, and tree retention.
10. Trees shall be a minimum of two and a half (2.5) inches DBH and no less than eight (8) feet tall at the time of installation. Trees shall not be planted closer than three (3) feet from the edge of any impervious area. Planted trees must be a species with an average mature spread of at least twenty (20) feet, or they must be grouped so as to create a crown spread of at least twenty (20) feet.

Example:



11. When palm trees are used to satisfy minimum landscape requirements, three (3) palm trees shall count as one (1) shade tree. Palm trees must be a minimum of 8 feet tall at time of installation.
 12. Shade trees shall not be installed under any overhead utility line, over any buried utilities, or within a utility easement.
 13. Where utilities conflict with proposed plantings, trees shall be selected from a list provided by the City. Where underground utilities conflict with proposed plantings, tree placement shall be a minimum of ten feet from the underground utility and a root barrier of two (2) feet deep shall be installed.
- C. Specific requirements for drought tolerant or xeriscape landscape materials
1. All development for which landscaping is required by Section 4.05.00 shall comply with the xeriscape requirements set forth in Table 4.05.03(C). The selected design options listed below and the accompanying points necessary to meet the following xeriscape requirements shall be clearly tabulated on the landscape plan.
 2. A minimum of fifty (50) points shall be accumulated by choosing from the following table of design options. As used in Table 4.05.03(C), "list" means the list of drought tolerant species set forth in the SJRWMD edition of the *Xeriscape Plant Guide*.

Table 4.05.03(C). Design Options for Xeriscape Landscaping

Design Feature	Standard	Points
Irrigation	Moisture sensing controller other than rain switch	5
	Landscape plan depicts low, moderate, and high water usage zones and grouping of plants into hydrozones	5
Grass	25% to 50% of the grass areas use drought tolerant species	5
	51% or more of the grass areas use drought tolerant species	10
	Less than 75% of the landscaped area contains sod	10
	Compacted mulched planting beds at least 3" deep are used in all planting areas except ground cover	10
Shrubs	25% to 50% of the required shrubs are drought tolerant species	5
	51% or more of the required shrubs are drought tolerant species	10
Trees	25% to 50% of the required trees are drought tolerant species	5
	51% or more of the required trees are drought tolerant species	10
	25% increase over the required number of shade trees in vehicular use areas, provided the planting area is large enough to ensure that the additional trees will thrive	5
	50% increase over the required number of shade trees in vehicular use areas, provided the planting area is large enough to ensure that the additional trees will thrive	10

D. Installation

1. All required landscaping installed pursuant to this section shall be installed according to accepted horticultural practice.
2. Trees may not need to be staked if appropriate canopy to root ratio is achieved. However, trees shall be guyed, braced, and/or staked at the time of planting to ensure establishment of the tree and erect growth, as specified by the landscape designer or architect and compliant with the ISA staking and guying guidelines. Nail staking or other methods that cause cosmetic or biological damage to the tree are prohibited. Trees shall be re-staked within twenty-four (24) hours in the event of a failure in the staking or guying. Stakes shall be removed not later than twelve (12) months after installation. All areas where trees are to be planted shall be excavated to the width and depth of the root ball with the upper twelve (12) inches excavated to at least three (3) times the width of the root ball prior to being backfilled with the required topsoil mix.
3. Shade trees shall be provided with at least 250 square feet of planting area per tree.
4. Understory trees shall be provided with at least 100 square feet of planting area.
5. Landscaped areas shall be protected from vehicular encroachment by car stops, curbs, or other appropriate means.
6. Trees shall be installed a minimum of three (3) feet from a paved area. A root barrier shall be required prior to installation of replacement trees.
7. Landscaped areas shall be provided with an irrigation system of sufficient capacity to maintain the landscaping in a healthy growing condition. All irrigation systems shall be designed, installed, and maintained in such a manner as not to be a nuisance to adjacent properties and uses and to the general public. Irrigation systems shall include moisture sensors.

8. Irrigation systems shall be designed to “*Standards and Specifications for Turf and Landscape Irrigation Systems*”, Fifth Edition, 2005, Florida Irrigation Society, Inc and as subsequently amended.
 9. Xeriscape areas must have a readily available water supply to provide temporary irrigation until plantings are established.
 10. Natural areas and native vegetation left undisturbed by development may be excluded from the irrigation system.
- E. Maintenance requirements
1. All plantings must be continually maintained in an attractive and healthy condition. Maintenance must include, but not be limited to, watering, tilling, fertilizing and spraying, mowing, weeding, removal of litter and dead plant material, and necessary pruning and trimming.
 2. Required plants that become diseased or die must be replaced not later than three (3) months following the loss of the plant.
 3. Replacement trees shall be maintained and warranted to survive for a period of three (3) years from installation. Trees which do not survive three (3) year must be replaced with new trees of the same size. Replacement trees must comply with the same maintenance and replacement warranty as the original replacement tree(s) and the warranty period will restart at the date of planting.
 4. All trees may be pruned to maintain shape and promote their shade-giving qualities and to remove diseased or dying portions in areas where falling limbs could be a hazard. The property owner is responsible for the maintenance of all required landscaping in a healthy, thriving condition. Trees shall be pruned only as necessary to promote healthy growth or to avoid power lines. Trees shall not be severely pruned or "hatracked," "lionstailed," or "topped" in order to permanently maintain growth at a reduced height. Pruning shall comply with current International Society of Arboriculture (ISA) standards. No more than 20% of the crown shall be removed within a one (1)-year period.
 5. Fertilizers: It shall be the goal of each landscape plan to select plant materials capable of thriving without regular fertilizer application, with exception of palms which need quarterly fertilizer to avoid nutrient deficiencies.
 6. Pesticides: It shall be the goal of each landscape plan to establish an Integrated Pest Management approach and reduce or eliminate the need for pesticide application.

4.05.04 REQUIREMENTS FOR LANDSCAPE PLANS

- A. A landscaping plan shall be provided to demonstrate compliance with the standards of this section and prepared in accordance with all applicable Florida Statutes. Landscaping plans shall utilize the principles for creating a Florida Friendly landscape, utilize native drought tolerant plant materials to conserve water, avoid invasive exotic species, reduce need for fertilizers, and establish integrated pest management to reduce or eliminate pesticide use. The use of plant material, site design techniques, and planting design techniques which enhance wildlife habitat benefits is strongly encouraged. The publication “Planting a Refuge for Wildlife,” available from the Florida Fish and Wildlife Conservation Commission, may be used as a guide.
- B. The landscape plan shall include the following elements:
1. The name, address, and telephone number of the applicant, as well as the registered landscape architect or landscape designer.
 2. A plan showing the location, size, description, and specifications of landscaping, grade of plantings, mulch specifications, landscape area protection structures (e.g.,

curbs and planters), number of interior parking spaces, perimeter and interior landscape area plantings, existing trees and planting areas. The plan shall illustrate the proposed irrigation hydrozones. The plan shall also include property boundaries and dimensions, existing and proposed structures, pools, walks, patios, vehicular use areas, lot orientation, utility services, light poles, pad-mounted transformers, fire hydrants, existing and proposed elevations, and any other factors affecting the proposed use of the property (including the land use and zoning of adjacent properties).

3. New landscape plans shall account for plant watering needs and group plants into "hydrozones." Hydrozones and their corresponding irrigation category shall be identified on the landscape plan.

4.05.05 MINIMUM REQUIREMENTS FOR RESIDENTIAL DEVELOPMENT

It is the intent of this section to provide minimum landscaping requirements for residential development. Existing plant materials, other than invasive species, may be counted toward meeting the landscaping requirements set forth in this section.

A. Single-family Detached and Two-family Duplex Residential Development

Single-family and two-family development must include, at a minimum, two (2) native, shade trees for every 2,500 square feet of lot area or fraction thereof. At least four (4) native trees may be located in the front, side, or rear yard. Relocation of existing healthy trees on the project site measuring at least 2.5" DBH and at least 8 feet tall may be relocated on the site and utilized as a credit to satisfy minimum landscape requirements. Tree identification and placement must be shown on a site plan but may not be required to meet the requirements of 4.05.04(A) above.

B. Tri-plex and Multi-family Residential Development

Multi-family residential development sites must meet the following standards, in addition to the requirements set forth in Section 4.05.04(A) above:

1. There must be at least two (2) native, shade trees for each 1,500 square feet, or fraction thereof, of development site. Relocation of existing healthy trees on the project site measuring at least 2.5" DBH and at least 8 feet tall may be relocated on the site and utilized as a credit to satisfy minimum landscape requirements. There must be a planting area not less than ten (10) feet in width between the building walls and parking areas. Landscape materials must be provided as follows:
 - a. One (1) tree for every 200 square feet of planting area or fraction thereof;
 - b. At least fifty (50) percent of the trees must be shade trees; and
 - c. A continuous hedge must be placed along the building walls.
2. There must be a planting area not less than ten (10) feet in width between an abutting right-of-way and parking areas. Landscape materials must meet the following standards:
 - a. One (1) tree must be provided for every 250 square feet of planting area or fraction thereof;
 - b. At least seventy-five (75) percent of the trees must be shade trees;
 - c. A continuous hedge or a berm with native plantings, at least three (3) feet in height, must be provided; and
 - d. The entire site, outside of the planting areas immediately surrounding the trees and shrubs, must contain grass or ground cover.

4.05.06 MINIMUM REQUIREMENTS FOR NON-RESIDENTIAL AND MIXED USE DEVELOPMENT

A. Minimum Landscaped Area

At least twenty (20) percent of the total gross land area of a development site shall be landscaped except within the Central Business District/ C-3 zoned and the 8th street Mixed Use (MU8)/MU-8 zoning properties where a minimum of 10% of the total gross land area shall be landscaped. New construction and landscaped areas shall be located on the site in such manner as to maximize preservation of existing trees with priority given to specimen trees. Minimum landscaped area requirements may be achieved through use planters and rooftop gardens. Planting areas which fulfill landscape design strategies located within public rights-of-way shall count towards the minimum planting area, if installed and paid for by the developer or property owner.

B. Minimum Tree Planting

Nonresidential development shall provide one (1) shade tree for each 1,500 square feet of gross site area, or fraction thereof.

4.05.07 PARKING LOT LANDSCAPING

A. Intent: It is the intent of this section to promote vehicular and pedestrian safety; limit physical site access to established points of ingress and egress; delineate and buffer the bounds of abutting vehicular use areas so that distractions of movement, noise and glare from one area do not adversely affect the activity in another area; break up large expanses of pavement; and to reduce heat island effect within the vehicular use areas of a site.

B. Off-Street Parking: All off-street parking lots with six (6) or more required parking spaces and vehicular use areas (access driveways, service drives, and loading areas) are required to include landscaping. Required parking lot landscaping shall be in addition to requirements for protection of existing trees.

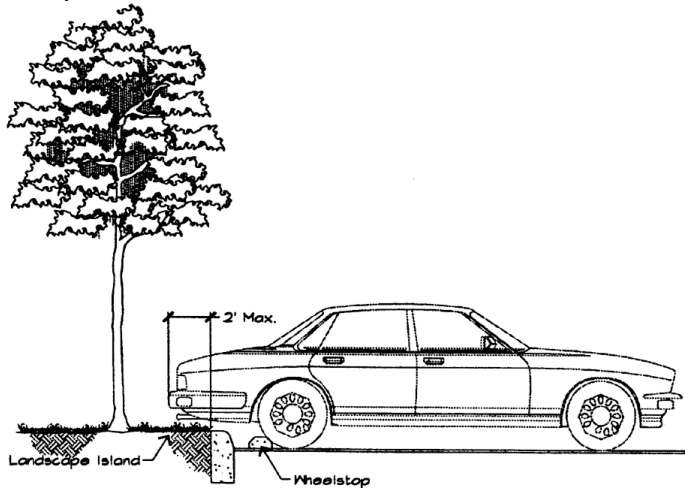
C. Perimeter Landscaping:

1. A landscaped area not less than ten (10) feet in width, exclusive of impervious area, using vertical layering of landscape materials shall be located around the perimeter of the parking lot in order to provide visual screening from the right-of-way. Perimeter landscape area requirements shall not apply to shared vehicular access areas or to the portion of the perimeter areas where physical interconnections exist.
2. When perimeter landscape areas are required on adjacent properties, the owners of such adjacent properties may agree to the installation of only one such landscape area on the adjacent boundary, as long as such agreement is binding on both property owners and their successors in the interest and is approved as part of the site plan review process.
3. Where the parking lot is in a side or rear yard and a buffer "C" or "D" is provided pursuant to Section 4.05.05, the buffer shall satisfy the requirement for providing landscaping between the parking lot and the abutting street.
4. Where a buffer "A" or "B" is required pursuant to Section 4.05.05, the landscaped area shall also include a continuous unbroken hedge, planted in a double-staggered row to form a solid visual screen within one (1) year of planting.
5. An access, not exceeding four (4) feet in width, may be provided through the buffer to an adjacent sidewalk public street or sidewalk.
6. Trees within the perimeter landscaped area shall be determined using a ratio of one (1) tree for each 20 linear feet of required landscape perimeter area, or

major portion thereof, with no less than 75% of said trees being shade trees.
Creative design and spacing is encouraged

7. A visual screen is required within perimeter landscape areas, running the entire length of such areas excluding areas of ingress and egress. The visual screen may be provided using:
 - a. Shrubs or Ornamental Grasses. Shrubs or Ornamental Grasses shall be spaced a minimum of three feet to a maximum of six feet on center dependent on the inherent growth of the species. Creative design and spacing is encouraged.
 - b. Contoured berms or embankments. Contoured berms or embankments shall be a minimum of twenty-four (24) inches in height, measured from the adjacent parking surface level, at the time of planting and landscaped appropriately.
 - c. Plant material must be non-deciduous for full year-round screening.
- D. Interior Parking Lot Landscaping:
 1. Planting areas within parking lots and vehicular use areas shall equal not less than ten (10) percent of the gross area devoted to vehicular use. The perimeter landscaping shall not count toward meeting the required interior landscaping.
 2. Interior planting areas shall be located in tree islands, at the end of parking bays, and between rows of parking spaces. There shall be not more than ten (10) contiguous parking spaces (or twenty (20) parking spaces in a double row) between planting areas.
 - a. Planting areas may also be located within driveway medians, provided the median is a minimum of twelve (12) feet wide.
 - b. One (1) shade tree shall be installed for each 400 square feet of required planting area. Alternatively, a minimum of two, three-inch or three, two-inch, caliper shade trees together with other landscape material shall be planted within each required planting area. Spacing shall be no closer than fifteen (15) feet on center and no greater than eighteen (18) feet on center.
 3. Interior planting areas shall be located to effectively accommodate stormwater runoff, as well as to provide shade in large expanses of paved areas. Use of swales, vegetated filter strips, and bioretention areas (rain gardens) shall be incorporated into the overall stormwater plan, grading plan, and landscape strategy for the entire parking area. Plant species should be selected based on their ability to tolerate urban stresses such as expected pollutant loadings, highly variable soil moisture conditions, ponding water fluctuations, and Soil pH and texture.
 4. If stabilized grass parking is utilized, the parking spaces shall be delineated with parking stops and the required landscape islands with trees and stubs installed to break up rows of ten (10) consecutive parking spaces.
 5. The design of interior landscaped areas shall comply with the specifications set forth in Section 4.05.03 and 7.01.04(C).
 6. A continuous curb or other means of protection shall be provided to prevent injury to vegetation within the planting areas.
 - a. Curbs shall be designed to allow percolation of water to the root systems of the plants. Where existing trees are preserved, tree wells, tree islands, or a continuous curb shall be installed to protect the trunk and root system from damage. A drainage system shall be provided within the area defined by the drip line of the tree(s).
 - b. Vehicle stops or other design features shall be used to prevent parked vehicles from overhanging more than two (2) feet into any landscape area.

Example:



- E. In order to allow for flexibility and creativity in design standards, hedges may be replaced or interrupted in areas which provide for a decorative wall and berms and other creative landscape features, and landscape materials may be clustered so long as the parking area remains screened from the public right-of-way and adjacent private property, as set forth in Section 4.05.12.

4.05.08 FREESTANDING SIGN LANDSCAPING

- A. All monument signs shall have shrubbery or flowers planted around the perimeter of the sign. Signs shall be located so as to provide both adequate visibility from the public rights-of-way and to preserve protected trees.
- B. If a freestanding sign cannot be shifted to allow the required room for perimeter plantings between the sign and the parking area without obscuring visibility to the sign, then the City shall allow a five (5) foot radius from the base of the freestanding sign in which lower accent plantings are allowed in lieu of perimeter plantings.

4.05.09 MECHANICAL EQUIPMENT SCREENING PLANTINGS

Structures such as dumpster enclosures, mechanical equipment, backflow preventers, wells, pumps, tanks, buffer walls, HVAC units, transformers, lift stations, utility cabinets, electrical panels, or cable television equipment shall be fully screened with planting beds in areas visible from the public rights-of-way.

- A. The height of such screening shall be a minimum of 30 inches at the time of installation.
- B. Required access ways to these utilities are exempt from the screening provisions. Other uses which require high visibility and easy access, such as fire hydrants, public and emergency telephones, mailboxes, and school bus shelters/benches, are exempt from these provisions.

4.05.10. RETENTION AND DETENTION PONDS

Stormwater retention/detention ponds are required be naturally shaped (without geometric straight sides) and must meet the following minimum requirements:

- A. All wet detention ponds must incorporate a combination of aquatic and non-aquatic native plants to completely surround the perimeter to filter runoff of fertilizers, herbicides, and pesticides.
- B. Wet detention ponds must incorporate, at a minimum, a littoral zone or a littoral zone alternative Per Chapter 40C-42, Florida Administrative Code.

- C. At a minimum, one water-tolerant native tree per 50 linear feet of pond frontage is required. Trees may be grouped to create clusters to meet minimum requirements. A five (5) foot natural barrier is required around each tree or cluster of trees.

4.05.11. REQUIREMENTS FOR STREET TREES

- A. Trees planted near the street curb line or within swales near the curb line of streets are called street trees. Trees planted in a median between traffic lanes are also called street trees. Street trees are intended to provide:
 - 1. Security to pedestrians crossing wide streets;
 - 2. A screen for drivers from headlight glare of oncoming traffic;
 - 3. Blockage of direct sun into the eyes of drivers, especially commuters traveling east and west;
 - 4. An indication of the course of the roadway in the distance; and
 - 5. A protective barricade to head-on collisions with out-of-control vehicles which cross into the median.
- B. In all subdivisions and any other developments involving the creation of new streets, street trees shall be planted in the rights-of-way or a median, unless it is determined that a conflict exists between trees and utilities located in the rights-of-way or site distances are not in compliance with sound and generally accepted engineering practices and principles. In such cases, the street trees shall be planted outside of the rights-of-way.
- C. If street trees are located to be outside of the rights-of-way, trees shall be planted no farther than five feet outside the right-of-way line, and shall be perpetually maintained. Street plantings shall be in accordance with minimum planting standards.
- D. Buffer plantings consistent with LDC Section 4.05.12 (E) – (G) shall be established to surround new residential subdivisions.
- E. Street trees planted to meet requirements of this section must be shade trees, and shall be planted at a rate of one (1) tree for every 50 feet of site/lot frontage along the right-of-way or every 30 feet on center in medians. If planted medians and/or cul-de-sac islands are provided with trees, street trees along the outside of the roadway are not required. Use of understory trees are permitted in lieu of shade trees as determined to be practical because of overhead utility lines or other infrastructure conflicts, may be permitted at a rate of one (1) tree for every 25 feet of site/lot frontage along the right-of-way. Preserved or retained trees on-site shall count towards satisfying this requirement in newly established residential subdivisions.
- F. A root barrier shall be installed for all street trees to avoid future root conflicts.
- G. A majority of the property owners abutting any street may request the establishment of an arbor street. An arbor street is one determined by the City to be suitable for extensive planting of street trees. Requests shall be in writing and submitted to the City. Required information includes:
 - 1. Designation of the areas proposed for street trees on a planting plan;
 - 2. Agreement from property owners for trees to be planted adjacent to or on their properties; and
 - 3. Commitment from property owners to provide care and maintenance of the street trees.
- H. Trimming of street trees by adjacent property owners is permitted, provided that all work adheres to International Society of Arboriculture (ISA) standards and no more than 20% of the tree canopy is removed within a one (1) - year period. No trees authorized pursuant to the arbor street agreement shall be removed without obtaining a tree removal permit, according to the requirements of Chapter 11.

4.05.12. BUFFER REQUIREMENTS

- A. The use of properly landscaped and maintained buffer areas can reduce the potential incompatibility of adjacent land uses, maintain open space, protect established residential neighborhoods, and enhance community identity. In order to minimize negative effects between adjacent zoning districts, this section requires a landscaped buffer area to be provided. The separation of land uses and the provision of landscaping along public rights-of-way through a buffer are designed to minimize potential nuisances, and to enhance community beautification.
- B. Four (4) types of buffers are provided, as set forth in Table 4.05.12(B).

Table 4.05.12 (B). Types and Plant Requirements for Buffers

Buffer Type	Minimum Width (ft.)	Required Plants per 100 Linear Feet of Property Line
A	10	Two (2) understory trees
B	15	Four (4) understory trees
C	15	Two (2) shade trees Four (4) understory trees Continuous unbroken hedge, planted in a double-staggered row to form a solid visual screen within one (1) year of planting
D	20	Four (4) shade trees Four (4) understory trees A continuous unbroken hedge, planted in a double-staggered row to form a solid visual screen within one (1) year of planting. Retention of native trees and vegetation which meet this requirement shall be considered as part of the buffer.

- C. A buffer shall be required between zoning districts according to the standards set forth in Table 4.05.12 (C). The existence of a road along a property boundary shall not be construed as meeting any part of the buffer requirement, nor as relieving the applicant from providing the required buffer.

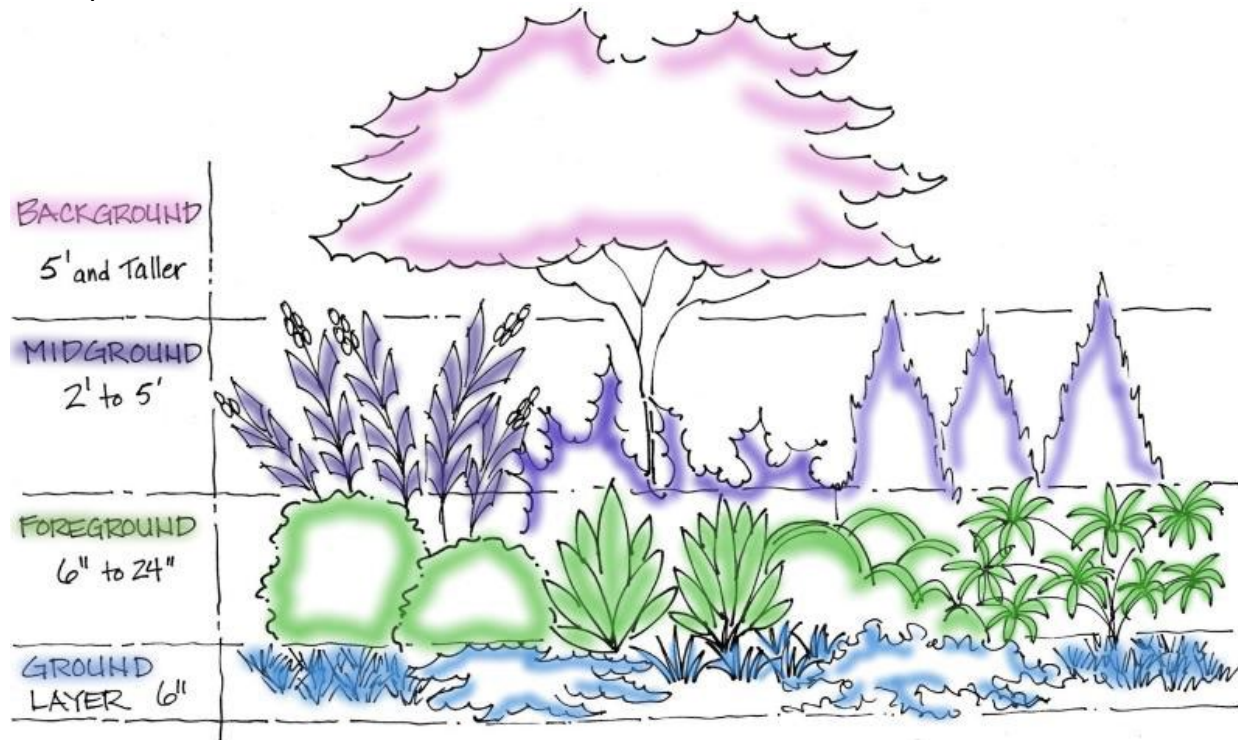
Table 4.05.12. (C). Buffer Requirements between Zoning Districts.

Zoning District of Proposed Development	ADJACENT ZONING DISTRICT																
	R-E	R1-G	R-1	R-2	R-3	OT-1	OT-2	MU-1	C-1	C-2	C-3	I-1	IA	I-W	W-1	PI-1	CON
R-E	No Buffer Required																
R1-G	No Buffer Required																
R-1	No Buffer Required																
RLM	No Buffer Required																
R-2	No Buffer Required																
R-3	A	A	A	A	N	N	N	A	N	N	N	B	B	B	B	N	N
OT-1	N	N	N	N	N	N	N	A	N	N	N	B	B	B	B	N	N
OT-2	N	N	N	N	N	N	N	A	N	N	N	B	B	B	B	N	N
MU-1	B	B	B	B	A	A	N	N	N	A	A	B	B	C	C	A	N
C-1	C	C	C	C	B	B	B	A	N	N	N	B	B	B	B	N	N
C-2	C	C	C	C	B	B	B	B	N	N	N	B	B	B	B	N	N
C-3	C	C	C	C	B	B	B	B	N	N	N	A	A	A	A	N	N
I-1 Downtown	N	N	N	A	N	N	N	A	N	A	A	N	N	N	N	N	N
I-A Airport	D	D	D	D	D	D	D	D	D	D	D	D	N	D	D	D	N
I-1 Mills	D	D	D	D	D	D	D	D	D	D	D	N	N	N	N	N	N
I-W	D	D	D	D	D	D	D	D	D	C	C	N	N	N	N	C	N
W-1	See Specific Standards in Section 8.01.02																
PI-1	C	C	C	C	B	B	B	A	N	N	N	B	B	B	B	N	N
CON	No Buffer Required																
REC	No Buffer Required																

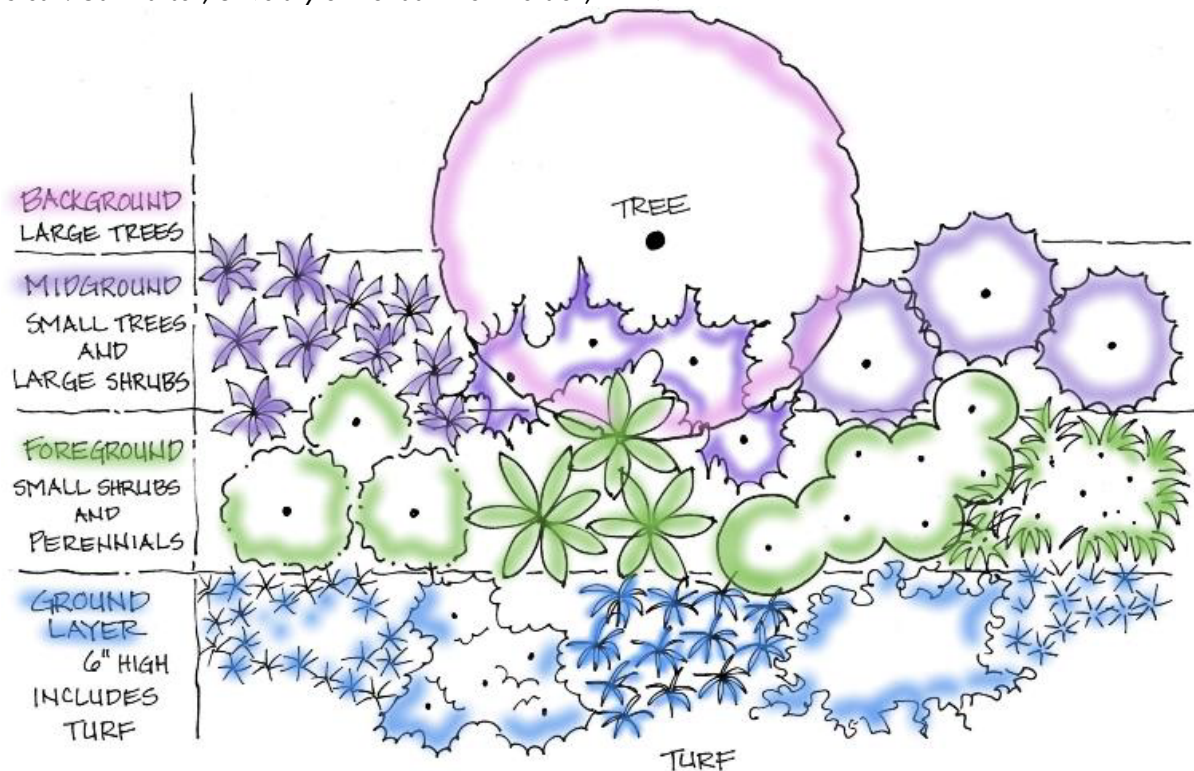
N = No buffer required

- D. Properties abutting the Amelia Island Parkway are required to maintain a 15-foot landscaped buffer. The area between preserved and planted trees can be supplemented with native or naturalized shrubs to provide screening adjacent to any parking areas.
- E. As subject to Comprehensive plan policy 5P.03.02, the Ocean Highway and Port Authority is required to maintain a 30-foot landscaped buffer between port property lines and the adjoining Downtown Historic District properties.
- F. Buffer plantings are required to create vertical layers of plant material in repeating patterns. The examples provided describe vertical layering of plants in the landscape through staggered heights, with low plants in the front interconnecting plant massing layers with taller plants in the back.

Examples:



Credit: Gail Hansen, University of Florida IFAS Extension, EP449



Credit: Gail Hansen, University of Florida IFAS Extension, EP449

- G. A fence or wall included in a buffer screen shall be constructed with the side of the fence or wall with the finished appearance facing the use of lesser intensity or rights-of-way.

- H. An opening through a buffer area may be provided to facilitate pedestrian or vehicular traffic between developments.
- I. Permitted use of buffer area
 - 1. A buffer may be used for passive recreation and picnic facilities. It may contain pedestrian paths or bike trails, provided that the path or trail is not paved. These paths may cross a required continuous hedge provided that openings to allow such crossing points shall be a maximum of six (6) feet in width and shall be spaced not less than 100 feet apart.
 - 2. Except along the Amelia Island Parkway, a buffer may incorporate water resources including stormwater detention/retention facilities. However, a minimum of ten (10) feet width of the buffer shall be preserved as a planting area without stormwater facilities.
 - 3. Ingress and egress to the proposed development and utilities may cross the buffer provided they minimize the amount of buffer devoted to this use. Ingress and egress shall not be subtracted from the linear dimensions used to determine the minimum amount of landscaping required.
 - 4. The buffer area may be included as part of the calculation of any required open space or as part of the required front, side, or rear yard.
 - 5. Identification signs as specifically allowable pursuant to Section 5.03.00.
 - 6. Except along the Amelia Island Parkway, street lighting may be incorporated in to the buffer area.
- J. Prohibited use of buffer area.

A buffer area shall not be used for any building, parking, storage, or loading area.

4.05.13 HARDSHIP RELIEF

- A. Where a landowner is unduly burdened by the strict application of this chapter, said landowner may apply in writing to the community development department director for hardship relief.

4.05.14 TREE PROTECTION REQUIREMENTS

- A. Intent:

The intent of this section is to provide standards and regulations to ensure a minimum number of trees on any lot or parcel, protect and preserve native tree species, protect and preserve the natural landscape, foster and encourage maintenance of natural vegetation, and minimize loss of trees to development. It is the intent of the City that:

 - 1. There shall be no net loss of canopy within the City;
 - 2. Preservation of the City's existing canopy is achieved by managing the impact of development and preventing unreasonable or unnecessary damage to the community's existing native tree canopy and vegetative understory;
 - 3. The diversity of tree species indigenous to Amelia Island shall be maintained;
 - 4. Existing mature growth native trees important to the City's tree canopy are protected and maintained to the fullest extent possible;
 - 5. Structures and all impervious surfaces will be placed in such a way as to protect the survivability and substantial growth of the healthiest shade trees on the property;
 - 6. The natural environment is preserved, enhanced, and restored through the protection and establishment of native trees and existing natural systems for the enjoyment of present and future populations;
 - 7. Achieving greater energy conservation by maximizing the shading and cooling effects of existing native, healthy trees and native replacement trees;

8. The health and well-being of Fernandina Beach residents and visitors is protected by providing shade and otherwise moderating potential dangerous summer temperatures; and
 9. The unique aesthetic character of the City is preserved, enhanced, or restored.
- B. Permitting Requirements:
- Protected Trees are any existing, healthy tree having a five (5) inch DBH, or greater and not identified on the most recent Florida Exotic Pest Plant Council Invasive Plant list (Category I or II). Tree removal permits are required for the removal of any protected tree, except as set forth below. There shall be three categories of exemptions or partial exemptions, as follows:
1. *Exemption from permit, permit fee and replacement requirements:*
 - a. Trees and landscaping specifically grown as landscape material for resale by duly approved and licensed plant nurseries and botanical gardens.
 - b. Damaged or hazardous trees during and for a one (1) month period following a declared disaster.
 - c. Minor maintenance activities such as removal of sucker growth, water sprouts, and overhanging branches on mature trees. All work shall be performed in compliance with the current ISA Arborist standards and best practices.
 2. *Exemption from fee and replacement requirements.*

A permit shall be required for removal of the following trees, however, removal of these shall be exempt from the permit fee and replacement and replacement plan requirements of this article as follows unless the removal of such tree results in the property not achieving the City's minimum landscape standards as specified in LDC Sections 4.05.05:

 - a. Any tree other than a protected or heritage tree;
 - b. Trees damaged by disease, fire, windstorm, lightning, insect infestation or other acts of nature, which pose an imminent danger to life, property or other protected trees; The administrative official may require a written certification of the need to remove such a tree or trees, at the property owner's expense, from an ISA certified Arborist prior to authorizing such a removal.
 - c. Removal of trees (thinning) within a forested area in order to reduce overcrowding and competition and to promote the health, growth, and resistance to stress may be permitted only when accompanied by written certification of the need to remove such tree(s) at the property owner's expense, from an ISA certified Arborist prior to authorizing such removal.
 - d. Major and minor maintenance of trees located adjacent to utility lines; and
 - e. Removal of trees by the City on City rights of way.
 - f. The tree prevents access to a lot and no feasible alternative access points exist.
 3. *Partial Exemptions from replacement requirements for site development.*

A permit and permit fee shall be required for removal of protected trees for purposes of site development provided that mitigation requirements have been met through either on-site retention of existing healthy native trees or through the planting of replacement trees required as follows:

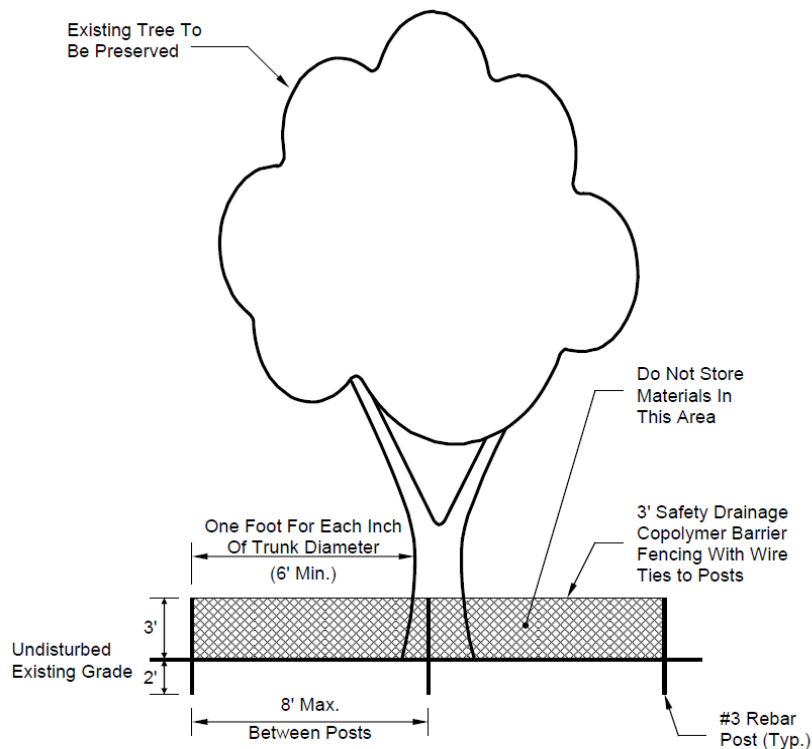
 - a. For one- and two-family residential properties:

Fifty percent (50%) of the total DBH of the protected trees shall be exempt from replacement. Replacement of fifty percent (50%) of the total DBH of the protected trees located within the area of the building footprint, or within five (5) feet thereof, to be constructed on the property, when such improvements have been authorized by a duly approved and issued building permit shall be required.

- b. For affordable housing units, the City Manager or designee is authorized to issue an administrative waiver pursuant to the procedures set forth in Chapter 10.
 - c. For non-residential and mixed use or multi-family residential properties:
Fifty percent (50%) of the total DBH of the protected trees shall be exempt from replacement. Replacement of fifty percent (50%) of the total DBH of protected trees located within the area of the impervious improvements, or within five (5) feet thereof, to be constructed on the property, when such improvements have been authorized by a duly approved and issued building permit shall be required.
- C. Tree Survey or Inventory:
All protected trees shall be shown on a tree survey or a tree inventory prepared by a certified arborist, submitted with an application for a tree removal permit or with an application for development approval as set forth in Chapter 11.
- D. Replacement trees Requirements:
 - 1. When authorization has been granted to remove protected trees, replacement trees shall be planted. The combined DBH of replacement trees shall equal or exceed the combined DBH of trees authorized for removal subject to any preservation credits available from the retention of protected trees on the site. Preservation credits are set forth in Section 4.05.14 (E)(5).
 - 2. Replacement trees shall meet the standards set forth in Section 4.05.03, and shall be balled and burlapped or container-grown.
 - 3. Protected trees authorized for removal may be relocated to locations compliant with the specifications set forth in Section 4.05.03 and approved by the City Manager or designee.
 - 4. An applicant shall be permitted to pay a fee to the City Tree Replacement Fund for up to fifty (50) percent of the cumulative DBH of protected trees removed, less the credits accumulated from preservation of trees on the site. The fee will be set by resolution of the City Commission and will be based on the average cost for the City to replace the tree with the same species, excluding invasive species, the fiscal year in which the permit is issued.
- E. Protection of Trees During Development Activities:
 - 1. Protective measures are required during site development in order to assure the health and survival of protected trees. Storage of construction materials or fill dirt is expressly prohibited within the tree protection area.
Protective measures are required to avoid:
 - a. Mechanical injuries to roots, trunk, and branches;
 - b. Injuries by chemical poisoning;
 - c. Injuries by grade changes;
 - d. Injuries by excavations; and
 - e. Injuries by paving.
 - 2. A tree protection zone shall be established around each protected tree(s) as follows:
 - a. If the drip line is less than six (6) feet from the trunk of the tree, the zone shall be that area within a radius of six (6) feet around the tree.
 - b. If the drip line is more than six (6) feet from the trunk of the tree, but less than twenty (20) feet, the zone shall be that area within a radius of the full drip line around the tree.
 - c. If the drip line is twenty (20) feet or more from the trunk of the tree, the zone shall be that area within a radius of twenty (20) feet around the tree.

- d. Prior to commencement of construction, the tree protection area shall be enclosed and installed as required in the detail provided and described herein. An approved inspection of the tree protection area by a Certified Arborist, contracted to and selected and managed by the City, must be completed prior to all site clearing activity. For all subdivision projects and non-residential projects, a Certified Arborist is required to be present for clearing activities and must provide an affidavit attesting to compliance of tree removal permits and installation of protective fencing once clearing activities are complete. The tree protection barricade shall be at least three (3) feet tall. The barrier shall consist of either a wood fence with 2x4 posts placed at a maximum of eight (8) feet apart, with a 2x4 minimum top rail, or a temporary wire mesh fence, chain link or other similar barrier which limits access to the protected area. The fence must remain in place through the duration of construction activities. Beyond the dripline of the canopy, a 3" mulch bed shall be established to avoid compaction from heavy machinery. Trenching close to a preserved tree on-site must be done by hand or air spading only. Preserved trees that may have root impacts resulting from the surrounding development shall be handled through hand cut root pruning practices only. Root ripping equipment is not permitted.
- e. An exception shall be granted if the required protection zone prohibits access to the site. Consultation with a certified arborist is required to determine a proper access plan and provide measures to ensure protection of the tree during construction activities.

Example:



3. All development activities, except those specifically permitted by Section 4.05.14(E)(4), shall be prohibited within the tree protection zone, including any construction of buildings, structures, paving surfaces, stormwater retention or

detention ponds, and temporary construction activities, including all digging, storage of construction material, and parking of construction vehicles.

4. Permitted activities within the tree protection zone:
 - a. Excavating or trenching by utilities service providers for installation of underground utilities. Underground utilities shall be no closer to the tree than ten (10) feet.
 - b. Placement of sod or other ground covers, and the preparation of the ground surface for such covers.
5. The root systems of protected trees shall be preserved when installing fences and walls. Postholes and trenches located close to trees shall be dug and adjusted as necessary to avoid damage to major roots. Continuous footers for masonry walls shall be ended at the point larger roots are encountered and the roots bridged.
6. In order to control air and water pollution from dust from traveling across the landscape, a detailed and site specific plan for dust control measures is required. Control measures may include, but are not limited to: sprinkling or irrigation, vegetative cover, mulch, wind breaks, or soil treatments.

F. Abused Trees:

Abused trees shall not be counted toward fulfilling tree replacement or preservation requirements. The City may require the abused trees to be replaced and are subject to penalties provided for in LDC section 11.08.04. A tree shall be considered abused if one (1) or more the following actions have taken place:

1. Significant damage has been inflicted upon any part of a tree, including the root system by machinery, storage of materials, soil compaction, excavation, vehicle accidents, chemical application, or change to the natural grade;
2. Damage inflicted to or cutting upon a tree which causes infection or pest infestation;
3. Pruning any tree to permanently reduce the function of the tree or cause it to go into shock;
4. Pruning a tree to destroy its natural shape;
5. Hatracking;
6. Removal of bark which is detrimental to the tree;
7. Tears and splitting of limb ends or peeling and stripping of bark;
8. Use of climbing spikes, or cutting into the tree for the purposes of climbing on any species of tree for any purpose other than total removal, except as the same may be required to comply with federal, state or local laws and regulations, including, but not limited to, the Occupational Safety and Health Act; and
9. Girdling a tree with the use of wires (e.g., use of weed eater, mower damage, or improper cabling around branches).

4.05.15 HERITAGE TREES

A heritage tree is a tree designated by the City as irreplaceable due to its size, age, and its historic, aesthetic, or cultural significance.

1. Designation Criteria

To be designated a heritage tree; the following criteria must be met:

- A. The tree must be indigenous to the region.
- B. The tree must be in apparently healthy growing condition
- C. The tree must have a DBH of at least 36" and;
- D. The tree must possess significance by meeting one or more of the following criteria:
 1. The tree has a documented association with a historical figure, property, or significant historical event.
 2. The tree is associated with a historic landmark or site as defined in this LDC.
 3. The tree was planted as a commemorative, memorial or tribute;
 4. The tree was planted during a particularly significant historical era.
 5. The tree is distinctive due to a functional or aesthetic relationship to a natural resource, such as trees located along stream banks or trees located along dune or ridge lines
 6. The tree is of exceptional or unique architecture.
 7. The tree is identified by the city as having significant arboricultural or horticultural value to the citizens of the city.
 8. The tree is identified as playing a significant role in the landscape or architecture of a specific location.

2. Categories

There shall be 2 categories of heritage trees: Designated Heritage Tree and Protected Heritage Tree

- A. *Designated Heritage Tree (Private Property)*: The City shall provide the following incentives to encourage private property owners (Owner) to preserve and protect Designated Heritage Trees.
 1. The City may provide to the Owner recommendations regarding the proper care and maintenance of a Designated Heritage Tree.
 2. The City shall provide aid in the evaluation of a Designated Heritage Tree every four years. The evaluation shall be conducted by City staff and an International Society of Arboriculture (ISA) Standards certified arborist for the purposes of determining health and wellness of the tree, evaluating and diagnosing potential biotic or abiotic disorders and recommending appropriate treatments. The City shall pay 25% of the reasonable costs of this evaluation and findings shall be provided to both parties.
 3. A Designated Heritage Tree may be pruned by the Owner. The Owner is encouraged to trim a Designated Heritage Tree in accordance with ISA standards so the pruning does not reduce the tree's height or crown diameter, such that it alters the tree's general appearance, increase the tree's susceptibility to insects or disease, or otherwise increase its risk of mortality. Upon request, the City or a qualified designee will consult with the Owner regarding acceptable pruning methods and techniques.
 4. If considering removal or actions which result in damage of a Designated Heritage Tree, the City will, upon request, consult with the Owner regarding possible alternatives to address the condition(s) necessitating remove or potential damage to the tree.
- B. *Protected Heritage Tree*: A Protected Heritage Tree is any Designated Heritage Tree located on public property or one located on private property where the

property owner (Owner) has encumbered his/her property with an instrument provided by the City and recorded by the Owner with the County of Nassau. The purpose of the instrument is to inform future Owners that the property contains a Designated Heritage Tree. The recorded instrument shall reference the City of Fernandina Beach Heritage Tree Program and include a statement that prior approval is required by the Owner from the City of Fernandina Beach for any act that may result in potential damage or removal of the Protected Heritage Tree. Such tree shall be classified as a Protected Heritage Tree. Said instrument cannot be revoked without consent of the Fernandina Beach City Commission. In cases where the proposed Protected Heritage Tree is located on or near the property line, the Owners of both properties must be in agreement as to the designation of the tree as a Protected Heritage Tree.

3. Incentives or Benefits

The following are incentives or benefits, in addition to those listed under Designated Heritage Tree (Private Property), above, bestowed upon the Owners of those trees designated as Protected Heritage Trees. The owner of a Protected Heritage Tree is eligible for percent matching funds from the City of Fernandina Beach Tree Trust Fund relating to proper care and maintenance of a Protected Heritage Tree. Matching funds may be applied for the following:

- A. Removing diseased or insect-infested wood, removing broken or damaged limbs and by engaging in regular maintenance pruning to promote continued vigor of the tree under advisement by an ISA certified Arborist. Pruning of a Protected Heritage Tree every five years to ISA standards. The City shall pay 25% of the reasonable costs for pruning of a Protected Heritage Tree, as determined by the City Manager or designee.
- B. Evaluation of a Protected Heritage Tree every 3-4 years or in emergency situations as deemed by the City Manager. The City shall pay 100% of the reasonable costs for an evaluation by an ISA certified Arborist for the purposes of determining health and wellness of the tree, evaluating and diagnosing potential biotic or abiotic disorders and recommending appropriate treatments.
 1. Treatment of a Protected Heritage Tree as necessary. The City shall pay 25% of the reasonable costs of applying treatments or other remedial actions necessary to maintain the health of a Protected Heritage tree, manage pests or complete other Plant Health Care (PHC) relating to the Protected Heritage Tree.
 2. A heritage tree shall not be removed except by specific authorization from the City Commission.
 3. Any person, who owns, controls, has custody or possession of any real property within the city shall maintain and preserve all heritage trees located thereon in a state of good. Failure to do so shall constitute a violation of this section.
 4. No person shall willfully damage, injure, destroy, move or remove a heritage tree except pursuant to the terms and conditions of a permit granted pursuant to this article.

4. Construction/grading activity

Any owner or person who conducts any grading or construction activity on property shall do so in such a manner as to not threaten the health or viability or cause the removal of any heritage tree. The City Manager or designee may impose conditions on any development permit to require construction fencing and/or the use of protective grading methods to assure compliance with this section. In addition to said conditions, the following shall apply:

- A. Except as otherwise provided in this section, excavation adjacent to any heritage tree shall not be permitted where material damage to the root system may result. When proposed developments encroach into the drip line of any heritage tree, special construction techniques to allow the roots to breathe and obtain water may be required as a condition(s) to the approval of any application for a building, zoning permit or removal permit.
- B. The existing ground surface within the drip line of any heritage tree shall not be cut, filled, compacted or pared except for existing, permitted encroachments such as sidewalks or as otherwise expressly approved by the City Manager or designee pursuant to an approved arborist's report. Tree wells may be used where advisable.

5. Nominations

Any citizen, property owner, or City official may nominate a tree to be designated as a heritage tree. Nominations must be accompanied with permission from the property owner where the tree stands. Consideration of the nomination shall follow the procedures set forth in Chapter 11.

6. Recognition

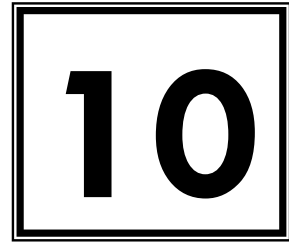
Every designated heritage tree may be permanently marked identifying it as such and advising that unauthorized removal will result in a fine as stated in Section 11.08.04. The requirement to permanently mark each designated heritage tree is advisory only and not a legislated mandate. Failure of the City to mark such tree shall not adversely impact the City in enforcing the provisions of this section.

4.05.16 TREE FUND

In support of the City's commitment to tree protection, the continued health of its mature canopy, and to grow the urban forest, the City Manager must establish within the operating budget of the City a special account that includes all funds derived from donations, Tree Removal penalties or fines, and all fees collected from the issuance of tree removal permits into the special fund. The special account may also include funds derived from violations of landscape requirements. Funds in the special account must only be spent for the following activities:

- Heritage Tree nomination, inspection, and protection measures;
- Relocation of protected trees;
- Monitoring and special treatment (such as cabling or root injections) of protected trees within City Rights-of-way and public lands;
- Up to 1/3 of the salary of a City Employee serving as the Urban Forester/City Arborist;
- The salary of a seasonal intern;
- Purchase of replacement trees and supplies including irrigation to support newly installed trees within the City;
- Education and outreach materials about trees;
- Equipment required to support new or replacement trees; and
- Staff and volunteer training activities.

The special fund will not be used to defer costs of routine maintenance activities (such as pruning or pesticide application) supporting City trees beyond two (2) years following their initial installation.



CHAPTER 10

VARIATIONS FROM CODE REQUIREMENTS

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10.00.00 GENERALLY

The purpose of this chapter is to provide mechanisms for obtaining relief from the provisions of this LDC where hardship would otherwise occur. There are several ways that potential relief from hardship is addressed: relief through requirements regarding nonconforming development; relief through the grant of a variance from the design standards of this LDC; relief through the grant of an administrative waiver in specific situations; and relief through recognition of vested rights regarding use and/or design.

10.01.00 NONCONFORMING SITUATIONS

10.01.01 Continuation of Nonconforming Uses and Structures

- A. Subject to the provisions in Section 10.01.00, the lawful use of land or buildings existing on the date of enactment of this LDC shall be allowed to continue.
- B. Nothing in this chapter shall be construed to prevent the ordinary and routine maintenance and repair of nonconforming structures.
- C. Nothing in this section shall require any change in plans, construction, or designated use of a building or structure for which a building permit has been issued and the construction of which shall have been commenced within six (6) months of the date of that permit.
- D. Dwelling units made available for resort rental housing uses in the R-1 and R-2 districts as of the effective date of Ordinance No. 2000-28 (October 3, 2000), shall be permitted to continue to be used as such, provided that the resort rental permit has not expired.
- E. If a structure located within the city receives storm damage or other structural damage in excess of fifty (50%) of the appraised value of the structure, such structure may be replaced in compliance with current laws and ordinances, including those enacted since the construction of the subject structure. If the structure was non-conforming based on density or zoning, it may be re-constructed at no greater non-conformity than prior to when it was damaged. In no instance may any non-conformity be expanded.

10.01.02 Expansion or Modification of Nonconforming Uses or Structures

- A. Nonconforming structures shall not be expanded except in compliance with this section.
- B. An expansion in square footage shall be permitted where such expansion meets all requirements of this LDC.
- C. Nonconforming Historic Structures. Repairs, alterations and additions necessary for the preservation, restoration, rehabilitation or continued use of a nonconforming historic structure may be permissible when authorized by the HDC in the form of a Certificate of Appropriateness, provided:
 - 1. The structure lies within the Historic District Overlay;
 - 2. Any unsafe conditions are corrected;
 - 3. The use(s) therein shall be in conformance with all applicable provisions of this chapter.
- D. An expansion of a nonconforming structure is permissible that is otherwise required by law or ordered by the City Manager to secure the safety of the building.
- E. A non-conforming structure which was lawfully erected on a lot of record may be reconstructed if it is substantially damaged or destroyed, provided that:
 - 1. The reconstruction does not result in an increase in the nonconformity of the lot area, yards, setbacks or density;

2. The number of dwelling units in such reconstructed structure does not exceed the number of units in existence at the time of damage or destruction;
 3. The repair or reconstruction is substantially completed within twenty-four months of the date of such damage.
- F. An expansion may be permitted where such expansion is solely to extend an existing use throughout the building in which the use occurs on the date of enactment of this LDC. Such expansion shall not be extended to occupy any land outside the building, including parking and other impervious surfaces.
- G. Any non-conforming use shall be brought into full compliance with all provisions of this Code if any of the following activities occur:
1. When the non-conforming use has been discontinued for a period of 180 days;
 2. If a non-conforming structure or portion of any structure containing a non-conforming use becomes physically unsafe or unlawful due to lack of repairs or maintenance and is declared by any duly authorized official of the city to be an unsafe building, it shall not thereafter be repaired or rebuilt except in conformity with this land development code.

10.01.03 Exceptions for Affordable Housing and Historic Homes

In accordance with, and in furtherance of the comprehensive plan, certain lots are exempt from the provision of Section 10.01.00 regarding nonconforming buildings.

- A. Development may be permissible when a lot meets the following conditions:
1. The lot complies with the standards set forth in the LDC except that the lot width is less than the standard required for the zoning district in which the lot is located;
 2. The lot is located west of Egans Creek; and
 3. Evidence is provided that development will provide affordable housing for very-low, low, or moderate-income persons or families, as the same are defined in Section 420.602, F.S.
- B. Development is permissible where development is necessary for the preservation of historically significant housing, in compliance with the provisions of the comprehensive plan.

10.02.00 VARIANCES

10.02.01 Generally

- A. Within the Historic District Overlays and the CRA Overlay, the HDC may authorize a variance from the design and improvement standards of the LDC and may issue exceptions from the CRA design guidelines where the required findings of Section 10.02.00 are met.
- B. The BOA may authorize a variance from the design and improvement standards of the LDC, except for areas within the Historic District Overlay, the CRA Overlay, or as limited by Section 10.02.01(D), where the requirements of Section 10.02.00 are met.
- C. The City Commission may take action to authorize a variance request from LDC Section 4.02.02 for properties which are contained within the Comprehensive Plan defined "Job Opportunity Areas," but only for properties located on the west side of North or South Fletcher Avenues in the "Job Opportunity Areas." The City Commission shall hear such variance requests in accordance with provisions for variances as set forth in Chapter 10.
- D. Limitations on the granting of a variance

1. A variance shall not be granted which authorizes a use that is not permissible in the zoning district in which the property subject to the variance is located.
2. A variance shall not be granted which authorizes any use or standard that is prohibited by the City's Comprehensive Plan.
3. No nonconforming use of adjacent lands, structures, or buildings in the same zoning district, and no permitted use of land, structures, or buildings in other zoning districts, shall be considered grounds for the authorization of a variance.
4. A variance shall not change the requirements for concurrency.
5. A variance shall not be granted to permit the use of a single media peonia for the construction of a dwelling unit.
6. A variance shall not be granted if the evidence submitted by an applicant is solely a demonstration of financial hardship or economic considerations.
7. A variance shall not be granted for procedure or process components of this Land Development Code.
8. A variance shall not be granted to deviate from LDC section 4.02.02 to combine two (2) or more lots which would result in a lot width greater than 100 feet for lots or parcels that abut Ocean Avenue, North Fletcher Avenue, or South Fletcher Avenue except as may be provided in LDC Section 10.02.01 (C) above.
9. A variance shall not be granted which authorizes the filling of wetlands prohibited by LDC Section 3.03.03 (A).
10. No variance will be granted to exceed the maximum building height of 35 feet for a building on any lot within 1,000 feet of the Coastal Construction Control Line (CCCL) under LDC Section 4.02.03(D), Table 4.02.03(E), specifically Note 1.
11. A variance shall not be granted for any residential or residential mixed-use structure to exceed the maximum building height requirements contained in Table 4.02.03(E).
12. A variance shall not be granted to reduce the minimum side yard setbacks for buildings within 1,000 feet of the Coastal Construction Control Line (CCCL).

10.02.02 Required Findings for a Grant of a Variance

- A. In order for an application for a variance to be approved or approved with conditions, the BOA or the HDC shall find that all of the following criteria apply:
 1. Special Conditions: Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district. Special conditions or circumstances do not result from actions of the applicant and are not based on a desire to reduce development costs.
 2. Special Privilege: Granting the variance does not confer upon the applicant a special privilege that is denied by the Land Development Code to other lands, structures, or buildings in the same zoning district.
 3. Literal Interpretation: Literal interpretation of the provisions of the Land Development Code would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district.
 4. Minimum Variance: The variance requested is the minimum variance needed that will make possible the reasonable use of the land, structure, or building.
 5. General Harmony: Granting the variance will be in harmony with the general intent and purpose of the Land Development Code and Comprehensive Plan.
 6. Public Interest: Granting the variance is compatible with surrounding properties, will not cause injury to the area involved, or otherwise be detrimental to the public health, safety, welfare or environment.

- B. The applicant for a variance has the burden of proof of demonstrating that the application for a variance complies with each of the requirements of Section 10.02.02(A).

10.02.03 Additional Criteria for Findings for a Grant of a Variance in the Historic Districts or Community Redevelopment Area

In acting on variance requests in the Historic District Overlays or the Community Redevelopment Area Overlay, the Historic District Council may be guided by the following in addition to the criteria in Section 10.02.02(A):

- A. That a variance is necessary to maintain the historic character of property through demonstrating that:
 - 1. A variance would not be contrary to the public interest, safety, or welfare.
 - 2. Special conditions and circumstances exist, because of the historic setting, location, nature, or character of the land, structure, appurtenance, sign, or building involved, which are not applicable to other lands, structures, appurtenances, signs, or buildings in the same zoning district, which have not been designated as historic sites or a historic district nor listed on the Local Register of Historic Places.
 - 3. Literal interpretation of the provisions of existing ordinances would alter the historic character of the historic district, or historic site to such an extent that it would not be feasible to preserve the historic character, of the historic district or historic site.
 - 4. The variance requested is the minimum necessary to preserve the historic character of a historic site or of a historic district.
 - 5. In the case of the alteration of an existing building, the proposed design would incorporate materials, details, or other elements not permitted by the Land Development Code but which can be documented by photographs, architectural or archaeological research or other suitable evidence to have been used on other buildings of a similar vintage and style in the Historic District in which the building is located, provided that the project will not destroy significant architectural features on the building.
 - 6. In the case of new construction, the proposed design incorporates materials, details, setbacks, massing or other elements that are not permitted by the Land Development Code but which would enhance the quality of the design for the new building or structure, provided that said new building or structure otherwise complies with the criteria for new construction in the Historic District in which the building or structure is proposed to be located and provided further that it would also have a beneficial effect on the historic character of the visually related area.
- B. Or, as an alternative to subsection (A), that a variance is necessary to accommodate an appropriate adaptive reuse of a structure within a Historic District or upon a Historic Site through demonstrating that:
 - 1. A variance would not be contrary to the public interest, safety, or welfare.
 - 2. The variance would not significantly diminish the historic character of the Historic District or Site.
 - 3. That the variance requested is the minimum necessary to affect the adaptive reuse of an existing structure or site.
 - 4. The proposed design would incorporate materials, details, or other elements not permitted by the Land Development Code but which can be documented by photographs, architectural or archaeological research or other suitable evidence to have been used on other buildings of a similar vintage and style in the Historic

District in which the building is located, provided that the project will not destroy significant architectural features on the building.

10.02.04 Procedures for Variances

A. Applications

1. An application for a variance shall include the information required for all applications, as set forth in Section 11.01.03 and City established policies, as amended from time to time.
2. An application for a variance shall include a statement explaining how the variance request conforms to all requirements listed in Section 10.02.02 (A).
3. An application for a variance for development subject to site plan review and approval shall be decided by the BOA or HDC prior to completion of the site plan review process.

B. Review of applications

1. An application for a variance shall be reviewed by the City Manager for compliance with the requirements set forth in Section 10.02.02(A). The City Manager shall prepare a compliance report to the BOA or HDC.
2. A public hearing shall be scheduled before the BOA or the HDC.
3. Notice shall be provided pursuant to the requirements of Section 11.02.00.
4. The BOA or HDC shall conduct the public hearing in accordance with the procedures set forth in Section 11.04.00.
5. The BOA or HDC shall approve, deny, or approve with conditions the application for variance, based upon findings regarding conditions set forth in Section 10.02.02(A).
6. The City Manager shall issue a written order to the applicant when final action is taken by the BOA or HDC.

C. Expiration of variance approval

Any variance authorized by the BOA or HDC, for which action has not commenced within one (1) year from the date on which the decision of the BOA or HDC is reduced to a written order, or if appealed, the date on which the order becomes final, shall be deemed abandoned and be void and of no further force and effect. See LDC Section 11.00.04(D) for extension allowances.

D. Appeals on a Variance.

1. Any person aggrieved by any decision of the BOA or HDC regarding a variance may present to a court of record a petition, duly verified, setting forth that the decision is illegal, in whole or in part, specifying the grounds of the illegality. The petition shall be presented to the court within 30 days after the filing of the decision at the office of the board; otherwise the decision of the board will be final.

10.03.00 ADMINISTRATIVE WAIVERS

10.03.01 Authority and Limitations

The City Manager is authorized to reduce specific site design and development standards of this LDC where the intent of the LDC can be achieved and equal performance obtained by granting a waiver. The authority to grant a waiver must be limited to the following:

A. A reduction in the parking requirement, provided the following standards are met:

1. The reduction is necessary in order to implement tree protection standards of this LDC;

2. The reduction is limited to either one (1) space or two (2) percent of the parking requirement, whichever is more; and
3. The reduction does not limit the availability or location of required handicapped parking.
- B. A reduction in a dimensional standard, other than a setback as set forth in Section (A) above, provided that all of the following conditions are met:
 1. A property owner inadvertently fails to comply with the dimensional requirements and such failure is identified after the start of construction;
 2. The difference between the required dimensional standard set forth in this LDC and the actual measurement is not more than three (3) inches; and
 3. Failure to comply with the required dimensional standard must not result in an adverse health, safety, or welfare impact.
- C. A reduction in the minimum front, side, or rear yard setbacks for a single residential lot for the exclusive purpose of protecting mature, healthy shade trees on a property provided the following standards are met:
 1. The reduction is necessary to protect a healthy native shade tree measuring at least 25 inches DBH; and
 2. The reduction does not result a structure placed less than five (5) feet from the front, side, or rear property lines; and
 3. The protected tree will not require pruning cuts any greater than 20% as recommended by ISA best management practices during construction or within 2 years following construction activities; and
 4. Where the applicant has provided a certified arborist statement attesting to the health of the tree and its worthiness for deviation from typical setback standards, a detailed protection schematic to secure and inspect the tree during construction activities, consideration of designation as heritage tree to extend protection requirements, and recommendations for post development inspections and treatments; and
 5. A recorded agreement between the property owner and the City which binds future owners to tree replacement requirements should the preserved tree fail in the future.

10.03.02 Procedure

- A. An application for an administrative waiver shall meet the requirements set forth in Section 11.01.03 and City established policies, as amended from time to time.
- B. An application for an administrative waiver shall include a statement explaining how the request conforms to all requirements listed in Section 10.03.02(A), (B), or (C).
- C. The City Manager shall evaluate the application for administrative waiver for compliance with the requirements set forth in Section 10.03.02(A), (B), or (C), and shall issue a notice of intent to approve or deny the application. The notice shall meet the requirements of Section 11.02.00.
- D. When an application is approved, the City Manager shall issue a written order following the notice period. When the application is denied, the City Manager shall notify the applicant in writing.

10.03.03 Annual Report Required

An annual report shall be prepared to summarize the number and type of administrative waivers granted in the previous year. Such reports shall be prepared in January of each year for the previous calendar year. Annual reports shall be presented to the Planning Commission for review and comment. Annual reports, together with recommendations from the Planning Commission, if any, shall be forwarded to the City Commission.



CHAPTER 11

ADMINISTRATIVE AND DECISION-MAKING PROCEDURES

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11.00.00 GENERALLY

11.00.01 Purpose and Intent

This chapter sets forth the procedures for receiving, reviewing, and rendering decisions on applications for development approval, including local development orders, development permits, amendments to this LDC, and amendments to local development orders. Procedures for appealing decisions and seeking variation from the standards of this LDC are set forth in Chapter 10. It is the City's intent that the procedures set forth in Chapter 11 shall be followed in order to seek approval for any development. As used in this section "site plan" means any site plan, whether or not such site plan is for development subject to supplemental standards or a PUD.

11.00.02 Local Development Orders and Development Permits Required

- A. A local development order shall be issued to indicate approval of any site plan, subdivision plat, variance, and rezoning.
- B. A local development order shall be required prior to the issuance of any development permit to authorize construction, reconstruction, site improvements, installation of improvements, establishment of a temporary or accessory use or structure, or other modifications to the land or water on a site, except that a local development order shall not be required prior to issuance of a permit for installation or construction of a telecommunications tower.
- C. A development permit shall be required as set forth in Section 11.03.07.
- D. Any person who commences any work on land, or a building, structure, or sign, or an electrical, gas, mechanical, or plumbing system before obtaining the necessary permits, shall be subject to a penalty as described in Section 11.08.00.
- E. An amended local development order shall not be required when:
 - 1. There is no increase in the amount of impervious surface within the development;
 - 2. The number of dwelling units does not change by five (5) percent or more;
 - 3. There is no change in the floor area ratio;
 - 4. There is no modification in the original design concept, such as a change in housing types, building scale, or compatibility factors;
 - 5. There is no change in the land use categories on the approved site plan;
 - 6. There is no increase in traffic volume, flow, or points of ingress or egress;
 - 7. There is no reduction of required setbacks;
 - 8. There is no reduction in the number of parking spaces;
 - 9. There is no change in parking lot design; or
 - 10. There is no reduction in landscaping or buffering.

11.00.03 Exemptions

Exemptions from the provisions of this LDC are identified in Section 1.03.02.

11.00.04 Expiration of Local Development Orders and Development Permits

- A. A local development order shall expire twelve (12) months after the date of issuance unless a longer period is specifically provided.
- B. A development permit shall expire six (6) months after the date of issuance, unless work has commenced and is continuing in good faith, pursuant to all provisions of the permit.
- C. Prior to expiration of a local development order or a development permit, the local development order or development permit may be extended for a period not to exceed six (6) months, subject to the following:
 - 1. A written request for an extension shall be submitted to the City.

2. Applicable fees for extension shall be paid.
3. No more than two (2) such six (6) month extensions shall be issued.
- D. Local Development Orders for which subsequent approvals are required (for example, FDEP approval for coastal construction, TRC site plan approval, or HDC design approval) shall be considered valid beyond the twelve (12) month expiration, provided the applicant can demonstrate proof of due diligence to obtain such approvals during the initial approval period. The applicant must provide a request in writing and any extension, if issued, shall be granted in six (6) month increments.

11.00.05 Local Development Orders for a Change of Use

- A. A change of use occurs when an existing use, as listed in Table 2.03.02 is replaced by a different use, as listed in Table 2.03.02. A proposed change of use shall be subject to the pre-application conference as set forth in Section 11.01.02.
- B. A change of use shall not require a local development order when all of the following conditions are met:
 1. The existing use conforms to the comprehensive plan and this LDC;
 2. The proposed use conforms to the comprehensive plan and this LDC;
 3. The proposed increase does not increase density;
 4. Any proposed modifications to an existing building are only to the facade or interior of the building;
 5. The proposed use does not require a greater number of parking spaces than the existing use;
 6. The proposed use does not require a greater number of parking spaces than are currently available on the site;
 7. The proposed use does not increase the amount of impervious surface, whether due to expansion of an existing building, proposed construction of additional buildings, or addition to paved areas for any purpose; and
 8. All applicable development permits are obtained.
- C. The determination that a proposed use or development constitutes a change of use is an administrative decision subject to appeal as set forth in Section 11.07.00.
- D. When a local development order is required due to a proposed change of use, all standards and procedures of the comprehensive plan and this LDC shall apply to the proposed new use.

11.00.06 Effect of This LDC on Lots Combined for Development Purposes (Reserved)

11.00.07 Fees Required

A fee shall be required for all applications for final local development orders and development permits. Fees are set forth in the schedule of fees. No action shall be taken on an application until all applicable fees are paid.

11.00.08 Fees for Independent Review of Applications

The City is authorized to enter into a contract with persons who have expertise necessary for the review of an application or a specific technical aspect of an application. The costs of such review shall be paid by the applicant, according to the schedule of fees.

11.00.09 Certificate of Occupancy

A certificate of occupancy is the only demonstration that the use and occupancy of land or buildings conform to the requirements of this LDC. A certificate of occupancy shall be received by the property owner prior to the use or occupancy of land or buildings. When

a change of use occurs, as set forth in Section 11.00.05, a new certificate of occupancy shall be required. This section shall not be construed to apply to the transfer of ownership or the change of occupants, except as provided in Section 11.00.05.

11.00.10 Overall Revisions to the Land Development Code

Overall revisions to the Land Development Code shall be conducted as follows:

Stage 1: The City Commission and the consultant, staff, or Planning Advisory Board develops the proposed revisions to the Land Development Code.

Stage 2: After completion of stage 1, the proposed revisions are referred to the Planning Advisory Board for discussion and public hearings.

Stage 3: The Planning Advisory Board sends the revisions and their recommendations back to the City Commission for review, public hearings, and final adoption.

This process shall apply to overall revisions to the Land Development Code only.

11.01.00 APPLICATION REQUIREMENTS

11.01.01 Applications for Local Development Orders

A. Table 11.01.01 contains a list of the types of applications for local development and the entity responsible for reviewing and rendering decisions on each type of application.

Table 11.01.01 Types of Applications and Responsible Entities for Final Review and Decision-Making

Type of Application	Entity Responsible for Final Review and Decision-Making				
	City Manager	Planning Advisory Board	Board of Adjustment	City Commission	HDC
Change of use determination	X				
Minor Subdivision	X				
Minor amendments to local development orders	X				
Administrative waivers	X				
Site plans for all development	X				

Type of Application	Entity Responsible for Final Review and Decision-Making				
	City Manager	Planning Advisory Board	Board of Adjustment	City Commission	HDC
Variance			X		X
Appeal of administrative decisions			X		
Permits for telecommunication towers		X			
Tree removal permits	X			X	
Certificate of appropriateness	X				X
Preliminary and final subdivision plats				X	
Rezoning				X	
Amendment to the LDC				X	
Major amendments to local development orders (Consideration of major amendments to local development orders follows the same procedure as for the initial application.)	X		X	X	X

- B. Applications shall not be accepted for a period of twelve (12) months following denial of an application, when the new application is for the same property and submitted by the same applicant as the denied application.

11.01.02 Pre-Application Conference

- A. A pre-application conference is a meeting between an applicant and the City Manager for the purposes of:
1. Exchanging information on the potential development of a site;
 2. Providing information on permissible uses of the site proposed for development;
 3. Providing information to an applicant regarding the design standards set forth in this LDC that are applicable to a potential application;
 4. Providing information to an applicant regarding standards of regional, state, or federal agencies that may be applicable to a potential application;
 5. Determining the need and requirements for supporting plans, documents, and studies;
 6. Providing information to an applicant regarding infrastructure requirements and the construction of required improvements; and
 7. Providing information to an applicant regarding the appropriate procedures and schedules for receiving and reviewing applications and rendering decisions regarding a potential application.
- B. It is the City's intent that all requirements be identified during the pre-application conference. However, no person may rely upon any comment concerning a proposed development, or any expression of any nature about the proposal, made by a

- participant at the pre-application conference, as a representation or implication that the proposal will be ultimately approved or rejected in any form.
- C. Prior to the submission of an application for a local development order, an applicant shall submit a written request for a pre-application conference.
 - D. A pre-application conference shall be held not more than two (2) weeks following the date of submission of the written request for such conference.
 - E. A pre-application conference shall be held not more than six (6) months prior to submission of an application.
 - F. The pre-application conference shall include representatives of City departments responsible for reviewing applications and independent reviewers hired by the City, and may include representatives of regional, State, or federal agencies with authority over specific aspects of the proposed development.

11.01.03 Requirements for All Board Applications

- A. Each application is due no later than 30 days prior to the scheduled public hearing dated for which the application will be considered and at a minimum include the following information:
 - 1. At least one (1) pre-application meeting with Planning Department Staff prior to submittal of an application.
 - 2. A completed application form available from the City.
 - 3. The name, address, telephone number, facsimile number, email address, and signature of the property owner.
 - 4. When the applicant is a representative of the property owner or purchaser under contract, a notarized statement authorizing the representative to act as an agent of the property owner with regard to the application and associated procedures.
 - 5. A property survey containing the legal description, land area, and existing improvements on the site. The survey shall be signed by a surveyor licensed in the State and shall have been performed not more than two (2) years prior to the date of application. The City is exempt from having to provide a property survey when the City files an application.
 - 6. Payment of applicable fees.
- B. An application regarding development within or affecting environmentally sensitive lands (see Chapter 3) shall include proof of receipt of applicable permits or exemptions from regional, State, or federal agencies with permitting authority for wetlands.
- C. All site plans and drawings for an application shall be prepared at the same scale. The sheet size shall not be less than eleven inches by seventeen inches (11 x 17) and shall not be more than by thirty-six inches by forty-eight inches (36 x 48). An electronic version may be required.
- D. The number of copies of the application materials shall be as specified by the City Manager.
- E. Any development application for development proposed within the Airport Overlay Zone established for the Fernandina Beach Municipal Airport shall provide confirmation of notification to the FAA as required by Title 14, Code of Federal Regulations, Part 77 Subpart C. Comments by the FAA shall be included as part of the submittal.

11.01.04 Requirements for All Site Plans

- A. In addition to the information required in Section 11.01.03, all applications for site plan approval shall contain the following information:

1. The names, address, telephone number, facsimile number, and email address of the person preparing the plan.
2. The date of preparation and date(s) of any modifications, a north arrow, and a written and graphic scale.
3. The legal description of the property, consistent with the required survey.
4. A vicinity map showing the location of the property.
5. The location of streams, bodies of water, natural features, roads, rights-of-way, street intersections, and paved areas within the boundaries of the property.
6. The location of streams, bodies of water, dunes and dune systems, and other natural features within 250 feet of the boundaries of the property.
7. The location of the mean high water line, if such line is within the boundaries of the property.
8. A topographic survey, soils report, grading plan, and an erosion control plan.
9. A general floodplain map indicating areas subject to inundation and high groundwater levels up to a 100-year flood classification.
10. A statement indicating the distances to schools and public safety facilities intended to serve the proposed development.
11. The name, plat book, and page number of any recorded subdivision comprising all or part of the site.
12. The location and use of any existing and proposed principal or accessory buildings and structures, showing proposed setbacks, building heights, and other dimensional requirements of the zoning district in which the property is located.
13. Elevations of all proposed structures.
14. The access points, driveway design, on-site parking, including required parking lot landscaping, internal circulation, sidewalks, and bicycle facilities.
15. The location of existing and proposed utilities, utility services, and easements.
16. A tree survey showing protected trees, proposed replacement trees, if required, and landscaping and buffering. (See Section 4.05.00.)
17. A soil erosion and sediment control plan compliant with Section 3.01.04.
18. For a PUD site plan, a detailed, written list and explanation of how the proposed PUD differs from any provision of this LDC applicable to the underlying zoning district.
19. For site plans and PUD site plans where development is proposed in phases, the plans shall include phase lines and the following supporting information:
 - a. Timeline for the development; and
 - b. Benchmarks for monitoring the progress of construction of each phase regarding land clearing, soil stabilization and erosion control, installation of infrastructure, and installation of landscaping.
20. A summary block containing:
 - a. Land use category from the Future Land Use Map in the comprehensive plan;
 - b. Zoning district;
 - c. Total acreage;
 - d. Total square footage for non-residential uses;
 - e. Total density and number of units, proposed and permissible, for residential uses;
 - f. Impervious surface ratio calculation, proposed and permissible;
 - g. Floor area ratio calculation, proposed and permissible;
 - h. Total number of parking spaces, required and provided; and
 - i. Number of trees required to be protected, number of trees remaining on the site, and number of trees to be planted.

- B. Additional plans, documents, or reports that are necessary to support the application shall be submitted. Such plans, documents, or reports may include, but are not limited to, concurrency analysis, traffic analysis reports, parking studies, stormwater management plans, or environmental impact studies.
- C. Concurrency analysis reports shall contain the information set forth in Section 7.04.00. Requirements for traffic analysis reports are set forth in Section 11.01.06. Requirements for parking studies are set forth in Section 7.01.04. Requirements for stormwater management plans are set forth in Section 7.03.00. Requirements for environmental impact studies are set forth by regional, State, and federal agencies with jurisdiction and in Chapter 3 of this LDC.

11.01.05 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, address, 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.

- C. An improvements plan shall be submitted with a preliminary plat application. The improvements plan shall include the following information:
 - 1. A stormwater management plan showing the complete drainage system in compliance with the requirements set forth in Section 7.03.00.
 - 2. Soils map, soil infiltration test locations, results of test borings, and subsurface conditions, providing at least one (1) test per drainage retention or detention area.
 - 3. Paving and drainage plans and profiles showing existing and proposed elevations and grades of all paved and open areas, including the size, location, and type of facilities.
 - 4. Water distribution and wastewater collection plans and proposed profiles.
 - 5. Proposed locations for electric, telephone, cable lines, and any supporting facilities.
 - 6. Typical roadway and drainage sections and a summary of quantities to include a driveway apron and culvert schedule with typical sections.
 - 7. Profile sheet showing special situations such as intersections or waterways.
 - 8. Plans showing existing and proposed improvements to waterways, lakes, streams, channels, ditches, bridges, culverts, seawalls, bulkheads, and retaining walls.
 - 9. A street lighting plan, showing approval of the appropriate utility authority.
 - 10. Landscaping plan, demonstrating compliance with Section 4.05.00.
 - 11. Construction details for all proposed improvements described on the improvements plan, demonstrating compliance with the requirements set forth in the Public Works Manual.
 - 12. Written specifications demonstrating compliance with all applicable design standards for site improvements.
- D. Additional plans, documents, or reports that are necessary to support the application shall be submitted. Such plans, documents, or reports, identified during the pre-application conference, may include, but are not limited to, concurrency analysis, traffic analysis reports, parking studies, or environmental impact studies. Concurrency analysis reports shall contain the information set forth in Section 7.04.00. Requirements for traffic analysis reports are set forth in Section 11.01.06. Requirements for parking studies are set forth in Section 7.01.04. Requirements for environmental impact studies are set forth by regional, State, and federal agencies with jurisdiction and in Chapter 3 of this LDC.
- E. The final plat shall meet the following requirements:
 - 1. The final plat shall conform to the approved preliminary plat in all respects, except that minor variations in dimensions and alignment resulting from more precise final computations may be accepted.
 - 2. The final plat shall be drawn at the same scale, using the same sheet size, as for the associated preliminary plat and improvements plan.
 - 3. The subdivision shall be given a name by which it shall be legally known. The name shall not be the same as any other recorded subdivision name, except where the subdivision is an additional unit or section of an existing subdivision.
 - a. Lots and blocks shall be numbered or lettered consecutively.
 - b. Excluded parcels shall be clearly indicated and labeled.
 - 4. Acknowledgements, dedications, notifications, notes, and declarations shall be on the first sheet, and extended to following sheets if necessary.
 - 5. All areas reserved for use by residents of the subdivision shall be so indicated. All areas reserved for public use, such as parks, rights-of-way, easements, drainage areas, and other public areas, shall be dedicated by the owner of the land at the

- time the final plat is recorded. All streets shall be named. Dimensions, purpose, and reservation of easements shall be indicated.
6. The mortgagee's consent and approval of dedications shall be required on all plats where mortgages encumber the land to be platted. The signature(s) of the mortgagee(s) shall be witnessed.
 7. Restrictive covenants pertaining to use of improvements, land, and water shall be submitted with the final plat for recording.
 8. The final plat shall be prepared by a professional surveyor, licensed in the State, who shall certify on the plat that the plat is a true and correct representation of the lands surveyed, and that the survey data complies with all requirements of Chapter 177, F.S., this LDC, and that permanent reference monuments have been set in compliance with the *Florida Statutes*. The certification shall bear the signature, registration number, and official seal of the surveyor.
 9. Signature blocks shall be provided for all appropriate officials, together with the name and title of the officials.
 10. A certificate of ownership shall be dated not more than sixty (60) days prior to the recording date of the final plat. The certificate shall be an attorney's opinion of title or a title company certificate.
 11. The final plat shall include a legal description of the lands subdivided.
 12. When two (2) or more sheets are necessary to accurately portray subdivided lands, an index sheet shall be provided showing the entire subdivision as well as the sheet layout. Sheets shall be numbered.
 13. Upon approval by the City Commission, a print on cloth and a photographic copy on mylar shall be provided to the City Clerk for signature. The applicant shall record the final plat with the clerk of the circuit court and provide a copy of the recorded final plat to the City Clerk.
- F. Specific requirements for minor subdivisions
1. A minor subdivision is an alteration of a common property boundary between two (2) platted lots (also called a lot line adjustment); the division of a parcel into two (2) lots; or the combining of two (2) or more lots into one (1) lot.
 2. A lot line adjustment may increase or decrease the lot areas, but shall not result in a lot that does not comply with the density, dimension, or other design requirements of this LDC.
 3. A lot line adjustment shall not create a nonconforming situation with regard to a lot or any structures located on a lot.
 4. Lot combinations and creation of two (2) lot subdivision shall comply with density, dimension, and other design requirements of this LDC.
 5. A minor subdivision is exempt from the platting requirements set forth for preliminary and final plats in this section.
 6. An application for a minor subdivision shall include the following information in addition to the information required in Section 11.01.03:
 - a. Existing and proposed legal descriptions, including existing easements and rights-of-way;
 - b. Proposed points of ingress and egress to each lot;
 - c. Existing and proposed dimensions of the lots; and
 - d. Applicable zoning district and site design requirements pursuant to this LDC.

11.01.06 Requirements for Traffic Analysis Reports

- A. Traffic analysis reports shall be prepared by a licensed traffic engineer.
- B. As part of the pre-application conference, the City and the applicant shall determine the area of impact, including streets, street segments, and intersections, for the traffic analysis, based on accepted traffic planning principles and practices.
- C. The analysis shall consider both on-site and off-site traffic impacts, including:
 - 1. The existing average daily traffic on adjacent streets and streets impacted by the proposed development. Where traffic counts conducted within the previous six (6) months are not available, the applicant shall conduct traffic counts.
 - 2. The total trips generated by the project and the distribution of the trips onto adjacent streets. Institute of Traffic Engineers (ITE) trip generation rates shall be used as the basis for trip generation calculations. An alternative source of data may be used, where specifically approved by the City in advance.
 - 3. Level of service calculations at each project access point for both the a.m. and p.m. peak hours, both existing and with the proposed development.
 - 4. Level of service calculations at impacted intersections for both the a.m. and p.m. peak hours, both existing and with the proposed development.
 - 5. Analysis of the need for turning lanes or additional lanes on impacted roadways.
 - 6. Analysis of the need for intersection improvements.
 - 7. Analysis of the need for traffic signals or other traffic control devices.
 - 8. Other transportation factors based upon generally accepted traffic engineering practices.
- D. The report shall include a statement of the assumptions used in conducting the analysis, including the following:
 - 1. Type and intensity or density of development.
 - 2. Projected population of a residential development.
 - 3. Proposed timing and phases of development.
 - 4. Proposed design of streets, access points, driveways, alleys, sidewalks, and other components of the transportation system.

11.01.07 Requirements for Amendments to the Zoning Map

- A. In addition to the information required in Section 11.01.03, all applications for amendments to the Zoning Map (rezoning) shall include the information set forth in this section.
 - 1. The application shall include a map of the area indicating the proposed zoning district designation for the subject property. The map shall show the current zoning district designations and land use categories from the Future Land Use Map in the comprehensive plan for the subject property and all adjacent properties.
 - 2. A detailed statement shall be provided including the following information:
 - a. The consistency of the proposed zoning district with the land use category on the Future Land Use Map in the comprehensive plan.
 - b. A justification for the proposed zoning district.
- B. A site plan shall not be considered simultaneously with the application for rezoning.

11.01.08 Requirements for Amendments to the Land Development Code

- In addition to the information required in Section 11.01.03, all applications for amendments to this LDC shall include the information set forth in this section.
- A. A description of the proposed amendment, with specific citations to the section(s) proposed for amendment, shall be provided.
 - B. A detailed statement shall be provided containing the following information:
 - 1. Consistency of the proposed amendment with the comprehensive plan; and

2. Justification for the proposed amendment.

11.02.00 NOTICE REQUIREMENTS

11.02.01 Generally

- A. Notices will comply with the requirements set forth in the Florida Statutes and City established policies, as may be amended from time to time.
- B. Notice will be required for the following applications:

Table 11.02.01(B) Application Required Notice

Application Type	Reviewing Entity	Posted Sign	Posted Agenda	Mailed	Published
Administrative Waiver for Tree Protection Setback Adjustment	City Manager	x			
Context Sensitive Setback Determination	City Manager	x			
Lot Line Adjustment/Minor Subdivision	City Manager	x			
Certificate of Appropriateness (COA)	Historic District Council	x	x	x	
Variances	Board of Adjustment or Historic District Council	x	x	x	
Appeals of Administrative Decisions	Board of Adjustment	x	x		
Comprehensive Plan Text Amendments	Planning Advisory Board		x		x
Land Development Code Text Amendments	Planning Advisory Board		x		x
Annexation	Planning Advisory Board	x	x	x	x
Future Land Use Map Amendment (FLUM) Small Scale (less than 10 acres) or Large Scale (greater than 10 acres)	Planning Advisory Board	x	x	x	x
Zoning Map Change or Planned Unit Development (PUD) Request	Planning Advisory Board	x	x	x	x
Preliminary or Final Plat	Planning Advisory Board	x	x	x	
Vacation of Right-of-Way (ROW)	Planning Advisory Board	x	x	x	x

11.02.02 Posted Notice Requirements

- A. The City shall post a sign on a property that is the subject of a board reviewed application for a minimum of 10 days prior to a scheduled public hearing. The sign shall be located in a manner to ensure that it is clearly visible on each portion of the subject property that fronts on a roadway. Failure to place, maintain, or replace the sign shall

not affect the jurisdiction of the reviewing board or decision-making entity to consider the application or the validity of any resulting decision.

- B. The City shall post an agenda notice of a scheduled public hearing for the property subject to a board application in a conspicuous place at City Hall and on the City's website for a minimum of 5 days prior to a scheduled public hearing.
- C. The posted sign and agenda notices shall contain the following information:
 - 1. The name of the applicant;
 - 2. The location of property for which approval is sought;
 - 3. The nature of the approval sought by the applicant; and
 - 4. The date, time, and place of any and all applicable public hearings on the application.

11.02.03. Mailed Notice Requirements

- A. Mailed notice of a required public hearing will be prepared by the City for board reviewed applications.
- B. All mailed notices will be sent at least 10 days in advance of a scheduled meeting date by regular mail to all owners of real property located within 500 feet of the exterior lot lines of a property which is subject to the application.
- C. The mailed notice will contain the following information:
 - 1. The name of the applicant;
 - 2. The location of property for which approval is sought;
 - 3. The nature of the approval sought by the applicant; and
 - 4. The date, time, and place of any and all applicable public hearing on the application.
- D. The names and addresses of such property owners will be determined by reference to the latest ad valorem tax records for Nassau County, Florida.

11.02.04. Published Notice Requirements

- A. notice shall be published in a newspaper of general circulation in Fernandina Beach for applications requiring published notice as directed by Florida Statutes.
- B. Applications requiring published notice per applicable State laws shall comply with all statutory requirements pertaining to size and placement in the newspaper.

11.03.00 PROCEDURES FOR REVIEW AND DECISION-MAKING

11.03.01 Determination of Completeness & Sufficiency

- A. Determination of Completeness:
 - 1. All applications are subject to a determination of completeness.
 - 2. A determination of completeness is a determination that all required documents and plans has been submitted in sufficient number, and whether all fees have been paid. A determination of completeness is not a determination of compliance with substantive standards and criteria.
 - 3. The City Manager shall issue a determination of completeness to the applicant, within five (5) days of receipt of an application. When the application is not complete, the determination shall specifically identify the missing documents and/or plans.
 - 4. The applicant shall have thirty (30) days from the date of determination to correct the deficiencies. The application shall not be processed until deficiencies are corrected and the application is determined to be complete. If the applicant fails to correct the deficiencies within the thirty (30) day period, the application shall be deemed withdrawn.

5. A determination of completeness is an administrative decision subject to appeal as set forth in Section 11.07.00.
- B. Determination of Sufficiency:
 1. All citizen-initiated Comprehensive Plan Amendments and Amendments to the land development Code are subject to a determination of sufficiency.
 2. A determination of sufficiency shall be made after an application is determined to be complete. The Planning Department and the City Attorney will review the application to determine whether the application is consistent with the Comprehensive Plan. This review is also designed to prevent the application from unnecessary delays in the process.
 3. A sufficiency determination shall be made within thirty (30) days of receipt of the application from the City Manager. If the application is deemed insufficient by either the Planning Department or the City Attorney, the Planning Department will notify the applicant, which notification shall specify any and all laws, rules, codes and/or regulations which the application fails to comply with.
 4. The applicant shall have thirty (30) days from the date the application is deemed insufficient to bring the application into compliance with all applicable laws, rules, codes and regulations. The application shall not be processed until the application is deemed sufficient by the Planning Department. If the applicant fails to correct the application within the thirty (30) day period, the application shall be deemed withdrawn.
 5. The applicant may appeal a determination of insufficiency in accordance with Section 11.07.00 within 30 days of receipt of the written decision by the City Attorney and/or the Planning Department.
 6. When an application is deemed sufficient by the Planning Department, the application shall be assigned a number and processed for review and action in accordance with the procedures set forth below.
- C. Material Changes to an Application:

A determination by the Planning Department or the City Attorney that the Applicant has made material changes to an application, not proposed by and/or approved by the Planning Advisory Board, will require a new Determination of Completeness and Determination of Sufficiency including the assignment of a new number for review and action in accordance with the procedures set forth below.

11.03.02 Review and Compliance Report by the Technical Review Committee

All applications for site plans, preliminary subdivision plats, final subdivision plats, minor subdivisions, and amendments to previously issued local development orders, change of use, and nonresidential building expansions shall be reviewed by the Technical Review Committee (TRC). The City Manager may assign review responsibility for other types of applications to the TRC.

- A. Within three (3) days following the determination that an application is complete, the application shall be sent to all TRC members.
- B. TRC members shall provide written comments to the TRC chair who shall be responsible for preparing a preliminary compliance report. The preliminary compliance report shall be provided to the applicant at least seven (7) days prior to the scheduled TRC meeting.
- C. When an application is for property within the Historic District Overlay, the application shall also be sent to the Historic District Council (HDC) for review and recommendation. The HDC shall hold a properly noticed quasi-judicial hearing as set forth in the published meeting schedule. The HDC shall make findings regarding

- compliance of the application with Section 4.03.02 and shall provide a written report regarding such compliance to the City for inclusion in the compliance report prepared by the TRC.
- D. When an application is for property within the Airport Overlay, the application shall also be sent to the Airport Advisory Commission for review and recommendation.
 - E. If the application fails to comply with the standards and criteria of this LDC, the compliance report shall specifically identify the manner in which the application is deficient, including a citation of applicable sections of this LDC.
 - F. Where the application includes a request for an administrative waiver, as set forth in Section 10.03.00, the compliance report shall include documentation of the compliance of the requested waiver with standards applicable to the requested waiver and the action taken on the requested waiver.
 - G. The TRC shall hold a public meeting for consideration of the preliminary compliance report and proposed revisions to the application provided by the applicant.
 - H. The applicant may request extensions of up to thirty (30) days for correction of deficiencies identified in the preliminary compliance report. Such request shall be in writing. The application will be rescheduled for a TRC meeting at the end of the thirty (30) day extension.
 - I. Within fifteen (15) days following receipt of a revised application, the TRC shall revise the compliance report, as needed, to evaluate additional information from the applicant for correction of deficiencies.
 - J. For matters to be considered by the BOA, Planning Advisory Board, or City Commission, the compliance report shall contain proposed findings, proposed conclusions, and a recommendation for approval, approval with conditions, or denial. When the recommendation is for approval with conditions, proposed conditions shall be provided.
 - K. For matters to be decided by the TRC, the compliance report shall contain proposed findings for consideration by the TRC when it renders a decision regarding the application.
 - L. The compliance report, including a written report from the HDC or Airport Advisory Commission where required, and the application materials shall be forwarded to the City Commission for action as set forth in Section 11.03.04.
 - M. Applications for minor subdivisions shall be reviewed for compliance with the site design requirements applicable to the zoning district in which the lots are located. Where the application demonstrates compliance with all such requirements, the TRC shall provide a notice of intent as set forth in Section 11.02.01(C) and (F). Following the notice period, the TRC shall issue a written order and approve the proposed boundary survey. The survey shall be recorded by the applicant.

11.03.03 Procedures for Action by the Planning Advisory Board

Consideration of applications by the Planning Advisory Board shall be for the purpose of making a recommendation to the City Commission.

- A. When a determination of an application's completeness has been made by the City as set forth in Section 11.03.01, the application shall be scheduled for consideration by the Planning Advisory Board according to the published meeting schedule.
- B. Notice shall be provided in compliance with the requirements of Section 11.02.00.
- C. The Planning Advisory Board shall recommend to the City Commission that the application be approved, approved with conditions, or denied.

11.03.04 Procedures for Action by the City Commission

- A. The City Commission shall consider applications for preliminary subdivision plat approval, final subdivision plat approval, rezoning, and amendments to this LDC at a public hearing.
- B. Notice shall be provided in compliance with the requirements of Section 11.02.00.
- C. A quasi-judicial hearing shall be held for consideration of applications for preliminary and final plats and, when required, rezoning.
- D. The City Commission shall approve, approve with conditions, or deny the application.
- E. The City Commission shall issue a written local development order for approval or a written notice of denial.
- F. The local development order shall not be final and enforceable until signed by the Mayor.

11.03.05 Requests for Continuation of a Public Hearing

- A. An applicant may request, in writing, a continuance of the public hearing regarding a specific application.
- B. If the City Manager receives the written request for a continuance at least seven (7) days prior to the public hearing at which the application is scheduled to be heard, the applicant's request for a continuance will be automatically granted. An applicant shall be limited to one (1) such automatic continuance.
- C. If the City Manager receives the written request for a continuance less than seven (7) days prior to the public hearing at which the application is scheduled to be heard, the applicant is not entitled to an automatic continuance. The decision-making entity will consider the request for a continuance, and shall only grant such request upon a demonstration by the applicant of good cause for a continuance.
- D. If an applicant receives a continuance, the applicant shall reimburse the City for all advertising costs associated with rescheduling the public hearing for the application. The public hearing will not be rescheduled until such payment is received.
- E. If a public hearing is continued on the record, at the scheduled public hearing, to a date and time certain, no additional notice shall be required.

11.03.06 Withdrawal of Pending Applications

- A. An applicant may withdraw an application at any time prior to issuance of a local development order. The applicant shall provide written notice of the withdrawal to the City Manager.
- B. If the City Manager receives an applicant's written notice of withdrawal less than seven (7) days prior to the public hearing at which the application is scheduled to be heard, the applicant shall be precluded from submitting the same or substantially same application for the subject property for a period of twelve (12) months.

11.03.07 Procedures and Requirements for Development Permits

- A. Permits are required for new construction of buildings and structures, signs, fences, walls, accessory buildings, temporary buildings, and modifications to existing structures, subject to the administrative procedures of the Florida Building Code. In addition, the following requirements shall be met:
 - 1. When a permit is issued for construction of a sign, a decal containing the permit number shall be issued. The decal shall be attached to the sign or the sign structure and shall be clearly visible from the public right-of-way or public areas on the site.
 - 2. A permit for a sign within the Historic District Overlay shall not be issued until a certificate of appropriateness has been issued by the HDC.

3. Within those areas of the City designated as special flood hazard areas, all building permit applications for the construction or substantial improvement of residential and nonresidential structures shall be accompanied by a survey, signed and sealed by a professional surveyor licensed in the State, which specifically designates the elevation of the graded or final building pad of the site and of the proposed first floor of construction of the new structure or substantial improvement to existing structures. The survey shall be attached to the building permit and shall be approved as meeting the requirements of Chapter 3 with regard to floodplain protection prior to the issuance of a building permit.
- B. Permits are required for electrical, plumbing, heating and air conditioning, gas, or swimming pool installation, subject to the procedures set forth in the Florida Building Code.
- C. Permits required from Nassau County, subject to the requirements established by the County, include: driveway connection permits and right-of-way utilization permits.
- D. Permits that may be required from State and regional agencies, subject to the requirements established by each agency, include: driveway connection permits from FDOT and environmental resource permits from SJRWMD or FDEP.
- E. The following types of permits are required from the City, subject to the requirements established in the manuals adopted by reference in Chapter 1: stormwater permits, sewer connection permits, potable water connection permits, street construction permits, sidewalk permits, paving permits, and land clearing permits.
- F. A permit shall be required for the removal of protected trees. When a site plan or subdivision plat is under consideration for a site, the permit shall be included as part of the application and review for site plan approval or subdivision plat approval. In all other situations, a separate tree removal permit shall be required. The following information is required for tree removal permits:
 1. Applications shall be submitted as set forth in Section 11.01.03;
 2. In addition, a tree survey shall be provided. When the application is for the removal of three (3) or fewer trees, the survey does not need to be certified, but must contain the location and identification of the trees requested to be removed. When the application is for the removal of four (4) or more trees, the survey shall be certified and shall show the following:
 - a. Location of all trees, identifying their species;
 - b. Location, including footprint, of all proposed and existing structures and other planned improvements which require the removal of protected trees;
 - c. Indication of trees to be retained, trees to be removed, diseased trees, trees endangered by motor vehicle ingress and egress to rights-of-way, and the location of protective barriers as provided in Section 4.05.08; and
 - d. Proposed grade changes that might adversely affect or endanger the trees, with specifications on how to maintain the trees.
 3. A tree replacement and replanting plan shall be submitted, showing the location and specification of all replacement trees pursuant to and consistent with the tree replacement and relocation standards in Section 4.05.08.
 4. The City Manager shall conduct a field check of the tree removal application. The applicant shall physically mark each tree on the site to be removed with flagging tape or a similar device.
 5. Applications, except applications described in Section 11.03.07(F) (7) shall be reviewed by the City Manager for compliance with the requirements set forth in Section 4.05.08. A decision shall be rendered within thirty (30) days to approve, approve with conditions, or deny the application. Posted notice of the decision to

- approve or approve with conditions shall be provided as set forth in Section 11.02.02 for a period of ten (10) days.
6. A decision regarding issuance of a tree permit is an administrative decision subject to appeal as set forth in Section 11.07.00.
 7. When an application for a tree removal permit involves the following situations, the findings by the City Manager shall be advisory. The City Commission shall take final action:
 - a. Removal of a heritage tree; or
 - b. Removal of protected trees on public property, except trees within the right-of-way.
 8. A tree removal permit shall be issued only upon agreement in writing by the applicant to comply with the criteria set forth in Section 4.05.08
- G. The establishment of a temporary use or structure requires a temporary use permit, subject to the following requirements:
1. Applications shall be submitted as set forth in Section 11.01.03.
 2. In addition, the application shall include a drawing and drawing notes to show the proposed location and site features for the temporary use or structure, demonstrating compliance with the provisions of this LDC.
 3. Applications shall be reviewed by the City Manager for compliance with the requirements set forth in Section 5.02.00. A decision shall be rendered within thirty (30) days to approve, approve with conditions, or deny the application. Posted notice of the decision to approve or approve with conditions shall be provided as set forth in Section 11.02.02 for a period of ten (10) days.
 4. Temporary use permits shall be valid for thirty (30) days and may be renewed for one (1) thirty (30) day period.
 5. A decision regarding issuance of a temporary use permit is an administrative decision subject to appeal as set forth in Section 11.07.00.
- H. A permit shall be required for the construction of a telecommunications tower. The application shall be submitted as set forth in Section 11.01.03.1. The following additional information shall be submitted:
- a. Evidence of proper Federal Communications Commission licensure.
 - b. A statement of intent that collocators will be permitted in cases where devices are required or proposed to accommodate more than one (1) provider. The positions of anticipated collocator antennas on the mount and the space provided for collocator equipment shelters shall be shown on all site plans and elevations.
 - c. Certification that, as proposed, the device should not cause harmful electrical interference with any City-operated radio frequency devices in existence at the time of the application, and certification that the applicant acknowledges its obligation to take all steps necessary to resolve any interference that actually occurs.
 - d. Certification as to compliance with, or exemption from, any federal or State regulations applicable to siting.
 - e. Certification that the proposed mount complies with regulations administered by the FAA, FCC, and any State reviewing authority, or that the mount is exempt from those regulations.
 - f. Description of liability insurance or binding for the device.
 - g. Identification of all existing users (including the applicant) on the support structure to be replaced. This listing shall include existing antennas, types of support structure, and mounting positions for each such user, and shall identify the FCC radio service for each such facility. The applicant shall also identify

- the proposed location for each such antenna as well as any additional facilities which such user intends to place upon the proposed replacement structure.
- h. For each such existing user, the applicant shall identify any future loading for which it has been requested to reserve capacity for future use. For any such users for which the applicant is not reserving future space, the applicant shall certify that it has contacted each such user and has been advised that such user does not anticipate requiring any additional support structure capacity at that site in the future.
 - i. The applicant shall identify all prospective users of the support structure, not identified above, for which it has either entered into negotiations or agreed to provide space on the support structure. The applicant shall identify:
 - 1. The proposed mounting location for each antenna to be utilized by each such prospective user; and
 - 2. The capacity for which the applicant has been requested to reserve future loading capacity.
 - j. The applicant shall identify all additional capacity which will be available for future collocation use at the proposed structure beyond the collocation users identified in Section 11.03.07(H)(1)(g) through (i) above.
 - k. A full set of engineering drawings, which drawings shall be sealed by a professional engineer licensed in the State, specifying the dimensions of all structural members and mounting facilities to be incorporated into the support structure for all loading identified in Sections 11.03.07(H) (1) (g) through (i) and shall expressly identify each such antenna as having been incorporated into the support structure design. These drawings shall also include the foundation design for the proposed structure. In addition, the engineer shall certify compliance with both the then-current EIA/TIA 222 standard as well as the applicable provisions of the Florida Building Code, which includes a 120-mph wind load, as defined by the American Society of Civil Engineers, Publication No. 7 of 1993 (ASCE 7-93).
- 2. An estimate of the cost to remove all structures in the event that the structure is abandoned or discontinued. The cost estimate shall be signed and certified by a general contractor licensed in the State.
 - 3. The Planning Advisory Board shall evaluate the permit application and render a decision within ninety (90) days after the date on which the application is determined to be complete.
 - 4. If the Planning Advisory Board fails to act within the time-frame mandated by Section 11.03.07(H) (2), the application shall be deemed automatically approved, and the applicant may proceed with placement of the facility without interference or penalty by the City.
 - 5. The applicant may voluntarily waive the time frames set forth in this section.
 - 6. The City may require a one-time waiver in the case of a declared local, State, or federal emergency that directly affects the administration of the City's permitting activities. Other than this one-time waiver, the City may request, but not require, an applicant to waive the time-frames set forth in this section.
- I. An application for the collocation of an antenna facility, which increases the height of the existing structure, shall meet the requirements of Section 11.03.07(H) (1) above. However, the Planning Advisory Board shall render its decision within thirty-five (35) working days after the date on which the application is determined to be complete.
 - J. An applicant who seeks approval to collocate an antenna on an above-ground structure, and any related equipment to service the antenna, is not required to obtain a separate development permit, provided the height of the existing structure is not

increased. Rather, the applicant shall apply for a construction permit in accordance with the requirements of the Florida Building Code.

11.03.08 Specific Procedures Regarding Affordable Housing Agreements

- A. This section is provided to ensure and verify affordability and compliance over time for any affordable housing project. All affordable units proposed for development on substandard lots shall be the subject of a land use restriction agreement (LURA) or a home ownership affordability agreement (HOAA).
- B. All affordable units proposed for home ownership shall be bound by the terms of a HOAA. The City shall identify specific conditions in the LURA or HOAA that shall ensure that the respective unit becomes an affordable unit. Prior to approving a LURA/HOAA, the city shall render a finding that any units intended to be included in a LURA or HOAA are:
 - 1. Compliant with applicable building codes and land development regulations; and
 - 2. Compliant with all associated financial, tax, or other similar public or private obligations.
- C. The City shall not approve a LURA or HOAA unless a finding is rendered that any units intended to be included in a LURA/HOAA are compliant with U.S. Housing and Urban Development Housing Quality Standards (HUD-HQS).

11.04.00 QUASI-JUDICIAL HEARINGS

11.04.01 Generally

- A. A quasi-judicial hearing shall be scheduled when all required reports and procedures have been completed. A quasi-judicial hearing shall not be scheduled until an applicant has paid all outstanding amounts.
- B. A quorum of the decision-making entity shall be present.
- C. The hearing shall be conducted in a manner to protect the due process rights of the applicant and affected parties.
- D. All testimony presented by the applicant, any affected party; any witness for a party, or the staff (other than legal advice given by the City attorney) shall be given under oath.
- E. The applicant, any affected party, and the staff may cross-examine any person presenting information at the hearing.
- F. An electronic record shall be made of the hearing.
- G. A member of a decision-making entity shall not willfully participate in an ex parte communication regarding a pending application. All ex parte communications are presumed prejudicial, unless the approximate date and general substance of the ex parte communication is disclosed at the beginning of the quasi-judicial hearing at which the decision-making entity considers the pending application. The City may rebut the presumption of prejudice by demonstrating the absence of any actual prejudice to any party challenging the validity of a decision-making entity's decision on the basis of ex parte communications.
- H. Members of the general public may provide comment during the hearing. If a member of the general public desires his or her testimony to be considered as potential competent substantial evidence, such person shall be placed under oath and subject to cross-examination.
- I. The decision-making entity may question the applicant, other parties, witnesses, and the City staff at any time during the hearing.

- J. The decision-making entity may approve, approve with conditions, or deny the matters under consideration. The decision shall be based upon competent substantial evidence presented during the hearing.
- K. The decision-making entity shall enter a written order which contains findings of fact and conclusions of law in support of its decision.
- L. The decision-making entity's written order shall be transmitted and filed with the City Clerk as part of the official records of the City.

11.04.02 Conduct of Quasi-Judicial Hearings

All quasi-judicial hearings shall be conducted in the following order:

- A. The chairperson of the decision-making entity shall call the hearing to order at the time specified on the public notice.
- B. The City Manager shall confirm that the notice requirements were met.
- C. Each member of the decision-making entity shall disclose the existence and general substance of any conflicts and ex parte contacts.
- D. The City Manager shall present the compliance report regarding the pending application.
- E. The applicant shall present evidence supporting the application and shall bear the burden of demonstrating that the application should be granted.
- F. An affected party is entitled to present evidence opposing the application.
- G. Public comment.
- H. Rebuttal by the City Manager, any affected party, and the applicant.
- I. Conclusion of the evidentiary portion of the hearing.
- J. Closing arguments by the City Manager, any affected party, and the applicant.
- K. Deliberation by the decision-making entity.

11.05.00 CONSTRUCTION AND IMPROVEMENTS

11.05.01 Compliance with Local Development Orders and Development Permits

- A. All construction of buildings, structures, and systems shall comply with the construction or installation permit and the procedures and requirements of the Florida Building Code.
- B. Construction of facilities and improvements described in a local development order shall be performed in strict compliance with the approved local development order and any development permits (other than permits issues pursuant to the Florida Building Code).
- C. Any deviation from the local development order and subsequent development permits shall require additional review of the change to the plans by the City and shall receive approval prior to commencement of work. (See Section 11.06.00 regarding amendments to approved local development orders.)
- D. Upon completion of improvements, the applicant shall provide record drawings sealed by an engineer, licensed in the State, certifying that the actual construction conforms to the approved site plan(s), subdivision plats, or improvements plans.
- E. All improvements required by this LDC shall be designed, installed, and paid for by the developer. Such improvements may include, but are not limited to, transportation facilities, potable water facilities, sewer facilities, stormwater and drainage facilities, and recreation facilities. Improvements shall be guaranteed as set forth in Section 11.05.02.
- F. All improvements as approved through either a Local Development Order or an official building permit shall be inspected by the City. The applicant shall notify the

- City of commencement and completion of the following, for purposes of scheduling and conducting inspections:
1. Clearing and grubbing;
 2. All utilities prior to backfilling;
 3. All concrete structures when steel is in place, prior to pouring;
 4. Stabilized sub-grade;
 5. Curb and concrete work;
 6. Roadway or parking lot base;
 7. Wearing surface during application; and
 8. The water and hydrant system.
- G. In cases of construction of facilities dedicated to the public, the owner shall be responsible for maintenance for a period of two (2) years following completion of the construction and approval of the construction by the City. Upon completion of the maintenance period, the owner shall advise the City in writing requesting final inspection for perpetual maintenance by the City. Final acceptance shall not be given until all necessary repairs have been completed and an engineer, licensed in the State, provides a final certificate of completion to the City.
- H. Acceptance of a final plat shall be deemed acceptance by the City of the public improvements and public areas dedicated to the City. The final plat shall not be accepted by the City Commission until all required performance and maintenance guarantees as set forth herein have been posted by the Developer. The acceptance of dedications for public purpose shall be permanently affixed to the face of the final plat (See Section 11.01.05.)
- I. Upon completion of construction of the improvements, the applicant shall provide the following:
1. A letter stipulating that the construction of the improvements has been completed and requesting final inspection and approval;
 2. The testing reports and certificates of compliance from material suppliers;
 3. As-built construction plans; and
 4. Certification from a professional engineer, licensed in the State, that the improvements have been constructed in conformity with the approved construction plans and specifications.
- J. Upon receipt and review of the items listed in Section 11.05.01(I) above, and after satisfactory final inspection, a certificate of completion shall be issued by the City Manager.
- K. Grading, fill, or tree removal permits may not be issued prior to the issuance of a Local Development Order or building permit, whichever occurs first.

11.05.02 Performance Agreements, Guarantees, and Sureties

A performance agreement shall meet the following requirements:

- A. The term shall not exceed two (2) years from the date of issuance of the local development order.
- B. The agreement shall include:
1. The projected total cost for each improvement determined either by an estimate prepared and provided by the applicant or a copy of an executed construction contract provided by the applicant.
 2. Specification of improvements to be made and dedicated together with a timetable for completing such improvements.
 3. Stipulation that, upon failure of the applicant to make required improvements according to the timetable, the City shall utilize the security provided under the agreement to complete the improvements.

4. Provision of the amount and type of security provided to insure performance as set forth herein.
- C. The security specified in the performance agreement shall be approved as sufficient by the City Manager. The amount of security shall be 125 percent of the estimated or contracted improvements costs.
- D. Security requirements may be met by:
 1. Bank check;
 2. Certified check;
 3. Irrevocable letter of credit; or
 4. Surety bond executed by an approved surety company, licensed to do business in the State of Florida and otherwise acceptable to the City.

11.05.03 Installation and Maintenance Guarantees for Landscaping, Irrigation, and Replacement Trees

A maintenance guarantee must be provided to ensure that required landscaping, and irrigation system, or protected trees are perpetually maintained in accordance with the provisions of this LDC. For all development projects receiving a Local Development Order, the applicant must provide legal documents, approved by the City, which insure such protection after building construction has occurred on the site. Such documents may include, but are not limited to, conservation easements, dedication of common open space, tree protection easements, deed restrictions, and homeowner association documents. The City requires an assessment provided by a certified arborist at the end of the warranty period before remitting funds or releasing the obligation documents.

11.05.04 Maintenance Guarantees for Stormwater Facilities

The property owner or other entity approved by the City shall be responsible for maintenance of all stormwater facilities installed on private property. Maintenance shall be perpetual or for a time period specified in the local development order. At any time during the maintenance period, or after in cases where adverse impacts to public stormwater facilities are believed to be occurring due to the action of a private property owner, the City reserves the right to enter, following advance notice, upon that property for purposes of visual inspection. Property owners shall be notified in writing of the results of any such inspection and its results.

11.05.05 Installation and Maintenance Guarantees for Water and Sanitary Sewer Facilities, Streets, Sidewalks and other Infrastructure Elements

A maintenance guarantee shall be provided to ensure that all required stormwater facilities, water and sanitary sewer facilities, streets, sidewalks and other infrastructure elements shall be maintained by the developer according to the following requirements:

1. The maintenance period shall be a minimum of two (2) years;
2. The maintenance period shall begin with the acceptance by the city of the construction of the improvements.
3. The security shall be in the amount of fifty (50%) percent of the cost of improvements.

11.05.06 Facilities Not Dedicated to the City

- A. Whenever a proposed development provides for the creation of facilities or improvements which are not proposed for dedication to the city, a legal entity shall be created to be responsible for the ownership and maintenance of such facilities and/or improvements.
- B. No final development approval or certificate of occupancy shall be issued for a development for which a condominium association or homeowners association is required

until all required documents establishing such association have been approved by the City Manager and proof of recording documents has been provided to the City Manager.

11.06.00 AMENDMENTS TO LOCAL DEVELOPMENT ORDERS

When a local development order has been issued and an applicant wishes to modify a site plan or subdivision plat to which the local development order applies, the procedures of this section shall apply. (Amendments to development permits shall be governed by the applicable building or technical codes, or City permit procedures.)

11.06.01 Minor Amendments

Minor amendments include the following:

- A. Changes in the types and locations of landscaping materials, provided that:
 - 1. Such changes do not reduce total amount of landscaping material;
 - 2. Any required buffer area complies with the standards of this LDC; and
 - 3. The proposed landscaping materials comply with the specifications of this LDC.
- B. A minor adjustment in the location of dumpsters, sidewalks, bicycle facilities, sheds, or other accessory buildings, provided that:
 - 1. The adjustment does not deviate from the approved location more than one (1) foot in any direction;
 - 2. Such adjustment does not encroach into any required buffer or stormwater management area;
 - 3. Such adjustment does not increase the approved impervious surface ratio for the project; and
 - 4. The location continues to comply with all standards of this LDC, including, but not limited to, setbacks, landscaping, and buffer requirements.
- C. A minor adjustment in the location and design of parking lots and access drives, provided that:
 - 1. Such adjustment does not encroach into any required buffer or other landscaped area;
 - 2. Such adjustment does not increase the approved impervious surface ratio for the project;
 - 3. Such adjustment does not reduce the number of parking spaces; and
 - 4. Such adjustment continues to comply with all standards of this LDC and the Public Works Manual.

11.06.02 Procedures for Minor Amendments

- A. The applicant shall submit one (1) copy of the approved site plan or subdivision plat indicating the proposed minor amendments.
- B. The City Manager shall determine that the amendment is consistent with:
 - 1. The requirements of Section 11.06.01; and
 - 2. The standards and criteria of the LDC.
- C. When an application is proposed to be approved or approved with conditions, a notice of intent shall be provided as set forth in Section 11.02.01(C) and (F).
- D. The City Manager shall approve or deny the application for a minor amendment and issue a written order to modify the local development order.
- E. A minor amendment for development within the Historic District Overlay shall not be approved until such amendment has been considered by the HDC at a regular meeting and a recommendation of approval provided by the HDC.

11.06.03 Major Amendments

Any proposed change to an approved local development order that is not a minor amendment as described in Section 11.06.01 shall be considered a major amendment. Major amendments are processed in the same manner as the original application.

11.07.00 APPEALS OF ADMINISTRATIVE ACTIONS

11.07.01 Applicability

- A. A person adversely affected by the administrative decisions listed below in subsection (B) may appeal such decision to the BOA. Statements, proposed findings, evaluations, and conclusions contained in a compliance report or other report issued by the City Manager for consideration by a board or commission, or the City Commission will not be construed as an administrative decision and will not be subject to appeal.
- B. Only the following administrative decisions are subject to appeal as set forth herein:
 - 1. Tree permits;
 - 2. Temporary use permits;
 - 3. Lot line adjustments;
 - 4. Minor amendments to local development orders;
 - 5. Administrative waivers;
 - 6. Context Sensitive Setback Determination;
 - 7. Decisions of the Building Official
 - 8. Decisions of the Fire Marshal
 - 9. Determination regarding change of use;
 - 10. Written interpretations regarding use or zoning district boundaries when such interpretations are not contained within a compliance report; and
 - 11. Determination of Sufficiency and Completeness as required by LDC Section 11.03.01 (B).

11.07.02 Time for Filing Administrative Appeal

An application for consideration of an appeal of an administration decisions shall be filed with the City Manager within thirty (30) days of such decision.

11.07.03 Stay of Proceedings

An appeal to the BOA stays all work on the premises and all proceedings in furtherance of the action appealed from, unless the City Manager certifies to the BOA that, by reason of facts stated in the certificate, a stay would cause imminent peril to life or property.

11.07.04 Hearing before the Board of Adjustment

- A. A public hearing before the BOA shall be scheduled according to the published schedule for hearings.
- B. The City Manager shall prepare a report containing an evaluation of the appeal, including consistency of the administrative decision with the requirements of this LDC and the comprehensive plan.
- C. Notice shall be provided as set forth in Section 11.02.00.
- D. The BOA shall conduct a quasi-judicial hearing, pursuant to the requirements of Section 11.04.00.
- E. Any party may appear in person or be represented by an agent or attorney.
- F. The BOA shall hear the appeal and shall determine whether to:
 - 1. Reverse, wholly or partly, the administrative decision that is the subject of the administrative appeal;

2. Affirm, wholly or partly, the administrative decision that is the subject of the administrative appeal; or
 3. Modify the administrative decision that is the subject of the administrative appeal.
- G. The concurring vote of five (5) members of the BOA shall be necessary to reverse any administrative decision.
- H. The decision shall be in writing and shall contain findings of fact and conclusions of law.

11.08.00 VIOLATIONS

11.08.01 Generally

It shall be a violation of this LDC to:

- A. Use or develop property without a local development order or development permit required by this LDC for such use or development;
- B. Use or develop any property for use that is not permissible in the applicable zoning district;
- C. Use or develop property in violation of the conditions and limitations for such use or development set forth in this LDC;
- D. Use or develop property in violation of the conditions set forth in the applicable local development order;
- E. Violate the terms or conditions of any development permit issued under or pursuant to this LDC; or
- F. Construct or move any structure in violation of the applicable provisions of this LDC.

11.08.02 Enforcement

- A. The City Manager shall be responsible for enforcement of the provisions of this LDC.
- B. The City Manager shall provide a written notice of an alleged violation of this LDC to the property owner. The written notice shall indicate the nature of the violation and the necessary action to correct or abate the violation.
- C. The City Manager, or where required by the Florida Building Code, the Building Official, may order discontinuance of the use of land or buildings; removal of trees; removal of buildings, building additions, or building alterations; removal of structures; discontinuance of work in progress; application to any court for injunctive relief; filing liens against assets of a violator; revocation of any building permit or certificate of occupancy; or any or all other action necessary to correct violations and obtain compliance with all the provisions of this LDC.

11.08.03 Penalties

- A. Except as otherwise specifically provided herein, any person, property owner, or any agency or representative thereof who violates the provisions of this LDC shall be punished by a penalty not exceeding \$500.00 per violation, imprisonment for a term not to exceed sixty (60) days, or both fine and imprisonment.
- B. Each day that a violation shall continue to exist shall be considered a separate violation and may be prosecuted as such.
- C. No further City permits shall be issued or inspections provided until all violations of this LDC are corrected and accepted by the City Manager.
- D. No certificate of occupancy shall be granted unless and until the all corrective actions have been completed or a performance bond satisfactory to the City is submitted and approved.

11.08.04 Specific Penalties for Violation of Tree Permit Requirements

- A. When unauthorized removal of trees has occurred, the owner shall submit a fines and restoration plan within thirty (30) days after being cited for the violation.

Individual residential property owner(s) of a single lot of record will be fined \$1,000 for the first unauthorized tree removal violation and subject to additional fines as provided in Table 11.08.04 and required to comply with restoration planting criteria. Multi-family, subdivisions, mixed use, and non-residential landowner(s) will be fined \$5,000 for the first unauthorized tree removal violation and subject to additional fines as provided in Table 11.08.04 and required to comply with restoration planting criteria.

Table 11.08.04 Fines for Unauthorized Tree Removal (2 or More)

Size of Tree Removed (DBH)	Fine Amount Per Tree
6-17"	\$1,000
18-25"	\$5,000
26-35"	\$15,000
36" DBH and above	\$20,000

- B. In addition to fines, an approved restoration plan is required for all unauthorized tree removal which replaces "one for one" (one (1) inch for every inch of DBH), any and all trees that are removed without authorization. No preservation credits shall be applicable for the unauthorized removal of trees. Failure to submit a restoration plan within thirty (30) days shall result in a double fine. In the event that an insufficient trunk of the removed tree exists to determine replacement requirements, including the size and number of required replacement trees, these facts shall be determined by the City Manager based upon any available information, including photographs or a survey of trees of the same species existing within the City. In making such determinations, the opinion of the City Manager shall control. If the City Manager cannot determine with reasonable certainty the number of protected trees removed, the violation shall be corrected by paying a civil fine of up to one dollar (\$1.00) per square foot of land cleared. All amounts received by the City pursuant to this section shall be deposited in the Tree Replacement Fund.
1. In evaluating a proposed restoration plan, the City shall consider the following:
 - a. The cross-sectional area of trunk(s) removed;
 - b. The specific aesthetic character of the tree removed;
 - c. Any special function the tree carried out as a screen or buffer;
 - d. Amount of other trees preserved on the site, and the opportunities for planting additional trees;
 - e. Any short-term or long-term negative environmental impacts from the unauthorized tree removal, including, but not limited to, erosion, siltation, impacts on listed plant and/or animal species, water circulation patterns, water quality standards, and floodplain capacity or conveyance (including, but not limited to, swales or overland sheet flow, where pertinent).
 2. The City Manager shall review the proposed restoration plan. The City Manager may require any bonding or other guarantees deemed necessary to insure the performance and completion of the restoration plan, and/or the maintenance and survival of the implemented restoration plan. If a bond is required, the bond amount shall be one dollar (\$1.00) for every square foot of land cleared in violation of this section, or \$50,000 if a heritage tree has been removed.
- C. The City Manager shall, within 30 days of submission of a restoration plan, either:
1. Approve the restoration plan after rendering a finding that implementation of the restoration plan, will ensure restoration of the quality and screening functions

- previously provided on site, according to the criteria set forth herein by the removed or otherwise destroyed trees; or
2. Deny the restoration plan and levy appropriate fines based on a finding that said restoration plan, upon implementation, cannot restore the quality and screening functions previously provided by the removed or otherwise destroyed trees; or
 3. Deny said plan and inform the owner or developer of what the City requires in order to approve said restoration plan. Such plans shall be resubmitted within thirty (30) days of the denial. Failure to resubmit or appeal within this time period shall subject the property owner to a fine of \$100.00 per day.
- D. If the City Manager determines that implementation of a restoration plan cannot replace the quality and screening functions of the trees removed or otherwise destroyed then the City Manager may assess the following fines for the unauthorized removal of trees in addition to any other fines required pursuant to other City ordinances or by state or federal rules and laws:
1. \$500.00 per inch DBH for each tree removed that was not located in a designated wetland, coastal upland protection zone, approved upland landscaped buffer areas or conservation easement, tract or similarly designated area; and
 2. \$1,000.00 per inch DBH for each tree removed that was located within a designated wetlands, coastal upland protection zone, approved landscape buffer areas or conservation easement, tract or similarly designated area. This shall include landscape buffer areas previously required as part of an approved landscape plan or other development plan or order, upland buffers around wetlands and habitat or riparian protection zones; and
 3. \$50,000.00 for each heritage tree removed.
- E. No further City permits for the subject property or project shall be issued or inspections provided until all violations of this article are corrected or a restoration plan has been accepted by the City Manager. The building official or designee, may issue a stop work order to any person, firm, owner, contractor, or agent performing construction who violates or fails to comply with any provision of the City's tree protection ordinance. No certificate of occupancy shall be granted unless and until the restoration plan is implemented or a performance bond satisfactory to the City and its attorney is submitted and approved by the City.



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GOAL 1 | FUTURE LAND USE ELEMENT

THE GOAL OF THE CITY IS TO EFFECTIVELY MANAGE GROWTH AND DEVELOPMENT BY DESIGNATING AREAS FOR ANTICIPATED FUTURE DEVELOPMENT WHICH SATISFIES MARKET DEMAND IN A COST-EFFICIENT AND ENVIRONMENTALLY ACCEPTABLE MANNER AND TO ENCOURAGE DEVELOPMENT THAT MEETS THE NEEDS OF THE PRESENT WITHOUT COMPROMISING THE ABILITY OF FUTURE GENERATIONS TO MEET THEIR OWN NEEDS.

THE CITY SHALL ENCOURAGE AND ACCOMMODATE LAND USES WHICH MAINTAIN THE CITY AS A VIABLE COMMUNITY, ENHANCE THE CITY'S ECONOMIC BASE, AND OFFER DIVERSE OPPORTUNITIES FOR A WIDE VARIETY OF LIVING, WORKING, SHOPPING, AND LEISURE ACTIVITIES, WHILE MINIMIZING ANY THREATS TO HEALTH, SAFETY AND WELFARE POSED BY HAZARDS, NUISANCES, INCOMPATIBLE LAND USES AND WITHOUT ADVERSE IMPACT ON ITS NATURAL ENVIRONMENT AND CULTURAL RESOURCES..

OBJECTIVE 1.01.

ENERGY EFFICIENT DEVELOPMENT

The City shall promote compact, mixed use, and energy efficient development arranged to encourage walkability, bicycle and transit use, which leads to a more sustainable community and a reduction in greenhouse gases (GHGs).

POLICY 1.01.01.

The City shall explore various funding opportunities to assist in developing City GHGs emissions baseline data, which will support setting GHG emission goals, developing strategies to reduce climate change and mitigating and adapting to its impacts throughout the City.

POLICY 1.01.02.

The City shall, through its land development code, encourage strategies that support change out and adaptation of heating, cooling, insulation, ventilation and lighting systems for all structures to achieve greater energy efficiency.

POLICY 1.01.03.

The City shall encourage the maintenance, restoration and adaptive reuse of existing urban areas, including buildings, infrastructure and other assets, to reduce energy use and Vehicle Miles Traveled (VMTs).

POLICY 1.01.04.

The City shall encourage the production and use of energy generated from renewable resources.

POLICY 1.01.05.

The City shall encourage, through its land development code, urban design strategies that integrate and maximize the use of renewable, sustainable, active and passive sources of energy design in architecture.

POLICY 1.01.06.

By December 2013, the City shall develop solar, wind and alternative energy technology design guidelines for new development and redevelopment that address such items as energy efficiency, urban forestry, street and passageway alignments, landscaping, setbacks, building orientation, and relationship to water bodies. Guidelines shall be utilized in all site plan reviews by the City's planning, building, engineering, utilities, police, and streets maintenance departments.

POLICY 1.01.07.

City-owned facilities shall be constructed or renovated to meet sustainable construction rating system criteria such as the Florida Green Building Coalition standard, US Green Building Council Leadership in Energy and Environmental Design (LEED) or other recognized green rating systems.

POLICY 1.01.08.

The City shall promote energy conservation by encouraging builders, remodelers, homeowners and homebuyers to implement Florida Green Building Coalition Green Home standards or other acceptable environmental standards, and by encouraging site planners and land developers to implement Florida Green Building Coalition development standards.

POLICY 1.01.09.

The City shall investigate and develop incentive options for developers and building owners to incorporate energy efficiency and other conservation measures that meet recognized green building standards into the design, construction or rehabilitation of structures.

OBJECTIVE 1.02.

GROWTH MANAGEMENT

The City of Fernandina Beach shall implement growth management techniques to ensure that land use decisions are consistent with the Fernandina Beach Comprehensive Plan, to provide land development regulations consistent with accepted planning principles and practices, to ensure that public services and facilities are provided when needed by development, to control instances of sprawl, to support sustainability and to encourage creativity in land use and design.

POLICY 1.02.01.

The City shall ensure that new development which is not contiguous to City services occurs in an orderly and economical manner. New development shall be staged for urbanization in a manner that minimizes additional public investments in City services.

POLICY 1.02.02.

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.

POLICY 1.02.03.

The City shall ensure that the location, scale, timing, and design of development are 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:

- a. Areas of urban development or uses, which are not functionally related to land uses which predominate the adjacent area;
- b. Areas of urban development or uses which fail to maximize the use of existing public facilities;
- c. Areas of urban development or uses which fail to use areas within which public services are currently provided; and
- d. Leapfrog/scattered development or ribbon/strip commercial development patterns.

POLICY 1.02.04.

Decisions on amendments to the FLUM must be based on an analysis of the suitability and compatibility of the proposed use, based on the following factors:

- a. Type and density or intensity of surrounding uses;
- b. Zoning districts in the surrounding area;
- c. Demonstration of adequate water supply and water supply facilities;
- d. Appropriateness of the size of the parcel compared to the proposed use;
- e. Physical condition of the site, and the suitability of soils and topography for the proposed use;
- f. Suitability of the site based on the presence or absence of natural resources, environmentally sensitive lands, flood zones, or historic resources;
- g. Compatibility factors;
- h. Impact on adopted levels of service standards and quality of service standards; and
- i. Location in a Coastal Upland Protection Zone (CUPZ);
- j. The community vision; and
- k. Allowing for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and business. This analysis must analyze at least three aspects of seasonal population: hotel/motel occupants, short-term rentals, and occupancy of second homes. The City must track the best available data on three aspects of seasonal population, if available. If data is unavailable then the City will compile data internally.

POLICY 1.02.05.

The City's land development code shall include the following:

- a. Stormwater management and drainage standards: Site design standards shall ensure the management of stormwater is in compliance with the adopted level of service standards for drainage, and is consistent with accepted engineering principles and practices for the design of stormwater and drainage systems.
- b. Safe and convenient on-site traffic flow and vehicle parking: Site design standards shall address the quantity, through maximum parking space ratios, the design of on-site and off-site parking, the amount of impervious surface area, the use of pervious paving materials and the location and design of driveways and other traffic circulation features.
- c. Signs: Standards shall provide for the number, location, type and size of signs.

- d. Subdivision of land: Land development regulations shall provide for the division of land and the design of platted development projects.
- e. Buffering/Screening: Site design and compatibility standards shall require that land uses which are potentially incompatible, either due to type of use or intensity of use, be buffered from one another through the provision of open space, landscaping, berms, site design techniques, or other suitable means.
- f. Regulation of the development of flood-prone areas: Standards shall limit the use and development of land in flood-prone areas and shall be incorporated as part of the Municipal Code.
- g. Coastal Upland Protection Zone (CUPZ): Standards shall limit the type, location, and intensity of use in order to protect the integrity of the coastal upland area.
- h. Building Height: The height of new structures shall be consistent with the heights of existing development. In all zoning districts, the maximum height of any building located within 800 feet of the mean high water line of the Atlantic Ocean shall not exceed thirty-five (35) feet.
- i. Maximum Building Size: Standards shall limit the gross square feet of a single building in order to ensure compatibility with development throughout the City.
- j. Maximum Impervious Surface Area: Standards shall limit and mitigate the amount of impervious surface area on any lot in order to protect environmentally sensitive lands, preserve the existing topography, and reduce strain on the stormwater management system.
- k. Parking Standards and Design: Maximum parking spaces requirements shall be incorporated in the code in order to reduce unnecessary use of land for parking requirements, to reduce the amount of impervious surface area on any lot and to minimize the amount of stormwater drainage required. Parking shall be designed utilizing Low Impact Development (LID) strategies and reduce the amount of impervious surface area necessary for parking.
- l. Historic Preservation: The City shall continue to preserve and enhance its existing Historic District areas through regulations which promote on-going maintenance of public infrastructure and civic, governmental, commercial and residential structures.
- m. Landscaping Requirements: The City shall direct minimum landscaping percentages and promote use of native, drought- tolerant, Florida-friendly plant materials.
- n. Tree Preservation Requirements: In an effort to maintain and enhance its existing tree canopy, the City shall adopt a no-net loss policy for tree removal. All trees removed should be replaced or mitigated in order to prevent loss of the City's existing canopy. The City shall replace street trees and parks/open space trees that may need to be removed due to their deteriorating or hazardous condition.

POLICY 1.02.06.

The City shall assure that specific density assigned to new development and redevelopment is compatible and consistent with established residential development patterns and provides equitable use of the land. Criteria to be considered in allocating density shall include, but not be limited to, the following:

- a. Protecting the integrity and stability of established residential areas;
- b. Assuring smooth transition in residential densities;

- c. Encouraging commercial and residential mixed use development patterns;
- d. Recognizing and being sensitive to the character and form of the surrounding neighborhoods; and
- e. Requiring application of low impact development (LID) principles, native and drought tolerant landscaping and urban design principles and practices; and
- f. Encouraging connectivity of pedestrian walkways and bicycle paths on and off site.

POLICY 1.02.07.

The City shall implement the Fernandina Beach Comprehensive Plan in a manner that acknowledges private property rights.

POLICY 1.02.08.

Stable or established residential areas shall be protected from encroachment by incompatible development by establishing and increasing the amount of mixed use transitional areas. This policy does not preclude necessary community facilities from locating within residential areas when such activities satisfy the criteria established in the City's comprehensive plan and land development regulations.

POLICY 1.02.09.

The City shall provide for the orderly transition of incompatible uses. Where infeasible to separate incompatible uses then, buffering and mixed use transition areas shall be required to promote a smooth land use transition. Any potential adverse impacts caused by incompatible land uses located adjacent to each other shall be minimized by drought tolerant and native landscaping, low impact development strategies and buffer requirements.

POLICY 1.02.10.

The City shall protect privacy and access to light, air, and open space. The City shall consider regulations such as building placement on a site, building design, and building orientation as one means to achieve this policy.

POLICY 1.02.11.

The City shall implement the PUD as an overlay zoning district.

The purpose of a PUD overlay zoning district shall be to:

- a. Improve the use of land where topography does not permit the application of the standard grid pattern subdivision of land; or
- b. Introduce more than one (1) land use within a mixed use development, for example, recreation and commercial activities within a residential development; or
- c. Allow more than one (1) housing type within a residential PUD; or
- d. Allow innovative arrangements of uses and buildings that are not permissible in the underlying zoning district; or
- e. Cluster homes, businesses, and other uses within a development to improve the efficiency of supporting infrastructure; and
- f. Incorporate energy efficiency and other conservation measures that meet recognized green building standards into the design and construction or rehabilitation of structures.
- g. A PUD overlay zoning district shall be allowable in the following FLUM categories: LDR, MDR, HDR, ORMU, and GC. The land uses within any

portion of the PUD shall be limited to the land uses allowable in the underlying FLUM category.

- h. A mixed-use PUD shall conform to all of the following guidelines:
- i. Allowable commercial and office land uses shall not exceed the FAR of the underlying land use categories comprising the PUD;
- j. Residential density for the total project shall not exceed the residential density of the underlying land use category on the FLUM;
- k. Civic and recreation uses shall be required in a residential PUD, and shall be a minimum of five (5) percent of the land area of the site; and
- l. Site design and other techniques shall be used to ensure the compatibility of the project with adjacent land uses.

POLICY 1.02.12.

The City shall ensure that the image, function, architecture, and ambiance of the historic downtown further the use and development of downtown as the ceremonial, civic, and cultural center of the City. Toward this end, the City shall preserve and enhance the identity, design, and vitality of the downtown, including the designated Downtown Historic District, Old Town Historic District and the surrounding downtown core.

POLICY 1.02.13.

The FLUM shall depict the historic districts as overlay districts. Areas delineated as being within the historic district shall be planned and managed using a regulatory framework designed to preserve the form, function, image, residential balance, and ambiance of the historic Centre Street, Old Town and surrounding area.

OBJECTIVE 1.03.

NATURAL RESOURCE PROTECTION

The City shall ensure consistency between the land development process and the natural environment by directing development densities and intensities to those areas having the greatest capacity for absorbing development while protecting those environmentally sensitive areas which have lower tolerance for urbanization.”

POLICY 1.03.01.

The City shall protect environmental resources. The City’s land development regulations shall address development in floodplains, shoreline protection, wetlands protection, air quality, water quality, energy conservation, urban forestry and habitats for listed protected or endangered species.

POLICY 1.03.02.

The City shall ensure that future public supply well fields, which are located within the City, will be located in areas where they will be least impacted by development and contamination. The siting of new public supply facilities will be coordinated with the SJRWMD. The siting of new public supply systems outside of the City, but serving areas of the City, shall be protected through coordinating with the SJRWMD and the County.

POLICY 1.03.03.

Existing and future public supply well fields within the City shall be protected from possible contamination by limiting the type of development or uses within 500 feet of the wellheads (or greater where possible).

POLICY 1.03.04.

Any land uses currently found within 500 feet of an existing well field that are prohibited as provided in Policy 1.03.05 shall be considered nonconforming land uses, which, upon closure or resale, must be granted permission from the City through a land use amendment and zoning change to continue the prohibited land use.

POLICY 1.03.05.

Within 500 feet of a public supply well field, the following land uses are prohibited:

- a. All regulated industries by the DEP as defined in Rule 62-521, F.A.C.;
- b. Facilities for the bulk storage, handling or processing of material on the Florida Substance List (Rule 38-1-30, F.A.C.);
- c. Activities that require the storage, use, or transportation of restricted substances, agricultural chemicals, hazardous toxic waste, medical waste, and petroleum products;
- d. Commercial animal facilities, including veterinary clinics;
- e. Mines;
- f. Industrial land uses;
- g. Wastewater treatment plants;
- h. Commercial activities that involve the use of hazardous chemicals such as, but not limited to, dry cleaning operations, auto repair and servicing, pool supply, gas stations, junkyards, and machine shops;
- i. Injection wells, irrigation wells, and domestic and commercial wells less than six (6) inches in diameter;
- j. Stormwater facilities, including the use of drainage wells or sinkholes for stormwater disposal; and
- k. Human or animal cemeteries.

POLICY 1.03.06.

The City shall continually coordinate with the DEP and other relevant agencies to protect, maintain, and/or improve the quality of the Nassau River- St. Johns River Marshes and Fort Clinch State Park aquatic preserve and portions of the St. Mary's estuary, the Intercoastal Waterway and Amelia River. Further, (former policy 1.02.07) the City shall not allow any development adjacent to or within the aquatic preserves which are not permitted by, and consistent with the DEP's report entitled "Nassau River-St. Johns River Marshes and Fort Clinch State Park Aquatic Preserves Management Plan.

POLICY 1.03.07.

The City shall provide for the preservation of open space for scenic vistas, especially along Egans Creek, the Atlantic Ocean, and the Amelia River. Such enhancement shall include application of community appearance criteria which reinforce good planning principles.

POLICY 1.03.08.

The City shall seek and support designation of A1A/ S. Fletcher Avenue as a National Scenic Byway and Florida Scenic Highway.

OBJECTIVE 1.04.**REDEVELOPMENT AND INFILL DEVELOPMENT**

The City shall reduce blight and encourage redevelopment of underutilized areas and inefficient land use patterns through redevelopment, reuse, and/or removal and

replacement of blighted structures and uses. The City will focus its redevelopment and infill efforts to encourage development in its already urbanized areas that provide housing near job centers, preserve open space, capitalize on existing community assets such as parks, create new community assets such as child-care centers, arts districts and shopping centers and removes the crime associated with vacant, underutilized or abandoned properties.

POLICY 1.04.01.

The City shall encourage needed redevelopment and infill development through incentives such as the following:

- a. Density or intensity bonuses;
- b. Provision of alternative site design requirements in designated redevelopment areas;
- c. Provision of overlay districts;
- d. Provision of development guidelines in designated historic districts and the community redevelopment area; and
- e. Expedited review processes.

POLICY 1.04.02.

The City shall seek funding to assist in the reduction and elimination of blight. Funding programs, such as the federal Community Development Block Grant, may be used for housing rehabilitation, demolition and replacement of substandard housing, infrastructure improvements, or commercial redevelopment. The City shall explore funding options to support and supplement redevelopment efforts in the Community Redevelopment Area.

POLICY 1.04.03.

The City shall promote redevelopment of general commercial activities, which fulfill market demands of the City's residents for retail sales and services. The City shall coordinate with private sector interest groups concerned with enhancing the Central Business District, waterfront corridors, and commercial corridors on South 8th Street, Sadler Road, and 14th Street, in order to direct efforts to achieve a public and private partnership in improving the image and function of these districts and corridors. The City shall develop and implement density and/or intensity bonus incentives for properties that demonstrate compliance with the desired form and function of the area. Design strategies shall provide physical themes for development and redevelopment opportunities that are consistent with and reinforce the historic character of architecture, where historic structures are present, as well as the ambiance and urban design amenities in each location.

POLICY 1.04.04.

The City shall establish commercial overlay districts, known as "destination activity centers" at the Main Beach Area, Seaside Beach Area, along the Sadler Road corridor and along South 8th Street within the City. The City shall develop and implement density and/or intensity bonus incentives for properties that demonstrate compliance with the desired form and function of the area and are not contained within an established Coastal High Hazard Area (CHHA). The "destination activity centers," as commercial overlay districts, shall be created with the intent to promote compact, energy efficient, mixed use commercial and residential development that promotes pedestrian level activity through maximum setbacks reduced parking requirements, low-impact development strategies and enhanced landscaping and provisions for connectivity to the neighboring residential areas and other off site areas through pedestrian walkways and bicycle paths.

POLICY 1.04.05.

The City shall require primary building entrances to be physically and visually oriented toward streets, parks, and plazas, rather than interior squares or parking areas.

POLICY 1.04.06.

Terminating certain streets with a prominent vista such as a government building, park, public art, fountain, splash area or clock tower should be encouraged when a prominent civic building is to be constructed.

POLICY 1.04.07.

Crime Prevention through Environmental Design (CPTED) principles shall be incorporated, where feasible and appropriate in all new and infill development projects. There are three (3) overlapping principles in the CPTED concept these include:

- a. Natural Surveillance: Creating environments where there is plenty of opportunity for people engaged in normal behavior to observe space around them. This is accomplished by designing the placement of physical features, activities and people in such a way to maximize visibility.
- b. Natural Access Control: By selectively placing entrances and exits, fencing, lighting and landscape to control the flow or limit access, natural access control occurs and increased natural surveillance quickly deters most criminal intruders.
- c. Natural Territorial Reinforcement: Creating an environment that clearly delineates private space. It creates a sense of ownership where owners have a vested interest and are more likely to challenge intruders or report them to police; and creates a sense of owned space by forming an environment where “strangers” stand out and are more easily identified. By using buildings, fences, pavement, signs, lighting and landscape to express ownership and define public, semi-public and private spaces then natural territorial reinforcement occurs.

OBJECTIVE 1.05.**NONCONFORMING STRUCTURES, USES AND LOTS**

To promote re-use of structures that contribute to the character, diversity and sustainability of a neighborhood and to promote economic redevelopment by regulating structures and uses that do not conform to the current Plan or Land Development Code, but were lawfully established and in compliance with all applicable ordinances and laws at the time the structure was constructed and/or the use began, the City shall permit the continuation of the structure until such time that it becomes hazardous or dangerous and shall seek to eliminate nonconforming land uses.

POLICY 1.05.01.

The City may utilize overlays or neighborhood conservation districts to establish Land Development Code regulations which support this objective.

POLICY 1.05.02.

Existing non-conforming structures shall be permitted to expand when the addition complies with current site design requirements contained in the Land Development Code.

POLICY 1.05.03.

The City shall establish land development regulations to address the cessation, repair and maintenance, and amortization of nonconforming uses.

POLICY 1.05.04.

Existing platted lots of record located in Central Business District, Mixed Use, and Low, Medium, or High Density Residential land use districts shall not be prohibited from the construction of one (1) residential unit due to a non-conforming lot size.

OBJECTIVE 1.06.

COMMUNITY CHARACTER

Community character is reflected in lot sizes, house 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.

POLICY 1.06.01.

The City shall initiate neighborhood planning services in order to stabilize and enhance its existing residential neighborhoods. The neighborhood planning program shall work in partnership with residents, citizen groups, and other interested parties in the neighborhoods in order to improve planning and the physical appearance of the neighborhood, including identification and implementation of appearance-related improvements. These improvements shall include street resurfacing, where appropriate and feasible, stormwater drainage improvements, sidewalks, enhancements to street shoulder areas and rights-of-way, when needed and appropriate, beautification of public and open spaces and provision of features that strengthen neighborhood identity.

POLICY 1.06.02.

The City shall support neighborhood stabilization through effective code enforcement.

POLICY 1.06.03.

The City shall explore the creation of neighborhood planning areas, heritage, conservation or other appropriate overlay districts as needed and desired for neighborhood stabilization.

POLICY 1.06.04.

The City shall, through appropriate land development regulations, allow and encourage a range of housing patterns.

POLICY 1.06.05.

The City shall develop land development codes that support and enable its aging population to remain independent and in their own home or in a non-health care environment for as long as their health allows. Development and design strategies that enable older residents to remain in their community as their housing needs change allowing accessory dwelling units, such as garage apartments and “in law” suites in all residential areas and connecting residential neighborhoods to daily commercial needs by allowing mixed-income and mixed housing types to be located close to neighborhood or commercial shopping areas, civic or cultural institutions, and parks and open space areas.

POLICY 1.06.06.

While providing other housing forms and types at appropriate locations in order to diversify housing choice, the City shall maintain and enhance its existing conventional, single-family neighborhoods as essential and valuable to providing stable housing in the city and in their support of nearby mixed-use, commercial, office and retail activity centers.

POLICY 1.06.07.

The City shall review its existing suburban design standards and establish urban design standards or overlays in select areas of the city, as appropriate, in order to better reflect the particular character of an identified neighborhood. Changes to the suburban design standards may include changes in setback requirements, building coverage, floor area ratio, height, building volume ratio, landscape volume ratio, site volume ratio, parking requirements and policies that support the continued use single and double- family residences, requiring maintenance of yard vegetation, and allowing accessory dwelling units such as garage apartments or “in law” suites. Urban design standards shall include transitions in character from urban to suburban development forms.

POLICY 1.06.08.

The City shall encourage context sensitive and reasonable home additions that allow for normal upgrades to retain vitality and discourage demolition of the existing structure. The intent of this policy is to develop regulations that discourage teardowns and provide for expansions of existing structures that are appropriate for the neighborhood.

POLICY 1.06.09.

The City should seek to establish traditional, pedestrian-oriented quality-of-life design features in areas of the City when the need is identified. Indicators of traditional, pedestrian-oriented, urban areas appropriate for urban design standards should include some or all of the following characteristics:

- A. Building facades pulled up close to the street, facing the street, and generally aligned with the street;
- B. Relatively high-density mixed use, compactly laid out to accommodate walking and bicycling that promotes street level activity;
- C. A mixture of housing types and prices;
- D. Multi-story buildings;
- E. Connected, narrow streets or streets with modest radii;
- F. A connected network of sidewalks, bike paths, or multi-use trails;
- G. Mature street trees lined up along the street;
- H. On-street parking;
- I. Off-street parking at side or rear of buildings;
- J. Narrow, smaller lots;
- K. Front porches;
- L. Garages subservient to the primary building with or without an accessory dwelling unit;
- M. Short block faces; and
- N. Terminated vistas.

OBJECTIVE 1.07.**LAND USE CATEGORIES**

The City shall ensure that suitable land is available for residential, commercial, industrial, and public use. Suitability shall be based on the availability of services and facilities and the ability of the land to be developed, while respecting the integrity of the built and natural environment.

POLICY 1.07.01.

The following land use categories shall be shown on the FLUM:

Low Density Residential	(LDR)
Medium Density Residential	(MDR)
High Density Residential	(HDR)
Mixed -Use	(MU)
8 th Street Small Area Mixed Use	(MU8)
General Commercial	(GC)
Central Business District	(CBD)
Waterfront Mixed Use	(WMU)
Industrial	(IN)
Industrial - Waterfront	(IW)
Recreation	(REC)
Conservation	(CON)
Public & Institutional	(PI)

POLICY 1.07.02.

In all land use categories where residential dwelling units are allowable, density shall be defined as “net density”.

POLICY 1.07.03.

Prior to approving a density change in land use within the CHHA, the applicant must demonstrate compliance with Florida Statute §163.3178(9) (a) as follows:

- a. A 16-hour level of service for out-of-county hurricane evacuation is maintained for a category 5 storm event as measured on the Saffir-Simpson scale;
- b. A 12-hour evacuation time to shelter is maintained for a category 5 storm event as measured on the Saffir-Simpson scale and shelter space reasonably expected to accommodate the residents of the development contemplated by a proposed comprehensive plan amendment is available; or
- c. Appropriate mitigation is provided that will satisfy the provisions of subparagraph 1, or subparagraph 2. Appropriate mitigation shall include, without limitation, payment of money, contribution of land, and construction of hurricane shelters and transportation facilities. Required mitigation shall not exceed the amount required for a developer to accommodate impacts reasonably attributable to development. A local government and a developer shall enter into a binding agreement to memorialize the mitigation plan.

POLICY 1.07.04.**Low Density Residential (LDR)**

- a. Areas delineated on the FLUM for low density residential development shall accommodate permanent residential development and shall be comprised of single-family detached homes on individual lots. Single-family attached homes may be allowed only through the PUD process.

- b. The maximum density shall not exceed four (4) dwelling units per acre. Specific densities will be determined by such factors as natural features of the land, density and/or intensity of developed and/or undeveloped land surrounding development, level of accessibility, housing supply and demand, adequacy of public facilities, consumer preference, and other factors which may be identified in the City's land development regulations.
- c. Supportive community facilities and accessory land uses may be located within areas designated for single-family low density residential uses. The land development regulations shall provide regulatory procedures for considering such uses.
- d. The low density residential designation is established to:
 - 1. Protect the quality and character of existing low density single-family neighborhoods;
 - 2. Preserve open space;
 - 3. Prevent encroachment by commercial uses, including hotels, motels, bed and breakfast units, resort rentals, or other forms of transient accommodations, and incompatible non-residential uses.;
 - 4. Encourage densities that are compatible with existing and anticipated future developments;
 - 5. Promote compatibility with natural features of the land; and,
 - 6. Minimize the burden on existing and projected supportive public services and facilities within the area.

POLICY 1.07.05.

Medium Density Residential (MDR)

- a. Areas delineated on the FLUM for medium density residential development shall be developed, redeveloped, and/or maintained as stable medium density permanent residential neighborhoods.
- b. The density for medium density residential development ranges up to a maximum of eight (8) units per acre.
- c. The medium density residential designation is intended to provide sufficient land area for medium density residential development adequately supported by public services and facilities and compatible with existing and anticipated future land uses.
- d. The medium density residential designation includes a mixture of single and multi-family structure types.
- e. The medium density residential designation is intended to prevent commercial uses, including hotels, motels, bed and breakfast units, resort rentals, or other forms of transient accommodations and encroachment by incompatible non-residential uses.
- f. Supportive community facilities and accessory land uses may be located within areas designated MDR.

POLICY 1.07.06.

High Density Residential (HDR)

- a. High-density residential development allows single- and multi-family dwellings at a minimum of four (4) units per acre to a maximum of ten (10) units per acre.
- b. The high density residential designation is intended to provide sufficient acreage for high density permanent residential development.

- c. Limited neighborhood commercial activities, bed and breakfast and resort rental dwellings may be allowed, subject to additional design standards.
- d. A density bonus of one bonus market rate unit for every affordable unit up to 10 units, or a maximum of 10 units for developments that are dedicated entirely to affordable housing, shall be awarded if all of the following criteria are met:
 - 1. The unit/s remains affordable, as defined by Section 420.602(3), Florida Statutes, for a period of not less than 30 years from initial occupancy.
 - 2. The unit/s may differ from market-value units with regard to interior amenities provided that these differences are not apparent in the general exterior appearance, and these differences do not include insulation, windows, HVAC systems, or other improvements related to the energy efficiency of the units.
 - 3. The City shall identify methods to reduce or waive review or tap in fees for affordable units to encourage the construction of affordable housing

POLICY 1.07.07.

Mixed Use (MU)

- a. This land use category is designed to accommodate medical, business, and professional offices; personal service establishments with limited inventory of goods; neighborhood commercial uses; and customary accessory uses, which are subordinate and incidental to the principal office or limited commercial use.
- b. Single-family and multi-family residential units are allowed in this land category.
- c. This designation is not intended for manufacturing.
- d. Mixed uses, either “stand alone” or in mixed residential and business use structures, may occur throughout the area designated for MU on the FLUM through the assignment of zoning districts for residential uses, limited commercial uses, and office uses, as well as the use of the PUD overlay.
- e. The maximum density for residential development within the MU land use category is eight (8) units per acre. The intensity of non-residential development in the MU land use category shall not exceed a FAR of 1.0.
- f. In the application of zoning districts within the ORMU category, the City shall ensure that proposed zoning districts are compatible with each other and with adjacent zoning districts and land uses.

POLICY 1.07.08.

8th Street Small Area Mixed Use (MU8)

It is the purpose of the 8th Street Small Area Mixed Use land use category to provide flexible land use and design that promotes pedestrian-level activity. The MU8 land use is intended to promote the 8th Street corridor as a thriving gateway to the historic downtown of Fernandina. The only area where the 8th Street small area land use (MU8) is permissible are those properties located along the southern half (1/2) of the Ash Street Block extending to non-historic district properties on the fronting Beech Street and along the eastern half (1/2) block of 9th Street on the northern extent of the corridor. Then, extending along eastern half block of 8th Street to the western half block of 9th Street between Beech Street and properties just south of Cedar Street and continuing along the eastern half block of 8th Street to the western half block of 9th Street between Cedar Street and Fir Street. Finally,

extending south on Fir Street for the entire block width between 7th and the western half block of 9th Street, terminating at Lime Street.

A. This district provides for integrated or stand-alone commercial retail, offices, housing, and civic uses. Convenient access to transit opportunities, innovative housing options, and pedestrian-oriented design are key considerations in the redevelopment of these areas.

B. Warehouse storage and heavy industrial uses shall not be permissible within this land use category.

C. Uses allowable within the MU8 land use category recognizes the desire to maintain commercial development while integrating residential allowances to fulfill market demand for housing needs and to provide commercial services easily accessible to residents within the area.

D. The maximum density is up to 18 units per acre.

E. The maximum intensity of non-residential development shall not exceed a FAR of 2.0.

POLICY 1.07.09.

General Commercial (GC)

- a. The general commercial land use category is designed to accommodate offices; commercial retail; personal services establishments; restaurants; transient accommodations; uses that provide sales and services for one (1) neighborhood or several neighborhoods throughout Amelia Island; repair shops; green technologies, retail sales and services; and other similar commercial uses.
- b. The GC designation is not intended to accommodate manufacturing of goods or other production or assembly activities which may generate nuisance impacts, including glare, smoke, or other air pollutants, noise, vibration, major fire hazards, or other impacts generally associated with industrial uses.
- c. The intensity of development in the GC land use category shall not exceed a FAR of 1.50 in order to facilitate energy efficient and compact quality commercial development.

POLICY 1.07.10.

Central Business District (CBD)

- a. The FLUM designation of central business district is applied to the City's downtown, as the center for residential, financial, commercial, governmental, professional, cultural, and related activities.
- b. The Central Business District category is designed to accommodate single-family or duplex residential uses, either "stand alone" or in mixed residential and business use structures; offices; commercial retail; personal services establishments; restaurants; transient accommodations; commercial parking facilities; civic uses; and cultural uses.
- c. Additional uses may be permissible subject to additional standards: indoor recreation facilities, multi-family dwellings, marinas, day-care centers, and educational facilities.
- d. The density of residential development in the Central Business District land use category shall not exceed thirty-four (34) units per acre.
- e. The intensity of non-residential development shall not exceed a FAR of 2.0.

- f. A proposed amendment to the FLUM to increase the land area within the Central Business District; land use category shall demonstrate the suitability of the proposed site based on:
 - 1. The need for additional land area within the Central Business District; land use category;
 - 2. Consistency of the land area with the characteristics of the Central Business District; and;
 - 3. Consistency of the land area with the characteristics of the downtown.

POLICY 1.07.11.

Waterfront Mixed Use (WMU)

- a. The Waterfront Mixed Use category is intended for the re-development of waterfront land fronting the Amelia River within the CRA only.
- b. Uses include: Residential, commercial, retail stores, professional offices, water related uses such as piers, docks, wharves, and marinas and uses related to the shrimping and fishing industry.
- c. Net Density is limited to 2 dwelling units per acre and is required to be located above a commercial or office use.
- d. Intensity is limited to 0.75 FAR.
- e. Prior to approving a change in land use to WMU in the CHHA, the applicant must demonstrate compliance with Florida Statute §163.3178(9) (a) (2006) as follows:
 - 1. A 16-hour level of service for out-of-county hurricane evacuation is maintained for a category 5 storm event as measured on the Saffir-Simpson scale;
 - 2. A 12-hour evacuation time to shelter is maintained for a category 5 storm event as measured on the Saffir-Simpson scale and shelter space reasonably expected to accommodate the residents of the development contemplated by a proposed comprehensive plan amendment is available; or
 - 3. Appropriate mitigation is provided that will satisfy the provisions of subparagraph 1, or subparagraph 2. Appropriate mitigation shall include, without limitation, payment of money, contribution of land, and construction of hurricane shelters and transportation facilities. Required mitigation shall not exceed the amount required for a developer to accommodate impacts reasonably attributable to development. A local government and a developer shall enter into a binding agreement to memorialize the mitigation plan.
- f. Amendments to the FLUM that change the land use to WMU within the Community Redevelopment Area (CRA) may be awarded a 100% density bonus based on the following criteria:
 - 1. Dedication and acceptance of an easement to the City in order to build a public waterfront boardwalk along the river; and
 - 2. Dedication and acceptance of an easement for mid-lot or mid-block corridors in order to maintain view corridors to the river and to be used as pedestrian access.

POLICY 1.07.12.

Industrial (IN)

- a. The industrial land use category is intended to recognize existing industrial development appropriate open air recreation activities and the animal

shelter, and to ensure the availability of land for industrial and airport purposes.

- b. The intensity of industrial development shall not exceed a FAR of. 0.75.
- c. Industrial sites should have transportation access by air, rail, or highway.
- d. Industrial uses include: airport dependent uses, manufacturing, assembling and distribution activities; warehousing and storage activities; green technologies, general commercial activities; integral airport related support services such as rental car facilities, parking facilities; and other similar land uses.
- e. Residential uses shall not be permitted within the industrial land use category. This provision shall not prohibit residences for night watchmen or custodians whose presence on industrial sites is necessary for security purposes. Such a use may be permitted as an accessory use and shall be clearly subordinate to the primary use of the structure.
- f. Industrial sites shall be buffered from residential neighborhoods.
- g. Heavy metal fabrication, batch plants, salvage yards, chemical or petroleum manufacturing or refining, rubber or plastics manufacturing, or other uses generating potentially harmful environmental or nuisance impacts shall be prohibited.
- h. New industrial locations shall ensure protection of environmentally sensitive lands and protected natural resources. Where new industrial locations are adjacent to environmentally sensitive lands and protected natural resources, appropriate buffers and other techniques shall be used to ensure protection of such lands and resources from industrial development.
- i. All facilities adjoining or on an airport shall protect aerial approaches and not restrict or prevent aircraft operations.

POLICY 1.07.13.

Industrial Waterfront (IW)

- a. The land use category of Industrial Waterfront provides for those industrial activities that require waterfront locations.
- b. Permissible uses include: water dependent uses such as piers, docks, and wharves; ship terminals and facilities for construction and maintenance; bulk storage facilities, limited to materials delivered by ship; military installations, excluding residential uses; heliports; and marinas.
- c. The intensity of development within the industrial waterfront land use category shall not exceed a FAR of 0.75.
- d. The following uses may be permissible, and shall be directly related to port activities: truck terminals; distribution centers; offices to support allowable uses; warehousing; manufacturing and processing; green technologies, and support services, which are an integral part of a port-related activity, such as parking facilities, restaurants, or clinics.
- e. New waterfront industrial locations shall ensure protection of shorelines, other environmentally sensitive lands, and protected natural resources. Appropriate buffers and other site design techniques shall be provided to ensure such protection.

POLICY 1.07.14.**Recreation (REC)**

- a. Public and private parks and recreation, open space facilities and the City's existing historic cemetery shall be allowable uses in the Recreation land use category.
- b. Outdoor recreation facilities may include fields, courts, playgrounds, pools, picnic areas, trails, paths, and active or passive open space. Recreation facilities may also include buildings to support outdoor recreation, such as restrooms, concessions, equipment storage, recreation-based retail sales, and offices related to the park and recreation uses.
- c. The maximum impervious surface ratio within the recreation land use category is 0.25. The maximum FAR is 0.50.
- d. Indoor pools, gymnasiums, and recreation centers with meeting rooms, administrative offices, or indoor recreation facilities are also permissible.
- e. Recreation uses shall be appropriately buffered and screened from adjacent uses.
- f. Recreational areas shall be developed using low impact development (LID) practices and sustainable building strategies.
- g. Recreational areas shall provide, as appropriate, safe linkages through sidewalks, bike paths, or multi-use trails.

POLICY 1.07.15.**Conservation (CON)**

- a. Lands that are natural resources such as wetlands shall be included in the Conservation land use designation in order to provide for the maximum long-term protection and preservation of environmentally sensitive natural resource systems. All wetlands, as verified by jurisdictional field delineation, are designated as limited development overlays and shall be protected by policies contained within the Conservation and Coastal Management Element of this plan.
- b. Potentially allowable uses in the Conservation land use category may include: docks, boardwalks, hiking trails, and picnic areas or other passive recreation uses.
- c. Development within the conservation land use category is limited to buildings that are supportive of and accessory to the Conservation land use category, such as an interpretative center, rest rooms, or covered picnic pavilions.
- d. Potentially allowable uses are limited in location and extent, and shall avoid adverse impacts on the hydrologic functions of wetlands, natural systems, habitats, water quality, shorelines, marine life, and coastal resources. Allowable uses shall serve to protect the safety and welfare of the natural resource.
- e. Any improvement within Conservation areas shall be developed using low impact development (LID) practices and sustainable building strategies.

POLICY 1.07.16.**Public & Institutional (PI)**

- a. This land use category is intended for any publicly owned lands and structures.
- b. All uses by government agencies are allowable.
- c. The maximum FAR for development within the Public and Institutional land use category is 0.50.

- d. New development and redevelopment in PI shall use low impact development (LID) practices and sustainable building strategies. All municipal projects must be constructed to meet minimum standards of an approved green rating system.

POLICY 1.07.17.

The maximum impervious surface ratio in all land use categories, except the Central Business District, shall be sixty percent (60%).

POLICY 1.07.18.

The City shall require use of pervious paving materials that are compliant with ADA standards for a minimum of seventy-five percent (75%) of required parking areas and all access ways.

POLICY 1.07.19.

Any new development and redevelopment projects on public property within the City shall be required to utilize low impact development practices and recognized sustainable building strategies.

OBJECTIVE 1.08.**COMMERCIAL AND MIXED LAND USE CONVERSION**

The City shall require that commercial and mixed use land use designations meet criteria to ensure appropriate locations and patterns of commercial and mixed use are energy efficient and compact development schemes and serve to promote pedestrian activity and reduce vehicle miles traveled (VMT).

POLICY 1.08.01.

The location and distribution of commercial activities shall be based on the following considerations:

- a. Trip generation characteristics, including impact on transportation roadway facilities, off-street parking systems, sidewalks and bicycle access;
- b. Location and site requirements based on specific needs for respective commercial activities, their market area, anticipated employment generation, and floor area requirements;
- c. Compatibility with and impact on nearby residential and other surrounding commercial activities;
- d. Relationship to surrounding land uses and natural systems to avoid adverse impact; and
- e. Impact on existing and planned community services and utilities;
- f. Providing enhanced street connectivity and internal circulation through linkages with adjacent commercial and residential development and reduced curb cuts;
- g. Convert excess parking areas into commercial space; and
- h. Reduces the dominance of existing parking lots by providing enhanced landscaping and pedestrian oriented amenities.
- i. Provides on and off site sidewalks and bicycle lanes and/or alternative low speed vehicle shared-use paths.

POLICY 1.08.02.

Commercial development shall be concentrated in strategically located areas. These areas shall have location characteristics, which best accommodate specific land, site,

public facilities, and market location requirements of respective commercial uses. Strip commercial development shall not be extended into established or stable residential areas. The existence of commercial areas on one (1) corner of an intersection shall not dictate the development of all corners with the same or similar use; nor does the existence of commercial development on a major thoroughfare dictate that all frontages must be similarly used.

POLICY 1.08.03.

Commercial development decisions shall promote the historic downtown as a center for government and institutional function, as well as a focal point for tourism, retail trade, business and professional offices, and civic and cultural enrichment.

POLICY 1.08.04.

The City shall encourage the conversion of conventional suburban shopping centers into more traditional livable “destination activity centers” through redevelopment or addition of uses, features and structures as specified in policies 1.04.04 and 1.04.08. Design of such redevelopment shall be supportive of community transit facilities. The City should encourage new additional buildings relatively near the street where site planning allows adequate space, addition of residential units in existing activity centers, and design features that encourage a transformation of shopping centers into appealing, “destination activity centers.”

POLICY 1.08.05.

In order to encourage neighborhood-serving “destination activity centers” and to support the conversion of its existing conventional suburban shopping centers, the City shall require that commercial conversion must meet, at a minimum, the following standards:

- a. Commercial build- to lines that pull the building up to a wide street side sidewalk with a row of trees;
- b. Modest instead of abundant off-street parking, located at the rear or side of buildings, and away from pedestrian areas;
- c. Site design which creates a sense of arrival and departure;
- d. A connected sidewalk and path system promoting safety, comfort, and convenience by linking buildings within the development to adjacent properties;
- e. Building facades facing the street and aligned to form squares, streets, plazas, or other forms of a pleasant urban realm;
- f. A vertical mixed of residences above non-residential uses within the center, and a required percentage of floor area that is residential and retail;
- g. No free-standing retail establishment with the development exceeding 30,000 square feet of first floor area;
- h. First floor uses promoting entertainment and retail uses, and articulation and glazing for pedestrian interest; and
- i. Rules that restrict establishment of auto-oriented uses, or uses that generate significant noise, odor, or dust.

POLICY 1.08.06.

The City shall encourage conversion of surface parking lots to buildings that support the transformation of conventional suburban commercial development to “destination activity centers”. Parking requirements may be reduced within these areas as an incentive for the creation of a mixed-use “destination activity center” and thereby allowing the former parking area to be used for “border/liner” buildings.

OBJECTIVE 1.09.**AIRPORT FACILITIES AND RELATED LAND USES**

The City shall ensure the continued viability of the Fernandina Beach Municipal Airport with appropriate actions to ensure safe and compatible aviation activities with its surrounding land uses.

POLICY 1.09.01.

The City shall regulate permitted uses and applicable restrictions within the airport property and adjacent lands area through zoning, land use, and the FAA Approved Airport Master Plan.

POLICY 1.09.02.

The City shall foster use of Fernandina Beach Municipal Airport lands in a manner that contributes to the development of the City's economic base through pursuit of light, clean industry and activities consistent with and supportive of the airport.

POLICY 1.09.03.

The City shall assure safe operation of aircraft through:

- a. Coordination with the FAA to provide effective use of air space in relation to the airport, surrounding airports, and airways;
- b. Maintenance and improvement of the airport operations area; and
- c. Developing a design plan at the airport that accommodates operationally compatible aircraft.

POLICY 1.09.04.

The City shall achieve airport and industrial development, which is compatible with the City Airport Master Plan and mutual environmental constraints through:

- a. Appropriate land use designations for land on and adjacent to the airport property which protects the operationally sensitive areas and reduces noise impact near the airport;
- b. Preserving the environmentally sensitive areas on the property; and
- c. Encouraging aviation activity compatible with community needs and characteristics.

POLICY 1.09.05.

The City shall promote financial independence of the Fernandina Beach Municipal Airport through:

- a. Preparing periodic updates to the airport development plan;
- b. Development of a long-range capital improvements program consistent with financial capacity; and
- c. Development of an operations and maintenance program compatible with financial resources.

POLICY 1.09.06.

The City shall coordinate with FDOT's Joint Airport Capital Improvements Plan (JACIP) for funding opportunities.

POLICY 1.09.07.

The City shall provide for adequate buffering between the airport uses and neighboring residential areas through conservation easements and landscaping.

POLICY 1.09.08.

The City shall coordinate with neighboring home owners associations and residences to provide community outreach materials which foster greater awareness of airport operations.

OBJECTIVE 1.10.

AVAILABILITY OF LAND FOR PUBLIC SCHOOL FACILITIES

The City shall implement policies to ensure that adequate land is available in the future to support components of infrastructure and public school facilities required for projected population growth.

POLICY 1.10.01.

An "Access" Land Development Regulation shall be adopted which establishes criteria for:

- a. Specific numbers of parking spaces and feet of buffering required supporting various commercial/industrial/recreational activities;
- b. Road right of way protection for major and minor arterials and collector roads (Right of Way Map);
- c. Rights of way protection around the entrances to highway and interstate exchanges; and
- d. On site circulation requirements to relieve congestion on major roadways.

POLICY 1.10.02.

Land suitable for utility facilities to support future development needs shall be identified by the City Manager and, by amendment, designated on the Future Land Use Map for private or public acquisition.

POLICY 1.10.03.

The City will ensure sufficient land is available for public school facilities approximate to residential development in order to meet the projected needs for such facilities.

POLICY 1.10.04.

Public schools shall be a permitted use in all land use categories except the Conservation and Industrial land use categories.

POLICY 1.10.05.

The City shall encourage that the school board consider sustainable building strategies and low impact development practices in all new construction, remodeling and additions.



Minimum Compliance with Florida Statute 163.3177(6)(i)

GOAL 9:

PRIVATE PROPERTY RIGHTS

Pursuant to Section 163.3177(6)(i), Florida Statutes the following rights will be considered in local decision making:

1. The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.
2. The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.
3. The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.
4. The right of a property owner to dispose of his or her property through sale or gift.

City Commission Workshop

7 February 2023

COMPREHENSIVE PLAN

Policy 1.02.05. The City's land development code shall include the following:

d. Subdivision of land: Land development regulations shall provide for the division of land and the design of platted development projects

Policy 1.05.04. Existing platted lots of record located in Central Business District, Mixed Use, and Low, Medium, or High Density Residential land use districts shall not be prohibited from the construction of one (1) residential unit due to a non-conforming lot size.

OBJECTIVE 1.06. COMMUNITY CHARACTER Community character is reflected in lot sizes, house 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

Policy 1.06.06. While providing other housing forms and types at appropriate locations in order to diversify housing choice, the City shall maintain and enhance its existing conventional, single-family neighborhoods as essential and valuable to providing stable housing in the city and in their support of nearby mixed-use, commercial, office and retail activity centers.

GOAL 9: PRIVATE PROPERTY RIGHTS

Pursuant to Section 163.3177(6)(i), Florida Statutes the following rights will be considered in local decision making:

1. The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.
2. The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.
3. The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.
4. The right of a property owner to dispose of his or her property through sale or gift.

LAND DEVELOPMENT CODE

1.03.00 APPLICABILITY

1.03.01 Generally

- A. Except as specifically provided, the provisions of this LDC shall apply to all development in the City.
- B. The use of any parcel of land, or any structure, or any combination thereof, within the corporate limits of the City shall be in conformance with the requirements of the LDC.
- C. Principal uses, accessory uses, buildings, and structures that are not identified as permissible are prohibited. To be identified as permissible, such uses, buildings, and structures shall be included in this LDC or interpreted as included as provided for in Section 1.05.00 and Chapter 2.
- D. A change of use shall conform to the standards, criteria, requirements, and procedures of this LDC.
- E. Where a local development order or permit that was lawfully issued prior to the effective date of this LDC expires or is otherwise invalidated any further development on the site subject to the local development order or permit shall conform to the standards, criteria, requirements, and procedures of this LDC.

1.03.03 Lots of Record

A. One dwelling unit may be constructed on a substandard, platted lot of record in a residential or mixed-use zoning district.

1.03.04 Demolition of Structures on Substandard Lots

A. Applicability. Except as may be provided hereinafter to the contrary, in connection with replats, subdivisions, specific regulations, and specifically described lots or parcels of land, all buildings or structures located in the R-1, R-2, RLM, and R-3 zoning districts shall be constructed or erected upon a building site containing at least one (1) platted lot. Such building site shall have a minimum street frontage of fifty (50) feet.

B. Building site requirements. Wherever there may exist a single-family residence(s), duplex building(s), or any lawful accessory building(s) or structure(s) which was heretofore constructed on property containing one (1) or more substandard platted lots or portions thereof, such substandard lot or lots shall thereafter constitute only one (1) building site. No permit shall be issued for the construction of more than one (1) single-family residence. Such structures shall include, but not be limited to, swimming pools, tennis courts, walls, fences, or other at-grade or aboveground improvements.

C. Removal of buildings. If a single-family residence or duplex building which exists on more than one (1) substandard lot is voluntarily demolished or removed, no permit shall be issued for the construction of more than one (1) building on the building site.

1.03.05 Construction or Demolition of Structures on Combined Lots

A. In order to maintain open space, visual corridors, neighborhood character, property values and visual attractiveness of residential areas, wherever there may exist a single-family detached residential unit or, a duplex structure or any auxiliary building or structure, including but not limited to, swimming pools, or any other improvement which was heretofore constructed on property containing one or more platted lots or portions thereof (excluding walls or fences), such lots thereafter constitute one building site and must be considered the “lot of record”, and no permit will be issued for the construction of more than one residential dwelling unit on the site. All construction on the building site must comply with all existing zoning and density requirements.

B. The demolition or removal of any residence or structure, whether voluntary or involuntary, does not have the effect of changing the establishment of the building site.

C. A change from the foregoing provisions for the purpose of establishing building sites, or separation of building sites requires supermajority approval by the Board of Adjustment in accordance with the variance approval process contained in Section 10.02.00 in a quasi-judicial hearing at which all interested persons will be afforded an opportunity to be heard.

1.05.00 INTERPRETATIONS

1.05.01 Generally

A. In the interpretation and application of this LDC, all provisions shall be liberally construed in favor of the objectives and purposes of the City and deemed to neither limit nor repeal any other powers granted to the City under State Statutes.

B. In interpreting and applying the provisions of this LDC, the provisions shall be held be the minimum requirements for the promotion of the public health, safety, morals, and general welfare of the City.

C. Specific provisions of this LDC shall be followed in lieu of general provisions that may be in conflict with the specific provision.

D. Where any provisions of this LDC conflict with any other provisions of this LDC or with other regulations, the more stringent restrictions shall be applied.

E. If a specific regulation, standard, definition, development criteria, or provision is not included in this Land Development Code, the regulation, standard, definition, development criteria, or provision, shall not be permitted.

1.05.02 Responsibility for Interpretations

A. In the event that any question arises concerning the application of regulations, standards, definitions, development criteria, or any other provision of this LDC, the City Manager shall be responsible for interpretation. In the interpretation of this LDC, the City Manager shall seek guidance from the comprehensive plan.

B. Responsibility for interpretation by the City Manager shall be limited to standards, regulations, and requirements of this LDC, and shall not be construed to include interpretation of any technical codes adopted by reference in this LDC. Interpretation shall not be construed to override the responsibilities given to any commission, board, or official named in other sections or chapters of this LDC.

DEFINITIONS FROM CHAPTER 1 LAND DEVELOPMENT CODE

Development permit means an official document of the City which authorizes the commencement of construction or land alteration without need for further application and approval. Development permits include all types of construction permits (plumbing, electrical, foundation, mechanical and so forth, in addition to the building permit itself), grading and clearing permits, septic tank permits, tree removal permits, sign permits, etc.

Dwelling unit means a single housing unit providing complete, independent living facilities, including permanent provisions for living, sleeping, eating, cooking, and sanitation. This definition includes site-built structures and modular structures manufactured under the Florida Manufactured

Building Act (553.35, F.S.) and certified by the State of Florida as complying with the structural requirements of the Florida Building Code. Residents of a dwelling unit may be comprised of:

- an individual;
 - two (2) or more persons related by blood, adoption, or marriage, together with any number of offspring, foster, step or adopted children;
 - a group of not more than four (4) individuals, not related by blood or marriage, or
 - groups licensed by the State of Florida as Group Homes, as defined and regulated by Objective 3.05 of the City of Fernandina Beach Comprehensive Plan.
- Types of permissible dwelling units include:
- Multi-family means a building designed for or occupied exclusively by four (4) or more dwelling units, living independently of each other.
 - Single-family means a building designed for or occupied exclusively by one (1) dwelling unit.
 - Townhouse means a single-family dwelling unit which is constructed in a series or group of attached units with property lines separating such units.

- Triplex means a building, on a single lot or parcel, designed for, or occupied exclusively by three (3) dwelling units, living independently of each other.
- Two-family or duplex means a building, on a single lot or parcel, designed for, or occupied exclusively by two (2) dwelling units, living independently of each other.

Lot means a parcel of land whose boundaries have been established by some legal instrument such as a recorded deed or a recorded map and which is recognized as a separate legal entity for purpose of transfer of title, use, or improvement.

- Corner lot means a lot abutting upon two (2) or more streets at their intersection.
- Double-frontage lot means a lot having a frontage on two (2) nonintersecting streets, as distinguished from a corner lot.
- Interior lot means a lot having street frontage on only one (1) side.
- Lot depth means the distance measured in a mean direction of the side lines of the lot from the midpoint of the front line to the midpoint of the opposite rear line of the lot.
- **Lot of record means** a lot which is a part of a subdivision, the map of which has been recorded in the office of the Clerk of the Circuit Court of the County, as of the effective date of this Land Development Code.
- Lot width means the mean horizontal distance between the side lot lines, measured at right angles to the depth.

Property shall mean the land, or improvements upon land, of which the person is owner or over which the person has control either by contract or possessory interest sufficient to authorize the person to make any application for the land or site.

Site plan is the development plan for one (1) or more lots or parcels on which is shown the existing and proposed conditions of the lot(s) or parcel(s) including all of the requirements set forth in this LDC.

Subdivision means the division of a parcel of land into three (3) or more lots or parcels either by plat into lots and blocks or by metes and bounds description for the purpose of transfer of ownership or development or use.

30 January 2023

Lot means a parcel of land whose boundaries have been established by some legal instrument such as a recorded deed or a recorded map and which is recognized as a separate legal entity for purpose of transfer of title, use, or improvement. [LDC]

Lot of record means a lot which is a part of a subdivision, the map of which has been recorded in the office of the Clerk of the Circuit Court of the County, as of the effective date of this Land Development Code. [LDC]

Attached is a list of 1,162 lots of record in the City of Fernandina Beach. Many of these properties contain more than one underlying lot.

Not included are lots of record that are composed of multiple underlying lots some of which, some of the underlying lots have not been built on.

LotNumber	Future Land Use	OWNER_NAME	USECD	USEDESC	Parcel Number
5	8TH ST MIXED USE	ROWLAND WALLACE	1000	VACANT COM	00-00-31-1800-0180-0050
6	8TH ST MIXED USE	MIRSCHER ARLENE L	1000	VACANT COM	00-00-31-1800-0180-0060
3	8TH ST MIXED USE	ROWLANDS HOLDINGS	1000	VACANT COM	00-00-31-1800-0180-0031
2	8TH ST MIXED USE	FISHER PAMELIA F ET A	0	VACANT	00-00-31-1800-0181-0020
7	8TH ST MIXED USE	MIRSCHER ARLENE L	1000	VACANT COM	00-00-31-1800-0180-0071
17	8TH ST MIXED USE	YANGAS LAND COMPA	1000	VACANT COM	00-00-31-1800-0172-0170
16	8TH ST MIXED USE	YANGAS LAND COMPA	1000	VACANT COM	00-00-31-1800-0172-0150
18	8TH ST MIXED USE	YANGAS LAND COMPA	1000	VACANT COM	00-00-31-1800-0172-0170
15	8TH ST MIXED USE	YANGAS LAND COMPA	1000	VACANT COM	00-00-31-1800-0172-0150
19	8TH ST MIXED USE	YANGAS LAND COMPA	1000	VACANT COM	00-00-31-1800-0172-0170
14	8TH ST MIXED USE	YANGAS LAND COMPA	1000	VACANT COM	00-00-31-1800-0172-0110
20	8TH ST MIXED USE	YANGAS LAND COMPA	1000	VACANT COM	00-00-31-1800-0172-0200
13	8TH ST MIXED USE	YANGAS LAND COMPA	1000	VACANT COM	00-00-31-1800-0172-0110
21	8TH ST MIXED USE	YANGAS LAND COMPA	1000	VACANT COM	00-00-31-1800-0172-0200
12	8TH ST MIXED USE	YANGAS LAND COMPA	1000	VACANT COM	00-00-31-1800-0172-0110
22	8TH ST MIXED USE	YANGAS LAND COMPA	1000	VACANT COM	00-00-31-1800-0172-0200
11	8TH ST MIXED USE	YANGAS LAND COMPA	1000	VACANT COM	00-00-31-1800-0172-0110
23	8TH ST MIXED USE	WHITE HAT DEVELOPEI	1000	VACANT COM	00-00-31-1800-0173-0230
24	8TH ST MIXED USE	WHITE HAT DEVELOPM	1000	VACANT COM	00-00-31-1800-0173-0240
6	8TH ST MIXED USE	MCCOY BERTHA EST	0	VACANT	00-00-31-1800-0171-0050
26	8TH ST MIXED USE	CALHOUN RICHARD & I	0	VACANT	00-00-31-1800-0172-0260
25	8TH ST MIXED USE	J&SL TRUST	1000	VACANT COM	00-00-31-1800-0173-0250
5	8TH ST MIXED USE	MCCOY BERTHA EST	0	VACANT	00-00-31-1800-0171-0050
27	8TH ST MIXED USE	CALHOUN RICHARD & I	0	VACANT	00-00-31-1800-0172-0260
26	8TH ST MIXED USE	WHITE HAT DEVELOPM	1000	VACANT COM	00-00-31-1800-0173-0260
4	8TH ST MIXED USE	THOMAS GLADYS	1000	VACANT COM	00-00-31-1800-0173-0010
3	8TH ST MIXED USE	THOMAS GLADYS	1000	VACANT COM	00-00-31-1800-0173-0010
2	8TH ST MIXED USE	THOMAS GLADYS	1000	VACANT COM	00-00-31-1800-0173-0010
1	8TH ST MIXED USE	THOMAS GLADYS	1000	VACANT COM	00-00-31-1800-0173-0010
16	8TH ST MIXED USE	OCEAN FRONT TEMPLE	1000	VACANT COM	00-00-31-1800-0168-0130
15	8TH ST MIXED USE	OCEAN FRONT TEMPLE	1000	VACANT COM	00-00-31-1800-0168-0130
14	8TH ST MIXED USE	OCEAN FRONT TEMPLE	1000	VACANT COM	00-00-31-1800-0168-0130
16	8TH ST MIXED USE	HEWETT DAVE H & GLE	0	VACANT	00-00-31-1800-0166-0160

LotNumber	Future Land Use	OWNER_NAME	USECD	USEDESC	Parcel Number
	5 8TH ST MIXED USE	ROWLAND WALLACE	1000	VACANT COM	00-00-31-1800-0180-0050
	6 8TH ST MIXED USE	MIRSCHER ARLENE L	1000	VACANT COM	00-00-31-1800-0180-0060
	3 8TH ST MIXED USE	ROWLANDS HOLDINGS	1000	VACANT COM	00-00-31-1800-0180-0031
	2 8TH ST MIXED USE	FISHER PAMELIA F ET A	0	VACANT	00-00-31-1800-0181-0020
	7 8TH ST MIXED USE	MIRSCHER ARLENE L	1000	VACANT COM	00-00-31-1800-0180-0071
	17 8TH ST MIXED USE	YANGAS LAND COMPA	1000	VACANT COM	00-00-31-1800-0172-0170
	16 8TH ST MIXED USE	YANGAS LAND COMPA	1000	VACANT COM	00-00-31-1800-0172-0150
	18 8TH ST MIXED USE	YANGAS LAND COMPA	1000	VACANT COM	00-00-31-1800-0172-0170
	15 8TH ST MIXED USE	YANGAS LAND COMPA	1000	VACANT COM	00-00-31-1800-0172-0150
	19 8TH ST MIXED USE	YANGAS LAND COMPA	1000	VACANT COM	00-00-31-1800-0172-0170
	14 8TH ST MIXED USE	YANGAS LAND COMPA	1000	VACANT COM	00-00-31-1800-0172-0110
	20 8TH ST MIXED USE	YANGAS LAND COMPA	1000	VACANT COM	00-00-31-1800-0172-0200
	13 8TH ST MIXED USE	YANGAS LAND COMPA	1000	VACANT COM	00-00-31-1800-0172-0110
	21 8TH ST MIXED USE	YANGAS LAND COMPA	1000	VACANT COM	00-00-31-1800-0172-0200
	12 8TH ST MIXED USE	YANGAS LAND COMPA	1000	VACANT COM	00-00-31-1800-0172-0110
	22 8TH ST MIXED USE	YANGAS LAND COMPA	1000	VACANT COM	00-00-31-1800-0172-0200
	11 8TH ST MIXED USE	YANGAS LAND COMPA	1000	VACANT COM	00-00-31-1800-0172-0110
	23 8TH ST MIXED USE	WHITE HAT DEVELOPE	1000	VACANT COM	00-00-31-1800-0173-0230
	24 8TH ST MIXED USE	WHITE HAT DEVELOPM	1000	VACANT COM	00-00-31-1800-0173-0240
	6 8TH ST MIXED USE	MCCOY BERTHA EST	0	VACANT	00-00-31-1800-0171-0050
	26 8TH ST MIXED USE	CALHOUN RICHARD & I	0	VACANT	00-00-31-1800-0172-0260
	25 8TH ST MIXED USE	J&SL TRUST	1000	VACANT COM	00-00-31-1800-0173-0250
	5 8TH ST MIXED USE	MCCOY BERTHA EST	0	VACANT	00-00-31-1800-0171-0050
	27 8TH ST MIXED USE	CALHOUN RICHARD & I	0	VACANT	00-00-31-1800-0172-0260
	26 8TH ST MIXED USE	WHITE HAT DEVELOPM	1000	VACANT COM	00-00-31-1800-0173-0260
	4 8TH ST MIXED USE	THOMAS GLADYS	1000	VACANT COM	00-00-31-1800-0173-0010
	3 8TH ST MIXED USE	THOMAS GLADYS	1000	VACANT COM	00-00-31-1800-0173-0010
	2 8TH ST MIXED USE	THOMAS GLADYS	1000	VACANT COM	00-00-31-1800-0173-0010
	1 8TH ST MIXED USE	THOMAS GLADYS	1000	VACANT COM	00-00-31-1800-0173-0010
	16 8TH ST MIXED USE	OCEAN FRONT TEMPLE	1000	VACANT COM	00-00-31-1800-0168-0130
	15 8TH ST MIXED USE	OCEAN FRONT TEMPLE	1000	VACANT COM	00-00-31-1800-0168-0130
	14 8TH ST MIXED USE	OCEAN FRONT TEMPLE	1000	VACANT COM	00-00-31-1800-0168-0130
	16 8TH ST MIXED USE	HEWETT DAVE H & GLE	0	VACANT	00-00-31-1800-0166-0160

13 8TH ST MIXED USE	OCEAN FRONT TEMPLE	1000 VACANT COM	00-00-31-1800-0168-0130
15 8TH ST MIXED USE	AMBROSE MALLORY C	0 VACANT	00-00-31-1800-0166-0150
14 8TH ST MIXED USE	CALDERON RICHARD D	0 VACANT	00-00-31-1800-0166-0140
13 8TH ST MIXED USE	NELSON DEAN & MARY	0 VACANT	00-00-31-1800-0166-0130
10 8TH ST MIXED USE	MCCOY BERTHA EST	0 VACANT	00-00-31-1800-0168-0090
9 8TH ST MIXED USE	MCCOY BERTHA EST	0 VACANT	00-00-31-1800-0168-0090
14 8TH ST MIXED USE	CHUNG TAE-SIK	1000 VACANT COM	00-00-31-1800-0159-0140
20 8TH ST MIXED USE	TURNER HORTON PROI	1000 VACANT COM	00-00-31-1800-0159-0200
19 8TH ST MIXED USE	QUATTLEBAUM SHERR	1000 VACANT COM	00-00-31-1800-0160-0190
13 8TH ST MIXED USE	CITY OF FERNANDINA E	8000 VAC GOVERN	00-00-31-1800-0159-0130
21 8TH ST MIXED USE	TURNER HORTON PRO.	1000 VACANT COM	00-00-31-1800-0159-0200
20 8TH ST MIXED USE	QUATTLEBAUM SHERR	1000 VACANT COM	00-00-31-1800-0160-0190
12 8TH ST MIXED USE	LIU BRIAN	1000 VACANT COM	00-00-31-1800-0159-0120
22 8TH ST MIXED USE	TURNER HORTON PROI	1000 VACANT COM	00-00-31-1800-0159-0200
10 8TH ST MIXED USE	MACK IRENE EST	1000 VACANT COM	00-00-31-1800-0160-0090
7 8TH ST MIXED USE	EVANS JESSIE H EST	1000 VACANT COM	00-00-31-1800-0158-0070
9 8TH ST MIXED USE	MACK IRENE EST	1000 VACANT COM	00-00-31-1800-0160-0090
17 8TH ST MIXED USE	WELL TRAVELED PROPI	1000 VACANT COM	00-00-31-1800-0154-0170
18 8TH ST MIXED USE	WELL TRAVELED PROPI	1000 VACANT COM	00-00-31-1800-0154-0170
19 8TH ST MIXED USE	WELL TRAVELED PROPI	1000 VACANT COM	00-00-31-1800-0154-0170
20 8TH ST MIXED USE	WELL TRAVELED PROPI	1000 VACANT COM	00-00-31-1800-0154-0170
13 8TH ST MIXED USE	STEWART MONTIETH F	1000 VACANT COM	00-00-31-1800-0153-0110
21 8TH ST MIXED USE	STEWART MONTIETH F	1000 VACANT COM	00-00-31-1800-0153-0210
12 8TH ST MIXED USE	STEWART MONTIETH F	1000 VACANT COM	00-00-31-1800-0153-0110
22 8TH ST MIXED USE	STEWART MONTIETH F	1000 VACANT COM	00-00-31-1800-0153-0210
11 8TH ST MIXED USE	STEWART MONTIETH F	1000 VACANT COM	00-00-31-1800-0153-0110
6 8TH ST MIXED USE	REED CAROLIESE FRINK	1000 VACANT COM	00-00-31-1800-0155-0050
5 8TH ST MIXED USE	REED CAROLIESE FRINK	1000 VACANT COM	00-00-31-1800-0155-0050
4 8TH ST MIXED USE	REED CAROLIESE F &	1000 VACANT COM	00-00-31-1800-0155-0030
6 8TH ST MIXED USE	MOCAMA HOLDINGS L	1000 VACANT COM	00-00-31-1800-0153-0010
3 8TH ST MIXED USE	REED CAROLIESE F &	1000 VACANT COM	00-00-31-1800-0155-0030
5 8TH ST MIXED USE	MOCAMA HOLDINGS L	1000 VACANT COM	00-00-31-1800-0153-0010
2 8TH ST MIXED USE	REED CAROLIESE FRINK	1000 VACANT COM	00-00-31-1800-0155-0012
29 8TH ST MIXED USE	MOCAMA HOLDINGS L	1000 VACANT COM	00-00-31-1800-0153-0010

4 8TH ST MIXED USE	MOCAMA HOLDINGS L	1000 VACANT COM	00-00-31-1800-0153-0010
1 8TH ST MIXED USE	CLARK CAROLISE ET AL	800 MULTI-FAMI	00-00-31-1800-0155-0011
30 8TH ST MIXED USE	MOCAMA HOLDINGS L	1000 VACANT COM	00-00-31-1800-0153-0010
3 8TH ST MIXED USE	MOCAMA HOLDINGS L	1000 VACANT COM	00-00-31-1800-0153-0010
31 8TH ST MIXED USE	MOCAMA HOLDINGS L	1000 VACANT COM	00-00-31-1800-0153-0010
2 8TH ST MIXED USE	MOCAMA HOLDINGS L	1000 VACANT COM	00-00-31-1800-0153-0010
1 8TH ST MIXED USE	MOCAMA HOLDINGS L	1000 VACANT COM	00-00-31-1800-0153-0010
3 8TH ST MIXED USE	ARRIGO JOSEPH S & FR	1000 VACANT COM	00-00-31-1800-0147-0022
2 8TH ST MIXED USE	CABELL JOHN & LORI Z	1000 VACANT COM	00-00-31-1800-0146-0021
2 8TH ST MIXED USE	ARRIGO JOSEPH S & FR	1000 VACANT COM	00-00-31-1800-0147-0022
1 8TH ST MIXED USE	HARRIS DARALL L & JO	1000 VACANT COM	00-00-31-1800-0146-0011
4 8TH ST MIXED USE	SMITH EVANGELINE &	100 SINGLE FAM	00-00-31-1800-0143-0041
5 8TH ST MIXED USE	MORRELL CHARLES R	1000 VACANT COM	00-00-31-1800-0142-0051
5 8TH ST MIXED USE	MUSTANG LOT LLC	1000 VACANT COM	00-00-31-1800-0141-0051
8 8TH ST MIXED USE	SANDLIN PATRICIA ANI	1000 VACANT COM	00-00-31-1800-0142-0081
14 8TH ST MIXED USE	NEW ATLANTIC BUILDE	0 VACANT	00-00-31-1025-0014-0000
3 8TH ST MIXED USE	HAZEL MAGGIE E STAY:	1000 VACANT COM	00-00-31-1800-0133-0022
13 8TH ST MIXED USE	NEW ATLANTIC BUILDE	0 VACANT	00-00-31-1025-0013-0000
12 8TH ST MIXED USE	NEW ATLANTIC BUILDE	0 VACANT	00-00-31-1025-0012-0000
15 8TH ST MIXED USE	NEW ATLANTIC BUILDE	0 VACANT	00-00-31-1025-0015-0000
11 8TH ST MIXED USE	NEW ATLANTIC BUILDE	0 VACANT	00-00-31-1025-0011-0000
16 8TH ST MIXED USE	NEW ATLANTIC BUILDE	0 VACANT	00-00-31-1025-0016-0000
10 8TH ST MIXED USE	NEW ATLANTIC BUILDE	0 VACANT	00-00-31-1025-0010-0000
17 8TH ST MIXED USE	NEW ATLANTIC BUILDE	0 VACANT	00-00-31-1025-0017-0000
2 8TH ST MIXED USE	THE SALVATION ARMY	7000 VAC INSTIT	00-00-31-1800-0133-0021
9 8TH ST MIXED USE	NEW ATLANTIC BUILDE	0 VACANT	00-00-31-1025-0009-0000
18 8TH ST MIXED USE	NEW ATLANTIC BUILDE	0 VACANT	00-00-31-1025-0018-0000
8 8TH ST MIXED USE	NEW ATLANTIC BUILDE	0 VACANT	00-00-31-1025-0008-0000
19 8TH ST MIXED USE	NEW ATLANTIC BUILDE	0 VACANT	00-00-31-1025-0019-0000
7 8TH ST MIXED USE	NEW ATLANTIC BUILDE	0 VACANT	00-00-31-1025-0007-0000
20 8TH ST MIXED USE	NEW ATLANTIC BUILDE	0 VACANT	00-00-31-1025-0020-0000
6 8TH ST MIXED USE	NEW ATLANTIC BUILDE	0 VACANT	00-00-31-1025-0006-0000
5 8TH ST MIXED USE	NEW ATLANTIC BUILDE	0 VACANT	00-00-31-1025-0005-0000
4 8TH ST MIXED USE	NEW ATLANTIC BUILDE	0 VACANT	00-00-31-1025-0004-0000

3 8TH ST MIXED USE	NEW ATLANTIC BUILDE	0 VACANT	00-00-31-1025-0003-0000
2 8TH ST MIXED USE	NEW ATLANTIC BUILDE	0 VACANT	00-00-31-1025-0002-0000
1 8TH ST MIXED USE	NEW ATLANTIC BUILDE	0 VACANT	00-00-31-1025-0001-0000
5 8TH ST MIXED USE	RAYNORSTARR LLC	1000 VACANT COM	00-00-31-1800-0129-0050
6 8TH ST MIXED USE	CROW JOHN D	1000 VACANT COM	00-00-31-1800-0129-0061
6 8TH ST MIXED USE	AMELIAS LADIES MAN/	1000 VACANT COM	00-00-31-1800-0047-0062
6 8TH ST MIXED USE	GRAY ROY T & CYNTHI/	0 VACANT	00-00-31-1800-0049-0062
7 CENTRAL BUSINESS DIS	LOT ACROSS THE STREI	1000 VACANT COM	00-00-31-1800-0041-0071
32 CENTRAL BUSINESS DIS	NASSAU TRUST LLC	1000 VACANT COM	00-00-31-1800-0012-0320
33 CENTRAL BUSINESS DIS	CHAMPEAU CHRISTOPI	1000 VACANT COM	00-00-31-1800-0012-0330
34 CENTRAL BUSINESS DIS	CHAMPEAU CHRISTOPI	1000 VACANT COM	00-00-31-1800-0012-0340
16 CENTRAL BUSINESS DIS	MCKINNON ELIZABETH	1000 VACANT COM	00-00-31-1800-0013-0150
15 CENTRAL BUSINESS DIS	MCKINNON ELIZABETH	1000 VACANT COM	00-00-31-1800-0013-0150
3 CENTRAL BUSINESS DIS	3HL LLC	1000 VACANT COM	00-00-31-1800-0029-0020
2 CENTRAL BUSINESS DIS	3HL LLC	1000 VACANT COM	00-00-31-1800-0029-0020
16 CENTRAL BUSINESS DIS	3HL LLC	1000 VACANT COM	00-00-31-1800-0029-0160
34 CENTRAL BUSINESS DIS	302 CENTRE STREET LL	1000 VACANT COM	00-00-31-1800-0013-0010
1 CENTRAL BUSINESS DIS	302 CENTRE STREET LL	1000 VACANT COM	00-00-31-1800-0013-0010
7 CENTRAL BUSINESS DIS	HOLZENDORF WILLIAM	1000 VACANT COM	00-00-31-1800-0051-0060
33 CENTRAL BUSINESS DIS	ANDERSON HOWARD &	0 VACANT	00-00-31-1800-0268-0330
6 CENTRAL BUSINESS DIS	PARK PLACE ON ATLAN	1000 VACANT COM	00-00-31-1800-0052-0061
3 CENTRAL BUSINESS DIS	MILLER DEBORAH	1000 VACANT COM	00-00-31-1800-0052-0030
6 CENTRAL BUSINESS DIS	HOLZENDORF WILLIAM	1000 VACANT COM	00-00-31-1800-0051-0060
3 CENTRAL BUSINESS DIS	EPISCOPAL CHURCH IN	7000 VAC INSTIT	00-00-31-1800-0051-0030
26 CENTRAL BUSINESS DIS	CENTRE & THIRD LLC	1000 VACANT COM	00-00-31-1800-0010-0260
26 CENTRAL BUSINESS DIS	ARTISAN HOMES LLC	1000 VACANT COM	00-00-31-1800-0001-0260
25 CENTRAL BUSINESS DIS	ARTISAN HOMES LLC	1000 VACANT COM	00-00-31-1800-0001-0250
24 CENTRAL BUSINESS DIS	ARTISAN HOMES LLC	0 VACANT	00-00-31-1800-0001-0240
22 CENTRAL BUSINESS DIS	ARTISAN HOMES LLC	1000 VACANT COM	00-00-31-1800-0001-0220
2 CENTRAL BUSINESS DIS	POYNTER FAMILY HOLI	0 VACANT	00-00-31-1800-0009-0020
3 CENTRAL BUSINESS DIS	POYNTER FAMILY HOLI	0 VACANT	00-00-31-1800-0009-0030
4 CENTRAL BUSINESS DIS	POYNTER FAMILY HOLI	0 VACANT	00-00-31-1800-0009-0040
5 CENTRAL BUSINESS DIS	POYNTER FAMILY HOLI	0 VACANT	00-00-31-1800-0009-0050
34 CENTRAL BUSINESS DIS	CLAYTON JAMES S (3/4	4000 VACANT IND	00-00-31-1800-0008-0340

1 CENTRAL BUSINESS DIS CLAYTON JAMES S (3/4	4000 VACANT IND	00-00-31-1800-0008-0010
2 CENTRAL BUSINESS DIS ARTISAN RE PARTNERS	4000 VACANT IND	00-00-31-1800-0008-0020
3 CENTRAL BUSINESS DIS ARTISAN RE PARTNERS	4000 VACANT IND	00-00-31-1800-0008-0020
4 CENTRAL BUSINESS DIS ARTISAN RE PARTNERS	4000 VACANT IND	00-00-31-1800-0008-0030
5 CENTRAL BUSINESS DIS PAGE DAVID P JR & KIN	1000 VACANT COM	00-00-31-1800-0008-0050
6 CENTRAL BUSINESS DIS PAGE DAVID P JR & KIN	1000 VACANT COM	00-00-31-1800-0008-0050
7 CENTRAL BUSINESS DIS PAGE DAVID PEYTON JI	0 VACANT	00-00-31-1800-0008-0080
8 CENTRAL BUSINESS DIS PAGE DAVID PEYTON JI	0 VACANT	00-00-31-1800-0008-0080
9 CENTRAL BUSINESS DIS PAGE DAVID PEYTON JI	0 VACANT	00-00-31-1800-0008-0080
5 GENERAL COMMERCIA ROCKTENN CP LLC	0 VACANT	00-00-31-1800-0257-0040
20 HIGH DENSITY RESIDEN ARMG2020 LLC	0 VACANT	00-00-31-1680-0011-0200
21 HIGH DENSITY RESIDEN ARMG2020 LLC	0 VACANT	00-00-31-1680-0011-0210
22 HIGH DENSITY RESIDEN BLUFF RUNNERS FLA LI	0 VACANT	00-00-31-1680-0011-0220
23 HIGH DENSITY RESIDEN BLUFF RUNNERS FLA LI	0 VACANT	00-00-31-1680-0011-0230
24 HIGH DENSITY RESIDEN BLUFF RUNNERS FLA LI	0 VACANT	00-00-31-1680-0011-0240
25 HIGH DENSITY RESIDEN BLUFF RUNNERS FLA LI	0 VACANT	00-00-31-1680-0011-0250
26 HIGH DENSITY RESIDEN BLUFF RUNNERS FLA LI	0 VACANT	00-00-31-1680-0011-0260
27 HIGH DENSITY RESIDEN BLUFF RUNNERS FLA LI	0 VACANT	00-00-31-1680-0011-0270
28 HIGH DENSITY RESIDEN BLUFF RUNNERS FLA LI	0 VACANT	00-00-31-1680-0011-0280
31 HIGH DENSITY RESIDEN BRECK GREGORY D & V	0 VACANT	00-00-31-1680-0011-0310
32 HIGH DENSITY RESIDEN BRECK GREGORY D & V	0 VACANT	00-00-31-1680-0011-0310
6 HIGH DENSITY RESIDEN 3086 SOUTH FLETCHER	0 VACANT	00-00-31-1720-0002-0060
32 HIGH DENSITY RESIDEN SANDERS MICHAEL & E	0 VACANT	00-00-30-0440-0032-0000
33 HIGH DENSITY RESIDEN SANDERS DAVID & ELIZ	0 VACANT	00-00-30-0440-0033-0000
31 HIGH DENSITY RESIDEN BELL STEVN & JENNIFEI	0 VACANT	00-00-30-0440-0031-0000
30 HIGH DENSITY RESIDEN MISKELL DALE & JAMIE	0 VACANT	00-00-30-0440-0030-0000
28 HIGH DENSITY RESIDEN BRIDGEMARK HOMES I	0 VACANT	00-00-30-0440-0028-0000
28 HIGH DENSITY RESIDEN BRIDGEMARK HOMES I	0 VACANT	00-00-30-0440-0028-0000
13 HIGH DENSITY RESIDEN RIVER GREEN ESTATES	0 VACANT	00-00-31-1390-0013-0000
26 HIGH DENSITY RESIDEN LEE RICHARD & POLLY	0 VACANT	00-00-30-0440-0026-0000
23 HIGH DENSITY RESIDEN NEW ATLANTIC BUILDE	0 VACANT	00-00-30-0440-0023-0000
25 HIGH DENSITY RESIDEN ROBERTS FRANCES & N	0 VACANT	00-00-30-0440-0025-0000
18 HIGH DENSITY RESIDEN MCALLISTER SANFORD	0 VACANT	00-00-30-0440-0018-0000
2 HIGH DENSITY RESIDEN YELLOWSTONE LAND T	0 VACANT	00-00-30-0440-0002-0000

9 HIGH DENSITY RESIDEN RIEHM SONJA MARIE	0 VACANT	00-00-30-0440-0009-0000
7 HIGH DENSITY RESIDEN NEW ATLANTIC BUILDING	0 VACANT	00-00-30-0440-0007-0000
10 HIGH DENSITY RESIDEN LEE RICHARD SCOTT & JANE	0 VACANT	00-00-30-0440-0010-0000
3 HIGH DENSITY RESIDEN SUMMERWOODS OF ARLINGTON	0 VACANT	00-00-30-0440-0003-0000
5 HIGH DENSITY RESIDEN FH MORRIS LLC	0 VACANT	00-00-30-0440-0005-0000
4 HIGH DENSITY RESIDEN FH MORRIS LLC	0 VACANT	00-00-30-0440-0004-0000
17 HIGH DENSITY RESIDEN KYLE DONALD B & NANETTE	0 VACANT	00-00-30-0440-0017-0000
11 HIGH DENSITY RESIDEN HAYNAM DOUGLAS & JANE	0 VACANT	00-00-30-0440-0011-0000
16 HIGH DENSITY RESIDEN SUMMERWOODS OF ARLINGTON	0 VACANT	00-00-30-0440-0016-0000
15 HIGH DENSITY RESIDEN SUMMERWOODS OF ARLINGTON	0 VACANT	00-00-30-0440-0015-0000
14 HIGH DENSITY RESIDEN SUMMERWOODS OF ARLINGTON	0 VACANT	00-00-30-0440-0014-0000
13 HIGH DENSITY RESIDEN SUMMERWOODS OF ARLINGTON	0 VACANT	00-00-30-0440-0013-0000
1 HIGH DENSITY RESIDEN AMELIA COMMERCIAL	0 VACANT	00-00-31-1014-0001-0000
2 HIGH DENSITY RESIDEN AMELIA COMMERCIAL	0 VACANT	00-00-31-1014-0002-0000
3 HIGH DENSITY RESIDEN AMELIA COMMERCIAL	0 VACANT	00-00-31-1014-0003-0000
4 HIGH DENSITY RESIDEN AMELIA COMMERCIAL	0 VACANT	00-00-31-1014-0004-0000
51 HIGH DENSITY RESIDEN 1920-1944 FIRST AVENUE	1000 VACANT COM	20-3N-29-0000-0031-0010
52 HIGH DENSITY RESIDEN 1920-1944 FIRST AVENUE	1000 VACANT COM	20-3N-29-0000-0030-0010
4 HIGH DENSITY RESIDEN ABILITY HOLDING LLC	7000 VAC INSTIT	00-00-31-1800-0238-0040
5 HIGH DENSITY RESIDEN THORNHILL TIMOTHY L & JANE	0 VACANT	00-00-31-1520-0009-0050
5 HIGH DENSITY RESIDEN HYATT VICTOR L II & STANLEY	0 VACANT	00-00-31-1520-0004-0050
4 HIGH DENSITY RESIDEN MAX A DENTON SR FARM	800 MULTI-FAMILY	00-00-31-1520-0009-0041
4 HIGH DENSITY RESIDEN DAVIS AMELIA DUNN & JANE	0 VACANT	00-00-31-1520-0009-0042
5 HIGH DENSITY RESIDEN W.J. CAPITAL LLC	0 VACANT	00-00-31-1520-0010-0050
10 HIGH DENSITY RESIDEN UNKNOWN	0 VACANT	00-00-31-1740-0010-0000
43 HIGH DENSITY RESIDEN RIVER GREEN ESTATES	0 VACANT	00-00-31-1020-0043-0000
28 HIGH DENSITY RESIDEN SCHAFER JAMES & JANE	0 VACANT	00-00-31-1020-0028-0000
45 HIGH DENSITY RESIDEN RIVER GREEN ESTATES	0 VACANT	00-00-31-1020-0045-0000
46 HIGH DENSITY RESIDEN RIVER GREEN ESTATES	0 VACANT	00-00-31-1020-0045-0000
49 HIGH DENSITY RESIDEN LOVELACE RYAN E REV	0 VACANT	00-00-31-1020-0049-0000
6 HIGH DENSITY RESIDEN HORNBACK ROBERT A & JANE	0 VACANT	00-00-31-142R-0006-0000
27 HIGH DENSITY RESIDEN FEINSTEIN-TOWLE JAN	0 VACANT	00-00-31-142R-0027-0000
26 HIGH DENSITY RESIDEN MCNEIL LISA WILLIAMS	0 VACANT	00-00-31-142R-0026-0000
1 HIGH DENSITY RESIDEN MCCRAVE MICHAEL & JANE	0 VACANT	00-00-31-142R-0001-0000

7 HIGH DENSITY RESIDEN CHAWLA SAMIR	0 VACANT	00-00-31-142R-0007-0000
2 HIGH DENSITY RESIDEN ISLANDS CLUB AMELIA	0 VACANT	00-00-31-142R-0002-0000
3 HIGH DENSITY RESIDEN VALDESUSO RICHARD &	0 VACANT	00-00-31-142R-0003-0000
4 HIGH DENSITY RESIDEN WILKES NICHOLAS T &	0 VACANT	00-00-31-142R-0004-0000
5 HIGH DENSITY RESIDEN DAV FLORIDA SERVICES	0 VACANT	00-00-31-142R-0005-0000
25 HIGH DENSITY RESIDEN QUARELLA STEVEN J &	0 VACANT	00-00-31-142R-0025-0000
8 HIGH DENSITY RESIDEN LAIBSON DENNIS W	0 VACANT	00-00-31-142R-0008-0000
24 HIGH DENSITY RESIDEN LATHAM VIRGINIA S &	0 VACANT	00-00-31-142R-0024-0000
9 HIGH DENSITY RESIDEN JARMUSZ DAVID & LIN	0 VACANT	00-00-31-142R-0009-0000
23 HIGH DENSITY RESIDEN MONGELLI STEPHEN J &	0 VACANT	00-00-31-142R-0023-0000
10 HIGH DENSITY RESIDEN DALEY LISA A	0 VACANT	00-00-31-142R-0010-0000
22 HIGH DENSITY RESIDEN HADAWAY TIM & GALE	0 VACANT	00-00-31-142R-0022-0000
21 HIGH DENSITY RESIDEN JYZ JAMES T	0 VACANT	00-00-31-142R-0021-0000
11 HIGH DENSITY RESIDEN MAHONEY DARLENE M	0 VACANT	00-00-31-142R-0011-0000
20 HIGH DENSITY RESIDEN JENNINGS JOSHUA & H	0 VACANT	00-00-31-142R-0020-0000
12 HIGH DENSITY RESIDEN STUBBS WILLIAM C & M	0 VACANT	00-00-31-142R-0012-0000
25 HIGH DENSITY RESIDEN MCNEAL KATHERINE	0 VACANT	00-00-31-142A-0025-0000
26 HIGH DENSITY RESIDEN CORBETT ERIC T &	0 VACANT	00-00-31-142A-0026-0000
4 HIGH DENSITY RESIDEN GRIFFITHS FRANCES T T	0 VACANT	00-00-31-1580-0030-0010
4 HIGH DENSITY RESIDEN WILKES CHARLES	0 VACANT	00-00-31-1580-0010-0030
6 HIGH DENSITY RESIDEN GRIFFITHS FRANCES T T	0 VACANT	00-00-31-1580-0030-0010
3 HIGH DENSITY RESIDEN GRIFFITHS FRANCES T T	0 VACANT	00-00-31-1580-0030-0010
14 HIGH DENSITY RESIDEN HARRISON MICHAEL &	0 VACANT	00-00-31-1580-0010-0130
6 HIGH DENSITY RESIDEN WILKES CHARLES M	0 VACANT	00-00-31-1580-0010-0060
4 HIGH DENSITY RESIDEN ODOM DAVID L &	0 VACANT	00-00-31-1580-0003-0030
6 HIGH DENSITY RESIDEN HASTINGS CHRISTOPHE	0 VACANT	00-00-31-1580-0003-0060
10 HIGH DENSITY RESIDEN REGISTER IRENE M &	0 VACANT	00-00-31-1580-0010-0100
3 HIGH DENSITY RESIDEN WILKES CHARLES	0 VACANT	00-00-31-1580-0010-0030
14 HIGH DENSITY RESIDEN CHANDLER JOAN E &	0 VACANT	00-00-31-1580-0003-0130
4 HIGH DENSITY RESIDEN SHAW CASSIDY D &	0 VACANT	00-00-31-1580-0002-0030
13 HIGH DENSITY RESIDEN HARRISON MICHAEL &	0 VACANT	00-00-31-1580-0010-0130
2 HIGH DENSITY RESIDEN GRIFFITHS FRANCES T T	0 VACANT	00-00-31-1580-0030-0010
3 HIGH DENSITY RESIDEN ODOM DAVID L &	0 VACANT	00-00-31-1580-0003-0030
2 HIGH DENSITY RESIDEN JUBITO MARY JANE	0 VACANT	00-00-31-1580-0010-0010

13 HIGH DENSITY RESIDEN CHANDLER JOAN E &	0 VACANT	00-00-31-1580-0003-0130
8 HIGH DENSITY RESIDEN KILLHOUR GILSON E &	0 VACANT	00-00-31-1580-0002-0080
3 HIGH DENSITY RESIDEN SHAW CASSIDY D &	0 VACANT	00-00-31-1580-0002-0030
12 HIGH DENSITY RESIDEN YOUNG LANCE M & KIN	0 VACANT	00-00-31-1580-0010-0110
1 HIGH DENSITY RESIDEN GRIFFITHS FRANCES T T	0 VACANT	00-00-31-1580-0030-0010
5 HIGH DENSITY RESIDEN JUBITO MARY JANE	0 VACANT	00-00-31-1580-0010-0010
9 HIGH DENSITY RESIDEN THOMPSON GEORGE E	100 SINGLE FAM	00-00-31-1580-0010-0090
1 HIGH DENSITY RESIDEN JUBITO MARY JANE	0 VACANT	00-00-31-1580-0010-0010
11 HIGH DENSITY RESIDEN YOUNG LANCE M & KIN	0 VACANT	00-00-31-1580-0010-0110
14 HIGH DENSITY RESIDEN BART YURI A & RACHEL	0 VACANT	00-00-31-1580-0016-0130
10 HIGH DENSITY RESIDEN SMITH TINA C & JAMES	0 VACANT	00-00-31-1580-0016-0100
12 HIGH DENSITY RESIDEN ARTISAN HOMES LLC	0 VACANT	00-00-31-1580-0011-0110
4 HIGH DENSITY RESIDEN MADISON TRUST COM	0 VACANT	00-00-31-1580-0009-0030
6 HIGH DENSITY RESIDEN EVANS BRADLEY &	0 VACANT	00-00-31-1580-0011-0060
13 HIGH DENSITY RESIDEN BART YURI A & RACHEL	0 VACANT	00-00-31-1580-0016-0130
8 HIGH DENSITY RESIDEN ARTISAN HOMES LLC	0 VACANT	00-00-31-1580-0011-0080
14 HIGH DENSITY RESIDEN MOORE JOHN MICHAEL	0 VACANT	00-00-31-1580-0009-0101
11 HIGH DENSITY RESIDEN ARTISAN HOMES LLC	0 VACANT	00-00-31-1580-0011-0110
10 HIGH DENSITY RESIDEN MANUS KELLY HOVEY	100 SINGLE FAM	00-00-31-1580-0009-0100
1 HIGH DENSITY RESIDEN IRON HORSE REALTY LL	0 VACANT	00-00-31-1580-0023-0010
3 HIGH DENSITY RESIDEN MADISON TRUST COM	0 VACANT	00-00-31-1580-0009-0030
5 HIGH DENSITY RESIDEN MIKLAS JOEL ROBIN &	0 VACANT	00-00-31-1580-0016-0050
9 HIGH DENSITY RESIDEN MCGEHEE RICHARD C &	0 VACANT	00-00-31-1580-0016-0090
10 HIGH DENSITY RESIDEN GREEN EDWARD R	0 VACANT	00-00-31-1580-0011-0071
5 HIGH DENSITY RESIDEN NEAL WILHELMINA W	0 VACANT	00-00-31-1580-0011-0050
7 HIGH DENSITY RESIDEN GREEN EDWARD R II	100 SINGLE FAM	00-00-31-1580-0011-0070
5 HIGH DENSITY RESIDEN SANTELLI PATRICIA ANI	0 VACANT	00-00-31-1580-0004-0050
8 HIGH DENSITY RESIDEN ROWE CAROLYN G	0 VACANT	00-00-31-1580-0022-0012
8 HIGH DENSITY RESIDEN CITY OF FERNANDINA E	8000 VAC GOVERN	00-00-31-1580-0022-0011
14 HIGH DENSITY RESIDEN DOUGHERTY KIRSTIE R	0 VACANT	00-00-31-1580-0015-0140
4 HIGH DENSITY RESIDEN OLD TOWN MOCK LLC	0 VACANT	00-00-31-1580-0012-0030
8 HIGH DENSITY RESIDEN MANDRICK JOHN B & A	0 VACANT	00-00-31-1580-0015-0080
10 HIGH DENSITY RESIDEN DOUGHERTY KIRSTIE R	0 VACANT	00-00-31-1580-0015-0140
1 HIGH DENSITY RESIDEN ROWE CAROLYN G	0 VACANT	00-00-31-1580-0022-0012

3 HIGH DENSITY RESIDEN OLD TOWN MOCK LLC	0 VACANT	00-00-31-1580-0012-0030
4 HIGH DENSITY RESIDEN STALLINGS JAMES E JR	0 VACANT	00-00-31-1580-0005-0030
7 HIGH DENSITY RESIDEN TIITF/STATE OF FLORID	8000 VAC GOVERN	00-00-31-1580-0022-0070
8 HIGH DENSITY RESIDEN HOLLIS JEFF F &	0 VACANT	00-00-31-1580-0005-0080
3 HIGH DENSITY RESIDEN STALLINGS JAMES E JR	0 VACANT	00-00-31-1580-0005-0030
10 HIGH DENSITY RESIDEN WU MING-YU	0 VACANT	00-00-31-1580-0012-0090
2 HIGH DENSITY RESIDEN KURPIERS RICHARD & I	0 VACANT	00-00-31-1580-0008-0010
6 HIGH DENSITY RESIDEN OLD TOWN PROPERTIE	0 VACANT	00-00-31-1580-0001-0060
8 HIGH DENSITY RESIDEN OLD TOWN PROPERTIE	0 VACANT	00-00-31-1580-0001-0080
11 HIGH DENSITY RESIDEN OLD TOWN PROPERTIE	0 VACANT	00-00-31-1580-0001-0110
5 HIGH DENSITY RESIDEN ROW SHELLEY	0 VACANT	00-00-31-1580-0012-0050
7 HIGH DENSITY RESIDEN KING RICHARD DWIGH	0 VACANT	00-00-31-1580-0012-0070
9 HIGH DENSITY RESIDEN WU MING-YU	0 VACANT	00-00-31-1580-0012-0090
1 HIGH DENSITY RESIDEN KURPIERS RICHARD & I	0 VACANT	00-00-31-1580-0008-0010
7 HIGH DENSITY RESIDEN OLD TOWN PROPERTIE	0 VACANT	00-00-31-1580-0005-0070
4 HIGH DENSITY RESIDEN OLD TOWN PROPERTIE	0 VACANT	00-00-31-1580-0014-0040
5 HIGH DENSITY RESIDEN OLD TOWN PROPERTIE	0 VACANT	00-00-31-1580-0001-0050
14 HIGH DENSITY RESIDEN GHOLSON JOHN A & JC	0 VACANT	00-00-31-1580-0014-0130
6 HIGH DENSITY RESIDEN OLD TOWN PROPERTIE	0 VACANT	00-00-31-1580-0014-0040
4 HIGH DENSITY RESIDEN CHAPMAN REVOCABLE	0 VACANT	00-00-31-1580-0013-0030
8 HIGH DENSITY RESIDEN OLD TOWN PROPERTIE	0 VACANT	00-00-31-1580-0014-0080
10 HIGH DENSITY RESIDEN GHOLSON JOHN A & JC	0 VACANT	00-00-31-1580-0014-0100
6 HIGH DENSITY RESIDEN CHAPMAN REVOCABLE	0 VACANT	00-00-31-1580-0013-0030
13 HIGH DENSITY RESIDEN GHOLSON JOHN A & JC	0 VACANT	00-00-31-1580-0014-0130
8 HIGH DENSITY RESIDEN CHAPMAN JEFFREY J &	0 VACANT	00-00-31-1580-0013-0080
3 HIGH DENSITY RESIDEN CHAPMAN REVOCABLE	0 VACANT	00-00-31-1580-0013-0030
14 HIGH DENSITY RESIDEN BLACK TIM & MARY	0 VACANT	00-00-31-1580-0007-0130
4 HIGH DENSITY RESIDEN BAILEY MARK L & JENN	0 VACANT	00-00-31-1580-0006-0030
6 HIGH DENSITY RESIDEN THE HOPE TRUST	0 VACANT	00-00-31-1580-0007-0060
8 HIGH DENSITY RESIDEN BLACK TIM & MARY	0 VACANT	00-00-31-1580-0007-0080
6 HIGH DENSITY RESIDEN BAILEY MARK L & JENN	0 VACANT	00-00-31-1580-0006-0030
13 HIGH DENSITY RESIDEN BLACK TIM & MARY	0 VACANT	00-00-31-1580-0007-0130
9 HIGH DENSITY RESIDEN GHOLSON JOHN A & JC	0 VACANT	00-00-31-1580-0014-0090
3 HIGH DENSITY RESIDEN BAILEY MARK L & JENN	0 VACANT	00-00-31-1580-0006-0030

10 HIGH DENSITY RESIDEN FOSTER JERRY M	100 SINGLE FAM	00-00-31-1580-0013-0100
2 HIGH DENSITY RESIDEN HOPE TRUST	0 VACANT	00-00-31-1580-0007-0010
7 HIGH DENSITY RESIDEN REED EMILY NICOLE &	0 VACANT	00-00-31-1580-0013-0070
5 HIGH DENSITY RESIDEN THE ENTRUST GROUP I	0 VACANT	00-00-31-1580-0007-0050
2 HIGH DENSITY RESIDEN THOMPSON GEORGE E	0 VACANT	00-00-31-1580-0006-0010
7 HIGH DENSITY RESIDEN SEEFRIED ALEXANDER I	0 VACANT	00-00-31-1580-0007-0070
9 HIGH DENSITY RESIDEN REED EMILY NICOLE &	0 VACANT	00-00-31-1580-0013-0090
9 HIGH DENSITY RESIDEN SANFORD JULIA S	0 VACANT	00-00-31-1580-0007-0090
1 HIGH DENSITY RESIDEN HOPE TRUST	0 VACANT	00-00-31-1580-0007-0010
12 HIGH DENSITY RESIDEN OLD TOWN PROPERTIE	0 VACANT	00-00-31-1580-0006-0110
2 HIGH DENSITY RESIDEN KAVANAUGH WILLIAM	0 VACANT	00-00-31-1580-0017-0020
9 HIGH DENSITY RESIDEN OLD TOWN PROPERTIE	0 VACANT	00-00-31-1580-0006-0090
1 HIGH DENSITY RESIDEN THOMPSON GEORGE E	0 VACANT	00-00-31-1580-0006-0010
11 HIGH DENSITY RESIDEN OLD TOWN PROPERTIE	0 VACANT	00-00-31-1580-0006-0110
4 HIGH DENSITY RESIDEN VILLA MICHAEL W & JE	0 VACANT	00-00-31-1580-0018-0030
6 HIGH DENSITY RESIDEN OLD TOWN PROPERTIE	0 VACANT	00-00-31-1580-0019-0060
8 HIGH DENSITY RESIDEN OLD TOWN PROPERTIE	0 VACANT	00-00-31-1580-0019-0080
4 HIGH DENSITY RESIDEN OLD TOWN PROPERTIE	0 VACANT	00-00-31-1580-0037-0030
6 HIGH DENSITY RESIDEN VILLA MICHAEL W & JE	0 VACANT	00-00-31-1580-0018-0060
8 HIGH DENSITY RESIDEN OLD TOWN PROPERTIE	0 VACANT	00-00-31-1580-0018-0080
3 HIGH DENSITY RESIDEN VILLA MICHAEL W & JE	0 VACANT	00-00-31-1580-0018-0030
14 HIGH DENSITY RESIDEN OLD TOWN PROPERTIE	0 VACANT	00-00-31-1580-0037-0130
6 HIGH DENSITY RESIDEN OLD TOWN PROPERTIE	0 VACANT	00-00-31-1580-0037-0060
8 HIGH DENSITY RESIDEN OLD TOWN PROPERTIE	0 VACANT	00-00-31-1580-0037-0080
2 HIGH DENSITY RESIDEN OLD TOWN PROPERTIE	0 VACANT	00-00-31-1580-0019-0010
10 HIGH DENSITY RESIDEN OLD TOWN PROPERTIE	0 VACANT	00-00-31-1580-0037-0100
3 HIGH DENSITY RESIDEN OLD TOWN PROPERTIE	0 VACANT	00-00-31-1580-0037-0030
10 HIGH DENSITY RESIDEN MORTON J TANDY & W	0 VACANT	00-00-31-1580-0019-0100
5 HIGH DENSITY RESIDEN OLD TOWN PROPERTIE	0 VACANT	00-00-31-1580-0019-0010
2 HIGH DENSITY RESIDEN OLD TOWN PROPERTIE	0 VACANT	00-00-31-1580-0018-0020
13 HIGH DENSITY RESIDEN OLD TOWN PROPERTIE	0 VACANT	00-00-31-1580-0037-0130
7 HIGH DENSITY RESIDEN OLD TOWN PROPERTIE	0 VACANT	00-00-31-1580-0019-0010
1 HIGH DENSITY RESIDEN OLD TOWN PROPERTIE	0 VACANT	00-00-31-1580-0019-0010
2 HIGH DENSITY RESIDEN OLD TOWN PROPERTIE	0 VACANT	00-00-31-1580-0037-0010

5 HIGH DENSITY RESIDEN OLD TOWN PROPERTIE	0 VACANT	00-00-31-1580-0018-0010
9 HIGH DENSITY RESIDEN OLD TOWN PROPERTIE	0 VACANT	00-00-31-1580-0019-0090
7 HIGH DENSITY RESIDEN OLD TOWN PROPERTIE	0 VACANT	00-00-31-1580-0018-0070
1 HIGH DENSITY RESIDEN OLD TOWN PROPERTIE	0 VACANT	00-00-31-1580-0018-0010
5 HIGH DENSITY RESIDEN OLD TOWN PROPERTIE	0 VACANT	00-00-31-1580-0037-0050
12 HIGH DENSITY RESIDEN OLD TOWN PROPERTIE	0 VACANT	00-00-31-1580-0037-0110
7 HIGH DENSITY RESIDEN OLD TOWN PROPERTIE	0 VACANT	00-00-31-1580-0037-0070
9 HIGH DENSITY RESIDEN OLD TOWN PROPERTIE	0 VACANT	00-00-31-1580-0037-0090
1 HIGH DENSITY RESIDEN OLD TOWN PROPERTIE	0 VACANT	00-00-31-1580-0037-0010
11 HIGH DENSITY RESIDEN OLD TOWN PROPERTIE	0 VACANT	00-00-31-1580-0037-0110
9 HIGH DENSITY RESIDEN PAVILION HEALTH SERV	1000 VACANT COM	00-00-31-1800-0197-0090
10 HIGH DENSITY RESIDEN PAVILION HEALTH SERV	1000 VACANT COM	00-00-31-1800-0197-0090
63 LOW DENSITY RESIDEN RHO NANCY H LIVING T	0 VACANT	00-00-31-163N-0063-0000
90 LOW DENSITY RESIDEN KESTER 2015 FAMILY T	0 VACANT	19-2N-28-1000-0090-0000
89 LOW DENSITY RESIDEN NORMINGTON ERNEST	0 VACANT	19-2N-28-1000-0089-0000
10 LOW DENSITY RESIDEN NUNN DAVID N & ANN	0 VACANT	19-2N-28-1000-0106-0000
88 LOW DENSITY RESIDEN JOLLAY GEOFFREY A &	0 VACANT	19-2N-28-1000-0088-0000
10 LOW DENSITY RESIDEN JOHNSON REVOCABLE	0 VACANT	19-2N-28-1000-0105-0000
87 LOW DENSITY RESIDEN RIEWE JULIE M &	0 VACANT	19-2N-28-1000-0087-0000
10 LOW DENSITY RESIDEN MURRAY MICHAEL M &	0 VACANT	19-2N-28-1000-0104-0000
86 LOW DENSITY RESIDEN SHAH ASUTOSH & TRU	0 VACANT	19-2N-28-1000-0086-0000
10 LOW DENSITY RESIDEN THE RANGE AT CRANE	0 VACANT	19-2N-28-1000-0103-0000
85 LOW DENSITY RESIDEN REA FAMILY HOME REV	0 VACANT	19-2N-28-1000-0085-0000
10 LOW DENSITY RESIDEN THE RANGE AT CRANE	0 VACANT	19-2N-28-1000-0102-0000
84 LOW DENSITY RESIDEN KONTIO ELIZABETH	0 VACANT	19-2N-28-1000-0084-0000
10 LOW DENSITY RESIDEN RABOUND LISA A	0 VACANT	19-2N-28-1000-0101-0000
83 LOW DENSITY RESIDEN SMITH ROBERT E JR & I	0 VACANT	19-2N-28-1000-0083-0000
10 LOW DENSITY RESIDEN KRAEMER RONALD CAI	0 VACANT	19-2N-28-1000-0100-0000
11 LOW DENSITY RESIDEN WESTBROOK LARRY J &	0 VACANT	19-2N-28-1000-0113-0000
82 LOW DENSITY RESIDEN MANNEY JAMES JOSEP	0 VACANT	19-2N-28-1000-0082-0000
99 LOW DENSITY RESIDEN WEBSTER PATRICK M R	0 VACANT	19-2N-28-1000-0099-0000
11 LOW DENSITY RESIDEN GASSER WILBERT W III	0 VACANT	19-2N-28-1000-0110-0000
11 LOW DENSITY RESIDEN THE RANGE AT CRANE	0 VACANT	19-2N-28-1000-0112-0000
81 LOW DENSITY RESIDEN SCHAERF MELISSA C RE	0 VACANT	19-2N-28-1000-0081-0000

11 LOW DENSITY RESIDEN DICICCO GARY & KRIST	0 VACANT	19-2N-28-1000-0111-0000
98 LOW DENSITY RESIDEN THE RANGE AT CRANE	0 VACANT	19-2N-28-1000-0098-0000
10 LOW DENSITY RESIDEN PICKETT CONSTRUCTIC	0 VACANT	19-2N-28-1000-0109-0000
10 LOW DENSITY RESIDEN DIOGEL AMELIA REVOC	0 VACANT	19-2N-28-1000-0108-0000
97 LOW DENSITY RESIDEN THE RANGE AT CRANE	0 VACANT	19-2N-28-1000-0097-0000
10 LOW DENSITY RESIDEN DIOGEL AMELIA REVOC	0 VACANT	19-2N-28-1000-0107-0000
96 LOW DENSITY RESIDEN GRAY DAVID & DIANE I	0 VACANT	19-2N-28-1000-0096-0000
95 LOW DENSITY RESIDEN BERTRAM CHRISTOPHE	0 VACANT	19-2N-28-1000-0095-0000
95 LOW DENSITY RESIDEN BERTRAM CHRISTOPHE	0 VACANT	19-2N-28-1000-0095-0000
80 LOW DENSITY RESIDEN KROCHUK TIMOTHY A I	0 VACANT	19-2N-28-1000-0080-0000
79 LOW DENSITY RESIDEN SHAFFER RICHARD & SI	0 VACANT	19-2N-28-1000-0079-0000
78 LOW DENSITY RESIDEN BRADISH WESLEY J & H	0 VACANT	19-2N-28-1000-0078-0000
77 LOW DENSITY RESIDEN HOILES STEPHEN N & C	0 VACANT	19-2N-28-1000-0077-0000
94 LOW DENSITY RESIDEN TURNER JOHN & BETTY	0 VACANT	19-2N-28-1000-0094-0000
76 LOW DENSITY RESIDEN VOELBEL LYNN J REV TI	0 VACANT	19-2N-28-1000-0076-0000
3 LOW DENSITY RESIDEN BARR DANIEL & KRISTII	0 VACANT	00-00-31-1350-0003-0000
91 LOW DENSITY RESIDEN SPENCER RICHARD E II	0 VACANT	19-2N-28-1000-0091-0000
93 LOW DENSITY RESIDEN KNAUF ALAN J REV TRU	0 VACANT	19-2N-28-1000-0093-0000
92 LOW DENSITY RESIDEN CRANE ISLAND MODEL	0 VACANT	19-2N-28-1000-0092-0000
55 LOW DENSITY RESIDEN PAULY JEFFREY & CATI	0 VACANT	19-2N-28-1000-0055-0000
56 LOW DENSITY RESIDEN ARMSTRONG CHARLES	0 VACANT	19-2N-28-1000-0056-0000
57 LOW DENSITY RESIDEN NASO ANTHONY C & JE	0 VACANT	19-2N-28-1000-0057-0000
14 LOW DENSITY RESIDEN MILLER ROBERT H III &	0 VACANT	00-00-31-1680-0017-0130
58 LOW DENSITY RESIDEN WINTER GREGG & ELLE	0 VACANT	19-2N-28-1000-0058-0000
59 LOW DENSITY RESIDEN WALLS JAMES D & JAN	0 VACANT	19-2N-28-1000-0059-0000
13 LOW DENSITY RESIDEN MILLER ROBERT H III &	0 VACANT	00-00-31-1680-0017-0130
60 LOW DENSITY RESIDEN PERRY RONALD & BETT	0 VACANT	19-2N-28-1000-0060-0000
61 LOW DENSITY RESIDEN SHELDON TODD M & P	0 VACANT	19-2N-28-1000-0061-0000
12 LOW DENSITY RESIDEN PARKER NATHAN N & F	0 VACANT	00-00-31-1680-0017-0100
62 LOW DENSITY RESIDEN POLSTON DAVID G & E	0 VACANT	19-2N-28-1000-0062-0000
11 LOW DENSITY RESIDEN PARKER NATHAN N & F	0 VACANT	00-00-31-1680-0017-0100
10 LOW DENSITY RESIDEN PARKER NATHAN N & F	0 VACANT	00-00-31-1680-0017-0100
63 LOW DENSITY RESIDEN UNGER GORDON A & L	0 VACANT	19-2N-28-1000-0063-0000
9 LOW DENSITY RESIDEN PARKER NATHAN N & F	0 VACANT	00-00-31-1680-0017-0100

54 LOW DENSITY RESIDEN CONLEY JANET F 2003	0 VACANT	19-2N-28-1000-0054-0000
53 LOW DENSITY RESIDEN FRAIZER MICHAEL D &	0 VACANT	19-2N-28-1000-0052-0000
52 LOW DENSITY RESIDEN FRAIZER MICHAEL D &	0 VACANT	19-2N-28-1000-0052-0000
50 LOW DENSITY RESIDEN THE 70 REASONS TRUS	0 VACANT	19-2N-28-1000-0050-0000
49 LOW DENSITY RESIDEN GROVER WILLIAM H TF	0 VACANT	19-2N-28-1000-0049-0000
48 LOW DENSITY RESIDEN MILLER FRANK L	0 VACANT	19-2N-28-1000-0048-0000
39 LOW DENSITY RESIDEN BOWERS JEFFREY A & F	0 VACANT	19-2N-28-1000-0039-0000
13 LOW DENSITY RESIDEN LUU LAKE PROPERTIES	0 VACANT	00-00-31-1681-0013-0000
38 LOW DENSITY RESIDEN ARTISAN HOMES LLC	0 VACANT	19-2N-28-1000-0038-0000
28 LOW DENSITY RESIDEN HICKEY LESLIE REVOCA	0 VACANT	19-2N-28-1000-0028-0000
37 LOW DENSITY RESIDEN BALOK MARK J & BREN	0 VACANT	19-2N-28-1000-0037-0000
7 LOW DENSITY RESIDEN OAKWOOD PROPERTIE	0 VACANT	00-00-31-1680-0016-0050
6 LOW DENSITY RESIDEN OAKWOOD PROPERTIE	0 VACANT	00-00-31-1680-0016-0050
5 LOW DENSITY RESIDEN OAKWOOD PROPERTIE	0 VACANT	00-00-31-1680-0016-0050
36 LOW DENSITY RESIDEN GAUDETTE DONALD L I	0 VACANT	19-2N-28-1000-0036-0000
25 LOW DENSITY RESIDEN PITTMAN WALTER C II	0 VACANT	19-2N-28-1000-0025-0000
4 LOW DENSITY RESIDEN OAKWOOD PROPERTIE	0 VACANT	00-00-31-1680-0016-0011
3 LOW DENSITY RESIDEN OAKWOOD PROPERTIE	0 VACANT	00-00-31-1680-0016-0011
16 LOW DENSITY RESIDEN ELDER WILLIAM D	0 VACANT	00-00-31-1681-0016-0000
22 LOW DENSITY RESIDEN EB 2017 TRUST	0 VACANT	19-2N-28-1000-0022-0000
35 LOW DENSITY RESIDEN 81 BROADBENT LLC	0 VACANT	19-2N-28-1000-0035-0000
2 LOW DENSITY RESIDEN OAKWOOD PROPERTIE	0 VACANT	00-00-31-1680-0016-0011
47 LOW DENSITY RESIDEN ERVIN WILLIAM C & SH	0 VACANT	19-2N-28-1000-0047-0000
1 LOW DENSITY RESIDEN OAKWOOD PROPERTIE	0 VACANT	00-00-31-1680-0016-0011
34 LOW DENSITY RESIDEN HODGES HORACE CHAI	0 VACANT	19-2N-28-1000-0034-0000
46 LOW DENSITY RESIDEN ACKERMAN JOSEPH JO	0 VACANT	19-2N-28-1000-0046-0000
33 LOW DENSITY RESIDEN MCHUGH WILLIAM E &	0 VACANT	19-2N-28-1000-0033-0000
20 LOW DENSITY RESIDEN SCHMIDT JON E	0 VACANT	19-2N-28-1000-0020-0000
45 LOW DENSITY RESIDEN ARRANTS W WAYNE &	0 VACANT	19-2N-28-1000-0045-0000
10 LOW DENSITY RESIDEN HURTSELLERS CHRISTIN	0 VACANT	00-00-31-1680-0006-0080
23 LOW DENSITY RESIDEN HURTSELLERS CHRISTIN	0 VACANT	00-00-31-1680-0006-0080
9 LOW DENSITY RESIDEN HURTSELLERS CHRISTIN	0 VACANT	00-00-31-1680-0006-0080
10 LOW DENSITY RESIDEN KING ELLEN E & THOM	0 VACANT	00-00-31-1680-0015-0080
24 LOW DENSITY RESIDEN HURTSELLERS CHRISTIN	0 VACANT	00-00-31-1680-0006-0080

	32 LOW DENSITY RESIDEN BATZLER TIMOTHY & M	0 VACANT	19-2N-28-1000-0032-0000
	44 LOW DENSITY RESIDEN NOVARIA ROBERT J & C	0 VACANT	19-2N-28-1000-0044-0000
	19 LOW DENSITY RESIDEN KUBISTA KIRK & JANET	0 VACANT	19-2N-28-1000-0019-0000
	8 LOW DENSITY RESIDEN HURTSELLERS CHRISTIN	0 VACANT	00-00-31-1680-0006-0080
	9 LOW DENSITY RESIDEN KING ELLEN E & THOM	0 VACANT	00-00-31-1680-0015-0080
	25 LOW DENSITY RESIDEN HURTSELLERS CHRISTIN	0 VACANT	00-00-31-1680-0006-0080
	8 LOW DENSITY RESIDEN KING ELLEN E & THOM	0 VACANT	00-00-31-1680-0015-0080
	43 LOW DENSITY RESIDEN MARSHALL RICHARD B	0 VACANT	19-2N-28-1000-0043-0000
	18 LOW DENSITY RESIDEN SPANN ERIC G & MABE	0 VACANT	19-2N-28-1000-0018-0000
	4 LOW DENSITY RESIDEN KING THOMAS E IV & E	0 VACANT	00-00-31-1680-0015-0010
	42 LOW DENSITY RESIDEN THE RANGE AT CRANE	0 VACANT	19-2N-28-1000-0042-0000
	3 LOW DENSITY RESIDEN KING THOMAS E IV & E	0 VACANT	00-00-31-1680-0015-0010
	2 LOW DENSITY RESIDEN KING THOMAS E IV & E	0 VACANT	00-00-31-1680-0015-0010
	17 LOW DENSITY RESIDEN BEACOM JOSEPH & AM	0 VACANT	19-2N-28-1000-0017-0000
	1 LOW DENSITY RESIDEN KING THOMAS E IV & E	0 VACANT	00-00-31-1680-0015-0010
	30 LOW DENSITY RESIDEN THE RANGE AT CRANE	0 VACANT	19-2N-28-1000-0030-0000
	41 LOW DENSITY RESIDEN THE RANGE AT CRANE	0 VACANT	19-2N-28-1000-0041-0000
	40 LOW DENSITY RESIDEN TIUFEKCHIEV MICHAEL	0 VACANT	19-2N-28-1000-0040-0000
	14 LOW DENSITY RESIDEN STALLINGS RONALD D I	0 VACANT	19-2N-28-1000-0014-0000
	21 LOW DENSITY RESIDEN FOREHAND GARY S	100 SINGLE FAM	00-00-31-1680-0014-0190
	22 LOW DENSITY RESIDEN THOMAS DAVID M JR &	0 VACANT	00-00-31-1680-0014-0220
	13 LOW DENSITY RESIDEN BORGSTROM HENRIK &	0 VACANT	19-2N-28-1000-0013-0000
	23 LOW DENSITY RESIDEN THOMAS DAVID M JR &	0 VACANT	00-00-31-1680-0014-0220
	24 LOW DENSITY RESIDEN THOMAS DAVID M JR &	0 VACANT	00-00-31-1680-0014-0220
1<	LOW DENSITY RESIDEN STAMM TODD M	0 VACANT	19-2N-28-1000-0001-0000
	12 LOW DENSITY RESIDEN LOUMEAU JESSICA GIN	0 VACANT	19-2N-28-1000-0012-0000
	10 LOW DENSITY RESIDEN DROSS PETER E & JANE	0 VACANT	19-2N-28-1000-0010-0000
2<	LOW DENSITY RESIDEN CRANE ISLAND MODEL	0 VACANT	19-2N-28-1000-0002-0000
3<	LOW DENSITY RESIDEN CRANE ISLAND MODEL	0 VACANT	19-2N-28-1000-0003-0000
	8 LOW DENSITY RESIDEN BYRD WARREN W & DC	0 VACANT	19-2N-28-1000-0008-0000
	4 LOW DENSITY RESIDEN KRAMMER SUSAN R 2C	0 VACANT	19-2N-28-1000-0004-0000
	7 LOW DENSITY RESIDEN THE RANGE AT CRANE	0 VACANT	19-2N-28-1000-0007-0000
	16 LOW DENSITY RESIDEN LAMBRIGHT JONATHAN	0 VACANT	00-00-31-1680-0022-0150
	17 LOW DENSITY RESIDEN TIENSCH HEIKE ANGELA	0 VACANT	00-00-31-1680-0022-0170

15 LOW DENSITY RESIDEN LAMBRIGHT JONATHAN	0 VACANT	00-00-31-1680-0022-0150
6 LOW DENSITY RESIDEN ARTISAN RE PARTNERS	0 VACANT	19-2N-28-1000-0006-0000
18 LOW DENSITY RESIDEN TIENSCH HEIKE ANGEL	0 VACANT	00-00-31-1680-0022-0170
14 LOW DENSITY RESIDEN LAMBRIGHT JONATHAN	0 VACANT	00-00-31-1680-0022-0130
19 LOW DENSITY RESIDEN TIENSCH HEIKE ANGEL	0 VACANT	00-00-31-1680-0022-0170
13 LOW DENSITY RESIDEN LAMBRIGHT JONATHAN	0 VACANT	00-00-31-1680-0022-0130
20 LOW DENSITY RESIDEN TIENSCH HEIKE ANGEL	0 VACANT	00-00-31-1680-0022-0170
21 LOW DENSITY RESIDEN TIENSCH HEIKE ANGEL	0 VACANT	00-00-31-1680-0022-0170
6 LOW DENSITY RESIDEN OAKLEY DONALD E & S	0 VACANT	00-00-31-1680-0013-0050
5 LOW DENSITY RESIDEN OAKLEY DONALD E & S	0 VACANT	00-00-31-1680-0013-0050
16 LOW DENSITY RESIDEN SOLIS DEBORAH A	0 VACANT	00-00-31-1680-0021-0150
17 LOW DENSITY RESIDEN HATTON RANDY C & C	0 VACANT	00-00-31-1680-0021-0110
15 LOW DENSITY RESIDEN SOLIS DEBORAH A	0 VACANT	00-00-31-1680-0021-0150
18 LOW DENSITY RESIDEN HATTON RANDY C & C	0 VACANT	00-00-31-1680-0021-0110
14 LOW DENSITY RESIDEN HATTON RANDY C & C	0 VACANT	00-00-31-1680-0021-0110
19 LOW DENSITY RESIDEN HATTON RANDY C & C	0 VACANT	00-00-31-1680-0021-0110
13 LOW DENSITY RESIDEN HATTON RANDY C & C	0 VACANT	00-00-31-1680-0021-0110
21 LOW DENSITY RESIDEN LEEK LEROY & PRISCILL	0 VACANT	00-00-31-1680-0012-0210
20 LOW DENSITY RESIDEN HATTON RANDY C & C	0 VACANT	00-00-31-1680-0021-0110
12 LOW DENSITY RESIDEN HATTON RANDY C & C	0 VACANT	00-00-31-1680-0021-0110
22 LOW DENSITY RESIDEN LEEK LEROY & PRISCILL	0 VACANT	00-00-31-1680-0012-0210
21 LOW DENSITY RESIDEN HATTON RANDY C & C	0 VACANT	00-00-31-1680-0021-0110
11 LOW DENSITY RESIDEN HATTON RANDY C & C	0 VACANT	00-00-31-1680-0021-0110
23 LOW DENSITY RESIDEN ARMG2020 LLC	0 VACANT	00-00-31-1680-0012-0230
12 LOW DENSITY RESIDEN TWENTER KYLE M	0 VACANT	00-00-31-1680-0027-0090
22 LOW DENSITY RESIDEN HATTON RANDY C & C	0 VACANT	00-00-31-1680-0021-0110
24 LOW DENSITY RESIDEN ARMG2020 LLC	0 VACANT	00-00-31-1680-0012-0230
11 LOW DENSITY RESIDEN TWENTER KYLE M	0 VACANT	00-00-31-1680-0027-0090
10 LOW DENSITY RESIDEN TWENTER KYLE M	0 VACANT	00-00-31-1680-0027-0090
9 LOW DENSITY RESIDEN TWENTER KYLE M	0 VACANT	00-00-31-1680-0027-0090
29 LOW DENSITY RESIDEN BRAEGER PAUL & SHEF	0 VACANT	00-00-31-1680-0012-0290
4 LOW DENSITY RESIDEN KITTELSON JEFF LEE & :	0 VACANT	00-00-31-1680-0021-0010
30 LOW DENSITY RESIDEN BRAEGER PAUL & SHEF	0 VACANT	00-00-31-1680-0012-0290
3 LOW DENSITY RESIDEN KITTELSON JEFF LEE & :	0 VACANT	00-00-31-1680-0021-0010

31 LOW DENSITY RESIDEN BRAEGER PAUL & SHEP	0 VACANT	00-00-31-1680-0012-0290
2 LOW DENSITY RESIDEN KITTELSON JEFF LEE & J	0 VACANT	00-00-31-1680-0021-0010
32 LOW DENSITY RESIDEN BRAEGER PAUL & SHEP	0 VACANT	00-00-31-1680-0012-0290
1 LOW DENSITY RESIDEN KITTELSON JEFF LEE & J	0 VACANT	00-00-31-1680-0021-0010
2 LOW DENSITY RESIDEN ZIELINSKI MAUREEN L & J	0 VACANT	00-00-31-110B-0002-0000
7 LOW DENSITY RESIDEN MAHER PATRICK & JEA	0 VACANT	00-00-31-110B-0007-0000
13 LOW DENSITY RESIDEN PORTER REGINA K	0 VACANT	00-00-31-110B-0013-0000
19 LOW DENSITY RESIDEN JANNEY JEREMY R & BE	0 VACANT	00-00-30-035L-0019-0000
1 LOW DENSITY RESIDEN SMITH MICHAEL E & LE	0 VACANT	00-00-30-035L-0001-0000
18 LOW DENSITY RESIDEN SANDERS LAURENCE &	0 VACANT	00-00-30-035L-0018-0000
15 LOW DENSITY RESIDEN BLACK CORY N & HOLL	0 VACANT	00-00-30-035L-0015-0000
9 LOW DENSITY RESIDEN LUXURY HOME BUILDE	0 VACANT	00-00-30-035L-0009-0000
36 LOW DENSITY RESIDEN GOLDING ERIC SCOTT	0 VACANT	00-00-31-164B-0036-0000
58 LOW DENSITY RESIDEN SHOWALTER NELSON &	0 VACANT	00-00-31-1460-0058-0000
59 LOW DENSITY RESIDEN 1819 SOUTH FLETCHER	0 VACANT	00-00-31-1460-0059-0000
71 LOW DENSITY RESIDEN COOK ROY &	0 VACANT	00-00-31-1460-0071-0020
1 LOW DENSITY RESIDEN JAMESON ROSANNE G	0 VACANT	00-00-31-1110-0001-0000
9 LOW DENSITY RESIDEN MURTAZA MIRZA	0 VACANT	00-00-31-1110-0009-0000
25 LOW DENSITY RESIDEN SCHMIDT SIEGFRIED &	0 VACANT	00-00-31-1110-0025-0000
12 LOW DENSITY RESIDEN ARNETT DEBORAH ANN	0 VACANT	00-00-31-1110-0012-0000
17 LOW DENSITY RESIDEN LEE CARRIE M &	0 VACANT	00-00-31-1110-0017-0000
16 LOW DENSITY RESIDEN FRICANO THOMAS C SF	0 VACANT	00-00-31-1110-0016-0000
15 LOW DENSITY RESIDEN SCHAEFER PAUL & ANN	0 VACANT	00-00-31-1110-0015-0000
78 LOW DENSITY RESIDEN BEACH THOMAS M &	0 VACANT	00-00-31-1460-0078-0000
79 LOW DENSITY RESIDEN BEACH THOMAS M &	0 VACANT	00-00-31-1460-0078-0000
80 LOW DENSITY RESIDEN KERIN PAUL J & ANDRE	0 VACANT	00-00-31-1460-0080-0000
81 LOW DENSITY RESIDEN PALMER MARY ANN RE	0 VACANT	00-00-31-1460-0081-0000
87 LOW DENSITY RESIDEN CORBLY ANN L	0 VACANT	00-00-31-1460-0087-0000
4 LOW DENSITY RESIDEN MANNING MARK V	0 VACANT	00-00-31-1460-0004-0000
6 LOW DENSITY RESIDEN WELCH OCIE CLIFF III	0 VACANT	00-00-31-1540-0024-0060
11 LOW DENSITY RESIDEN FRANKLIN LYNN G &	0 VACANT	00-00-31-1540-0021-0110
12 LOW DENSITY RESIDEN FRANKLIN LYNN G &	0 VACANT	00-00-31-1540-0021-0120
14 LOW DENSITY RESIDEN BAKER JESSE B & MELIS	0 VACANT	00-00-31-1540-0021-0140
15 LOW DENSITY RESIDEN YUNGSMANN-BARKALO	0 VACANT	00-00-31-1540-0021-0150

4 LOW DENSITY RESIDEN THOMPSON HENRY A &	100 SINGLE FAM	00-00-31-1040-0025-0040
10 LOW DENSITY RESIDEN LONGGREAR CAROLYN	0 VACANT	00-00-31-1540-0022-0100
3 LOW DENSITY RESIDEN ELLIOT SCHUYLER RICH	0 VACANT	00-00-31-1040-0025-0030
7 LOW DENSITY RESIDEN MARTINI DAVID & TRA	0 VACANT	00-00-31-1540-0016-0070
10 LOW DENSITY RESIDEN LOWE ALI STINE	0 VACANT	00-00-31-147G-0010-0000
26 LOW DENSITY RESIDEN PARKIN PETER GORDO	0 VACANT	00-00-31-1678-0026-0000
2 LOW DENSITY RESIDEN HOSTETTER JANE	0 VACANT	00-00-31-1520-0007-0020
25 LOW DENSITY RESIDEN TRIVETT TRISTEN M & J	0 VACANT	00-00-31-163W-0025-0000
4 LOW DENSITY RESIDEN MCGOHAN PATRICK &	0 VACANT	00-00-31-1520-0008-0040
2 LOW DENSITY RESIDEN LANGLEY FURMAN B III	0 VACANT	00-00-31-1520-0008-0020
9 LOW DENSITY RESIDEN BIBLE BAPTIST CHURCH	7000 VAC INSTIT	00-00-31-1800-0264-0090
10 LOW DENSITY RESIDEN HOUCHENS JAMES F &	0 VACANT	00-00-31-1190-0010-0000
9 LOW DENSITY RESIDEN MURRY DAVID & KARE	0 VACANT	00-00-31-1190-0009-0000
8 LOW DENSITY RESIDEN WATERS LAURA & JON	0 VACANT	00-00-31-1190-0008-0000
7 LOW DENSITY RESIDEN NECKYFAROW STEVEN	0 VACANT	00-00-31-1190-0007-0000
6 LOW DENSITY RESIDEN BERNHARD FRANZISKA	0 VACANT	00-00-31-1190-0006-0000
11 LOW DENSITY RESIDEN CAMPBELL CHRISTINE	0 VACANT	00-00-31-1190-0011-0000
15 LOW DENSITY RESIDEN ZYGMONT DAVID A &	0 VACANT	00-00-31-1190-0015-0000
14 LOW DENSITY RESIDEN STROBEL DEBRA & WIL	0 VACANT	00-00-31-1190-0014-0000
10 LOW DENSITY RESIDEN BIBLE BAPTIST CHURCH	7000 VAC INSTIT	00-00-31-1800-0264-0090
12 LOW DENSITY RESIDEN SALVADORI ALBERT CH	0 VACANT	00-00-31-1190-0012-0000
16 LOW DENSITY RESIDEN MCARTHUR KAREN &	0 VACANT	00-00-31-1190-0016-0000
13 LOW DENSITY RESIDEN WEISS ERROL & STACE	0 VACANT	00-00-31-1190-0013-0000
3 LOW DENSITY RESIDEN AMELIA BLUFF LLC	0 VACANT	00-00-31-1190-0003-0000
2 LOW DENSITY RESIDEN AMELIA BLUFF LLC	0 VACANT	00-00-31-1190-0002-0000
17 LOW DENSITY RESIDEN SULLIVAN IAN & LORI	0 VACANT	00-00-31-1190-0017-0000
1 LOW DENSITY RESIDEN AMELIA BLUFF LLC	0 VACANT	00-00-31-1190-0001-0000
19 LOW DENSITY RESIDEN LANE ANDREW & LAUF	0 VACANT	00-00-31-1190-0019-0000
18 LOW DENSITY RESIDEN LERNER MICHAEL SCOT	0 VACANT	00-00-31-1190-0018-0000
20 LOW DENSITY RESIDEN JONES BRADLEY W LIVI	0 VACANT	00-00-31-1190-0020-0000
21 LOW DENSITY RESIDEN OCHSENBEIN DAVID L &	0 VACANT	00-00-31-1190-0021-0000
30 LOW DENSITY RESIDEN AMELIA BLUFF LLC	0 VACANT	00-00-31-1190-0030-0000
22 LOW DENSITY RESIDEN REZAC CAITLIN & KYLE	0 VACANT	00-00-31-1190-0022-0000
24 LOW DENSITY RESIDEN AMELIA BLUFF LLC	0 VACANT	00-00-31-1190-0024-0000

	23 LOW DENSITY RESIDEN MCKERNAN NICOLE &	0 VACANT	00-00-31-1190-0023-0000
	7 LOW DENSITY RESIDEN PRATT LOREN H L/E	0 VACANT	00-00-31-1800-0263-0071
	29 LOW DENSITY RESIDEN URESTE ABEL & MARIS	0 VACANT	00-00-31-1190-0029-0000
	25 LOW DENSITY RESIDEN HARKINS STEPHEN P &	0 VACANT	00-00-31-1190-0025-0000
	28 LOW DENSITY RESIDEN AMELIA BLUFF LLC	0 VACANT	00-00-31-1190-0028-0000
	26 LOW DENSITY RESIDEN TOSONI MELINDA REV	0 VACANT	00-00-31-1190-0026-0000
	27 LOW DENSITY RESIDEN AMELIA BLUFF LLC	0 VACANT	00-00-31-1190-0027-0000
	10 LOW DENSITY RESIDEN EDWARDS BEN T & AN	100 SINGLE FAM	00-00-31-1800-0263-0101
	18 LOW DENSITY RESIDEN KONOPA JOSEPH P & P	0 VACANT	00-00-31-1640-000A-0180
	3 LOW DENSITY RESIDEN O'BRIEN KEVIN & JESSI	0 VACANT	00-00-31-150F-0007-0030
	9 LOW DENSITY RESIDEN MCCLINTON MICHAEL	0 VACANT	00-00-31-1640-000D-0090
	3 LOW DENSITY RESIDEN DODD LISA M	0 VACANT	00-00-31-1640-000D-0030
	19 LOW DENSITY RESIDEN ROSCIOLI DANIEL M &	0 VACANT	00-00-31-150B-0003-0190
	6 LOW DENSITY RESIDEN WALLS JAMES D & JAN	0 VACANT	00-00-31-1640-000C-0060
	11 LOW DENSITY RESIDEN WYLIE SARA W & PEYT	0 VACANT	00-00-31-1640-000B-0110
	5 LOW DENSITY RESIDEN PINELAND HOLDING CC	0 VACANT	00-00-31-1640-000C-0050
	4 LOW DENSITY RESIDEN PINELAND HOLDING CC	0 VACANT	00-00-31-1640-000C-0040
	3 LOW DENSITY RESIDEN RUSHTON IAN K & EMP	0 VACANT	00-00-31-1640-000C-0030
	13 LOW DENSITY RESIDEN KELLY BERTHA TRUSTE	0 VACANT	00-00-31-150B-0003-0130
	15 LOW DENSITY RESIDEN SALINSKI ELLIE P & JOS	0 VACANT	00-00-31-1640-000B-0150
	19 LOW DENSITY RESIDEN MEE BRIAN T	0 VACANT	00-00-31-1640-000B-0190
TRA	LOW DENSITY RESIDEN GOLDBERG JEFFREY D &	100 SINGLE FAM	00-00-31-1631-0010-0000
	9 LOW DENSITY RESIDEN PETRO BARBARA GLAD	0 VACANT	00-00-31-1800-0261-0091
	20 LOW DENSITY RESIDEN FLINT BRIAN H & SARA	0 VACANT	00-00-31-178B-0020-0000
	21 LOW DENSITY RESIDEN FLINT BRIAN H & SARA	0 VACANT	00-00-31-178B-0020-0000
	22 LOW DENSITY RESIDEN MCKINNON ELIZABETH	0 VACANT	00-00-31-178B-0022-0000
	27 LOW DENSITY RESIDEN MCKINNON ELIZABETH	0 VACANT	00-00-31-178B-0027-0000
	28 LOW DENSITY RESIDEN MCKINNON ELIZABETH	0 VACANT	00-00-31-178B-0027-0000
	10 LOW DENSITY RESIDEN EUHUS DAVID & STACY	0 VACANT	00-00-31-1800-0261-010A
	8 LOW DENSITY RESIDEN SJUGGERUD STEPHEN I	0 VACANT	00-00-31-178A-0002-0080
	9 LOW DENSITY RESIDEN SJUGGERUD STEPHEN	0 VACANT	00-00-31-178A-0002-0090
	10 LOW DENSITY RESIDEN SJUGGERUD STEPHEN I	0 VACANT	00-00-31-178A-0002-0100
	3 LOW DENSITY RESIDEN VOSS FREDERICK III & C	0 VACANT	00-00-31-100B-0003-0010
	134 LOW DENSITY RESIDEN VOSS FREDERICK III & C	0 VACANT	00-00-31-100B-0003-0010

2 LOW DENSITY RESIDEN CREWS JIMMY DEWAY	0 VACANT	00-00-31-1060-000B-0021
23 LOW DENSITY RESIDEN MUIR CELESTE HARDEE	0 VACANT	00-00-31-1690-0021-0000
22 LOW DENSITY RESIDEN MUIR CELESTE HARDEE	0 VACANT	00-00-31-1690-0021-0000
21 LOW DENSITY RESIDEN MUIR CELESTE HARDEE	0 VACANT	00-00-31-1690-0021-0000
20 LOW DENSITY RESIDEN MUIR CELESTE HARDEE	0 VACANT	00-00-31-1690-0020-0000
38 LOW DENSITY RESIDEN ENGEL-EPSTEIN MAXIN	0 VACANT	00-00-31-1690-0038-0000
29 LOW DENSITY RESIDEN BENNETT LOUIS & JULI	0 VACANT	00-00-31-1690-0029-0000
17 LOW DENSITY RESIDEN KAISER CHRISTOPHER E	0 VACANT	00-00-31-1690-0017-0010
16 LOW DENSITY RESIDEN BEAN DAVIS C &	0 VACANT	00-00-31-1690-0016-0010
4 LOW DENSITY RESIDEN DAVIS WILLIAM D	0 VACANT	00-00-31-1800-0258-0045
6 LOW DENSITY RESIDEN BRANNIGAN GERI	0 VACANT	00-00-31-1600-0006-0010
10 LOW DENSITY RESIDEN ROCKTENN CP LLC	0 VACANT	00-00-31-1800-0257-0040
27 LOW DENSITY RESIDEN HIGHLAND 35 LLC	0 VACANT	00-00-31-1375-0027-0000
1 LOW DENSITY RESIDEN ROCKTENN CP LLC	0 VACANT	00-00-31-1800-0257-0010
17 LOW DENSITY RESIDEN SAMPEDRO ROBERT J &	0 VACANT	00-00-31-1375-0017-0000
9 LOW DENSITY RESIDEN ROCKTENN CP LLC	0 VACANT	00-00-31-1800-0257-0040
2 LOW DENSITY RESIDEN ROCKTENN CP LLC	0 VACANT	00-00-31-1800-0257-0010
8 LOW DENSITY RESIDEN ROCKTENN CP LLC	0 VACANT	00-00-31-1800-0257-0040
14 LOW DENSITY RESIDEN DOUGLAS JEFFREY R &	0 VACANT	00-00-31-1383-0014-0000
3 LOW DENSITY RESIDEN ROCKTENN CP LLC	0 VACANT	00-00-31-1800-0257-0010
7 LOW DENSITY RESIDEN ROCKTENN CP LLC	0 VACANT	00-00-31-1800-0257-0040
46 LOW DENSITY RESIDEN JANZOW GREGORY C &	0 VACANT	00-00-31-128A-0046-0000
18 LOW DENSITY RESIDEN CAPTAIN RICKY REAL E	0 VACANT	00-00-31-1383-0018-0000
6 LOW DENSITY RESIDEN ROCKTENN CP LLC	0 VACANT	00-00-31-1800-0257-0040
2 LOW DENSITY RESIDEN PHILLIPS KENNETH R &	0 VACANT	00-00-31-1381-0002-0000
54 LOW DENSITY RESIDEN BEST REBECKA L	0 VACANT	00-00-31-128A-0054-0020
118 LOW DENSITY RESIDEN BEST REBECKA L	0 VACANT	00-00-31-128A-0054-0020
17 LOW DENSITY RESIDEN GORE CARROL WAYNE	0 VACANT	00-00-31-1385-0017-0000
16 LOW DENSITY RESIDEN GORE CARROL WAYNE	0 VACANT	00-00-31-1385-0016-0000
7 LOW DENSITY RESIDEN MCALPINE-MACRAE M	0 VACANT	00-00-31-1385-0007-0000
6 LOW DENSITY RESIDEN WOODRUFF RICKY DEV	0 VACANT	00-00-31-1380-0001-0060
9 LOW DENSITY RESIDEN GORE CARROL WAYNE	0 VACANT	00-00-31-1800-0255-0090
133 LOW DENSITY RESIDEN MOCK WILLIAM J & M/	0 VACANT	00-00-31-128C-0133-0000
3 LOW DENSITY RESIDEN TINER JESSE R JR & JUC	0 VACANT	00-00-31-1800-0255-0030

4 LOW DENSITY RESIDENT JESSE R JR & JUD	0 VACANT	00-00-31-1800-0255-0030
188 LOW DENSITY RESIDENT HARTRICH JOHN D & C.	0 VACANT	00-00-31-128D-0188-0000
5 LOW DENSITY RESIDENT JESSE R JR & JUD	0 VACANT	00-00-31-1800-0255-0030
126 LOW DENSITY RESIDENT CHANDLER JOAN E	0 VACANT	00-00-31-128C-0126-0000
192 LOW DENSITY RESIDENT MONROE MOI M III & C	0 VACANT	00-00-31-128D-0192-0000
193 LOW DENSITY RESIDENT MONROE MOI M III & C	0 VACANT	00-00-31-128D-0193-0000
3 LOW DENSITY RESIDENT DIAZ DANIEL J &	0 VACANT	00-00-31-1400-0005-0030
194 LOW DENSITY RESIDENT STEGER SAMUEL M & J	0 VACANT	00-00-31-128D-0194-0000
5 LOW DENSITY RESIDENT ROBERTS ERNEST &	0 VACANT	00-00-31-1240-0003-0050
26 LOW DENSITY RESIDENT KUHN KATHLEEN ANN	0 VACANT	00-00-31-1240-0002-0260
3 LOW DENSITY RESIDENT SMITH LIVING TRUST E	0 VACANT	00-00-31-1400-0004-0030
4 LOW DENSITY RESIDENT SMITH LIVING TRUST E	0 VACANT	00-00-31-1400-0004-0040
5 LOW DENSITY RESIDENT SMITH LIVING TRUST E	0 VACANT	00-00-31-1400-0004-0040
1 LOW DENSITY RESIDENT PARRISH LAURA A	0 VACANT	00-00-31-1560-0008-0011
18 LOW DENSITY RESIDENT THORNTON JACK R	0 VACANT	00-00-31-1600-0019-0020
2 LOW DENSITY RESIDENT WEATHERS BEVERLY	0 VACANT	00-00-31-1400-0003-0020
3 LOW DENSITY RESIDENT FORD ALFRED B & SHA	0 VACANT	00-00-31-1400-0003-0030
4 LOW DENSITY RESIDENT LAVENDER JOHN E	0 VACANT	00-00-31-1400-0003-0040
3 LOW DENSITY RESIDENT DAVIS MELISSA SHAWN	0 VACANT	00-00-31-1630-0010-0032
4 LOW DENSITY RESIDENT COLE RICHARDSON C &	0 VACANT	00-00-31-1800-0253-0040
5 LOW DENSITY RESIDENT PARRISH LAURA	0 VACANT	00-00-31-1400-0003-0050
7 LOW DENSITY RESIDENT CITY OF FERNANDINA E	8000 VAC GOVERN	00-00-31-1800-0224-0070
5 LOW DENSITY RESIDENT COLE RICHARDSON C &	0 VACANT	00-00-31-1800-0253-0040
LOW DENSITY RESIDENT ADAMS STEPHANIE S	0 VACANT	00-00-31-1448-000C-0000
7 LOW DENSITY RESIDENT DEW MARGUERETTE FA	0 VACANT	00-00-31-1400-0007-0071
1 LOW DENSITY RESIDENT MUSLEH L J &	0 VACANT	00-00-31-1560-0009-0010
2 LOW DENSITY RESIDENT ARIBBA INC	0 VACANT	00-00-31-1560-0009-0021
1 LOW DENSITY RESIDENT WOLCOTT EDWARD O	0 VACANT	00-00-31-113B-0001-0000
2 LOW DENSITY RESIDENT WETZEL RICHARD & PA	0 VACANT	00-00-31-1401-008A-0021
4 LOW DENSITY RESIDENT SASSER JOHN E & GINA	0 VACANT	00-00-31-1630-0009-0040
1 LOW DENSITY RESIDENT LAY LINDA J	0 VACANT	00-00-31-1630-0009-0010
2 LOW DENSITY RESIDENT SNYDER WILLIAM T TRI	0 VACANT	00-00-31-1630-0009-0020
16 MEDIUM DENSITY RESIDENT 165 CEDAR HILL LANE I	0 VACANT	00-00-31-1680-0020-0130
15 MEDIUM DENSITY RESIDENT 165 CEDAR HILL LANE I	0 VACANT	00-00-31-1680-0020-0130

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	14 MEDIUM DENSITY RESI 165 CEDAR HILL LANE I	0 VACANT	00-00-31-1680-0020-0130
	13 MEDIUM DENSITY RESI 165 CEDAR HILL LANE I	0 VACANT	00-00-31-1680-0020-0130
	13 MEDIUM DENSITY RESI RIVER GREEN ESTATES	0 VACANT	00-00-31-1680-0019-0120
	12 MEDIUM DENSITY RESI RIVER GREEN ESTATES	0 VACANT	00-00-31-1680-0019-0120
	11 MEDIUM DENSITY RESI RIVER GREEN ESTATES	0 VACANT	00-00-31-1680-0019-0110
	6 MEDIUM DENSITY RESI LAVENDER JOHN E	0 VACANT	00-00-31-1680-0025-0040
	17 MEDIUM DENSITY RESI LAVENDER JOHN E	0 VACANT	00-00-31-1680-0025-0040
	5 MEDIUM DENSITY RESI LAVENDER JOHN E	0 VACANT	00-00-31-1680-0025-0040
	4 MEDIUM DENSITY RESI MARTIN GRANTOR TRL	0 VACANT	00-00-31-1680-0029-0010
	18 MEDIUM DENSITY RESI LAVENDER JOHN E	0 VACANT	00-00-31-1680-0025-0040
	4 MEDIUM DENSITY RESI LAVENDER JOHN E	0 VACANT	00-00-31-1680-0025-0040
	3 MEDIUM DENSITY RESI MARTIN GRANTOR TRL	0 VACANT	00-00-31-1680-0029-0010
	19 MEDIUM DENSITY RESI LAVENDER JOHN E	0 VACANT	00-00-31-1680-0025-0040
	3 MEDIUM DENSITY RESI LAVENDER JOHN E	0 VACANT	00-00-31-1680-0025-0010
	2 MEDIUM DENSITY RESI MARTIN GRANTOR TRL	0 VACANT	00-00-31-1680-0029-0010
	20 MEDIUM DENSITY RESI LAVENDER JOHN E	0 VACANT	00-00-31-1680-0025-0010
	1 MEDIUM DENSITY RESI MARTIN GRANTOR TRL	0 VACANT	00-00-31-1680-0029-0010
	2 MEDIUM DENSITY RESI LAVENDER JOHN E	0 VACANT	00-00-31-1680-0025-0010
	21 MEDIUM DENSITY RESI LAVENDER JOHN E	0 VACANT	00-00-31-1680-0025-0010
	1 MEDIUM DENSITY RESI LAVENDER JOHN E	0 VACANT	00-00-31-1680-0025-0010
	13 MEDIUM DENSITY RESI CASTARK PROPERTIES I	0 VACANT	00-00-31-155R-0013-0000
TRA	MEDIUM DENSITY RESI CITY OF FERNANDINA E	8000 VAC GOVERN	00-00-31-155R-000A-0000
	4 MEDIUM DENSITY RESI OLSEN KIMBERLY M	0 VACANT	00-00-31-1390-0004-0000
	2 MEDIUM DENSITY RESI HANSON STEVEN HARF	0 VACANT	00-00-31-1390-0002-0000
	94 MEDIUM DENSITY RESI GIALENIOS GEORGE AN	0 VACANT	00-00-31-114A-0094-0000
	5 MEDIUM DENSITY RESI RIVER GREEN ESTATES	0 VACANT	00-00-31-1550-0005-0000
	7 MEDIUM DENSITY RESI OPALINSKI MICHAEL P	0 VACANT	00-00-31-114B-0001-0070
	3 MEDIUM DENSITY RESI WELLS RANDY & FRAN	0 VACANT	00-00-31-114B-0009-0030
	22 MEDIUM DENSITY RESI YOUNG THOMAS J JR 8	0 VACANT	00-00-31-1550-0022-0000
	1 MEDIUM DENSITY RESI JENSEN JO NELL	0 VACANT	00-00-31-114B-0003-0010
	2 MEDIUM DENSITY RESI JENSEN JO NELL	0 VACANT	00-00-31-114B-0003-0010
	2 MEDIUM DENSITY RESI WEINBERG JEFFREY N }	0 VACANT	00-00-31-114B-0008-0020
	1 MEDIUM DENSITY RESI WHITE HAT DEVELOPM	0 VACANT	00-00-31-125B-0001-0000
	72 MEDIUM DENSITY RESI ALVAREZ ALINA &	0 VACANT	00-00-31-114A-0072-0000

68 MEDIUM DENSITY RESI WHITAKER MELBA P TF	0 VACANT	00-00-31-114A-0068-0000
25 MEDIUM DENSITY RESI BEASLEY MELANIE	0 VACANT	00-00-31-114A-0025-0000
2 MEDIUM DENSITY RESI JOHNSON ESTHER L	0 VACANT	00-00-31-114B-0004-0020
2 MEDIUM DENSITY RESI HARPER RICKY A & CAT	0 VACANT	00-00-31-114B-0007-0020
5 MEDIUM DENSITY RESI KELL FAMILY REVOCAB	0 VACANT	00-00-31-124L-000A-0050
3 MEDIUM DENSITY RESI GLAZE BRIAN & TERRI	0 VACANT	00-00-31-114B-0004-0030
3 MEDIUM DENSITY RESI RIVER GREEN ESTATES	0 VACANT	00-00-31-114B-0007-0030
4 MEDIUM DENSITY RESI MAGNET ANDREW DE/	0 VACANT	00-00-31-114B-0004-0040
4 MEDIUM DENSITY RESI RIVER GREEN ESTATES	0 VACANT	00-00-31-114B-0007-0040
29 MEDIUM DENSITY RESI BREMER CHRISTOPHER	0 VACANT	00-00-31-114A-0029-0000
33 MEDIUM DENSITY RESI GALLO KYLE ANTHONY	0 VACANT	00-00-31-114A-0033-0000
8 MEDIUM DENSITY RESI JENSEN JO NELL	0 VACANT	00-00-31-114B-0005-0080
7 MEDIUM DENSITY RESI SCHUELE STEPHAN &	0 VACANT	00-00-31-114B-0006-0070
9 MEDIUM DENSITY RESI JENSEN JO NELL	0 VACANT	00-00-31-114B-0005-0090
8 MEDIUM DENSITY RESI SCHUELE STEPHANE &	0 VACANT	00-00-31-114B-0006-0080
46 MEDIUM DENSITY RESI KAHUNA KOTTAGES LL	0 VACANT	00-00-31-114A-0046-0000
10 MEDIUM DENSITY RESI JENSEN JO NELL	0 VACANT	00-00-31-114B-0005-0100
11 MEDIUM DENSITY RESI JENSEN JO NELL	0 VACANT	00-00-31-114B-0005-0100
10 MEDIUM DENSITY RESI KILLEN K ALAN	0 VACANT	00-00-31-114B-0006-0100
12 MEDIUM DENSITY RESI JENSEN JO NELL	0 VACANT	00-00-31-114B-0005-0120
52 MEDIUM DENSITY RESI FORYSIAK MAREK & SU	0 VACANT	00-00-31-1360-0052-0000
42 MEDIUM DENSITY RESI DOW WILLIAM R JR & I	0 VACANT	00-00-31-1651-0042-0020
137 MEDIUM DENSITY RESI TODD ALBERT H & TER	0 VACANT	00-00-31-1651-0137-0000
41 MEDIUM DENSITY RESI WILLIAMS MICHAEL J &	100 SINGLE FAM	00-00-31-1651-0041-0010
40 MEDIUM DENSITY RESI WILLIAMS MICHAEL J &	0 VACANT	00-00-31-1651-0040-0000
124 MEDIUM DENSITY RESI BOUGHTON KATI & RA	0 VACANT	00-00-31-1651-0124-0000
127 MEDIUM DENSITY RESI PURSER VICKI	0 VACANT	00-00-31-1651-0127-0000
18 MEDIUM DENSITY RESI MOORE M DANIEL & N	0 VACANT	00-00-31-1360-0016-0000
131 MEDIUM DENSITY RESI LIEBENBERG CHARL G }	0 VACANT	00-00-31-1651-0131-0000
16 MEDIUM DENSITY RESI MOORE M DANIEL & N	0 VACANT	00-00-31-1360-0016-0000
116 MEDIUM DENSITY RESI CITY OF FERNANDINA E	8900 MUNICIPAL	00-00-31-1651-0116-0000
115 MEDIUM DENSITY RESI JOHNSTON FAMILY TRI	0 VACANT	00-00-31-1651-0115-0000
108 MEDIUM DENSITY RESI BALL JAMES M	0 VACANT	00-00-31-1651-0108-0000
107 MEDIUM DENSITY RESI ROD DAVID ALLEN &	0 VACANT	00-00-31-1651-0107-0000

	105 MEDIUM DENSITY RESI REYNOLDS NANCY N	0 VACANT	00-00-31-1651-0105-0000
	104 MEDIUM DENSITY RESI COOPER JACOB CARRO	0 VACANT	00-00-31-1651-0104-0000
	12 MEDIUM DENSITY RESI PINELAND HOLDING CC	1000 VACANT COM	00-00-30-0600-0002-0121
	13 MEDIUM DENSITY RESI PINELAND HOLDING CC	1000 VACANT COM	00-00-30-0600-0002-0121
	14 MEDIUM DENSITY RESI PINELAND HOLDING CC	1000 VACANT COM	00-00-30-0600-0002-0121
	15 MEDIUM DENSITY RESI PINELAND HOLDING CC	1000 VACANT COM	00-00-30-0600-0002-0151
C3	MEDIUM DENSITY RESI MALCHON RICHARD H	0 VACANT	00-00-31-102L-00C3-0000
C7	MEDIUM DENSITY RESI MASON & MAGNOLIA	0 VACANT	00-00-31-102L-00C7-0000
C1	MEDIUM DENSITY RESI MEYERS ANTHONY M F	0 VACANT	00-00-31-102L-00C1-0000
	10 MEDIUM DENSITY RESI HART JOHN R & MELAN	0 VACANT	00-00-31-102P-0018-0100
	13 MEDIUM DENSITY RESI BEATON ERNEST L III &	0 VACANT	00-00-31-102P-0024-0130
	7 MEDIUM DENSITY RESI RIEHM MICHAEL J & SC	0 VACANT	00-00-31-102D-0001-0070
	2 MEDIUM DENSITY RESI BARRONTON SCOTT A .	0 VACANT	00-00-31-102P-0019-0020
	9 MEDIUM DENSITY RESI DWD INHERITANCE IRF	0 VACANT	00-00-31-102R-0009-0000
	2 MEDIUM DENSITY RESI WELCH ROCK E & JEAN	0 VACANT	00-00-31-102H-0002-0000
	12 MEDIUM DENSITY RESI EVERSOLE GARY L & JO	0 VACANT	00-00-31-102D-0002-0120
	5 MEDIUM DENSITY RESI TRAMONTANO SANDR.	0 VACANT	00-00-31-102F-0005-0000
	3 MEDIUM DENSITY RESI SHEFFER MICHAEL R &	0 VACANT	00-00-31-1611-0003-0000
	6 MEDIUM DENSITY RESI HILL JAMES E & LINDA	0 VACANT	00-00-31-1611-0006-0000
	30 MEDIUM DENSITY RESI CICHOWSKI LORRAINE	0 VACANT	00-00-31-1611-0030-0000
	5 MEDIUM DENSITY RESI GRIFFITHS FRANCES T T	0 VACANT	00-00-31-1800-0182-0050
1-Mar	MEDIUM DENSITY RESI RIVER GREEN ESTATES	0 VACANT	00-00-31-1800-0182-0031
	28 MEDIUM DENSITY RESI PESTANA MARINA M &	0 VACANT	00-00-31-1800-0171-0280
	29 MEDIUM DENSITY RESI RUSSELL MATTHEW & .	0 VACANT	00-00-31-1800-0171-0290
	20 MEDIUM DENSITY RESI MCCOY MERCHELL &	0 VACANT	00-00-31-1800-0168-0200
	7 MEDIUM DENSITY RESI KINGDOM MINISTRIES	7000 VAC INSTIT	00-00-31-1800-0233-0072
	21 MEDIUM DENSITY RESI MCCOY MERCHELL &	0 VACANT	00-00-31-1800-0168-0200
	22 MEDIUM DENSITY RESI MCCOY MERCHELL &	0 VACANT	00-00-31-1800-0168-0200
	11 MEDIUM DENSITY RESI SIMS BEVERLY L &	0 VACANT	00-00-31-1800-0295-0100
	27 MEDIUM DENSITY RESI JONES GENEVA A &	0 VACANT	00-00-31-1800-0168-0270
	10 MEDIUM DENSITY RESI SIMS BEVERLY L &	0 VACANT	00-00-31-1800-0295-0100
	12 MEDIUM DENSITY RESI MORELL RIET MATTHIA	0 VACANT	00-00-31-1800-R213-0120
	8 MEDIUM DENSITY RESI KINGDOM MINISTRIES	7000 VAC INSTIT	00-00-31-1800-0233-0080
	28 MEDIUM DENSITY RESI JONES GENEVA A &	0 VACANT	00-00-31-1800-0168-0270

9 MEDIUM DENSITY RESI NASSAU HABITAT FOR	0 VACANT	00-00-31-1800-R213-0090
9 MEDIUM DENSITY RESI TIITF/STATE OF FLORID	8000 VAC GOVERN	00-00-31-1800-0295-0080
3 MEDIUM DENSITY RESI BELCHER WILLIAM R JR	0 VACANT	00-00-31-1800-0233-0032
29 MEDIUM DENSITY RESI JONES GENEVA A &	0 VACANT	00-00-31-1800-0168-0290
8 MEDIUM DENSITY RESI TIITF/STATE OF FLORID	8000 VAC GOVERN	00-00-31-1800-0295-0080
30 MEDIUM DENSITY RESI JONES GENEVA A &	0 VACANT	00-00-31-1800-0168-0290
26 MEDIUM DENSITY RESI JOHN WALTER GREEVE	0 VACANT	00-00-31-1800-0295-0070
7 MEDIUM DENSITY RESI JOHN WALTER GREEVE	0 VACANT	00-00-31-1800-0295-0070
31 MEDIUM DENSITY RESI RIVER GREEN ESTATES	0 VACANT	00-00-31-1800-0168-0310
27 MEDIUM DENSITY RESI JOHN WALTER GREEVE	0 VACANT	00-00-31-1800-0295-0060
6 MEDIUM DENSITY RESI JOHN WALTER GREEVE	0 VACANT	00-00-31-1800-0295-0060
2 MEDIUM DENSITY RESI GUPTA SAMIR S TRUST	0 VACANT	00-00-31-1800-R213-0020
32 MEDIUM DENSITY RESI RIVER GREEN ESTATES	0 VACANT	00-00-31-1800-0168-0310
28 MEDIUM DENSITY RESI NORTH FLORIDA KEYS I	0 VACANT	00-00-31-1800-0295-0050
5 MEDIUM DENSITY RESI NORTH FLORIDA KEYS I	0 VACANT	00-00-31-1800-0295-0050
4 MEDIUM DENSITY RESI TIITF/DEP STATE OF FLI	8000 VAC GOVERN	00-00-31-1800-0295-0030
17 MEDIUM DENSITY RESI EVANS JOHN & ANN	0 VACANT	00-00-31-1800-0157-0170
3 MEDIUM DENSITY RESI TIITF/DEP STATE OF FLI	8000 VAC GOVERN	00-00-31-1800-0295-0030
16 MEDIUM DENSITY RESI TRAVELERS REST LODG	0 VACANT	00-00-31-1800-0157-0130
18 MEDIUM DENSITY RESI EVANS JOHN & ANN	0 VACANT	00-00-31-1800-0157-0170
15 MEDIUM DENSITY RESI TRAVELERS REST LODG	0 VACANT	00-00-31-1800-0157-0130
14 MEDIUM DENSITY RESI TRAVELERS REST LODG	0 VACANT	00-00-31-1800-0157-0130
13 MEDIUM DENSITY RESI TRAVELERS REST LODG	0 VACANT	00-00-31-1800-0157-0130
25 MEDIUM DENSITY RESI NASSAU HABITAT FOR	0 VACANT	00-00-31-1800-0157-0250
26 MEDIUM DENSITY RESI NASSAU HABITAT FOR	0 VACANT	00-00-31-1800-0157-0260
27 MEDIUM DENSITY RESI NASSAU HABITAT FOR	0 VACANT	00-00-31-1800-0157-0270
28 MEDIUM DENSITY RESI NASSAU HABITAT FOR	0 VACANT	00-00-31-1800-0157-0280
29 MEDIUM DENSITY RESI THOMPSON GEORGE E	0 VACANT	00-00-31-1800-0157-0291
30 MEDIUM DENSITY RESI THOMPSON GEORGE E	0 VACANT	00-00-31-1800-0157-0291
31 MEDIUM DENSITY RESI THOMPSON GEORGE E	0 VACANT	00-00-31-1800-0157-0291
32 MEDIUM DENSITY RESI THOMPSON GEORGE E	0 VACANT	00-00-31-1800-0157-0291
7 MEDIUM DENSITY RESI WHITE LISA	0 VACANT	00-00-31-1800-0161-0070
6 MEDIUM DENSITY RESI HARTMANN JANET E TI	0 VACANT	00-00-31-1800-0161-0060
29 MEDIUM DENSITY RESI BROWN MARY E & ANJ	0 VACANT	00-00-31-1800-0161-0290

30 MEDIUM DENSITY RESI BROWN MARY E & ANJ	0 VACANT	00-00-31-1800-0161-0290
16 MEDIUM DENSITY RESI WILLIAMS JOHN HENR'	0 VACANT	00-00-31-1800-0156-0150
15 MEDIUM DENSITY RESI WILLIAMS JOHN HENR'	0 VACANT	00-00-31-1800-0156-0150
5 MEDIUM DENSITY RESI RIVER GREEN ESTATES	0 VACANT	00-00-31-1800-0214-05D1
21 MEDIUM DENSITY RESI WILLIAMS JOHN HENR'	0 VACANT	00-00-31-1800-0155-0210
22 MEDIUM DENSITY RESI WILLIAMS JOHN HENR'	0 VACANT	00-00-31-1800-0155-0210
5 MEDIUM DENSITY RESI NOTTINGHAM KENT J &	0 VACANT	00-00-31-1800-0288-0050
4 MEDIUM DENSITY RESI RIVER GREEN ESTATES	0 VACANT	00-00-31-1800-0214-04C2
22 MEDIUM DENSITY RESI GIBBS MICHAEL	0 VACANT	00-00-31-1800-0152-0220
3 MEDIUM DENSITY RESI LEWIS FREDERICK E JR	0 VACANT	00-00-31-1800-0232-03C0
23 MEDIUM DENSITY RESI GIBBS MICHAEL	0 VACANT	00-00-31-1800-0152-0230
24 MEDIUM DENSITY RESI GIBBS MICHAEL	0 VACANT	00-00-31-1800-0152-0240
8 MEDIUM DENSITY RESI HUBEN EDWARD F	0 VACANT	00-00-31-1800-0232-08D0
4 MEDIUM DENSITY RESI MANGANARO FAMILY	0 VACANT	00-00-31-1800-0152-0040
9 MEDIUM DENSITY RESI HUBEN EDWARD F	0 VACANT	00-00-31-1800-0232-09C0
3 MEDIUM DENSITY RESI MANGANARO FAMILY	0 VACANT	00-00-31-1800-0152-0030
5 MEDIUM DENSITY RESI FREEMAN CARLTON T	0 VACANT	00-00-31-1800-0149-0050
10 MEDIUM DENSITY RESI NEW ATLANTIC BUILDE	0 VACANT	00-00-31-1800-0232-10D0
4 MEDIUM DENSITY RESI FREEMAN FAMILY HOL	0 VACANT	00-00-31-1800-0149-0041
96 MEDIUM DENSITY RESI HARDY MERRITT S	0 VACANT	00-00-31-1800-0241-0950
10 MEDIUM DENSITY RESI MOTT CHRISTOPHER E	0 VACANT	00-00-31-1800-0150-0100
6 MEDIUM DENSITY RESI FREEMAN JOHN B & BE	0 VACANT	00-00-31-1800-0149-0061
95 MEDIUM DENSITY RESI HARDY MERRITT S	0 VACANT	00-00-31-1800-0241-0950
33 MEDIUM DENSITY RESI HH A&D LLC	0 VACANT	00-00-31-1800-0241-0330
3 MEDIUM DENSITY RESI DAV VENTURE TRUST	0 VACANT	00-00-31-1800-0149-0031
34 MEDIUM DENSITY RESI HH A&D LLC	0 VACANT	00-00-31-1800-0241-0330
10 MEDIUM DENSITY RESI AMY S PETROY LLC	4000 VACANT IND	00-00-31-1800-0287-0006
35 MEDIUM DENSITY RESI HH A&D LLC	0 VACANT	00-00-31-1800-0241-0350
36 MEDIUM DENSITY RESI HH A&D LLC	0 VACANT	00-00-31-1800-0241-0360
11 MEDIUM DENSITY RESI AMY S PETROY LLC	4000 VACANT IND	00-00-31-1800-0287-0006
7 MEDIUM DENSITY RESI FREEMAN JOHN B & BE	0 VACANT	00-00-31-1800-0149-0061
37 MEDIUM DENSITY RESI HH A&D LLC	0 VACANT	00-00-31-1800-0241-0370
38 MEDIUM DENSITY RESI HH A&D LLC	0 VACANT	00-00-31-1800-0241-0380
105 MEDIUM DENSITY RESI OCEANBORN INVESTM	0 VACANT	00-00-31-1800-0241-1050

7 MEDIUM DENSITY RESI AMELIAS LADIES MANA	0 VACANT	00-00-31-1800-0215-07D0
4 MEDIUM DENSITY RESI ELM STREET CHURCH C	0 VACANT	00-00-31-1800-0215-04D2
8 MEDIUM DENSITY RESI CASA DE SOL LLC	0 VACANT	00-00-31-1800-0280-0080
18 MEDIUM DENSITY RESI COURSON CHARLES A F	0 VACANT	00-00-31-1800-0281-0060
10 MEDIUM DENSITY RESI NEEL FRANK W III & TA	0 VACANT	00-00-31-1800-0139-0100
17 MEDIUM DENSITY RESI COURSON CHARLES A F	0 VACANT	00-00-31-1800-0281-0060
16 MEDIUM DENSITY RESI COURSON CHARLES A F	0 VACANT	00-00-31-1800-0281-0060
15 MEDIUM DENSITY RESI COURSON CHARLES A F	0 VACANT	00-00-31-1800-0281-0060
78 MEDIUM DENSITY RESI BASSETT ROGER & CHR	0 VACANT	00-00-31-1800-0241-0770
10 MEDIUM DENSITY RESI FRITZSCHE MARY H RE	0 VACANT	00-00-31-1800-0280-0040
5 MEDIUM DENSITY RESI FRITZSCHE MARY H RE	0 VACANT	00-00-31-1800-0280-0040
11 MEDIUM DENSITY RESI STEVENS ROBERT & MI	0 VACANT	00-00-31-1800-0139-0110
3 MEDIUM DENSITY RESI NASSAU HABITAT FOR	0 VACANT	00-00-31-1185-0003-0000
77 MEDIUM DENSITY RESI BASSETT ROGER & CHR	0 VACANT	00-00-31-1800-0241-0770
8 MEDIUM DENSITY RESI NASSAU HABITAT FOR	0 VACANT	00-00-31-1185-0003-0000
19 MEDIUM DENSITY RESI COURSON CHARLES A F	0 VACANT	00-00-31-1800-0281-0060
4 MEDIUM DENSITY RESI LEWIS ALEXANDER	0 VACANT	00-00-31-1185-0004-0000
20 MEDIUM DENSITY RESI COURSON CHARLES A F	0 VACANT	00-00-31-1800-0281-0060
11 MEDIUM DENSITY RESI FRITZSCHE MARY H RE	0 VACANT	00-00-31-1800-0280-0040
4 MEDIUM DENSITY RESI FRITZSCHE MARY H RE	0 VACANT	00-00-31-1800-0280-0040
3 MEDIUM DENSITY RESI NASSAU COUNTY HABI	0 VACANT	00-00-31-1800-0231-03A1
21 MEDIUM DENSITY RESI COURSON CHARLES A F	0 VACANT	00-00-31-1800-0281-0210
5 MEDIUM DENSITY RESI NASSAU HABITAT FOR	0 VACANT	00-00-31-1185-0005-0000
22 MEDIUM DENSITY RESI COURSON CHARLES A F	0 VACANT	00-00-31-1800-0281-0210
23 MEDIUM DENSITY RESI RICHARDSON MICHAEL	0 VACANT	00-00-31-1800-0281-0020
6 MEDIUM DENSITY RESI NASSAU HABITAT FOR	0 VACANT	00-00-31-1185-0006-0000
24 MEDIUM DENSITY RESI RICHARDSON MICHAEL	0 VACANT	00-00-31-1800-0281-0020
123 MEDIUM DENSITY RESI WHITING RICHARD G JI	0 VACANT	00-00-31-1800-0241-1230
124 MEDIUM DENSITY RESI RIVER GREEN ESTATES	0 VACANT	00-00-31-1800-0241-1240
125 MEDIUM DENSITY RESI ALLEN RICHARD & GWI	0 VACANT	00-00-31-1800-0241-1250
126 MEDIUM DENSITY RESI RIVER GREEN ESTATES	0 VACANT	00-00-31-1800-0241-1260
127 MEDIUM DENSITY RESI PACE MARIA F REVOC	0 VACANT	00-00-31-1800-0241-1270
3 MEDIUM DENSITY RESI WARD KENNETH WILLI	0 VACANT	00-00-31-1800-0132-0031
128 MEDIUM DENSITY RESI RIVER GREEN ESTATES	0 VACANT	00-00-31-1800-0241-1280

6 MEDIUM DENSITY RESI ROBERTS BRYON	0 VACANT	00-00-31-1800-0133-0060
9 MEDIUM DENSITY RESI WICKSTROM BILLIE & C	0 VACANT	00-00-31-1800-0138-0091
10 MEDIUM DENSITY RESI THOMPSON GEORGE E	0 VACANT	00-00-31-1800-0215-10D0
8 MEDIUM DENSITY RESI WICKSTROM BILLIE & C	0 VACANT	00-00-31-1800-0138-0091
1 MEDIUM DENSITY RESI ZINCK JOSEPH W & KIN	0 VACANT	00-00-31-1800-0215-01D1
16 MEDIUM DENSITY RESI MARTIN MICHAEL S &	0 VACANT	00-00-31-1800-0279-0140
15 MEDIUM DENSITY RESI MARTIN MICHAEL S &	0 VACANT	00-00-31-1800-0279-0140
19 MEDIUM DENSITY RESI HUFFMAN HAL N & LIS	0 VACANT	00-00-31-1800-0279-0190
20 MEDIUM DENSITY RESI HUFFMAN HAL N & LIS	0 VACANT	00-00-31-1800-0279-0190
2 MEDIUM DENSITY RESI PERRY WILLIAM MICH/	0 VACANT	00-00-31-1800-0136-0022
3 MEDIUM DENSITY RESI JENNINGS JANIE	0 VACANT	00-00-31-1800-0137-0030
25 MEDIUM DENSITY RESI PEACOCK CLADDIE W T	0 VACANT	00-00-31-1800-0279-0250
5 MEDIUM DENSITY RESI DATE PROPERTIES LLC	0 VACANT	00-00-31-1800-0131-0051
26 MEDIUM DENSITY RESI PEACOCK CLADDIE W T	0 VACANT	00-00-31-1800-0279-0250
5 MEDIUM DENSITY RESI REMSON DOROTHY	0 VACANT	00-00-31-1800-0216-05D0
16 MEDIUM DENSITY RESI MIRSCHEL ARLENE	0 VACANT	00-00-31-1800-0137-0160
6 MEDIUM DENSITY RESI HILL NORMAN &	0 VACANT	00-00-31-1800-0131-0061
6 MEDIUM DENSITY RESI TOLBERT CARLTON E	0 VACANT	00-00-31-1800-0130-0060
4 MEDIUM DENSITY RESI QUATTLEBAUM SHERR	0 VACANT	00-00-31-1800-0230-04D0
7 MEDIUM DENSITY RESI BURKE MAKEBA JOY	0 VACANT	00-00-31-1800-0216-07D0
4 MEDIUM DENSITY RESI NASSAU HABITAT FOR	0 VACANT	00-00-31-1800-0216-04D2
7 MEDIUM DENSITY RESI TAGGART THOMAS E &	0 VACANT	00-00-31-1800-0125-0070
21 MEDIUM DENSITY RESI RUSHLOW DONNA T RI	0 VACANT	00-00-31-1800-0274-0210
22 MEDIUM DENSITY RESI RUSHLOW DONNA T RI	0 VACANT	00-00-31-1800-0274-0210
2 MEDIUM DENSITY RESI NEW ATLANTIC BUILDE	0 VACANT	00-00-31-1800-0242-02G0
3 MEDIUM DENSITY RESI BRAVERMAN BARRY &	0 VACANT	00-00-31-1800-0125-0030
23 MEDIUM DENSITY RESI RUSHLOW DONNA T RI	0 VACANT	00-00-31-1800-0274-0230
24 MEDIUM DENSITY RESI RUSHLOW DONNA T RI	0 VACANT	00-00-31-1800-0274-0230
5 MEDIUM DENSITY RESI SHEPHARD KENNETH L	800 MULTI-FAMI	00-00-31-1800-0055-0051
9 MEDIUM DENSITY RESI PUTNAM RODGER &	0 VACANT	00-00-31-1800-0216-09C1
1 MEDIUM DENSITY RESI OLOUGHLIN DIANE	100 SINGLE FAM	00-00-31-1800-0242-01C0
10 MEDIUM DENSITY RESI SALTMARSH ERNEST O	100 SINGLE FAM	00-00-31-1800-0230-10D2
6 MEDIUM DENSITY RESI MCINTOSH MICHAEL A	0 VACANT	00-00-31-1800-0243-06E0
11 MEDIUM DENSITY RESI PAPA J RICHARD J JR &	0 VACANT	00-00-31-1800-0026-0110

3 MEDIUM DENSITY RESI HAM THEODORE A & C	100 SINGLE FAM	00-00-31-1800-0026-0040
24 MEDIUM DENSITY RESI VILLANI NICHOLAS	0 VACANT	00-00-31-1800-0011-0240
2 MEDIUM DENSITY RESI NORRIS KAYE L JOINT R	0 VACANT	00-00-31-1800-0026-0020
25 MEDIUM DENSITY RESI VILLANI NICHOLAS	0 VACANT	00-00-31-1800-0011-0240
26 MEDIUM DENSITY RESI VILLANI NICHOLAS	0 VACANT	00-00-31-1800-0011-0240
27 MEDIUM DENSITY RESI VILLANI NICHOLAS	0 VACANT	00-00-31-1800-0011-0240
28 MEDIUM DENSITY RESI VILLANI NICHOLAS	0 VACANT	00-00-31-1800-0011-0240
29 MEDIUM DENSITY RESI VILLANI NICHOLAS	0 VACANT	00-00-31-1800-0011-0240
30 MEDIUM DENSITY RESI VILLANI NICHOLAS	0 VACANT	00-00-31-1800-0011-0240
3 MEDIUM DENSITY RESI LASSERRE CHARLES W	1000 VACANT COM	00-00-31-1800-0041-0030
5 MEDIUM DENSITY RESI CASONE JOHN JOSEPH	0 VACANT	00-00-31-1800-0025-0050
4 MEDIUM DENSITY RESI JONES LANCE T & LAUF	0 VACANT	00-00-31-1800-0028-0030
3 MEDIUM DENSITY RESI JONES LANCE T & LAUF	0 VACANT	00-00-31-1800-0028-0030
118 MEDIUM DENSITY RESI LITTLEFIELD KATHLEEN	0 VACANT	00-00-31-134A-0118-0000
222 MEDIUM DENSITY RESI ADLER MARTHE &	0 VACANT	00-00-31-134B-0222-0000
126 MEDIUM DENSITY RESI COOK DOROTHY E TRU	0 VACANT	00-00-31-134B-0126-0000
4 MEDIUM DENSITY RESI EPISCOPAL CHURCH IN	7000 VAC INSTIT	00-00-31-1800-0051-0041
110 MEDIUM DENSITY RESI ROSSI STEVEN J	0 VACANT	00-00-31-134A-0110-0000
1 MEDIUM DENSITY RESI MCDONALD BERTMAN	0 VACANT	00-00-31-1800-0080-0012
130 MEDIUM DENSITY RESI MCCONNELL KIRK A &	0 VACANT	00-00-31-134B-0130-0000
8 MEDIUM DENSITY RESI WILLIAMS MARGARET	0 VACANT	00-00-31-1800-0079-0080
108 MEDIUM DENSITY RESI FISH JOHN D & KAREN	0 VACANT	00-00-31-134A-0108-0000
131 MEDIUM DENSITY RESI CONWAY CHARLES D &	0 VACANT	00-00-31-134B-0131-0000
134 MEDIUM DENSITY RESI SEPTEMBER FIRST	0 VACANT	00-00-31-134B-0134-0000
16 MEDIUM DENSITY RESI EIGHT FLAG PROPERTII	7000 VAC INSTIT	00-00-31-1800-0022-0160
1 MEDIUM DENSITY RESI EIGHT FLAGS PROPERT	7000 VAC INSTIT	00-00-31-1800-0022-0010
211 MEDIUM DENSITY RESI GALLO STEPHEN A & LI	0 VACANT	00-00-31-134B-0211-0000
2 MEDIUM DENSITY RESI EIGHT FLAGS PROPERT	7000 VAC INSTIT	00-00-31-1800-0022-0010
10 MEDIUM DENSITY RESI OCEAN VIEW HOLDING	0 VACANT	00-00-31-1800-0245-10A0
138 MEDIUM DENSITY RESI DOWNES MICHAEL M J	0 VACANT	00-00-31-134B-0138-0000
8 MEDIUM DENSITY RESI HARVEST OUTREACH N	7000 VAC INSTIT	00-00-31-1800-0071-0070
100 MEDIUM DENSITY RESI KLIMAN MARILYN J	0 VACANT	00-00-31-134A-0100-0000
1 MEDIUM DENSITY RESI HARVEST OUTREACH N	7000 VAC INSTIT	00-00-31-1800-0071-0010
139 MEDIUM DENSITY RESI JONES FAY &	0 VACANT	00-00-31-134B-0139-0000

18 MEDIUM DENSITY RESI BONVOULOIR JEAN L &	0 VACANT	00-00-31-1800-0009-0150
17 MEDIUM DENSITY RESI BONVOULOIR JEAN L &	0 VACANT	00-00-31-1800-0009-0150
16 MEDIUM DENSITY RESI BONVOULOIR JEAN L &	0 VACANT	00-00-31-1800-0009-0150
15 MEDIUM DENSITY RESI BONVOULOIR JEAN L &	0 VACANT	00-00-31-1800-0009-0150
1 MEDIUM DENSITY RESI TANIS ARNOLD L REVO	0 VACANT	00-00-31-1800-0068-0010
99 MEDIUM DENSITY RESI NORTH FLETCHER LLC	0 VACANT	00-00-31-134A-0099-0000
2 MEDIUM DENSITY RESI SWANN S A EST	0 VACANT	00-00-31-1800-0078-0020
1 MEDIUM DENSITY RESI GORDON PHILLIP J & B	0 VACANT	00-00-31-1800-0034-0011
7 MEDIUM DENSITY RESI HARVEST OUTREACH N	7000 VAC INSTIT	00-00-31-1800-0071-0070
6 MEDIUM DENSITY RESI CLAYTON PAULA M	0 VACANT	00-00-31-1800-0081-0060
7 MEDIUM DENSITY RESI TANIS ARNOLD L REVO	0 VACANT	00-00-31-1800-0068-0010
204 MEDIUM DENSITY RESI QUATTLEBAUM KENNE	0 VACANT	00-00-31-134B-0204-0000
6 MEDIUM DENSITY RESI SWANN S A EST	0 VACANT	00-00-31-1800-0078-0020
97 MEDIUM DENSITY RESI HORAK WILLIAM	0 VACANT	00-00-31-134A-0097-0000
3 MEDIUM DENSITY RESI SWANN S A EST	0 VACANT	00-00-31-1800-0078-0020
7 MEDIUM DENSITY RESI TANIS ARNOLD L REVO	0 VACANT	00-00-31-1800-0034-0032
203 MEDIUM DENSITY RESI HORTON RODNEY DON	0 VACANT	00-00-31-134B-0203-0000
6 MEDIUM DENSITY RESI SIMMONS EVETT L REV	0 VACANT	00-00-31-1800-0071-0060
27 MEDIUM DENSITY RESI 205 N 3RD STREET LLC	0 VACANT	00-00-31-1800-0008-0271
28 MEDIUM DENSITY RESI 205 N 3RD STREET LLC	0 VACANT	00-00-31-1800-0008-0271
29 MEDIUM DENSITY RESI 205 N 3RD STREET LLC	0 VACANT	00-00-31-1800-0008-0271
26 MEDIUM DENSITY RESI ROARK DENIS JOEL & K	0 VACANT	00-00-31-1800-0016-0021
6 MEDIUM DENSITY RESI O'CONNER JAMES JOH	0 VACANT	00-00-31-1800-0068-0060
4 MEDIUM DENSITY RESI DAVIS ROSALEE L &	1 VAC W/XFOB	00-00-31-1800-0081-0042
6 MEDIUM DENSITY RESI FISCHER KENNETH	0 VACANT	00-00-31-1800-0034-0061
7 MEDIUM DENSITY RESI SLEEMAN CHRISTEN Y	0 VACANT	00-00-31-1800-0245-0070
5 MEDIUM DENSITY RESI CLAYTON PAULA M & F	0 VACANT	00-00-31-1800-0071-0050
4 MEDIUM DENSITY RESI O'CONNOR JOHN & SU	0 VACANT	00-00-31-1800-0071-0041
4 MEDIUM DENSITY RESI ERICKSEN TODD S &	0 VACANT	00-00-31-1800-0068-0040
251 MEDIUM DENSITY RESI DALLMAN JEFFRY P & L	0 VACANT	00-00-31-134B-0251-0000
4 MEDIUM DENSITY RESI ROCKTENN CP LLC	0 VACANT	00-00-31-1800-0217-0040
8 MEDIUM DENSITY RESI SWEENEY MICHAEL LE	0 VACANT	00-00-31-1800-0072-0081
146 MEDIUM DENSITY RESI ACOSTA MARCOS & KA	0 VACANT	00-00-31-134B-0146-0000
6 MEDIUM DENSITY RESI ROCKTENN CP LLC	0 VACANT	00-00-31-1800-0245-0050

1	MEDIUM DENSITY RESI O'CONNER JAMES PRA'	0 VACANT	00-00-31-1800-0072-0012
8	MEDIUM DENSITY RESI O'CONNER JAMES PRA'	0 VACANT	00-00-31-1800-0067-0080
2	MEDIUM DENSITY RESI MITCHELL DONNA J	0 VACANT	00-00-31-1800-0082-0020
252	MEDIUM DENSITY RESI CONLEY DONALD MOR	0 VACANT	00-00-31-134B-0252-0000
5	MEDIUM DENSITY RESI ROCKTENN CP LLC	0 VACANT	00-00-31-1800-0245-0050
7	MEDIUM DENSITY RESI RITTER ELAINE	0 VACANT	00-00-31-1800-0077-0071
1	MEDIUM DENSITY RESI CLARK SALLIE EST	0 VACANT	00-00-31-1800-0062-0011
3	MEDIUM DENSITY RESI MITCHELL DONNA J	0 VACANT	00-00-31-1800-0082-0020
149	MEDIUM DENSITY RESI GLAUSER RANDY M &	0 VACANT	00-00-31-134B-0149-0000
5	MEDIUM DENSITY RESI ROCKTENN CP LLC	0 VACANT	00-00-31-1800-0217-0040
13	MEDIUM DENSITY RESI MERKITCH SANDRA & C	0 VACANT	00-00-31-1800-0033-0130
2	MEDIUM DENSITY RESI CLARK SALLIE EST	0 VACANT	00-00-31-1800-0062-0011
3	MEDIUM DENSITY RESI O'CONNER JAMES PRA'	0 VACANT	00-00-31-1800-0072-0030
2	MEDIUM DENSITY RESI BRAEGER PAUL J & SHE	0 VACANT	00-00-31-1800-0020-0020
5	MEDIUM DENSITY RESI ALBERTIE GREGORY K &	0 VACANT	00-00-31-1800-0082-0050
12	MEDIUM DENSITY RESI FERGUSON JAMES A &	0 VACANT	00-00-31-1800-0033-0120
10	MEDIUM DENSITY RESI ROCKTENN CP LLC	0 VACANT	00-00-31-1800-0246-0010
256	MEDIUM DENSITY RESI CROW CYNTHIA A &	0 VACANT	00-00-31-134B-0256-0000
4	MEDIUM DENSITY RESI MITCHELL DONNA J	0 VACANT	00-00-31-1800-0082-0020
2	MEDIUM DENSITY RESI GLR REVOCABLE LIVING	0 VACANT	00-00-31-1800-0017-0021
1	MEDIUM DENSITY RESI ROCKTENN CP LLC	0 VACANT	00-00-31-1800-0246-0010
3	MEDIUM DENSITY RESI GLR REVOCABLE LIVING	0 VACANT	00-00-31-1800-0017-0021
4	MEDIUM DENSITY RESI JEFFERSON SMURFIT C	0 VACANT	00-00-31-1800-0077-0040
11	MEDIUM DENSITY RESI BELL JAMES & HELEN F	0 VACANT	00-00-31-1800-0033-0110
24	MEDIUM DENSITY RESI HALL CHARLES G	0 VACANT	00-00-31-1800-0017-0050
257	MEDIUM DENSITY RESI OGLETREE MARK JACKS	0 VACANT	00-00-31-134B-0257-0000
4	MEDIUM DENSITY RESI GLR REVOCABLE LIVING	0 VACANT	00-00-31-1800-0017-0040
5	MEDIUM DENSITY RESI JEFFERSON SMURFIT C	0 VACANT	00-00-31-1800-0072-0050
23	MEDIUM DENSITY RESI HALL CHARLES G	0 VACANT	00-00-31-1800-0017-0050
5	MEDIUM DENSITY RESI GLR REVOCABLE LIVING	0 VACANT	00-00-31-1800-0017-0040
5	MEDIUM DENSITY RESI NASSAU COUNTY	8000 VAC GOVERN	00-00-31-1800-0067-0050
6	MEDIUM DENSITY RESI LORENTSON TODD	0 VACANT	00-00-31-1800-0017-0060
7	MEDIUM DENSITY RESI LORENTSON TODD	0 VACANT	00-00-31-1800-0017-0060
5	MEDIUM DENSITY RESI MCDANIEL MARLA	0 VACANT	00-00-31-1800-0020-0050

8 MEDIUM DENSITY RESI WESTROCK CP LLC	0 VACANT	00-00-31-1800-0083-0010
1 MEDIUM DENSITY RESI WESTROCK CP LLC	0 VACANT	00-00-31-1800-0083-0010
1 MEDIUM DENSITY RESI ROCKTENN CP LLC	0 VACANT	00-00-31-1800-0218-0010
9 MEDIUM DENSITY RESI ROCKTENN CP LLC	0 VACANT	00-00-31-1800-0246-0010
8 MEDIUM DENSITY RESI ROCKTENN CP LLC	0 VACANT	00-00-31-1800-0076-0011
1 MEDIUM DENSITY RESI ROCKTENN CP LLC	0 VACANT	00-00-31-1800-0076-0011
2 MEDIUM DENSITY RESI ROCKTENN CP LLC	0 VACANT	00-00-31-1800-0246-0010
9 MEDIUM DENSITY RESI MCDANIEL MARLA	0 VACANT	00-00-31-1800-0020-0080
8 MEDIUM DENSITY RESI MCDANIEL MARLA	0 VACANT	00-00-31-1800-0020-0080
7 MEDIUM DENSITY RESI MCDANIEL MARLA	0 VACANT	00-00-31-1800-0020-0060
6 MEDIUM DENSITY RESI MCDANIEL MARLA	0 VACANT	00-00-31-1800-0020-0060
8 MEDIUM DENSITY RESI ROCKTENN CP LLC	0 VACANT	00-00-31-1800-0073-0010
1 MEDIUM DENSITY RESI ROCKTENN CP LLC	0 VACANT	00-00-31-1800-0073-0010
18 MEDIUM DENSITY RESI SKIDMORE STEVE	0 VACANT	00-00-31-1800-0017-0180
85 MEDIUM DENSITY RESI STACKHOUSE JAMES R	0 VACANT	00-00-31-134A-0085-0000
6 MEDIUM DENSITY RESI KEMBA JOINT TRUST U	0 VACANT	00-00-31-1677-0006-0000
154 MEDIUM DENSITY RESI STACKHOUSE JAMES R	0 VACANT	00-00-31-134A-0085-0000
2 MEDIUM DENSITY RESI WESTROCK CP LLC	0 VACANT	00-00-31-1800-0083-0010
10 MEDIUM DENSITY RESI OCEAN HIGHWAY & PC	8000 VAC GOVERN	00-00-31-1800-0017-0100
7 MEDIUM DENSITY RESI ROCKTENN CP LLC	0 VACANT	00-00-31-1800-0076-0011
2 MEDIUM DENSITY RESI ROCKTENN CP LLC	0 VACANT	00-00-31-1800-0076-0011
5 MEDIUM DENSITY RESI ABBATE ROBERT L & C/	0 VACANT	00-00-31-1677-0005-0000
7 MEDIUM DENSITY RESI ROCKTENN CP LLC	0 VACANT	00-00-31-1800-0073-0010
2 MEDIUM DENSITY RESI ROCKTENN CP LLC	0 VACANT	00-00-31-1800-0073-0010
2 MEDIUM DENSITY RESI ROCKTENN CP LLC	0 VACANT	00-00-31-1800-0218-0010
6 MEDIUM DENSITY RESI WESTROCK CP LLC	0 VACANT	00-00-31-1800-0083-0010
8 MEDIUM DENSITY RESI SHARPLEY WALLACE P	0 VACANT	00-00-31-1677-0008-0000
3 MEDIUM DENSITY RESI WESTROCK CP LLC	0 VACANT	00-00-31-1800-0083-0010
14 MEDIUM DENSITY RESI VEAL MICHAEL B L/E	0 VACANT	00-00-31-1800-0019-0140
3 MEDIUM DENSITY RESI ROCKTENN CP LLC	0 VACANT	00-00-31-1800-0246-0010
15 MEDIUM DENSITY RESI VEAL MICHAEL B L/E	0 VACANT	00-00-31-1800-0019-0140
16 MEDIUM DENSITY RESI WRIGHT JULIA ANNE &	0 VACANT	00-00-31-1800-0019-0010
1 MEDIUM DENSITY RESI WRIGHT JULIA ANNE &	0 VACANT	00-00-31-1800-0019-0010
6 MEDIUM DENSITY RESI ROCKTENN CP LLC	0 VACANT	00-00-31-1800-0076-0060

82 MEDIUM DENSITY RESI LIPHAM RONALD C & L	0 VACANT	00-00-31-134A-0082-0000
3 MEDIUM DENSITY RESI ROCKTENN CP LLC	0 VACANT	00-00-31-1800-0076-0011
6 MEDIUM DENSITY RESI ROCKTENN CP LLC	0 VACANT	00-00-31-1800-0073-0010
188 MEDIUM DENSITY RESI FAMILY TRUST FBO THI	0 VACANT	00-00-31-134B-0188-0000
3 MEDIUM DENSITY RESI ROCKTENN CP LLC	0 VACANT	00-00-31-1800-0073-0010
13 MEDIUM DENSITY RESI VEAL MICHAEL B L/E	0 VACANT	00-00-31-1800-0019-0130
2 MEDIUM DENSITY RESI VEAL MICHAEL B L/E	0 VACANT	00-00-31-1800-0019-0020
5 MEDIUM DENSITY RESI WESTROCK CP LLC	0 VACANT	00-00-31-1800-0083-0010
4 MEDIUM DENSITY RESI WESTROCK CP LLC	0 VACANT	00-00-31-1800-0083-0010
3 MEDIUM DENSITY RESI OLD OBION LLC	0 VACANT	00-00-31-1677-0003-0000
26 MEDIUM DENSITY RESI MORRIS MYRA KATHEF	0 VACANT	00-00-31-1800-0018-0260
12 MEDIUM DENSITY RESI VEAL MICHAEL BERNAI	0 VACANT	00-00-31-1800-0019-0120
5 MEDIUM DENSITY RESI ROCKTENN CP LLC	0 VACANT	00-00-31-1800-0076-0011
25 MEDIUM DENSITY RESI STEIN TAMMY R & STE'	0 VACANT	00-00-31-1800-0018-0230
4 MEDIUM DENSITY RESI ROCKTENN CP LLC	0 VACANT	00-00-31-1800-0076-0011
3 MEDIUM DENSITY RESI ROCKTENN CP LLC	0 VACANT	00-00-31-1800-0218-0010
24 MEDIUM DENSITY RESI STEIN TAMMY R & STE'	0 VACANT	00-00-31-1800-0018-0230
5 MEDIUM DENSITY RESI ROCKTENN CP LLC	0 VACANT	00-00-31-1800-0073-0010
2 MEDIUM DENSITY RESI OLD OBION LLC	0 VACANT	00-00-31-1677-0002-0000
4 MEDIUM DENSITY RESI ROCKTENN CP LLC	0 VACANT	00-00-31-1800-0073-0040
11 MEDIUM DENSITY RESI VEAL MICHAEL B L/E	0 VACANT	00-00-31-1800-0019-0100
23 MEDIUM DENSITY RESI STEIN TAMMY R & STE'	0 VACANT	00-00-31-1800-0018-0230
4 MEDIUM DENSITY RESI CABELL JOHN	0 VACANT	00-00-31-1800-0066-0040
10 MEDIUM DENSITY RESI VEAL MICHAEL B L/E	0 VACANT	00-00-31-1800-0019-0100
1 MEDIUM DENSITY RESI MOON PETER &	0 VACANT	00-00-31-1677-0001-0000
28 MEDIUM DENSITY RESI GRANGER BERNICE A	0 VACANT	00-00-31-1700-0028-0000
44 MEDIUM DENSITY RESI ROBINSON ROBERTA A	0 VACANT	00-00-31-1700-0044-0000
45 MEDIUM DENSITY RESI LEHOSIT CHARLES JR &	0 VACANT	00-00-31-1700-0045-0000
54 MEDIUM DENSITY RESI MORRIS LAURA S	0 VACANT	00-00-31-1700-0054-0000
31 MEDIUM DENSITY RESI GRANGER BERNICE A &	0 VACANT	00-00-31-1700-0031-0000
276 MEDIUM DENSITY RESI HARRIS CHRISTOPHER I	0 VACANT	00-00-31-134B-0276-0000
173 MEDIUM DENSITY RESI CITY OF FERNANDINA E	8000 VAC GOVERN	00-00-31-134B-0172-0000
10 MEDIUM DENSITY RESI PEACOCK RONALD L TF	0 VACANT	09-3N-29-0000-0014-0000
12 MEDIUM DENSITY RESI PEACOCK RONALD L TF	0 VACANT	09-3N-29-0000-0014-0000

9 MEDIUM DENSITY RESI	REIMEL CHARLES J & M	0 VACANT	09-3N-29-0000-0011-0000
11 MEDIUM DENSITY RESI	REIMEL CHARLES J & M	0 VACANT	09-3N-29-0000-0011-0000
53 MIXED USE	COMMERCIAL RANGE /	0 VACANT	00-00-30-044B-0053-0000
214 MIXED USE	FB MED LAND TRUST	1000 VACANT COM	00-00-31-1600-0202-0010
14 MIXED USE	FB MED LAND TRUST	1000 VACANT COM	00-00-31-1600-0202-0010
6 MIXED USE	LIME PEPPER LAND TRI	0 VACANT	00-00-31-1800-0238-0060
14 MIXED USE	COURSON CHARLES A F	0 VACANT	00-00-31-1800-0281-0060
13 MIXED USE	COURSON CHARLES A F	0 VACANT	00-00-31-1800-0281-0060
12 MIXED USE	COURSON CHARLES A F	0 VACANT	00-00-31-1800-0281-0060
11 MIXED USE	COURSON CHARLES A F	0 VACANT	00-00-31-1800-0281-0060
10 MIXED USE	COURSON CHARLES A F	0 VACANT	00-00-31-1800-0281-0060
9 MIXED USE	COURSON CHARLES A F	0 VACANT	00-00-31-1800-0281-0060
8 MIXED USE	COURSON CHARLES A F	0 VACANT	00-00-31-1800-0281-0060
7 MIXED USE	COURSON CHARLES A F	0 VACANT	00-00-31-1800-0281-0060
6 MIXED USE	COURSON CHARLES A F	0 VACANT	00-00-31-1800-0281-0060
5 MIXED USE	RICHARDSON MICHAEL	0 VACANT	00-00-31-1800-0281-0020
4 MIXED USE	RICHARDSON MICHAEL	0 VACANT	00-00-31-1800-0281-0020
3 MIXED USE	RICHARDSON MICHAEL	0 VACANT	00-00-31-1800-0281-0020
2 MIXED USE	RICHARDSON MICHAEL	0 VACANT	00-00-31-1800-0281-0020
31 MIXED USE	RICHARDSON MICHAEL	0 VACANT	00-00-31-1800-0281-0020
32 MIXED USE	ROWLETTE JAN BASKIN	0 VACANT	00-00-31-1800-0281-0320
33 MIXED USE	MIKLAS JAMIE P &	0 VACANT	00-00-31-1800-0281-0330
34 MIXED USE	MIKLAS JAMIE P &	0 VACANT	00-00-31-1800-0281-0330
14 MIXED USE	MARTIN MICHAEL S &	0 VACANT	00-00-31-1800-0279-0140
13 MIXED USE	BUDD THOMAS F & GA	0 VACANT	00-00-31-1800-0279-0120
12 MIXED USE	BUDD THOMAS F & GA	0 VACANT	00-00-31-1800-0279-0120
11 MIXED USE	PAGNUCCO JACQUELYN	0 VACANT	00-00-31-1800-0279-0101
10 MIXED USE	PAGNUCCO JACQUELYN	0 VACANT	00-00-31-1800-0279-0101
9 MIXED USE	KERLIN CASEY	0 VACANT	00-00-31-1800-0279-0060
8 MIXED USE	KERLIN CASEY	0 VACANT	00-00-31-1800-0279-0060
7 MIXED USE	KERLIN CASEY	0 VACANT	00-00-31-1800-0279-0060
6 MIXED USE	KERLIN CASEY	0 VACANT	00-00-31-1800-0279-0060
27 MIXED USE	MOORE JOHN MICHAEL	0 VACANT	00-00-31-1800-0279-0271
28 MIXED USE	MOORE JOHN MICHAEL	0 VACANT	00-00-31-1800-0279-0271

29 MIXED USE	MOORE JOHN MICHAEL	0 VACANT	00-00-31-1800-0279-0271
30 MIXED USE	MOORE JOHN MICHAEL	0 VACANT	00-00-31-1800-0279-0271
8 MIXED USE	MPC 233 FERNANDINA	0 VACANT	00-00-31-1800-0242-0080
14 MIXED USE	CROMER WILLIAM & L'	0 VACANT	00-00-31-1800-0011-0140
6 MIXED USE	FULLERTON SCOTT D	0 VACANT	00-00-31-1800-0011-0060
3 MIXED USE	WALGER TERRY D	0 VACANT	00-00-31-1800-0011-0010
2 MIXED USE	WALGER TERRY D	0 VACANT	00-00-31-1800-0011-0010
31 MIXED USE	WALGER TERRY D	0 VACANT	00-00-31-1800-0011-0010
32 MIXED USE	WALGER TERRY D	0 VACANT	00-00-31-1800-0011-0010
33 MIXED USE	WALGER TERRY D	0 VACANT	00-00-31-1800-0011-0010
34 MIXED USE	WALGER TERRY D	0 VACANT	00-00-31-1800-0011-0010
1 MIXED USE	WALGER TERRY D	0 VACANT	00-00-31-1800-0011-0010
14 MIXED USE	TRINGALI ANTHONY J F	0 VACANT	00-00-31-1800-0012-0100
13 MIXED USE	TRINGALI ANTHONY J F	0 VACANT	00-00-31-1800-0012-0100
12 MIXED USE	TRINGALI ANTHONY J F	0 VACANT	00-00-31-1800-0012-0100
11 MIXED USE	TRINGALI ANTHONY J F	0 VACANT	00-00-31-1800-0012-0100
12 MIXED USE	ARTISAN HOMES LLC	0 VACANT	00-00-31-1800-0270-0120
10 MIXED USE	TRINGALI ANTHONY J F	0 VACANT	00-00-31-1800-0012-0100
11 MIXED USE	ARTISAN HOMES LLC	0 VACANT	00-00-31-1800-0270-0100
10 MIXED USE	ARTISAN HOMES LLC	0 VACANT	00-00-31-1800-0270-0100
19 MIXED USE	HARBOR VIEW-ARTISAN	0 VACANT	00-00-31-1800-0270-0190
27 MIXED USE	CVC RE HOLDINGS LLC	1000 VACANT COM	00-00-31-1480-0027-0000
28 MIXED USE	CVC RE HOLDINGS LLC	1000 VACANT COM	00-00-31-1480-0027-0000
20 MIXED USE	HARBOR VIEW-ARTISAN	0 VACANT	00-00-31-1800-0270-0200
21 MIXED USE	HARBOR VIEW-ARTISAN	0 VACANT	00-00-31-1800-0270-0210
22 MIXED USE	ARTISAN HOMES LLC	0 VACANT	00-00-31-1800-0270-0220
11 MIXED USE	RITCH TIM & DONNA &	100 SINGLE FAM	00-00-31-1800-0271-0110
25 MIXED USE	DAMATO FRANK P & JE	0 VACANT	00-00-31-1800-0270-0250
26 MIXED USE	DAMATO JENNIFER & F	0 VACANT	00-00-31-1800-0270-0260
7 MIXED USE	NASSAU COUNTY	8001 V GV W/XFO	00-00-31-1800-0244-07A0
4 MIXED USE	NASSAU COUNTY	8000 VAC GOVERN	00-00-31-1800-0244-04E0
4 MIXED USE	ROCKTENN CP LLC	0 VACANT	00-00-31-1800-0246-0010
1 MIXED USE	ROCKTENN CP LLC	0 VACANT	00-00-31-1800-0084-0010
4 MIXED USE	ROCKTENN CP LLC	0 VACANT	00-00-31-1800-0218-04F0

7 MIXED USE	ROCKTENN CP LLC	0 VACANT	00-00-31-1800-0084-0070
5 MIXED USE	ROCKTENN CP LLC	0 VACANT	00-00-31-1800-0246-0010
2 MIXED USE	ROCKTENN CP LLC	0 VACANT	00-00-31-1800-0084-0010
3 MIXED USE	ROCKTENN CP LLC	0 VACANT	00-00-31-1800-0084-0010
5 MIXED USE	WESTROCK CP LLC	0 VACANT	00-00-31-1800-0218-05F0
5 MIXED USE	ROCKTENN CP LLC	0 VACANT	00-00-31-1800-0084-0052

MINUTES

I. Call to Order

Chairman Bennett called the meeting to order at 5:42 pm.

APPROVED

II. Roll Call/Determination of Quorum

Board Members Present

Mark Bennett, Chair
David Beal
William A. Conger
Lupita McClenning (was detained)

Paul Condit, Vice-Chair
Richard Bradford
J. Peter Wilking

Board Members Absent

Marilyn Williamson

Shaun Woleshin

Others Present

Debra Braga, City Attorney
Jeffrey Salter, Community Development Department Director
Catherine Hartley, City Planner
Kevin Sullivan, City Planner
Jessica Williams, Recording Secretary

III. Discussion on Land Development Code

Final review of the Land Development Code

Ms. Julie Ferreira, 501 Date Street, inquired how the board would handle things that were already talked about but people may have questions about what was already decided upon. Chairman Bennett explained that some of this stuff has been discussed for almost a year and a half. He stated that to now open it all up again was not productive. There was a brief discussion about this.

Ms. Hartley explained that City staff and the City Attorney went through the final draft and their notes and made changes that had come out of all the public meetings. She stated that they drafted some new language and clarified that the underlined things are suggested changes that Ms. Easley did not do. She explained that the things that were stricken were things that staff thought should be taken out. She suggested going through each policy and coming to some consensus to send to the City Commission. There was some discussion about how to proceed.

Ms. Hartley read from the matrix 1.03.03 and explained that staff suggested this because the City was about to adopt a Comprehensive Plan amendment that says you can put a single-family house on an existing lot of record. Member Conger questioned where the Comprehensive Plan amendment came from. Ms. Hartley replied the board voted on that in September and it went to the Department of Community Affairs (DCA). She stated that it was now back from DCA and was going to the City Commission for second reading on February 7th. *The consensus of the board was to accept this change.*

Ms. Hartley read from the matrix 1.03.04 and pointed out that the new zoning district (RLM) was added per the board's request. *The consensus of the board was to accept this change.*

Ms. Hartley read the proposed 1.03.05 language that was drafted by the City Attorney. She clarified that this zoning and land use restriction is on the property and someone built a house, and now the City doesn't want the property owner to try to maximize their profit and increase density across the board by tearing down their house and putting up two houses. There was some discussion of building site and the proposed language of 1.03.05 (A), (B), and (C). Chairman Bennett suggested including this language with land use and then it is quite clear. He commented that the intent of the board was to allow single buildings, but where lots have been combined and single improvements put on them to keep it that way. Member Conger noted that entrepreneurs would purchase existing building on a lot and then they'll split it in order to build two houses. He questioned if this effectively puts up a barrier to activity like that. Ms. Hartley replied correct. She pointed out that "vacant" could be added to the text amendment. She explained that the purpose of the Comprehensive Plan amendment was to provide a band-aid solution to the density that doesn't make any sense. She stated that it reserves the property owner's right to build a single-family house on their vacant lot even though the land use control was imposed on them. After some discussion about this, Member Conger inquired about people splitting lots. Ms. Hartley replied later in the draft it talks about lot splits and lot line adjustments. She stated that it could be done administratively if they meet certain criteria. She explained that once this was done staff can send a letter to the County tax office to tell them what the City's policy is. There was some discussion about this and the proposed 1.03.05.

Mr. Jeffrey Tomassetti, 406 Ash Street, explained that when he read the language it wasn't limited to a house that is built in the middle of the two lots. He presented an example of two 50 by 100 lots and one is vacant and the other one has a house on it. He explained that if he had a fence around the perimeter and reading the language merely putting a fence around the perimeter of the two lots combines them into one building site. He stated that he thought this was a very dangerous precedence, because there could be two vacant 50 by 100 lots that someone has put a fence around the perimeter. He commented that this would be affecting people that think that they have a land bank of a house site. He explained that he thought the intent was when the primary structure is over the lot line. He stated that he would like to see this rewritten. City Attorney Braga explained that the case that went to court was exactly the situation where there was a fence over the lot line and it was upheld that it was still the building site. She stated that it was considered part of the building site and therefore it was deemed to be one building site. She pointed out that (C) allows that if it is deemed that there is a hardship they can come before the City Commission for an Ordinance and the City Commission can undo it. After some discussion about the proposed language, Member Conger inquired if it had to be done by Ordinance. City Attorney Braga replied that it could go to the Board of Adjustment (BOA), because that is still a quasi-judicial public hearing. Member Conger suggested that it should require application to the BOA. Chairman Bennett inquired about enforcement on this. Ms. Hartley replied most cases are when people are demolishing a structure and wanting to build two. She stated that it would be regulated with the demolition permit. Member Beal explained that he didn't think a fence should be included. *The consensus of the board was to accept the proposed 1.03.05, but to remove fences and remove ordinance from (C) and replace it with the Board of Adjustment.*

Ms. Hartley read 1.05.01(E) from the City Attorney's memo and clarified that if it is not permitted then it is prohibited. Member Beal inquired if there needed to be a provision for remedy. City Attorney Braga stated that the remedy would be to draft an amendment to the Land Development Code that would deal whatever it was that they were suggesting. Ms. Hartley commented that it would be a text amendment to the code. After some discussion about the proposed language,

Member Wilking suggested wording that if a particular application is not addressed a text amendment can be administered through the Planning Department. City Attorney Braga stated that it could be "modification to this code may be requested to address the specific item." Ms. Hartley pointed out that the Planning Department has an application and a fee set for text amendments to the Comprehensive Plan and the Land Development Code. Chairman Bennett inquired if this would be one of the things for the City Manager to ok. Ms. Hartley replied no and explained that it would be just like doing a text amendment to the Comprehensive Plan.

Mr. Jeffrey Tomassetti commented that the land use and development of the City operates under Federal laws, State laws, the Comprehensive Plan, and the Land Development Code and things mentioned in these are also permitted things. City Attorney Braga noted that the Florida Department of Transportation (FDOT) green book was going to be incorporated, the Florida Department of Environmental Protection (FDEP) manual, etc. would be incorporated so that kind of specific things would not be disallowed. She suggested the addition of "or incorporated references". *The consensus of the board was to accept the proposed language with the addition.*

Ms. Hartley read the revised definition of Certificate of Appropriateness from the City Attorney's memo. After a brief discussion about this definition, Mr. Mike Harrison, 820 Someruelus Street, commented that the language appears to allow the City Manager to issue a Certificate of Appropriateness without reference to the Historic District Council (HDC). City Attorney Braga clarified that is staff approval, which was what the City has now. She explained that there are certain items that staff approves. *The consensus of the board was to accept this change.*

Ms. Hartley referred to the matrix and pointed out that she added a new definition for kitchenette. She noted that people still want to have some kind of garage apartment or guesthouse so by having a limited kitchen facility takes away some of the possibility of it being used as a rental unit, but still allows a relative or helper of the household to have some independence on site. Chairman Bennett stated that he thought for hotel/motel the board suggested language reflecting no kitchens. Member Bradford commented that he thought it was limited to microwaves. Chairman Bennett stated that he thought the definition of kitchenette was fine. *The consensus of the board was to accept this definition.*

Ms. Hartley read "building height is the vertical distance from finished grade to the highest point on the structure." Chairman Bennett referred to the minimum floor elevation and commented that going down to the beach where they are 14 feet above the ground on stilts then all of a sudden the City was going to start measuring there up 35 feet, which is not the way it is done today. Mr. Sullivan explained that staff was going to put the wording directly from the Ordinance #2005-15. He referred to page 115 grade, finished and read this definition to the board. Member Conger commented that grade, finished still allows fill to be put in on a lot. He expressed his concern with this. Ms. Hartley explained that in a flood plain they can't do that. Member Conger stated that he didn't think this was prohibitive enough about a builder being able to do anything that he wants. Mr. Sullivan pointed out that the permitting process has tightened up since then. He explained that his note and the Building Official's consensus was that they'll keep an eye on the amount fill. Member Conger questioned if that was part of Technical Review. Mr. Sullivan replied Technical Review, Site Plan Review, and keeping a better eye on clear and fill permits. Ms. Hartley explained that fill is part of the building permit and they would not be able to get a grade and fill permit without a building permit. After some further discussion about this, City Attorney Braga noted a "finished grade" definition and there was also "grade, finished". Ms. Hartley stated that it should be "grade, finished". She pointed out that "finished grade" would be removed. Member Conger questioned if there were restrictions in place on how much you can fill. Ms. Hartley replied there is no Ordinance that says you can only put

one truckload of dirt on your lot, because it depends for every lot site. She explained that for flood prone areas they have to elevate their structure and that is addressed. There was some discussion to clarify this.

Member Conger questioned where 35 feet begins (ground level or at the first level above the pilings). Ms. Hartley replied if they are elevating the house it begins at the ground level. There was some further discussion about the definition of building height and what constitutes an exterior wall to include verbiage about load bearing. Chairman Bennett explained that he had a note that there would be additional language added. He commented that the PAB has the responsibility to get this right. He pointed out that this draft does not incorporate all the changes that the PAB spent months going over. Ms. Hartley explained that not everything the PAB agreed to was a consensus of the City Commission. *The majority of the board agreed to add language for load bearing or pilings to the definition.*

Ms. Hartley read the definition of public beach access as shown on the matrix. After a brief discussion, *the consensus of the board was to accept this definition.*

Ms. Hartley read from the matrix that for table 2.00.00 to remove X from RLM under LDR and clarified that you can't have a zoning with a density higher than the land use. After a brief discussion, *the consensus of the board was to accept this change.*

Ms. Hartley read the proposed change to 2.01.03 as shown on the matrix. She clarified that staff recommended removing "single-family attached homes may be allowed through the PUD process", because if they meet the density on a unified development site why do they have to have a PUD to have two family structures. After a review of this change, *the consensus of the board was to accept removing the sentence.*

Ms. Hartley referred to revised table 2.03.02 and pointed out the changes. She explained that some were things that were talked about at the last hearing as things that weren't added in from the old code. She stated that some things were things that were consistent with the land use. Chairman Bennett inquired which were not in the old code. Ms. Hartley explained that automotive rental agency and bakery plant were stricken out in I-2 because they are inconsistent with the Comprehensive Plan. Chairman Bennett pointed out that bed and breakfast used to be in R-3 was permissible subject to supplemental standards, but was now out. Ms. Hartley corrected this to be a scratch out for R-2 and an "S" under R-3. Ms. Joan Cory questioned where I-1 and I-2 were. Ms. Hartley pointed out on the map where I-1 and I-2 would be and explained that I-1 would include Smurfit-Stone Container Corporation, Rayonier, and the Airport. There was a review and discussion about what was shown on the map.

Ms. Joan Cory noted that the definitions of I-1 and I-2 are going to have to be changed and the intent of the district is going to have to be changed from what it currently says. She commented that it is an all purpose district with I-1 and when it comes to IW waterfront there is no place that says I-2 uses on the waterfront shall be water dependent and water related. She explained that was what the old IW said in the Comprehensive Plan. She stated that it wasn't demonstrated to her that changing the waterfront to I-2 was in compliance with the Comprehensive Plan. Ms. Hartley explained that the way the code currently reads is that anything that is adjacent to the water is water related. Ms. Cory pointed out that the Comprehensive Plan says industrial waterfront provides industrial activities that require waterfront locations. She stated that it allows other uses if they are directly related to the port functions. She explained that the intent of the Comprehensive Plan and Land Development Code is to reserve the waterfront for water dependent and water related uses. She commented that the new I-2 is

really throwing away the chance of maintaining a working waterfront. There was some discussion about the issues raised about the waterfront.

Ms. Hartley clarified that she attempted to amend the table under I-2 to reflect the uses that would be Port or Marina related. Member Wilking inquired if the City loses a category in the whole mix of things. Ms. Hartley replied yes. She noted Ms. Cory's point of mixing together heavy industrial with heavy commercial, but that does make it consistent with the Comprehensive Plan. She explained that if you recognize that across the United States industrial is a declining economic base then you at least have some kind of commercial option for the industrial land. Member Wilking expressed his concern that with I-1 there is a lot of gray area (Smurfit, Rayonier, and the Airport) and one thing that sticks out is the adding of the lodging accommodations. He explained that this basically tells all the City's heavy industry that if they want to make another Hilton or Ritz that could be stamped approved. He questioned if that was what the PAB wanted to do. Chairman Bennett stated that he didn't know that the City needed that third designation just for those two areas. He noted that industrial is a declining use. He inquired about have a zoning category for those two very large industrial use properties.

Mr. Lovick Sudduth, 9 Marsh Hawk, pointed out that the Gillman Paper site in St. Marys had been sold and that property would be made primarily into residential, marinas, etc. He stated that under the City's light industrial they would not be able to do anything that would make sense on that large of a site. He commented that they would have to rezone that property for a multitude of uses.

Member Conger commented that looking at the color map and I-2 and reading the definition of I-2 it doesn't seem to be equitable to the vision of the Waterfront Committee. Ms. Hartley explained that the PAB would be hearing a series of land use and zoning changes next month to address exactly what Member Conger was referring to. She stated that right now there are three separate industrial zoning districts and they were compressed into two districts.

Mr. Shannon O'Conner, 2440 Lynndale Road, explained that their property is one of the largest ILW zonings now in the City. He stated that this came to issue back in the late 1970's where their property was zoned IM and then down zoned to ILW. He commented that he thought the waterfront was going to have to be separate with possibly the mills separate and then the other ILW now would have to be separate as well. He stated that this is trying to lump a multitude of different uses into smaller areas, which may not be applicable. He agreed that the mills do not need to be in ILW. He commented that one of his big tenants is leaving to go to Gurney Illinois. He explained that this is going in another circle back to where they were in the late 1970's. Ms. Hartley pointed out that the way the Comprehensive Plan is worded one land use industrial designation is waterfront type stuff for the Port and Marina and everything else is industrial. She stated that she had to rework this to fit the Comprehensive Plan. There was some further discussion about this table and whether to stay with three districts and do a Comprehensive Plan amendment or to condense down to two districts to be consistent with the Comprehensive Plan.

Mr. Steve Colwell, 1708 Ruskin Lane, explained that he sat on the Waterfront Taskforce for a year and he believed that their recommendation was I-2/C-3 for the waterfront. Ms. Hartley stated that the City is constrained by the Comprehensive Plan in adding residential there. She explained that she worked something out with the State to allow for density transfer, but the board would hear that next month.

Ms. Cory inquired if the City has been out of compliance all these years by having M-1, ILW, and IW as industrial zones. Ms. Hartley replied the City has had non-conforming uses across the board, but that was true for every land use. She commented that basically 60% of island was non-conforming to

the Comprehensive Plan. Ms. Cory questioned if the waterfront was left IW, change ILW to I-1, and change M-1 to I-2 relating to the same Comprehensive Plan why would that be a problem. Ms. Hartley explained that when the City adopts new Land Development Regulations they have to be consistent with the Comprehensive Plan. After a brief discussion about the process that has been followed, Member Wilking noted that nothing is perfect in every zone. He inquired in terms of what has to be done to fit the Comprehensive Plan was I-1 and I-2 a good solution right now or would it cause bigger problems down the road. Ms. Hartley explained that the text in the table provided to the board fits the text of the Comprehensive Plan. She stated that she was not saying it was going to match what is on the ground. Member Wilking inquired if this was the best that could be done now given all the variables. Ms. Hartley replied yes. She explained that this could be adopted now and do a land use study to fix the land use to match what is on the ground later. She stated that at least there would be two consistent policies and that may be the best that can be done. Member Wilking expressed his concern about the time it has taken to get to this point and noted that there is a point that if it can't be done then it has to go back to the drawing board.

Mr. Chuck Hall, 315 Calhoun Street, explained that in his mind I-2 was the light gray area along the waterfront. He stated that looking through the matrix for I-2 everything seems to be fairly acceptable. He commented that he assumed that the big issue was with I-1, because it seems to include almost everything. Member Conger expressed his opinion that I-2 doesn't fit the area on the map whatsoever other than a couple of shrimp boats. He commented that looking forward to waterfront development that would have recreational, shops, and restaurants to make it into a viable waterfront for the people. Chairman Bennett pointed out that the other thing is there are a number of items that have been added and deleted in this table. Ms. Hartley read that industrial uses include manufacturing, assembling and distribution activities, warehousing and storage, general commercial, and other similar land uses (from Comprehensive Plan). She explained that she had to fix the table to match this language. There was some further discussion about I-1 and I-2 zoning districts.

Member Conger pointed out that the definition of I-2 does not match up with what is down there and what he thought people want to be down there. Ms. Hartley noted that the plan said C-3 and pointed out that someone would have to apply to have it changed to C-3. She explained that C-3 allows for mixed-use residential/commercial/marina. Chairman Bennett inquired about the CRA area. Ms. Hartley replied not all of it. Chairman Bennett suggested looking at this subject at a later date. There was an extensive deliberation about how to proceed noting that the draft LDC has to be in compliance with the Comprehensive Plan.

Ms. Julie Ferreira commented that the Planning Department and the PAB needs to be thinking about what is going to happen in the future. She stated that this is the moment to think ahead and not just rubber stamp something because it is going to meet the Comprehensive Plan. Member Condit agreed with Ms. Ferreira and expressed his concern about lodging. He commented that there are also other issues. Member Beal inquired about proper procedure. He questioned if this is adopted in compliance with the Comprehensive Plan and then change the Comprehensive Plan and this or make a statement now by not accepting this. Chairman Bennett noted that some of these uses would be compatible with the items the board talked about for the Airport and lodging facility, but they are certainly not compatible with some of these other areas. Member Bradford inquired about the criteria to change the Comprehensive Plan. Ms. Hartley explained that the City would have to show if we are going to change the uses in each land use that it meets what is on the ground. She stated that the City would have to do a land use study. Member Bradford questioned if there are certain windows of opportunity to do this. Ms. Hartley replied twice per calendar year to do a large-scale amendment to the Comprehensive Plan. She pointed out that the City has one more chance in 2006. Member Wilking explained that he saw I-1 and I-2 as a whole separate issue. He agreed with Ms. Ferreira that

these are huge areas and if we permit just about anything in the Smurfit and Rayonier zones that the City has to be extremely careful, because once it is given to them you can't take it away. Ms. Hartley clarified that this should be a two step process, because she didn't want to throw away all the work that has been done just because Smurfit might close their doors in 5-years and the City would get a hotel. She stated that this draft could be adopted as is, recognize that there is a problem, do a text amendment to the Comprehensive Plan, and then go back and amend the code. Chairman Bennett disagreed and commented that the City rushed through to get the land use done and now the City still has not solved the problems and has created more problems. He questioned why adopt something that doesn't work. He agreed that the Land Development Regulations that the City has now may not work, but they have been working for a long time. He expressed his opinion that they can work until some of these issues are worked through. He stated that the City needed to control these two properties for future planning. There was some further discussion about how to proceed.

Mr. Bill Moore, 5457 Marsh View Lane, noted that the staff made a recommendation regarding how to make the zoning consistent with the Comprehensive Plan. He stated that ought to have great weight. He noted the concerns about the two large tracts of land with the mills that might be redeveloped sometime in the future. He commented that those sites are not suitable for the fear that has been expressed of a big resort, because it allows commercial uses and some lodging, but it doesn't allow for any housing or a lot of mixed uses. He explained that he didn't think what staff recommended would allow any huge door to open for people to take advantage of what you've created.

Mr. Mike Spicer, 1505 Lake Park Drive, stated that the course to change the Comprehensive Plan first makes the most sense to him and seems to be in line with what the citizens feel too.

The board took a brief recess at this time.

A motion was made by Member Conger, seconded by Member Beal, to seat alternate Member McClenning. Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.

Ms. Hartley explained that the ILW uses under the current code and allowable uses under Industrial Manufacturing (IM). She pointed out basically the City already has a light industrial and heavy industrial manufacturing mixed use anyway. She suggested that the board figure out whether or not to allow for lodging under I-1 and then move on. After some discussion about this, Chairman Bennett requested direction from the City Attorney. City Attorney Braga stated that if the industrial areas are the ones that everyone is uncomfortable with then just table that section and move onto the rest. She explained that then it could be readdressed at a different meeting. **A motion was made by Member Conger, seconded by Member Bradford, to table industrial until another meeting. Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.**

Ms. Hartley referred to the City Attorney's memorandum #4 and read this into the record. City Attorney Braga explained that this addresses the issue that was brought up earlier. She stated that it would name the specific manuals that would be referenced. *The consensus of the board was to accept this revision.*

Ms. Ferreira commented that she looked at some houses along the beach and it seemed to her that at a certain minimum grade above sea level shouldn't houses and dwellings be required to be built on stilts with knock away walls. Ms. Hartley explained that the Coastal High Hazard Area is not defined by a flood zone, but defined by A1A (a transportation route). She stated that it doesn't make sense to

require structures that are at 65 feet elevation to elevate on stilts. She explained that staff was proposing that it just be in special flood areas. City Attorney Braga noted that Ms. Ferreira was referring to the next page of the memorandum #5. She questioned if the reference to the coastal high hazard should be removed. Ms. Hartley replies yes and explained that it should say "special flood zone". City Attorney Braga noted that "special flood hazard" was defined on page 1-14. Chairman Bennett requested clarification because at one point the Coastal High Hazard had nothing to do with the flood map, but now it was back. Ms. Hartley clarified that staff wanted to delete all of the section that talks about Coastal High Hazard area, except for policy 3.01.05(A) (1) and that would be moved under "Special Flood Zone". Ms. Ferreira inquired what it does to planning if the City removes all references to Coastal High Hazard Zones and the City is concerned about the density in the Coastal High Hazard Zones in the future. Ms. Hartley explained that this language talks about elevating structures not density. She stated that what Ms. Ferreira was talking about is a Comprehensive Planning issue not a structural building issue. She stated that she wanted to delete this entire section of Coastal High Hazard area in the code, but it was staying in the Comprehensive Plan and that is what is going to control density. She explained that this section that talks about Coastal High Hazard area talks about elevating structures and it doesn't make any sense, because one doesn't have anything to do with the other. Chairman Bennett inquired if there was language in other areas about breakaway walls. Ms. Hartley replied yes and explained that it was already in the Special Flood. Chairman Bennett questioned about for no fill permitted for structural support. Member McClenning replied that was in 3.01.04. Ms. Hartley pointed out that (C) talks about breakaway walls and elevated buildings. Chairman Bennett commented that he was apprehensive about deleting a whole section without knowing where these items may be found in other areas. Mr. Sullivan referred to page 3-4 and read that in the 100 year flood plain solid foundation perimeter walls be used to elevate a structure opening sufficient to facilitate the unimpeded movements of flood water shall be provided. Ms. Hartley explained that the fill policy was in 3.03.01(A). There was some further discussion about removing this section. *The consensus of the board was to accept items #4 and #5 as presented in the City Attorney's memo.*

Ms. Hartley referred to 3.02.02 in the matrix and read the proposed changes. Chairman Bennett inquired if there was discussion at the last meeting to include their language for the list. Ms. Hartley replied that was basically what she did. Chairman Bennett commented that the original language talks about the County Construction Control Line. Ms. Hartley replied that was a typo and explained that the Coastal Construction Control Line (CCCL) is established by the Department of Environmental Protection (DEP). Member Conger questioned why remove the 1,000 feet. Ms. Hartley replied because the line is already set. She stated that anything seaward of the CCCL is Coastal Protection Zone (CPZ). Member Conger commented that there were problems with people building 45-foot buildings near the beaches and it was a good deterrent for that. Ms. Hartley pointed out that 800-feet from the high waterline you are still only allowed to be 35 feet. After some discussion about this, Mr. Sullivan suggested changing the 800-feet from the high water mark to the CCCL for no building higher than 35 feet. Mr. Jeffrey Tomassetti stated that the mean high water mark is definable. He explained that surveyors do it all the time and the applicant has to get it. He expressed his opinion that it should be kept as it is. There was some discussion about the mean high water line.

Mr. John Proctor, 731 Tarpon Avenue, explained that he owns a property that there was a question about the 800 feet from the mean high water mark and within the last few weeks the surveyor determined the distance from the mean high water mark. He commented that it cost him a little more money, but the mark was no mystery to the surveyor. He noted that the mark was an average over a period. He expressed his opinion that there is nothing wrong with the reference to the mean high water mark.

Ms. Joan Cory, 408 Beech Street, questioned if the proposal was to get rid of the Coastal Upland Protection Zone (CUPZ). Ms. Hartley replied correct. Ms. Cory commented that the CUPZ appears to be in the Comprehensive Plan. She explained that if this 1,000 feet is thrown out landward from the CCCL it is taking away a lot of protection for the secondary dunes and its vegetation. She stated that it appeared to be in conflict with the Comprehensive Plan. Ms. Hartley explained that the problem was that the way the code was worded it exempted everybody from that provision, because if they had any kind of utility or infrastructure they were exempt. She pointed out that the beach is 95% built out. She stated that the language could be put back in, but everyone would be exempt all over again. There was some further discussion about this.

Ms. Patricia Borns, 314 New Street, commented that it in the history of Daytona Beach its beachfront started out mostly with homes like Fernandina Beach, but now hotels have replaced them all. She stated that it might not be bad to leave it in because there is going to be another wave of development eventually on the waterfront. Ms. Hartley stated that it is not on the waterfront or oceanfront. She explained that the three hotels that the board talked about last week the one that would be affected by this policy is the piece of property that already has a building on it. She stated that the Kuitens case was beyond the CCCL and the other one on Sadler was beyond that area. Member Wilking suggesting going with staff's recommendation. Member Condit agreed. Member Beal agreed.

Ms. Ferreira noted that staff's proposal concedes jurisdiction to proper permitting agencies. She explained that she had a hard time giving away home rule and going to St. Johns River Water Management District, DEP, etc. that are becoming more politicized. She stated that she would like to see some concession given to home rule that the City could make decisions for itself without turning it over to permitting agencies. Member McClenning pointed out that it is required. She provided clarification of what staff's recommendation was. There was some discussion about this proposed change. *The consensus of the board was to accept this revision to 3.02.02.* Member Conger pointed out a lettering correction on the matrix.

Ms. Hartley read 3.03.03 from the matrix and clarified that this is what the City currently practices. Chairman Bennett inquired if the City didn't want someone to mitigate a property, but the permitting agency approved the mitigation where would that put the City. Ms. Hartley pointed out that the board voted on one a month ago and allowed it to be altered. She explained that there are some properties out there that are entirely wetlands. She stated that to not allow them to build anything on their property means the City needs to pay them fair market value for that property. City Attorney Braga clarified that it would be a taking issue if they can get a permit from another agency and the City won't allow them to build anything. After some discussion about this, Ms. Joan Altman, 212 Estrada Street, suggested putting a clause in if it could have an affect on a neighborhood. She related an example of an area that each had ¼ acre of wetland in an undeveloped area and each individual was allowed to fill the area. She commented that you are losing something environmentally sound that is very important to the rest of the area. She questioned how to determine what is large enough to be allowed to be filled and what isn't. Ms. Hartley replied the Army Corps determines that. Ms. Altman stated that the Army Corps, St. Johns, and the other agencies allow a certain amount of these decisions to be made by the City. She explained that small wetlands are very important to the survival of the community. She provided some further comments about having a stronger home rule to not allow them to fill wetlands. There was some deliberation about 3.03.03 regarding filling wetlands.

Member Wilking questioned if all the other agencies approves a permit, but the City disapproves it what ground does the City have to defend that disapproval. City Attorney Braga stated that she

thought the City would have legal issues. She explained that the City doesn't have the staff to make those kinds of determinations. Ms. Altman stated that she thought there should be a limit to the size or the amount in a certain area. She commented that there is a lot of undeveloped land like that because it is wet. Chairman Bennett stated that he thought the City should have some input to that. Ms. Hartley stated that if the board goes that route then it should say no fill and then it would have to be fought out in court. City Attorney Braga pointed out that there are situations where it could be an isolated wetland that doesn't contribute to the overall, because it is not draining anywhere. She commented that she was sure there were some areas like Ms. Altman mentioned that are very valuable, but the City does not have the expertise in-house to look at this and make an intelligent determination. There was some further deliberation about 3.03.03 regarding filling wetlands noting that there needs to be a defensible standard for this.

Member Conger suggested language that: "unless the following three conditions are met: 1) concurrency with surrounding neighborhood 2) approval by the City 3) DEP, Corps of Engineers, and/or St. Johns River Water Management District". Ms. Hartley questioned what the City's standards for approval were. Member Conger stated that staff would have to come up with that. There was some further discussion about wetlands and a suggestion was made to reinstate an Environmental Advisory Board for cases like this. There was a brief discussion about where to stop this meeting and the consensus was to stop before going into Chapter 4.

Member Wilking commented that the City can set up all the boards it wants, but if a property owner has permits to fill or do some construction on a wetland from St. Johns, DEP, Corps of Engineers and then the City says no it seems like a futile effort. He stated that the property owner would file a case against the City for taking property. He explained that it doesn't seem like the City would have a whole lot of defensible position in that realm. Member Condit agreed with Member Wilking and noted that the City was not in a position with expertise to make a decision on this. He commented that he hated to defer the whole thing and would like to have an opportunity to have a look at them. Chairman Bennett explained that if there were an Environmental Board and before they turn it down there would be some justifiable data or evidence that would go along with the application.

Mr. Tomassetti questioned if there was a way to send the City's recommendation to these other bodies and then still let them decide. Member Bradford commented that a lot of times it is subject to approval by the agency. Mr. Tomassetti suggested that the board could request the agency consider their concerns. There was some discussion about this suggestion.

City Attorney Braga referred to language in (C) (3) on page 3-13 and explained that this is a requirement that the developer submit this information. She stated that the City would have to get its own consultant to review it and then it could be brought here for a permit that would be passed on. There was some further discussion about this subject noting that the City doesn't have the expertise for this. There was also discussion about the City having a consultant to review the information submitted by the applicant.

City Attorney Braga questioned the difference between someone having to go to St. Johns versus DEP. Mr. Sullivan replied that it depends on where it is. Ms. Altman stated that she thought the agencies would cooperate with the City and could copy the City on every permit that is asked for. Ms. Hartley pointed out that it is available online. She stated that staff could come back to the board with some criteria.

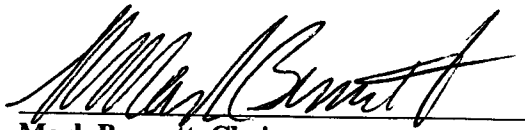
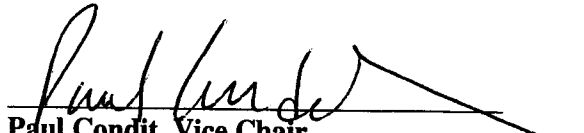
There was some discussion about the next meeting to review Chapters 4, 5, and 6 noting that the members were to review all the materials presented by the staff prior to the meeting.

Mr. Harrison inquired if the changes recommended at the December meeting were incorporated into the revised draft. Ms. Hartley replied that they are either in the draft or the matrix. There was a brief discussion about this. Member Conger requested staff to notify members when information is available for review prior to the next meeting.

Ms. Hartley referred to the February meeting and explained that staff decided because of the size of the agenda to split it up into two meetings in February. She clarified that the first meeting would be February 8th and the second would be February 22nd. There was a brief discussion about the upcoming meetings.

IV. Adjournment

There being no further business to come before the Planning Advisory Board, the meeting was adjourned at 9:21 p.m.


Mark Bennett, Chairman
Paul Condit, Vice Chair

Questions for the 7 February 2023 Work Shop

- The LDC defines a subdivision as the division of a parcel of land -into three (3) or more lots or parcels by plat into lots and blocks for the purpose of transfer of ownership or development or use.

The recorded official plat of the City of Fernandina Beach which was 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 created more than three (3) lots by plat for the purpose of transfer of ownership, development or use.

Is the official plat described above the underlying subdivision of the City of Fernandina Beach?

- The recorded official plat of the City of Fernandina Beach [the plat] divides the City into lots.

The LDC defines a lot as a parcel of land whose boundaries have been established by some legal instrument such as a recorded deed or a recorded map and which is recognized as a separate legal entity for purpose of transfer of title, use, or improvement.

Does the official recorded plat establish a lot as defined by the LDC?

- The LDC defines “lot of record” as a lot which is a part of a subdivision, the map of which has been recorded in the office of the Clerk of the Circuit Court of the County [Clerk], as of the effective date of this Land Development Code.

Individual lots on the City recorded official plat have been combined under one parcel number by the Clerk.

When the lots are combined under one parcel number, does the combination of those lots, become the “lot of record”?

- LDC Section 1.012.05 states that if a structure is constructed on property containing one or more platted lots or portions thereof (excluding walls or fences), such lots thereafter constitute one building site and must be considered the “lot of record”.

A change from the foregoing provisions for the purpose of establishing building sites, or separation of building sites requires supermajority approval by the Board of Adjustment [BOA] in accordance with the variance approval process contained in LDC Section 10.02.00.

Does combining or separating lots of record require a variance from the BOA?

- “A unified development site with combined lots of record may only be restored back to the original platted lots of record through a variance granted by the BOA. Relief from LDC Section 1.03.05 requires demonstration of a hardship. Fifteen (15) applications seeking relief from LDC Policy 1.03.05 have been received since 2011 of which twelve (12) cases were approved.” Kelly Gibson – Planning & Conservation Director on 23 June 202

Does the City Attorney agree with this statement?

- **Where in the LDC is the procedure for combining of lots and lots of record described?**
- **Where in the LDC is the subdividing a lot of record into one or more lots of record described?**
- **Where in the LDC is the procedure for replating of a subdivision described?**