



**AGENDA
PLANNING ADVISORY BOARD
REGULAR MEETING
APRIL 12, 2023
5:00 PM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034**

- 1. CALL TO ORDER / ROLL CALL / DETERMINATION OF QUORUM**
- 2. PLEDGE OF ALLEGIANCE**
- 3. APPROVAL OF MEETING MINUTES**
 - 3.1 Approval of Minutes from the Regular Meeting of March 8, 2023.
- 4. OLD BUSINESS**
 - 4.1 **PAB 2022-0026 - PRELIMINARY PLAT/REPLAT - TRINGALI PROPERTIES**
FOR PROPERTIES LOCATED AT 119, 123, & 125 S. 4TH STREET + 124 S 3RD STREET + LOTS 10-14 Block 12 S 3RD STREET TO CREATE A 12-LOT TOWNHOME DEVELOPMENT
- 5. NEW BUSINESS**
 - 5.1 **PAB 2023-0038 - CITY OF FERNANDINA BEACH, VACATION OF RIGHT OF WAY FOR POMPANO ST**
VACATION OF AN APPROXIMATELY 142 FEET BY 50 FEET SECTION OF UNIMPROVED POMPANO STREET TO IMPROVE AND EXPAND THE EXISTING SKATE PARK AT MAIN BEACH
 - 5.2 **PAB CASE 2023-0041 - COMPREHENSIVE PLAN TEXT AMENDMENTS -**
TO SUPPORT COMMERCIAL DEVELOPMENT AND REDEVELOPMENT OPPORTUNITIES TO ALLOW REASONABLE REINVESTMENT IN EXISTING COMMERCIAL PROPERTIES BY SPECIFICALLY MODIFYING THE FUTURE LAND USE ELEMENT POLICY 1.08.05 (STANDARDS FOR DESTINATION ACTIVITY CENTERS OR CONVERSION OF EXISTING CONVENTIONAL SUBURBAN SHOPPING CENTERS) AND MODIFYING OR STRIKING THE MULTIMODAL TRANSPORTATION ELEMENT POLICIES 2.13.06 (REQUIRED PLACEMENT OF PARKING), 2.13.08 (VISUAL SCREENING OF PARKING), 2.13.11 (REQUIREMENTS FOR PVIOUS PARKING MATERIALS).
 - 5.3 **PAB CASE 2023-0039 - LAND DEVELOPMENT CODE TEXT AMENDMENTS -**
TO SUPPORT COMMERCIAL DEVELOPMENT AND REDEVELOPMENT OPPORTUNITIES TO ALLOW REASONABLE REINVESTMENT IN EXISTING COMMERCIAL PROPERTIES BY SPECIFICALLY ADDING DEFINITIONS IN SECTION 1.07.00 (ACRONYMS AND DEFINITIONS) FOR ADAPTIVE REUSE, DEVELOPMENT AND DEVELOPMENT ACTIVITY, INFILL DEVELOPMENT, REDEVELOPMENT, AND GREENFIELD DEVELOPMENT, TO AMEND SECTION 6.04.01 STANDARDS FOR LARGE SCALE COMMERCIAL DEVELOPMENT SPECIFICALLY CHANGING POLICIES FOR MAXIMUM GROSS FLOOR AREA, CREATING ALLOWANCE FOR EXPANSION OF NON-CONFORMING STRUCTURES, PARKING

MATERIALS, LOADING DOCKS, TO AMEND SECTION 7.01.04(C)(2) PARKING LOT DESIGN REQUIREMENTS, PARKING MATERIALS; TO AMEND SECTION 7.01.06 LOADING SPACE STANDARDS AND DESIGN TO ADD CRITERIA FOR REDEVELOPMENT PROJECTS, MODIFYING SECTION 10.01.02 TO ALLOW REASONABLE EXPANSION OF NON-CONFORMING COMMERCIAL DEVELOPMENT.

- 5.4 **PAB CASE 2023-0040 - LAND DEVELOPMENT CODE TEXT AMENDMENTS -**
TO MODIFY 10.02.02 (A) REQUIRED FINDINGS FOR GRANT OF A VARIANCE TO REMOVE THE CRITERIA FOR SPECIAL PRIVILEGE AND TO ALLOW A VARIANCE TO BE APPROVED WITH A SUPERMAJORITY OF THE CRITERIA BEING MET.

6. BOARD BUSINESS

- 6.1 Reminder of HDC/PAB Joint Special Meeting on Wednesday, April 26, 2023 at 5pm.

7. STAFF REPORT

8. PUBLIC COMMENT

9. ADJOURNMENT

THE NEXT PAB REGULAR MEETING IS SCHEDULED FOR WEDNESDAY, MAY 10, 2023 AT 5PM.

All members of the public are invited to be present and be heard. Persons with disabilities requiring accommodations in order to participate in this program or activity should contact the City Clerk at (904) 310-3115 or TTY/TDD 711 (for the hearing or speech impaired). All interested parties may appear at said meeting and be heard as to the advisability of any action, which may be considered with respect to such matter. For information regarding this matter, please contact the Planning Department (904) 310-3135.