AGENDA
PLANNING ADVISORY BOARD
SPECIAL MEETING
SEPTEMBER 27, 2023
3:00 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. BOARD BUSINESS

3.1 Board Discussion of LDC Section 1.03.04 and 1.03.05 to consider text amendments based on City Commission directed action at its September 5, 2023.

4. PUBLIC COMMENT

5. ADJOURNMENT

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.

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.

(Reference Comp Plan Policy 1.05.04)

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~~ residential principal buildings such as single family detached, duplex, triplex, townhome or multifamily structure(s) located in the R-1, R1-G, R-2, RLM, and R-3 zoning districts ~~shall~~ will be constructed or erected upon a building site containing at least one (1) platted lot. Such building site ~~shall~~ must 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)~~ residential principal building such as single family detached, duplex, triplex, townhome or multifamily structure 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~~ will be issued for the construction of more than one (1) ~~single-family residence~~ residential principal building. Such structures ~~shall~~ ~~in~~exclude~~, but not be limited to,~~ anything outside of the residential principal building area, including accessory structures, accessory dwellings, open air decks, swimming pools, tennis courts, walls, fences, stormwater improvements, or other at-grade or aboveground improvements.

C. Removal of buildings. If a ~~single-family residence or duplex~~ residential principal building ~~which~~ exists on more than one (1) substandard lot is voluntarily demolished or removed, no permit ~~shall~~ will be issued for the construction of more than one (1) ~~building~~ one residential dwelling unit 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~~ residential principal building such as single family detached, duplex, triplex, townhome or multifamily structure(s), ~~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 anything outside of the residential principal building area, including accessory structures, accessory dwellings, open air decks, swimming pools, tennis courts, walls, fences, stormwater improvements, or other at-grade or aboveground improvements ~~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 , except as provided by LDC Section 1.03.04 (A) in connection with an established subdivision process or replat. 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~~ residential principal building, whether voluntary or involuntary, does not have the effect of changing the established~~ment~~ of the building site without supermajority approval by the Board of Adjustment or Historic District Council

~~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.

Justification: The City Commission directed action to clarify the language and process associated with construction or demolition on substandard lots.

DRAFT

City of Fernandina Beach Small-Area Population Estimates and Projections

Prepared For

City of Fernandina Beach
204 Ash Street
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Prepared By

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February 14, 2020

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INTRODUCTION

The University of Florida's Bureau of Economic and Business Research (BEBR) produces the official population estimates and projections for the State of Florida through a contract with the Florida Legislature. That contract funds the development of estimates at the state, county and city levels, and projections at the state and county levels. Because this data is often required at much smaller levels of geography for many planning activities and other purposes, BEBR also develops estimates and projections for smaller geographic units.

The City of Fernandina Beach requires small-area population estimates and projections in support of planning and decision support. This project generated those data using a GIS-based model which develops forecasts based on historical growth by census tract, constrains and directs population change using property parcel-level build-out analysis, and controls population totals at the county level to BEBR's 2019 official county forecast. The purpose of this document is to describe the methods used by BEBR to develop small-area population estimates and projections for City of Fernandina Beach.

GEOSPATIAL SMALL-AREA POPULATION ESTIMATION AND FORECASTING MODEL OVERVIEW

The Geospatial Small-Area Population Estimation and Forecasting Model ("Model") developed by GIS Associates, Inc., was used to estimate and project permanent residential population at the parcel level, and then normalize those projections to BEBR's latest county level population estimates and forecasts. First, a Build-out Submodel was developed to estimate the maximum residential development potential at the parcel level. Current permanent population was estimated, and then build-out values were forecasted with the Build-out Submodel. Areas which cannot physically or lawfully allow residential development (built-out areas, water bodies, public lands, commercial areas, etc.) were excluded from the Build-out Submodel. Conversely, the Growth Drivers Submodel identified areas where growth is more likely to occur based on proximity to certain spatial features (e.g., roads) that tend to drive growth to certain areas.

Growth was projected based on a combination of historic growth trends (using an approach similar to what BEBR uses for its county level forecasts), and spatial constraints and influences, which both restrict and direct growth. Population growth calculations were controlled to BEBR's 2019 medium projections (BEBR's latest population forecasts), which were available in five-year increments to the year 2045. The source of this data is the BEBR publication *Projections of Florida Population by County, 2020-2045, with Estimates for 2018.* (Florida Population Studies, Bulletin 183, April 2019).

BUILD-OUT SUBMODEL

The Build-out Submodel was developed using county property appraiser's GIS parcel database, including the associated tax roll information. Existing housing units were identified using data provided by the property appraiser which was vetted by city planners. BEBR applied average unit occupancy and average household size from the 2010 decennial census tract data to convert housing units to population. BEBR then controlled the city population total to BEBR's 2018 official population estimate, resulting in a slightly upward adjustment of 2.6%. This is likely attributable to an increase in unit occupancy since the 2010 Census.

Figure 1. Parcels shaded by projected housing unit density (yellow is low, tan is medium, and brown is high)

GROWTH DRIVERS SUBMODEL

The Growth Drivers Submodel is a raster (cell-based) GIS model representing development potential. The submodel is a continuous surface of 10-meter cells containing values of 0-100, with '100' having the highest development potential and '0' having the lowest development potential. (See Figure 2). It influences the Model by factoring in the attraction of certain spatial features, or growth drivers on development. These drivers were identified from transportation and land use/land cover data. They include the following:

1. Proximity to roads and interchanges prioritized by level of use (with each road type modeled separately)
2. Proximity to existing residential development
3. Proximity to existing commercial development (based on parcels with commercial land use codes deemed attractors to residential growth)
4. Proximity to coastal and inland waters
5. Proximity to large planned developments

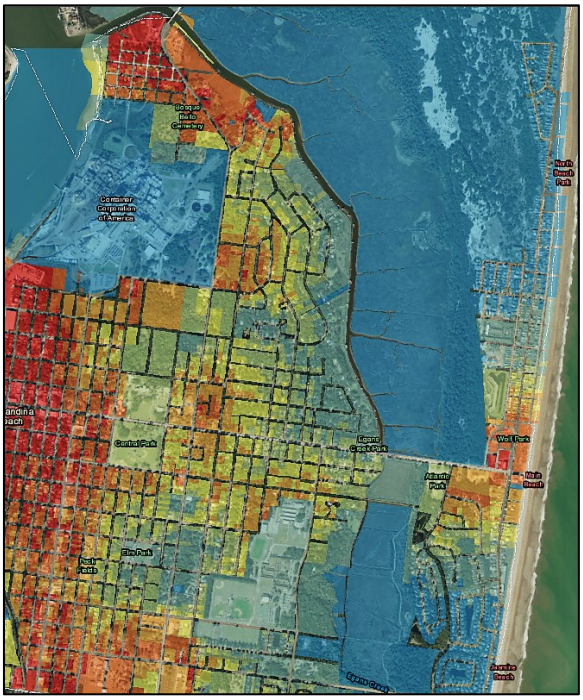

Figure 2. Parcels shaded by growth driver values (high development potential in red, moderate in yellow and low in blue)

Data used for generating the Growth Drivers Submodel and their sources are listed in Table 1 below.

Table 1. GIS datasets used in the Growth Drivers Submodel

Growth Driver	Data Source
Roads and Limited Access Road Interchanges	Florida Department of Transportation (FDOT) Major Roads: Functional Classification (FUNCLASS), and FDOT Limited Access Road Interchanges
Existing Residential Land Uses	County Property Appraiser Parcel Data
Selected Existing Commercial Land Uses	County Property Appraiser Parcel Data
Coastal and Inland Waters	Land Cover Data, and Florida Geographic Data Library (FGDL) Coastline Data
Large Planned Developments	Multiple sources, including the city and county, the Northeast Florida Regional Council, GIS Associates and BEBR

Each of the drivers listed in Table 1 were used as independent variables in a logistic regression equation. Dependent variables included existing residential units built during or after 1995 as the measure of "presence", and large undeveloped vacant parcels outside of large planned developments were used to measure "absence". The resulting equation could then be applied back to each of the regional grids resulting in a single regional grid with values 0 through 100, for which a value of 0 represented the lowest relative likelihood of development, and a value of 100 represented the highest relative likelihood of development.

This submodel encompasses the City of Fernandina Beach and its surrounding areas to account for the presence or absence of growth drivers outside the city that could influence growth within it. This submodel was used by the Model to rank undeveloped parcels based on their development potential, which is explained in the Growth Calculation Methodology section. Note that growth can still occur in areas assigned relatively low values from this submodel based on the historical growth trends.

GEOSPATIAL SMALL-AREA POPULATION ESTIMATION AND FORECASTING MODEL

The Geospatial Small-Area Population Estimation and Forecasting Model ("Model") integrates the Build-out Submodel and the Growth Drivers Submodel with the Population Projection Engine™, which makes the projection calculations using a combination of those submodel values, historic growth trends, and growth controls from BEBR's county-level forecasts.

Historic Growth Trends

The historic growth trends were derived from historic census population counts for 1990, 2000, and 2010, and parcel-based population estimates for 2018. For 1990 and 2000, census block population estimates were summarized at the 2010 tract level and combined with the 2010 tract

population estimates. For 2018, population was estimated by applying average unit occupancy and persons per household (from tract-level data from the 2010 Census) to parcel-based housing unit counts by census tract, and then adding population in group quarters. These estimates were used to produce up to twelve tract level projections using five different demographic extrapolation methods.

The five demographic extrapolation methods for projecting housing units and population utilized by the model were Linear, Exponential, Constant Share, Share-of-Growth and Shift-Share. The Linear and Exponential techniques employ a bottom-up approach, extrapolating the historic housing units for each census tract with no consideration for the county's overall growth. The Constant Share, Share-of-Growth and Shift-Share techniques employ a ratio allocation, or top-down approach, allocating a portion of the total projected county population or growth to each census tract based on that tract's percentage of county population or growth over the historical period. Each of the five methods is a good predictor of growth in different situations and growth patterns, so using a combination was the best way to avoid the largest possible errors resulting from the least appropriate techniques for each census tract (Sipe and Hopkins 1984). This approach is similar to the one BEBR uses for its county population forecasts.

The launch year was 2018, which we estimated using parcel-level data and controlled to the 2018 BEBR estimate. The projections were made for 2020, 2025, 2030, 2035, 2040 and 2045. Note that for the 2018-2020 iteration, the typical five-year growth was reduced to reflect only a two-year change. The methods and base periods used were the following:

1. **Linear Projection Method:** The Linear Projection Method assumes that the future change in the number of persons for each census tract will be the same as during the base period (Rayer and Wang, 2019). For the 2020-2030 projections, one linear trend from 2010 through 2018 (8-year period) was used. For the 2035-2045 projections, two additional linear trends were used, one from 1990 through 2018 (28-year period) and one from 2000 through 2018 (18-year period).

2. **Exponential Projection Method:** The Exponential Projection Method assumes that population will continue to change at the same percentage rate as during the base period (Rayer and Wang, 2019). One calculation was made from 2000 through 2018 (18-year period).

3. **Constant Share Projection Method:** The Constant Share Projection Method assumes that each census tract's future percentage of the county's total population will be the same as over the base period (Rayer, 2015). Two Constant Share (CS) calculations were made, one based on the 2010 shares and one based on 2018 shares.

4. **Share-of-Growth Projection Method**: The Share-of-Growth Projection Method assumes that each census tract's future percentage of the county's total growth will be the same as over the base period (Smith and Rayer, 2013). However, if population change is negative at the tract level and positive at the county level (or vice versa), higher county-level

projections would result in larger declines in tract projections. This is counterintuitive, so the "Plus-minus" variant of the Share-of-Growth Method was used (Smith, Tayman and Swanson, 2001). For the 2020-2030 projections, one Share-of-Growth trend from 2010 through 2018 (8-year period) was used. For the 2035-2045 projections, two additional Share-of-Growth trends were used, one from 1990 through 2018 (28-year period) and one from 2000 through 2018 (18-year period).

5. **Shift-Share Projection Method:** The Shift-Share Projection Method assumes that each census tract's future percentage of the county's total annual growth will change by the same annual amount as over the base period (Smith and Rayer, 2013). For the 2020-2030 projections, one Shift-Share trend from 2010 through 2018 (8-year period) was used. For the 2035-2045 projections, two additional Shift-Share trends were used, one from 1990 through 2018 (28-year period) and one from 2000 through 2018 (18-year period).

6. **Average of the Projection Extrapolations:** For the 2020-2030 projections, six calculations were made using base periods of 8 and 18 years; the highest and lowest were excluded, and the remaining four were averaged. For the 2035-2045 projections, twelve calculations were made using base periods of 8, 18, and 28 years; the highest four and lowest 4 were excluded, and the remaining four were averaged.

Growth Calculation Methodology

After the development of the Build-out Submodel, the Growth Drivers Submodel, and the historical growth trends, GIS Associates' Population Projection Engine™ tool was used to make the growth calculations. The methodology for calculating growth for each projection increment included the following steps:

1. Applying projected tract-level population growth to parcels within each tract.

2. Checking growth projections against build-out population and reducing any projections exceeding build-out to the build-out numbers.

3. Summarizing the resulting population growth and comparing it against BEBR's county-wide population growth.

    a. If the sum of the model's small-area projections exceeded the BEBR county projection, projected growth for all tracts was reduced proportionally.

    b. If the model's projections were less than the BEBR projections (which tends to be more common), the Growth Drivers Sub-model would be repeatedly applied until the BEBR projected growth for each five-year increment was reached. This process involved raising the populations of parcels in which growth driver values in the highest decile had available capacity for growth.

PROJECTION DELIVERABLES

The final population projections were delivered in GIS format (Esri file geodatabase), with a single feature class containing parcel-level results. This format is useful for quality assuring the results and inputs, for maintaining the projection inputs over time, and for graphically depicting projected patterns of future population growth (See Figure 3). The projection summary for the City of Fernandina Beach is in Table 2. These projections are of permanent residents and do not include seasonal residents or tourists.

Table 2. Population Projections

Year	Population
2018	12,761
2020	13,523
2025	14,357
2030	15,085
2035	15,480
2040	15,658
2045	15,816

Figure 3. Parcels shaded by 2045 population per acre (yellow is low, tan is medium, and brown is high)

CONCLUSIONS

Small area estimates and projections of population provide an essential foundation for planning and decision making. BEBR implemented GIS Associates' Geospatial Small-Area Population Estimation and Forecasting Model because it was the ideal tool for this purpose. Controlling to BEBR's own official estimates and projections provided consistency with other estimates and projections, while at the same time providing the spatial precision needed for a wide range of planning and other purposes.

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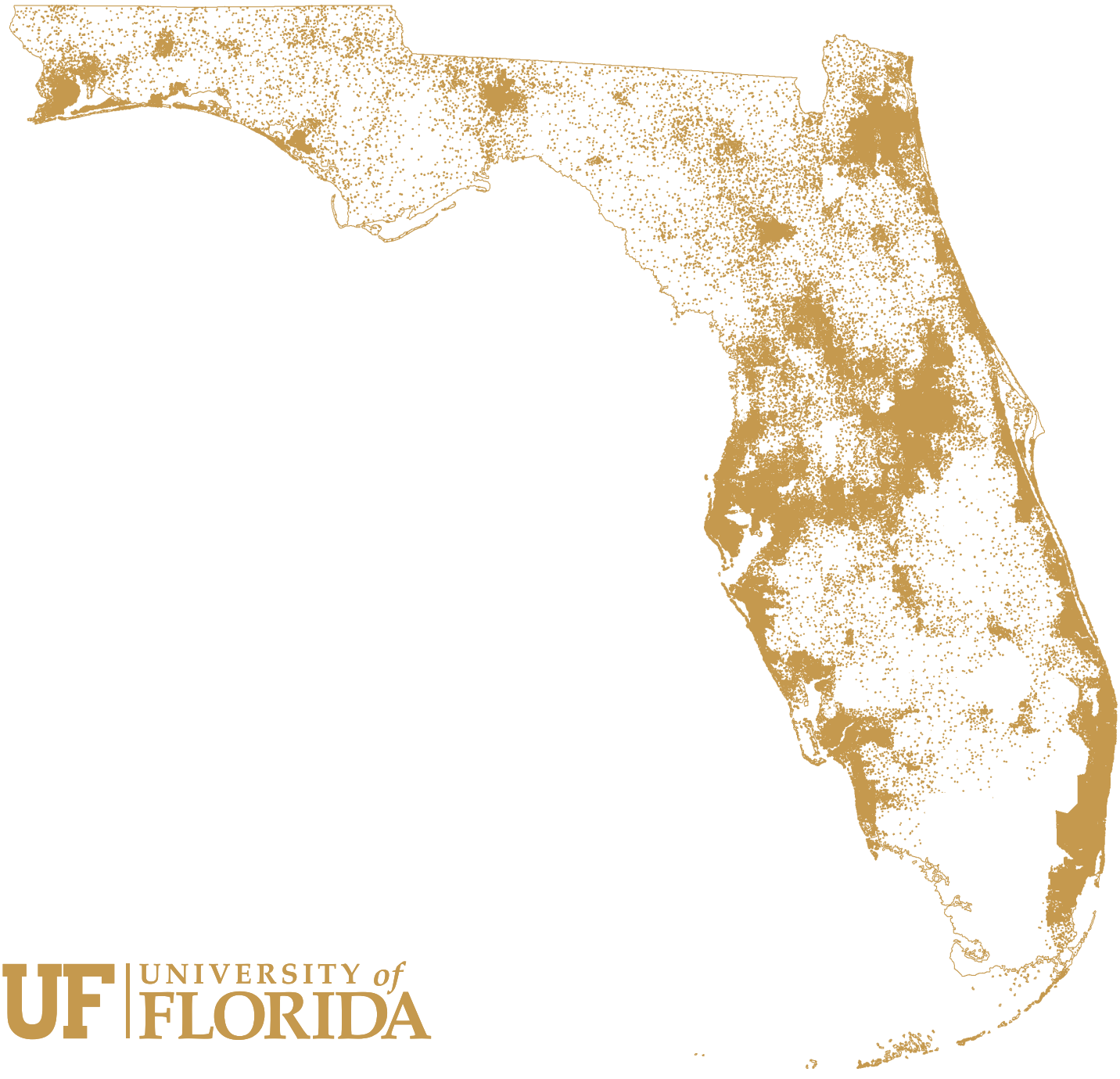
College of Liberal Arts and Sciences
Bureau of Economic and Business Research

BEBR

Florida Estimates of Population

2021



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Florida Estimates of Population 2021

April 1, 2021

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Methodology for Florida Estimates of Population: April 1, 2021

Guidelines for Population Estimates

This report provides population estimates for Florida and each of its counties and incorporated cities, as of April 1, 2021. These estimates were prepared under a contractual agreement between the Florida Legislature and the Bureau of Economic and Business Research (BEBR) at the University of Florida. The basic guidelines for producing population estimates were established by the 1972 Florida Legislature in Chapter 23, Section 23.019, Florida Statutes, entitled "Population census determination." These guidelines have been revised several times since 1972, the most recent being Section 186.901 of the 2014 Florida Statutes, which states:

(1) The Office of Economic and Demographic Research shall annually provide to the Executive Office of the Governor population estimates of local governmental units as of April 1 of each year, utilizing accepted statistical practices. The population of local governments provided by the Office of Economic and Demographic Research shall apply to any revenue sharing formula with local governments under the provisions of ss. 218.20-218.26, part II of chapter 218. The Office of Economic and Demographic Research shall additionally provide the Executive Office of the Governor population estimates for municipal annexations or consolidations occurring during the period April 1 through February 28, and the Executive Office of the Governor shall include these estimates in its certification to the Department of Revenue for the annual revenue-sharing calculation.

(2) (a) Population shall be computed as the number of residents, employing the same general guidelines used by the United States Bureau of the Census.
(b) For the purpose of revenue-sharing distribution formulas and distribution proportions for the local government half-cent sales tax, inmates and patients residing in institutions operated by the Federal Government, the Department of Corrections, the Department of Health, or the Department of Children and Families shall not be considered to be residents of the governmental unit in which the institutions are located.
(c) Nothing herein shall be construed to prohibit the separate determination of any categories of persons, whether resident or nonresident.

(3) In cases of annexation or consolidation, local governments shall be required to submit to the Executive Office of the Governor, within 30 days following annexation or consolidation, a statement as to the population census effect of the action.

(4) Estimates of inmates and patients pursuant to paragraph (2)(b) shall be separately stated in population reports issued pursuant to this section.

It should be noted that these estimates refer solely to permanent residents of the state of Florida. According to Census Bureau guidelines, one's permanent residence is the place one lives and sleeps most of the time. Consequently, temporary residents such as tourists and snowbirds are not included in these estimates. Many places in Florida have large numbers of temporary residents during certain times of the year, making their total de facto populations much larger than their permanent resident populations.

Estimation Methodology

The Bureau of Economic and Business Research (BEBR) makes population estimates for every county and subcounty area in Florida, with subcounty areas defined as incorporated cities, towns, and villages, and the unincorporated balance of each county. County estimates are calculated as the sum of the subcounty estimates for each county, and the state estimate is calculated as the sum of the county estimates. The estimates refer solely to permanent residents of Florida; they do not include seasonal or other types of temporary residents.

The estimates are produced using the housing unit method, in which changes in population are based on changes in occupied housing units (or households). This is the most commonly used method for making local population estimates in the United States because it can utilize a wide variety of data sources, can be applied at any level of geography, and can produce estimates that are at least as accurate as those produced by any other method.

The foundation of the housing unit method is the fact that almost everyone lives in some type of housing structure, whether a traditional single-family unit, an apartment, a mobile home, a college dormitory, or a state prison. The population of any geographic area can be calculated as the number of occupied housing units (households) times the average number of persons per household (PPH), plus the number of persons living in group quarters such as college dormitories, military barracks, nursing homes, and prisons:

$P_t = (H_t \times PPH_t) + GQ_t$

where P_t is the population at time t, H_t is the number of occupied housing units at time t, PPH_t is the average number of persons per household at time t, and GQ_t is the group quarters population at time t. Estimates of the number of people without permanent living quarters (e.g., the homeless population) are included in estimates of the group quarters population.

This is an identity, not an estimate. If these three components were known exactly, the total population would also be known. The problem, of course, is that these components are almost never known exactly. Rather, they must be estimated from various data sources, using one or more of several possible techniques. In this report, we describe the data and techniques that we used this year to develop population estimates for Florida's counties and subcounty areas for April 1, 2021.

Households

Census definitions require a person to be counted as an inhabitant of his/her usual place of residence, which is generally construed to mean the place where she/he lives and sleeps most of the time. This place is not necessarily the same as one's legal or voting residence. A household is the person or group of people occupying a housing unit; by definition, the number of occupied housing units is the same as the number of households. Households refer solely to permanent residents and a housing unit is classified as vacant even when it is continuously occupied, if all the occupants are temporary residents staying only for a few days, weeks, or months.

BEBR uses three different data sources to estimate the number of households in Florida. Our primary data source is active residential electric customers. We collect these data from each of the state's 53 electric utility companies. Households can be estimated by constructing a ratio of households to active residential electric customers using data from the most recent census year (e.g., 2020) and multiplying that ratio times the number of active residential customers in some later year (e.g., 2021). This procedure assumes that no changes have occurred in electric company bookkeeping practices, in the vacancy rate of active residential electric customers, or in the proportion of those customers who are permanent residents. Although changes do occur, they are generally fairly small. In some places we adjust the household/electric customer ratio to account for changes in the vacancy rate or the proportion of housing units occupied by permanent residents.

We sometimes filter electric customer data to exclude minimum use customers. Minimum use customers are those using less than 200 kilowatt (kWh) hours per month. We believe these customers represent seasonal or other part-time residents or vacant units and excluding them may give a more accurate measure of permanent residents. Because we estimate the change in population since the 2020 Census, excluding minimum use customers can capture changes in unit occupancy over that period. These data are not available for all areas of the state, but in places in which the data are available and appear to be reliable, we often use them in conjunction with other data sources.

Our second data source is residential building permits, as collected and distributed by the U.S. Department of Commerce. The housing inventory in 2021 for a city or

county that issues building permits can be estimated by adding permits issued since 2020 to the units counted in the 2020 census and subtracting units lost to destruction, demolition, or conversion to other uses. The time lag between the issuance of a permit and the completion of a unit is assumed to be three months for single-family units and fifteen months for multifamily units. Building permits are not issued for mobile homes, but proxies can be derived from records of shipments to mobile home dealers in Florida. Creating a housing inventory for an entire county requires complete permit data for every permitting agency within the county. Although such data are not always available, coverage is sufficient in most Florida cities and counties to provide useful information.

There are no readily available data sources providing comprehensive up-to-date information on occupancy rates that are as reliable as those produced by the latest decennial census. Accurate information can be obtained through special censuses or large sample surveys, but in most instances these methods are too expensive to be feasible. A common solution is to use the occupancy rates reported in the most recent decennial census. We base our occupancy estimates on these values, but we may make adjustments to account for factors reflecting changes in occupancy rates over time. For the 2021 estimates, we used occupancy rates from Census 2020. In a small number of cases, slight changes in occupancy since 2020 were captured in places where we use electrical customer data and can exclude minimum use customers.

The product of the inventory figure and the occupancy rate provides an estimate of the number of households. There are several potential problems with this estimate. Time lags between the issuance of permits and the completion of units may vary from place to place and from year to year. The proportion of permits resulting in completed units is usually unknown. Data on demolitions and conversions are incomplete and data on mobile homes must be estimated indirectly. Reliable estimates of changes in occupancy rates are generally unavailable. Certificate-of-occupancy data, where available, can eliminate problems related to completion rates and time lags, but not those related to occupancy rates, demolitions, and conversions. Although these problems limit the usefulness of the data in some places, building permit data often provide reasonably accurate estimates of households.

Our third data source for estimates is the number of homestead exemptions by county reported by the Florida Department of Revenue. Households can be estimated by constructing a ratio of households to exemptions using data from the most recent census year (e.g., 2020) and multiplying that ratio times the number of exemptions in some later year (e.g., 2021). An important advantage of these data is that they cover only housing units occupied by permanent residents, thereby excluding the impact of seasonal and other non-permanent residents. The primary disadvantage is that the data do not include households occupied by renters or other non-homeowners, but those households often change at a similar rate to the households with homestead exemptions. Homestead exemption data is also available from each county's property appraiser at the property parcel level, which can be summarized by subcounty areas. We occasionally use these data to inform our decision making in places where our other primary data sources show significantly different results.

Electric customer, building permit, and homestead exemption data all provide useful information regarding changes in households. Previous research on BEBR population estimates has shown that household estimates based on electric customer data are—on average—more accurate than those based on building permit and other data. However, we use our professional judgment to decide which data source(s) to use in each specific county and subcounty area. In many instances, we use averages of estimates from more than one data source. We also sometimes use GIS-based property parcel data (along with year-built information and detailed land use codes from the Florida Department of Revenue) to evaluate which data source is best for a particular place.

Persons per Household

The second component of the housing unit method is the average number of persons per household (PPH). Florida's PPH dropped steadily from 3.22 in 1950 to 2.46 in 1990 but then leveled off, remaining constant between 1990 and 2000. It rose to 2.48 in 2010 and

slightly dropped to 2.47 in 2020. There is a substantial amount of variation among local areas in Florida, with values in 2020 ranging from 1.9 to 3.0 for counties and from less than 1.4 to more than 3.8 for subcounty areas. PPH values have risen over time in some cities and counties and declined in others. We note that the U.S. Census Bureau has not provided PPH for Census 2020 to date and may not provide it at all due to data privacy concerns. We were able to calculate 2020 PPH values from other Census 2020 data by dividing the population not in group quarters by the number of occupied housing units. If PPH is finally released by the Census Bureau, it may have very small differences with our calculated values due to the intentional error introduced by the Census Bureau's application of Differential Privacy, though mathematically they should be identical.

For each county and subcounty area, we base our PPH estimates on the local PPH value in the most recent census (e.g., 2020). In some instances, we estimate changes in PPH since that census based on local changes in the mix of single-family, multifamily, and mobile home units (our other source of information – trends in data from the American Community Survey – is not yet available post-2020). Again, we use our professional judgment to decide which data sources and techniques to use in each county and subcounty area.

Group Quarters Population

The household population is calculated as the product of households and PPH. To obtain an estimate of the total population, we must add an estimate of the group quarters population. In most places, we estimate the group quarters population by assuming that it accounts for the same proportion of total population in 2021 as it did in 2020. For example, if the group quarters population accounted for 2% of the total population in 2020, we assume that it accounted for 2% in 2021. In places where there are large group quarters facilities, we collect data directly from the administrators of those facilities and add those estimates to the other group quarters population. Inmates in state and federal institutions are accounted for separately in all local areas; these data are available from the Federal Bureau of Prisons, the Florida Department of Corrections, the Florida Department of Veteran Affairs, the Florida Agency for Persons with Disabilities, the Florida Department of Health, the Florida Department of Juvenile Justice and the Florida Department of Children and Families. The total population estimate is made by adding the estimate of the group quarters population to the estimate of the household population.

Conclusion

The population estimates produced by BEBR are calculated by multiplying the number of households by the average number of persons per household and adding the number of persons living in group quarters. This methodology is conceptually simple but effective. It utilizes data that are available for all local areas, its components respond rapidly to population movements, and it can be applied systematically and uniformly everywhere in the state. A comparison of population estimates with census results for 1980, 1990, 2000, 2010, and 2020 showed the BEBR estimates to be quite accurate, especially when compared to other sets of estimates. We believe the housing unit method is the most effective method for making city and county population estimates in Florida and that it produces reliable estimates that provide a solid foundation for budgeting, planning, and analysis.

Data Sources

The data shown in the tables in this publication come from the following sources: US Census Bureau (2020, 2010, 2000, and 1990 Census); University of Florida, Bureau of Economic and Business Research (2021 Estimates); and Florida Department of Health (2020–2021 Vital Statistics).

Acknowledgement

Funding for these estimates was provided by the Florida Legislature.

Table 1. Estimates of Population by County and City in Florida, 2021

County, City, and State	April 1 2021 Estimate	Total Change 2020–2021	April 1 2020 Census	Inmates	Revenue Sharing Use Only Estimates less Inmates April 1, 2021
Alachua County	284,607	6,139	278,468	1,069	283,538
Alachua	10,756	182	10,574	0	10,756
Archer	1,149	9	1,140	0	1,149
Gainesville	143,835	2,750	141,085	612	143,223
Hawthorne	1,468	-10	1,478	0	1,468
High Springs	6,496	281	6,215	0	6,496
La Crosse	314	-2	316	0	314
Micanopy	654	6	648	0	654
Newberry	7,684	342	7,342	0	7,684
Waldo	861	15	846	0	861
UNINCORPORATED	111,390	2,566	108,824	457	110,933
Baker County	28,692	433	28,259	2,333	26,359
Glen St. Mary	476	13	463	0	476
Macclenny	7,522	218	7,304	0	7,522
UNINCORPORATED	20,694	202	20,492	2,333	18,361
Bay County	178,282	3,066	175,216	1,120	177,162
Callaway	13,081	36	13,045	0	13,081
Lynn Haven	18,810	115	18,695	5	18,805
Mexico Beach	1,037	121	916	0	1,037
Panama City	34,698	1,759	32,939	77	34,621
Panama City Beach	18,783	689	18,094	0	18,783
Parker	4,027	17	4,010	0	4,027
Springfield	8,109	34	8,075	0	8,109
UNINCORPORATED	79,737	295	79,442	1,038	78,699
Bradford County	27,955	-348	28,303	3,295	24,660
Brooker	327	5	322	0	327
Hampton	436	4	432	0	436
Lawtey	643	7	636	0	643
Starke	5,800	4	5,796	11	5,789
UNINCORPORATED	20,749	-368	21,117	3,284	17,465
Brevard County	616,742	10,130	606,612	165	616,577
Cape Canaveral	9,959	-13	9,972	0	9,959
Cocoa	19,653	612	19,041	0	19,653
Cocoa Beach	11,346	-8	11,354	0	11,346
Grant-Valkaria	4,612	103	4,509	0	4,612
Indialantic	3,003	-7	3,010	0	3,003
Indian Harbour Beach	9,017	-2	9,019	0	9,017
Malabar	2,993	44	2,949	0	2,993
Melbourne	85,800	1,122	84,678	12	85,788
Melbourne Beach	3,236	5	3,231	0	3,236
Melbourne Village	695	14	681	0	695
Palm Bay	122,765	3,005	119,760	0	122,765

Table 1. Estimates of Population by County and City in Florida, 2021

(Continued)

County, City, and State	April 1 2021 Estimate	Total Change 2020–2021	April 1 2020 Census	Revenue Sharing Use Only Inmates	Revenue Sharing Use Only Estimates less Inmates April 1, 2021
Brevard County (Continued)					
Palm Shores	1,203	3	1,200	0	1,203
Rockledge	27,824	146	27,678	10	27,814
Satellite Beach	11,332	106	11,226	0	11,332
Titusville	49,085	296	48,789	72	49,013
West Melbourne	28,127	2,203	25,924	0	28,127
UNINCORPORATED	226,092	2,501	223,591	71	226,021
Broward County	1,955,375	11,000	1,944,375	430	1,954,945
Coconut Creek	57,871	38	57,833	0	57,871
Cooper City	34,397	-4	34,401	0	34,397
Coral Springs	134,558	164	134,394	0	134,558
Dania Beach	31,837	114	31,723	0	31,837
Davie	106,199	508	105,691	41	106,158
Deerfield Beach	87,106	247	86,859	0	87,106
Fort Lauderdale	186,076	3,316	182,760	37	186,039
Hallandale Beach	41,157	-60	41,217	0	41,157
Hillsboro Beach	1,986	-1	1,987	0	1,986
Hollywood	153,854	787	153,067	0	153,854
Lauderdale-By-The-Sea	6,203	5	6,198	0	6,203
Lauderdale Lakes	36,647	693	35,954	0	36,647
Lauderhill	74,538	56	74,482	0	74,538
Lazy Lake	33	0	33	0	33
Lighthouse Point	10,499	13	10,486	0	10,499
Margate	58,714	2	58,712	0	58,714
Miramar	136,007	1,286	134,721	0	136,007
North Lauderdale	44,855	61	44,794	0	44,855
Oakland Park	44,296	67	44,229	0	44,296
Parkland	35,440	770	34,670	0	35,440
Pembroke Park	6,222	-38	6,260	0	6,222
Pembroke Pines	170,857	-321	171,178	186	170,671
Plantation	92,628	878	91,750	0	92,628
Pompano Beach	113,144	1,098	112,046	122	113,022
Sea Ranch Lakes	535	-5	540	0	535
Southwest Ranches	7,675	68	7,607	0	7,675
Sunrise	97,359	24	97,335	0	97,359
Tamarac	72,509	612	71,897	0	72,509
Weston	68,305	198	68,107	0	68,305
West Park	15,229	99	15,130	0	15,229
Wilton Manors	11,560	134	11,426	0	11,560
UNINCORPORATED	17,079	191	16,888	44	17,035
Calhoun County	13,683	35	13,648	1,422	12,261
Altha	494	-2	496	0	494
Blountstown	2,273	7	2,266	0	2,273
UNINCORPORATED	10,916	30	10,886	1,422	9,494

Table 1. Estimates of Population by County and City in Florida, 2021

(Continued)

County, City, and State	April 1 2021 Estimate	Total Change 2020–2021	April 1 2020 Census	Revenue Sharing Use Only: Inmates	Revenue Sharing Use Only: Estimates less Inmates April 1, 2021
Charlotte County	190,570	3,723	186,847	966	189,604
Punta Gorda	19,637	166	19,471	0	19,637
UNINCORPORATED	170,933	3,557	167,376	966	169,967
Citrus County	155,615	1,772	153,843	84	155,531
Crystal River	3,429	33	3,396	0	3,429
Inverness	7,765	222	7,543	0	7,765
UNINCORPORATED	144,421	1,517	142,904	84	144,337
Clay County	221,440	3,195	218,245	0	221,440
Green Cove Springs	9,959	173	9,786	0	9,959
Keystone Heights	1,454	8	1,446	0	1,454
Orange Park	9,126	37	9,089	0	9,126
Penney Farms	826	5	821	0	826
UNINCORPORATED	200,075	2,972	197,103	0	200,075
Collier County	382,680	6,928	375,752	14	382,666
Everglades	363	11	352	0	363
Marco Island	16,086	326	15,760	0	16,086
Naples	19,186	71	19,115	0	19,186
UNINCORPORATED	347,045	6,520	340,525	14	347,031
Columbia County	69,809	111	69,698	2,903	66,906
Fort White	631	13	618	0	631
Lake City	12,400	71	12,329	296	12,104
UNINCORPORATED	56,778	27	56,751	2,607	54,171
DeSoto County	34,031	55	33,976	2,259	31,772
Arcadia	7,479	59	7,420	0	7,479
UNINCORPORATED	26,552	-4	26,556	2,259	24,293
Dixie County	16,804	45	16,759	1,518	15,286
Cross City	1,710	21	1,689	0	1,710
Horseshoe Beach	166	1	165	0	166
UNINCORPORATED	14,928	23	14,905	1,518	13,410
Duval County	1,016,809	21,242	995,567	406	1,016,403
Atlantic Beach	13,519	6	13,513	0	13,519
Baldwin	1,394	-2	1,396	0	1,394
Jacksonville	970,562	20,951	949,611	406	970,156
Jacksonville Beach	24,075	245	23,830	0	24,075
Neptune Beach	7,259	42	7,217	0	7,259

Table 1. Estimates of Population by County and City in Florida, 2021

(Continued)

County, City, and State	April 1 2021 Estimate	Total Change 2020–2021	April 1 2020 Census	Revenue Sharing Use Only: Inmates	Revenue Sharing Use Only: Estimates less Inmates April 1, 2021
Escambia County	324,458	2,553	321,905	2,028	322,430
Century	1,732	19	1,713	0	1,732
Pensacola	54,490	178	54,312	24	54,466
UNINCORPORATED	268,236	2,356	265,880	2,004	266,232
Flagler County	119,662	4,284	115,378	0	119,662
Beverly Beach	479	5	474	0	479
Bunnell	3,495	219	3,276	0	3,495
Flagler Beach (part)	5,133	45	5,088	0	5,133
Marineland (part)	12	0	12	0	12
Palm Coast	92,866	3,608	89,258	0	92,866
UNINCORPORATED	17,677	407	17,270	0	17,677
Franklin County	12,364	-87	12,451	841	11,523
Apalachicola	2,370	29	2,341	0	2,370
Carrabelle	2,548	-58	2,606	841	1,707
UNINCORPORATED	7,446	-58	7,504	0	7,446
Gadsden County	43,813	-13	43,826	2,638	41,175
Chattahoochee	2,741	-214	2,955	765	1,976
Greensboro	471	10	461	0	471
Gretna	1,365	8	1,357	0	1,365
Havana	1,777	24	1,753	0	1,777
Midway	3,617	80	3,537	0	3,617
Quincy	7,886	-84	7,970	274	7,612
UNINCORPORATED	25,956	163	25,793	1,599	24,357
Gilchrist County	18,126	262	17,864	715	17,411
Bell	515	-3	518	0	515
Fanning Springs (part)	521	43	478	0	521
Trenton	2,065	50	2,015	0	2,065
UNINCORPORATED	15,025	172	14,853	715	14,310
Glades County	12,130	4	12,126	982	11,148
Moore Haven	1,530	-36	1,566	0	1,530
UNINCORPORATED	10,600	40	10,560	982	9,618
Gulf County	14,824	632	14,192	1,179	13,645
Port St. Joe	3,547	190	3,357	0	3,547
Wewahitchka	2,124	50	2,074	0	2,124
UNINCORPORATED	9,153	392	8,761	1,179	7,974

Table 1. Estimates of Population by County and City in Florida, 2021

(Continued)

County, City, and State	April 1 2021 Estimate	Total Change 2020–2021	April 1 2020 Census	Revenue Sharing Use Only Inmates	Revenue Sharing Use Only Estimates less Inmates April 1, 2021
Hamilton County	13,226	-778	14,004	1,381	11,845
Jasper	3,592	-29	3,621	998	2,594
Jennings	749	0	749	0	749
White Springs	762	22	740	0	762
UNINCORPORATED	8,123	-771	8,894	383	7,740
Hardee County	25,269	-58	25,327	1,579	23,690
Bowling Green	2,395	-10	2,405	0	2,395
Wauchula	4,872	-28	4,900	0	4,872
Zolfo Springs	1,734	-3	1,737	0	1,734
UNINCORPORATED	16,268	-17	16,285	1,579	14,689
Hendry County	40,540	921	39,619	0	40,540
Clewiston	7,368	41	7,327	0	7,368
LaBelle	5,019	53	4,966	0	5,019
UNINCORPORATED	28,153	827	27,326	0	28,153
Hernando County	196,540	2,025	194,515	387	196,153
Brooksville	9,165	275	8,890	0	9,165
Weeki Wachee *	0	-16	16	0	0
UNINCORPORATED	187,375	1,766	185,609	387	186,988
Highlands County	102,065	830	101,235	23	102,042
Avon Park	9,721	63	9,658	0	9,721
Lake Placid	2,367	7	2,360	0	2,367
Sebring	10,894	165	10,729	0	10,894
UNINCORPORATED	79,083	595	78,488	23	79,060
Hillsborough County	1,490,374	30,612	1,459,762	524	1,489,850
Plant City	40,183	419	39,764	0	40,183
Tampa	391,800	6,841	384,959	400	391,400
Temple Terrace	27,005	315	26,690	0	27,005
UNINCORPORATED	1,031,386	23,037	1,008,349	124	1,031,262
Holmes County	19,665	12	19,653	1,006	18,659
Bonifay	2,783	24	2,759	0	2,783
Esto	348	7	341	0	348
Noma	220	12	208	0	220
Ponce de Leon	502	-2	504	0	502
Westville	275	14	261	0	275
UNINCORPORATED	15,537	-43	15,580	1,006	14,531
Indian River County	161,702	1,914	159,788	0	161,702
Fellsmere	4,824	-10	4,834	0	4,824
Indian River Shores	4,264	23	4,241	0	4,264
Orchid	518	2	516	0	518

Table 1. Estimates of Population by County and City in Florida, 2021

(Continued)

County, City, and State	April 1 2021 Estimate	Total Change 2020–2021	April 1 2020 Census	Revenue Sharing Use Only Inmates	Revenue Sharing Use Only Estimates less Inmates April 1, 2021
Indian River County (Continued)					
Sebastian	25,454	400	25,054	0	25,454
Vero Beach	16,402	48	16,354	0	16,402
UNINCORPORATED	110,240	1,451	108,789	0	110,240
Jackson County	47,198	-121	47,319	4,974	42,224
Alford	478	-6	484	0	478
Bascom	82	-5	87	0	82
Campbellton	193	2	191	0	193
Cottondale	844	-4	848	0	844
Graceville	2,159	6	2,153	0	2,159
Grand Ridge	882	0	882	0	882
Greenwood	551	12	539	0	551
Jacob City	219	2	217	0	219
Malone	1,244	-715	1,959	598	646
Marianna	6,549	304	6,245	671	5,878
Sneads	1,707	8	1,699	0	1,707
UNINCORPORATED	32,290	275	32,015	3,705	28,585
Jefferson County	14,590	80	14,510	753	13,837
Monticello	2,623	34	2,589	0	2,623
UNINCORPORATED	11,967	46	11,921	753	11,214
Lafayette County	7,937	-289	8,226	987	6,950
Mayo	1,064	9	1,055	0	1,064
UNINCORPORATED	6,873	-298	7,171	987	5,886
Lake County	400,142	16,186	383,956	800	399,342
Astatula	1,945	56	1,889	0	1,945
Clermont	44,687	1,666	43,021	0	44,687
Eustis	23,407	218	23,189	0	23,407
Fruitland Park	8,675	350	8,325	0	8,675
Groveland	20,197	1,692	18,505	0	20,197
Howey-in-the-Hills	1,680	37	1,643	0	1,680
Lady Lake	16,042	72	15,970	0	16,042
Leesburg	28,234	1,234	27,000	0	28,234
Mascotte	7,321	712	6,609	0	7,321
Minneola	15,038	1,195	13,843	0	15,038
Montverde	1,693	38	1,655	0	1,693
Mount Dora	16,688	347	16,341	0	16,688
Tavares	19,600	597	19,003	0	19,600
Umatilla	3,785	100	3,685	0	3,785
UNINCORPORATED	191,150	7,872	183,278	800	190,350

Table 1. Estimates of Population by County and City in Florida, 2021

(Continued)

County, City, and State	April 1 2021 Estimate	Total Change 2020–2021	April 1 2020 Census	Revenue Sharing Use Only Inmates	Revenue Sharing Use Only Estimates less Inmates April 1, 2021
Lee County	782,579	21,757	760,822	144	782,435
Bonita Springs	54,746	1,102	53,644	6	54,740
Cape Coral	201,554	7,538	194,016	28	201,526
Estero	37,213	274	36,939	0	37,213
Fort Myers	91,544	5,149	86,395	25	91,519
Fort Myers Beach	5,584	2	5,582	0	5,584
Sanibel	6,443	61	6,382	0	6,443
UNINCORPORATED	385,495	7,631	377,864	85	385,410
Leon County	295,921	3,723	292,198	1,095	294,826
Tallahassee	198,371	2,202	196,169	1,095	197,276
UNINCORPORATED	97,550	1,521	96,029	0	97,550
Levy County	43,577	662	42,915	0	43,577
Bronson	1,147	7	1,140	0	1,147
Cedar Key	685	-2	687	0	685
Chiefland	2,328	12	2,316	0	2,328
Fanning Springs (part)	697	-7	704	0	697
Inglis	1,483	7	1,476	0	1,483
Otter Creek	110	2	108	0	110
Williston	3,041	65	2,976	0	3,041
Yankeetown	587	-1	588	0	587
UNINCORPORATED	33,499	579	32,920	0	33,499
Liberty County	7,464	-510	7,974	1,144	6,320
Bristol	954	36	918	0	954
UNINCORPORATED	6,510	-546	7,056	1,144	5,366
Madison County	18,122	154	17,968	1,100	17,022
Greenville	756	10	746	15	741
Lee	385	10	375	0	385
Madison	2,977	65	2,912	0	2,977
UNINCORPORATED	14,004	69	13,935	1,085	12,919
Manatee County	411,209	11,499	399,710	125	411,084
Anna Maria	976	8	968	0	976
Bradenton	56,442	744	55,698	36	56,406
Bradenton Beach	900	-8	908	0	900
Holmes Beach	3,017	7	3,010	0	3,017
Longboat Key (part)	2,757	11	2,746	0	2,757
Palmetto	13,348	25	13,323	0	13,348
UNINCORPORATED	333,769	10,712	323,057	89	333,680

Table 1. Estimates of Population by County and City in Florida, 2021

(Continued)

County, City, and State	April 1 2021 Estimate	Total Change 2020–2021	April 1 2020 Census	Revenue Sharing Use Only Inmates	Revenue Sharing Use Only Estimates less Inmates April 1, 2021
Marion County	381,176	5,268	375,908	4,180	376,996
Belleview	5,591	178	5,413	5	5,586
Dunnellon	1,934	6	1,928	0	1,934
McIntosh	462	-1	463	0	462
Ocala	64,243	652	63,591	223	64,020
Reddick	461	12	449	0	461
UNINCORPORATED	308,485	4,421	304,064	3,952	304,533
Martin County	159,053	622	158,431	2,066	156,987
Indiantown	6,580	20	6,560	0	6,580
Jupiter Island	800	-4	804	0	800
Ocean Breeze	325	24	301	0	325
Sewall's Point	1,997	6	1,991	0	1,997
Stuart	17,684	259	17,425	20	17,664
UNINCORPORATED	131,667	317	131,350	2,046	129,621
Miami-Dade County	2,731,939	30,172	2,701,767	8,772	2,723,167
Aventura	40,371	129	40,242	0	40,371
Bal Harbour	3,084	-9	3,093	0	3,084
Bay Harbor Islands	5,975	53	5,922	0	5,975
Biscayne Park	3,119	2	3,117	0	3,119
Coral Gables	50,193	945	49,248	0	50,193
Cutler Bay	45,478	53	45,425	0	45,478
Doral	80,703	4,829	75,874	0	80,703
El Portal	1,991	5	1,986	0	1,991
Florida City	13,857	772	13,085	0	13,857
Golden Beach	955	-6	961	0	955
Hialeah	225,493	2,384	223,109	0	225,493
Hialeah Gardens	23,055	-13	23,068	0	23,055
Homestead	81,110	373	80,737	18	81,092
Indian Creek	84	0	84	0	84
Key Biscayne	14,815	6	14,809	0	14,815
Medley	1,047	-9	1,056	0	1,047
Miami	449,747	7,506	442,241	2,653	447,094
Miami Beach	82,785	-105	82,890	0	82,785
Miami Gardens	112,508	868	111,640	0	112,508
Miami Lakes	30,857	390	30,467	0	30,857
Miami Shores	11,548	-19	11,567	0	11,548
Miami Springs	13,851	-8	13,859	0	13,851
North Bay Village	8,211	52	8,159	0	8,211
North Miami	60,175	-16	60,191	0	60,175
North Miami Beach	43,749	73	43,676	0	43,749
Opa-locka	16,570	107	16,463	0	16,570
Palmetto Bay	24,499	60	24,439	0	24,499
Pinecrest	18,419	31	18,388	0	18,419

Table 1. Estimates of Population by County and City in Florida, 2021

(Continued)

County, City, and State	April 1 2021 Estimate	Total Change 2020–2021	April 1 2020 Census	Revenue Sharing Use Only Inmates	Revenue Sharing Use Only Estimates less Inmates April 1, 2021
Miami-Dade County (Continued)					
South Miami	12,071	45	12,026	0	12,071
Sunny Isles Beach	22,655	313	22,342	0	22,655
Surfside	5,593	-96	5,689	0	5,593
Sweetwater	19,941	578	19,363	0	19,941
Virginia Gardens	2,371	7	2,364	0	2,371
West Miami	7,275	42	7,233	0	7,275
UNINCORPORATED	1,197,784	10,830	1,186,954	6,101	1,191,683
Monroe County	83,411	537	82,874	1	83,410
Islamorada, Village of Islands	7,116	9	7,107	0	7,116
Key Colony Beach	793	3	790	0	793
Key West	26,687	243	26,444	1	26,686
Layton	211	1	210	0	211
Marathon	9,915	226	9,689	0	9,915
UNINCORPORATED	38,689	55	38,634	0	38,689
Nassau County	93,012	2,660	90,352	20	92,992
Callahan	1,609	83	1,526	0	1,609
Fernandina Beach	13,051	-1	13,052	0	13,051
Hilliard	3,047	80	2,967	0	3,047
UNINCORPORATED	75,305	2,498	72,807	20	75,285
Okaloosa County	213,204	1,536	211,668	1,243	211,961
Cinco Bayou	457	0	457	0	457
Crestview	27,366	232	27,134	0	27,366
Destin	14,217	286	13,931	0	14,217
Fort Walton Beach	20,948	26	20,922	0	20,948
Laurel Hill	624	40	584	0	624
Mary Esther	4,027	45	3,982	0	4,027
Niceville	16,040	268	15,772	0	16,040
Shalimar	763	26	737	0	763
Valparaiso	4,793	41	4,752	0	4,793
UNINCORPORATED	123,969	572	123,397	1,243	122,726
Okeechobee County	39,148	-496	39,644	1,971	37,177
Okeechobee	5,284	30	5,254	0	5,284
UNINCORPORATED	33,864	-526	34,390	1,971	31,893
Orange County	1,457,940	28,032	1,429,908	3,003	1,454,937
Apopka	56,727	1,854	54,873	0	56,727
Bay Lake	29	0	29	0	29
Belle Isle	7,027	-5	7,032	0	7,027
Eatonville	2,344	-5	2,349	0	2,344
Edgewood	2,683	-2	2,685	0	2,683
Lake Buena Vista	24	0	24	0	24

Table 1. Estimates of Population by County and City in Florida, 2021

(Continued)

County, City, and State	April 1 2021 Estimate	Total Change 2020–2021	April 1 2020 Census	Inmates	Revenue Sharing Use Only Estimates less Inmates April 1, 2021
Orange County (Continued)					
Maitland	19,545	2	19,543	0	19,545
Oakland	3,895	379	3,516	0	3,895
Ocoee	48,202	907	47,295	0	48,202
Orlando	314,506	6,933	307,573	531	313,975
Windermere	3,051	21	3,030	0	3,051
Winter Garden	47,475	511	46,964	0	47,475
Winter Park	30,019	224	29,795	0	30,019
UNINCORPORATED	922,413	17,213	905,200	2,472	919,941
Osceola County	406,460	17,804	388,656	289	406,171
Kissimmee	80,999	1,773	79,226	175	80,824
St. Cloud	61,033	2,069	58,964	0	61,033
UNINCORPORATED	264,428	13,962	250,466	114	264,314
Palm Beach County	1,502,495	10,304	1,492,191	2,787	1,499,708
Atlantis	2,145	3	2,142	0	2,145
Belle Glade	16,893	195	16,698	0	16,893
Boca Raton	98,046	624	97,422	0	98,046
Boynton Beach	81,011	631	80,380	0	81,011
Briny Breezes	499	-3	502	0	499
Cloud Lake	136	2	134	0	136
Delray Beach	66,948	102	66,846	0	66,948
Glen Ridge	217	0	217	0	217
Golf	257	2	255	0	257
Greenacres	44,549	559	43,990	0	44,549
Gulf Stream	949	-5	954	0	949
Haverhill	2,193	6	2,187	0	2,193
Highland Beach	4,300	5	4,295	0	4,300
Hypoluxo	2,686	-1	2,687	0	2,686
Juno Beach	3,862	4	3,858	0	3,862
Jupiter	61,121	74	61,047	0	61,121
Jupiter Inlet Colony	403	-2	405	0	403
Lake Clarke Shores	3,562	-2	3,564	0	3,562
Lake Park	9,039	-8	9,047	0	9,039
Lake Worth Beach	42,572	353	42,219	0	42,572
Lantana	11,579	75	11,504	21	11,558
Loxahatchee Groves	3,379	24	3,355	0	3,379
Manalapan	419	0	419	0	419
Mangonia Park	2,142	0	2,142	0	2,142
North Palm Beach	13,167	5	13,162	0	13,167
Ocean Ridge	1,828	-2	1,830	0	1,828
Pahokee	5,580	56	5,524	342	5,238
Palm Beach	9,253	8	9,245	0	9,253
Palm Beach Gardens	59,755	573	59,182	0	59,755
Palm Beach Shores	1,330	0	1,330	0	1,330

Table 1. Estimates of Population by County and City in Florida, 2021

(Continued)

County, City, and State	April 1 2021 Estimate	Total Change 2020–2021	April 1 2020 Census	Revenue Sharing Use Only Inmates	Revenue Sharing Use Only Estimates less Inmates April 1, 2021
Palm Beach County (Continued)					
Palm Springs	26,904	14	26,890	0	26,904
Riviera Beach	38,125	521	37,604	0	38,125
Royal Palm Beach	39,144	212	38,932	0	39,144
South Bay	4,924	64	4,860	1,942	2,982
South Palm Beach	1,472	1	1,471	0	1,472
Tequesta	6,152	-6	6,158	0	6,152
Wellington	61,768	131	61,637	0	61,768
Westlake	1,757	851	906	0	1,757
West Palm Beach	119,255	1,840	117,415	174	119,081
UNINCORPORATED	653,174	3,398	649,776	308	652,866
Pasco County	575,891	14,000	561,891	617	575,274
Dade City	7,541	266	7,275	0	7,541
New Port Richey	16,812	84	16,728	0	16,812
Port Richey	3,185	133	3,052	0	3,185
St. Leo	2,363	1	2,362	0	2,363
San Antonio	1,297	0	1,297	0	1,297
Zephyrhills	17,788	594	17,194	0	17,788
UNINCORPORATED	526,905	12,922	513,983	617	526,288
Pinellas County	964,490	5,383	959,107	787	963,703
Belleair	4,324	51	4,273	0	4,324
Belleair Beach	1,632	-1	1,633	0	1,632
Belleair Bluffs	2,317	6	2,311	0	2,317
Belleair Shore	74	1	73	0	74
Clearwater	117,800	508	117,292	0	117,800
Dunedin	36,116	48	36,068	6	36,110
Gulfport	11,777	-6	11,783	0	11,777
Indian Rocks Beach	3,696	23	3,673	0	3,696
Indian Shores	1,193	3	1,190	0	1,193
Kenneth City	5,034	-13	5,047	0	5,034
Largo	83,071	586	82,485	0	83,071
Madeira Beach	3,886	-9	3,895	0	3,886
North Redington Beach	1,493	-2	1,495	0	1,493
Oldsmar	14,905	7	14,898	0	14,905
Pinellas Park	54,239	1,146	53,093	0	54,239
Redington Beach	1,372	-4	1,376	0	1,372
Redington Shores	2,180	4	2,176	0	2,180
Safety Harbor	17,105	33	17,072	6	17,099
St. Pete Beach	8,867	-12	8,879	0	8,867
St. Petersburg	260,778	2,470	258,308	325	260,453
Seminole	19,358	-6	19,364	0	19,358
South Pasadena	5,359	6	5,353	0	5,359
Tarpon Springs	25,359	242	25,117	0	25,359
Treasure Island	6,570	-14	6,584	0	6,570
UNINCORPORATED	275,985	316	275,669	450	275,535

Table 1. Estimates of Population by County and City in Florida, 2021

(Continued)

County, City, and State	April 1 2021 Estimate	Total Change 2020–2021	April 1 2020 Census	Revenue Sharing Use Only: Inmates	Revenue Sharing Use Only: Estimates less Inmates April 1, 2021
Polk County	748,365	23,319	725,046	2,926	745,439
Auburndale	16,539	923	15,616	0	16,539
Bartow	19,539	230	19,309	133	19,406
Davenport	10,552	1,509	9,043	0	10,552
Dundee	5,551	316	5,235	0	5,551
Eagle Lake	3,191	183	3,008	0	3,191
Fort Meade	5,107	7	5,100	0	5,107
Frostproof	2,944	67	2,877	0	2,944
Haines City	29,179	2,510	26,669	0	29,179
Highland Park	252	1	251	0	252
Hillcrest Heights	249	6	243	0	249
Lake Alfred	6,568	194	6,374	0	6,568
Lake Hamilton	1,568	31	1,537	0	1,568
Lakeland	116,421	3,780	112,641	0	116,421
Lake Wales	17,001	640	16,361	0	17,001
Mulberry	4,011	59	3,952	0	4,011
Polk City	2,902	189	2,713	0	2,902
Winter Haven	51,126	1,907	49,219	0	51,126
UNINCORPORATED	455,665	10,767	444,898	2,793	452,872
Putnam County	73,673	352	73,321	354	73,319
Crescent City	1,662	8	1,654	0	1,662
Interlachen	1,443	2	1,441	0	1,443
Palatka	10,468	22	10,446	0	10,468
Pomona Park	781	-3	784	0	781
Welaka	719	5	714	0	719
UNINCORPORATED	58,600	318	58,282	354	58,246
St. Johns County	285,533	12,108	273,425	127	285,406
Marineland (part)	3	0	3	0	3
St. Augustine	14,976	647	14,329	0	14,976
St. Augustine Beach	6,888	85	6,803	0	6,888
UNINCORPORATED	263,666	11,376	252,290	127	263,539
St. Lucie County	340,060	10,834	329,226	112	339,948
Fort Pierce	48,038	741	47,297	29	48,009
Port St. Lucie	214,514	9,663	204,851	0	214,514
St. Lucie Village	611	-2	613	0	611
UNINCORPORATED	76,897	432	76,465	83	76,814
Santa Rosa County	191,911	3,911	188,000	4,390	187,521
Gulf Breeze	6,359	57	6,302	0	6,359
Jay	547	23	524	0	547
Milton	10,160	-37	10,197	0	10,160
UNINCORPORATED	174,845	3,868	170,977	4,390	170,455

Table 1. Estimates of Population by County and City in Florida, 2021

(Continued)

County, City, and State	April 1 2021 Estimate	Total Change 2020–2021	April 1 2020 Census	Revenue Sharing Use Only Inmates	Revenue Sharing Use Only Estimates less Inmates April 1, 2021
Sarasota County	441,508	7,502	434,006	6	441,502
Longboat Key (part)	4,762	3	4,759	0	4,762
North Port	78,129	3,336	74,793	0	78,129
Sarasota	55,386	544	54,842	6	55,380
Venice	26,103	640	25,463	0	26,103
UNINCORPORATED	277,128	2,979	274,149	0	277,128
Seminole County	477,455	6,599	470,856	73	477,382
Altamonte Springs	46,735	504	46,231	0	46,735
Casselberry	29,571	777	28,794	5	29,566
Lake Mary	16,867	69	16,798	0	16,867
Longwood	15,496	409	15,087	0	15,496
Oviedo	40,073	14	40,059	0	40,073
Sanford	62,045	994	61,051	7	62,038
Winter Springs	38,767	425	38,342	0	38,767
UNINCORPORATED	227,901	3,407	224,494	61	227,840
Sumter County	134,593	4,841	129,752	6,569	128,024
Bushnell	3,253	206	3,047	0	3,253
Center Hill	849	3	846	0	849
Coleman	642	0	642	0	642
Webster	794	16	778	0	794
Wildwood	20,909	5,179	15,730	0	20,909
UNINCORPORATED	108,146	-563	108,709	6,569	101,577
Suwannee County	43,676	202	43,474	1,582	42,094
Branford	724	13	711	0	724
Live Oak	6,794	59	6,735	0	6,794
UNINCORPORATED	36,158	130	36,028	1,582	34,576
Taylor County	20,957	-839	21,796	1,245	19,712
Perry	6,910	12	6,898	0	6,910
UNINCORPORATED	14,047	-851	14,898	1,245	12,802
Union County	15,799	-348	16,147	4,234	11,565
Lake Butler	2,017	31	1,986	0	2,017
Raiford	231	7	224	0	231
Worthington Springs	405	27	378	0	405
UNINCORPORATED	13,146	-413	13,559	4,234	8,912
Volusia County	563,358	9,815	553,543	1,733	561,625
Daytona Beach	74,113	2,625	71,488	27	74,086
Daytona Beach Shores	5,253	74	5,179	0	5,253
DeBary	23,014	754	22,260	0	23,014
DeLand	38,342	991	37,351	0	38,342
Deltona	94,953	1,261	93,692	0	94,953

Table 1. Estimates of Population by County and City in Florida, 2021

(Continued)

County, City, and State	April 1 2021 Estimate	Total Change 2020–2021	April 1 2020 Census	Revenue Sharing Use Only Inmates	Revenue Sharing Use Only Estimates less Inmates April 1, 2021
Volusia County (Continued)					
Edgewater	23,310	213	23,097	0	23,310
Flagler Beach (part)	72	0	72	0	72
Holly Hill	12,971	13	12,958	0	12,971
Lake Helen	2,913	71	2,842	0	2,913
New Smyrna Beach	30,962	820	30,142	0	30,962
Oak Hill	2,025	39	1,986	0	2,025
Orange City	13,483	851	12,632	0	13,483
Ormond Beach	44,046	966	43,080	5	44,041
Pierson	1,547	5	1,542	0	1,547
Ponce Inlet	3,382	18	3,364	0	3,382
Port Orange	63,275	679	62,596	0	63,275
South Daytona	13,140	275	12,865	0	13,140
UNINCORPORATED	116,557	160	116,397	1,701	114,856
Wakulla County	34,311	547	33,764	2,503	31,808
St. Marks	282	8	274	0	282
Sopchoppy	431	5	426	0	431
UNINCORPORATED	33,598	534	33,064	2,503	31,095
Walton County	77,941	2,636	75,305	1,264	76,677
DeFuniak Springs	5,940	21	5,919	26	5,914
Freeport	7,320	1,459	5,861	0	7,320
Paxton	556	0	556	0	556
UNINCORPORATED	64,125	1,156	62,969	1,238	62,887
Washington County	24,995	-323	25,318	1,424	23,571
Caryville	290	-11	301	0	290
Chipley	3,631	-29	3,660	0	3,631
Ebro	242	5	237	0	242
Vernon	756	24	732	0	756
Wausau	385	14	371	0	385
UNINCORPORATED	19,691	-326	20,017	1,424	18,267
FLORIDA	21,898,945	360,758	21,538,187	96,667	21,802,278
INCORPORATED	11,015,353	183,599	10,831,754	14,343	11,001,010
UNINCORPORATED	10,883,592	177,159	10,706,433	82,324	10,801,268

* The City of Weeki Wachee was disincorporated on June 9, 2020.

Table 2. Components of Population Change for Counties in Florida, 2020 to 2021

State and County	Total Change 2020–2021	Births	Deaths	Components of Change: Natural Increase	Components of Change: Net Migration	Percent of Change Due to: Natural Increase	Percent of Change Due to: Net Migration
FLORIDA	360,758	209,645	239,381	-29,736	390,494	0.0	100.0
Alachua	6,139	2,551	2,308	243	5,896	4.0	96.0
Baker	433	358	300	58	375	13.4	86.6
Bay	3,066	1,896	2,132	-236	3,302	0.0	100.0
Bradford	-348	300	353	-53	-295	15.2	84.8
Brevard	10,130	4,918	8,375	-3,457	13,587	0.0	100.0
Broward	11,000	19,944	17,964	1,980	9,020	18.0	82.0
Calhoun	35	126	210	-84	119	0.0	100.0
Charlotte	3,723	1,043	3,181	-2,138	5,861	0.0	100.0
Citrus	1,772	1,055	3,224	-2,169	3,941	0.0	100.0
Clay	3,195	2,107	2,207	-100	3,295	0.0	100.0
Collier	6,928	3,166	4,039	-873	7,801	0.0	100.0
Columbia	111	746	968	-222	333	0.0	100.0
DeSoto	55	359	448	-89	144	0.0	100.0
Dixie	45	172	247	-75	120	0.0	100.0
Duval	21,242	12,491	10,134	2,357	18,885	11.1	88.9
Escambia	2,553	3,731	4,222	-491	3,044	0.0	100.0
Flagler	4,284	759	1,622	-863	5,147	0.0	100.0
Franklin	-87	101	169	-68	-19	78.2	21.8
Gadsden	-13	491	566	-75	62	100.0	0.0
Gilchrist	262	184	229	-45	307	0.0	100.0
Glades	4	71	152	-81	85	0.0	100.0
Gulf	632	120	232	-112	744	0.0	100.0
Hamilton	-778	173	201	-28	-750	3.6	96.4
Hardee	-58	348	249	99	-157	0.0	100.0
Hendry	921	498	372	126	795	13.7	86.3
Hernando	2,025	1,589	3,176	-1,587	3,612	0.0	100.0
Highlands	830	768	1,866	-1,098	1,928	0.0	100.0
Hillsborough	30,612	16,587	12,853	3,734	26,878	12.2	87.8
Holmes	12	182	321	-139	151	0.0	100.0
Indian River	1,914	1,194	2,382	-1,188	3,102	0.0	100.0
Jackson	-121	483	788	-305	184	100.0	0.0
Jefferson	80	129	221	-92	172	0.0	100.0
Lafayette	-289	61	109	-48	-241	16.6	83.4

Table 2. Components of Population Change for Counties in Florida, 2020 to 2021

(Continued)

State and County	Total Change 2020–2021	Births	Deaths	Components of Change: Natural Increase	Components of Change: Net Migration	Percent of Change Due to: Natural Increase	Percent of Change Due to: Net Migration
Lake	16,186	3,300	5,150	-1,850	18,036	0.0	100.0
Lee	21,757	6,775	8,619	-1,844	23,601	0.0	100.0
Leon	3,723	2,936	2,438	498	3,225	13.4	86.6
Levy	662	406	644	-238	900	0.0	100.0
Liberty	-510	66	96	-30	-480	5.9	94.1
Madison	154	214	306	-92	246	0.0	100.0
Manatee	11,499	3,393	4,832	-1,439	12,938	0.0	100.0
Marion	5,268	3,422	6,133	-2,711	7,979	0.0	100.0
Martin	622	1,247	2,335	-1,088	1,710	0.0	100.0
Miami-Dade	30,172	27,671	25,428	2,243	27,929	7.4	92.6
Monroe	537	677	770	-93	630	0.0	100.0
Nassau	2,660	817	1,080	-263	2,923	0.0	100.0
Okaloosa	1,536	2,559	2,231	328	1,208	21.4	78.6
Okeechobee	-496	506	555	-49	-447	9.9	90.1
Orange	28,032	15,704	9,847	5,857	22,175	20.9	79.1
Osceola	17,804	4,482	2,999	1,483	16,321	8.3	91.7
Palm Beach	10,304	14,113	17,234	-3,121	13,425	0.0	100.0
Pasco	14,000	4,968	7,255	-2,287	16,287	0.0	100.0
Pinellas	5,383	7,461	13,295	-5,834	11,217	0.0	100.0
Polk	23,319	7,984	8,596	-612	23,931	0.0	100.0
Putnam	352	835	1,168	-333	685	0.0	100.0
St. Johns	12,108	2,148	2,363	-215	12,323	0.0	100.0
St. Lucie	10,834	3,025	3,982	-957	11,791	0.0	100.0
Santa Rosa	3,911	1,844	1,864	-20	3,931	0.0	100.0
Sarasota	7,502	2,650	6,802	-4,152	11,654	0.0	100.0
Seminole	6,599	4,436	4,011	425	6,174	6.4	93.6
Sumter	4,841	456	2,407	-1,951	6,792	0.0	100.0
Suwannee	202	434	682	-248	450	0.0	100.0
Taylor	-839	192	340	-148	-691	17.6	82.4
Union	-348	140	305	-165	-183	47.4	52.6
Volusia	9,815	4,726	8,247	-3,521	13,336	0.0	100.0
Wakulla	547	308	389	-81	628	0.0	100.0
Walton	2,636	809	808	1	2,635	0.0	100.0
Washington	-323	240	350	-110	-213	34.1	65.9

Table 3. Population and Population Change for Counties in Florida, 2000 to 2021

State and County	Population				Percent Change		
	2021	2020	2010	2000	2020 to 2021	2010 to 2020	2000 to 2010
FLORIDA	21,898,945	21,538,187	18,801,332	15,982,824	1.7	14.6	17.6
Alachua	284,607	278,468	247,336	217,955	2.2	12.6	13.5
Baker	28,692	28,259	27,115	22,259	1.5	4.2	21.8
Bay	178,282	175,216	168,852	148,217	1.7	3.8	13.9
Bradford	27,955	28,303	28,520	26,088	-1.2	-0.8	9.3
Brevard	616,742	606,612	543,376	476,230	1.7	11.6	14.1
Broward	1,955,375	1,944,375	1,748,066	1,623,018	0.6	11.2	7.7
Calhoun	13,683	13,648	14,625	13,017	0.3	-6.7	12.4
Charlotte	190,570	186,847	159,978	141,627	2.0	16.8	13.0
Citrus	155,615	153,843	141,236	118,085	1.2	8.9	19.6
Clay	221,440	218,245	190,865	140,814	1.5	14.3	35.5
Collier	382,680	375,752	321,520	251,377	1.8	16.9	27.9
Columbia	69,809	69,698	67,531	56,513	0.2	3.2	19.5
DeSoto	34,031	33,976	34,862	32,209	0.2	-2.5	8.2
Dixie	16,804	16,759	16,422	13,827	0.3	2.1	18.8
Duval	1,016,809	995,567	864,263	778,879	2.1	15.2	11.0
Escambia	324,458	321,905	297,619	294,410	0.8	8.2	1.1
Flagler	119,662	115,378	95,696	49,832	3.7	20.6	92.0
Franklin	12,364	12,451	11,549	9,829	-0.7	7.8	17.5
Gadsden	43,813	43,826	46,389	45,087	0.0	-5.5	2.9
Gilchrist	18,126	17,864	16,939	14,437	1.5	5.5	17.3
Glades	12,130	12,126	12,884	10,576	0.0	-5.9	21.8
Gulf	14,824	14,192	15,863	14,560	4.5	-10.5	8.9
Hamilton	13,226	14,004	14,799	13,327	-5.6	-5.4	11.0
Hardee	25,269	25,327	27,731	26,938	-0.2	-8.7	2.9
Hendry	40,540	39,619	39,140	36,210	2.3	1.2	8.1
Hernando	196,540	194,515	172,778	130,802	1.0	12.6	32.1
Highlands	102,065	101,235	98,786	87,366	0.8	2.5	13.1
Hillsborough	1,490,374	1,459,762	1,229,226	998,948	2.1	18.8	23.1
Holmes	19,665	19,653	19,927	18,564	0.1	-1.4	7.3
Indian River	161,702	159,788	138,028	112,947	1.2	15.8	22.2
Jackson	47,198	47,319	49,746	46,755	-0.3	-4.9	6.4
Jefferson	14,590	14,510	14,761	12,902	0.6	-1.7	14.4
Lafayette	7,937	8,226	8,870	7,022	-3.5	-7.3	26.3

Table 3. Population and Population Change for Counties in Florida, 2000 to 2021

(Continued)

State and County	Population				Percent Change		
	2021	2020	2010	2000	2020 to 2021	2010 to 2020	2000 to 2010
Lake	400,142	383,956	297,047	210,527	4.2	29.3	41.1
Lee	782,579	760,822	618,754	440,888	2.9	23.0	40.3
Leon	295,921	292,198	275,487	239,452	1.3	6.1	15.0
Levy	43,577	42,915	40,801	34,450	1.5	5.2	18.4
Liberty	7,464	7,974	8,365	7,021	-6.4	-4.7	19.1
Madison	18,122	17,968	19,224	18,733	0.9	-6.5	2.6
Manatee	411,209	399,710	322,833	264,002	2.9	23.8	22.3
Marion	381,176	375,908	331,303	258,916	1.4	13.5	28.0
Martin	159,053	158,431	146,318	126,731	0.4	8.3	15.5
Miami-Dade	2,731,939	2,701,767	2,496,457	2,253,779	1.1	8.2	10.8
Monroe	83,411	82,874	73,090	79,589	0.6	13.4	-8.2
Nassau	93,012	90,352	73,314	57,663	2.9	23.2	27.1
Okaloosa	213,204	211,668	180,822	170,498	0.7	17.1	6.1
Okeechobee	39,148	39,644	39,996	35,910	-1.3	-0.9	11.4
Orange	1,457,940	1,429,908	1,145,956	896,344	2.0	24.8	27.8
Osceola	406,460	388,656	268,685	172,493	4.6	44.7	55.8
Palm Beach	1,502,495	1,492,191	1,320,134	1,131,191	0.7	13.0	16.7
Pasco	575,891	561,891	464,697	344,768	2.5	20.9	34.8
Pinellas	964,490	959,107	916,542	921,495	0.6	4.6	-0.5
Polk	748,365	725,046	602,095	483,924	3.2	20.4	24.4
Putnam	73,673	73,321	74,364	70,423	0.5	-1.4	5.6
St. Johns	285,533	273,425	190,039	123,135	4.4	43.9	54.3
St. Lucie	340,060	329,226	277,789	192,695	3.3	18.5	44.2
Santa Rosa	191,911	188,000	151,372	117,743	2.1	24.2	28.6
Sarasota	441,508	434,006	379,448	325,961	1.7	14.4	16.4
Seminole	477,455	470,856	422,718	365,199	1.4	11.4	15.8
Sumter	134,593	129,752	93,420	53,345	3.7	38.9	75.1
Suwannee	43,676	43,474	41,551	34,844	0.5	4.6	19.2
Taylor	20,957	21,796	22,570	19,256	-3.8	-3.4	17.2
Union	15,799	16,147	15,535	13,442	-2.2	3.9	15.6
Volusia	563,358	553,543	494,593	443,343	1.8	11.9	11.6
Wakulla	34,311	33,764	30,776	22,863	1.6	9.7	34.6
Walton	77,941	75,305	55,043	40,601	3.5	36.8	35.6
Washington	24,995	25,318	24,896	20,973	-1.3	1.7	18.7

Table 4. Population and Population Change for Metropolitan Statistical Areas in Florida, 2000 to 2021

Metropolitan Statistical Area* and County	Population				Percent Change		
	2021	2020	2010	2000	2020 to 2021	2010 to 2020	2000 to 2010
ALL MSAs	21,216,265	20,854,370	18,119,272	15,357,198	1.7	15.1	18.0
Cape Coral-Fort Myers	782,579	760,822	618,754	440,888	2.9	23.0	40.3
Lee	782,579	760,822	618,754	440,888	2.9	23.0	40.3
Crestview-Fort Walton Beach-Destin	291,145	286,973	235,865	211,099	1.5	21.7	11.7
Okaloosa	213,204	211,668	180,822	170,498	0.7	17.1	6.1
Walton	77,941	75,305	55,043	40,601	3.5	36.8	35.6
Deltona-Daytona Beach-Ormond Beach	683,020	668,921	590,289	493,175	2.1	13.3	19.7
Flagler	119,662	115,378	95,696	49,832	3.7	20.6	92.0
Volusia	563,358	553,543	494,593	443,343	1.8	11.9	11.6
Gainesville	346,310	339,247	305,076	266,842	2.1	11.2	14.3
Alachua	284,607	278,468	247,336	217,955	2.2	12.6	13.5
Gilchrist	18,126	17,864	16,939	14,437	1.5	5.5	17.3
Levy	43,577	42,915	40,801	34,450	1.5	5.2	18.4
Homosassa Springs	155,615	153,843	141,236	118,085	1.2	8.9	19.6
Citrus	155,615	153,843	141,236	118,085	1.2	8.9	19.6
Jacksonville	1,645,486	1,605,848	1,345,596	1,122,750	2.5	19.3	19.8
Baker	28,692	28,259	27,115	22,259	1.5	4.2	21.8
Clay	221,440	218,245	190,865	140,814	1.5	14.3	35.5
Duval	1,016,809	995,567	864,263	778,879	2.1	15.2	11.0
Nassau	93,012	90,352	73,314	57,663	2.9	23.2	27.1
St. Johns	285,533	273,425	190,039	123,135	4.4	43.9	54.3
Lakeland-Winter Haven	748,365	725,046	602,095	483,924	3.2	20.4	24.4
Polk	748,365	725,046	602,095	483,924	3.2	20.4	24.4
Miami-Fort Lauderdale-Pompano Beach	6,189,809	6,138,333	5,564,657	5,007,988	0.8	10.3	11.1
Broward	1,955,375	1,944,375	1,748,066	1,623,018	0.6	11.2	7.7
Miami-Dade	2,731,939	2,701,767	2,496,457	2,253,779	1.1	8.2	10.8
Palm Beach	1,502,495	1,492,191	1,320,134	1,131,191	0.7	13.0	16.7
Naples-Marco Island	382,680	375,752	321,520	251,377	1.8	16.9	27.9
Collier	382,680	375,752	321,520	251,377	1.8	16.9	27.9
North Port-Sarasota-Bradenton	852,717	833,716	702,281	589,963	2.3	18.7	19.0
Manatee	411,209	399,710	322,833	264,002	2.9	23.8	22.3
Sarasota	441,508	434,006	379,448	325,961	1.7	14.4	16.4

Table 4. Population and Population Change for Metropolitan Statistical Areas in Florida, 2000 to 2021 (Continued)

Metropolitan Statistical Area* and County	Population				Percent Change		
	2021	2020	2010	2000	2020 to 2021	2010 to 2020	2000 to 2010
Ocala	381,176	375,908	331,303	258,916	1.4	13.5	28.0
Marion	381,176	375,908	331,303	258,916	1.4	13.5	28.0
Orlando-Kissimmee-Sanford	2,741,997	2,673,376	2,134,406	1,644,563	2.6	25.3	29.8
Lake	400,142	383,956	297,047	210,527	4.2	29.3	41.1
Orange	1,457,940	1,429,908	1,145,956	896,344	2.0	24.8	27.8
Osceola	406,460	388,656	268,685	172,493	4.6	44.7	55.8
Seminole	477,455	470,856	422,718	365,199`	1.4	11.4	15.8
Palm Bay-Melbourne-Titusville	616,742	606,612	543,376	476,230	1.7	11.6	14.1
Brevard	616,742	606,612	543,376	476,230	1.7	11.6	14.1
Panama City	178,282	175,216	168,852	148,217	1.7	3.8	13.9
Bay	178,282	175,216	168,852	148,217	1.7	3.8	13.9
Pensacola-Ferry Pass-Brent	516,369	509,905	448,991	412,153	1.3	13.6	8.9
Escambia	324,458	321,905	297,619	294,410	0.8	8.2	1.1
Santa Rosa	191,911	188,000	151,372	117,743	2.1	24.2	28.6
Port St. Lucie	499,113	487,657	424,107	319,426	2.3	15.0	32.8
Martin	159,053	158,431	146,318	126,731	0.4	8.3	15.5
St. Lucie	340,060	329,226	277,789	192,695	3.3	18.5	44.2
Punta Gorda	190,570	186,847	159,978	141,627	2.0	16.8	13.0
Charlotte	190,570	186,847	159,978	141,627	2.0	16.8	13.0
Sebastian-Vero Beach	161,702	159,788	138,028	112,947	1.2	15.8	22.2
Indian River	161,702	159,788	138,028	112,947	1.2	15.8	22.2
Sebring-Avon Park	102,065	101,235	98,786	87,366	0.8	2.5	13.1
Highlands	102,065	101,235	98,786	87,366	0.8	2.5	13.1
Tallahassee	388,635	384,298	367,413	320,304	1.1	4.6	14.7
Gadsden	43,813	43,826	46,389	45,087	0.0	-5.5	2.9
Jefferson	14,590	14,510	14,761	12,902	0.6	-1.7	14.4
Leon	295,921	292,198	275,487	239,452	1.3	6.1	15.0
Wakulla	34,311	33,764	30,776	22,863	1.6	9.7	34.6
Tampa-St. Petersburg-Clearwater	3,227,295	3,175,275	2,783,243	2,396,013	1.6	14.1	16.2
Hernando	196,540	194,515	172,778	130,802	1.0	12.6	32.1
Hillsborough	1,490,374	1,459,762	1,229,226	998,948	2.1	18.8	23.1
Pasco	575,891	561,891	464,697	344,768	2.5	20.9	34.8
Pinellas	964,490	959,107	916,542	921,495	0.6	4.6	-0.5
The Villages	134,593	129,752	93,420	53,345	3.7	38.9	75.1
Sumter	134,593	129,752	93,420	53,345	3.7	38.9	75.1

* Based on the March 6, 2020 US Office of Management and Budget MSA definitions, (OMB Bulletin No. 20-01).

Table 5. Population and Population Change for Regional Planning Councils in Florida, 2000 to 2021

State, Regional Planning Council and County	Population				Percent Change		
	2021	2020	2010	2000	2020 to 2021	2010 to 2020	2000 to 2010
FLORIDA	21,898,945	21,538,187	18,801,332	15,982,824	1.7	14.6	17.6
Apalachee	484,168	479,882	467,561	411,486	0.9	2.6	13.6
Calhoun	13,683	13,648	14,625	13,017	0.3	-6.7	12.4
Franklin	12,364	12,451	11,549	9,829	-0.7	7.8	17.5
Gadsden	43,813	43,826	46,389	45,087	0.0	-5.5	2.9
Gulf	14,824	14,192	15,863	14,560	4.5	-10.5	8.9
Jackson	47,198	47,319	49,746	46,755	-0.3	-4.9	6.4
Jefferson	14,590	14,510	14,761	12,902	0.6	-1.7	14.4
Leon	295,921	292,198	275,487	239,452	1.3	6.1	15.0
Liberty	7,464	7,974	8,365	7,021	-6.4	-4.7	19.1
Wakulla	34,311	33,764	30,776	22,863	1.6	9.7	34.6
Central Florida	948,878	925,228	803,470	666,347	2.6	15.2	20.6
DeSoto	34,031	33,976	34,862	32,209	0.2	-2.5	8.2
Hardee	25,269	25,327	27,731	26,938	-0.2	-8.7	2.9
Highlands	102,065	101,235	98,786	87,366	0.8	2.5	13.1
Okeechobee	39,148	39,644	39,996	35,910	-1.3	-0.9	11.4
Polk	748,365	725,046	602,095	483,924	3.2	20.4	24.4
East Central Florida	4,437,866	4,339,191	3,597,098	2,876,397	2.3	20.6	25.1
Brevard	616,742	606,612	543,376	476,230	1.7	11.6	14.1
Lake	400,142	383,956	297,047	210,527	4.2	29.3	41.1
Marion	381,176	375,908	331,303	258,916	1.4	13.5	28.0
Orange	1,457,940	1,429,908	1,145,956	896,344	2.0	24.8	27.8
Osceola	406,460	388,656	268,685	172,493	4.6	44.7	55.8
Seminole	477,455	470,856	422,718	365,199	1.4	11.4	15.8
Sumter	134,593	129,752	93,420	53,345	3.7	38.9	75.1
Volusia	563,358	553,543	494,593	443,343	1.8	11.9	11.6
Emerald Coast	1,030,456	1,017,065	898,531	811,006	1.3	13.2	10.8
Bay	178,282	175,216	168,852	148,217	1.7	3.8	13.9
Escambia	324,458	321,905	297,619	294,410	0.8	8.2	1.1
Holmes	19,665	19,653	19,927	18,564	0.1	-1.4	7.3
Okaloosa	213,204	211,668	180,822	170,498	0.7	17.1	6.1
Santa Rosa	191,911	188,000	151,372	117,743	2.1	24.2	28.6
Walton	77,941	75,305	55,043	40,601	3.5	36.8	35.6
Washington	24,995	25,318	24,896	20,973	-1.3	1.7	18.7
North Central Florida	580,595	575,622	540,098	469,894	0.9	6.6	14.9
Alachua	284,607	278,468	247,336	217,955	2.2	12.6	13.5
Bradford	27,955	28,303	28,520	26,088	-1.2	-0.8	9.3
Columbia	69,809	69,698	67,531	56,513	0.2	3.2	19.5
Dixie	16,804	16,759	16,422	13,827	0.3	2.1	18.8
Gilchrist	18,126	17,864	16,939	14,437	1.5	5.5	17.3

Table 5. Population and Population Change for Regional Planning Councils in Florida, 2000 to 2021 (Continued)

State, Regional Planning Council and County	Population				Percent Change 2020 to 2021	Percent Change 2010 to 2020	Percent Change 2000 to 2010
	2021	2020	2010	2000			
North Central Florida (Continued)							
Hamilton	13,226	14,004	14,799	13,327	-5.6	-5.4	11.0
Lafayette	7,937	8,226	8,870	7,022	-3.5	-7.3	26.3
Levy	43,577	42,915	40,801	34,450	1.5	5.2	18.4
Madison	18,122	17,968	19,224	18,733	0.9	-6.5	2.6
Suwannee	43,676	43,474	41,551	34,844	0.5	4.6	19.2
Taylor	20,957	21,796	22,570	19,256	-3.8	-3.4	17.2
Union	15,799	16,147	15,535	13,442	-2.2	3.9	15.6
Northeast Florida	1,838,821	1,794,547	1,515,656	1,243,005	2.5	18.4	21.9
Baker	28,692	28,259	27,115	22,259	1.5	4.2	21.8
Clay	221,440	218,245	190,865	140,814	1.5	14.3	35.5
Duval	1,016,809	995,567	864,263	778,879	2.1	15.2	11.0
Flagler	119,662	115,378	95,696	49,832	3.7	20.6	92.0
Nassau	93,012	90,352	73,314	57,663	2.9	23.2	27.1
Putnam	73,673	73,321	74,364	70,423	0.5	-1.4	5.6
St. Johns	285,533	273,425	190,039	123,135	4.4	43.9	54.3
South Florida	4,770,725	4,729,016	4,317,613	3,956,386	0.9	9.5	9.1
Broward	1,955,375	1,944,375	1,748,066	1,623,018	0.6	11.2	7.7
Miami-Dade	2,731,939	2,701,767	2,496,457	2,253,779	1.1	8.2	10.8
Monroe	83,411	82,874	73,090	79,589	0.6	13.4	-8.2
Southwest Florida	1,850,007	1,809,172	1,531,724	1,206,639	2.3	18.1	26.9
Charlotte	190,570	186,847	159,978	141,627	2.0	16.8	13.0
Collier	382,680	375,752	321,520	251,377	1.8	16.9	27.9
Glades	12,130	12,126	12,884	10,576	0.0	-5.9	21.8
Hendry	40,540	39,619	39,140	36,210	2.3	1.2	8.1
Lee	782,579	760,822	618,754	440,888	2.9	23.0	40.3
Sarasota	441,508	434,006	379,448	325,961	1.7	14.4	16.4
Tampa Bay	3,794,119	3,728,828	3,247,312	2,778,100	1.8	14.8	16.9
Citrus	155,615	153,843	141,236	118,085	1.2	8.9	19.6
Hernando	196,540	194,515	172,778	130,802	1.0	12.6	32.1
Hillsborough	1,490,374	1,459,762	1,229,226	998,948	2.1	18.8	23.1
Manatee	411,209	399,710	322,833	264,002	2.9	23.8	22.3
Pasco	575,891	561,891	464,697	344,768	2.5	20.9	34.8
Pinellas	964,490	959,107	916,542	921,495	0.6	4.6	-0.5
Treasure Coast	2,163,310	2,139,636	1,882,269	1,563,564	1.1	13.7	20.4
Indian River	161,702	159,788	138,028	112,947	1.2	15.8	22.2
Martin	159,053	158,431	146,318	126,731	0.4	8.3	15.5
Palm Beach	1,502,495	1,492,191	1,320,134	1,131,191	0.7	13.0	16.7
St. Lucie	340,060	329,226	277,789	192,695	3.3	18.5	44.2

Table 6. Rank of Florida Counties by Population Size in 2021 and Population Distribution, 2000 to 2021

Rank	State and County	Population				Percent of State Population			
		2021	2020	2010	2000	2021	2020	2010	2000
	FLORIDA	21,898,945	21,538,187	18,801,332	15,982,824	100.00	100.00	100.00	100.00
1	Miami-Dade	2,731,939	2,701,767	2,496,457	2,253,779	12.48	12.54	13.28	14.10
2	Broward	1,955,375	1,944,375	1,748,066	1,623,018	8.93	9.03	9.30	10.15
3	Palm Beach	1,502,495	1,492,191	1,320,134	1,131,191	6.86	6.93	7.02	7.08
4	Hillsborough	1,490,374	1,459,762	1,229,226	998,948	6.81	6.78	6.54	6.25
5	Orange	1,457,940	1,429,908	1,145,956	896,344	6.66	6.64	6.10	5.61
6	Duval	1,016,809	995,567	864,263	778,879	4.64	4.62	4.60	4.87
7	Pinellas	964,490	959,107	916,542	921,495	4.40	4.45	4.87	5.77
8	Lee	782,579	760,822	618,754	440,888	3.57	3.53	3.29	2.76
9	Polk	748,365	725,046	602,095	483,924	3.42	3.37	3.20	3.03
10	Brevard	616,742	606,612	543,376	476,230	2.82	2.82	2.89	2.98
11	Pasco	575,891	561,891	464,697	344,768	2.63	2.61	2.47	2.16
12	Volusia	563,358	553,543	494,593	443,343	2.57	2.57	2.63	2.77
13	Seminole	477,455	470,856	422,718	365,199	2.18	2.19	2.25	2.28
14	Sarasota	441,508	434,006	379,448	325,961	2.02	2.02	2.02	2.04
15	Manatee	411,209	399,710	322,833	264,002	1.88	1.86	1.72	1.65
16	Osceola	406,460	388,656	268,685	172,493	1.86	1.80	1.43	1.08
17	Lake	400,142	383,956	297,047	210,527	1.83	1.78	1.58	1.32
18	Collier	382,680	375,752	321,520	251,377	1.75	1.74	1.71	1.57
19	Marion	381,176	375,908	331,303	258,916	1.74	1.75	1.76	1.62
20	St. Lucie	340,060	329,226	277,789	192,695	1.55	1.53	1.48	1.21
21	Escambia	324,458	321,905	297,619	294,410	1.48	1.49	1.58	1.84
22	Leon	295,921	292,198	275,487	239,452	1.35	1.36	1.47	1.50
23	St. Johns	285,533	273,425	190,039	123,135	1.30	1.27	1.01	0.77
24	Alachua	284,607	278,468	247,336	217,955	1.30	1.29	1.32	1.36
25	Clay	221,440	218,245	190,865	140,814	1.01	1.01	1.02	0.88
26	Okaloosa	213,204	211,668	180,822	170,498	0.97	0.98	0.96	1.07
27	Hernando	196,540	194,515	172,778	130,802	0.90	0.90	0.92	0.82
28	Santa Rosa	191,911	188,000	151,372	117,743	0.88	0.87	0.81	0.74
29	Charlotte	190,570	186,847	159,978	141,627	0.87	0.87	0.85	0.89
30	Bay	178,282	175,216	168,852	148,217	0.81	0.81	0.90	0.93
31	Indian River	161,702	159,788	138,028	112,947	0.74	0.74	0.73	0.71
32	Martin	159,053	158,431	146,318	126,731	0.73	0.74	0.78	0.79
33	Citrus	155,615	153,843	141,236	118,085	0.71	0.71	0.75	0.74

Table 6. Rank of Florida Counties by Population Size in 2021 and Population Distribution, 2000 to 2021 (Continued)

Rank	State and County	Population				Percent of State Population			
		2021	2020	2010	2000	2021	2020	2010	2000
34	Sumter	134,593	129,752	93,420	53,345	0.61	0.60	0.50	0.33
35	Flagler	119,662	115,378	95,696	49,832	0.55	0.54	0.51	0.31
36	Highlands	102,065	101,235	98,786	87,366	0.47	0.47	0.53	0.55
37	Nassau	93,012	90,352	73,314	57,663	0.42	0.42	0.39	0.36
38	Monroe	83,411	82,874	73,090	79,589	0.38	0.38	0.39	0.50
39	Walton	77,941	75,305	55,043	40,601	0.36	0.35	0.29	0.25
40	Putnam	73,673	73,321	74,364	70,423	0.34	0.34	0.40	0.44
41	Columbia	69,809	69,698	67,531	56,513	0.32	0.32	0.36	0.35
42	Jackson	47,198	47,319	49,746	46,755	0.22	0.22	0.26	0.29
43	Gadsden	43,813	43,826	46,389	45,087	0.20	0.20	0.25	0.28
44	Suwannee	43,676	43,474	41,551	34,844	0.20	0.20	0.22	0.22
45	Levy	43,577	42,915	40,801	34,450	0.20	0.20	0.22	0.22
46	Hendry	40,540	39,619	39,140	36,210	0.19	0.18	0.21	0.23
47	Okeechobee	39,148	39,644	39,996	35,910	0.18	0.18	0.21	0.22
48	Wakulla	34,311	33,764	30,776	22,863	0.16	0.16	0.16	0.14
49	DeSoto	34,031	33,976	34,862	32,209	0.16	0.16	0.19	0.20
50	Baker	28,692	28,259	27,115	22,259	0.13	0.13	0.14	0.14
51	Bradford	27,955	28,303	28,520	26,088	0.13	0.13	0.15	0.16
52	Hardee	25,269	25,327	27,731	26,938	0.12	0.12	0.15	0.17
53	Washington	24,995	25,318	24,896	20,973	0.11	0.12	0.13	0.13
54	Taylor	20,957	21,796	22,570	19,256	0.10	0.10	0.12	0.12
55	Holmes	19,665	19,653	19,927	18,564	0.09	0.09	0.11	0.12
56	Gilchrist	18,126	17,864	16,939	14,437	0.08	0.08	0.09	0.09
57	Madison	18,122	17,968	19,224	18,733	0.08	0.08	0.10	0.12
58	Dixie	16,804	16,759	16,422	13,827	0.08	0.08	0.09	0.09
59	Union	15,799	16,147	15,535	13,442	0.07	0.07	0.08	0.08
60	Gulf	14,824	14,192	15,863	14,560	0.07	0.07	0.08	0.09
61	Jefferson	14,590	14,510	14,761	12,902	0.07	0.07	0.08	0.08
62	Calhoun	13,683	13,648	14,625	13,017	0.06	0.06	0.08	0.08
63	Hamilton	13,226	14,004	14,799	13,327	0.06	0.07	0.08	0.08
64	Franklin	12,364	12,451	11,549	9,829	0.06	0.06	0.06	0.06
65	Glades	12,130	12,126	12,884	10,576	0.06	0.06	0.07	0.07
66	Lafayette	7,937	8,226	8,870	7,022	0.04	0.04	0.05	0.04
67	Liberty	7,464	7,974	8,365	7,021	0.03	0.04	0.04	0.04

Table 7. Rank of Florida Counties by Percent Change in Population, 2020 to 2021

Rank	State and County	Percent Change	Population 2021	Population 2020
	FLORIDA	1.7	21,898,945	21,538,187
1	Osceola	4.6	406,460	388,656
2	Gulf	4.5	14,824	14,192
3	St. Johns	4.4	285,533	273,425
4	Lake	4.2	400,142	383,956
5	Sumter	3.7	134,593	129,752
6	Lake	3.7	119,662	115,378
7	Walton	3.5	77,941	75,305
8	St. Lucie	3.3	340,060	329,226
9	Polk	3.2	748,365	725,046
10	Nassau	2.9	93,012	90,352
11	Manatee	2.9	411,209	399,710
12	Lee	2.9	782,579	760,822
13	Pasco	2.5	575,891	561,891
14	Hendry	2.3	40,540	39,619
15	Alachua	2.2	284,607	278,468
16	Duval	2.1	1,016,809	995,567
17	Hillsborough	2.1	1,490,374	1,459,762
18	Santa Rosa	2.1	191,911	188,000
19	Charlotte	2.0	190,570	186,847
20	Orange	2.0	1,457,940	1,429,908
21	Collier	1.8	382,680	375,752
22	Volusia	1.8	563,358	553,543
23	Bay	1.7	178,282	175,216
24	Sarasota	1.7	441,508	434,006
25	Brevard	1.7	616,742	606,612
26	Wakulla	1.6	34,311	33,764
27	Levy	1.5	43,577	42,915
28	Marion	1.5	28,692	28,259
29	Gilchrist	1.5	18,126	17,864
30	Clay	1.5	221,440	218,245
31	Seminole	1.4	477,455	470,856
32	Marion	1.4	381,176	375,908
33	Leon	1.3	295,921	292,198
34	Indian River	1.2	161,702	159,788
35	Citrus	1.2	155,615	153,843
36	Miami-Dade	1.1	2,731,939	2,701,767
37	Hernando	1.0	196,540	194,515
38	Madison	0.9	18,122	17,968
39	Highlands	0.8	102,065	101,235
40	Escambia	0.8	324,458	321,905
41	Okaloosa	0.7	213,204	211,668
42	Palm Beach	0.7	1,502,495	1,492,191
43	Monroe	0.6	83,411	82,874
44	Broward	0.6	1,955,375	1,944,375
45	Pinellas	0.6	964,490	959,107
46	Jefferson	0.6	14,590	14,510
47	Putnam	0.5	73,673	73,321
48	Suwannee	0.5	43,676	43,474
49	Martin	0.4	159,053	158,431
50	Dixie	0.3	16,804	16,759
51	Calhoun	0.3	13,683	13,648
52	DeSoto	0.2	34,031	33,976
53	Columbia	0.2	69,809	69,698
54	Holmes	0.1	19,665	19,653
55	Glades	0.0	12,130	12,126
56	Gadsden	0.0	43,813	43,826
57	Hardee	-0.2	25,269	25,327
58	Jackson	-0.3	47,198	47,319
59	Franklin	-0.7	12,364	12,451
60	Bradford	-1.2	27,955	28,303
61	Okeechobee	-1.3	39,148	39,644
62	Washington	-1.3	24,995	25,318
63	Union	-2.2	15,799	16,147
64	Lafayette	-3.5	7,937	8,226
65	Taylor	-3.8	20,957	21,796
66	Hamilton	-5.6	13,226	14,004
67	Liberty	-6.4	7,464	7,974

Figure 1. Percent Change in Population, 2020 to 2021

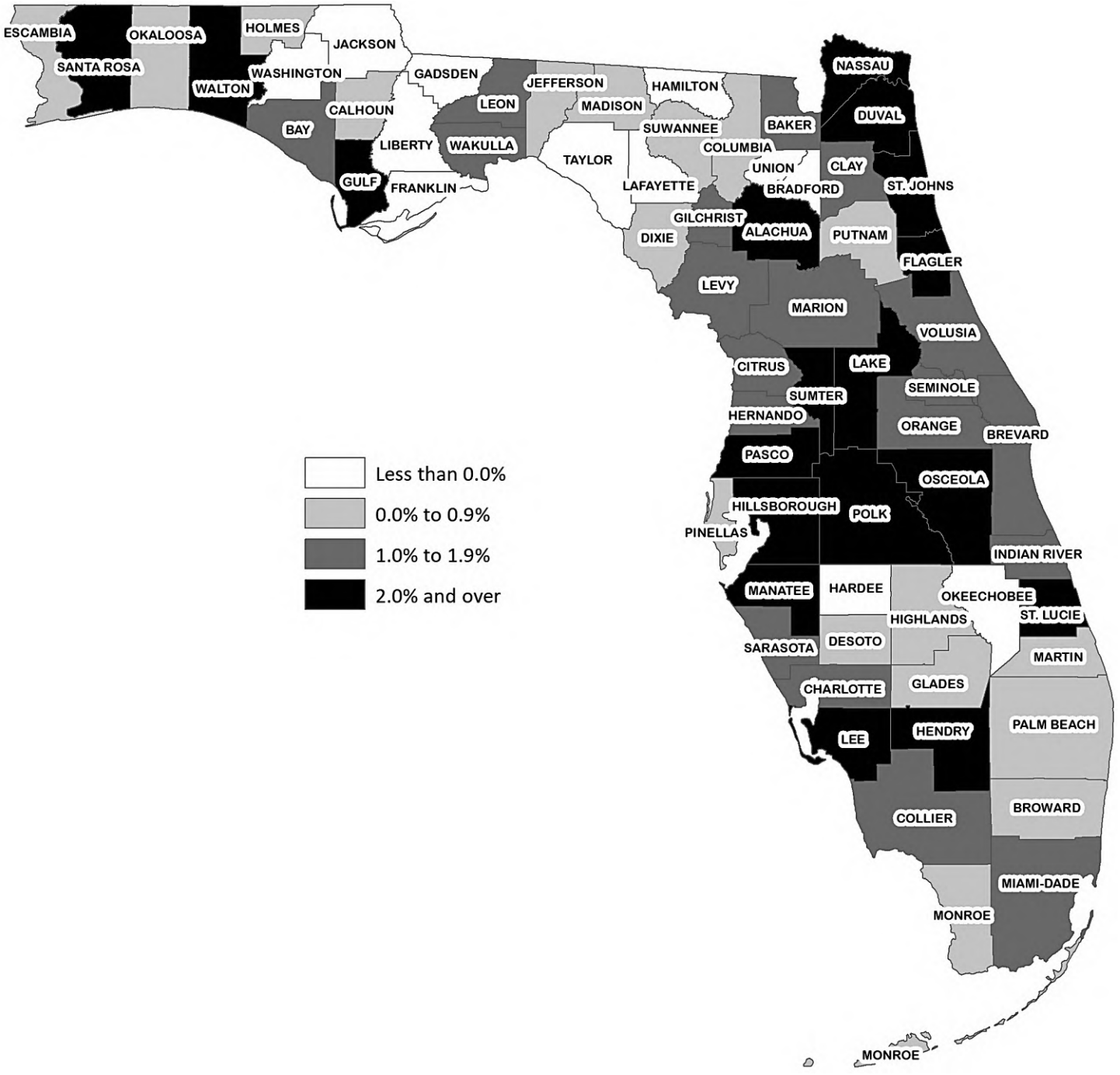

Table 8. Rank of Florida Counties by Population Change, 2020 to 2021

Rank	State and County	Change	Population 2021	Population 2020
	FLORIDA	360,758	21,898,945	21,538,187
1	Hillsborough	30,612	1,490,374	1,459,762
2	Miami-Dade	30,172	2,731,939	2,701,767
3	Orange	28,032	1,457,940	1,429,908
4	Polk	23,319	748,365	725,046
5	Lee	21,757	782,579	760,822
6	Duval	21,242	1,016,809	995,567
7	Osceola	17,804	406,460	388,656
8	Lake	16,186	400,142	383,956
9	Pasco	14,000	575,891	561,891
10	St. Johns	12,108	285,533	273,425
11	Manatee	11,499	411,209	399,710
12	Broward	11,000	1,955,375	1,944,375
13	St. Lucie	10,834	340,060	329,226
14	Palm Beach	10,304	1,502,495	1,492,191
15	Brevard	10,130	616,742	606,612
16	Volusia	9,815	563,358	553,543
17	Sarasota	7,502	441,508	434,006
18	Collier	6,928	382,680	375,752
19	Seminole	6,599	477,455	470,856
20	Alachua	6,139	284,607	278,468
21	Pinellas	5,383	964,490	959,107
22	Marion	5,268	381,176	375,908
23	Sumter	4,841	134,593	129,752
24	Flagler	4,284	119,662	115,378
25	Santa Rosa	3,911	191,911	188,000
26	Charlotte	3,723	190,570	186,847
27	Leon	3,723	295,921	292,198
28	Clay	3,195	221,440	218,245
29	Bay	3,066	178,282	175,216
30	Nassau	2,660	93,012	90,352
31	Walton	2,636	77,941	75,305
32	Escambia	2,553	324,458	321,905
33	Hernando	2,025	196,540	194,515
34	Indian River	1,914	161,702	159,788
35	Citrus	1,772	155,615	153,843
36	Okaloosa	1,536	213,204	211,668
37	Hendry	921	40,540	39,619
38	Highlands	830	102,065	101,235
39	Levy	662	43,577	42,915
40	Gulf	632	14,824	14,192
41	Martin	622	159,053	158,431
42	Wakulla	547	34,311	33,764
43	Monroe	537	83,411	82,874
44	Baker	433	28,692	28,259
45	Putnam	352	73,673	73,321
46	Gilchrist	262	18,126	17,864
47	Suwannee	202	43,676	43,474
48	Madison	154	18,122	17,968
49	Columbia	111	69,809	69,698
50	Jefferson	80	14,590	14,510
51	DeSoto	55	34,031	33,976
52	Dixie	45	16,804	16,759
53	Calhoun	35	13,683	13,648
54	Holmes	12	19,665	19,653
55	Glades	4	12,130	12,126
56	Gadsden	-13	43,813	43,826
57	Hardee	-58	25,269	25,327
58	Franklin	-87	12,364	12,451
59	Jackson	-121	47,198	47,319
60	Lafayette	-289	7,937	8,226
61	Washington	-323	24,995	25,318
62	Bradford	-348	27,955	28,303
63	Union	-348	15,799	16,147
64	Okeechobee	-496	39,148	39,644
65	Liberty	-510	7,464	7,974
66	Hamilton	-778	13,226	14,004
67	Taylor	-839	20,957	21,796

Figure 2. Population Change, 2020 to 2021

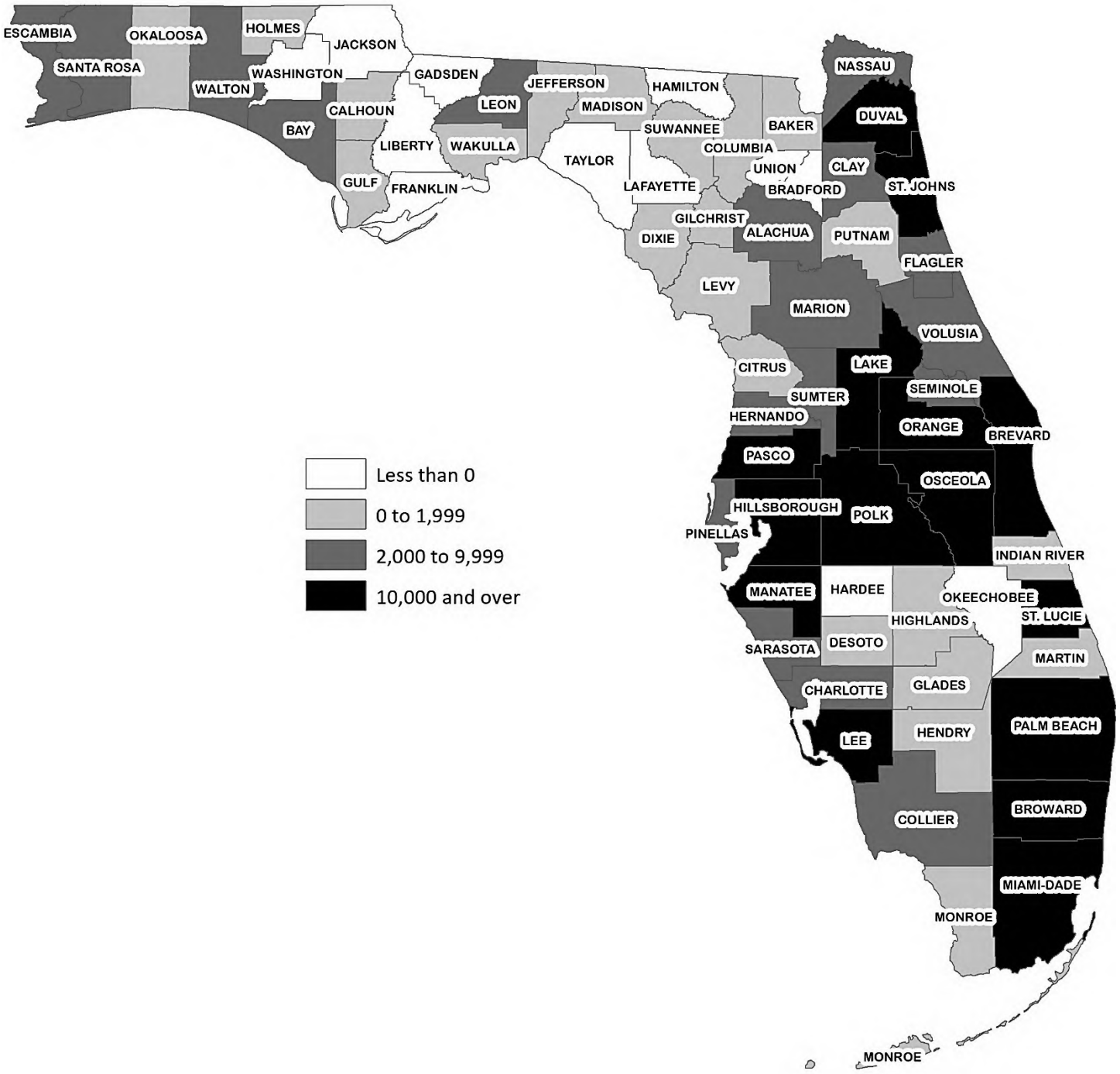

Table 9. Rank of Top 100 Cities in Florida by Population Size, 2010 to 2021

City	Population			Rank			Percent Change 2020 to 2021	Percent Change 2010 to 2020
	2021	2020	2010	2021	2020	2010		
Jacksonville	970,562	949,611	821,784	1	1	1	2.2	15.6
Miami	449,747	442,241	399,508	2	2	2	1.7	10.7
Tampa	391,800	384,959	335,709	3	3	3	1.8	14.7
Orlando	314,506	307,573	238,300	4	4	5	2.3	29.1
St. Petersburg	260,778	258,308	244,769	5	5	4	1.0	5.5
Hialeah	225,493	223,109	224,667	6	6	6	1.1	-0.7
Port St. Lucie	214,514	204,851	164,603	7	7	9	4.7	24.5
Cape Coral	201,554	194,016	154,305	8	9	10	3.9	25.7
Tallahassee	198,371	196,169	181,376	9	8	7	1.1	8.2
Fort Lauderdale	186,076	182,760	165,521	10	10	8	1.8	10.4
Pembroke Pines	170,857	171,178	154,019	11	11	11	-0.2	11.1
Hollywood	153,854	153,067	140,768	12	12	12	0.5	8.7
Gainesville	143,835	141,085	124,476	13	13	13	1.9	13.3
Miramar	136,007	134,721	122,041	14	14	14	1.0	10.4
Coral Springs	134,558	134,394	121,096	15	15	15	0.1	11.0
Palm Bay	122,765	119,760	103,190	16	16	18	2.5	16.1
West Palm Beach	119,255	117,415	100,343	17	17	19	1.6	17.0
Clearwater	117,800	117,292	107,685	18	18	16	0.4	8.9
Lakeland	116,421	112,641	97,422	19	19	21	3.4	15.6
Pompano Beach	113,144	112,046	99,845	20	20	20	1.0	12.2
Miami Gardens	112,508	111,640	107,166	21	21	17	0.8	4.2
Davie	106,199	105,691	91,992	22	22	22	0.5	14.9
Boca Raton	98,046	97,422	84,392	23	23	27	0.6	15.4
Sunrise	97,359	97,335	84,439	24	24	26	0.0	15.3
Deltona	94,953	93,692	85,182	25	25	24	1.3	10.0
Palm Coast	92,866	89,258	75,180	26	27	30	4.0	18.7
Plantation	92,628	91,750	84,955	27	26	25	1.0	8.0
Fort Myers	91,544	86,395	62,298	28	29	35	6.0	38.7
Deerfield Beach	87,106	86,859	75,018	29	28	31	0.3	15.8
Melbourne	85,800	84,678	76,205	30	30	29	1.3	11.1
Largo	83,071	82,485	77,648	31	32	28	0.7	6.2
Miami Beach	82,785	82,890	87,778	32	31	23	-0.1	-5.6
Homestead	81,110	80,737	60,509	33	33	38	0.5	33.4
Boynton Beach	81,011	80,380	68,217	34	34	32	0.8	17.8
Kissimmee	80,999	79,226	59,682	35	35	40	2.2	32.7
Doral	80,703	75,874	45,709	36	36	56	6.4	66.0
North Port	78,129	74,793	57,357	37	37	42	4.5	30.4
Lauderhill	74,538	74,482	66,887	38	38	33	0.1	11.4
Daytona Beach	74,113	71,488	61,005	39	40	36	3.7	17.2
Tamarac	72,509	71,897	60,427	40	39	39	0.9	19.0
Weston	68,305	68,107	65,333	41	41	34	0.3	4.2
Delray Beach	66,948	66,846	60,522	42	42	37	0.2	10.4
Ocala	64,243	63,591	56,315	43	43	44	1.0	12.9
Port Orange	63,275	62,596	56,048	44	44	45	1.1	11.7
Sanford	62,045	61,051	53,570	45	46	47	1.6	14.0
Wellington	61,768	61,637	56,508	46	45	43	0.2	9.1
Jupiter	61,121	61,047	55,156	47	47	46	0.1	10.7
St. Cloud	61,033	58,964	35,183	48	50	73	3.5	67.6
North Miami	60,175	60,191	58,912	49	48	41	0.0	2.2
Palm Beach Gardens	59,755	59,182	48,440	50	49	54	1.0	22.2
Margate	58,714	58,712	53,284	51	51	48	0.0	10.2

Table 9. Rank of Top 100 Cities in Florida by Population Size, 2010 to 2021

(Continued)

City	Population			Rank			Percent Change	
	2021	2020	2010	2021	2020	2010	2020 to 2021	2010 to 2020
Coconut Creek	57,871	57,833	52,909	52	52	49	0.1	9.3
Apopka	56,727	54,873	41,542	53	54	60	3.4	32.1
Bradenton	56,442	55,698	49,546	54	53	52	1.3	12.4
Sarasota	55,386	54,842	51,917	55	55	51	1.0	5.6
Bonita Springs	54,746	53,644	43,857	56	57	57	2.1	22.3
Pensacola	54,490	54,312	51,923	57	56	50	0.3	4.6
Pinellas Park	54,239	53,093	49,079	58	58	53	2.2	8.2
Winter Haven	51,126	49,219	33,874	59	60	78	3.9	45.3
Coral Gables	50,193	49,248	46,776	60	59	55	1.9	5.3
Titusville	49,085	48,789	43,761	61	61	58	0.6	11.5
Ocoee	48,202	47,295	35,579	62	63	70	1.9	32.9
Fort Pierce	48,038	47,297	41,590	63	62	59	1.6	13.7
Winter Garden	47,475	46,964	34,568	64	64	76	1.1	35.9
Altamonte	46,735	46,231	41,496	65	65	62	1.1	11.4
Cutler Bay	45,478	45,425	40,286	66	66	65	0.1	12.8
North Lauderdale	44,855	44,794	41,023	67	67	64	0.1	9.2
Clermont	44,687	43,021	28,742	68	72	85	3.9	49.7
Greenacres	44,549	43,990	37,573	69	69	67	1.3	17.1
Oakland Park	44,296	44,229	41,363	70	68	63	0.2	6.9
Ormond Beach	44,046	43,080	38,137	71	71	66	2.2	13.0
North Miami	43,749	43,676	41,523	72	70	61	0.2	5.2
Lake Worth	42,572	42,219	34,910	73	73	74	0.8	20.9
Hallandale Beach	41,157	41,217	37,113	74	74	68	-0.1	11.1
Aventura	40,371	40,242	35,762	75	75	69	0.3	12.5
Plant City	40,183	39,764	34,721	76	77	75	1.1	14.5
Oviedo	40,073	40,059	33,342	77	76	79	0.0	20.1
Royal Palm Beach	39,144	38,932	34,140	78	78	77	0.5	14.0
Winter Springs	38,767	38,342	33,282	79	79	80	1.1	15.2
DeLand	38,342	37,351	27,031	80	81	88	2.7	38.2
Riviera Beach	38,125	37,604	32,488	81	80	82	1.4	15.7
Estero	37,213	36,939	(X)	82	82	(X)	0.7	(X)
Lauderdale Lakes	36,647	35,954	32,593	83	84	81	1.9	10.3
Dunedin	36,116	36,068	35,321	84	83	72	0.1	2.1
Parkland	35,440	34,670	23,962	85	85	93	2.2	44.7
Panama City	34,698	32,939	35,505	86	87	71	5.3	-7.2
Cooper City	34,397	34,401	28,547	87	86	86	0.0	20.5
Dania Beach	31,837	31,723	29,639	88	88	83	0.4	7.0
New Smyrna	30,962	30,142	22,464	89	90	96	2.7	34.2
Miami Lakes	30,857	30,467	29,361	90	89	84	1.3	3.8
Winter Park	30,019	29,795	27,852	91	91	87	0.8	7.0
Casselberry	29,571	28,794	26,241	92	92	89	2.7	9.7
Haines City	29,179	26,669	20,560	93	98	104	9.4	29.7
Leesburg	28,234	27,000	20,117	94	95	105	4.6	34.2
West Melbourne	28,127	25,924	18,355	95	100	112	8.5	41.2
Rockledge	27,824	27,678	24,926	96	93	90	0.5	11.0
Crestview	27,366	27,134	20,978	97	94	100	0.9	29.3
Temple Terrace	27,005	26,690	24,541	98	97	92	1.2	8.8
Palm Springs	26,904	26,890	18,928	99	96	109	0.1	42.1
Key West	26,687	26,444	24,649	100	99	91	0.9	7.3

(X) Not incorporated at that time.

Table 10. Rank of Top 100 Cities in Florida by Percent Change in Population, 2020 to 2021

Rank	City	Percent Change	Population 2021	Population 2020
1	Westlake	93.9	1,757	906
2	Wildwood	32.9	20,909	15,730
3	Freeport	24.9	7,320	5,861
4	Davenport	16.7	10,552	9,043
5	Mexico Beach	13.2	1,037	916
6	Oakland	10.8	3,895	3,516
7	Mascotte	10.8	7,321	6,609
8	Haines City	9.4	29,179	26,669
9	Groveland	9.1	20,197	18,505
10	Minneola	8.6	15,038	13,843
11	West Melbourne	8.5	28,127	25,924
12	Ocean Breeze	8.0	325	301
13	Worthington Springs	7.1	405	378
14	Polk City	7.0	2,902	2,713
15	Laurel Hill	6.8	624	584
16	Bushnell	6.8	3,253	3,047
17	Orange City	6.7	13,483	12,632
18	Bunnell	6.7	3,495	3,276
19	Doral	6.4	80,703	75,874
20	Eagle Lake	6.1	3,191	3,008
21	Dundee	6.0	5,551	5,235
22	Fort Myers	6.0	91,544	86,395
23	Auburndale	5.9	16,539	15,616
24	Florida City	5.9	13,857	13,085
25	Noma	5.8	220	208
26	Port St. Joe	5.7	3,547	3,357
27	Callahan	5.4	1,609	1,526
28	Westville	5.4	275	261
29	Panama City	5.3	34,698	32,939
30	Marianna	4.9	6,549	6,245
31	Port St. Lucie	4.7	214,514	204,851
32	Newberry	4.7	7,684	7,342
33	Leesburg	4.6	28,234	27,000
34	High Springs	4.5	6,496	6,215
35	St. Augustine	4.5	14,976	14,329
36	North Port	4.5	78,129	74,793
37	Jay	4.4	547	524
38	Port Richey	4.4	3,185	3,052
39	Fruitland Park	4.2	8,675	8,325
40	Palm Coast	4.0	92,866	89,258
41	Bristol	3.9	954	918
42	Lake Wales	3.9	17,001	16,361
43	Cape Coral	3.9	201,554	194,016
44	Winter Haven	3.9	51,126	49,219
45	Clermont	3.9	44,687	43,021
46	Panama City Beach	3.8	18,783	18,094
47	Wausau	3.8	385	371
48	Daytona Beach	3.7	74,113	71,488
49	Dade City	3.7	7,541	7,275
50	Shalimar	3.5	763	737
51	St. Cloud	3.5	61,033	58,964
52	Zephyrhills	3.5	17,788	17,194
53	DeBary	3.4	23,014	22,260
54	Apopka	3.4	56,727	54,873
55	Lakeland	3.4	116,421	112,641
56	Belleview	3.3	5,591	5,413
57	Vernon	3.3	756	732
58	Cocoa	3.2	19,653	19,041
59	Tavares	3.1	19,600	19,003
60	Everglades	3.1	363	352
61	Raiford	3.1	231	224
62	Brooksville	3.1	9,165	8,890
63	Fanning Springs	3.0	1,218	1,182
64	Lake Alfred	3.0	6,568	6,374
65	Sweetwater	3.0	19,941	19,363
66	Macclenny	3.0	7,522	7,304
67	White Springs	3.0	762	740
68	Astatula	3.0	1,945	1,889
69	Inverness	2.9	7,765	7,543
70	St. Marks	2.9	282	274
71	Glen St. Mary	2.8	476	463
72	New Smyrna Beach	2.7	30,962	30,142
73	Umatilla	2.7	3,785	3,685
74	Longwood	2.7	15,496	15,087
75	Casselberry	2.7	29,571	28,794
76	Hilliard	2.7	3,047	2,967
77	Reddick	2.7	461	449
78	Lee	2.7	385	375
79	DeLand	2.7	38,342	37,351
80	Venice	2.5	26,103	25,463
81	Palm Bay	2.5	122,765	119,760
82	Lake Helen	2.5	2,913	2,842
83	Trenton	2.5	2,065	2,015
84	Hillcrest Heights	2.5	249	243
85	Wewahitchka	2.4	2,124	2,074
86	Marathon	2.3	9,915	9,689
87	Frostproof	2.3	2,944	2,877
88	Montverde	2.3	1,693	1,655
89	Grant-Valkaria	2.3	4,612	4,509
90	Midway	2.3	3,617	3,537
91	Orlando	2.3	314,506	307,573
92	Howey-in-the-Hills	2.3	1,680	1,643
93	Ormond Beach	2.2	44,046	43,080
94	Kissimmee	2.2	80,999	79,226
95	Madison	2.2	2,977	2,912
96	Greenwood	2.2	551	539
97	Parkland	2.2	35,440	34,670
98	Jacksonville	2.2	970,562	949,611
99	Williston	2.2	3,041	2,976
100	Greensboro	2.2	471	461

Table 11. Rank of Top 100 Cities in Florida by Population Change, 2020 to 2021

Rank	City	Change	Population 2021	Population 2020
1	Jacksonville	20,951	970,562	949,611
2	Port St. Lucie	9,663	214,514	204,851
3	Cape Coral	7,538	201,554	194,016
4	Miami	7,506	449,747	442,241
5	Orlando	6,933	314,506	307,573
6	Tampa	6,841	391,800	384,959
7	Wildwood	5,179	20,909	15,730
8	Fort Myers	5,149	91,544	86,395
9	Doral	4,829	80,703	75,874
10	Lakeland	3,780	116,421	112,641
11	Palm Coast	3,608	92,866	89,258
12	North Port	3,336	78,129	74,793
13	Fort Lauderdale	3,316	186,076	182,760
14	Palm Bay	3,005	122,765	119,760
15	Gainesville	2,750	143,835	141,085
16	Daytona Beach	2,625	74,113	71,488
17	Haines City	2,510	29,179	26,669
18	St. Petersburg	2,470	260,778	258,308
19	Hialeah	2,384	225,493	223,109
20	West Melbourne	2,203	28,127	25,924
21	Tallahassee	2,202	198,371	196,169
22	St. Cloud	2,069	61,033	58,964
23	Winter Haven	1,907	51,126	49,219
24	Apopka	1,854	56,727	54,873
25	West Palm Beach	1,840	119,255	117,415
26	Kissimmee	1,773	80,999	79,226
27	Panama City	1,759	34,698	32,939
28	Groveland	1,692	20,197	18,505
29	Clermont	1,666	44,687	43,021
30	Davenport	1,509	10,552	9,043
31	Freeport	1,459	7,320	5,861
32	Miramar	1,286	136,007	134,721
33	Deltona	1,261	94,953	93,692
34	Leesburg	1,234	28,234	27,000
35	Minneola	1,195	15,038	13,843
36	Pinellas Park	1,146	54,239	53,093
37	Melbourne	1,122	85,800	84,678
38	Bonita Springs	1,102	54,746	53,644
39	Pompano Beach	1,098	113,144	112,046
40	Sanford	994	62,045	61,051
41	DeLand	991	38,342	37,351
42	Ormond Beach	966	44,046	43,080
43	Coral Gables	945	50,193	49,248
44	Auburndale	923	16,539	15,616
45	Ocoee	907	48,202	47,295
46	Plantation	878	92,628	91,750
47	Miami Gardens	868	112,508	111,640
48	Westlake	851	1,757	906
49	Orange City	851	13,483	12,632
50	New Smyrna Beach	820	30,962	30,142
51	Hollywood	787	153,854	153,067
52	Casselberry	777	29,571	28,794
53	Florida City	772	13,857	13,085
54	Parkland	770	35,440	34,670
55	DeBary	754	23,014	22,260
56	Bradenton	744	56,442	55,698
57	Fort Pierce	741	48,038	47,297
58	Mascotte	712	7,321	6,609
59	Lauderdale Lakes	693	36,647	35,954
60	Panama City Beach	689	18,783	18,094
61	Port Orange	679	63,275	62,596
62	Ocala	652	64,243	63,591
63	St. Augustine	647	14,976	14,329
64	Lake Wales	640	17,001	16,361
65	Venice	640	26,103	25,463
66	Boynton Beach	631	81,011	80,380
67	Boca Raton	624	98,046	97,422
68	Cocoa	612	19,653	19,041
69	Tamarac	612	72,509	71,897
70	Tavares	597	19,600	19,003
71	Zephyrhills	594	17,788	17,194
72	Largo	586	83,071	82,485
73	Sweetwater	578	19,941	19,363
74	Palm Beach Gardens	573	59,755	59,182
75	Greenacres	559	44,549	43,990
76	Sarasota	544	55,386	54,842
77	Riviera Beach	521	38,125	37,604
78	Winter Garden	511	47,475	46,964
79	Davie	508	106,199	105,691
80	Clearwater	508	117,800	117,292
81	Altamonte Springs	504	46,735	46,231
82	Winter Springs	425	38,767	38,342
83	Plant City	419	40,183	39,764
84	Longwood	409	15,496	15,087
85	Sebastian	400	25,454	25,054
86	Miami Lakes	390	30,857	30,467
87	Oakland	379	3,895	3,516
88	Homestead	373	81,110	80,737
89	Lake Worth Beach	353	42,572	42,219
90	Fruitland Park	350	8,675	8,325
91	Mount Dora	347	16,688	16,341
92	Newberry	342	7,684	7,342
93	Marco Island	326	16,086	15,760
94	Dundee	316	5,551	5,235
95	Temple Terrace	315	27,005	26,690
96	Sunny Isles Beach	313	22,655	22,342
97	Marianna	304	6,549	6,245
98	Titusville	296	49,085	48,789
99	Destin	286	14,217	13,931
100	High Springs	281	6,496	6,215

Table 12. Age Distribution (Percentage) of the Population of Florida and Its Counties, 1990 to 2020

State and County		Percent of Population			
		2020	2010	2000	1990
FLORIDA	0-17	19.5	21.3	22.8	22.3
	18-44	—	34.4	36.9	39.8
	45-64	—	27.0	22.7	19.7
	65+	—	17.3	17.6	18.2
Alachua	0-17	18.2	17.9	20.2	21.9
	18-44	—	48.4	50.9	54.3
	45-64	—	22.9	19.3	14.5
	65+	—	10.8	9.6	9.2
Baker	0-17	23.4	26.0	27.5	30.7
	18-44	—	36.7	40.6	44.1
	45-64	—	26.4	22.7	17.4
	65+	—	10.9	9.2	7.8
Bay	0-17	20.3	22.0	24.0	25.6
	18-44	—	35.4	38.8	42.3
	45-64	—	28.1	23.7	20.2
	65+	—	14.5	13.4	11.9
Bradford	0-17	18.8	19.8	21.9	24.1
	18-44	—	37.6	41.6	44.2
	45-64	—	28.2	23.5	19.6
	65+	—	14.4	12.9	12.1
Brevard	0-17	18.1	19.8	22.0	22.0
	18-44	—	29.4	33.9	39.9
	45-64	—	30.4	24.3	21.5
	65+	—	20.4	19.9	16.6
Broward	0-17	20.5	22.4	23.6	20.6
	18-44	—	35.6	38.6	40.2
	45-64	—	27.7	21.7	18.6
	65+	—	14.3	16.1	20.7
Calhoun	0-17	20.0	21.4	23.2	26.2
	18-44	—	36.0	40.5	39.9
	45-64	—	27.2	22.3	19.5
	65+	—	15.4	14.0	14.5
Charlotte	0-17	12.1	14.3	15.7	15.7
	18-44	—	21.2	23.3	26.9
	45-64	—	30.4	26.4	23.8
	65+	—	34.1	34.7	33.6
Citrus	0-17	14.5	15.9	17.2	17.7
	18-44	—	21.9	23.7	26.8
	45-64	—	30.3	26.9	24.3
	65+	—	31.9	32.2	31.2
Clay	0-17	23.9	26.3	28.0	28.9
	18-44	—	34.2	38.2	43.7
	45-64	—	27.8	24.0	18.9
	65+	—	11.7	9.8	8.4
Collier	0-17	16.7	19.5	19.9	20.1
	18-44	—	28.0	31.2	35.3
	45-64	—	26.1	24.5	21.9
	65+	—	26.4	24.5	22.7
Columbia	0-17	21.4	22.5	25.4	28.1
	18-44	—	33.9	36.7	38.5
	45-64	—	28.2	24.0	20.2
	65+	—	15.4	14.0	13.2
DeSoto	0-17	20.5	22.5	22.7	24.0
	18-44	—	35.8	37.9	36.9
	45-64	—	23.8	20.5	19.8
	65+	—	17.9	19.0	19.2
Dixie	0-17	18.1	19.1	22.1	24.6
	18-44	—	30.3	34.6	36.7
	45-64	—	31.2	26.2	24.2
	65+	—	19.3	17.1	14.5
Duval	0-17	21.5	23.5	26.3	26.0
	18-44	—	38.9	42.0	46.0
	45-64	—	26.4	21.2	17.4
	65+	—	11.1	10.5	10.6
Escambia	0-17	19.8	21.6	23.5	25.4
	18-44	—	37.2	41.1	43.3
	45-64	—	26.8	22.0	19.5
	65+	—	14.4	13.3	11.9
Flagler	0-17	16.5	19.9	17.9	19.2
	18-44	—	26.9	25.1	29.6
	45-64	—	28.7	28.3	25.8
	65+	—	24.5	28.6	25.4

Table 12. Age Distribution (Percentage) of the Population of Florida and Its Counties, 1990 to 2020 (Continued)

State and County		Percent of Population 2020	2010	2000	1990
Franklin	0-17	15.2	17.1	20.2	24.1
	18-44	—	36.2	32.6	33.6
	45-64	—	29.3	29.5	24.6
	65+	—	17.4	17.7	17.7
Gadsden	0-17	21.0	24.2	26.4	29.8
	18-44	—	33.6	38.4	39.5
	45-64	—	28.6	23.0	18.1
	65+	—	13.6	12.2	12.5
Gilchrist	0-17	20.7	21.4	24.4	25.2
	18-44	—	33.9	39.1	40.4
	45-64	—	27.8	22.9	20.8
	65+	—	16.9	13.6	13.6
Glades	0-17	16.8	18.8	22.1	24.6
	18-44	—	33.7	34.6	31.2
	45-64	—	26.0	24.5	24.8
	65+	—	21.5	18.8	19.3
Gulf	0-17	16.7	16.2	19.9	24.8
	18-44	—	37.4	39.8	37.2
	45-64	—	30.0	25.4	22.9
	65+	—	16.3	14.9	15.2
Hamilton	0-17	19.1	19.7	23.5	29.0
	18-44	—	39.4	42.5	42.3
	45-64	—	27.8	22.8	17.3
	65+	—	13.1	11.2	11.4
Hardee	0-17	25.6	27.7	27.6	29.4
	18-44	—	37.4	39.3	36.5
	45-64	—	22.0	19.2	19.0
	65+	—	12.9	13.9	15.1
Hendry	0-17	25.7	27.8	30.0	31.7
	18-44	—	38.6	41.6	39.0
	45-64	—	22.1	18.3	18.5
	65+	—	11.5	10.1	10.9
Hernando	0-14	18.4	19.8	18.9	18.5
	15-44	—	26.6	25.8	27.3
	45-64	—	27.9	24.4	23.6
	65+	—	25.8	30.9	30.6
Highlands	0-17	17.5	18.2	19.2	18.9
	18-44	—	24.3	25.6	26.0
	45-64	—	25.3	22.2	21.9
	65+	—	32.2	33.0	33.2
Hillsborough	0-17	22.0	23.9	25.3	24.4
	18-44	—	38.8	41.0	44.8
	45-64	—	25.4	21.7	18.6
	65+	—	11.8	12.0	12.2
Holmes	0-17	20.6	21.5	23.1	25.0
	18-44	—	33.6	38.1	38.1
	45-64	—	27.7	24.0	21.2
	65+	—	17.2	14.8	15.7
Indian River	0-17	15.9	18.8	19.2	19.5
	18-44	—	25.9	28.3	31.8
	45-64	—	28.1	23.3	21.6
	65+	—	27.2	29.2	27.1
Jackson	0-17	19.1	19.9	22.3	25.0
	18-44	—	36.2	39.3	40.5
	45-64	—	28.2	23.8	19.7
	65+	—	15.7	14.6	14.9
Jefferson	0-17	16.9	18.6	22.7	29.1
	18-44	—	32.6	37.1	37.2
	45-64	—	32.3	25.7	19.0
	65+	—	16.5	14.5	14.8
Lafayette	0-17	17.1	20.1	21.7	24.9
	18-44	—	43.4	44.7	45.2
	45-64	—	24.3	21.3	18.9
	65+	—	12.2	12.4	11.0
Lake	0-17	18.6	20.8	20.3	20.0
	18-44	—	28.3	29.5	30.5
	45-64	—	26.7	23.8	22.1
	65+	—	24.2	26.4	27.4
Lee	0-17	17.4	19.5	19.6	19.7
	18-44	—	29.7	30.1	34.0
	45-64	—	27.3	24.8	21.7
	65+	—	23.5	25.4	24.6

Table 12. Age Distribution (Percentage) of the Population of Florida and Its Counties, 1990 to 2020 (Continued)

State and County		Percent of Population 2020	2010	2000	1990
Leon	0-17	19.0	19.6	21.3	22.6
	18-44	—	48.0	50.4	54.2
	45-64	—	23.0	20.0	15.1
	65+	—	9.4	8.3	8.2
Levy	0-17	20.1	21.1	23.6	24.4
	18-44	—	28.8	31.9	34.2
	45-64	—	30.6	26.6	22.6
	65+	—	19.4	17.9	18.8
Liberty	0-17	18.4	21.2	21.8	24.3
	18-44	—	41.1	47.0	46.0
	45-64	—	27.1	21.0	18.5
	65+	—	10.6	10.2	11.2
Madison	0-17	19.9	21.8	25.3	27.7
	18-44	—	34.2	37.5	39.7
	45-64	—	28.2	22.7	18.6
	65+	—	15.8	14.6	14.0
Manatee	0-17	18.3	20.5	20.7	19.3
	18-44	—	28.6	31.2	33.0
	45-64	—	27.6	23.3	19.8
	65+	—	23.3	24.9	28.0
Marion	0-17	18.0	19.4	21.4	22.3
	18-44	—	27.6	30.2	34.0
	45-64	—	27.3	23.9	21.7
	65+	—	25.8	24.5	22.0
Martin	0-17	16.5	17.6	18.6	17.7
	18-44	—	25.4	28.2	33.2
	45-64	—	29.7	24.9	21.8
	65+	—	27.3	28.2	27.3
Miami–Dade	0-17	19.4	21.9	24.8	24.3
	18-44	—	38.5	40.1	41.5
	45-64	—	25.6	21.7	20.3
	65+	—	14.1	13.3	13.9
Monroe	0-17	14.8	15.1	17.1	17.5
	18-44	—	32.5	37.4	43.0
	45-64	—	35.4	30.9	23.7
	65+	—	17.1	14.6	15.8
Nassau	0-17	20.1	21.7	25.0	27.2
	18-44	—	31.1	36.0	41.5
	45-64	—	30.9	26.3	21.2
	65+	—	16.2	12.6	10.1
Okaloosa	0-17	22.3	22.3	24.7	26.0
	18-44	—	36.0	40.7	45.4
	45-64	—	27.7	22.4	19.4
	65+	—	13.9	12.1	9.2
Okeechobee	0-17	22.0	24.0	25.2	27.4
	18-44	—	34.2	36.5	36.3
	45-64	—	24.9	21.9	20.3
	65+	—	17.0	16.3	16.0
Orange	0-17	22.0	23.6	25.3	24.0
	18-44	—	42.6	44.7	48.1
	45-64	—	24.1	20.0	17.3
	65+	—	9.7	10.0	10.6
Osceola	0-17	23.4	26.2	26.8	25.3
	18-44	—	37.6	40.2	41.8
	45-64	—	25.2	21.6	19.0
	65+	—	11.0	11.4	13.8
Palm Beach	0-17	19.0	20.4	21.3	19.8
	18-44	—	31.6	33.5	37.0
	45-64	—	26.4	22.0	19.0
	65+	—	21.6	23.2	24.2
Pasco	0-17	20.3	21.2	20.2	18.0
	18-44	—	30.7	30.0	29.4
	45-64	—	27.4	23.1	20.4
	65+	—	20.7	26.8	32.2
Pinellas	0-17	15.5	17.8	19.3	17.9
	18-44	—	30.3	33.8	36.0
	45-64	—	30.8	24.5	20.2
	65+	—	21.2	22.5	25.9
Polk	0-17	21.9	23.5	24.4	24.3
	18-44	—	32.8	34.7	37.0
	45-64	—	25.6	22.5	20.3
	65+	—	18.0	18.3	18.4

Table 12. Age Distribution (Percentage) of the Population of Florida and Its Counties, 1990 to 2020 (Continued)

State and County		Percent of Population 2020	2010	2000	1990
Putnam	0-17	20.6	22.6	24.6	25.6
	18-44	—	29.3	31.9	34.6
	45-64	—	29.2	25.1	22.0
	65+	—	18.9	18.5	17.8
St. Johns	0-17	23.0	23.1	23.1	22.5
	18-44	—	31.0	34.6	40.0
	45-64	—	30.2	26.4	21.2
	65+	—	15.7	15.9	16.3
St. Lucie	0-17	19.9	22.3	22.6	23.2
	18-44	—	31.0	31.7	35.7
	45-64	—	26.7	23.0	20.2
	65+	—	19.9	22.7	20.8
Santa Rosa	0-17	22.8	23.9	26.6	27.2
	18-44	—	34.5	38.3	42.9
	45-64	—	28.7	24.1	20.4
	65+	—	12.9	11.0	9.5
Sarasota	0-17	13.7	15.7	16.2	15.8
	18-44	—	24.1	26.7	30.3
	45-64	—	29.0	25.6	21.8
	65+	—	31.2	31.5	32.1
Seminole	0-17	21.3	23.0	25.4	25.5
	18-44	—	37.0	40.4	45.3
	45-64	—	28.0	23.6	19.0
	65+	—	12.0	10.6	10.3
Sumter	0-17	7.0	9.1	16.1	22.4
	18-44	—	18.6	29.2	33.2
	45-64	—	28.9	27.3	22.2
	65+	—	43.4	27.4	22.3
Suwannee	0-17	21.2	22.7	24.0	26.6
	18-44	—	30.7	33.6	34.8
	45-64	—	27.7	25.4	21.8
	65+	—	18.9	16.9	16.8
Taylor	0-17	19.8	19.7	24.6	28.3
	18-44	—	35.5	36.6	37.7
	45-64	—	29.2	24.8	20.7
	65+	—	15.6	14.1	13.3
Union	0-17	18.9	19.4	21.8	25.7
	18-44	—	38.8	48.5	50.4
	45-64	—	31.9	22.2	16.5
	65+	—	10.0	7.5	7.5
Volusia	0-17	17.2	18.9	20.3	19.8
	18-44	—	30.8	33.5	37.3
	45-64	—	29.3	24.2	20.2
	65+	—	21.1	22.1	22.7
Wakulla	0-17	20.5	22.5	25.6	28.3
	18-44	—	37.4	39.3	39.6
	45-64	—	29.3	24.7	20.5
	65+	—	10.8	10.3	11.5
Walton	0-17	20.4	20.6	21.7	23.9
	18-44	—	33.1	35.6	35.7
	45-64	—	30.1	26.9	24.1
	65+	—	16.2	15.8	16.4
Washington	0-17	20.3	21.2	23.4	25.4
	18-44	—	35.5	36.3	35.0
	45-64	—	27.9	24.7	22.1
	65+	—	15.4	15.7	17.6

Notes:

Percentages may not add to 100 percent due to rounding.

The currently available Census 2020 data only include a breakdown for ages 0–17 and ages 18 and over. Data for other age groups will be included in future Census 2020 releases.

Table 13. Rank of Florida Counties by Percent of Population Aged 17 and Younger, 2020

Rank	State and County	Aged 17 and Younger	
		Percent	Number
	FLORIDA	19.5	4,198,955
1	Hendry	25.7	10,175
2	Hardee	25.6	6,487
3	Clay	23.9	52,106
4	Baker	23.4	6,621
5	Osceola	23.4	90,840
6	St. Johns	23.0	62,824
7	Santa Rosa	22.8	42,806
8	Okaloosa	22.3	47,213
9	Okeechobee	22.0	8,712
10	Hillsborough	22.0	320,731
11	Orange	22.0	314,110
12	Polk	21.9	158,610
13	Duval	21.5	213,964
14	Columbia	21.4	14,885
15	Seminole	21.3	100,074
16	Suwannee	21.2	9,195
17	Gadsden	21.0	9,209
18	Gilchrist	20.7	3,690
19	Putnam	20.6	15,137
20	Holmes	20.6	4,055
21	DeSoto	20.5	6,968
22	Broward	20.5	398,337
23	Wakulla	20.5	6,910
24	Walton	20.4	15,350
25	Washington	20.3	5,144
26	Bay	20.3	35,557
27	Pasco	20.3	113,865
28	Nassau	20.1	18,166
29	Levy	20.1	8,622
30	Calhoun	20.0	2,725
31	Madison	19.9	3,580
32	St. Lucie	19.9	65,485
33	Escambia	19.8	63,760
34	Taylor	19.8	4,314
35	Miami-Dade	19.4	523,147
36	Jackson	19.1	9,048
37	Hamilton	19.1	2,675
38	Leon	19.0	55,607
39	Palm Beach	19.0	283,567
40	Union	18.9	3,054
41	Bradford	18.8	5,311
42	Lake	18.6	71,512
43	Hernando	18.4	35,851
44	Liberty	18.4	1,467
45	Manatee	18.3	73,077
46	Alachua	18.2	50,563
47	Dixie	18.1	3,029
48	Brevard	18.1	109,517
49	Marion	18.0	67,551
50	Highlands	17.5	17,711
51	Lee	17.4	132,497
52	Volusia	17.2	95,420
53	Lafayette	17.1	1,407
54	Jefferson	16.9	2,455
55	Glades	16.8	2,038
56	Gulf	16.7	2,371
57	Collier	16.7	62,583
58	Martin	16.5	26,176
59	Flagler	16.5	18,992
60	Indian River	15.9	25,402
61	Pinellas	15.5	148,986
62	Franklin	15.2	1,896
63	Monroe	14.8	12,257
64	Citrus	14.5	22,356
65	Sarasota	13.7	59,542
66	Charlotte	12.1	22,607
67	Sumter	7.0	9,056

Figure 3. Percent of Population Aged 17 and Younger, 2020

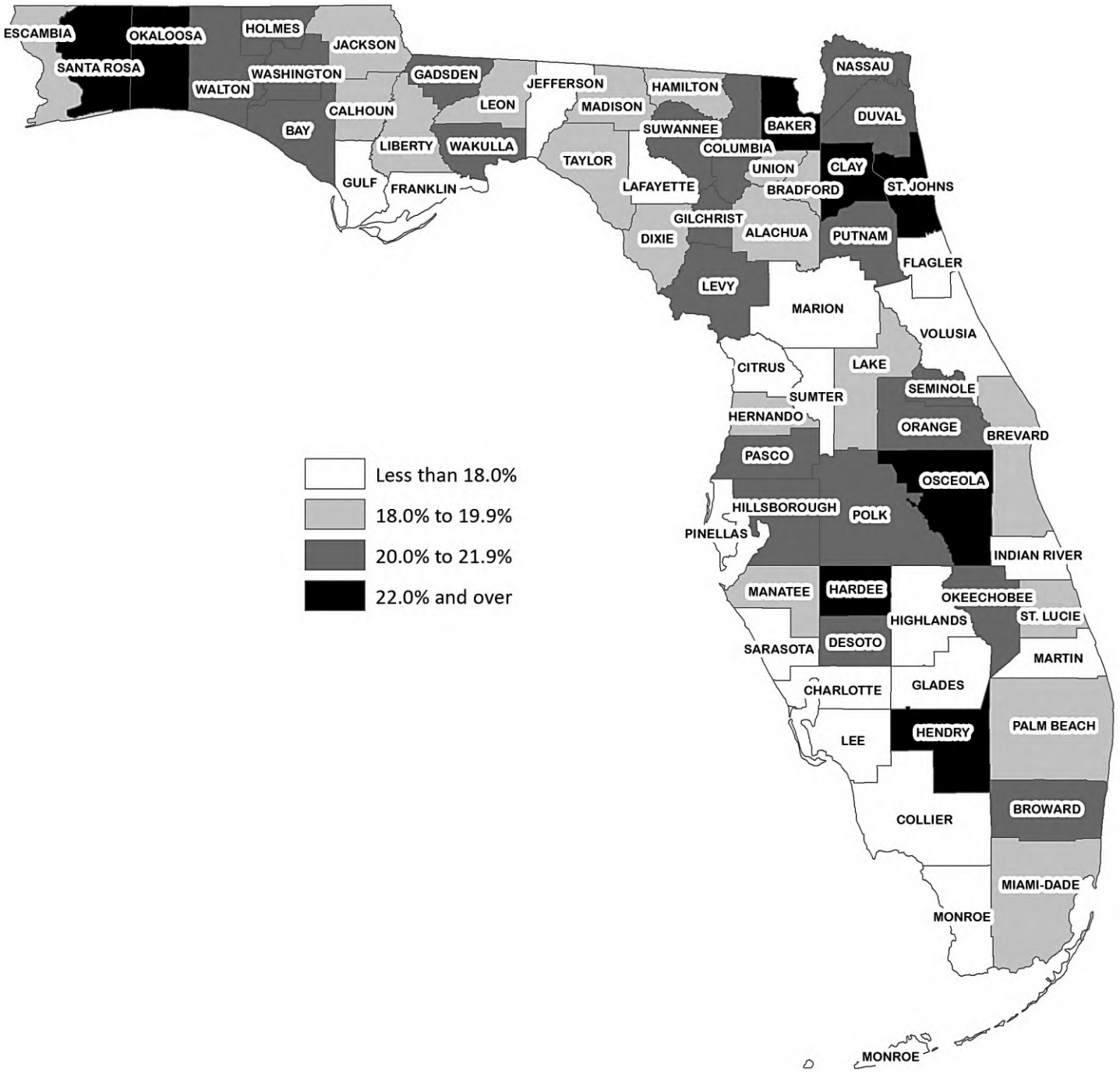

Table 14. Rank of Florida Counties by Percent of Population Aged 18 and Older, 2020

Rank	State and County	Aged 18 and Older Percent	Aged 18 and Older Number
	FLORIDA	80.5	17,339,232
1	Sumter	93.0	120,696
2	Charlotte	87.9	164,240
3	Sarasota	86.3	374,464
4	Citrus	85.5	131,487
5	Monroe	85.2	70,617
6	Franklin	84.8	10,555
7	Pinellas	84.5	810,121
8	Indian River	84.1	134,386
9	Flagler	83.5	96,386
10	Martin	83.5	132,255
11	Collier	83.3	313,169
12	Gulf	83.3	11,821
13	Glades	83.2	10,088
14	Jefferson	83.1	12,055
15	Lafayette	82.9	6,819
16	Volusia	82.8	458,123
17	Lee	82.6	628,325
18	Highlands	82.5	83,524
19	Marion	82.0	308,357
20	Brevard	81.9	497,095
21	Dixie	81.9	13,730
22	Alachua	81.8	227,905
23	Manatee	81.7	326,633
24	Liberty	81.6	6,507
25	Hernando	81.6	158,664
26	Lake	81.4	312,444
27	Bradford	81.2	22,992
28	Union	81.1	13,093
29	Palm Beach	81.0	1,208,624
30	Leon	81.0	236,591
31	Hamilton	80.9	11,329
32	Jackson	80.9	38,271
33	Miami-Dade	80.6	2,178,620
34	Taylor	80.2	17,482
35	Escambia	80.2	258,145
36	St. Lucie	80.1	263,741
37	Madison	80.1	14,388
38	Calhoun	80.0	10,923
39	Levy	79.9	34,293
40	Nassau	79.9	72,186
41	Pasco	79.7	448,026
42	Bay	79.7	139,659
43	Washington	79.7	20,174
44	Walton	79.6	59,955
45	Wakulla	79.5	26,854
46	Broward	79.5	1,546,038
47	DeSoto	79.5	27,008
48	Holmes	79.4	15,598
49	Putnam	79.4	58,184
50	Gilchrist	79.3	14,174
51	Gadsden	79.0	34,617
52	Suwannee	78.8	34,279
53	Seminole	78.7	370,782
54	Columbia	78.6	54,813
55	Duval	78.5	781,603
56	Polk	78.1	566,436
57	Orange	78.0	1,115,798
58	Hillsborough	78.0	1,139,031
59	Okeechobee	78.0	30,932
60	Okaloosa	77.7	164,455
61	Santa Rosa	77.2	145,194
62	St. Johns	77.0	210,601
63	Osceola	76.6	297,816
64	Baker	76.6	21,638
65	Clay	76.1	166,139
66	Hardee	74.4	18,840
67	Hendry	74.3	29,444

Figure 4. Percent of Population Aged 18 and Older, 2020

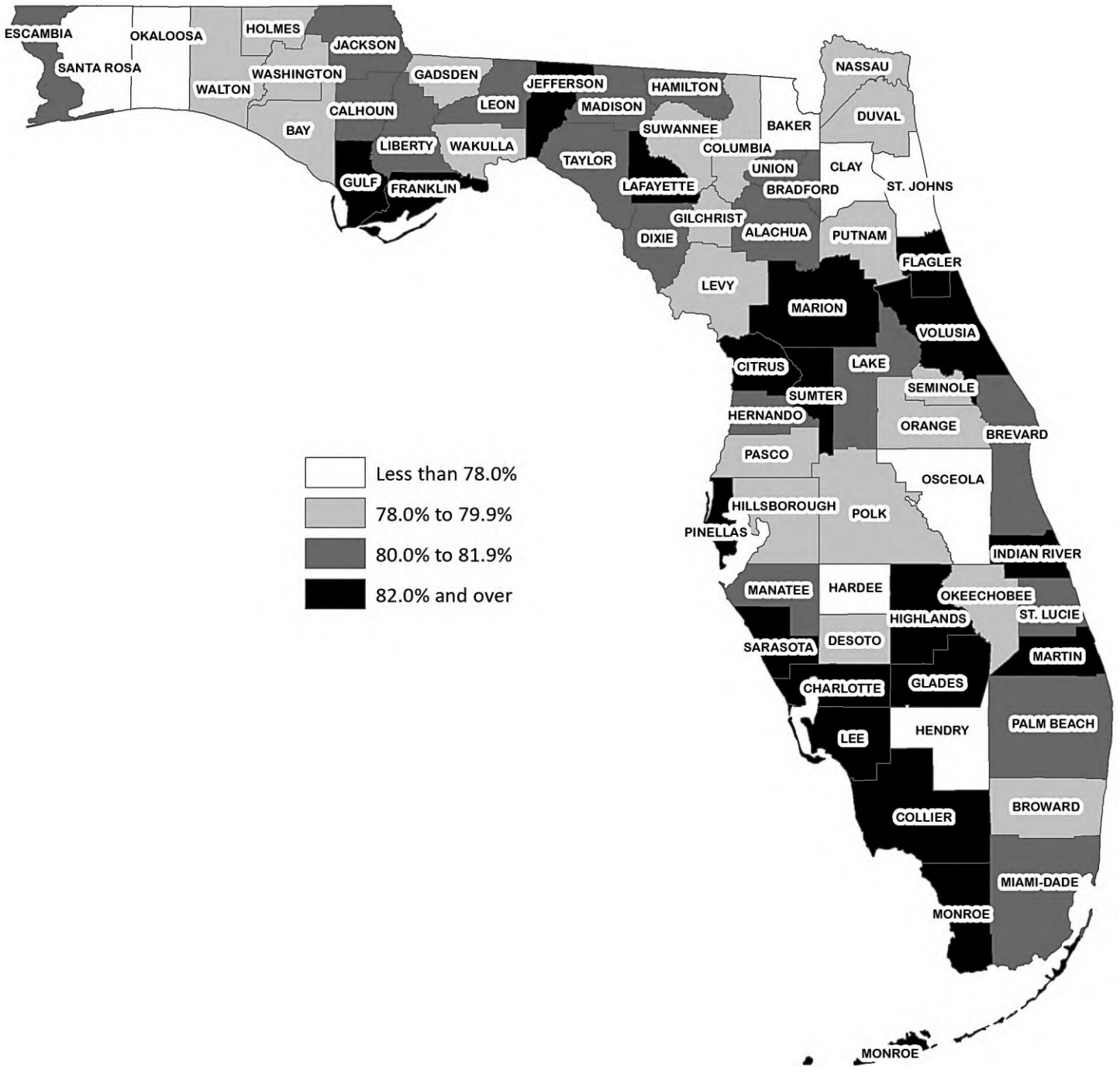

Table 15. Rank of Florida Counties by Percent of Black Alone Population, 2020

Rank	State and County	Black Alone Population	
		Percent	Number
	FLORIDA	15.1	3,246,381
1	Gadsden	53.5	23,435
2	Madison	35.1	6,310
3	Hamilton	32.0	4,477
4	Jefferson	31.8	4,621
5	Leon	30.4	88,862
6	Duval	29.4	292,337
7	Broward	27.4	531,910
8	Jackson	25.7	12,150
9	Escambia	21.4	68,978
10	St. Lucie	20.2	66,407
11	Union	20.0	3,233
12	Orange	19.4	277,027
13	Bradford	19.4	5,478
14	Taylor	19.3	4,209
15	Alachua	18.7	52,156
16	Palm Beach	17.6	262,422
17	Liberty	17.0	1,357
18	Columbia	16.6	11,593
19	Hillsborough	16.3	237,434
20	Putnam	15.6	11,444
21	Miami-Dade	14.8	400,002
22	Polk	14.6	105,533
23	Baker	13.6	3,847
24	Washington	13.0	3,283
25	Lafayette	12.7	1,045
26	Wakulla	12.6	4,250
27	DeSoto	12.6	4,270
28	Calhoun	12.3	1,682
29	Clay	12.2	26,624
30	Glades	12.1	1,469
31	Gulf	12.0	1,703
32	Marion	11.8	44,411
33	Suwannee	11.5	5,010
34	Franklin	11.4	1,422
35	Seminole	11.4	53,509
36	Hendry	11.0	4,357
37	Osceola	10.5	40,775
38	Volusia	10.4	57,789
39	Lake	10.3	39,544
40	Bay	10.2	17,856
41	Pinellas	9.8	94,154
42	Highlands	9.8	9,891
43	Brevard	9.7	58,692
44	Flagler	9.5	10,935
45	Dixie	9.4	1,571
46	Okaloosa	9.3	19,660
47	Hardee	8.6	2,179
48	Levy	8.6	3,690
49	Okeechobee	8.6	3,405
50	Indian River	8.4	13,367
51	Manatee	8.0	32,121
52	Lee	7.7	58,916
53	Sumter	6.6	8,593
54	Holmes	6.3	1,237
55	Collier	6.2	23,349
56	Pasco	6.1	34,004
57	Santa Rosa	5.9	11,035
58	Monroe	5.8	4,807
59	Nassau	5.6	5,035
60	Hernando	5.3	10,263
61	Charlotte	5.0	9,268
62	St. Johns	4.9	13,363
63	Martin	4.8	7,582
64	Gilchrist	4.5	801
65	Walton	4.4	3,339
66	Sarasota	3.9	16,781
67	Citrus	2.7	4,122

Note: This table shows Census 2020 data for the Black alone population. These data are not directly comparable to the data for the Black population shown in prior years, which were based on the NCHS bridged-race classification.

Figure 5. Black Alone Population as Percent of Total Population, 2020

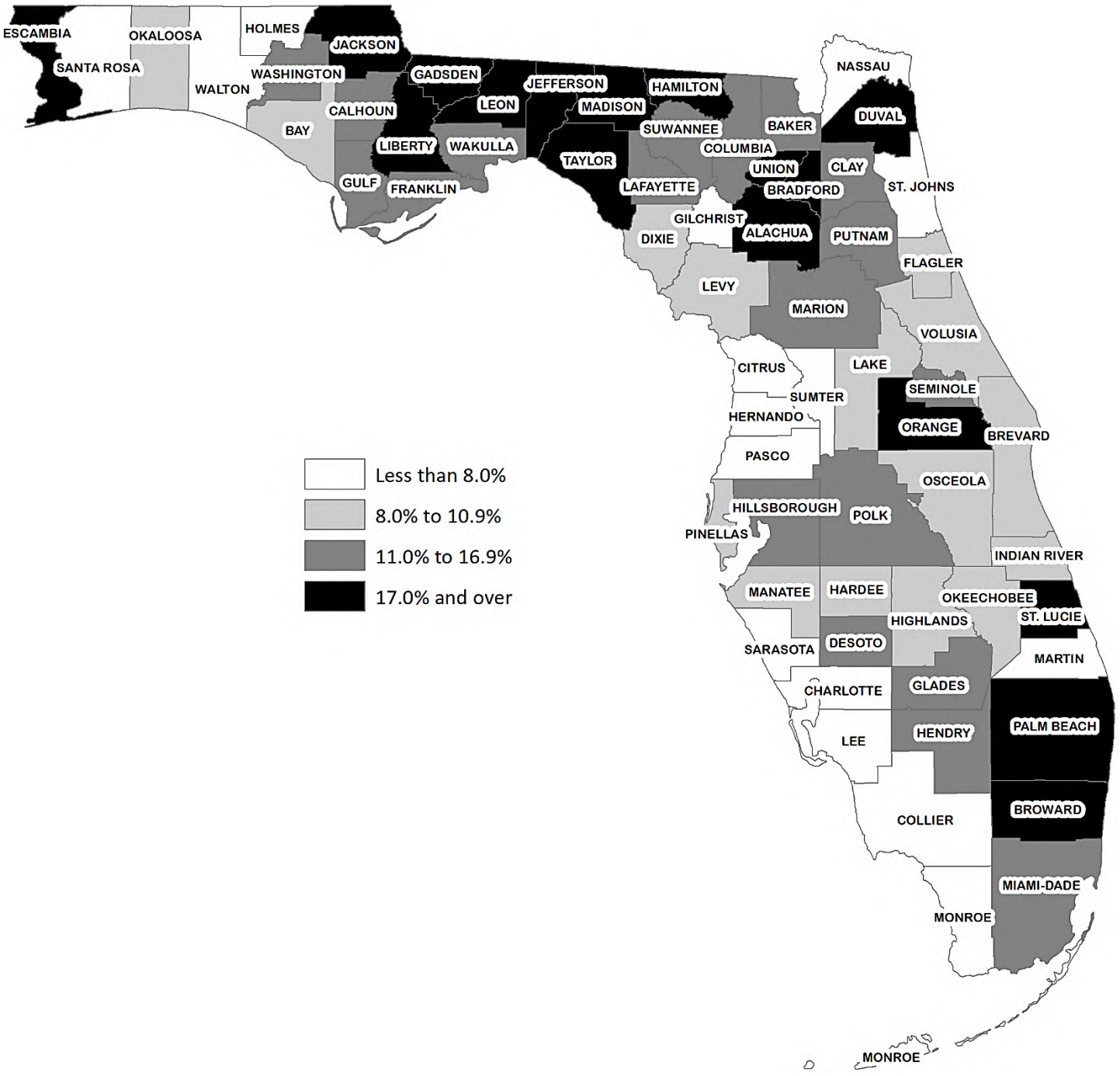

Table 16. Rank of Florida Counties by Percent of Hispanic Population, 2020

Rank	State and County	Hispanic Population	
		Percent	Number
	FLORIDA	26.5	5,697,240
1	Miami-Dade	68.7	1,856,938
2	Hendry	55.8	22,112
3	Osceola	54.3	211,089
4	Hardee	41.9	10,604
5	Orange	33.1	473,025
6	Broward	31.3	608,703
7	DeSoto	29.5	10,011
8	Hillsborough	29.3	427,381
9	Collier	27.2	102,249
10	Polk	25.9	187,695
11	Glades	25.2	3,050
12	Okeechobee	24.9	9,857
13	Palm Beach	23.5	349,933
14	Monroe	23.4	19,432
15	Lee	22.8	173,161
16	Seminole	22.6	106,539
17	Highlands	20.7	20,943
18	St. Lucie	20.1	66,320
19	Manatee	17.8	70,979
20	Lake	17.0	65,375
21	Pasco	16.6	93,157
22	Martin	15.3	24,187
23	Hernando	14.9	29,045
24	Volusia	14.9	82,652
25	Marion	14.9	55,910
26	Indian River	13.0	20,832
27	Alachua	12.1	33,614
28	Gadsden	11.6	5,093
29	Lafayette	11.4	938
30	Duval	11.3	112,689
31	Brevard	11.2	67,907
32	Suwannee	11.0	4,785
33	Pinellas	10.7	102,439
34	Okaloosa	10.7	22,578
35	Putnam	10.7	7,816
36	Flagler	10.7	12,299
37	Clay	10.6	23,134
38	Hamilton	10.4	1,455
39	Sarasota	10.0	43,236
40	Levy	9.5	4,080
41	St. Johns	8.3	22,607
42	Walton	8.2	6,187
43	Bay	7.9	13,846
44	Leon	7.8	22,914
45	Gilchrist	7.5	1,348
46	Charlotte	7.5	14,079
47	Columbia	7.3	5,063
48	Liberty	7.0	562
49	Escambia	6.5	20,793
50	Santa Rosa	6.3	11,890
51	Citrus	6.0	9,241
52	Sumter	5.8	7,583
53	Franklin	5.4	675
54	Nassau	4.9	4,449
55	Madison	4.9	881
56	Bradford	4.8	1,350
57	Union	4.7	764
58	Jackson	4.7	2,215
59	Wakulla	4.7	1,577
60	Calhoun	4.6	622
61	Jefferson	4.5	658
62	Dixie	4.1	688
63	Taylor	4.0	866
64	Gulf	3.9	555
65	Washington	3.6	924
66	Holmes	3.5	688
67	Baker	3.4	973

Figure 6. Hispanic Population as Percent of Total Population, 2020

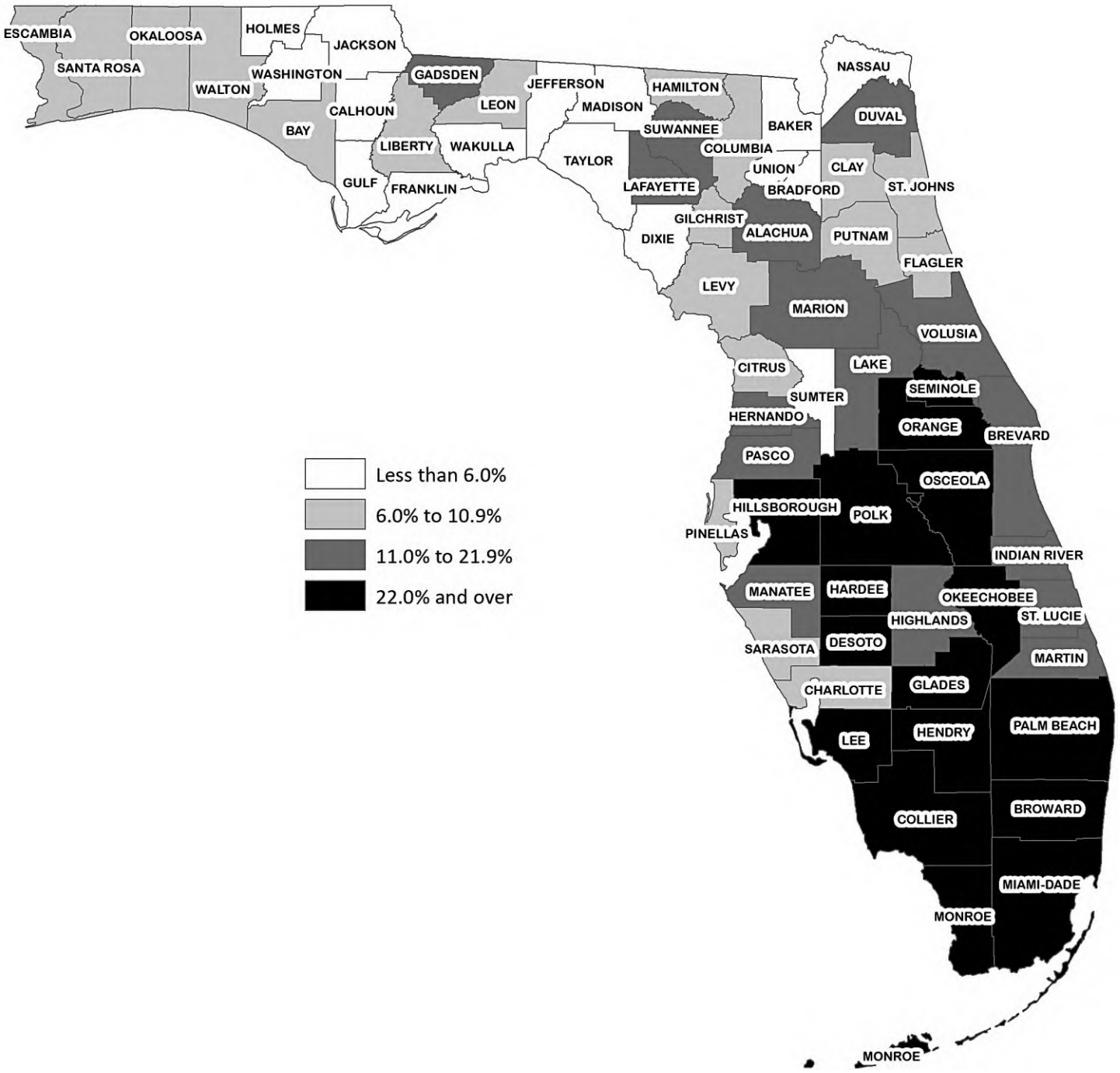

Table 17. Population Per Square Mile for Florida Counties, 2000 to 2021

State and County	Land Area in 2020 (sq. miles)	Population Per Square Mile *				County Ranking			
		2021	2020	2010	2000	2021	2020	2010	2000
FLORIDA	53,652	408	401	350	298	(X)	(X)	(X)	(X)
Pinellas	274	3,524	3,504	3,349	3,367	1	1	1	1
Broward	1,203	1,626	1,617	1,453	1,349	2	2	2	2
Orange	902	1,616	1,585	1,270	994	3	3	5	6
Seminole	309	1,543	1,522	1,366	1,180	4	4	3	4
Hillsborough	1,022	1,458	1,428	1,203	978	5	5	6	7
Miami-Dade	1,900	1,438	1,422	1,314	1,186	6	6	4	3
Duval	763	1,333	1,305	1,133	1,021	7	7	7	5
Lee	781	1,002	974	792	565	8	8	8	10
Sarasota	556	794	781	682	586	9	9	9	8
Pasco	747	771	753	622	462	10	11	11	12
Palm Beach	1,964	765	760	672	576	11	10	10	9
Brevard	1,015	608	598	535	469	12	12	12	11
St. Lucie	572	595	576	486	337	13	13	13	17
Manatee	743	554	538	435	355	14	14	16	16
Volusia	1,101	512	503	449	403	15	15	15	14
Escambia	657	494	490	453	448	16	16	14	13
St. Johns	601	475	455	316	205	17	17	20	26
Leon	668	443	437	412	358	18	18	17	15
Lake	952	421	404	312	221	19	20	22	24
Polk	1,798	416	403	335	269	20	21	19	19
Hernando	473	416	411	365	277	21	19	18	18
Clay	605	366	361	316	233	22	22	21	22
Alachua	876	325	318	282	249	23	23	23	20
Indian River	503	322	318	275	225	24	24	24	23
Osceola	1,328	306	293	202	130	25	25	30	31
Martin	544	292	291	269	233	26	26	25	21
Charlotte	681	280	274	235	208	27	27	27	25
Citrus	582	267	264	243	203	28	28	26	27
Flagler	486	246	237	197	102	29	29	31	34
Sumter	557	242	233	168	96	30	31	33	36
Marion	1,588	240	237	209	163	31	30	29	30
Bay	759	235	231	223	195	32	32	28	28
Okaloosa	930	229	228	194	183	33	33	32	29

Table 17. Population Per Square Mile for Florida Counties, 2000 to 2021

(Continued)

State and County	Land Area in 2020 (sq. miles)	Population Per Square Mile *				County Ranking			
		2021	2020	2010	2000	2021	2020	2010	2000
Collier	1,997	192	188	161	126	34	34	34	32
Santa Rosa	1,012	190	186	150	116	35	35	35	33
Nassau	649	143	139	113	89	36	36	36	37
Putnam	728	101	101	102	97	37	37	37	35
Highlands	1,018	100	99	97	86	38	38	38	40
Bradford	294	95	96	97	89	39	39	39	38
Columbia	798	88	87	85	71	40	40	41	42
Monroe	983	85	84	74	81	41	42	42	41
Gadsden	516	85	85	90	87	42	41	40	39
Walton	1,038	75	73	53	39	43	43	47	50
Union	244	65	66	64	55	44	44	43	43
Suwannee	689	63	63	60	51	45	45	44	45
Wakulla	606	57	56	51	38	46	46	49	53
DeSoto	637	53	53	55	51	47	47	45	46
Gilchrist	350	52	51	48	41	48	50	50	49
Jackson	918	51	52	54	51	49	49	46	44
Okeechobee	769	51	52	52	47	50	48	48	47
Baker	585	49	48	46	38	51	51	51	52
Washington	585	43	43	43	36	52	52	53	54
Holmes	479	41	41	42	39	53	53	54	51
Hardee	638	40	40	43	42	54	54	52	48
Levy	1,118	39	38	36	31	55	55	55	56
Hendry	1,156	35	34	34	31	56	56	56	55
Gulf	553	27	26	29	26	57	59	58	58
Madison	697	26	26	28	27	58	58	59	57
Hamilton	514	26	27	29	26	59	57	57	59
Jefferson	598	24	24	25	22	60	60	61	61
Calhoun	567	24	24	26	23	61	61	60	60
Dixie	705	24	24	23	20	62	62	62	62
Franklin	545	23	23	21	18	63	63	64	64
Taylor	1,043	20	21	22	18	64	64	63	63
Glades	807	15	15	16	13	65	66	66	65
Lafayette	543	15	15	16	13	66	65	65	66
Liberty	836	9	10	10	8	67	67	67	67

* The population per square mile values were calculated prior to rounding the land area to the nearest square mile.

Figure 7. Population Per Square Mile, 2021

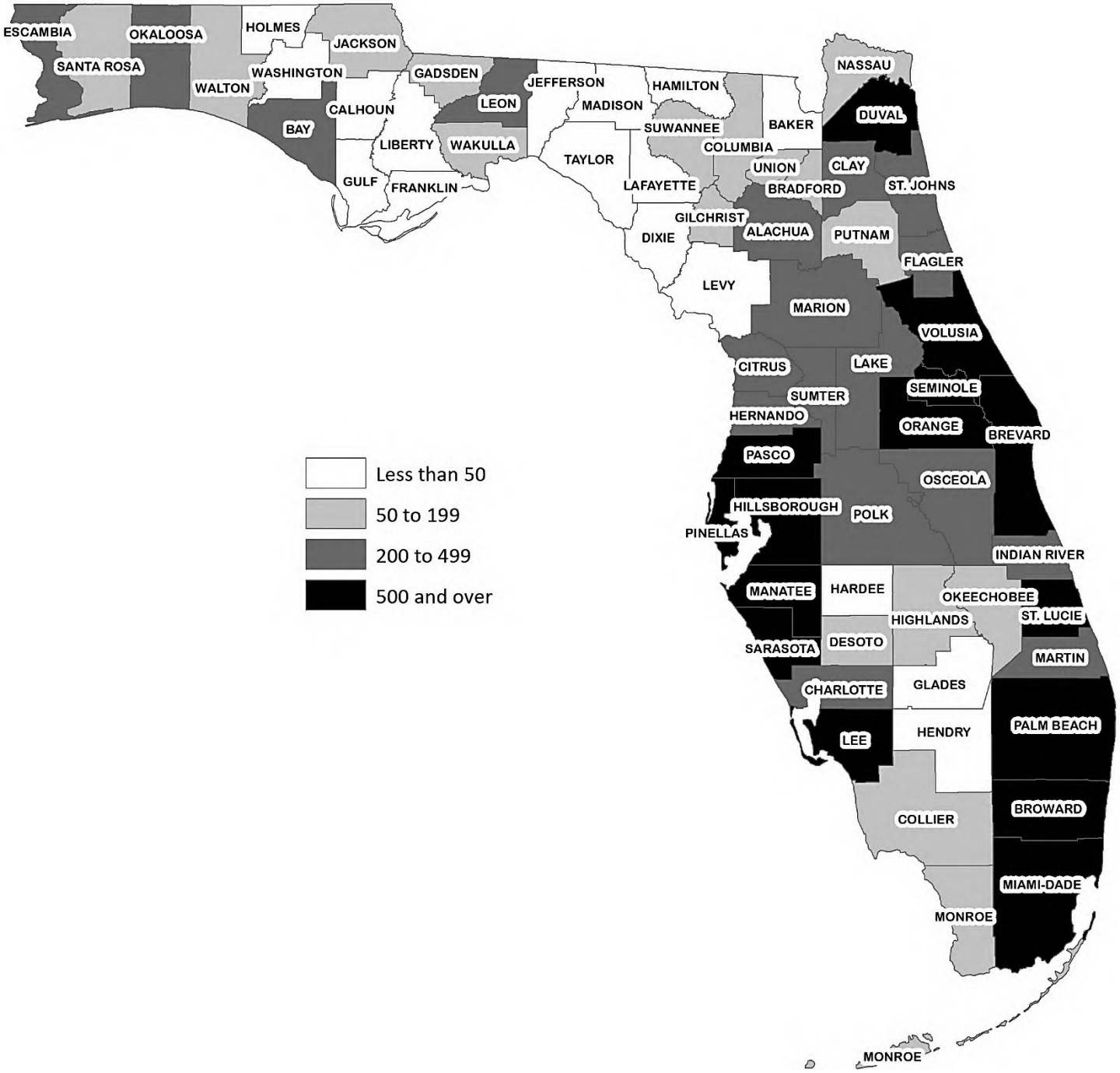

Table 18. Location of Florida Cities

City	County
Alachua	Alachua
Alford	Jackson
Altamonte Springs	Seminole
Altha	Calhoun
Anna Maria	Manatee
Apalachicola	Franklin
Apopka	Orange
Arcadia	DeSoto
Archer	Alachua
Astatula	Lake
Atlantic Beach	Duval
Atlantis	Palm Beach
Auburndale	Polk
Aventura	Miami-Dade
Avon Park	Highlands
Bal Harbour	Miami-Dade
Baldwin	Duval
Bartow	Polk
Bascom	Jackson
Bay Harbor Islands	Miami-Dade
Bay Lake	Orange
Bell	Gilchrist
Belle Glade	Palm Beach
Belle Isle	Orange
Belleair	Pinellas
Belleair Beach	Pinellas
Belleair Bluffs	Pinellas
Belleair Shore	Pinellas
Belleview	Marion
Beverly Beach	Flagler
Biscayne Park	Miami-Dade
Blountstown	Calhoun
Boca Raton	Palm Beach
Bonifay	Holmes
Bonita Springs	Lee
Bowling Green	Hardee
Boynton Beach	Palm Beach
Bradenton	Manatee
Bradenton Beach	Manatee
Branford	Suwannee
Briny Breezes	Palm Beach
Bristol	Liberty
Bronson	Levy
Brooker	Bradford
Brooksville	Hernando
Bunnell	Flagler
Bushnell	Sumter
Callahan	Nassau
Callaway	Bay
Campbellton	Jackson
Cape Canaveral	Brevard
Cape Coral	Lee
Carrabelle	Franklin
Caryville	Washington
Casselberry	Seminole
Cedar Key	Levy
Center Hill	Sumter
Century	Escambia
Chattahoochee	Gadsden
Chiefland	Levy
Chipley	Washington
Cinco Bayou	Okaloosa
Clearwater	Pinellas
Clermont	Lake
Clewiston	Hendry
Cloud Lake	Palm Beach
Cocoa	Brevard
Cocoa Beach	Brevard
Coconut Creek	Broward
Coleman	Sumter
Cooper City	Broward
Coral Gables	Miami-Dade
Coral Springs	Broward
Cottondale	Jackson
Crescent City	Putnam
Crestview	Okaloosa
Cross City	Dixie
Crystal River	Citrus
Cutler Bay	Miami-Dade
Dade City	Pasco
Dania Beach	Broward
Davenport	Polk
Davie	Broward
Daytona Beach	Volusia
Daytona Beach Shores	Volusia
DeBary	Volusia
Deerfield Beach	Broward
DeFuniak Springs	Walton
DeLand	Volusia
Delray Beach	Palm Beach

Table 18. Location of Florida Cities

(Continued)

City	County
Deltona	Volusia
Destin	Okaloosa
Doral	Miami-Dade
Dundee	Polk
Dunedin	Pinellas
Dunnellon	Marion
Eagle Lake	Polk
Eatonville	Orange
Ebro	Washington
Edgewater	Volusia
Edgewood	Orange
El Portal	Miami-Dade
Estero	Lee
Esto	Holmes
Eustis	Lake
Everglades	Collier
Fanning Springs	Gilchrist/Levy
Fellsmere	Indian River
Fernandina Beach	Nassau
Flagler Beach	Flagler/Volusia
Florida City	Miami-Dade
Fort Lauderdale	Broward
Fort Meade	Polk
Fort Myers	Lee
Fort Myers Beach	Lee
Fort Pierce	St. Lucie
Fort Walton Beach	Okaloosa
Fort White	Columbia
Freeport	Walton
Frostproof	Polk
Fruitland Park	Lake
Gainesville	Alachua
Glen Ridge	Palm Beach
Glen St. Mary	Baker
Golden Beach	Miami-Dade
Golf	Palm Beach
Graceville	Jackson
Grand Ridge	Jackson
Grant-Valkaria	Brevard
Green Cove Springs	Clay
Greenacres	Palm Beach
Greensboro	Gadsden
Greenville	Madison
Greenwood	Jackson
Gretna	Gadsden
Groveland	Lake
Gulf Breeze	Santa Rosa
Gulf Stream	Palm Beach
Gulfport	Pinellas
Haines City	Polk
Hallandale Beach	Broward
Hampton	Bradford
Havana	Gadsden
Haverhill	Palm Beach
Hawthorne	Alachua
Hialeah	Miami-Dade
Hialeah Gardens	Miami-Dade
High Springs	Alachua
Highland Beach	Palm Beach
Highland Park	Polk
Hillcrest Heights	Polk
Hilliard	Nassau
Hillsboro Beach	Broward
Holly Hill	Volusia
Hollywood	Broward
Holmes Beach	Manatee
Homestead	Miami-Dade
Horseshoe Beach	Dixie
Howey-in-the-Hills	Lake
Hypoluxo	Palm Beach
Indialantic	Brevard
Indian Creek	Miami-Dade
Indian Harbour Beach	Brevard
Indian River Shores	Indian River
Indian Rocks Beach	Pinellas
Indian Shores	Pinellas
Indiantown	Martin
Inglis	Levy
Interlachen	Putnam
Inverness	Citrus
Islamorada, Village of Islands	Monroe
Jacksonville	Duval
Jacksonville Beach	Duval
Jacob City	Jackson
Jasper	Hamilton
Jay	Santa Rosa
Jennings	Hamilton
Juno Beach	Palm Beach
Jupiter	Palm Beach
Jupiter Inlet Colony	Palm Beach

Table 18. Location of Florida Cities

(Continued)

City	County
Jupiter Island	Martin
Kenneth City	Pinellas
Key Biscayne	Miami-Dade
Key Colony Beach	Monroe
Key West	Monroe
Keystone Heights	Clay
Kissimmee	Osceola
La Crosse	Alachua
LaBelle	Hendry
Lady Lake	Lake
Lake Alfred	Polk
Lake Buena Vista	Orange
Lake Butler	Union
Lake City	Columbia
Lake Clarke Shores	Palm Beach
Lake Hamilton	Polk
Lake Helen	Volusia
Lakeland	Polk
Lake Mary	Seminole
Lake Park	Palm Beach
Lake Placid	Highlands
Lake Wales	Polk
Lake Worth Beach	Palm Beach
Lantana	Palm Beach
Largo	Pinellas
Lauderdale-By-The-Sea	Broward
Lauderdale Lakes	Broward
Lauderhill	Broward
Laurel Hill	Okaloosa
Lawtey	Bradford
Layton	Monroe
Lazy Lake	Broward
Lee	Madison
Leesburg	Lake
Lighthouse Point	Broward
Live Oak	Suwannee
Longboat Key	Manatee/Sara-
Longwood	Seminole
Loxahatchee Groves	Palm Beach
Lynn Haven	Bay
Macclenny	Baker
Madeira Beach	Pinellas
Madison	Madison
Maitland	Orange
Malabar	Brevard
Malone	Jackson
Manalapan	Palm Beach
Mangonia Park	Palm Beach
Marathon	Monroe
Marco Island	Collier
Margate	Broward
Marianna	Jackson
Marineland	Flagler/St. Johns
Mary Esther	Okaloosa
Mascotte	Lake
Mayo	Lafayette
McIntosh	Marion
Medley	Miami-Dade
Melbourne	Brevard
Melbourne Beach	Brevard
Melbourne Village	Brevard
Mexico Beach	Bay
Miami	Miami-Dade
Miami Beach	Miami-Dade
Miami Gardens	Miami-Dade
Miami Lakes	Miami-Dade
Miami Shores	Miami-Dade
Miami Springs	Miami-Dade
Micanopy	Alachua
Midway	Gadsden
Milton	Santa Rosa
Minneola	Lake
Miramar	Broward
Monticello	Jefferson
Montverde	Lake
Moore Haven	Glades
Mount Dora	Lake
Mulberry	Polk
Naples	Collier
Neptune Beach	Duval
New Port Richey	Pasco
New Smyrna Beach	Volusia
Newberry	Alachua
Niceville	Okaloosa
Noma	Holmes
North Bay Village	Miami-Dade
North Lauderdale	Broward
North Miami	Miami-Dade
North Miami Beach	Miami-Dade
North Palm Beach	Palm Beach

Table 18. Location of Florida Cities

(Continued)

City	County
North Port	Sarasota
North Redington Beach	Pinellas
Oak Hill	Volusia
Oakland	Orange
Oakland Park	Broward
Ocala	Marion
Ocean Breeze	Martin
Ocean Ridge	Palm Beach
Ocoee	Orange
Okeechobee	Okeechobee
Oldsmar	Pinellas
Opa-locka	Miami-Dade
Orange City	Volusia
Orange Park	Clay
Orchid	Indian River
Orlando	Orange
Ormond Beach	Volusia
Otter Creek	Levy
Oviedo	Seminole
Pahokee	Palm Beach
Palatka	Putnam
Palm Bay	Brevard
Palm Beach	Palm Beach
Palm Beach Gardens	Palm Beach
Palm Beach Shores	Palm Beach
Palm Coast	Flagler
Palm Shores	Brevard
Palm Springs	Palm Beach
Palmetto	Manatee
Palmetto Bay	Miami-Dade
Panama City	Bay
Panama City Beach	Bay
Parker	Bay
Parkland	Broward
Paxton	Walton
Pembroke Park	Broward
Pembroke Pines	Broward
Penney Farms	Clay
Pensacola	Escambia
Perry	Taylor
Pierson	Volusia
Pinecrest	Miami-Dade
Pinellas Park	Pinellas
Plant City	Hillsborough
Plantation	Broward
Polk City	Polk
Pomona Park	Putnam
Pompano Beach	Broward
Ponce de Leon	Holmes
Ponce Inlet	Volusia
Port Orange	Volusia
Port Richey	Pasco
Port St. Joe	Gulf
Port St. Lucie	St. Lucie
Punta Gorda	Charlotte
Quincy	Gadsden
Raiford	Union
Reddick	Marion
Redington Beach	Pinellas
Redington Shores	Pinellas
Riviera Beach	Palm Beach
Rockledge	Brevard
Royal Palm Beach	Palm Beach
Safety Harbor	Pinellas
St. Augustine	St. Johns
St. Augustine Beach	St. Johns
St. Cloud	Osceola
St. Leo	Pasco
St. Lucie Village	St. Lucie
St. Marks	Wakulla
St. Pete Beach	Pinellas
St. Petersburg	Pinellas
San Antonio	Pasco
Sanford	Seminole
Sanibel	Lee
Sarasota	Sarasota
Satellite Beach	Brevard
Sea Ranch Lakes	Broward
Sebastian	Indian River
Sebring	Highlands
Seminole	Pinellas
Sewall's Point	Martin
Shalimar	Okaloosa
Sneads	Jackson
Sopchoppy	Wakulla
South Bay	Palm Beach
South Daytona	Volusia
South Miami	Miami-Dade
South Palm Beach	Palm Beach
South Pasadena	Pinellas

Table 18. Location of Florida Cities

(Continued)

City	County
Southwest Ranches	Broward
Springfield	Bay
Starke	Bradford
Stuart	Martin
Sunny Isles Beach	Miami-Dade
Sunrise	Broward
Surfside	Miami-Dade
Sweetwater	Miami-Dade
Tallahassee	Leon
Tamarac	Broward
Tampa	Hillsborough
Tarpon Springs	Pinellas
Tavares	Lake
Temple Terrace	Hillsborough
Tequesta	Palm Beach
Titusville	Brevard
Treasure Island	Pinellas
Trenton	Gilchrist
Umatilla	Lake
Valparaiso	Okaloosa
Venice	Sarasota
Vernon	Washington
Vero Beach	Indian River
Virginia Gardens	Miami-Dade
Waldo	Alachua
Wauchula	Hardee
Wausau	Washington
Webster	Sumter
Weeki Wachee *	Hernando
Welaka	Putnam
Wellington	Palm Beach
Westlake	Palm Beach
West Melbourne	Brevard
West Miami	Miami-Dade
West Palm Beach	Palm Beach
Weston	Broward
West Park	Broward
Westville	Holmes
Wewahitchka	Gulf
White Springs	Hamilton
Wildwood	Sumter
Williston	Levy
Wilton Manors	Broward
Windermere	Orange
Winter Garden	Orange
Winter Haven	Polk
Winter Park	Orange
Winter Springs	Seminole
Worthington Springs	Union
Yankeetown	Levy
Zephyrhills	Pasco
Zolfo Springs	Hardee

* The City of Weeki Wachee was disincorporated on June 9, 2020.

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infill & redevelopment

DIVISION OF COMMUNITY DEVELOPMENT
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- ✓ Jupiter Planning Department
- ✓ Miami-Dade County Department of Regulatory and Economic Resources
- ✓ Orange County Planning and Development Department
- ✓ Orlando Economic Development Department
- ✓ Palm Beach County Department of Planning, Zoning & Building
- ✓ Pensacola Planning Services Division
- ✓ Sarasota Planning, Development and Zoning Division
- ✓ St. Petersburg Planning & Economic Development Department

FLORIDA DEPARTMENT of ECONOMIC OPPORTUNITY

DIVISION OF COMMUNITY DEVELOPMENT

Introduction

This report is entitled "*Planning Case Studies: Infill and Redevelopment*". It explores a variety of tools used by local governments in Florida to encourage new growth as infill development or redevelopment. Generally, infill development occurs on vacant parcels in otherwise built-up areas where public facilities are already in place. In contrast, redevelopment involves the demolition and reconstruction or substantial renovation of existing buildings.

The report provides a snapshot of planning techniques used by twelve counties and cities from throughout the State, ranging from Pensacola in the northwest to Miami-Dade County in the south. This report does not seek to document every facet of a local government's infill and redevelopment strategy. Instead, its goal is to highlight key elements of that strategy so that they might be more readily applied in other jurisdictions, as may be deemed appropriate by local elected officials.

The surveyed local governments include Altamonte Springs, Broward County, Fernandina Beach, Gainesville, Jupiter, Miami-Dade County, Orange County, Orlando, Palm Beach County, Pensacola, Sarasota, and St. Petersburg.

The report includes four sections, as follows:

- ✓ It explains how this topic is currently addressed in the Florida Statutes (2012).
- ✓ The challenges inherent in infill and redevelopment projects are identified. Local governments must overcome a variety of obstacles to achieve success, including undersized or obsolete infrastructure, neighborhood opposition, lack of financing, multiple parcel ownership, and difficulties in assembling a sufficient number of adjacent lots.
- ✓ Seven specific tools are identified that are currently used by local governments to encourage infill and redevelopment, and to overcome the challenges identified in Section 2. These techniques are practical, transferrable tools that can be applied in any community. This toolbox of planning ideas highlights best practices throughout the State, with the hope that they may be of benefit to other local governments.
- ✓ Five case studies are offered which explore the infill and redevelopment experiences of local governments with an established record of success.

There is no "one size fits all" approach to implementing infill and redevelopment. However, local governments appear to be drawn to it for six reasons. First, infill and redevelopment supports smart growth, which emphasizes quality of life issues like walkability, mixed uses, and urban design. Second, infill and redevelopment strengthens existing neighborhoods and engages neighbors in their communities. Third, cities and counties do not have an unlimited supply of vacant, developable land. Well designed infill and redevelopment helps to meet Florida's

future housing needs. Fourth, infill and redevelopment supports the economy through new construction, but also by creating unique places that invite additional private investment. Fifth, in contrast to urban sprawl, infill and redevelopment allows local governments to provide public infrastructure which is more affordable, efficient, and effective. Sixth, infill and redevelopment helps to heal blighted conditions by replacing urban decay with new construction.

Section 1: Florida Statutes

The Florida Statutes recognize that infill and redevelopment are important because they support good planning and facilitate economic development. The pertinent citations from Chapter 163, Part II, F.S. (2012), are as follows:

- ✓ Section 163.2511(2), F.S. – It notes that strong urban centers benefit regional and state economies, that State policy should guide the preservation and redevelopment of existing urban cores, that infill and redevelopment are useful mechanisms for promoting urban cores, and that infill and redevelopment should be encouraged through incentives.

- ✓ Section 163.2514(2), F.S. – It defines the term "Urban Infill and Redevelopment Area".

- ✓ Section 163.2517, F.S. – It authorizes local governments to create urban infill and redevelopment areas to target economic development, job creation, housing, transportation, crime prevention, neighborhood revitalization and preservation, and land use incentives to encourage urban infill and redevelopment. Urban infill and redevelopment areas must be based on a written plan and a neighborhood participation process.

- ✓ Section 163.2520, F.S. – It allows local governments with adopted urban infill and redevelopment plans to issue revenue bonds and employ tax increment financing to finance the implementation of the plan. Also, such local governments may utilize community redevelopment neighborhood improvement districts, with the authority to levy special assessments. Finally, areas designated as urban infill and redevelopment areas are given a priority in the allocation of private activity bonds from the state pool.

- ✓ Section 163.3164(48) and (49), F.S. – Urban Infill is defined as "The development of vacant parcels in otherwise built-up areas where public facilities… are already in place…" Urban Redevelopment is defined as "Demolition and reconstruction or substantial renovation of existing buildings or infrastructure…"

- ✓ Section 163.3177(6)(a)2.e, F.S. – Each local government's Future Land Use Element must address the need for redevelopment.

- ✓ Section 163.3177(6)(a)9.a(X), F.S. – It notes that one of the "primary indicators" of urban sprawl is if a project "Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities."

- ✓ Section 163.31777(2)(b) and (d), F.S. – Public school interlocal agreements must include a process to share information regarding local government plans for redevelopment. They must also include a process for determining the need for and timing of improvements to support redevelopment of existing schools.

- ✓ Section 163.3180(5)(e) and (f), F.S. – Local governments are encouraged to

consider the following: a.) Transportation concurrency's potential negative impacts on future infill and redevelopment; and b.) Exempting or discounting impacts of redevelopment from transportation concurrency.

- ✓ Section 163.3246(2)(e), F.S. – To be eligible for the Local Government Comprehensive Planning Certification program, a local government must demonstrate that it has adopted programs which promote infill and redevelopment.

Section 2: The Challenges

Infill and redevelopment is not easy. Such projects are surrounded by existing residents and businesses. Infill and redevelopment sites are part of an existing urban fabric, with neighbors that have a sense of their community's history and expectations about its future. Local governments and developers face a variety of challenges on the path to successful infill and redevelopment, including the following:

- ✓ Identifying Opportunities – Each potential site has numerous variables which will determine the chance of success, ranging from the availability of infrastructure to the permitted land uses. Local governments can improve the odds for successful infill and redevelopment by creating an inventory of potential sites.

- ✓ Neighborhood Opposition – The site may be a vacant eyesore, or it might be an older building in a state of disrepair. However, an infill or redevelopment project does not occur in a vacuum. Surrounding residents and businesses will likely have strong opinions about what is acceptable on the site. Their feedback must be given thoughtful consideration.

- ✓ Infrastructure – Given that the candidate site is part of an existing urban area, infrastructure will likely be older or even obsolete. Moreover, the higher densities and intensities that are typically required for successful infill and redevelopment may also cause the existing infrastructure to be undersized.

- ✓ Lot Assembly and Ownership – Infill and redevelopment sites typically include multiple lots with more than one owner. A successful project will have to assemble the necessary lots into single ownership.

- ✓ Financing – Due to the challenges described above, along with the current financial crisis, financing an infill and redevelopment project can be difficult. The project could be made more financially viable through public-private partnerships that attempt to lessen these challenges.

- ✓ Land Use Restrictions – An infill and redevelopment project might not be feasible if the local government's comprehensive plan and land development regulations do not offer sufficient flexibility. As explained in Section 3 below, many local governments offer flexible use, density, intensity, parking, height, landscaping, stormwater, or setback standards to encourage infill and redevelopment.

- ✓ Review Process – Local governments have also created expedited or streamlined review processes to increase the odds of successful infill and redevelopment.

Section 3: The Toolbox

The survey of the local governments noted earlier identified seven tools that are part of their comprehensive infill and redevelopment strategy. The Future Land Use Element (FLUE) of each local government contains goals, objectives, and policies (GOPs) which define the role of

each tool. This section outlines how the FLUE lays the groundwork for each tool, which is then implemented through the land development code or other means. A list of sample GOPs follows the discussion of each tool. Attachment 1 provides links to the Future Land Use Element at each local government's website. Please refer to the link to review the text of the referenced GOPs.

3.1 Location

The surveyed local governments focus their infill and redevelopment efforts on a specific geographic area within their jurisdictions. How the area is chosen varies widely, but can be broadly grouped into the following four categories:

- ✓ Several local governments utilize planning areas defined by the Florida Statutes, such as Urban Infill and Redevelopment Areas (Section 163.2517, F.S.) or Community Redevelopment Areas (Section 163.340(10), F.S.).

- ✓ Other local governments create FLUM designations or districts designed to encourage infill and redevelopment. For example, Gainesville's Urban Village is designed to encourage redevelopment in the vicinity of the University of Florida campus. Similar efforts can also be found in Jupiter's Mixed Use designation, Pensacola's Redevelopment District, St. Petersburg's Community Redevelopment District, Miami-Dade County's Urban Centers, and Altamonte Springs' Activity Centers.

- ✓ Some local governments have engaged in infill and redevelopment in response to evolving trends. For example, the closure of the Naval Training Center in Orlando created an opportunity for the City to redevelop the site as Baldwin Park, a successful mixed use Traditional Neighborhood Development.

- ✓ Local governments can also build their infill and redevelopment strategy by identifying areas which present the ripest opportunities for infill and redevelopment. For example, a local government could conduct an assessment of vacant land and the associated likelihood of its successful redevelopment. Orange County has taken this approach with its Infill Master Plan.

Sample FLUE Policies (Location):

- Altamonte Springs – 1-1.2.1, 1-1.16.1
- Fernandina Beach – 1.03.04
- Gainesville – 2.1.1 to 2.1.3, 4.3.7
- Jupiter – 1.3.8, 1.3.10 to 1.3.12, 1.9.12
- Miami-Dade County – 7, 12, 12D, and page I-46
- Orange County – 1.4.21, 2.1.1 to 2.1.3
- Orlando – S.7.1, S.7.4, S.12.7, S.14.5, S.14.13, S.16.4, S.16.7
- Palm Beach County – 1.2.1 to 1.2.3
- Pensacola – 1.1.5, 1.2
- Sarasota – 5.4, 6.1, 9
- St. Petersburg – 3.1.E.4, 3.1F, 11, 13.1

3.2 Incentives

After defining the geographic area for infill and redevelopment, the next step is to identify possible incentives to attract development to the targeted area. The survey of twelve local governments identified a wide array of incentives in their FLUEs, including the following:

- ✓ Provide density and/or intensity bonuses;

- ✓ Create an expedited review process;

- ✓ Facilitate or take the lead in assembling land to better create infill opportunities; and

- ✓ Implement alternative development standards with flexible criteria, including the following:

- Types and mixing of uses;
- Height bonuses;
- Landscaping standards;
- Reduced or shared parking;
- Flexible level of service standards;
- Site design standards;
- Setback standards; and
- Apartments as an accessory use.

Sample FLUE Policies (Incentives):

- Altamonte Springs – 1-1.2.1, 1-1.2.16, 1-1.5.1, 1-1.5.5, 1-1.5.8, 1-1.7.4, 1-1.9.1
- Fernandina Beach – 1.03.01, 1.03.04
- Jupiter – 1.3.4.c, 1.3.23, 1.13, 1.13.2
- Miami-Dade County – 9R, 12B, and pages I-31 and I-32.1
- Orange County – 2.1, 2.1.1, 2.1.3, 2.1.4, 2.1.5, 2.2, 2.2.4, 2.2.5
- Orlando – 1.3
- Palm Beach County – 1.2.1 to 1.2.3, 2.2.1
- Pensacola – 1.9.3
- Sarasota – 2.9, 4.10, 4.14

3.3 Mixed Use

The survey suggests that the promotion of mixed use development is a prominent feature of local governments' infill and redevelopment efforts. However, it should be noted that mixed use is not always an essential component of infill and redevelopment. For example, the specific circumstances of a particular site could make a single use very appropriate for an infill or redevelopment project. Nevertheless, local governments appear to be taking advantage of the opportunity afforded by infill and redevelopment to promote mixed use projects.

The activities listed below create an environment in which mixed use development can flourish. Collectively, they paint a picture of an active, interconnected, mixed use, urban landscape. Local governments promoted mixed use development in their comprehensive plans with GOPs that encourage the activities listed below.

- ✓ Ensures a strong residential component to allow residents to both live and work in the vicinity of the project;
- ✓ Increases residential densities and nonresidential intensities of use;
- ✓ Supports multi-modal transportation and pedestrian access;
- ✓ Seeks to reduce trip lengths;
- ✓ Provides interconnected streets;
- ✓ Promotes efficient use of public infrastructure;
- ✓ Encourages mixing of uses both horizontally and vertically;
- ✓ Advocates an urban experience with a range of choice and living options;
- ✓ Promotes a sense of community;
- ✓ Provides multiple housing types; and
- ✓ Encourages street level activity.

Sample FLUE Policies (Mixed Use):

- Broward County – 2.9, 2.9.1, 2.9.2
- Gainesville – 1.3, 1.3.1 to 1.3.3
- Jupiter – 1.9.12
- Miami-Dade County – 7, 9P, 10A, pages I-46 and I-69
- Orange – 1.1.5, 2, 2.2, 2.2.4, 2.2.8
- Orlando – S.16.4
- Palm Beach County – 1.2.2-b, d, e, k
- Pensacola – 1.2.3
- St. Petersburg – 3.1.E.4, 17B.2

3.4 Multi-Modal Transportation

The surveyed local governments encourage land use patterns that are supportive of multi-modal transportation. The underlying objective is to de-emphasize the role of the automobile, and to create viable, new transportation opportunities for transit, bicycling, and walking.

Multi-modal transportation and mixed use development are directed to the same goal of achieving a more urban, smart growth form of development. The local government GOPs indicate an interest in the following:

- ✓ Make public transportation viable through higher densities and intensities of use;
- ✓ Offer transportation choices;
- ✓ Create interconnections between different transportation modes;
- ✓ Promote an attractive and protected streetscape to encourage pedestrian activity;
- ✓ Provide support facilities such as bus shelters, bus turnout facilities, and bicycle storage facilities;
- ✓ Permit reduced or shared parking requirements; and
- ✓ Base new roads on a "Complete Streets" philosophy, which provides multimodal options and reduces cyclist and pedestrian barriers such as the following:
  - High speed, multi-lane roads;
  - Lack of protection between automobiles and other users; and
  - Lack of protected street crossings.

Sample FLUE Policies (Multi-Modal):

- Altamonte Springs – 1-1.9.1, 1-1.11.2
- Broward County – 2.9.2
- Gainesville – 2, 2.1, 4.3.7(a)(b)
- Miami-Dade County – 1A, 7, 7D, page I-46
- Orange – 1.1.5
- Palm Beach County – 1.2.2-a, b, e
- Sarasota – 9.4, 9.5
- St. Petersburg – 3.1.E.4

3.5 Design Standards

If one of the goals of Infill and redevelopment is to eliminate blight with mixed use, multi-modal development, it is reasonable to set standards for what the new development should look like. Most of the surveyed local governments addressed this question with design standards that shared many of the features identified below.

- ✓ Mixed Uses
- ✓ Architecture
  - Promotes compact building design;
  - Requires articulated front facades;
  - Places buildings and front entrances close to the sidewalk;
  - Ensures that architecture supports regional traditions; and
  - Blends with the established scale and character of the surrounding neighborhood.
- ✓ Encourages use of LEED or similar green building standards
- ✓ Exterior Areas:
  - Preserves open space;
  - Creates and maintains low maintenance landscapes;
  - Promotes an attractive streetscape with appropriate street trees;

- Prohibits walled and/or gated communities;
- Incorporates Crime Prevention Through Environmental Design;
- Creates a distinct sense of identity along the pedestrian system; and
- Creates community focal points and the termination of vistas.

Sample FLUE Policies (Design Standards):

- Altamonte Springs – 1-1.12.2
- Broward County – 2.9.1 to 2.9.5
- Gainesville – 2.1.1(a)(b), 4.3.7(a)
- Jupiter – 1.9.12
- Miami-Dade County – page I-46
- Orange – 2.2.18
- Orlando – 1.5.8, S.16.7
- Palm Beach County – 1.2.2-e, 1.2.2-f, 4.3-o
- Sarasota – 2.4, 9.7

3.6 Site Inventory

Many local governments that commit to an infill and redevelopment strategy also market the available properties within their jurisdictions using the following techniques:

✓ Identify potential infill and redevelopment sites and publish the list of those properties in an inventory.

✓ Identify key characteristics of each parcel in the inventory, including the following:

- Appropriate land uses;
- Densities and intensities;
- The land development regulations which apply to the site;
- Infrastructure availability;
- Major site limitations;
- Available public incentives; and
- Economic factors, such as land values, land requirements, market area standards, and current development prototypes;

✓ Maintain and regularly update a land use capacity analysis which evaluates the local demand for and supply of residential and/or non-residential land.

✓ Develop an overall strategy for the development of the available sites which could include one or more of the following features:

- Code changes;
- New incentive programs; or
- Overlays or special districts.

Sample FLUE Policies (Site Inventory):

- Gainesville – 2.1.1(c)
- Jupiter – 1.13.1
- Miami-Dade County – 5C, 5D, 11A, 11B, 12A
- Orange – 1.1.2E, 1.1.5, 2.1.1 to 2.1.3
- Palm Beach County – 2.1-c

3.7 Community

Successful infill and redevelopment must include the community and often cannot stop at a local government's boundaries. Accordingly, many of the surveyed local governments implement the following tools:

✓ Coordinate infill and redevelopment activities with those of adjacent local governments to ensure that such efforts are consistent with and complimentary to the strategies of neighboring jurisdictions; and

✓ Ensure citizen participation in infill and redevelopment projects by using charrettes, community meetings, and other public involvement techniques.

Sample FLUE Policies (Community):

- Broward – 2.3.3
- Orange – 2.4
- Orlando – 1.8.3
- Palm Beach – 1.2.2-j, 4.2-b

3.8 Public Infrastructure

The final tool available to local governments to promote infill and redevelopment is their ability to choose where to locate infrastructure improvements or major public buildings. This tool was not discussed in the GOPs of the surveyed local governments, but it is one of the most powerful tools available to cities and counties.
For example, a local government's decision to build a park, add streetscaping, or provide mass transit service, is often the first domino that falls in a series of steps leading to successful infill and redevelopment. A city or county's decision to make an infrastructure investment can be a magnet attracting private sector investment in infill and redevelopment.

The decision of where to site a major public building can play a similar role. A government office, a sports arena, or a community center are significant public investments in a community that can spark even greater private sector activity if done thoughtfully with the other tools described above. Examples of such investments can be found throughout the State, from the American Airlines arena in Miami, to the Renaissance government office building in Tallahassee.

Section 4 – Local Case Studies

Many local governments throughout the State are actively engaged in promoting infill development and redevelopment. This section provides case studies that highlight the efforts of five Florida communities.

4.1 Urban Centers – Miami-Dade County

Over the last two decades, Miami-Dade County's Comprehensive Development Master Plan (CDMP) and zoning code have evolved with smart growth principles to achieve the following:

- ✓ Promote development with a vertically integrated mix of land uses;
- ✓ Support compact building design;
- ✓ Provide a range of housing opportunities;
- ✓ Facilitate transit-oriented development;
- ✓ Retrofit neighborhoods from auto to pedestrian-oriented developments; and
- ✓ Accommodate infill development.

A key component of the County's smart growth strategy is its urban centers. Urban Centers are designated on the County's Future Land Use Map, primarily along the County's premium transit corridors, and within redevelopment and infill areas (see Attachment 2). The Urban Centers are unique planning areas for three reasons. First, they are intended to be focal points for higher densities and intensities. Second, they are sited at key locations with access to transit. Third, the County is committed to upgrading the infrastructure to support infill and redevelopment.

Urban Centers are designed to achieve the goals noted below.

- ✓ Replace suburban sprawl with pedestrian-oriented, sustainable communities. These diversified urban centers are envisioned as moderate to high-intensity design-unified areas, with a full range of services, diversified housing, and a concentration of different urban functions integrated both horizontally and vertically. Urban Centers are characterized by an urban form that is physically cohesive, by direct accessibility to mass transit service, and by streets and buildings with a high quality urban design.

- ✓ Preserve the County's natural resources by redeveloping existing urban areas with higher densities and intensities.

- ✓ Support the CDMP's Urban Development Boundary, an urban growth line that delineates the urbanized portion of the County from the agricultural region and natural preserves.

The County's commitment to urban infill and redevelopment is also supported by the efforts of several municipalities within the Urban Infill Area, including Miami, Miami Beach, and Coral Gables. Their collective efforts are focused on achieving highly connected, compact urban areas containing quality pedestrian-oriented streets with a range of services and a diversified housing stock. A considerable amount of development in urban centers is already completed or well underway. As a result, the County's urban landscape is increasingly characterized by developments with higher densities and intensities, and vertically integrated land uses.

Emerging Urban Centers such as Naranja or Downtown Kendall (see Attachment 3) demonstrate the effectiveness of the County's urban center strategy. A map of the Naranja Urban Center in Attachment 4 depicts the transition of the maximum permitted height from 6 stories adjacent to an arterial roadway to 2 stories as the Urban Center begins to transition into the surrounding neighborhoods.

For further reading, the Future Land Use Element of the Miami-Dade County CDMP addresses Urban Centers at objective LU-7; at policies LU-1A, LU-7A, LU-8E, LU-8G, LU-9F, LU-9H, LU-9P, LU-9R, and LU-9T; and at pages I-46 through I-49.

4.2 Infill Master Plan – Orange County

Orange County projects its population to increase by almost 700,000 persons by 2030. The County's Infill Master Plan is designed to help accommodate this growth within the existing urban service area by better utilizing vacant and underutilized parcels. The Infill Master Plan serves two purposes. First, it provides policy recommendations to guide the County in achieving infill and redevelopment. Second, it identifies candidate locations for infill and redevelopment projects.

Policy Recommendations

The Infill Master Plan's recommendations include six primary strategies, as follows:

- ✓ Develop infrastructure strategies that support infill;

- ✓ Adopt infill and redevelopment design guidelines;

- ✓ Administer a survey of owners of underutilized parcels (businesses only);

- ✓ Propose amendments to the Comprehensive Policy Plan, zoning ordinance, and land development regulations that encourage infill and redevelopment;

- ✓ Create an infill and redevelopment project certification program; and

- ✓ Establish an infill and redevelopment incentive program.

These recommendations are intended to lead to changes in the County's development regulations that will benefit infill and redevelopment projects located anywhere in the County. In addition to this Countywide approach, the Infill Master Plan also identifies five corridors with high potential for successful infill and redevelopment.

Candidate Locations

Parcels which are recommended as candidates for targeted infill and

redevelopment incentives are identified through the steps described below.

- ✓ Potential infill parcels were identified based on Department of Revenue use codes and building values, as follows: a.) Parcels smaller than 5,000 square feet were excluded; b.) Agricultural parcels were classified as vacant if the ratio of building value to land value was less than 1.0; c.) Non-agricultural parcels were defined to be vacant if the building value was less than $10,000; and d.) Parcels in Planned Developments were excluded because they have specific development programs. The vacant parcels that met the above standards were then further narrowed by applying the following criteria: a.) Must be within the Urban Service Area; b.) Must not be within a Joint Planning Area; c.) Must be within ¼ mile of a major street; and d.) Must be within ¼ mile of a public bus route.

- ✓ Potential redevelopment parcels were identified based on the following criteria: a.) For residential parcels, the parcel size must be at least 2.5 times the minimum size required for the zoning district; b.) For non-residential parcels, the building value must equal half or less of the land value. The underutilized parcels that met the above standards were then further narrowed by removing buildings built after 1970.

- ✓ The County then identified eight initial infill and redevelopment areas, based on the geographic distribution of the parcels identified in steps 1 and 2 above.

- ✓ The eight areas identified in the previous step were then refined with the goal of creating a "cohesive grouping of parcels that appeared to have spatial relationships." This analysis considered the following: a.) The proximity of the eight areas to the boundaries of key redevelopment districts was determined, including community reinvestment areas, enterprise zones, and safe neighborhood improvement districts; b.) Due to the potential for neighborhood opposition, parcels were excluded if they were part of a large grouping of vacant or underutilized parcels within a residential subdivision; and c.) Due to the potential for future annexation, parcels were excluded if they were located within enclaves or pockets of unincorporated land. As a result of this process, the initial list of eight areas was refined to five targeted infill corridors.

4.3 State Road 7/U.S. 441 Collaborative

The State Road 7/U.S. 441 Collaborative (the Collaborative) was created in 2001 as a regional redevelopment partnership. The initial members included Broward County and many of the cities abutting the State Road 7/U.S. 441 corridor. Ex-officio membership was also extended to various State and regional agencies, such as the Florida Department of Transportation and the South Florida Regional Planning Council. The goal of the Collaborative is to be a catalyst for redevelopment along the State Road 7/U.S. 441 corridor. A map of the Corridor is provided in Attachment 5.

The scope of the Collaborative makes it a unique regional planning effort. As noted by the South Florida Regional Planning Council's report, "*10 Years Down the Road*", the Collaborative "…is the representative for the longest and most inclusive corridor in the country, with 32 miles of roadway and 16 municipal jurisdictions."

The development potential within the 32 miles that is addressed by the Collaborative is immense. The Urban Land Institute (ULI) issued an Advisory Services Panel Report concerning the State Road 7/U.S. 441 corridor in March 2004. The ULI report notes that, "To summarize the estimates for long-term development demand in the SR 7/U.S. 441 corridor: a total of 56.5 million square feet of added space will be needed to

accommodate the projected demand for urban uses by 2020; 99.3 million square feet will be needed by 2030." Although the economy entered the financial crisis of 2008, the sheer scale of this estimate indicates tremendous potential along the corridor. The Collaborative is an outstanding example of infill and redevelopment planning occurring through intergovernmental coordination. The timeline of this coordination is summarized below.

- ✓ 2001: The Collaborative was formed as a regional partnership.
- ✓ 2002: The Regional Plan Association and the Lincoln Land Institute analyzed the Corridor's redevelopment potential in *"The Sustainable Corridor Study"*.
- ✓ 2003: The Federal Highway Administration provided a $1.9 million grant to fund a Corridor Strategic Master Plan. The value of potential new development within the Corridor was estimated at over $17 billion.
- ✓ 2003 to 2005: The local governments along the Corridor adopted community specific visions based on seven-day planning charrettes.
- ✓ 2005: The Collaborative and the Broward County Planning Council jointly created the Transit Oriented Corridor designation, which could be adopted by each local government on their Future Land Use Maps.

The Collaborative is rooted in the series of community based charrettes described above. The charrettes formed the basis for the Corridor Strategic Master Plan, which in turn led to the Transit Oriented Corridor Future Land Use Map designation. It is an "off the shelf" planning tool designed to be used by any of the local governments within the Collaborative to support and facilitate infill and redevelopment.

Obviously, the true test of success is the degree to which infill and redevelopment occur. A wide variety of public improvements have occurred to infrastructure along the Corridor. Despite the economic downturn, private sector investment has remained steady since 2005, as summarized below.

- ✓ Coconut Creek – 350,000 square feet of commercial
- ✓ Lauderdale Lakes – 30-acre mixed-use project with 541 dwelling units and 18,000 square feet of retail
- ✓ North Lauderdale – 2 residential subdivisions (San Remo and Altis)
- ✓ Plantation – Projects include the following:
  - 220 condominium units with 17,650 square feet of retail/office;
  - 70 two-story townhomes;
  - 8,850 square foot office/retail building; and
  - 7,614 square foot commercial building.

4.4 Baldwin Park – Orlando

The land that is now home to Baldwin Park has very deep roots in the history of Orlando. Between World War II and the 1990s, the site was used for military purposes. Beginning in the 1940s, it functioned as the Orlando Army Air Station, which was replaced by the Orlando Naval Training Center (NTC) in the 1960s. Over 650,000 navy recruits received basic training at the NTC.

The closure of the NTC in the 1990s left a 1,093 acre gap in Orlando's urban fabric, only three miles from downtown. Orlando embraced this challenge as an opportunity, and embarked on a redevelopment process that culminated in the traditional neighborhood development that is known today as Baldwin Park.

Baldwin Park is a remarkable infill and redevelopment project for many reasons, not the least of which is its size. The Urban Land Institute refers to Baldwin Park as "One of the largest infill redevelopment projects in the United States." The former NTC site was located in a highly urbanized area and was surrounded by established existing neighborhoods. The current land use plan for Baldwin Park is provided in Attachment 6.

The development of Baldwin Park was guided by the principles of New Urbanism, including the strategies noted below.

- ✓ Anchor the project with a Village Center, surrounded by a collection of neighborhoods.
- ✓ Provide a mix of uses.
- ✓ Integrate the project into the City's existing urban pattern. Baldwin Park has no gates or walls, and provides a road network with over two dozen points of entry and exit to the surrounding neighborhoods.
- ✓ Emulate the architectural styles in pre-World War II neighborhoods in the surrounding community. For example, over 90% of the residences have usable front porches.

According to the City of Orlando's website, the current land use program includes 4,400 residences, 310,000 square feet of village center commercial, 250,000 square feet of village center office, 614,798 square feet of office, and 244,362 square feet of civic uses. A substantial amount of development has already occurred at Baldwin Park.
Given the importance of the site to the surrounding community, Orlando engaged in an intensive planning process which gave residents an important role. For example, a visual preference survey was conducted over four public meetings. The results of the survey were an important corner stone in the City's urban design plan for Baldwin Park.

A more fundamental challenge in the path to redevelopment of the NTC was the extensive building demolition and environmental remediation that had to occur on site to prepare the property for development. The City's website indicates that a total of 256 buildings (4.5 million square feet) were demolished, 25 miles of substandard roads were excavated, and 200 miles of underground utilities were removed. Environmental remediation included the disposal of asbestos and lead-based paint, and the removal of contaminated soil from the greens of the NTC golf course.

The City financed the redevelopment of the Naval Training Center through the public / private approach described below.

- ✓ The City held over 200 planning meetings, leading to the creation of the Base Reuse Plan, a Business Plan, an Urban Design Plan, Urban Design Guidelines, and the associated Comprehensive Plan amendments. The City laid the foundation for the project by ensuring that it was thoroughly planned and ready for development.
- ✓ The City purchased the NTC property from the Navy for $1.2 million plus 75% of the developer's purchase price. On the same day, the City sold the site to the developer for $5.8 million.
- ✓ A Community Development District was created for the project and allowed the developer to issue $76 million in tax-free bonds to pay for project infrastructure.
- ✓ The City provided the developer with a line of credit to be used for the demolition and the environmental remediation.

The City's decision to partner with a single, large developer was likely a critical choice

given the scale of this project. Orlando approached the closure of the NTC as an infill and redevelopment opportunity. What could have been a potential source of blight was instead replaced with a vibrant, mixed-use, walkable community. Baldwin Park has also had a positive economic effect locally. For example, the Orlando Sentinel noted that the project is estimated to result in 5,000 jobs and $500 million in taxes over the next 30 years.

4.5 Urban Village – Gainesville

The City of Gainesville's Urban Village includes about 396 acres near the University of Florida campus, as depicted by the map in Attachment 7. The eastern edge of the Urban Village is across the street from the University's main campus, and no part of the Urban Village is more than 6,000 feet from University-owned property. The details of the Urban Village are discussed below, but its focus is the redevelopment of the neighborhood with higher densities, a mix of uses, a gridded street network, and multi-modal transportation opportunities to serve the needs of the University's students. Gainesville's Urban Village is unique given that it is adjacent to the University of Florida, which provides an existing customer base.

Only about 13% of the 396 acres in the Urban Village are vacant, developable land. Consequently, future development is anticipated to focus on redevelopment of existing underdeveloped properties. Current development within the Urban Village is summarized as follows:

59%	Multi-family
4%	Commercial
1%	Institutional
13%	Vacant and Developable
23%	Park, Conservation, or Utilities
100%	

Multi-family development is generally at a density between 10 to 15 units per acre and was built between 1972 and 2005, with an average age of 26 years. The vacant parcels are generally less than 4 acres, with the largest at about 10 acres.

The Urban Village is discussed in the City's Future Land Use Element at Policy 4.3.7. The key components of Policy 4.3.7 are as follows:

- ✓ Creates a long term vision for infill and redevelopment, with a focus on a pedestrian environment, multi-modal connections, a gridded street network, mixed uses, locations for employment in the innovation economy, and quality urban design.

- ✓ Establishes criteria for the approval of new development and redevelopment based on the extent to which it achieves the following:

  - Supports transit with development at sufficient densities and intensities and with related infrastructure like bus shelters, bicycle storage, and similar facilities;
  - Achieves specified minimum residential densities and minimum intensities;
  - Dedicates land for right-of-way to achieve a gridded street network;
  - Facilitates pedestrian scaled blocks, generally no larger than 1,600 feet in perimeter;
  - Incorporates urban design elements; and
  - Utilizes appropriate street types and sections.

- ✓ Prohibits single story, single occupant retail uses larger than 100,000 square feet, and also prohibits surface parking as a principal use.

- ✓ Allows densities for multi-family residential of 125 units per acre and/or a height of up to 8 stories if structured parking is provided. Non-residential development is also permitted at a height of up to 8 stories if structured parking is included in the project.

Gainesville's Urban Village presents the City with a unique planning and economic development opportunity. The potential economic development that can be sparked by redeveloping 396 acres adjacent to one of the State's leading universities is tremendous. The City recognizes this potential by seeking to build upon the synergies that exist between the University of Florida and its surrounding community. As noted by FLUE Policy 4.3.7, the City seeks to promote "…the local innovation economy by providing locations for employment opportunities in close proximity to the University of Florida campus within a mixed-use setting."

The City recognizes that the full redevelopment of the Urban Village will require a long term commitment of 40 to 60 years. The path to achieving this desired redevelopment will face several challenges, including the following:

- ✓ The current economic downturn;
- ✓ Difficulty acquiring credit for new development;
- ✓ The limited supply of assembled parcels in single ownership;
- ✓ The size and limited supply of vacant, developable land; and
- ✓ Most new development will probably take place as redevelopment of older sites.

Conclusion

This report summarizes the infill and redevelopment experiences of twelve local governments in Florida. According to the Bureau of Economic and Business Research, five of the twelve local governments had a 2011 population of less than 60,000 persons (i.e. the cities of Altamonte Springs, Fernandina Beach, Jupiter, Pensacola, and Sarasota). The local government with the smallest population was Fernandina Beach at 11,510 persons, while the largest was Miami-Dade County at 2,516,515 persons.

The infill and redevelopment approach used by each local government reflected their size and circumstances. There is no "one size fits all" approach to successful infill and redevelopment. Smaller local governments appear to tailor their infill and redevelopment strategies on a parcel by parcel basis, to take advantage of opportunities as they might arise. Many of the larger local governments, however, focus their infill and redevelopment efforts on a jurisdiction or even region wide basis. For example, the State Road 7/U.S. 441 Collaborative began in Broward County and recently expanded south into Miami-Dade County.

The common thread that connects all of the surveyed local governments is their decision to thoughtfully consider and capitalize on their strengths, while also identifying and overcoming the threats that might lay in their path. The case studies outlined above illustrate this point.

- ✓ Miami-Dade County and Orange County are planning for some of the highest population growth rates in the State through growth management tools that encourage infill and redevelopment by allowing greater densities and intensities in their urban development boundaries, instead of urban sprawl.

- ✓ Broward County recognized that State Road 7 / U.S. 441 suffers from blight and is in need of infill and redevelopment. Given the 32 mile length of this corridor, a comprehensive solution is required. The County, 16 cities, and the South Florida Regional Planning Council jointly created the Transit Oriented Corridor FLUM designation to create a regional framework for new infill and redevelopment.

- ✓ Orlando capitalized on the closure of the Naval Training Center by partnering with local stakeholders and a large

developer to create Baldwin Park, one of the largest infill projects in the country. This is one of the best examples of a public-private partnership.

- ✓ Gainesville is working to build an "innovation economy", using the University of Florida as the anchor to its Urban Village.

This report concludes that there are common tools used in many infill and redevelopment programs. Such programs focus on a specific area, offer incentives, promote mixed use, advocate multi-modal transportation, implement design standards, inventory available sites, engage the surrounding community, and use targeted public investments. The challenge for policy makers is to determine what mix of tools will successfully address the infill and redevelopment needs of their city or county.

The Division of Community Development invites local governments to share their infill and redevelopment experiences with our office so that they might be included in future updates to this report. Please send a summary of your infill and redevelopment efforts to Bill Pable, AICP, at bill.pable@deo.myflorida.com.

Attachment 1 – Websites for Local Government Future Land Use Elements

- ✓ Altamonte Springs
  http://www.altamonte.org/department/growth/Pdf/GOP/Future%20Land%20Use%20Element%20GOP.pdf

- ✓ Broward County
  http://www.broward.org/PlanningAndRedevelopment/ComprehensivePlanning/Documents/FUALUEGOPS2012.pdf

- ✓ Fernandina Beach
  http://www.fbfl.us/DocumentCenter/Home/View/5372

- ✓ Gainesville
  http://www.cityofgainesville.org/LinkClick.aspx?fileticket=OjxD6xYZJtU%3d&tabid=246

- ✓ Jupiter
  http://www.jupiter.fl.us/Planning/upload/-1-Future-Land-Use-Element-120710.pdf

- ✓ Miami-Dade County
  http://www.miamidade.gov/business/cdmp/plan/cdmp-land-use-element.pdf

- ✓ Orange County
  http://www.ocfl.net/Portals/0/resource%20library/planning%20-%20development/Comprehensive%20Plan%20-%20GOPS%202012.pdf

- ✓ Orlando
  http://www.cityoforlando.net/planning/cityplanning/PDFs/GMP/03_Future_Land_Use_GOPs_Supp_No_7.pdf

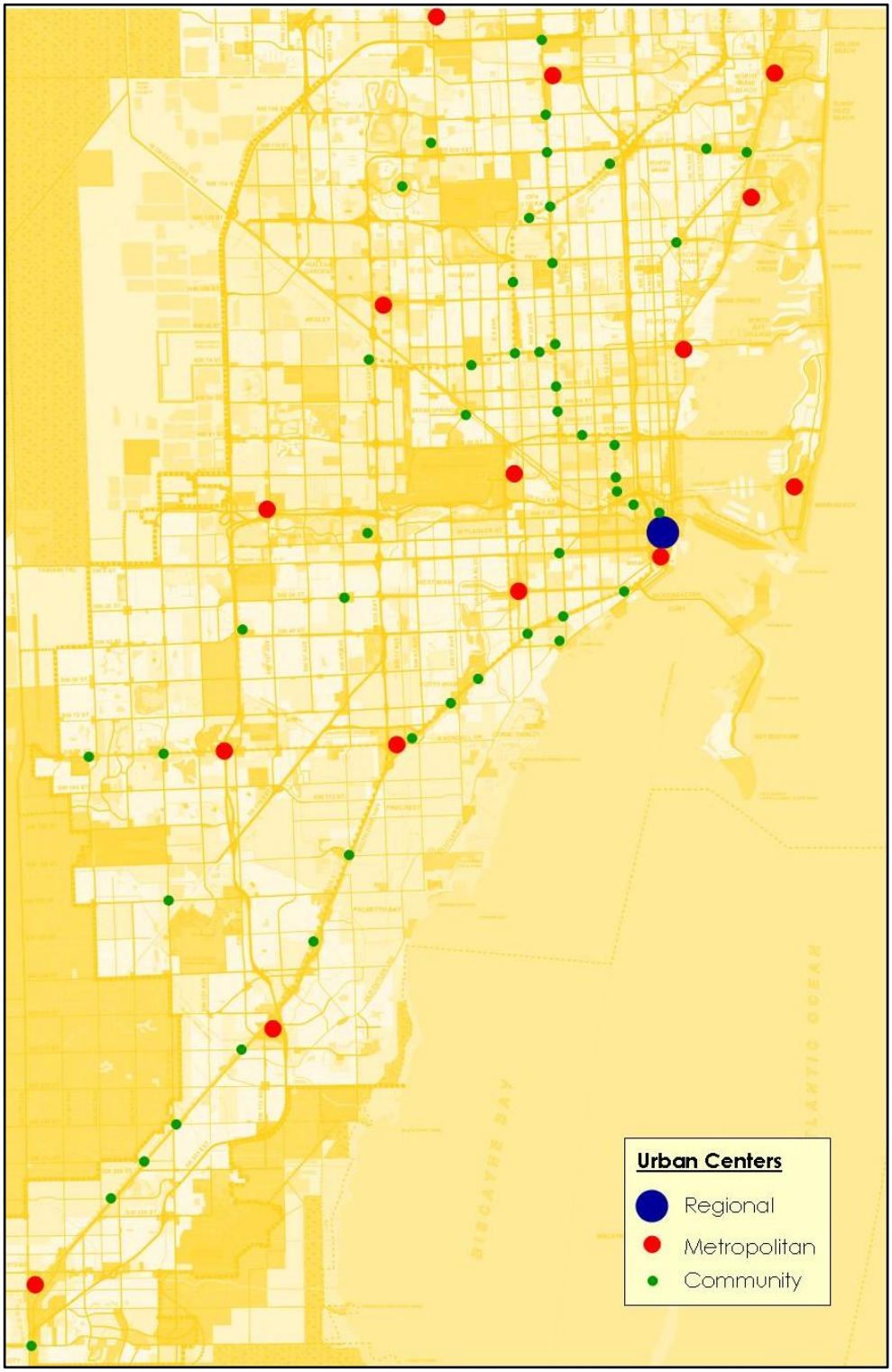
- ✓ Palm Beach County
  http://www.co.palm-beach.fl.us/pzb/Planning/comprehensiveplan/2012/FLUE_11_2.pdf

- ✓ Pensacola
  http://www.pensacolacitygov.com/upload/images/CommunityDevelopment/PDFs/Ch.%201%20Land%20Use%20amd%2008-06%2014-06.pdf

- ✓ Sarasota
  http://www.sarasotagov.com/NDS/SarasotaCityPlan(2030)/8-FutureLandUseChapter/FutureLandUseChapter(Plan)10-25-10.pdf

- ✓ St. Petersburg
  http://www.stpete.org/development/docs/comp_plan/Ch__3___Future_Land_Use_Element.pdf

Attachment 2 – Miami-Dade County's Urban Centers

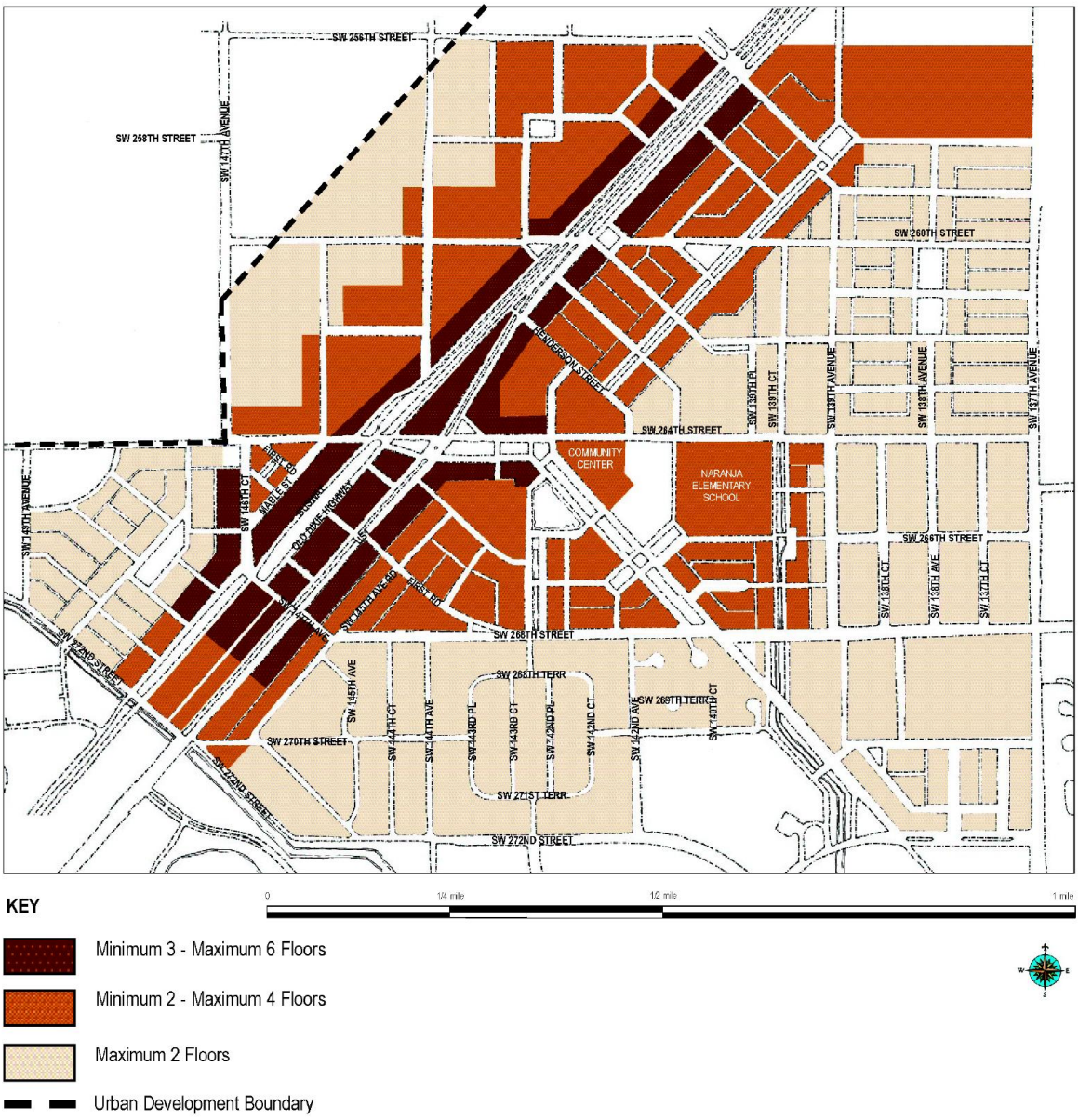


SOURCE: Florida Department of Economic Opportunity

Attachment 3 – Miami-Dade County
Naranja Urban Center (left) and Downtown Kendall Urban Center (right)

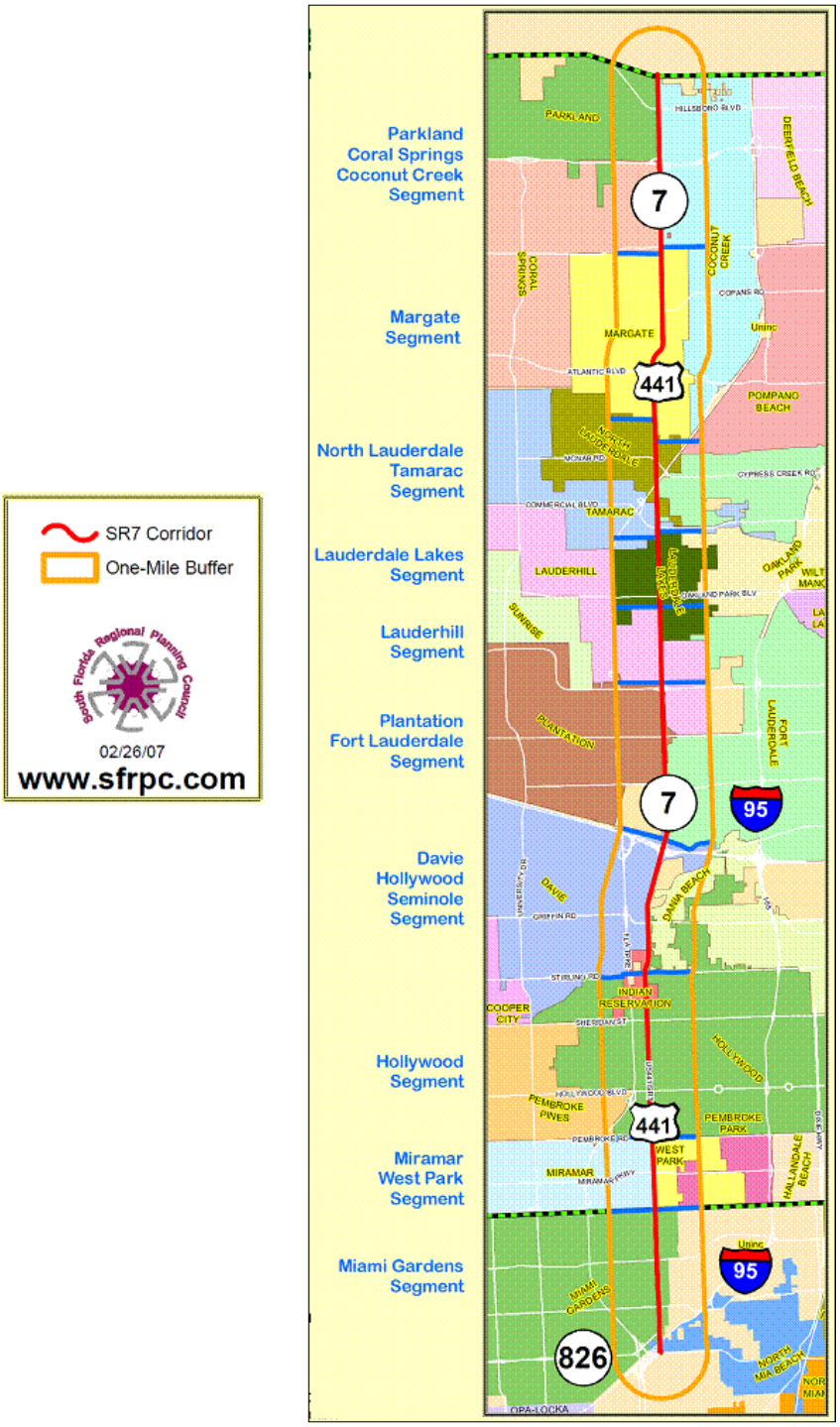
SOURCE: Miami-Dade County, Department of Regulatory and Economic Resources, Planning Division

Attachment 4 – Naranja Urban Center – Building Height Plan



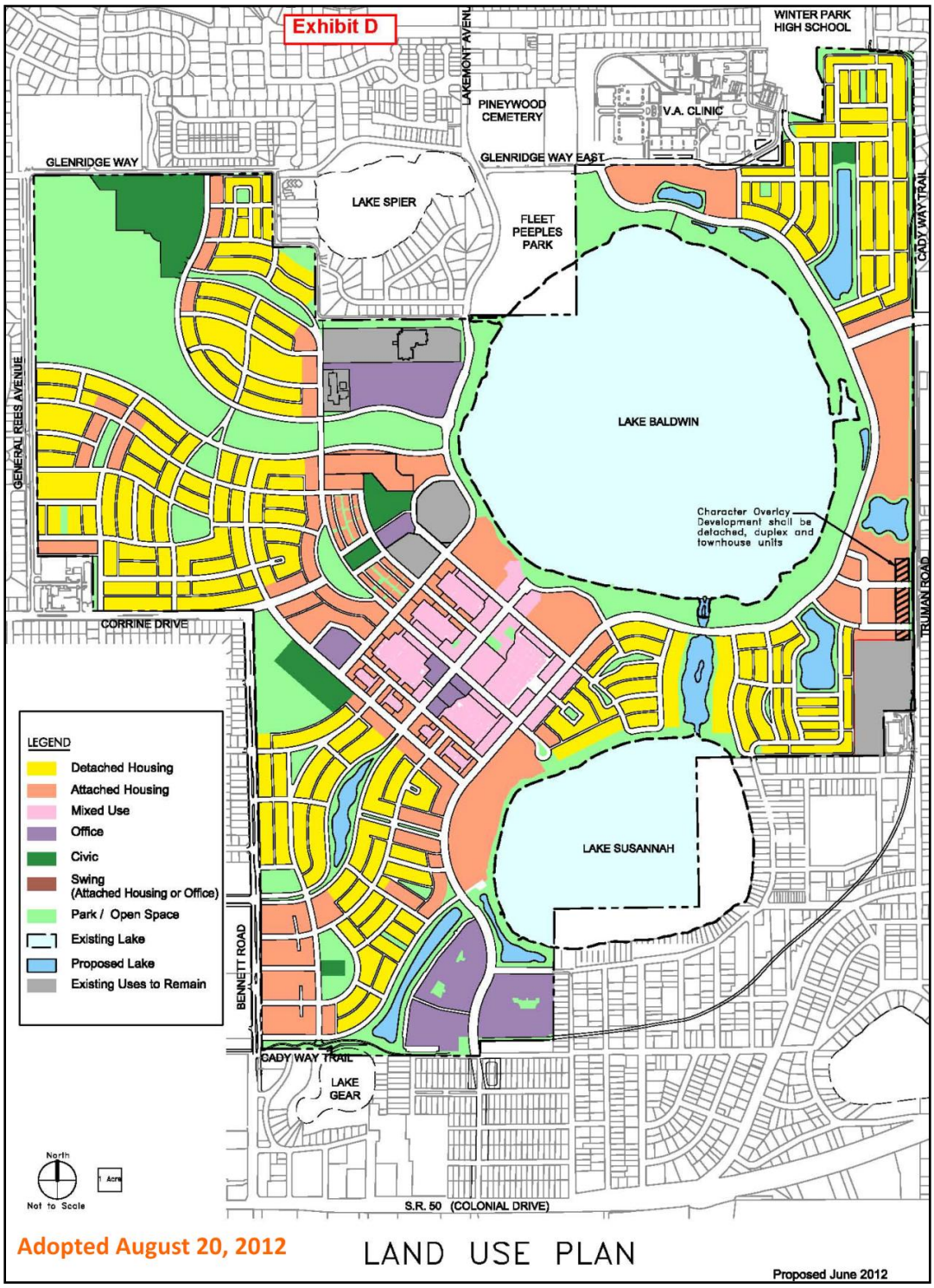
SOURCE: Miami-Dade County, Department of Regulatory and Economic Resources, Planning Division

Attachment 5 – Local Governments in the S.R. 7 / U.S. 441 Collaborative



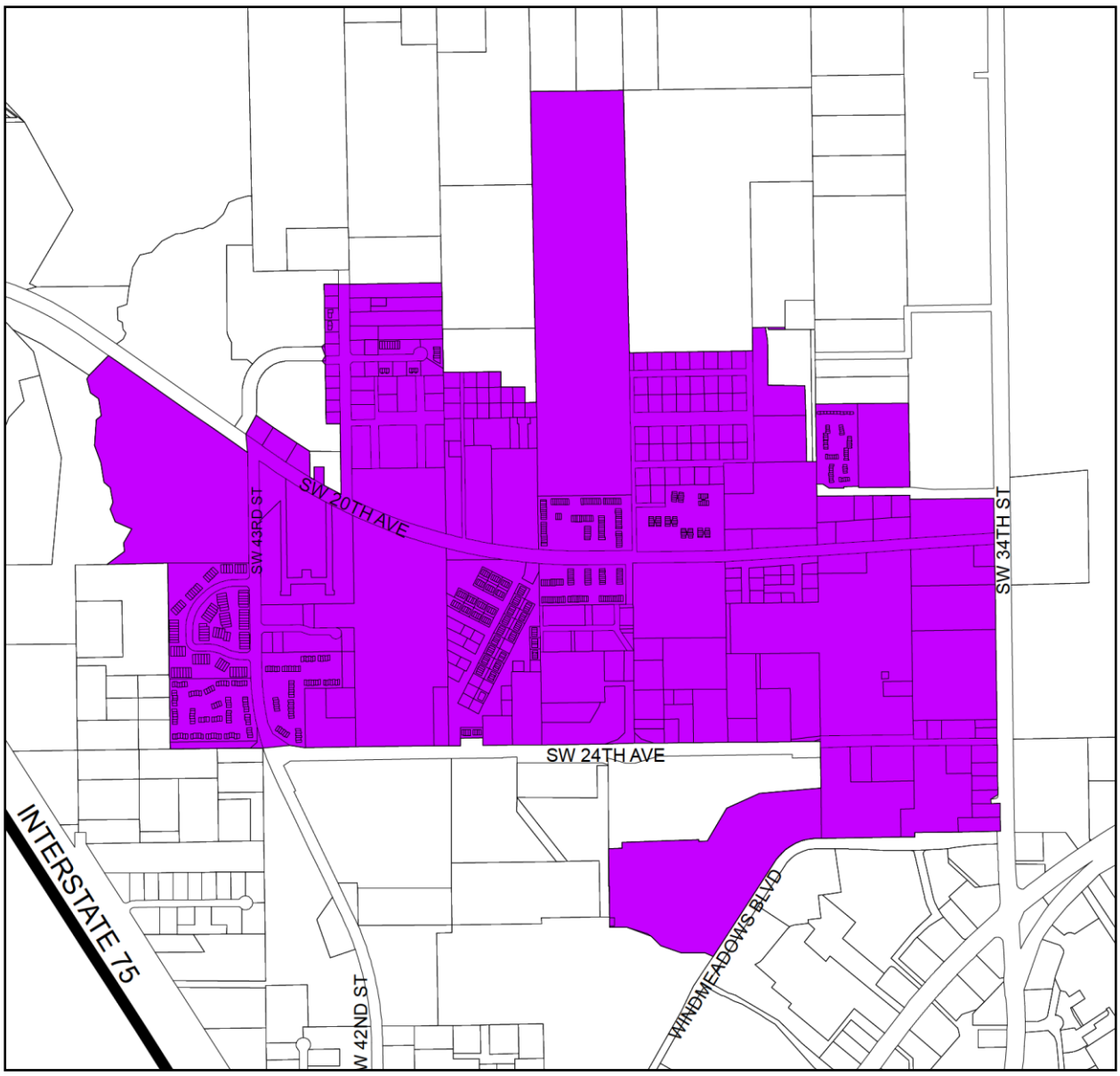
SOURCE: South Florida Regional Planning Council

Attachment 6 – Baldwin Park Land Use Plan (August 2012)



SOURCE: City of Orlando

Attachment 7 – City of Gainesville's Urban Village



SOURCE: City of Gainesville

From: Kelly N. Gibson
To: PAB 21-22; Planning Department
Cc: Mr. Dale L. Martin; Charles George; tbach@fbfl.org; cbest@fbfl.org; Commissioners; Margaret Kirkland (kirkland.mrk@gmail.com)
Subject: Non-Conforming Lots (Originally Platted Vacant Lots of Record) History
Date: Thursday, June 23, 2022 3:26:00 AM
Attachments: Infill Redevelopment Draft 4 1-14-13.pdf
image001.png
image002.png
image003.png
image004.png
BEBR Projections for Fernandina Beach 2020-02-14.pdf
estimates_2021.pdf
image005.png
image006.png

Board Members,

At last night's Planning Advisory Board (PAB) Special Meeting, Member Bennett voiced concern with the infill development currently being witnessed throughout the City. Specifically, his concern is associated with the development of vacant originally platted lots of record for single family homes and their resulting impact on neighborhood character. The board had discussion and there appeared to be a desire to dive deeper into the topic with some intent directed at elimination of this development reality.

Following the board discussion, I stated that given current staffing workload I was not willing to reprioritize existing tasks to take on a broader policy discussion as doing so may cause significant delays in the recently awarded grant for completion of the City-wide Vulnerability Assessment, partnership participation in the creation of the Habitat Conservation Plan, restructuring of the Land Development Code (LDC), and focus on other previously stated customer service enhancements expected in 2022. I continue to stand by that position and the risk of delay in those critical projects, if attention is diverted. However, for benefit of the board and others who would like more information about this topic, I dug up some of the history of how the City determined the need for its current policy framework. I am also providing some baseline data on population estimates and a brief vacant residential parcel analysis.

From what I can surmise, a taskforce was created in 2000 to support affordable housing initiatives throughout the City. The group developed a listing of policy recommendations for Comp Plan and LDC changes. Some were incorporated, most were considered and dismissed.

Later, around the 2004 timeframe, prior planning staff recognized the issue of potential takings claims associated with existing non-conforming lots of record which were prevented from development as a result of assigned zoning district restrictions (density calculation and lot widths). The issue was raised and emphasized by local design professionals and property owners as needing an expedited resolution to avoid lawsuits from being filed. **Over the next 2.5 years** staff worked with the PAB, community, legal department, and then Department of Community Affairs (DCA) to develop a solution.

Initial proposals included elevating densities city-wide to address the concern. Fearing that density increases would result in higher than desired development potential and encourage greater subdivision of land, those policy proposals were abandoned. In tracking the 2004-2006 boards meeting minutes it appears that the solution to honor an existing platted lot of record came from citizen input at PAB hearings in early 2005. Although the policy was adopted by the City Commission in September 2005, it appears that DCA challenged the language adoption forcing changes to its reading (see below). Those challenges were settled in 2006 and the corresponding Land Development Code (LDC) policies were adopted later the same year.

Today, the policy is contained in the 2030 Comprehensive Plan (adopted in December 2012) under policy 1.05.04 and corresponding LDC policy 1.03.03 (see below). Collectively, these policies work together to honor development of one (1) single-family home on previously platted vacant lot of record with no prior development that would otherwise be deemed non-conforming under "net density" calculations and/or the assigned zoning district standards (i.e. lot width minimums). Lots with prior documented development where construction extends across the originally platted lots of record are combined as a single development site (LDC 1.03.04.B). Redevelopment of these properties must conform to the assigned Future Land Use Map category and zoning district unless a variance is obtained from the Board of Adjustment (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.

The following is the Comprehensive Plan policy language as adopted in 2006 and how it reads today in the 2030 Comp Plan. Additionally, I have provided the corresponding LDC sections for your review. Attached is a case study dated in early 2013 created by the Department of Economic Opportunity (DEO) (*formerly DCA*) which highlights infill and redevelopment strategies. Policies developed in Fernandina Beach are referenced within the case study as sound planning tools.

Additionally, I have attached the February 2020 University of Florida Bureau of Economic and Business Research (BEBR) small area model developed specifically to estimate Fernandina Beach's population projections from 2020 to 2045. This data provides you with a better sense of the build out potential within our community through the established planning horizon of 2045. Information provided by BEBR is vital towards supporting staff and the PAB to better plan for full-time residents. Despite BEBR's best prediction in 2020, the City actually witnessed a decline in its total population in 2021 (estimate attached).

Let's take deeper look at this data. The Fernandina Beach small area BEBR model indicates a population increase at a steady rate of growth and consistent with historic trends witnessed over the past 40 years. It means the City can expect an annual population increase of approximately 1-2% through the year 2045. Most of this growth is expected to be realized by 2030 then taper off over the next 15 years. In total population figures equate to approximately 2,300 new residents over the next 23 years. When considering the average household size in Nassau County is 2.54 people, the City will need to generate roughly 900 new residential dwelling units to support its future population. Of that total, with a high degree of certainty the City has roughly 580 vacant exclusively residential lots available within the current City boundaries (see map below – parcels highlighted in green).

Several of these 580 parcels may have significantly limited development potential as a result of possible wetlands. Other parcels face constraints due to increased development costs associated with construction of a new road to access their lot. Some parcels do contain multiple lots of record, but the majority do not. Some parcels are oversized for the zoning district. Others were never platted and will rely exclusively on standard zoning requirements for their future development reality, or they are in a newer and actively under construction subdivision or it's a lot in Old Town. So, you might be thinking if that's the case, why is this important/ is it even still relevant policy? YES!

Most notably, this is a critical tool to avoid takings claims on individual small lots which do not conform to residential zoning district requirements. It's the same reason this issue was brought up in 2004. Yes, investors are buying these up as quickly as possible and putting small homes on them. It's true and I understand the frustration raised by Mr. Bennett, but quite often it is an individual who purchased the lot 10-15 years ago and now wants to develop for their retirement home or cash out on their investment.

More particularly and of serious consequence in making a change is the relationship of this policy structure combined with the City's later revised definition of "net density" (see below). The current policy framework will honor one and only one single family home per lot of record on parcels with Special Flood Hazard Area (SFHA) (floodplain) applied to it. If the City eliminates these policies, properties all over the City within the SFHA become completely unbuildable. This could result in an extremely costly consequence in both time and tax payer dollars.

Additional residential development may be realized through the City's Mixed Use, 8th Street Mixed Use, and Central Business District assigned land use categories. These properties are much more difficult to analyze with certainty because:
1.) The City has competing policies to discourage demolition of the City's existing historic structures;
2.) These mixed use areas of the City, for the most part, already contain some form of development; and
3.) Any redevelopment analysis within these areas is forced to risk making assumptions about potential redevelopment scenarios under existing ownership configurations leading to unreliable information.

Although, I said I wouldn't do much on this subject I've just provided everyone with quite a lot of information to contemplate. I sincerely, hope this helps to provide a better understanding of the current regulatory structures and their justification. Please let me know if I can answer any questions or if you would individually like to talk in more detail about these topics together.

2006 Adopted Comprehensive Plan:

OBJECTIVE 1.04. NONCONFORMITIES

The City shall eliminate or reduce nonconforming land uses and nonconforming structures.

Policies

1.04.01. Nonconforming land uses and nonconforming structures shall not be expanded to increase the nonconformity. Expansion means an increase in land area or an increase in floor area.

1.04.02. The City shall consider land development regulations for such issues as the cessation, repair and maintenance, and amortization of nonconforming uses and nonconforming buildings.

1.04.03. Existing platted lots of record that are located in Central Business District, Office Residential Mixed Use, Low, Medium, or High density residential land use districts shall not be prohibited from the construction of one residential unit due to a non-conforming lot size.

(amended via Ordinance 2005-30, NOI 2006-01)

2030 Comprehensive Plan (as adopted in 2012):

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.

Applicable Land Development Code Policies:

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.

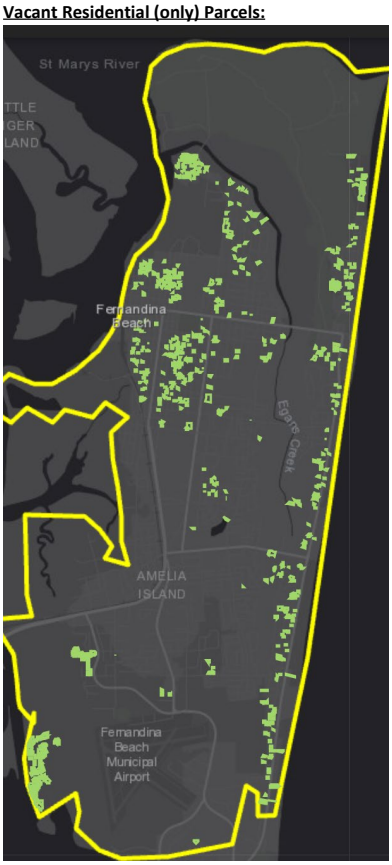
Comp Plan Definition of Net Density:

Net Density – 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, including wetlands[1], transitional wetlands[1], 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. [1] Properties with cross jurisdictional wetlands pursuant to 373.414(1)(c) F. S. may calculate wetland and wetland transitional areas as part of the net buildable land area.

POLICY REFERENCES: 1.07.02 (pg. 1-13), 1.07.10 (pg. 1-16)

Vacant Residential (only) Parcels:



BOARD OF ADJUSTMENT
CASE LOG
2012- 2017

BOA Case Number	Meeting Date	Variance Requested from LDC Section	Description	Reduction in setback	Address	Current Zoning	Motion
2011-42	12/21/2011	3.03.03	Dev. In wetland: storm reten. Pond- City of FB & Rayonier	-	S. Front Street	I-1	Approved
2011-44	1/18/2012	5.01.03(H)(I)(J)	Accessory structure setbacks/height: rebuild storm damaged shed	Rear: 3' to 7"	320 S 4th Street	R-2	Approved
				Side: 3' to 1'2"			
2011-47	1/18/2012	5.01.03(K)	Accessory Structure: build larger carport and taller	-	111 S 14th Street	R-2	Approved
2011-51	1/18/2012	4.02.03	Rear-yard: deck	25' to 15;	1411 Leon Street	R-1	Approved
2012-02	2/15/2012	4.02.03	Front-yard: add roof over porch	25' to 14'	2334 S Fletcher	R-2	Approved
2012-09	3/21/2012	5.01.03	Accessory Structure: carport with reduced side yard setback	7.5' to 5'	120 N 15th Street	R-1	Approved
2012-10	3/21/2012	4.02.03	Side-yard: add elevator	5' to 4.7'	2242 S Fletcher Ave	R-2	Approved
2012-11	3/21/2012	4.02.03	Rear-yard: add deck	10' to 0.9"	2021 S Fletcher	C-1	Approved
2012-16	4/18/2012	5.01.11 F 1	Front yard: construction of pool and 6' fence	4' to 6' (fence)	2065 Frist Ave	R-2	Approved
2012-27	7/18/2012	5.03.10 (C) (D)	Allow one extra sign than is permissible, increase height & function	-	1600 S 8th Street	C-1	Approved
2012-31	9/19/2012	4.02.03	Front-yard: new construction due to CCCL	25' to 15'	S Fletcher (next to log house)	R-3	Approved
2012-38	10/17/2012	4.02.02	Combine lots greater than 100' on Fletcher	-	3750 S Fletcher	R-1	Approved
2012-40	10/17/2012	5.01.10	Fence Height in front yard: 6' requested	4' to 6'	3585 S Fletcher	R-1	Approved
2013-01	3/20/2013	4.02.03	Rear-yard : addition to house	20' to 3.8'	227 S. 4th Street	R-2	Approved
2013-02	8/21/2013	4.02.03	Rear-yard: enclosed screen room	20' to 8'	1244 Date Street	R-2	Approved
2013-03	9/18/2013	4.02.03	Side-yard setback: new construction (abutting beach access)	8' to 0.5'	3280 S. Fletcher Avenue	R-3	Approved
2013-04	11/20/2013	1.03.05	Separation of building site 1.03.05	-	217 Stirling Drive	R-2	Approved
2013-05	11/20/2013	4.02.03	Side-yard: staircase	8' to 3'	2962 S. Fletcher Avenue	R-3	Approved
2013-06	11/20/2013	1.03.05	Separation of building site 1.03.05	-	2200 S. Fletcher Avenue	R-2	Approved
2014-01	2/19/2014	4.02.03	Side-Yard: new construction/setbacks due to irregular lot width	8.8' to 4.4'	N Fletcher Avenue, lot 172	R-2	Approved
2014-02	3/19/2014	3.03.03(G,H)	Filling of a wetland	-	S. 14th Street & Lime Street	R-2	Denied
2014-03	4/16/2014	4.02.03	New Const.		2500 S Fletcher	R-2	Approved
			Font-yard: garage	25' to 20'			
			Southern side yard: cantilever deck	10' to 6'			
2014-04	5/21/2014	4.02.03	Rear Yard setback: attached screened porch	20' to 6'	2331B First Avenue	R-2	Approved
2014-05	6/19/2014	4.02.03	Setbacks for remodel:		2570 S. Fletcher Avenue	R-2	Approved
			Front: garage	25' to 22'			
			Side: enclosed staircase	5.9' to 1'-4'(irregular shape lot)			
2014-06	7/16/2017	4.02.03	Front-yard setback: add roof over deck.	8'2" porch overhang	228 N. 6th Street	R-2	Approved
2014-07	8/20/2017	4.02.03	Rear-Yard: enclose cement patio	20' to 10'	2307 B First Avenue	R-2	Approved
2014-08	7/16/2017	4.02.03	Front-yard setback: construction of staircase	25' to 11'6"	1531 Lisa Avenue	R-1	Approved
2014-09	10/15/2017	5.01.11	Rear-Yard setback: construction of pool	8' to 4'	2619 Portside Drive	R-1	Approved
2014-10	10/15/2017	4.02.01 (C)	Standards for Lot Design	75' to 37.5'	2134 S. Fletcher Avenue	R-2	Denied
		4.02.01 (J)	Design Standards for Lots				
		4.02.03 (E)	Standards for Building Height and Setbacks				
		11.01.05 (F 2,3,4)	Requirements for Minor Subdivision				
2014-11	1/21/2017	4.02.03 (E)	Rear-yard setback: for expansion of concrete pad	3'	2350 Safe Harbor Lane	R-1	Approved
2015-02	2/18/2017	4.02.03 (E)	Side-yard setback: overhang	.5"	2498 S. Fletcher Avenue	R-2	Approved
2015-03	4/15/2017	5.01.11	Side-yard setback: construction of pool	3'	3280 S. Fletcher avenue	R-3	Approved
2015-04	4/15/2017	4.02.03 (E)	Front-yard setback: single family home	10'	416 Fir Street	R-2	Approved
2015-05	6/17/2017	4.02.03 (E)	Side-yard setback: increased by ½' for each 1' of building height higher than twenty-five feet	½'	Lot 8 Pt or 981/781 Oceans Eight PB	R-1	Denied
2015-06	6/17/2017	4.02.03 (E)	Rear-yard setback- expansion of concrete pad	5'	2325 1st Ave Unit A	R-2	Approved
2015-07	7/15/2017	4.02.03 (E)	Side-yard setback: split duplex into two wide parcels	50' to 25'	3024 S. Fletcher Ave Unit A&B	R-3	Approved
2015-08	7/15/2015	4.02.03 (E)	Front and Side yard setback reduction		1214 S. Fletcher	R-1	Denied
2015-09	8/19/2017	5.01.04 (A 1,3)	Accessory structure: larger detached accessory dwelling, not located in rear yard	-	2600 S. Fletcher Ave	R-2	Approved
2015-10	8/19/2017	5.01.04 (A 3)	Accessory Structure: not located in rear yard	-	93 Oak Grove Place	R-2	Approved
2015-11	8/19/2015	4.02.03 (D 2)	Side-yard setback: adding third floor increases side lot size - demolishing part of existing structure to comply	5' to 8' 6"	2493 S. Fletcher Ave.	R-2	Approved
2015-12	10/21/2017	4.02.03 (E)	Rear-yard setback: requires 25' for R-1 zoned property	25' to 23'	1902 Atlantic Avenue	R-1	Approved
2015-13	10/21/2017	5.01.11 (F)	Side- yard: construction of pool	8' to 3'	1632 S. Fletcher Avenue	R-1	Approved
2015-14	11/18/2017	4.02.03 (E)	Rear-yard setback	25' to 15'	2401 Safe Harbor Lane	R-1	Approved
2015-15	11/18/2017	5.01.03 (J)	Increase the size of an exisitng non-conforming accessory structure	849 sq ft to 1,171 sq ft (87' cove	129 South 17th Street	R-1	Approved
		10.01.02 (B)					
2015-16	1/6/2017	5.01.10 (D)	Allow sign perpendicular to property line	-	911 South 8th Street	C-2	Approved
2015-17	1/6/2017	5.01.11 (F)	Side-yard setback: construction of pool	8ft to 4'11"	522 South 5th Street	R-2	Approved
2016-01	1/6/2017	4.02.03 (E)	Increase existing non-conforming second story deck.		118 S 13th Street	R-2	Approved
		10.01.02 (B)					
2016-02	1/6/2017	4.05.06 (B)	Perimeter of parking lot less than 10'	10' to 4.93'	2549 Sadler Road	C-1	Approved
2016-03	1/20/2017	5.01.03 (C) (J)	More than 2 accessory structures	-	2203 Cedar Street		Approved
2016-04	1/20/2017	5.03.10 (C)	Install second non-illuminated wall sign	-	600 North 6th Street	I-1	Denied
2016-05	1/20/2017	4.02.03 (A 6)	Rear-yard/Side-yard setbacks: second floor open air deck built up to property line	-	528-B Tarpon Avenue	R-2	Approved
2016-06	1/20/2017	4.02.01 (J)	Reduce minimum lot requirement	75' to 50'	1660 North Fletcher Avenue	R-1	Approved
2016-07	2/17/2017	4.02.03 (E)	Front-yard Setback: avoid wetlands in rear	25' to 20'	Natures Gate Subdivision – Lot 8	R-1	Denied
2016-08	2/17/2017	3.03.03 (B 1)	Reduce Wetland buffer	25' to 15'	Natures Gate Subdivision – Lot 10	R-1	Denied
2016-09	3/16/2017	4.02.03	Install new septic tanks and drain fields for 9 new homes	-	South end of Pheasant Lane	R-1	Withdrawn
		7.02.02 (B)					
2016-10	3/16/2017	4.05.12 (A, C, H 1&2, I, C 6&12)	Redevelopment of existing site		1900 S. 14th Street	C-1	Approved
		7.01.04 (A 7, C 2&4, D 4)					
		7.01.07 C		-			
2016-11	4/20/2017	5.01.03 (I)	Rear-yard setback: car port	3' to 1'5"	737 N Fletcher Ave	R-2	Approved
2016-12	4/20/2017	1.03.05 (A)	Restore 5 underlying platted lots	(2) 50x100 lots	317 S. 4th Street	R-2	Approved as Amended
2016-13	4/20/2017	1.03.05 (A)	Restore 5 underlying platted lots	(2) 50x100 lots	315 S. 4th Street	R-2	Approved as Amended
2016-14	5/18/2017	4.02.03 (E)	Corner-lot setback: avoid mature tree	15' to 10'	798 Barrington Drive	R-2	Approved
2016-15	6/15/2016	4.02.03 (E)	Rear yard setback	10' to 1'	2045 S. Fletcher Ave	C-1	Approved
2016-16	7/20/2016	4.02.03 (E)	Rear yard setback	20' to 12'	2337 1st Avenue Unit B	R-2	Approved
2016-17	7/20/2016	4.02.03 (E)	Rear yard setback	10' to 2'	2057 S. Fletcher Ave	C-1	Approved
2016-18	9/21/2016	10.01.02(B)	Expansion of an Existing non-conforming accessory structure	-	2100 S. Fletcher Ave	R-2	Denied
2016-19	11/16/2016	4.02.03 (E)	Reduce front yard setback 3' for an addition to an existing structure	25' to 22'	1125 N. Fletcher Ave	R-2	Approved
2016-20	12/21/2016	4.02.03 (E)	Reducing the front yard and corner side yard setbacks	25' to 10 & 15' to 5'	128 S. 10th St	R-2	Approved
2016-21	12/21/2016	4.02.03 (E), 4.05.03(B)(11), 4.05.07(C	Reducing a corner lot side yard setback, minimum landscaping and parking requiments		30 &32 Tarpon Avenue, 35 & 39 N. Fletcher Avenue	C-1	Approved
2017-01	1/18/2017	4.02.03 (E)	Reducing a rear yard setback requirement	20' to 9'	315 S. 13th Street	R-2	Approved
2017-02	Feb	Administrative Appeal	CBD Expansion PAB 2017-02				Withdrawn
2017-03	2/15/2017	1.03.05(A), 4.02.03 (E)	Restoring two underlying lots of record, reduction of a setback for the exisitng structure		2519 S. Fletcher Avenue	R-2	Approved
2017-04	2/15/2017	4.02.01(J)	Reducing the minimun lot width require for the subdivision of a lot	50' to 43'	Vernon Street	R-2	Denied
2017-05	2/15/2017	4.02.01(J)	Reducing the minimun lot width require for the subdivision of a lot	50' to 43'	226 Vernon Street	R-2	Denied
2017-06	Mar	Administrative Appeal	CBD Expansion PAB 2017-03				Withdrawn
2017-07	4/19/2017	6.02.25(G)	To use an existing sanctuary and fellowship hall for a private academic school		1830 Lake Park Dr	R-2 PUD	Approved
2017-08	4/19/2017	4.02.03 (E)	Reducing a front yard setback for an additon to an existing structure	25' to 10'	608 S. Fletcher Ave	R-1	Approved
2017-09	7/19/2017	4.02.03 (E)	Reducing a front yard setback for an additon to an existing structure	25' to 19'	1756 S. Fletcher Ave	R-1	Approved
2017-10	8/16/2017	4.02.03 (E)	Reducing a side yard setback for a second story addition	9' to 4.5'	1806 Highland Drive	R-1	Approved
2017-11	8/16/2017	3.03.03(A)	To fill .07 acres of wetlands on a commercial property		2270 Sadler Rd	C-1	Postponed
2017-12	8/16/2017	1.03.05(A)	Restoring two underlying lots of record		1507 S. Fletcher Ave	R-1	Approved
2018-01	1/17/2018	1.03.05(A)	Restoring two underlying lots of record		429 S. 5th Street	R-2	Withdrawn
2018-02	2/21/2018	3.03.03(B)(1)	Allow for a portion of a single family residence to encroach into the 25' wetland buffer requirement at the rear		2629 Rachael Ave	R-1	Withdrawn
2018-03	2/21/2018	07.01.05(D)	To allow for a boat to be parked in the front yard		2428 First Ave	R-2	Approved
2018-04	43180	4.03.02(E)	Reducing rear yard setback	15' to 7'	2842 Ferdinand Court	R-1	Withdrawn
2018-05	3/21/2018	1.03.05(A)	Restoring underlying lot of record		2220 S. Fletcher Ave ,Lot 39	R-2	Approved
2018-06	3/21/2018	1.03.05(A)	Restoring underlying lot of record		2240 S. Fletcher Ave, Lot 41	R-2	Approved
2018-07	4/18/2018	4.02.03(E)(2)				R-2	Approved
2018-08	4/18/2018	1.03.05(A)	Restoring underlying lot of record		704 S. 12th Street	R-2	Approved
2018-09	4/18/2018	5.01.04(A)(3)	To allow for an accessory dwelling in the side yard where the existing accessory structure is located		229 S 5th Street	R-2	Approved

BOARD OF ADJUSTMENT
CASE LOG
2012- 2017

2018-10	5/16/2018	4.02.03(E)	Front yard setback		829 N Fletcher Ave	R-2	Approved
2018-11	9/19/2018	4.02.03(E)	Reduce front yard setback to 15'	25' to 15'	South Fletcher Ave, Lot 5 Block 10	R-3	Approved
2018-12	9/19/2018	1.03.05	Restore three 25x100 underlying lots		324 Elm Street	MU-1	Denied
2018-16	9/19/2019	3.03.03(B)(1)	Reduce Wetland buffer		Lot 188 Sunrise Drive	R-1	Approved
2018-17	9/19/2018	4.02.03(E)	Reduce front yard setback for consrtuction of a roof over existing front deck.		935 N Fletcher Ave	R-2	Approved
2018-18	10/17/2018	Variance from residence at Amelia La	Reduce corner side setback	12.5' to 6.2'	Lot 124 High Rigger Road	R-2 PUD	Approved
2019-01	1/16/2019	10.01.02(B)	Expansion of SF on a nonconforming lot		2822 S. Flether Ave	R-2	Approved
2019-02	1/16/2019	4.02.03(E)(2)	Sideyard setback: addition of third floor	5' to 8.5'	1427 N. Fletcher Ave	R-1	Approved
2019-03	02/20/209	4.02.03(E)(2)	Encroach into rear yard seback	5' to 6'4"-	2519 1st Ave	R-2	Approved
2019-04	2/20/2019	4.02.03(E)	Front Yard: Construction of single family home	25' to 13'6"	605 Broome St	R-2	Approved
2019-05	2/20/2019	1.03.05(A)	Restoring underlying lot of record		429 S. 5th Street	R-2	Approved
2019-06	3/20/2019	4.02.03(E)(2)	To allow reconfiguration of stairs to encroach front yard setback		2734 S. Fletcher Ave	R-2	Approved
2019-07	7/17/2019	4.02.03(E)	Front and Side yard setback		2493 S. Fletcher Ave	R-2	Approved
2019-10	10/16/2019	4.02.03(E)	Corner lot sideyard setback	15' to 17'	1401 Beech Street	R-1	Approved
2019-11	12/18/2019	4.02.03(E)	Re-platting 3 existing lots of record		Elm Street - Between Vernon & South 13th Street	R-2	Approved
2019-12	1/15/2020	3.03.03(B)(1)	Wetland buffer reduction: Westrock		600 N 8th Street	I-2	Approved
2019-13	1/15/2019	4.03.02	Building setback		700 Airport Rd	IA	Approved
2020-01	2/19/2020	4.02.03	To allow for additional stair encroachment		3036 S. Fletcher Ave	R-3	Approved
2020-02	2/19/2020	5.02.11(B)&(F)	To allow pool and screen to be constructed in front yard		510 Dade Street	R-2	Approved
2020-04	10/21/2020	1.03.05	Restore two underlying lots of record		837 Tarpon Ave	R-2	Approved
2020-05	1/20/2021	5.01.03(J)	Increase accessory structure footprint		416 Fir Street	R-2	Approved
2020-06	5/20/2020	1.03.05(A)	Restoring underlying lots of record		1507 S. Fletcher Ave	R-1	Denied
2020-07	6/17/2020	4.02.03(E)	Construct open deck over parking area in front yard		2674 W 3rd Street	R-3	Approved
2020-08	7/15/2020	5.01.03(C)	Allow for two additional 320ft² detached accessory structures		2203 Cedar Street	R-1	Approved
2020-09	8/19/2020	4.02.03(E)	Reduce sideyard setback by 3'	10' to 7'	218 N 6th St	R-2	Approved
2020-10	8/19/2020	4.02.03(E)	Reduce rear yard setback	25' to 13'	861 Park View Place E	R-1	Approved
2020-11	11/18/2020	5.01.03(J)	To increase footprint of accessory structure		107 North 18th Street	R-1	Approved
2020-13	12/16/2020	4.02.03(E)	Reduction in rear yard setack	20' to 18'	101 North 7th Street	R-2	Approved
2020-14	1/20/2021	5.03.09(D)	Increase in allowable height for free standing sign		2020 Sadler Road	C-2	Denied
2021-01	4/21/2021	4.02.05(C), 7.01.01(E)(a), 7.01.04(A), 4	Deviation in parking requirements.		1st Avenue	R-3	Approved
2021-04	4/21/2021	1.03.05(A)	Restore underlying lots of record		604 Gum Street	R-2	Denied/Appealed
2021-05	5/19/2021	1.03.05(A)	Restore underlying lots of record		324 Elm Street	MU-1/R-2	Approved
2021-06	6/16/2021	1.07.00	To allow lodging accomodations with full kitchen, laundry and no central office.		59 S. Fletcher Avenue	C-1	Approved
2021-07	8/18/2021	7.01.04(A)(7), 4.05.07(C)(1), 7.01.01(E	Deviation in parking and driveway requirements		6 South 14th Street	C-1, MU-1	Denied
2021-08	9/15/2021	4.02.03(D)	Reduction in front yard setback	25' to 13' 6.5"	605 Broome St	R-2	Approved
2021-09	11/17/2021	5.01.03(J)	To increase footprint and height of accessory structure		120 North 6th Street	R-2	Denied/Appealed
2021-11	1/19/2022	4.04.02 €	Provide only 1 vehicular access point to an improved right-of-way.		2756 & 2757 Bailey Rd.	R-1	Denied
2022-12	4/20/2022	5.01.11(F)(3)	Reduce rear yard pool setback to 7.5'	8' to 7.5'	2795 Turtle Shores Dr.	RLM	Approved
2022-13	5/18/2022	6.02.29(H)	Increase allowable accessory use from 20% to 30% of total floor area		1005 S. 14th St.	R-2	Approved
2022-14	7/19/2022	7.01.02(B)(2)	City Commission Hearing - requesting deviations from roadway standards		1920-1952 1st Ave.	R-3	Withdrawn
2022-16	10/19/2022		Location of commercial parking & Number of spaces		Al Pkwy & Amelia Rd.	MU-1	Approved w/ conditions
2022-17	10/19/2022	5.01.11(F)(3)	Reduce rear yard pool setback to 6' 6"		2240 Ryan Road	R-1 PUD	Approved w/ conditions
2022-18	11/16/2022	4.02.03(E)	Reduce corner side setback		731 S. 6th St.	R-2	

Recent Subdivision Plats

approved with known prior residential structures

- Island View (2022)
  - 12 Lots Subdivision
  - Annexation December 2021 (Ordinance 2021-30)
  - Demolition of 4 home sites in May 2022 (DEMR-2022-0092)
  - Final Plat Approved on April 17, 2023
- Crane Island PUD (2017)
- Riverbend (2016)
- Dunes of Amelia (2015)

BOA Cases for LDC Section 1.03.05

BOA Case Number	Meeting Date	Variance Requested from LDC Section	Description	Reduction in setback	Address	Current Zoning	Motion
2013-04	11/20/2013	1.03.05	Separation of building site 1.03.05	-	217 Stirling Drive	R-2	Approved
2013-06	11/20/2013	1.03.05	Separation of building site 1.03.05	-	2200 S. Fletcher Avenue	R-2	Approved
2016-12	4/20/2017	1.03.05 (A)	Restore 5 underlying platted lots	(2) 50x100 lots	317 S. 4th Street	R-2	Approved as Amended
2016-13	4/20/2017	1.03.05 (A)	Restore 5 underlying platted lots	(2) 50x100 lots	315 S. 4th Street	R-2	Approved as Amended
2017-03	2/15/2017	1.03.05(A), 4.02.03 (E)	Restoring two underlying lots of record, reduction of a setback for the exisitng structure		2519 S. Fletcher Avenue	R-2	Approved
2017-12	8/16/2017	1.03.05(A)	Restoring two underlying lots of record		1507 S. Fletcher Ave	R-1	Approved
2018-01	1/17/2018	1.03.05(A)	Restoring two underlying lots of record		429 S. 5th Street	R-2	Withdrawn
2018-05	3/21/2018	1.03.05(A)	Restoring underlying lot of record		2220 S. Fletcher Ave ,Lot 39	R-2	Approved
2018-06	3/21/2018	1.03.05(A)	Restoring underlying lot of record		2240 S. Fletcher Ave, Lot 41	R-2	Approved
2018-08	4/18/2018	1.03.05(A)	Restoring underlying lot of record		704 S. 12th Street	R-2	Approved
2018-12	9/19/2018	1.03.05	Restore three 25x100 underlying lots		324 Elm Street	MU-1	Denied
2019-05	2/20/2019	1.03.05(A)	Restoring underlying lot of record		429 S. 5th Street	R-2	Approved
2020-04	10/21/2020	1.03.05	Restore two underlying lots of record		837 Tarpon Ave	R-2	Approved
2020-06	5/20/2020	1.03.05(A)	Restoring underlying lots of record		1507 S. Fletcher Ave	R-1	Denied
2021-04	4/21/2021	1.03.05(A)	Restore underlying lots of record		604 Gum Street	R-2	Denied/Appealed
2021-05	5/19/2021	1.03.05(A)	Restore underlying lots of record		324 Elm Street	MU-1/R-2	Approved

16 Total Cases since 2011

- 12 Approved
- 3 Denied
- 1 Withdrawn
- 1 Circuit Court Appeal (Overturned BOA decision)

Year	Total Applications	Residential structure on original lot
2008	2	2
2009	2	1
2010	3	1
2011	0	0
2012	3	0
2013	4	2
2014	6	4
2015	5	4
2016	7	2
2017	5	2
2018	13	9
2019	7	3
2020	7	2
2021	9	2
2022	6	2

Minor Subdivisions (From 1 lot to 2 lots)

Comp Plan Policies 1.02.06 and LDC Section 4.04.02(F), 11.01.05(F) and applicable land use and zoning district standards

79 Total Applications since 2008

36 new lots created consistent with land use and zoning standards, but with homes on the original parcel.

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 residence, a two-family building 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 shall thereafter constitute one building site and shall be considered the "lot of record", and no permit shall be issued for the

construction of more than one residence or two-family building 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, shall not have the effect of changing the establishment of the building site.

C. Any change from the foregoing provisions for the purpose of establishing building sites, or separation of building sites, shall require approval by Board of Adjustment, at which all interested persons shall 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. 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;
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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.

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construction of more than one residence or two-family building 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, shall not have the effect of changing the establishment of the building site.

C. Any change from the foregoing provisions for the purpose of establishing building sites, or separation of building sites, shall require approval by Board of Adjustment, at which all interested persons shall 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."

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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.

PROPOSED LAND DEVELOPMET CODE AMENDMENTS
December 2021
Minor Changes Proposed by City Staff

Chapters 1 and 11 – Board of Adjustment Changes

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 ~~residence~~ residential unit or, a ~~two-family~~ duplex structure ~~building~~ 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 ~~shall~~ thereafter constitute one building site and ~~shall~~ must be considered the "lot of record", and no permit ~~shall~~ will be issued for the construction of more than one residential dwelling unit ~~residence or two-family building~~ 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, ~~shall~~ does not have the effect of changing the establishment of the building site.

C. ~~Any~~ A change from the foregoing provisions for the purpose of establishing building sites, or separation of building sites ~~shall~~ 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 ~~shall~~ will be afforded an opportunity to be heard.

AND

1.07.00 ACRONYMS AND DEFINITIONS

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.

AND

11.07.00 APPEALS OF ADMINISTRATIVE ACTIONS

11.07.01 Applicability

G. A person adversely affected by ~~any~~ 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 shall not be construed as an administrative decision and ~~shall~~ will not be subject to appeal.

H. 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; ~~and~~
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).

DRAFT

AGENDA
PLANNING ADVISORY BOARD
REGULAR MEETING
WEDNESDAY, JUNE 14, 2006
5:30 P.M.

CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034

* PAB WKSHP dates T 6/27, W 6/28 * TZ 6/29 Are Available. → 4:00 Workshop w/ WFC
* Run legal Adv. → Take to News Leader by 6/15/06!
▲ Call W.F.C. 6/28 meeting + 6/28 workshop! Just post.

1. **CALL TO ORDER**

2. **ROLL CALL / DETERMINATION OF A QUORUM**

3. **APPROVAL OF MINUTES** - *March 22, 2006 – Regular Meeting* ✓ Approved
April 20, 2006 – Special Meeting ✓ Approved

4. **NEW BUSINESS**

CHANGE OF ZONING

4.1 **CITY OF FERNANDINA BEACH ON BEHALF OF DEANNA HOLLOWAY,** PARCEL #12-3N-29-0000-0002-0051 ON WEST 5TH STREET (CZ 2006-38), CHANGE OF ZONING FROM REC: RECREATION TO R-2: ONE AND TWO-FAMILY DWELLING DISTRICT. *(Quasi-Judicial)* Approved 7-0

5. **SPECIAL USE**

5.1 **FIRST BAPTIST CHURCH OF FERNANDINA BEACH,** PARCEL NUMBER 00-00-30-0800-0003-0000 ON SOUTH 8TH STREET (SU 2006-31), SPECIAL USE TO FILL 0.32 ACRES OF WETLANDS. *(Quasi-Judicial)* Approved 6-0

6. **VACATION OF RIGHT-OF-WAY**

6.1 **CARRIE LEE, JERRY & DEBRA YARBOROUGH, ROBERT & KAREN WILDAU AND WILLIAM & LINDA INMAN,** 2ND AVENUE BETWEEN LOTS 18,19, 8 & 9 (VA 2006-25),VACATION OF 60 FOOT RIGHT-OF-WAY FOR 2ND AVENUE NORTH AND SOUTH OF RACHAEL AVENUE. *(Quasi-Judicial)* ~~Approved 7-0~~ Denied 7-0

7. **LOCAL PLANNING AGENCY**

LAND USE MAP AMENDMENTS

7.1 **CITY OF FERNANDINA BEACH ON BEHALF OF DEANNA HOLLOWAY,** PARCEL #12-3N-29-0000-0002-0051 ON WEST 5TH STREET (LU 2006-38), LAND USE AMENDMENT FROM RECREATION TO MEDIUM DENSITY RESIDENTIAL. *(Quasi-Judicial)* Approved 7-0

7.2 **CITY OF FERNANDINA BEACH ON BEHALF OF JAMES P. O'CONNOR ESTATE,** TO INCLUDE PARCEL NUMBERS: 00-00-31-1014-0001-0000, 00-00-31-1014-0002-0000, 00-00-31-1014-0003-0000 & 00-00-31-1014-0004-0000 LOCATED ON ASKINS STREET (LU 2006-39), LAND USE AMENDMENT FROM MEDIUM DENSITY RESIDENTIAL TO HIGH DENSITY RESIDENTIAL. Approved 7-0

8. STAFF REPORT

9. BOARD BUSINESS

10. ADJOURNMENT

- *Quasi-Judicial* – DENOTES THAT THE ITEM MUST BE CONDUCTED AS A QUASI-JUDICIAL HEARING IN ACCORDANCE WITH CITY COMMISSION ESTABLISHED PROCEDURE AND FLORIDA STATUTES.

- IF ANY PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE BOARD/COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH HEARING, S/HE WILL NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

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 277-7305, TTY 277-7399, or through the Florida Relay Services at 1-800-955-8771 (TTY number for all City offices) at least 24 hours in advance to request such accommodations.

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. If any person decides to appeal any decision made by the Planning Advisory Board with respect to any matter considered at such meeting s/he will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be made.

NEXT PLANNING ADVISORY BOARD MEETING

JULY 12, 2006.

MINUTES

I. Call to Order

Chairman Bennett called the meeting to order at 5:33 pm.

II. Roll Call/Determination of Quorum

Board Members Present

Mark Bennett, Chair
Richard Bradford
Marilyn Williamson
Eric Bartelt (alternate)
Paul Condit, Vice-Chair
William A. Conger
Robert Howat (alternate)

Board Members Absent

David Beal
Shaun Woleshin

Others Present

Catherine Hartley, City Planner
Jessica Williams, Recording Secretary

A motion was made by Member Williamson, seconded by Member Conger, to seat the alternates as voting members. Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.

III. Discussion – Land Development Code

Member Williamson presented pictures of various types of columbarium. She commented that she wasn't sure the design guidelines under that area were really addressing all these different types. The consensus of the board was to wait to discuss this until they reach the guidelines.

Ms. Hartley referred to the comparative table for ILW, IM, I-1, I-A, and I-2 and questioned whether the board wanted just I-1 and I-2 and to add lodging to that or add I-A. Chairman Bennett questioned if the table was consistent with the Comp Plan. Ms. Hartley replied yes. There was an extensive review and discussion about the information presented in the table. There was deliberation about having a zoning district for the Airport (I-A).

Mr. Howard Landers, representing Amelia Island Company, referred to the handout and pointed out they added an alternative implementation that creates an Industrial-Airport (I-A) district. He stated that they were trying to be responsive to the concern that adding lodging as a permitted use under I-1 opened it up to other areas that people did not believe that it should be opened up to. He requested that the board follow the suggestion to create an I-A zoning district that is consistent with the Comprehensive Plan. He explained that he took the I-1 column that was in the former table and added a P to lodging and removed an S at marinas for I-A. Member Condit inquired if there was any downside to this. Mr. Landers replied he didn't know of any downside and noted that many airports have hotels associated with them. He explained that the idea was to have a hotel that would compliment the Airport and the golf facility. There was some discussion about what was proposed.

Member Condit questioned if the boundaries of the I-A zone were scoped out or proposed to the Airport Advisory Commission (AAC). Ms. Hartley replied no. She explained that the verbiage could be passed on to the Airport Manager to pass on to the AAC. There was some discussion about the proposed I-A district being just the City owned property and what would be allowed in that district. There was some clarification about the golf course that is on City leased land.

Mr. Clinch Kavanaugh provided a brief background about the City Airport noting that there were restrictions on the land. He explained that some lands were released lands that are not part of the Airport and do not have FAA restrictions on them. He clarified that non-released lands the income has to go to the Airport, but released lands income can be spent by the City. There was some discussion about the City owned lands close to the Airport.

Mr. Shannon O'Conner, 2440 Lynndale Road, explained that his family's property has always carried the same zoning as the Airport property all the way back to the mid 1960's. He commented that he didn't know how their property could be exempt, since it is just about in the middle of that entire parcel. He noted that most of the ILW zoning is around the Airport with a few parcels toward Smurfit-Stone Container Corporation. He stated that to him it was transferring that name to the current zoning. He explained that his family wanted to push for the same that Mr. Healan and the Amelia Island Company were trying for. He pointed out that his family was trying to capture what they could of what is left and requested the same treatment as the City may have. There was some discussion about Commerce Park.

Mr. Jeffrey Tomassetti, 406 Ash Street, pointed out that the Comp Plan provides that general commercial activities are part of the industrial zone. He stated that the City has got to look at these industrial zones and give as many alternative uses as it can in those zones. He explained that he looked at C-2 General Commercial and compared that to I-1 and saw that some categories were left out. He stated that one of his clients wants to put outpatient medical and surgical facilities at the Petroferm building. He encouraged the board to add drug store or pharmacy and hospital. He suggested that the board look at all general commercial uses to either be permitted or permissible subject to supplemental standards.

Ms. Susan McDonald, 1301 Riverplace Boulevard, representing Petroferm, noted that a lot of general commercial uses were deleted from I-1, but if the property were I-A a lot of these uses were added to I-A. She agreed with Mr. Tomassetti about adding back as many uses as possible to give these owners an opportunity to bring users to their site.

Mr. Ron Sapp, 415 Alachua Street, requested the board to have a clear understanding and clearly define what lodging facility is. He encouraged the board to narrowly define things, because that helps everyone to clearly understand it. There was a brief discussion to clarify what the board had done to define lodging facility.

Member Williamson requested clarification about Ms. McDonald's comment about deleted uses. Ms. Hartley stated that the table was missing some P's and presented the board the correct information. Member Williamson noted that commercial development is needed for the City's tax base and to protect the City's future.

Dr. Jesse Greenblum, 19 Sparkleberry, representing a group of physicians and surgeons who wish to develop the Petroferm building into a surgical center or ambulatory care center. He clarified that ambulatory care centers are centers in which out patient surgery is done. He explained that as of 2000 70% of all surgical procedures in the United States were done at ambulatory care centers. He pointed out that the costs at an ambulatory care Centerare 72 %

1/3 of what it would cost at a regular hospital. He presented further comments about the advantages of having an ambulatory care center in this community. Chairman Bennett noted that it was a permitted use in I-1.

Ms. Patricia Borns, 314 New Street, questioned whether this zoning was for a specific property owner. Chairman Bennett explained that there have been discussions about creating a zoning category for the Airport, because it is much different from other areas. Ms. Borns commented that this seems to be a great area to allow a number of commercial and light industrial uses, but perhaps not residences and lodging. She expressed her concern about the tax base in the City and not bringing businesses to the community to provide jobs. Member Williamson noted that there would need to be supplemental standards for the uses close to the Airport in terms of lighting, height, etc.

Ms. Joan Cory, 408 Beech Street, questioned what the waterfront was being proposed to be zoned. Ms. Hartley replied I-2. Ms. Cory explained that her concern about the I-2 use was that it included some heavy manufacturing and other things that had nothing to do with the CRA plan or what the property owners were looking for in terms of adding C-3 uses to the existing IW. She questioned why not leave it IW until new land uses and zoning are worked out under the CRA plan. Ms. Hartley pointed out that staff took out the uses that were inconsistent with the Comp plan. She stated that any uses that would come as a result of the CRA plan the individual property owners would have to apply for those uses. She explained that the point of updating the code is to make it consistent with the Comp plan. There was some discussion about the Waterfronts Florida Program that would be working with the PAB to figure out what the new zoning district and land uses are going to be.

Chairman Bennett pointed out that the board was being asked about creating an I-A district. Member Condit explained that it depended where the boundary is drawn as to whether he was comfortable with lodging. Member Williamson stated that she would be more comfortable with "S" by lodging so that there could be another look at the supplemental standards. There was a review of the map of just the City property and whether to include the O'Conner property.

Mr. Landers pointed out that the Airport Layout Plan applies to the lands owned by the City within the Airport and provides the protections that Member Williamson was referring to. He also pointed out that the lease on the Royal Amelia Golf Course says that all facilities on that property are subject to review and approval by the City before any construction. Member Williamson explained that this was talking about a larger area than just the golf course and there was also a private individual that expressed interest in being included in these categories. She stated that she would be more comfortable if these issues had appeared before the AAC. Chairman Bennett questioned the process of having a new district of I-A of whether applicants would have to request this district instead of I-1 or I-2. Ms. Hartley explained that the when the new code is adopted it is adopting an entire new zoning map so it depends on how the board wanted to apply the new district.

Mr. Tomassetti explained that they would like the City to create the category and then the applicants would apply for it later. He pointed out that with residential estates the City created the category, but didn't assign it to any property. There was some discussion about creating the zoning district and whether to apply it or allow property owners to make application for it. There was extensive discussion about the process of adopting the new code that creates a new zoning map.

Mr. Dave Lott, 993 Ocean Overlook Drive, questioned the use of manufacturing and heavy industry being moved from I-2 to I-1. Ms. Hartley explained the IM under the current code it was pretty much the same as ILW with the exception of bulk storage. Mr. Lott questioned whether to allow a heavy industry application in an industrial light warehouse classification. He commented that heavy industry ought to be in a heavy industry classification.

Member Condit noted that the proposal for I-A was to allow an industrial zone to have lodging that looked like I-1. He stated that it seemed that the board was now discussing the whole table again. Chairman Bennett pointed out that the board didn't finish the discussion regarding industrial areas, because there were inconsistencies with the Comprehensive Plan. He questioned if those had been resolved. Ms. Hartley replied staff resolved that. There was further discussion about the issue of lodging in I-1 or creating I-A. **A motion was made by Member Condit, seconded by Member Bradford, to make a new industrial zoning district (I-A) that has the same permitted uses as I-1, but includes lodging as a permitted use.** It was discussed that owners would have to apply for this zoning and whether there was a need for supplemental standards for lodging. After a clarification of the motion, **vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.**

Final Review of the Land Development Code Chapters 2, 3, and 4

Ms. Hartley explained that at a previous meeting a recommendation was made to allow the agencies that have jurisdiction over wetlands that if they give a permit then they have a permit. She rescinded that recommendation because there is a policy in the Comprehensive Plan that says no filling of wetlands. She suggested leaving the wetland language alone for 3.03.03. There was some discussion about the matrix noting that it includes the changes of two of the three meetings.

Ms. Cory requested the board revisit the elimination of the Coastal Upland Protection Zone in 3.02.02. She pointed out that it was part of the Comp plan under the coastal and conservation element a section called dune preservation (5.02.01). She clarified that there is a whole section in the Comp plan that calls for dune preservation. She read from 5.02.07 that included avoiding adverse impacts on the contours and topography 1,000 feet landward of the Coastal Construction Line. She explained that in her mind LDC 3.02.02 was an integral part of the Comp plan. She questioned if it was removed from the code would that require a change in the Comp plan. Ms. Hartley replied that she didn't think so, because the City can still do protection of that area. She explained that the problem is that the vast majority of the area that is defined by the CUPZ is platted and there are only a few vacant lots left. She pointed out that the current code the language for the CUPZ exempts everyone that has a platted lot, a road, or utilities. After some discussion about this topic, Ms. Cory presented and read some possible changes for the LDC that would not require a Comp plan change. "There is hereby established a coastal upland protection zone, which extends seaward from the Coastal Construction Line and 1,000 feet landward of the County Coastal Construction Line. . . . . ." She expressed her opinion that it is important to keep this coastal upland zone. There was further discussion about this topic and clarification about what was being presented in the draft LDC that the board had agreed to. Staff pointed out that the current LDC language was very subjective. Mr. Sullivan explained that language was going to be put in that says no underground parking to deal with extreme excavation that was going on in parts of the dune system. Ms. Cory questioned why platted was exempt. Mr. Sullivan explained that the way the wording in 110 reads was that if it is platted then it is exempt. Ms. Hartley pointed out that even if it isn't platted, but has utilities going to it or a street then it is exempt from the protection.

Mr. Butch Clark, 3433 First Avenue, pointed out that there were several properties west of First Avenue that were platted, but they didn't have public utilities. He explained that the City was able to control how they built in those fragile uplands, because of this rule. He stated that he would hate to see this go away. After some discussion, Ms. Hartley pointed out that for the subdivisions that are 90% built out then it would preserve a dune on one lot. Member Howat expressed his opinion that if it saves one or two or three properties he thought it was worth it. Mr. Jeffrey Tomassetti explained that the Comp plan says that the City needs design standards within 1,000 feet and provides goals (5.02.07). There was some discussion about the design standards and the section of the draft code to be reworded.

Mr. Ron Sapp pointed out that the CUPZ was to protect the secondary dune system where the City could protect it. He explained that the City understood that there were people who own land and property that would be grandfathered in. He stated that if it protects one little part of the secondary dune system then it is well worth keeping it. He urged the board to keep it 1,000 feet landward.

Member Howat noted the three instances Mr. Clark referred to where it had preserved on First Avenue. Chairman Bennett noted that the board wanted to keep it but with new language. Member Conger questioned where all the exemptions came from and whether that would be the place to start. Mr. Sullivan replied that it was from the CUPZ Ordinance. Member Conger suggested undoing the exemptions. Ms. Hartley explained that it would need a standard that talks about avoiding adverse impacts on the contours and topography. She clarified that it has to be meaningful and a predictable standard for that. There was some discussion about how to proceed to have new language for this. *The consensus was to have language presented at a later date.*

Member Conger requested staff to provide him a copy of the Ordinance with the exemptions.

The board took a brief recess at this time.

Ms. Hartley explained that for C-3 there was a fair amount of discussion about reducing the height from 45 to 35 feet. Chairman Bennett referred to the project on Ash Street and pointed out that there was opposition to the 45-foot limit. There was a brief review and discussion of Table 4.02.03 regarding height in C-3.

Mr. Don Shaw, 107 Centre Street, expressed his opposition to changing from 45 feet to 35 feet. He stated that this limit added with the FAR makes it virtually impossible for any investor to make the numbers work. He pointed out that businesses in the historic district are in danger unless there is some kind of revitalization going on.

Mr. Joe Winston, 2857 Park Square Place, Island Art Association on 2nd Street, explained that they were in the process of putting plans together for a new Art Association building. He commented that with the economics they have to utilize the property that is there and with the costs associated with a building they need a three-story building. He pointed out that three-stories need around 40 to 42 feet.

Mr. John Cotner, 1627 Atlantic Avenue, concurred with the comments about economics. He pointed out that there are a lot of issues including flood plain issues. He commented that there are other constraints in the design world with FAR of 2.0 and in a lot of cases you can't go 45 feet. He presented comments about what was being done with the project on Ash Street, which goes to 45 feet in height with parking and a green space while providing light to neighbors on three sides. He explained that he thought it was better to give the designer and

staff a chance to look at each property case-by-case, look at the flood plain, look at the contiguous properties, and look at context that it sits in to make the decision. He stated that he was in favor of keeping 45 feet. There was some discussion about FAR dealing with the commercial component of a building and the ability to go to 8 units to the acre to increase the total square footage of the building. A gentleman pointed out that the three-story Chandlery building could not be built today, because it is three floors of commercial.

Mr. Louis Goldman, 20 South 6th Street, commented that his property was 30 to 32 feet and the shop next door is also zoned C-3. He pointed out that last year five businesses downtown went out of business. He explained that when you go from 45 to 35 you knock out a motel or apartments. He requested the board leave the 45-foot limit.

Mr. Tony Quattrochi, 1866 Carnation Street, stated that he strongly supports maintaining the 45-foot level. He explained that from a developer's perspective looking at downtown Fernandina there are several objectives including the revitalization of the business area, and designs that meets the architectural standards of the Historic District. He stated that reducing the height to 35 feet would be counterproductive in creating an environment for people to work and live downtown. He provided other comments in support of the 45-foot height.

Member Howat questioned if 45 feet was allowed in the Central Business District now. Chairman Bennett replied yes.

Mr. Clinch Kavanaugh, 10 North 2nd Street, pointed out that the Post Office downtown is 59.9 feet as surveyed by Mr. Mike Manzie. He commented that you can have 35 feet and have an ugly design and have 45 feet and have an ugly design. He stated that C-3 is urban and you are supposed to have taller buildings in that. He provided some further comments to explain that one size does not fit all and pointed out that this needs to be focused on design.

Ms. Judy Belz, 427A North Fletcher, commented that the businesses downtown have to depend strictly on the tourists to buy.

Ms. Julie Ferreira, 501 Date Street, explained that there's the development viewpoint and the cultural aspect of downtown. She commented that a vibrant downtown is not going to be created by building housing for affluent people. She noted that no one was proposing building affordable housing for medium income people and that is where you get a vibrant downtown. She referred to the idea of heritage tourism and read from Ms. Little's information about heritage tourism. She pointed out that the possibilities of 45 feet on Ash Street are very great. She questioned how having a low building and then a tall building was going to contribute to the heritage of the historic district. She referred to the Concerned Friends of Fernandina presentation to the HDC to look at the proposed building at 3rd and Ash and pointed out that they had suggested that it was not compatible with the neighborhood. She expressed her opinion that she didn't think building 45-foot structures was going to revitalize downtown. She suggested setting goals on a long-term vision that includes building heritage tourism. She provided further comments against 45-foot buildings.

Ms. Joan Altman, 212 Estrada Street, expressed her hope that the City could consider other things besides economics, because what would happen in 10 years when it is not economically feasible to make a good profit on an investment at 45-feet. She noted that if everyone was to build 35-foot boxes that would be detrimental too. She suggested coming to some other form of addressing this inside of saying it is 45 or 35 feet. Chairman Bennett pointed out that the PAB had tried to get an architectural review board established before.

Ms. Jackie Wilking, 211 South 5th Street, concurred with the previous speakers and commented that height isn't always the answer for the economic success for merchants. She suggested that maybe tax incentives should be offered. She expressed her opinion that an architectural review board is absolutely mandatory. She provided some further comments about height and economic development.

Ms. Jan Cote-Merow, 1508 Pembrook, agreed with revitalizing downtown and the idea that downtown merchants need some relief. She explained that she believed that you can have beautiful buildings, but they have to be beautifully designed. She questioned if there were any requirements that any building that is tall is going to meet any sort of design requirements. She stated that the charm of the downtown area is critical and anything that can be done to try to maintain that area as a draw for tourists is advantageous.

Ms. Charles Anne Mullis, 1200 South 15th Street, commented that the town has been approving projects on a piecemeal basis without having a border vision for growth. She stated that the continued effort of this would change the character of historic downtown with no control whether or not taller buildings will complete or overwhelm the historic surroundings. She presented further comments about having a vision for downtown and limiting height to 35 feet to protect downtown from unwanted effects of redevelopment.

Mr. Dave Lott, 993 Ocean Overlook Drive, agreed that addressing only the height issue was just one part of the overall formula. He explained that from his research of other communities Mayport created an overlay district with a 42-foot height with a 7 ½ foot side setback. He stated that Georgetown, South Carolina just redefined their requirements and they have a 35-foot height limit on their downtown buildings. He presented a handout that showed pictures of this particular downtown area. He provided further comments about height and pointed out that the City has to protect the integrity of the historic atmosphere of the downtown business area.

Mr. Ron Sapp, 415 Alachua Street, expressed his concern that in 5 to 20 years this place is going to look decidedly different than the unique sleepy little town that the Chamber of Commerce used to advertise. He commented that in 1976 there were two high rises out on the oceanfront and there were no height limitations and they were built seven stories high. He explained that people were outraged and the City Commission passed a 35-foot height limit on the oceanfront. He pointed out that you have to keep the uniqueness and quality of life of this City. He commented that if we look like everybody else then all of us lose. He requested the board to consider the infrastructure and if everyone builds 45-foot buildings on every piece of property then what is that going to do to the infrastructure. He urged the board to decrease the level of intensity. He provided further comments about downtown.

Ms. Mary Ann Howat, 1003 Oceanwalk Court, briefly commented about the proposed building for Ash Street. She explained that she thought to herself that this was going to be a trend, because the town she came from in New Jersey had very tall buildings down the main avenue that became empty when the malls came. She expressed her concern that the City was going to be tall, but might still be empty.

Mr. Butch Clark, 3433 First Avenue, commented that in the spirit of compromise maybe there should be a lower limit and allow flexibility for some upper limit within some extra constraints. He stated that it would be a shame if the board picked 35 or 45 and that turned out to be the wrong number.

Ms. Patricia Borns, 314 New Street, agreed that it would be a mistake on an either 35 or 45 approach. She referred to the comments by Mr. Lott about other communities using a percentage and looking at buildings in relationship to each other. She suggested that the PAB and the HDC get together to work out LDC language that helps the preservation of the historic tourism area that the City has while allowing some mixed use buildings.

Mr. Jason Rowe, 232 North 2nd Street, expressed his opinion that in the best interest for maintaining view corridors to stack a little bit higher to allow people to leave open spaces. He stated that if people are forced to build at 35 feet and they have X amount of units to put in that would require them to spread their building out, which would be counterproductive in trying to maintain view corridors, etc. He pointed out that the height would also allow variation in design instead of being cookie cutter. He suggested leaving it the way it is, because not everyone is going to build that tall due to the expenses for engineering, etc.

Member Conger noted comments from both sides. He suggested for discussion 35 feet allowable with one-foot setback on all four sides for each one-foot of additional height up to 40 feet. Member Williamson pointed out that wouldn't be appropriate on Centre Street. She commented that there seemed to be concern with the C-3 area expanding. She stated that if they are allowed 35 feet or 45 feet they're going to build lot line to lot line. She explained that design standards are appealing to address this issue and possibly exploring a different height. She commented that maybe we should explore closer what is the existing historic downtown. Chairman Bennett briefly commented about the outcry about the 45-foot building proposed for Ash Street. Member Condit stated that he didn't think there is a correlation between the height of the buildings and the revitalization of downtown. He explained that he didn't think there was a correlation between the cost of housing and the height of the buildings. He stated that he did believe there is a correlation between the revenue from development and the height of a building. He also stated there is a correlation between the intensity of the area (for traffic, etc) and the height of the building. He provided further comments about building height. He explained that he was in favor of setting a height limit such as Mr. Clark mentioned and if they want to build higher then you change the footprint to force the developer's promise. Member Bradford suggested looking at the 45 feet that has been in place for a number of years. He commented that there also should be flexibility for the developer or builder to go between a minimum height and a maximum height. There was some discussion about having a height range and design standards. The board had some deliberation about height.

Ms. Hartley pointed out that if the height was set at 35 feet and it doesn't work out for someone economically they have the option to apply for a variance to the HDC. She clarified that the HDC can decide if it is appropriate through the variance process. Chairman Bennett inquired to what maximum. Ms. Hartley explained that they would have to fit the floor area ratio (FAR). Chairman Bennett expressed his opinion that if things are in scale then that lowers the impact.

Mr. John Cotner referred to the HDC meeting for the project across the street and pointed out the proposed building does not meet the maximum that they could have done on that property. He commented that it was about half of what they could have done. He explained that they were not required to put parking on that property, but they felt it was practical to put parking on the property. He provided further background about this particular property where decisions were made to be practical and work on that piece of property. He commented that you can not produce a sellable product when you maximize it. There was some discussion about parking in C-3.

Mr. Clark expressed his opinion that the setback idea Mr. Conger mentioned could be workable and be variable within the district. Chairman Bennett noted that through FAR you could only build so much mass of building on the site so theoretically you can't go lot line to lot line up 45 feet. Member Williamson commented that there are some areas where you want lot line to lot line. She suggested starting at 35 feet with zero setbacks and as you go up then have setback. After some discussion about this, Ms. Hartley pointed out that if you require parking for residential in C-3 you will never get a residential unit on Centre Street. Chairman Bennett questioned if a 100 units are put downtown where are those cars going to park. He inquired what this would do to the downtown area. There was some discussion about parking.

A motion was made by Member Howat that the board is in favor of changing the height for C-3 from 45 to 35 feet, and the rear yard setback in R-2 & R-3 from 25 feet to 20 feet. Motion died for lack of second.

Ms. Hartley briefly clarified that the change in rear yard setback in R-2 and R-3 was previously agreed upon by the board to correct what Ms. Easley had put in. After some discussion about how to proceed, Member Condit commented that he had no problem with 45 feet, but he would like to find a way to force developers to adopt the kind of thinking Mr. Cotner was using. Ms. Hartley pointed out that there is subjectivity to comparisons of scale. *A motion was made by Member Bradford to retain the current statute of 45 feet limitation in the C-3 area. Motion died for lack of second.*

A motion was made by Member Conger, seconded by Member Bradford, to have 35 feet allowable with a zero lot line, and above 35 feet have a 3 foot setback on all 3 sides other than the fronting street side up to a maximum of 45 feet. After some discussion about the motion, Mr. Clinch Kavanaugh pointed out that the City was dealing with a National Historic District. He expressed his concern about how this would affect the City's standing as a National Historic District. Ms. Hartley suggested allowing three stories up to 35 feet and if they decide to go up to 45 feet they have to step back for the fourth floor. She clarified that this would still have the look of a 35-foot building. Chairman Bennett noted Mr. Kavanaugh's point about the historic district. He inquired if there were impacts that could hurt the City and does the City know what they are. Ms. Hartley replied she didn't think so. She stated that demolition of buildings and inappropriate new construction clearly would jeopardize the historic district. She clarified her suggestion to step back as was done with the proposed building for Ash Street. *Member Conger withdrew his motion to get further input to solve this problem. Member Bradford agreed with withdrawing the motion.*

Chairman Bennett noted that the board was moving toward getting professional input and some plan or reason why to go 35 or 45 or whatever. Member Williamson commented that it would be nice to know a few more heights other than the extremes in the historic district. Ms. Hartley pointed out that there wasn't money in the department's budget. There was further discussion about how to proceed noting that this would delay the adoption of the proposed land development code. The board discussed moving the process forward with the existing 45 feet and to revisit this for further discussion at a later date.

A motion was made by Member Howat to table this until the next PAB meeting and at least see where we are at that point. Motion died for lack of second.

Chairman Bennett inquired if staff could produce anything for the board. Ms. Hartley inquired what the board wanted produced. Member Williamson replied some height comparisons to have a basic idea about what the existing heights on Centre Street are. Ms.

Hartley stated that she couldn't tell the board that in three weeks staff would be able to have a surveyor shoot heights and be ready for the board. Member Howat expressed his opinion that the members needed a little time to think about this, because this came up tonight. Member Bradford stated that he didn't see the problem, because the City hasn't had a problem with 45 feet over the period of time it has been in existence. Member Howat noted that the Hampton Inn is the only building that is 45 feet.

A motion was made by Member Howat to table this issue until the next PAB meeting at which point the board will discuss it and the board will try to do everything they can in between. Member Bradford questioned what to do in between. *Motion died for lack of second.*

Member Condit noted that there would need to be another meeting to work on the LDC. He explained that he didn't want to hold up the product and suggested that the board think about this and come prepared with a motion on what they'd like to propose. He commented that the motion could be that this was the only thing that the board couldn't come to an agreement on. Member Bradford referred to Mr. Kavanaugh's concern about the status on the National Historic Register and noted that the City currently meets the criteria with 45 feet. There was some general discussion about the input that the board was looking for. The board was split about whether to get additional information. There was some discussion about the next meeting date of April 12th at 5:30 pm and general discussion about the issues raised at this meeting about height in C-3.

IV. Adjournment

There being no further business to come before the Planning Advisory Board, the meeting was adjourned 10:04 p.m.

Mark Bennett, Chairman

Paul Condit, Vice Chair

MINUTES

I. Call to Order

Chairman Bennett called the meeting to order at 5:32 pm.

II. Roll Call/Determination of Quorum

Board Members Present

Mark Bennett, Chair
David Beal
William A. Conger
Robert Howat (alternate)
Paul Condit, Vice-Chair
Richard Bradford
Marilyn Williamson

Board Members Absent

Shaun Woleshin
Eric Bartelt (alternate)

Others Present

Debra Braga, City Attorney
Catherine Hartley, City Planner
Jessica Williams, Recording Secretary

A motion was made by Member Bradford, seconded by Member Williamson, to seat the Member Howat as a voting member. Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.

III. Discussion – Un-resolved discussion items.

Building Height in C-3 – Ms. Hartley referred to her memorandum and pointed out that with the adoption of the Tilson Guidelines for the Historic District that would give the Historic District Council (HDC) flexibility in deciding scale for new construction. She recommended that the height remain at 45 feet so that it could be evaluated on a case-by-case basis. Member Williamson referred to the Historic Preservation Design Guidelines and commented that she reviewed the document and was comfortable adopting the document by reference. There was some discussion about this document and Ms. Hartley's recommendation regarding height.

City Attorney Braga noted that the Historic Guidelines are being put in as an overlay and an overlay takes precedence over the general code. She clarified that as an overlay district it should have the strength. Member Williamson inquired if this has gone far enough to allow the HDC to make the judgment whether something is out of scale with height. City Attorney Braga replied yes. There was some discussion to further clarify this information about building height in C-3. The board discussed their ideas about the height in C-3 and there were some concerns raised about the waterfront. **A motion was made by Member Condit, seconded by Member Conger, to leave the C-3 district at 45 feet height.** Member Howat inquired if the HDC talked about this. Ms. Hartley referred to the email from Chair Thamm of the HDC in support of 45 feet. After a brief discussion, **vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.**

Wetlands – Ms. Hartley reminded the board that it had considered allowing lots of record to get their permitting through the appropriate State and Federal agencies. She explained that after reading the policy in the Comprehensive Plan this language would violate the policy so she inserted the language

from the old code into the draft code. She clarified that this would make the LDC consistent with the Comprehensive Plan. Member Williamson commented that she had some concerns about legislation at the State level that may loosen the controls. She pointed out that the City might have to increase its controls and at least remain where it was with the old LDC on this issue. She explained that the City might have to create language for the Comprehensive Plan to protect City waterways. Ms. Hartley commented that with the language this way and because of the policy in the plan one cannot get a variance that violates the Comprehensive Plan. There was some discussion about a recently approved case that minimally impacted wetlands.

Member Howat briefly explained how a homeowner in Ocean Oaks had cleared his property to the creek that supposedly had permission from St. Johns. He expressed his concerns about runoff and wildlife in this area, because there is no buffer there. He stated that he didn't think St. Johns was the final word about the Greenway. Ms. Hartley explained that the City requires in the old code and the new code a 25-foot buffer between the wetlands and a 50-foot buffer if it is a water body. There was some discussion about this and having a way to review on a case-by-case basis. The board also discussed the proposed legislation.

Ms. Joan Altman, 212 Estrada Street, commented that there is a procedure for jurisdictional wetlands. She pointed out that if this bill passes it won't only affect the wetlands decisions it can affect anything, because any of the City rules can be challenged.

There was further discussion about the wetland language. **A motion was made by Member Conger, seconded by Member Bradford, to keep the wetland protection as is in the current code.** Member Howat pointed out being about to enforce the code. After some discussion about enforcement along the Greenway and having St. Johns permits as part of the application, **vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.**

Recommendation of approval or denial of Land Development Code as presented – Member Williamson referred to the Historic Preservation Design Guidelines and inquired about the exceptions based on historic lots, building patterns and the power given to the HDC for changing setbacks. She questioned if this would also have to go before the Board of Adjustment. Ms. Hartley explained that the HDC was given power to do variances within the Historic District.

Chapter 1

Member Conger referred to page 1-11 and pointed out that the board had asked for condominium to be defined. Ms. Hartley explained that condominium is a form of ownership not a land use type. There was some discussion about this and that language was added to ensure that lodging was for transient accommodation. The board also discussed not being able to homestead a commercial property noting that it was determined by a separate constitutional officer (Property Appraiser). There was some discussion about having additional language in the definition of lodging accommodation that no lodging accommodation can be homesteaded. It was noted that this language would be added.

Ms. Hartley referred to page 1-14 and explained that she deleted finished grade. She pointed out that the correct definition was on page 1-15 under grade, finished. After a brief discussion about this, Ms. Hartley referred to page 1-12 and noted that the board wanted to include a definition of Commerce Park. She read the definition of Commerce Park as contained in her handout to the board.

Mr. Shannon O'Conner, 2440 Lynndale Road, pointed out that the only place a Commerce Park could be is at their development at the Airport or City owned land by the Airport. He stated that this was directed solely at the property by the Airport and he didn't want his family's property encompassed in

that. He expressed his concern about the threshold of a minimum of 10 acres. There was some discussion about this and it was noted that the board discussed at one time applying this to the City owned property. It was explained that the terms Commerce Park and Industrial Park were used interchangeably in Chapter 6. After further discussion, **the consensus of the board was to add language to Commerce Park that indicates that it deals with City owned property only.**

Mr. Lowell Hall, 2021 South Fletcher Avenue, commented that his C-1 property keeps falling between the cracks and affected where the broad brush does not have that large of an affect on most other properties. He explained that his property is adjacent to a flat elevation property whose building floor level is 2 to 3 feet above the road and across the road is Amelia Suites whose floor level is 2 to 4 feet above the finished road. He briefly explained what the other surrounding properties were and pointed out that taking grade, finished with his property starting with the east elevation has a decline of approximately 5 feet so his first floor finished elevation would be at 2 ½ feet below the middle of the road. He stated that this entirely eliminates a level of the building. He commented that his building would have to be built lower than 3 residential homes within 200 yards of his property to the south as well as 3 or 4 residential homes to the north. He explained that he was opposed to grade, finished unless something could be put in to give situations like his some flexibility. Chairman Bennett explained that this became the answer to the whole issue of height. There was some discussion about Mr. Hall's situation and what was allowed in Chapter 10 for granting a variance.

Chairman Bennett referred to language that the City Attorney wanted to add to 1.03.05(A) in order to maintain open space and pointed out that he didn't see that in the draft. City Attorney Braga noted that it was not there. Chairman Bennett commented that it seemed that people with multiple lots have those included a single property id number with the County and that may be an additional intent to keep that property as a single property and not as the number of lots they combined. He suggested adding this point. Ms. Hartley explained that this ended up as another number instead of 1.03.05. She stated that if she didn't find it she would stick it back in Chapter 1.

Chairman Bennett referred to page 1-7 1.06.00(B & C) and noted that there was supposed to be (D) for a reference for the Airport. Member Williamson clarified that the reference was the State Statutes concerning the setbacks required by runways. Ms. Hartley noted to add this to the code. There was some discussion about this and having the Historic Preservation guidelines also adopted by reference.

Ms. Joan Cory, 408 Beech Street, thanked Ms. Hartley for including a definition of affordable housing and affordable unit. She referred to page 1-29 water related and commented that it was not clear and seemed to mean a project or land use next to the water is automatically considered water related. She pointed out that does not comply with the intent of the Comprehensive Plan. She suggested to cross out "because of its connection or location adjacent to the same" so that it would be "but, is directly related to or serving a water dependent use or activity." Ms. Hartley explained that this was the exact definition out of the old code and this was what was used to determine if a special use was appropriate or not. City Attorney Braga pointed out that if you are going to have a residential zone next to the waterfront you have to have the ability to have a residential house next to the waterfront. There was an extensive discussion about this definition and the concern about being able to put anything next to the water. The board also discussed development along the waterfront and the definition for water dependent.

Chairman Bennett suggested that water related be a commercial or industrial use or activity which could exist. Ms. Cory pointed out that you still had to remove the connection that just because it is adjacent to the water that it is therefore water related. **The consensus of the board was change the definition of water related as suggested by Ms. Cory including Chairman Bennett's suggestion that the definition start with "A commercial or industrial use or activity which".**

Ms. Becka Mickler, 488 Crosswind Drive, referred to 1.03.03 regarding platted lot of record and explained that they have lots of record that are not platted that date back to 1959. She suggested leaving out the word "platted" to have it as "lot of record". Ms. Hartley explained that this language was consistent with the Comprehensive Plan amendment that would be adopted in the next few days. Ms. Mickler explained that there are properties that have been on file with the courthouse since 1959 that are not part of a plat, but are part of section land or out parcels that are lots of record. Chairman Bennett explained that if it is described under meets and bounds then it is not a platted lot. Ms. Hartley clarified that this language was to allow for substandard platted lots of record to be able to put a single-family unit on them. There was discussion about lots of record and Ms. Mickler's concern that this was a land taking.

City Attorney Braga pointed out that Ms. Mickler's lot does not meet standards so she could not get it platted. Member Williamson questioned if it meets square footage. City Attorney Braga explained that it doesn't have the appropriate lot frontage, etc. She pointed out that Ms. Mickler was in litigation with the City. After some discussion about the issue that Ms. Mickler raised, Chairman Bennett noted that there had been an ongoing issue with the IW and an issue with water related. He explained that what was proposed is consistent with the Comprehensive Plan. Ms. Mickler commented that it is not consistent with the constitution when you say that you own this property, but you can never do anything with it. City Attorney Braga explained that you can go to the variance board and ask for a variance of the lot width standards. There was some discussion about this particular property and platted lots of records.

Member Conger inquired what would happen if it said one dwelling may be constructed on a substandard, lot of record. Ms. Hartley explained that part of the problem being faced in the Planning Department is that people have been subdividing their platted lots into smaller lots and recording them with the Property Appraiser and then coming in to get a building permit. She clarified that the language was drafted to recognize the historic plat in the downtown area and provide the opportunity for some affordable housing on 25-foot lots. She stated that the density didn't match and staff wanted to give property rights as presented at the joint meeting with the HDC. She explained that to change the language the City would have to do a Comprehensive Plan amendment. There was some further discussion about the language in the draft. **The consensus of the board was to leave the language as is.**

Member Howat inquired if there was going to be a statement on condos on page 1-11. **The consensus was to take the definition of condominium from Florida Statutes 7-18 and add it in.**

Mr. Jeffrey Tomassetti, 406 Ash Street, referred to the December 15th LDC 1.05.06 and commented that quite a few people own 50 X 100 foot lots. He explained that he wanted the board to adopt the December 5th definition that if you have a fraction of ½ or less you round down; and if you have a fraction of ½ or more you round up to the nearest whole unit. He pointed out that this brings the 50 X 100 foot lots into compliance for one unit. Ms. Hartley explained that to address this problem staff was going to amend the definition of net density to include the right-of-way for everyone. There was some discussion about this language.

Mr. Tomassetti referred to page 1-12 the definition of density and pointed out that net site area is not defined in the Comprehensive Plan. Ms. Hartley explained that "site" should be changed to "buildable". Chairman Bennett referred to page 4-39 of the old draft there was an endnote that now for the most part had been taken out. He clarified that the endnote included the definition from the Comprehensive Plan along with the incorrect formula. Mr. Tomassetti suggested density be the total number of dwelling units as defined in the Comprehensive Plan. After some discussion about this suggestion or having the language from the Comprehensive Plan included, Ms. Hartley referred to the endnote on page 4-38. Chairman Bennett stated that he didn't think that had the impact the original

definition had. There was further discussion about this language noting that the LDC has to match the Comprehensive Plan until the City changes the Comprehensive Plan. **The consensus was to have the Comprehensive Plan definition without the formula shown.**

Mr. Tomassetti referred to page 1-15 floor area ratio (FAR) and pointed out that during site plan review they count heated and cooled space. He explained that then an owner isn't penalized if they have covered parking or parking underneath a building. He requested FAR definition be for heated and cooled floor area. There was an extensive discussion about the FAR definition. **The consensus was to add heated and cooled to the definition of floor area ratio.**

Mr. Dave Lott, 993 Ocean Overlook Drive, pointed out substandard lot was not defined in this document. He questioned the difference between a non-conforming use and a substandard lot. He referred to and read page 1-4 1.03.04(C) and page 10-2 10.01.01(E). City Attorney Braga noted the conflict between these two. She stated that it should be made either no more than one single-family residence or duplex building can be constructed. Member Williamson explained that substandard was the size of lot and non-conforming is the use on that lot. Chairman Bennett pointed out that the City Attorney's addition that the board voted on was not added to 10.01.02(F). He noted that the word development was changed to structure. He read this language into the record. **There were no objections to ensuring that this language was put in as previously agreed upon.**

Chapter 2

Ms. Hartley referred to the revised chart with the added "P's". Chairman Bennett referred to page 2-5 and noted that during this process the board eliminated a zoning district and brought it into IW. Member Williamson reminded the board that this was doing a massive rezoning of what is now IW to I-2. She questioned why do this when the City was going to create zoning for the CRA. Ms. Hartley replied it was making it consistent with the land use category that was assigned to those properties from the Comprehensive Plan. She pointed out that ILW and IM were almost the same thing in the old code and that it what became I-1. She read from the Comprehensive Plan what IW consists of. She explained that staff took water related and water dependent uses and put them in the new I-2, which is consistent with the IW category in the Comprehensive Plan. Member Williamson expressed her concern about the costs of changing all the maps. Ms. Hartley explained that staff talked about putting the map as either an insert or display in the newspaper. After some discussion, Ms. Joan Cory, 408 Beech Street, questioned if the I-2 was going to include the south shore of Egans Creek, the downtown waterfront, and Smurfit. Ms. Hartley pointed out the area on the map for the audience. Ms. Cory expressed her concern that waterfront and heavy industrial now includes asphalt and concrete plant as a supplemental use, manufacturing and heavy industry as a permitted use. Ms. Hartley referred to page 2-9 and provided clarification about the "P's" that were added to the table. There was further discussion about what was included in I-2 and that there was no mention of I-2 being water dependent or water related uses. **The consensus was to re-label I-2 to IW.**

Ms. Hartley clarified that the IW district is intended for the development of water dependent and water related uses and port operations that are generally high intensity. After some discussion about this, Mr. O'Conner questioned if the mills were in I-1 or I-2. Ms. Hartley replied I-1. Mr. O'Conner commented that you could have a concrete plant on the water, because instead of using truck and rail they could use barges. He pointed out that I-1 is becoming the heavy industrial use rather than the IW. There was an extensive discussion about this and the proposed districts. The board also noted that part of the area is within the CRA that would be addressed in a different way with a separate zoning district. The board also reviewed the districts as shown on the map.

City Attorney Braga referred to page 2-5 (2.01.12) and suggested taking out the word "light" so that it would be I-1 Industrial. She also suggested that (2.01.14) take out the word "heavy" so that it would

be Waterfront Industrial. She read the first sentence to be "The IW district is intended for the development of water dependent or water related manufacturing, assembling, ..." There was some discussion about the future of the City and having supplemental standards to address additional concerns in relation to what the use is next to. There was further discussion about the IW district and the suggested changes from the City Attorney.

Chairman Bennett referred to 2.01.13 Industrial Airport and corrected the second sentence to be "uses in proximity to the airport" by removing the word "close". The board reviewed the I-1 table whether to have a "P" or "S" for asphalt or concrete plant. **The consensus was to have it as "S" for asphalt or concrete plant and for automobile sales the consensus was for it to be "P".**

Ms. Hartley pointed out that drug store or pharmacy goes hand in hand with medical clinics that are allowed in I-1. Chairman Bennett questioned if bulk storage would be applicable to an industrial area. **The board agreed to have a "P" for bulk storage, bottling plants, and drug store or pharmacy in I-1.**

There was some discussion about daycare centers as an accessory use to a business, but not as a primary use next to those locations. **The majority of the board agreed to leave the block blank for daycare center.**

Mr. O'Conner pointed out that the construction of vessels does not necessarily have to be on water. After some discussion, **the consensus was to have a "P" under construction and maintenance of boats and ships; marine supply and add the word "sales".**

There were no changes to page 2-10. Ms. Hartley pointed out that she added a "P" to research and experimental laboratories, because she had missed it from the old code. Mr. O'Conner referred to lumber and building supply and questioned if that should be an "S" or a "P". There was some discussion about supplemental standards for certain uses to address concerns. There was a review of what was there previously. After some further discussion, **the consensus was to have it as "P" in I-1 for lumber and building supply.**

Member Conger referred to government and civic buildings and suggested having "S" if not a "P" under IW. Chairman Bennett requested to finish the I-1 column first. **There were no objections to research and experimental laboratories having a "P" in I-1.**

Ms. Hartley pointed out a "P" for small equipment or appliance repair shop in I-1. **There were no objections to this.**

Ms. Hartley pointed out that I-A should be pretty much the same as I-1 except for lodging, which was an "S" for I-A. There was some discussion about I-A noting that the Airport Manager reviewed this and a presentation would be made to the Airport Advisory Commission on May 8th. **The board agreed that everything that was in I-1 would be the same for I-A.**

The board agreed to remove "S" from asphalt or concrete plant from IW, but allowed in I-1 and I-A.

After a brief discussion of business colleges for IW, Member Conger suggested an "S" in IW for automotive rental agencies. Ms. Hartley pointed out that it was not water related. Mr. Lovick Suddath, 9 Marsh Hawk, questioned the lodging and accommodations in I-A. He stated that he thought the board voted to have it as "P". Member Williamson explained that the board agreed to have supplemental standards for that. Chairman Bennett pointed out that the standards take care of

additional things they have to do to have that use. There was some discussion about this and **the board agreed to have automotive rental agencies in IW as "P".**

There was some discussion about schools in IW (sailing, scuba, etc.). Member Conger referred to government and civic buildings and commented that they should be in IW. He questioned if the customs house and the new homeland security with government people in the ports was not water related. Ms. Hartley replied that goes along with the port. There was some discussion about this.

Chairman Bennett questioned having junk and salvage yards in IW. Ms. Hartley noted that it needed to come out. **The board agreed to allow it in I-1. It was noted that manufacturing and heavy industry had a "P" under I-1.**

The board continued their review of the table for IW to ensure that the uses were water related uses. Chairman Bennett pointed out that public parks should be a "P" in IW. **The board agreed with public parks as a "P" in IW and having an "S" for private parks. The board also agreed to have an "S" for picnic areas, trails, and nature facilities. The board agreed to have public recreation buildings as a "P" in IW. The board agreed to have an "S" for recreation, outdoor amusements.**

After some discussion about research and experimental laboratories, **the board agreed to have this as an "S" as long as it was water related. The board also agreed that restaurant should be a "P" in IW.** There was some discussion noting that retail stores would be left out. Member Bradford inquired about welding or sheet metal works to repair ships or boats. Chairman Bennett commented that he was going to bring that up along with wholesale establishments being water related with goods coming in by boat. City Attorney Braga stated that staff could put "S's" for both with the condition that they must by water related. Ms. Hartley requested to add this under "construction and maintenance of boats and ships; marine supply" instead of having to come up with supplemental standards. **The board agreed with this.**

Mr. Charles Burns, 2100 South Fletcher, pointed out that in the draft there is limit on commercial structures 80,000 square feet no matter how big the parcel or how many buildings. He stated that this might have unintended consequences on the hotel that was recently approved. He explained that they can do the hotel on 2 acres and there is a third acre that they want to buy to preserve a dune with a dense forest. He further explained that to get the money to buy the dune to preserve it as part of the landscape design is to have a building bigger than 80,000 square feet, because they are consolidating two parcels and two buildings. He requested the board consider eliminating the 80,000 square feet, because buildings are being contained with height requirements, front and side setbacks, and have parking lots. He suggested limiting the 80,000 square foot limit to retail.

Member Williamson explained that from her research of the issue this was in the old LDC. She stated that this may have been from concerns about Super Wal-Marts or things of that size. She noted that Mr. Burns wanted to consolidate to conserve the adjoining property. She pointed out that Chapter 10 (10.02.02(A)(3)) talks about topographical circumstances and does allow the City to approve a variance. She stated that it looked to her that the City has the ability to allow that project to happen if the City chooses to do so. She questioned whether to add language to consider conservation reasons to the variance process. Ms. Hartley commented that "environmental features" could be added to (3) where it talks about the physical shape, configuration, etc. There was some discussion about this and Mr. Burns' project wanting to conserve the parcel with a dune.

Member Williamson questioned if the environmental reason is put in could they be required to have a conservation easement or something to give it more power. Ms. Hartley explained that would be

contract zoning, which was what staff was trying to get away from. There was some discussion about this.

Mr. Tomassetti pointed out that with the Commerce Park it would exceed 80,000 so there wouldn't be any Commerce Park. He read from the draft LDC that "the maximum gross floor area for all buildings within a commercial development shall not exceed 80,000 square feet". He noted that it was not per building, but all buildings on the site and the commercial park is a single site development. Ms. Hartley pointed out that it should be per building. There was further discussion about the 80,000 square feet for commercial and discussion about moving forward with the LDC. The board discussed whether to have an all day session to go through the rest of the LDC and potential dates for the next meeting. There was also discussion about what was going to be on the agenda for the next Regular Meeting for the PAB. The board discussed meeting Monday, May 8th at 4:00 pm.

IV. Adjournment

There being no further business to come before the Planning Advisory Board, the meeting was adjourned 9:26 p.m.

Mark Bennett, Chairman

Paul Condit, Vice Chair

PLANNING DEPARTMENT
CITY OF FERNANDINA BEACH
PLANNING ADVISORY BOARD

CASE: LU & CZ 2006-38

APPLICANT: City of Fernandina Beach on behalf of Deanna Holloway, parcel# 12-3N-29-0000-0002-0051 on West 5th Street.

SUMMARY: Staff recommends approval of the zoning and land use change.

STAFF REPORT
LU/CZ 2006-38
Small Scale Amendment to Future Land Use Map
Change of zoning
Planning Advisory Board Hearing
June 14, 2006

Application Information

Applicant:	City of Fernandina Beach
Owner:	Deanna Holloway, Trustee
Agent:	Wesley Poole
Requested action:	Small Scale Land Use Amendment from Recreation to MDR, Change of zoning from Recreation to R-2
Location:	2500 West 5th Street
Zoning:	Recreation
Future Land Use Map category:	Recreation
Size:	0.884 Acres
Existing uses on the site:	Single family home, homesteaded

All required application materials have been received. All required notices have been made.

Surrounding Area Information

	Adjacent existing uses	Adjacent zoning	Adjacent Future Land Use Map category
North	Residential	R-2	MDR
South	Vacant	Recreation	Recreation
East	Residential	R-2	MDR
West	Fort Clinch	Recreation	Recreation

Summary of Request and Background Information

The property owner's agent, Wesley Poole, has requested that the City initiate a zoning and land use change for the subject property as a scrivener's error. Historic zoning maps indicate that the property was formerly zoned R-2; however, the current zoning and land use maps indicate the land is designated recreation. No ordinance has been located in the public records that specifically change this property from R-2/MDR to Recreation. The change likely inadvertently occurred during changes from one mapping technology to another.

Consistency with the Comprehensive Plan

Policy 1.01.04.states:

Decisions on amendments to the FLUM shall 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. *Appropriateness of the size of the parcel compared to the proposed use;*
d. *Physical condition of the site, and the suitability of soils and topography for the proposed use;*
e. *Suitability of the site based on the presence or absence of natural resources, environmentally sensitive areas, flood zones, or historic resources;*
f. *Compatibility factors;*
g. *Impact on adopted levels of service; and*
h. *Location in a Coastal upland protection zone.*

Surrounding uses are a mix of recreation (Fort Clinch) and residential uses. The property currently has a homesteaded single family residence located on it. Based on the surrounding residential pattern and the fact that a residential use has been located on the property since 1975, the change in land use and zoning is warranted.

Consistency with the Land Development Code

The requested zoning is R-2, which permits single and two-family dwellings, per Section 126-142 of the Land Development Code. The requested zoning is consistent with the existing use on the site.

Conclusion

The requested land use and zoning is appropriate for the subject property. The change from R-2 to Recreation was likely a scrivener's error in translating one mapping software to another.

Recommendation

Staff recommends approval of the zoning and land use change.

Submitted by:

Catherine Hartley
Senior Planner

DATE STAMP:

ACCEPTED BY: CH

IMS TRACKING NO.:

APPLICATION NO.: LU 2006-38

APPLICATION FEE: Ø

APPLICATION FOR FUTURE LAND USE MAP AMENDMENT
PLANNING ADVISORY BOARD
CITY OF FERNANDINA BEACH, FLORIDA

DATE RECEIVED:

1. **APPLICANT'S INFORMATION:**

Applicant(s):	City of Fernandina Beach	Telephone:	904-277-7325
Address:	204 Ash Street	Fax:	904-277-7324
Address 2:	Fernandina Beach, Florida 32034	E-mail:	chartley@fbfl.org

2. **OWNER'S INFORMATION:**

Owner(s):	Deanna Holloway	Telephone:	
Address:	2500 West 5th Street	Fax:	
Address 2:	Fernandina Beach, Fl. 32034	E-mail:	

3. **APPLICANT'S AGENT INFORMATION:**

Name:	See applicant information	Telephone:	
Address:		Fax:	
		E-mail:	

4. **APPLICANT'S REGISTERED LAND SURVEYOR/ENGINEER INFORMATION:**

Name:		Telephone:	
Address:		Fax:	

5. **PROPERTY INFORMATION:**

Project Name:

Street Address: 2500 West 5th Street

Lot Number: ____ Block Number: ____ Subdivision ____

Section: ____ Township: ____ Range: ____

Nearest Street Intersection: Kingfisher

Parcel Identification Number(s): 12-3N-29-0000-0002-0051

6. **AREA INFORMATION:**

Under an acre: Sq. Footage: 0.884 Acres Over an acre: Acres: Number of Lots/Parcels: 1

Existing Zoning Classification: Rec

Existing Future Land Use Classification: Rec

Existing Land Use: Single Family Residential

Previous Planning/Zoning Approvals:

7. **FUTURE LAND USE AMENDMENT SOUGHT**: MDR

CONDITIONS:

I (we) also understand that the application fee does not include the fees associated with engineering review and/or construction inspection, inspections, reports, and the like required by the City of Fernandina Beach.

I (we) certify that no land clearing, excavation and/or filling have occurred on this property, and that no clearing, excavation and/or filling will commence prior to the issuance of a Land Clearing Permit. I (we) do hereby agree to perform any authorized land clearing, excavation and/or filling in accordance with the approved site plan and the City of Fernandina Beach Land Development Regulations.

By signature, I (we) acknowledge I (we) have read, understand and agree to the above conditions:

Deanna M. Holloway - Trustee

Owner (1)
Print name: DEANNA M. HOLLOWAY--TRUSTEE

Owner (2)
Print name:

Agent
Print name: City of Fernandina Beach

The undersigned having been duly sworn on oath states the above information is true and correct as (s) he is informed and believes.

Deanna M. Holloway - Trustee

Signature of Owner(s) or Agent

Print name of Owner(s) or Agent
City of Fernandina Beach

STATE OF FLORIDA
COUNTY OF NASSAU } SS:

Subscribed and sworn to before me this 6th day of June, 2006.

Paige P. Poechmann

Notary Public: Signature

PAIGE P. POECHMANN

Printed Name

PAIGE P. POECHMANN
MY COMMISSION # DD 491693
EXPIRES: October 16, 2009
Bonded Thru Notary Public Underwriters

My Commission Expires:

Individual making statement is _____ personally known or X produced identification.
Type of identification produced: FL. Drivers License

EACH AND EVERY OWNER SHOWN ON THE PROOF OF OWNERSHIP MUST SIGN AN AUTHORIZATION FORM

I /WE DEANNA M. HOLLOWAY
(print name of property owner).

hereby authorize: The City of Fernandina Beach
(print name of agent)

to represent me/us in processing an application for a Change of Land Use on our behalf. In authorizing the agent to represent me/us, I/we, as owner/owners, attest that the application is made in good faith and that any information contained in the application is accurate and complete.

Deanna M. Holloway - Trustee
(Signature of owner)

(Signature of owner)

DEANNA M. HOLLOWAY- TRUSTEE
(Print name of owner)

(Print name of owner)

State of Florida
Nassau County
} SS:

Sworn to and subscribed before me on this 6th day of June, 20 06,

by DEANNA M. HOLLOWAY
(name of person making statement)

Paige P. Poechmann
Signature of Notary Public
State of Florida

PAIGE P. POECHMANN
MY COMMISSION # DD 481883
EXPIRES: October 16, 2009
Bonded Thru Notary Public Underwriters

PAIGE P. POECHMANN
Print, type or stamp commissioned name of Notary Public

My Commission expires: _____

Individual making statement is _____personally known or X produced identification. Type of identification produced FL. Drivers License.

DATE STAMP:

ACCEPTED BY: CH

IMS TRACKING NO.:

APPLICATION NO.: CZ 2006-38

APPLICATION FEE: Ø

APPLICATION FOR ZONING CLASSIFICATION AMENDMENT
PLANNING ADVISORY BOARD
CITY OF FERNANDINA BEACH, FLORIDA

DATE RECEIVED:

1. **APPLICANT'S INFORMATION:**

Applicant(s): City of Fernandina Beach
Address: 204 Ash Street
Address 2: Fernandina Beach, Florida 32034
Telephone: 904-277-7325
Fax: 904-277-7324
E-mail: chartley@fbfl.org

2. **OWNER'S INFORMATION:**

Owner(s): Deanna Holloway
Address: 2500 West 5th Street
Address 2: Fernandina Beach, Fl. 32034
Telephone:
Fax:
E-mail:

3. **APPLICANT'S AGENT INFORMATION:**

Name: See applicant information
Address:
Telephone:
Fax:
E-mail:

4. **APPLICANT'S REGISTERED LAND SURVEYOR/ENGINEER INFORMATION:**

Name:
Address:
Telephone:
Fax:

5. **PROPERTY INFORMATION:**

Project Name:
Street Address: 2500 West 5th Street
Lot Number: Block Number: Subdivision
Section: Township: Range:
Nearest Street Intersection: Kingfisher
Parcel Identification Number(s): 12-3N-29-0000-0002-0051

6. **AREA INFORMATION:**

Under an acre: Sq. Footage: 0.884 Acres Over an acre: Acres: Number of Lots/Parcels: 1

Existing Zoning Classification: Rec
Existing Future Land Use Classification: Rec
Existing Land Use: Single Family Residential
Previous Planning/Zoning Approvals:

7. ZONING CLASSIFICATION AMENDMENT SOUGHT: R-2

CONDITIONS:

I (we) also understand that the application fee does not include the fees associated with engineering review and/or construction inspection, inspections, reports, and the like required by the City of Fernandina Beach.

I (we) certify that no land clearing, excavation and/or filling have occurred on this property, and that no clearing, excavation and/or filling will commence prior to the issuance of a Land Clearing Permit. I (we) do hereby agree to perform any authorized land clearing, excavation and/or filling in accordance with the approved site plan and the City of Fernandina Beach Land Development Regulations.

By signature, I (we) acknowledge I (we) have read, understand and agree to the above conditions:

DE Deanna M. Holloway - Trustee

Owner (1)
Print name: DEANNA M. HOLLOWAY- TRUSTEE

Owner (2)
Print name:

Agent
Print name: City of Fernandina Beach

The undersigned having been duly sworn on oath states the above information is true and correct as (s) he is informed and believes.

Deanna M. Holloway

Signature of Owner(s) or Agent

Print name of Owner(s) or Agent
City of Fernandina Beach

STATE OF FLORIDA }
COUNTY OF NASSAU } SS:

Subscribed and sworn to before me this 6th day of June, 2006.

Paige P. Poechmann

Notary Public Signature

PAIGE P. POECHMANN

Printed Name

PAIGE P. POECHMANN
MY COMMISSION # DD 481883
EXPIRES: October 16, 2009
Bonded Thru Notary Public Underwriters

My Commission Expires:

Individual making statement is _____ personally known or X produced identification.
Type of identification produced: FL. Drivers License

EACH AND EVERY OWNER SHOWN ON THE PROOF OF OWNERSHIP MUST SIGN AN

BK0723PG1435
OFFICIAL RECORDS

EXHIBIT "A"

A portion of Lot 12 of the Supplemental Plat of Amelia Island Lighthouse Reservation, Section 12, Township 3 North, Range 29 East, Fernandina Beach, Nassau County, Florida, according to plat recorded in the public records of said County in Plat Book "O", page 40. Said portion being more particularly described as follows:

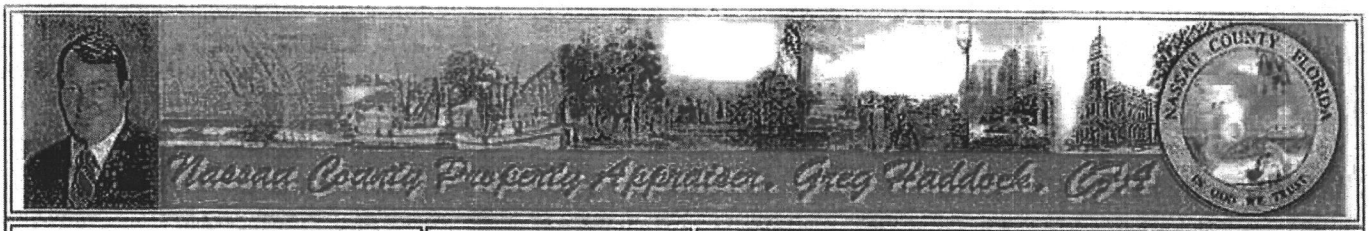
For a Point of Reference commence at the Northwest corner of Lot 80, Georgia's Fernandina Beach, Section One, according to plat recorded in said public records in Plat Book 2, page 35; and run North 82° 27' West along the Southerly right of way line of Fifth Street (a 40 foot right of way) a distance of 410.0 feet to a point; run thence South 7° 45' West a distance of 10.00 feet to a point where said right of way of Fifth Street widens to 60.0 feet; said point being also the Westerly right of way line of Tarpon Avenue (a 60 foot right of way); run thence North 82° 27' West along aforesaid Southerly right of way a distance of 744.12 feet to an iron pipe set for the Point of Beginning.

From the Point of Beginning thus described, continue North 82° 27' West along said right of way a distance of 215.00 feet to an iron pipe set on the Eastern boundary of Fort Clinch State Park; run thence 11° 00' East along said boundary a distance of 226.78 feet to an iron pipe; run thence South 82° 27' East a distance of 142.10 feet to an iron pipe; run thence North 7° 45' East a distance of 215.00 feet to the Point of Beginning.

The portion of land thus described contains 0.88 acres, more or less, according to plat of survey made by Vernon N. Drake, Registered Land Surveyor No. 1558, dated June 7, 1988.

9502408

95 FEB 10 PM 12:00



RECENT SALES IN THIS AREA	PREVIOUS PARCEL NEXT PARCEL	RETURN TO MAIN SEARCH PAGE	NASSAU HOME

OWNER NAME	HOLLOWAY DEANNA M TRUSTEE	TODAY'S DATE	June 07, 2006
MAILING ADDRESS	HOLLOWAY DEANNA M LV TRUST	PARCEL NUMBER	12-3N-29-0000-0002-0051
	2500 WEST 5TH STREET	MILLAGE GROUP	Fernandina Beach City (Includes Voter Approved Millage .3726) (District 2)
	FERNANDINA BEACH, FL 32034	TOTAL MILLAGE	20.3402
		PROPERTY USAGE	SINGLE FAM (000100)
LOCATION ADDRESS	2500 WEST 5TH ST	GIS CALCULATED ACREAGE	0.884 ACRES
RECORD CARD	Card View Print	PARCEL MAP	Show Parcel Map

SHORT LEGAL	IN OR 723 PG 1434

2005 TAX ROLL CERTIFIED VALUES

JUST VALUE OF LAND	LAND VALUE AGRICULTURAL	BUILDING VALUE	TOTAL MISC VALUE	JUST OR CLASSIFIED TOTAL VALUE	ASSESSED VALUE	EXEMPT VALUE	TAXABLE VALUE	HOME STEAD
65,000	0	82,171	6,345	153,516	79,353	25,000	54,353	Y

LAND INFORMATION

LAND USE	NUMBER OF UNITS	UNIT TYPE	SEC-TWN-RNG
SFR RESORT	1.000	UT	12-3N-29

BUILDING DATA

BUILDING #	TYPE	TOTAL AREA	HEATED AREA	BED ROOMS	BATHS	PRIMARY EXTERIOR	SECONDARY EXTERIOR	HEATING	COOLING	ACTUAL YEAR BUILT
Sketch Building 1	SNGL FAM B	1,754	1,290	3	2	ABOVE AVG.	COMMON BRK (60 %)	AIR DUCTED	CENTRAL	1968

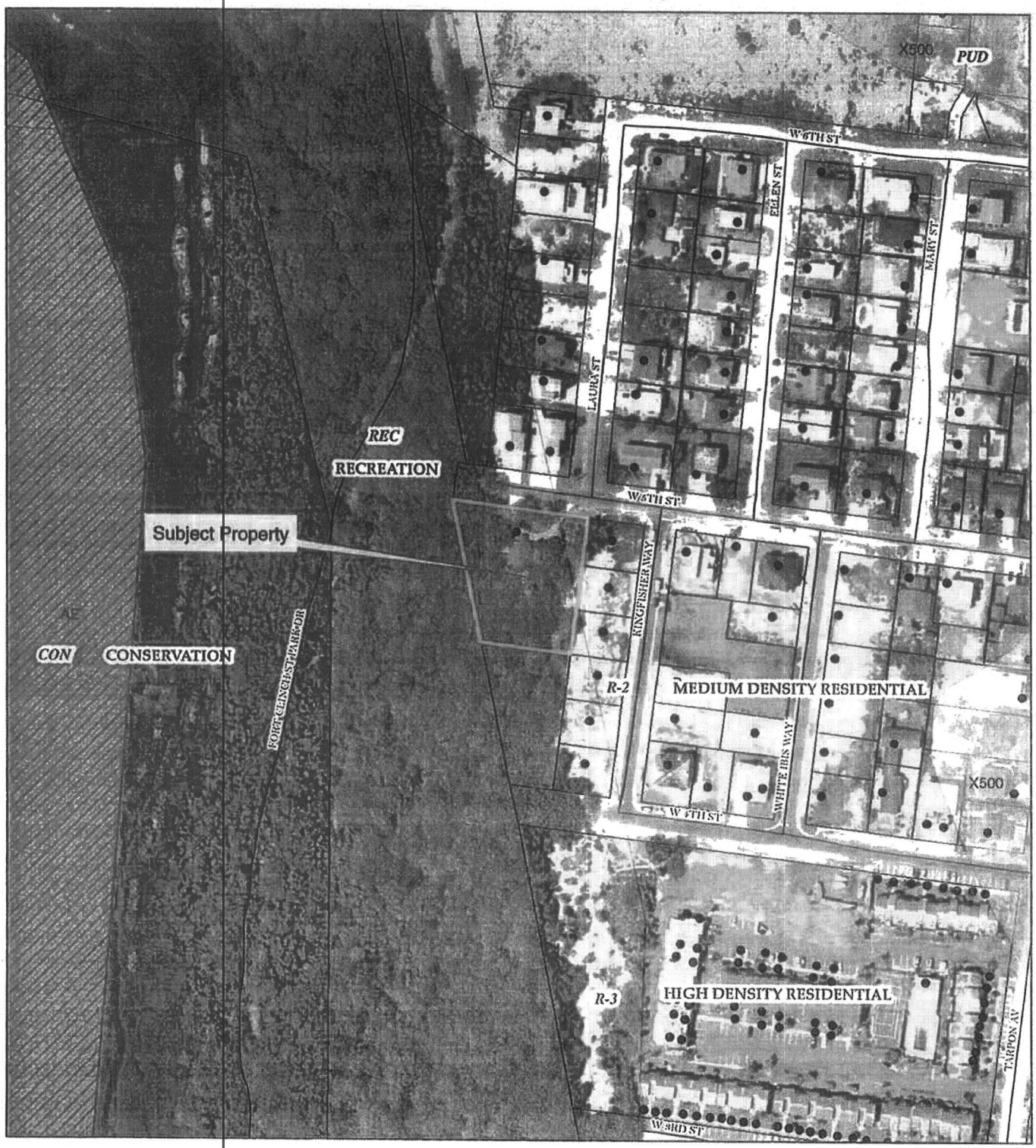
MISCELLANEOUS DATA

DESCRIPTION	DIMENSIONS LxWxH	UNITS	YEAR BUILT
CONCRETE A	0 x 0 x 0	2,000 SQUARE FEET	1975
STRG-A-WD	10 x 16 x 0	160 SQUARE FEET	1983
CR/CP-L-WD	10 x 16 x 0	128 SQUARE FEET	1983
WD DECK F	28 x 4 x 0	112 SQUARE FEET	1995
WD DECK F	8 x 8 x 0	64 SQUARE FEET	2004
PATIO STON	0 x 0 x 0	236 SQUARE FEET	1995

SALES DATA

SALE DATE	BOOK	PAGE	PRICE	INSTRUMENT	QUALIFICATION	IMPROVED? (AT TIME OF SALE)	GRANTOR	GRANTEE
02-10-1995	723	1434	100	Warranty Deed	UNQUALIFIED	YES	HOLLOWAY DEANNA M	HOLLOWAY DEANNA M TRUSTEE
02-10-1995	732	1432	36,000	Quit Claim Deed	UNQUALIFIED	YES	HOLLOWAY CHRISTOPHER	HOLLOWAY DEANNA M

LU 2006-38
Deanna Holloway



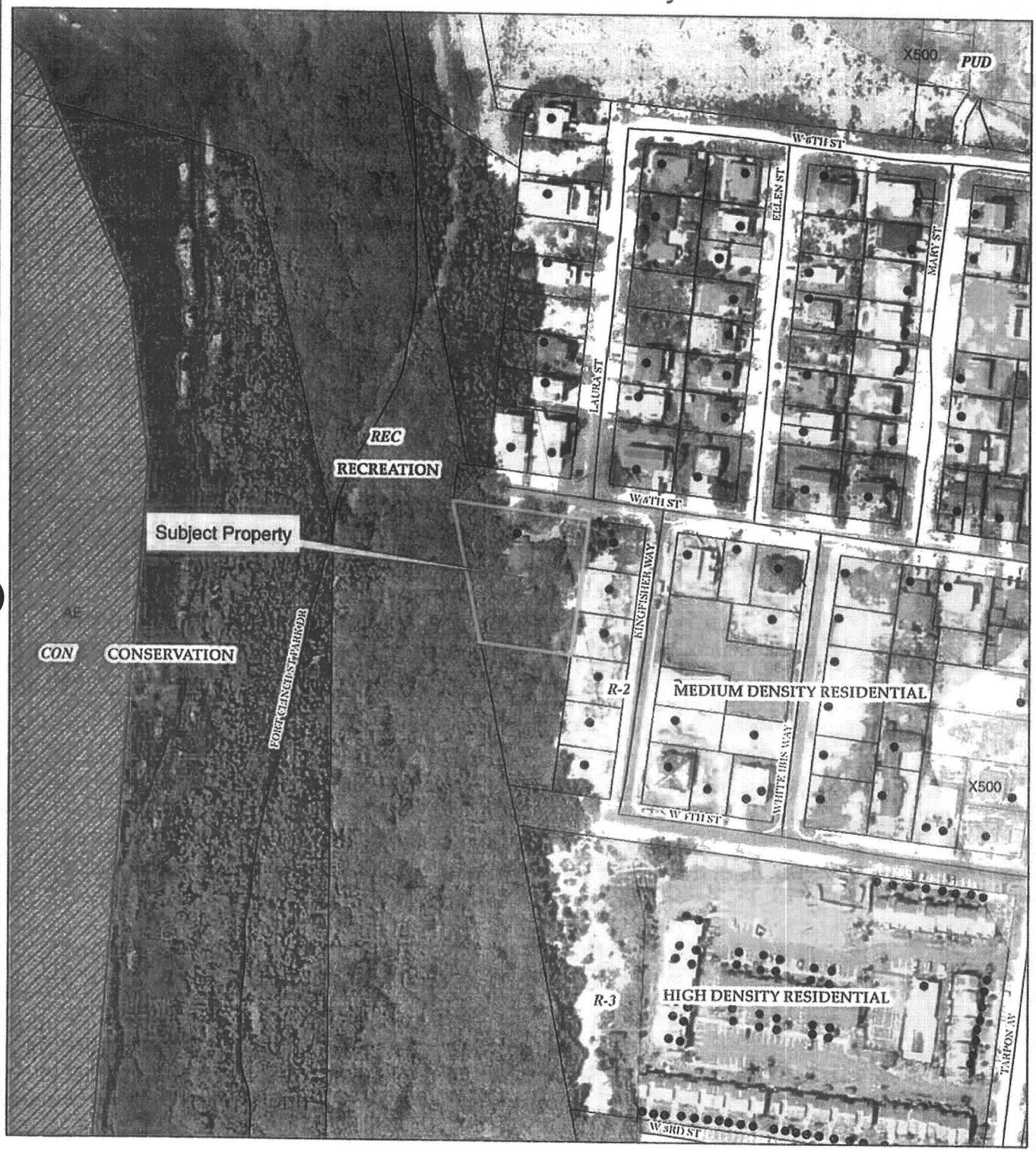
N

0 100 200 400 Feet

12-3N-29-0000-0002-0051
2500 W 5th Street
Land Use chnage from Conservation to Medium Density Residential

1 inch equals 0.039457 miles

CZ 2006-38
Deanna Holloway



N

0 100 200 400 Feet

12-3N-29-0000-0002-0051
2500 W 5th Street
Land Use chnage from CON to R-2

1 inch equals 0.039457 miles

POOLE & POOLE, P.A.
Attorneys at Law
SUITE 200, ALLAN BUILDING
303 CENTRE STREET
FERNANDINA BEACH, FLORIDA 32034

WESLEY R. POOLE
H. PRICE POOLE, JR.
PAIGE POOLE POECHMANN *
*Admitted in Maryland
FRANCES G. BURGESS, C.L.A.

PLEASE REPLY TO:
POST OFFICE BOX 1280
FERNANDINA BEACH, FL 32035

TELEPHONE 904.261.0742
FACSIMILE 904.261.0745

April 25, 2006

The Honorable Kenneth Walker, Mayor
Fernandina Beach City Hall
204 Ash Street
Fernandina Beach, FL 32034

RE: 2500 W. 5th Street

Dear Mayor Walker:

I am writing on behalf of Deanna Holloway, the owner of the real property located at the above address. As you can see from the 1982 zoning map with Ms. Holloway's parcel marked as "subject property" (attachment A hereto), this parcel had a prior zoning use of R-2. Our client was shocked to learn recently that her property had been re-zoned to REC with a Future Land Use ("FLU") of Recreation (attachment B hereto).

We were unable to find an ordinance specifically changing the zoning use and FLU of this parcel. It is also unclear exactly when the City's zoning map and Future Land Use Map ("FLUM") were amended to show the REC and Recreation designations for this parcel.

We have been informed by City planning personnel that Ordinance 95-11, (adopted August 1, 1995) which adopted the City's Official Zoning Map, is how our client's property was effectively re-zoned. However, the published Notice of Intent to Adopt Land Development Regulations (attachment C hereto) fails to meet the notice requirements of Florida Statutes section 166.041(3)(C)(2)(b) in that the map indicating the affected area is insufficient to give notice to property owners of a change in zoning to their property. In addition, the City Code of Ordinances did not even contain a REC zoning district at the time Ordinance 95-11 was

adopted. The REC district was created by Ordinance 99-53 and approved by the City Commission on March 7, 2000, nearly five years after the adoption of Ordinance 95-11 which purports to adopt the zoning map showing our client's property zoned as REC.

It would appear that the only mechanism by which to correct this situation is to amend the City's zoning map and FLUM. However, this would mean total application fees in the amount of $1,500.00 ($750.00 per application) that our client must pay in order to apply to amend the zoning designations. It seems alarming and unfair to require Ms. Holloway to pay this sum, given that this property's current designation on the zoning district map and FLUM seems to be the result of a cartographical error. These fees can be avoided by the City Commission itself initiating the changes (Section 126-53, Code of Ordinances).

It is clear that the intent in changing the City's zoning map and FLUM, whenever the changes to the maps occurred, was to re-zone the property owned by Fort Clinch adjacent to our client's home. The City could not reasonably have intended to re-zone our client's home and property from R-2 to REC.

A zoning classification of REC renders our client's private property completely useless to her. As you can see from Section 126-351 (attachment D hereto), the permitted uses for this classification are completely incompatible with the uses of a privately owned home and property.

Further, Section 126-351 states that the intent of the REC zoning district is to "accommodate existing public and private parks and recreation facilities" (Section 126-351(b)) and that the location of REC districts shall "ensure compatibility with adjacent land uses to the greatest practical extent by providing landscaping and buffer areas to protect adjacent residential development from the off-site impacts of parks and recreation facilities" (Section 126-351(a)(5)). The change of zoning of our client's property from R-2 to REC clearly goes against the purpose and intent of this section.

Therefore, we respectfully request that the City Commission, as is its prerogative under Section 126-53 of the Code of Ordinances, initiate a change of zoning classification for Ms. Holloway's property from REC to R-2 and a change of the FLUM from Recreation to residential.

If you need anything further, please put us on the

Commission's agenda and we would be happy to appear in person and discuss this issue.

Thank you for your time and assistance.

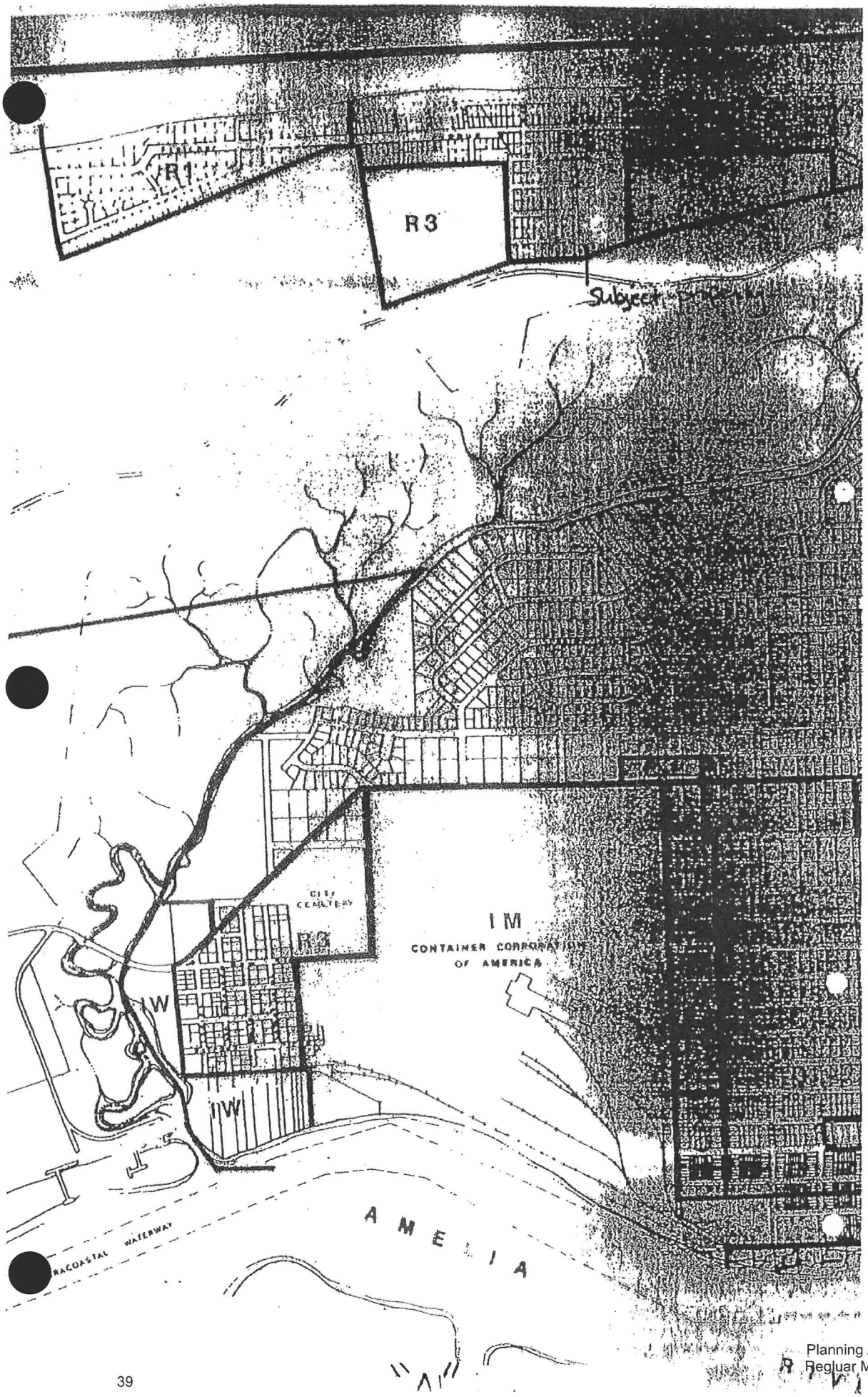
Sincerely,

Paige P. Poechmann

FOR THE FIRM
Paige P. Poechmann

Enclosures
Copy: Vice-Mayor Roberts; Commissioner Gerrity; Commissioner Crow; Commissioner Leeper; City Attorney Braga; Mr. Kevin Sullivan; Ms. Deanna Holloway

1982 zoning districts



2006-0000000156

RECEIVED

MAR 17 2006

PLANNING & ZONING
FERNANDINA BEACH, FLORIDA

ZONING CONFIRMATION REQUEST

COMPLETED

NAME: JON LASSERRE

PHONE NUMBER: (904) 261 4066

FAX NUMBER: (904) 277 2878

PROPERTY ADDRESS IN QUESTION: 2500 W. 5TH ST. (OR)

PARCEL NUMBER: 12-3N-29-0000-0002-0051

INFORMATION REQUESTED:

FLUM DESIGNATION, # OF UNITS ALLOWED / ACRE
SETBACKS, # OF LOTS ALLOWED BEFORE PLAT REQ'D.

☒ ZONING CONFIRMATION LETTER REQUESTED ($25.00 Fee)

PAID BY:

☐ CASH (write receipt)
☒ CHECK (check number 543) pd on 3/17/06 w/ another rcvd.

OFFICE FINDINGS

ZONING DISTRICT: REC

Front Yard Setback _____ Rear Yard Setback _____

Side Yard Setbacks _____

Corner lot setback _____

Flood Zone: _____ (Contact your insurance agent for further information)

Completed By: _____

The zoning notated for the property questioned is subject to all regulations that apply per the City of Fernandina Beach Code of Ordinances and Comprehensive Plan. Additional information can be found at our web-site: www.fernandinabeachflorida.org Codes and ordinances can be found under the "miscellaneous" tab.

3/21/06 left message paper work available SA

"B"

City of Fernandina Beach

PLANNING DEPARTMENT

March 21, 2006

Jon Lasserre

Re: Official Zoning Confirmation for parcel 12-3N-29-0000-0002-0051

Dear Mr. Lasserre;

As of the date of this letter, the property referenced above and in the attached 'Exhibit A' is in the REC zoning district and has a Future Land Use of Recreation. The adjacent zonings are depicted on the map, attached.

The zoning regulations for this district are as follows:

DIVISION 16. REC PARKS AND RECREATION DISTRICT*

Sec. 126-351. Intent and application of division.

(a) The overall purpose and intent of the parks and recreation district is to provide a management framework for implementing comprehensive plan development objectives and policies for existing and future public and private parks and recreation facilities. The location and distribution of specific types of public and private parks and recreation facilities shall be determined based on the following considerations:

(1) Accommodating the land needs of existing public and private parks and recreation facilities, including open space systems;

(2) Provision, maintenance, and conservation of quality parks and recreation facilities required to meet the needs of existing and future population magnitude, distribution, and characteristics;

(3) Preserve unique natural resources and areas of historic significance;

(4) Protect established residential areas from encroachment by non-residential development;

(5) Ensure compatibility with adjacent land uses to the greatest practical extent by providing landscaping and buffer areas to protect adjacent residential development from the off-site impacts of parks and recreation facilities;

(6) Provide and maintain transportation and infrastructure system improvements.

(b) The public and private parks and recreation facilities (REC) district is intended to accommodate existing public and private parks and recreation facilities. All sites shall comply with the comprehensive plan, chapter 126, article V, supplementary district regulations, and all other applicable land development regulations. Following are regulatory provisions governing land use as well as size and dimension regulations governing public and private parks and recreation facilities.

(Ord. No. 99-53, § 2, 3-7-00)

Sec. 126-352. Permitted uses.

(a) This section shall apply to all REC parks and recreation districts.

(b) Within any REC district, no building, structure, land, or water shall be used except for one or more of the following uses:

(1) Publicly owned passive parks and open spaces.

(2) Publicly owned activity-based parks and recreation areas (stadium type lighting is allowed only as a conditional use).

(3) Publicly owned golf courses and support facilities.

(4) Publicly owned piers, boardwalks, and dune walkovers.

(5) Publicly owned libraries.

(6) Passive parks and open spaces, including, but not limited to community centers, museums, nature centers, and community theatres that are owned and operated by public or semi-public agencies.

(7) Cultural and/or civic facilities, including, but not limited to community centers, museums, and community theaters, that are owned and operated by public or semi-public agencies.

(8) Natural and historical resources, which are open to the public and operated by public or semi-public agencies.

(9) State and/or federally owned parks, aquatic preserves, special feature sites, and recreation areas. Any use within Fort Clinch State Park and Aquatic Preserve must be consistent with section 126-423.

(c) Within the REC district only uses customarily incidental and subordinate to a principal permitted or conditional use shall only be approved as an accessory use. Such accessory uses shall be reviewed pursuant to procedures set forth in this Code for the principal use of the property.

(Ord. No. 99-53, § 2, 3-7-00)

Sec. 126-353. Conditional uses.

(a) This section shall apply to all REC parks and recreation districts.

(b) After review of an application and plans appurtenant thereto and a hearing thereon, the planning advisory board finds as a fact that the proposed uses are consistent with the city's comprehensive plan, and are in the public interest, the following uses may be recommended to the city commission for approval:

(1) Private golf courses and support facilities.

(2) Publicly owned activity-based parks and recreation areas with stadium type lighting.

(3) Privately owned activity-based parks and recreation areas.

(4) Privately owned passive parks and open spaces, including, but not limited to botanical gardens, arboretums, and boardwalks.

(5) Publicly owned marinas, boat docks, and boat ramps.

(6) Public buildings not used for parks and recreation.

(Ord. No. 99-53, § 2, 3-7-00)

Sec. 126-354. Prohibited uses.

(a) This section shall apply to all REC parks and recreation districts.

(b) Within any REC district, no building, structure, land, or water shall be used for any of the following uses:

(1) Outdoor commercial amusements, including, but not limited to miniature golf, amusement parks, and drive-in theaters.

(2) Indoor commercial amusements, including, but not limited to movie theaters, billiard parlors, game rooms, skating rinks, and bowling alleys.
(3) Zoos and similar institutions.
(4) Any other use not identified in sections 126-352 and 126-353.
(Ord. No. 99-53, § 2, 3-7-00)

Sec. 126-355. Building height and site area regulations.
(a) *Applicability.* This section shall apply to all REC parks and recreation districts.
(b) *Building height regulations.* The maximum height of a structure shall be two stories and shall not exceed 35 feet in height unless the height is approved as a conditional use and found to meet all standards governing land use and intensity within this Code.
(c) *Building site area regulations.* Development plans for sites within the REC district shall provide sufficient acreage and open space, and be properly screened and buffered in order to minimize potential adverse impacts on adjacent land uses. The required acreage shall be consistent with best management principles and practices for specific park and recreation activities and other uses herein approved.
(Ord. No. 99-53, § 2, 3-7-00)

Sec. 126-356. Minimum yard requirements.
(a) *Applicability.* This section shall apply to all principal buildings within the REC parks and recreation districts. All development must comply with setbacks from wetlands and waterways established in § 110-94.
(b) *Front yard.* The minimum setback from the front property line shall be 25 feet.
(c) *Side yard.* The minimum setback from any side property line shall be ten percent of the lot width with a maximum setback of 20 feet.
(d) *Rear yard.* The minimum setback from the rear property line shall be 25 feet.
(e) *Corner lots.* On corner lots, the street side yard setback shall be a minimum of 15 feet.
(Ord. No. 99-53, § 2, 3-7-00)

Sec. 126-357. Lot coverage.
(a) *Applicability.* This section shall apply to all REC parks and recreation districts.
(b) The maximum building coverage, including both principal and accessory buildings or structures located on the site, shall be 30 percent.
(c) The minimum green space shall be 50 percent of the total lot area on each site. The required green space shall be unencumbered with any impervious surface, such as structures or off-street parking, but may include any recreation facilities, such as ball fields, and any areas landscaped with grass, trees and shrubbery.
(Ord. No. 99-53, § 2, 3-7-00)

Sec. 126-358. Use regulations and exceptions.
(a) This section shall apply to all REC parks and recreation districts.
(b) The provisions of sections 126-411 through 126-458 shall regulate all uses within the REC parks and recreations district.
(Ord. No. 99-53, § 2, 3-7-00)

Sec. 126-359. Restrictions on conveyance of recreational property.

The sale, lease, encumbrance, or transfer by the city of any recreation properties established hereunder shall be subject to the restrictions provided in section 10A of the Charter of the City.
(Ord. No. 99-53, § 2, 3-7-00)
Sec. 126-360. Reserved.

A complete version of the City's Land Development Code can be viewed online at www.municode.com. Please note that this zone is also governed by the City's Comprehensive Plan which can be found at: http://www.fernandinabeachflorida.org/city-services/community-development/index.html

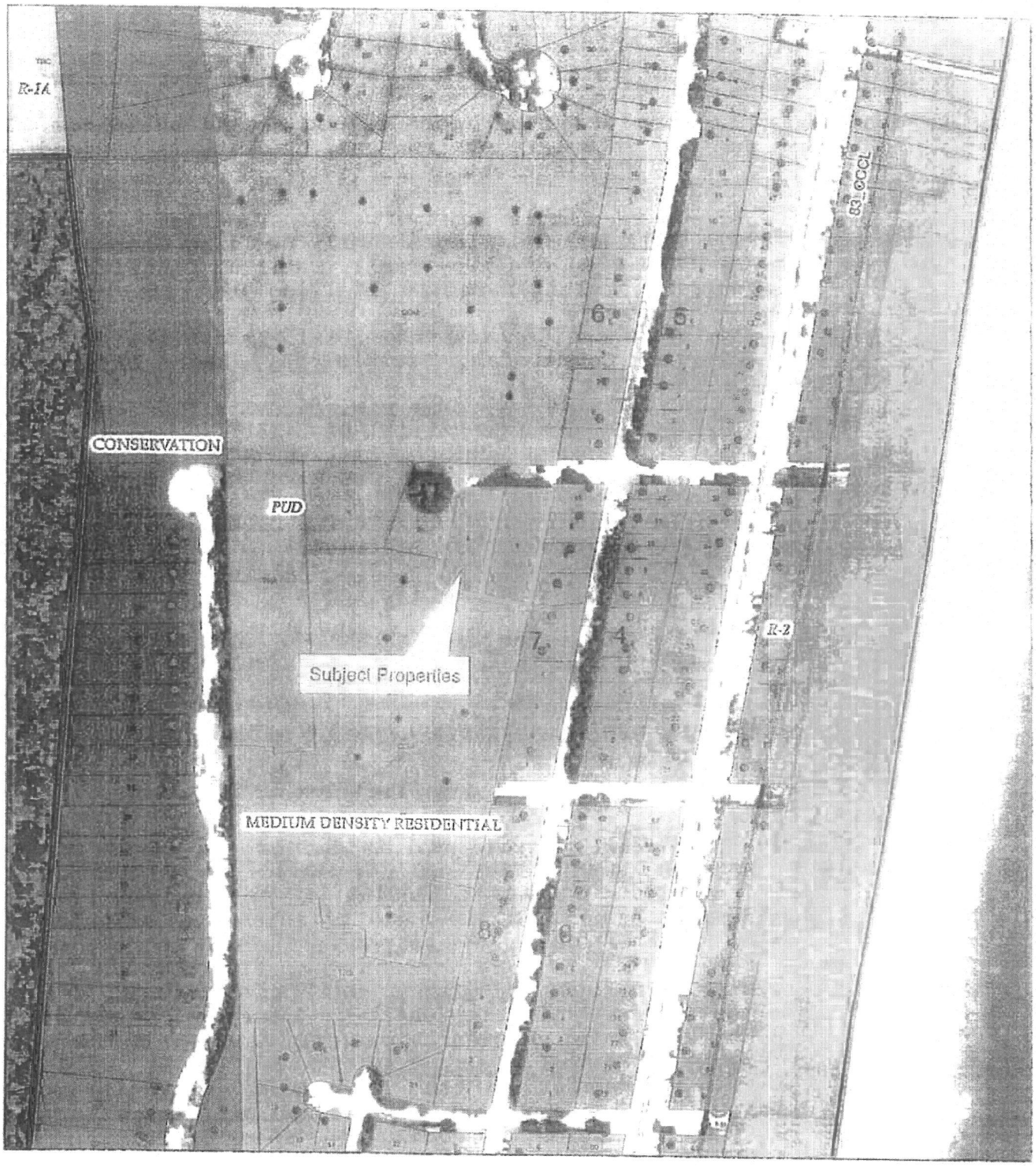
The adjacent properties' zoning is also noted on the attached maps. The zoning for properties that are not within City limits can be confirmed through the Nassau County Planning Department or by interactive map at: http://nassaugis.com/

If you have any additional questions, please feel free to contact the Planning Department at 904-277-7325.

Sincerely,

Kevin Sullivan
Planner I

Official Zoning Confirmation
'Exhibit A'



N

0 125 250 500 Feet

00-00-31-1014-0001-0000
00-00-31-1014-0002-0000
Zoning: R-2
Future Land Use: Medium Density Residential

1 inch equals 0.050175 miles

"C"

Sec. 126-81. District Classifications.

(a) In order to classify and regulate the uses of land and buildings, the height and bulk of buildings, the area and other open spaces around buildings, and the intensity of land use, the city is divided into ~~13~~ 15 districts as follows:

(1) R-1AA Single-Family Dwelling District
(2) R-1A and R-1 Single-Family Dwelling District
(3) R-2 One- and Two- Family Dwelling District
(4) R-3 Multiple-Family Dwelling District Mixed District
(5) R-2C Residential Commercial Mixed District
(6) CPO Commercial, Professional, and Offices District
(7) C-1 Community Commercial District
(8) C-2 General Commercial District
(9) C-3 Central Business District (CBD)
(10) ILW Light Industrial and Warehousing District
(11) IW Industrial Waterfront District
(12) IM Industrial Manufacturing District
(13) GU Government Use District
(14) REC Parks and Recreation District
(15) CON Conservation District

Section 2. That Division 15, REC PARKS AND RECREATION DISTRICT, Sections 126-351 through 126-358, is hereby created, to read as follows:

DIVISION 15. REC PARKS AND RECREATION DISTRICT

Sec. 126-351. Intent and application of division.

(a) The overall purpose and intent of the Parks and Recreation district is to provide a management framework for implementing Comprehensive Plan development objectives and policies for existing and future public and private parks and recreation facilities. The location and distribution of specific types of public and private parks and recreation facilities shall be determined based on the following considerations:

(1) Accommodating the land needs of existing public and private parks and recreation facilities, including open space systems;

(2) Provision, maintenance, and conservation of quality parks and recreation facilities required to meet the needs of existing and

future population magnitude, distribution, and characteristics;

(3) Preserve unique natural resources and areas of historic significance;

(4) Protect established residential areas from encroachment by non-residential development;

(5) Ensure compatibility with adjacent land uses to the greatest practical extent by providing landscaping and buffer areas to protect adjacent residential development from the off-site impacts of parks and recreation facilities;

(6) Provide and maintain transportation and infrastructure system improvements.

(b) The Public and Private Parks and Recreation Facilities (REC) district is intended to accommodate existing public and private parks and recreation facilities. All sites shall comply with the Comprehensive Plan, Chapter 126, Article V, Supplementary District Regulations, and all other applicable land development regulations. Following are regulatory provisions governing land use as well as size and dimension regulations governing public and private parks and recreation facilities.

Sec. 126-352. Permitted Uses.

(a) This section shall apply to all REC Parks and Recreation districts.

(b) Within any REC district, no building, structure, land, or water shall be used except for one or more of the following uses:

(1) Publicly owned passive parks and open spaces.

(2) Publicly owned activity-based parks and recreation areas (stadium type lighting is allowed only as a conditional use).

(3) Publicly owned golf courses and support facilities.

(4) Publicly owned piers, boardwalks, and dune walkovers.

"D"

10110 Phillips Highway
268-4059

FERNANDINA BEACH
SUN BANK
251 0630

NOTICE OF INTENT TO ADOPT LAND DEVELOPMENT REGULATIONS FOR THE CITY OF FERNANDINA BEACH, FLORIDA

The City Commission of the City of Fernandina Beach, Florida, proposes to adopt the following ordinance: AN ORDINANCE OF THE CITY OF FERNANDINA BEACH, PROVIDING FOR THE ADOPTION OF LAND DEVELOPMENT REGULATIONS; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR ADOPTION OF AN OFFICIAL ZONING MAP; PROVIDING AUTHORITY TO IMPLEMENT AND INTERPRET THE LAND DEVELOPMENT REGULATIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

A public hearing on the ordinance will be held on Tuesday, August 1, 1995 at 6:00 p.m. in the City Commission Chambers, 101 South Second Street, Fernandina Beach, Florida. Copies of the proposed amendment may be inspected at the office of the City Clerk, 204 Ash Street, Fernandina Beach, Florida from 8:30 a.m. to 5:00 p.m. Monday through Friday or at the Public Library.

The area to be affected by the proposed ordinance is the entire City of Fernandina Beach as shown on the map below.

Interested parties may appear at this said hearing and be heard as to the advisability of any action which may be considered with respect to such ordinance. IF ANY PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH HEARING, HE WILL NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

Vicki P. Carlton
City Clerk

117 Center

McDona
NOW
Come By & Sea O
BIG

Yulee - 1
Fernandina
Callahan

DELIVERY SERVICE

LU
1/2
Turkey
Ham &
Tuna Su
All served w

MOND

INC.
776
AUL RIZZI,
INCENT

ORDINANCE NO. 94-11

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, ADOPTING AMENDMENTS TO THE COMPREHENSIVE LAND USE MAP AND PLAN; WITHDRAWING CERTAIN PROPOSED AMENDMENTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Fernandina Beach desires to amend its Comprehensive Growth Management Plan in accordance with Florida Statutes, Chapter 163; and

WHEREAS, said Comprehensive Growth Management Plan was adopted by Ordinance No. 90-19.

WHEREAS, the Department of Community Affairs, in its letter to the City of Fernandina Beach dated April 22, 1994, has provided objections, recommendations and comments for the proposed amendments (DCA No. 941A).

BE IT ENACTED BY THE PEOPLE OF THE CITY OF FERNANDINA BEACH, FLORIDA:

SECTION 1. That the proposed amendments to the Comprehensive Growth Management Plan of the City of Fernandina Beach, Florida, are hereby adopted as shown in the referenced section with deletions marked by strikeout (~~strikeout~~) and additions noted by underlining (underlining).

COMPREHENSIVE PLAN
AMENDMENTS TO ADOPTED PLAN

CHANGES TO THE FUTURE LAND USE MAP (FLUM)

The following changes have been made to the Future Land Use Map and as shown in Exhibit 2 attached hereto (dated September 17, 1993).

AMENDMENT NO. 93A-01:

1. At beach North and South Fletcher Avenue - change from "residential low density" and "residential medium density" to "beach - no development" - error in map - no change in zoning.

AMENDMENT NO. 93A-02:

2. 6th Street and Tarpon Avenue - North Point Condo - change from "residential medium density" to "residential high density" - error in map - no change in zoning.

AMENDMENT NO. 93A-03:

3. Property around North Point Condo (North end of Tarpon Avenue adjacent to 6th Street) - Change from "residential high density" to "recreation" - property bought by the Park Service as an addition to Fort Clinch State Park.

AMENDMENT NO. 93A-05:

5. Citrona Drive one block North of Sadler Road - Change from "residential medium density" to "commercial low intensity" - Dr. Ken Owen's office complex zoning changed 7/7/92 (RZ-0192).

AMENDMENT NO. 93A-07:

7. 8th Street to 14th Street near T.J. Courson Road - Winn Dixie/Wal-Mart Shopping Center annexed into City May 2, 1990 as medium intensity commercial.

AMENDMENT NO. 93A-08:

8. Ryan Road South of Sadler Road - Pirates Bay Subdivision - change from "residential medium density" to "residential low density" - error in map - no change in zoning.

AMENDMENT NO. 93A-09:

9. West side of North 3rd Street between Calhoun and Dade Street change 1/2 block from "residential medium density" to "industrial waterfront" (I-W) - port property - zoning change 10/6/92(RZ02,03,04-92).

AMENDMENT NO. 93A-10:

10. East side of North 3rd Street between Calhoun and Dade Streets - change from "residential medium density" to "commercial low intensity" (CPO) - zoning change 11/17/92(RZ0191).

TEXT AMENDMENTS TO THE COMPREHENSIVE PLAN

AMENDMENT NO. 93B-02:

Reword Policy 6.01.01

6.01.01 The Recreation and Parks Department shall develop and maintain an inventory of Parks, function of Parks (neighborhood, community, or regional), nature trails or greenway corridors and a general inventory of recreation facilities.

AMENDMENT NO. 93B-03:

Add Policy 6.04.05

6.04.05 The City will give high priority in its five year capital improvement plan to acquisition of lands in Coastal High Hazard Areas and in or adjacent to jurisdictional wetlands for recreational purposes including bike trails, hiking paths, Greenways and corridors.

AMENDMENT NO. 93B-04:

Add Policy 5b.04.04

5b.04.04 The City will actively pursue State and Federal grants to acquire and establish natural pathways between nature preserves, parks and historical sites.

SECTION 2. The following proposed amendments are hereby postponed for further revision:

AMENDMENT NO. 93A-06:

6. South Fletcher Avenue 1/2 block North of Sadler Road - Chang from "commercial medium intensity" to "residential hig density" - error in map - no change in zoning.

AMENDMENT NO. 93B-01:

Add Policy 1.08.04 Overlay Zones

1.08.04 To protect and preserve the quality of life and the character of the City, the Land Development Regulations will provide overlay districts which may alter the regulations governing the underlying zone. These overlay districts shall be granted as conditional uses and will include but are not limited to the following:

A. Planned Unit Developments - Typical uses of the PUD may be:

1. To improve the use of land where topography does not permit the application of the standard grid pattern subdivision of land.

2. To introduce more than one land use within a development complex, for example recreation and commercial activities within a residential development.

3. To cluster homes, businesses or other uses within a development to improve the efficiency of supporting infrastructure.

A PUD may contain a mixture of residential, commercial, light industrial and recreational land uses so long as these uses are compatible through spatial or buffering techniques.

A PUD which includes residential and recreational uses only and is an overlay of residential medium or high density land use will not require an amendment to the Future Land Use Map if the density of the PUD does not exceed the allowable density of the underlying zone.

A PUD which incorporates a mixture of residential, commercial and recreational uses will only be allowed in residential medium and high density or in commercial low intensity land use and must be a minimum of five acres in area. A mixed use PUD in a residential zone must meet the following criteria:

1. Commercial or light industrial uses, singly or in combination must be limited to no more than 5% of the buildable area.

2. Commercial uses may not exceed the level required to support the needs of the residents of the neighborhood.

3. Residential density for the total project or any phase of the project may not exceed the density of the underlying zone.

4. An acceptable mix of land uses will be based on the type and location of the proposed PUD.

5. Land Development Regulations shall provide a process for location and the criteria necessary to establish a PUD.

6. Development design standards will complement the unique character of the City and provide quality of life, an attractive community and a suitable mix of housing (including affordable housing).

B. Historical Districts - A historical district overlay will provide incentives for the preservation and enhancement of those areas and structures which have been designated as having historical or architectural value.

C. Wetlands and Wellhead Protection Areas - Those areas which require special regulations to protect a natural resource.

SECTION 3. The following proposed amendments are hereby withdrawn:

AMENDMENT NO. 93A-04:

4. Corner Atlantic Avenue and 11th Street - Change from "recreation" to "commercial high density" - error in map - no change in zoning.

AMENDMENT NO. 93A-11:

11. Between South 14th Street and Citrona Drive - Change 106 acres from "residential medium density" (R-2) to "mixed use PUD."

SECTION 4. That the effective date of this plan amendment shall be the date a final order is issued by the Department of Community Affairs or Administration Commission finding the amendments in compliance in accordance with Section 163.3184, Florida Statutes, whichever occurs earlier. No development orders, development permits, or land uses dependent on the amendments may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the Department of Community Affairs, Bureau of Local Planning, 2740 Centerview Drive, Tallahassee, Florida 32399-2100.

ADOPTED this 21st day of June, 1994.

CITY OF FERNANDINA BEACH

Mayor-Commissioner

ATTEST:

VICKI P. CANNON
City Clerk

Date of First Reading: May 17, 1994
Date of Publication: June 15, 1994
Date of Public Hearing and Second Reading: June 21, 1994
Date of Adoption: June 21, 1994

The City Commission of the City of Fernandina Beach, Florida met in regular session on Tuesday, September 20, 1994 at 7:30 p.m., in the City Commission Chambers. Present were: Mayor Charles L. Albert, Jr., presiding; Vice Mayor Greg Roland; Commissioners Bob Rogers and A. J. Smith. Also present were City Attorney Anthony Leggio, City Manager Larry D. Myers, Controller May Edwards, Deputy Clerk Mary Mercer and Clerk Stenographer Lisa R. Burch. Commissioner Coleman was absent due to illness, but participated in the meeting by telephone, without voting privileges.

The next item on the agenda was discussion concerning **Comprehensive Plan Compliance.** In his memorandum dated September 12, 1994, City Manager Myers stated the following:

"The City Commission adopted Ordinance No. 94-11, attached, on June 21, 1994. The Ordinance was written in the following sections:

I. Proposed Amendments adopted:

- Changes to the Future Land Use Map.
- Text Amendments to the Comprehensive Plan.

II. Proposed Amendments postponed for future revision:

- Map error
- Overlay zones

III. Proposed Amendments withdrawn:

- Map error
- Change 106 acres of R-2 to Mixed Use PUD.

The effective date of the amendments shall be the date a final order is issued by the Department of Community Affairs (DCA).

Attached you will find two letters from the Department of Community Affairs, dated September 6, 1994, in response to Ordinance Number 94-11. The letter from Suzanne Woodcock states that in their review of Ordinance No. 94-11; DCA No. 941B, they have determined that it meets the requirements for compliance. However, in the letter from Charles G. Pattison, he states that in his review of Ordinance No. 94-11; DCA No. 941A, they have determined that it does not meet the requirements for compliance.

They found items 93A-06 and 93B-01 not in compliance. They are both in Section 2, postponed items in our ordinance.

We will be meeting with the DCA and are working on the amendments found not in compliance to bring them into compliance.

In Summary: Section I, Ordinance No. 94-11 adopted by the City Commission. The effective date shall be the date a final order is issued by the DCA finding the amendments in compliance.

Section II Ordinance No. 94-11 postponed by the City Commission. The DCA has found Section II not in compliance. There is no effective date of the plan amendments listed under Section II."

There was further discussion, and no action was taken on the item.

The City Commission of the City of Fernandina Beach, Florida met in regular session in the City Commission Chambers, its regular meeting place, at 7:30 p.m. on Tuesday, May 17, 1994. Present were Mayor Charles L. Albert, Jr., presiding; Vice Mayor Greg Roland; Commissioners Eleanor Coleman, Bob Rogers, and A. J. Smith. Also present were City Attorney Anthony Leggio, City Manager Larry D. Myers, City Clerk Vicki P. Cannon, and Clerk Stenographer Lisa R. Burch.

The next item on the agenda was first reading of **Ordinance No. 94-11** entitled, "AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, ADOPTING AMENDMENTS TO THE **COMPREHENSIVE LAND USE MAP AND PLAN**; WITHDRAWING CERTAIN PROPOSED AMENDMENTS; AND PROVIDING FOR AN EFFECTIVE DATE." City Attorney Leggio read said ordinance by title only.

City Manager Myers stated that the City had written to the Department of Community Affairs asking to make amendments to the Comprehensive Plan, and they responded back to the City on April 22, 1994. He continued by commending Building Inspector Duey and City Clerk Cannon on their work on the Ordinance. He further stated that the proposed amendments were as follows: (1) Changes to the Future Land Use Map, (2) Text Amendments to the Comprehensive Plan, and (3) Withdrawal of Proposed Amendments to DCA.

A motion was made by Vice Mayor Roland, seconded by Commissioner Smith for "the adoption of Ordinance Number 94-11 on first reading." Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.

The City Commission of the City of Fernandina Beach, Florida, met in regular session, in the City Commission Chambers, at 7:30 P.M., Tuesday, June 21, 1994. Present were Mayor Charles L. Albert, Jr., presiding; Vice Mayor Greg Roland; Commissioners Eleanor Coleman, Bob Rogers, and A. J. Smith. Also present were City Manager Larry D. Myers, City Attorney Anthony Leggio, City Clerk Vicki P. Cannon, City Controller May Edwards and Clerk Stenographer Lisa R. Burch.

The next item on the agenda was public hearing and second reading of **Ordinance No. 94-11**, entitled "AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, ADOPTING AMENDMENTS TO THE **COMPREHENSIVE LAND USE MAP AND PLAN**; WITHDRAWING CERTAIN PROPOSED AMENDMENTS; AND PROVIDING FOR AN EFFECTIVE DATE." City Attorney Leggio read the ordinance by title only.

A motion was made by Vice Mayor Roland, seconded by Commissioner Coleman, that "the public hearing be opened." Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.

There being no comments from the floor, **a motion was made by Vice Mayor Roland, seconded by Commissioner Coleman, to "close the public hearing." Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.**

A motion was made by Vice Mayor Roland, seconded by Commissioner Rogers, for "the adoption of [Ordinance Number] 94-11." Commissioner Smith asked why Amendment 93A-11 was being withdrawn. City Manager Myers stated that would be handled another way. **Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.**

ORDINANCE NUMBER 95-11

AN ORDINANCE OF THE CITY OF FERNANDINA BEACH, PROVIDING FOR THE ADOPTION OF LAND DEVELOPMENT REGULATIONS; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR ADOPTION OF AN OFFICIAL ZONING MAP; PROVIDING AUTHORITY TO IMPLEMENT AND INTERPRET THE LAND DEVELOPMENT REGULATIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Article VIII, Section 2, Constitution of the State of Florida, as revised in 1968, provides for and establishes municipalities and grants to those municipalities governmental, corporate and proprietary powers to enable them to conduct municipal government, perform municipal functions and render municipal services, and authorizes said municipalities to exercise any power for municipal purposes, except as otherwise provided by law; and

WHEREAS, Chapter 166, Florida Statutes, The Municipal Home Rule Powers Act, implements by general law the authority and jurisdiction granted to municipalities by the Florida Constitution and establishes home rule for said municipalities; and

WHEREAS, Chapter 163, Florida Statutes, Part II, known as the Local Government Comprehensive Planning and Land Development Regulation Act, requires, authorizes and empowers municipalities to prepare, adopt, amend and enforce Comprehensive Plans for the development of the City and empowering the City Commission of the City of Fernandina Beach to implement adopted or amended Comprehensive Plans by the adoption of appropriate land development regulations; and

WHEREAS, pursuant to the provisions of the City's Land Development Regulations (LDR), the Planning Advisory Board has reviewed and considered in a public hearing the advisability of recommending adoption of these LDR to the City Commission and found the amendments consistent with the Comprehensive Plan, and has forwarded to the City Commission these LDR with the Planning Advisory Board's recommendation that they be approved; and

WHEREAS, the City Commission of the City has held the required public hearings with due public notice pursuant to the provisions of the LDR and the requirements of Florida law, and the City Commission has determined that it is necessary and desirable and in the best interest of the citizens of the City in order to protect the public health, safety and welfare to adopt the LDR.

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, as follows:

Section 1. ADOPTION OF LAND DEVELOPMENT REGULATIONS. The City of Fernandina Beach, Florida, Land Development Regulations consisting of Chapters 150, 152, 153, 156, 157, 158, 159, the provisions hereinafter attached as hereby adopted in their entirety are the applicable regulations governing land use and development within the incorporated area and jurisdiction of the City of Fernandina Beach, Florida.

Section 2. REPEAL OF ORDINANCES IN CONFLICT. To the extent that any other ordinance of the City of Fernandina Beach or any special act, to the extent permitted by law, is in conflict with this Ordinance, such ordinances and special acts are hereby repealed to the extent of that conflict. It is the intent of Ordinances that this codification of Land Use and Development Regulations for the City of Fernandina Beach take precedent as it relates to land use and development within the City to the extent set forth in this Ordinance. Notwithstanding the provisions contained in this ordinance section, it is not the intent of the

City to relieve any party, or its successors or assigns, of any obligations or conditions previously imposed on any party, its successors or assigns, as consideration for the City's consent to a Development of Regional Impact (DRI), Planned Unit Development (PUD), rezoning, variance, plat approval, conditional use, or other real property redesignation within the City limits.

Section 3. OFFICIAL ZONING MAP. There is hereby adopted and made a part of the City's Land Development Regulations, an Official Zoning Map (also referred to as Zoning District Map) to consist of maps relating to the applicable zoning districts and land uses permitted within the City. The Official Zoning Map shall be kept by the Building Official and it shall be his responsibility to ensure that the Official Zoning Map is kept current and accurately reflects all zoning map amendments enacted pursuant to these Land Development Regulations.

Section 4. SEVERABILITY. In the event that any section or provision of this Ordinance or any portion thereof, any paragraph, sentence or word be declared by the Court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remainder hereof as a whole or part thereof other than the part declared to be invalid.

Section 5. EFFECTIVE DATE. This Ordinance will take effect on the 1st day of September, 1995 and a copy shall be kept available for public inspection at the City Clerk's office located within the City Hall.

ADOPTED by the City Commission, with a quorum present and voting, this 1st day of August, 1995.

CITY OF FERNANDINA BEACH

ATTEST:

Vicki P. Cannon

VICKI P. CANNON
CITY CLERK

Charles L. Albert, Jr.

CHARLES L. ALBERT, JR.
MAYOR-COMMISSIONER

Date of First Reading: June 20, 1995
Date of Publication: July 11, 1995 (Times-Union)
July 12, 1995 (News-Leader)

Date of Public Hearing and Second Reading: July 18, 1995
Date of Publication: July 19, 1995 (News-Leader)
Date of Public Hearing and Third Reading: August 1, 1995
Date of Adoption: August 1, 1995

APPROVED AS TO FORM:

City Attorney

1/7/2000

CITY COMMISSION AGENDA ITEM
CITY OF FERNANDINA BEACH

SUBJECT: Ordinance 99-53, Creating Parks and Recreation and Conservation Districts

DEPARTMENT: Development Services

ATTACHMENTS: _X__Ordinance ___ Resolution ___Budget Resolution

__ Other ___ Support Documents Available in City Manager's Office

SUMMARY: It was discovered that the City's Code of Ordinances does not have a zoning district classification that addresses Parks and Recreation Lands and Conservation Lands. This absence was noted when the City's Parks and Recreation Director applied for a change in zoning and FLUM (Future Land Use Map) change and the City Attorney advised the Planning Advisory Board to defer the application until the districts were approved. Community Development contacted the City's Planning Consultants Solin and Associates to create zoning districts that include permitted uses, conditional uses, prohibited uses, etc. for Parks and Recreation and Conservation Lands. Once the draft was received from Solin and Associates it was transmitted to the City Attorney in order to draft an ordinance adopting the districts. The Planning Advisory Board held a public hearing on this Ordinance on December 15, 1999. Board Member Smith directed staff to correct the Division Number for Recreation on page 2 of the Ordinance. A motion was made by Board Member Roland, seconded by Board Member Bradford to recommend approval of the Ordinance providing that staff has made the appropriate modifications. The attached Ordinance reflects the modifications made by the PAB.

RECOMMENDED MOTION: To approve Ordinance 99-53 on first reading.

DEPARTMENT HEAD	Submitted: Doug Jones, Development Services Director	Date: December 20, 1999
	Requested Agenda:	Date: January 4, 2000
FINANCE DEPARTMENT	Approved as to Budget Requirements	Date: N/A
CITY ATTORNEY	Approved as to Form and Legality WRP	Date: 12/21/99
CITY MANAGER	Approved Agenda Item for: AMB	Date: 12/27/99

COMMISSION ACTION: ___ Approved as Recommended ___ Disapproved

___ Tabled Indefinitely ___ Continued to Certain Date

___ Approved with Modification

prior to 2nd rdg.
See attached memo

LOCATED AT 212 SOUTH 14TH STREET, FILED BY DONNA JEAN MITCHELL: City Attorney Poole read Ordinance #99-57 by title only, which was as follows: "AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, CHANGING THE ZONING DESIGNATIONS FROM R-1A, SINGLE FAMILY RESIDENTIAL TO C-1, COMMUNITY COMMERCIAL DISTRICT FOR THE WESTERLY FIFTY-FOUR FEET OF THE NORTHERLY FIFTY-FOUR FEET OF LOT TWO, BLOCK TWO HUNDRED SIXTY-ONE, AS RECORDED IN OFFICIAL RECORDS BOOK 212, PAGE 640, OF THE PUBLIC RECORDS OF NASSAU COUNTY, SAID LOT BEING WITHIN THE CITY OF FERNANDINA BEACH, FLORIDA, AND PROVIDING FOR AN EFFECTIVE DATE." **A motion was made by Commissioner Rogers, seconded by Commissioner Page, to accept staff's recommendation to deny Ordinance #99-57. Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.**

CONSIDERATION OF RESOLUTION #99-83 ACCEPTING VOLUNTARY ANNEXATION PETITION FOR PROPERTY LOCATED ON SIMMONS ROAD, FILED BY HUGH WILLIAMS: Information on this item was contained in the Agenda packet. **A motion was made by Commissioner Rogers, seconded by Commissioner Page, to adopt Resolution #99-83. Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.**

FIRST READING OF ORDINANCE #99-53 ESTABLISHING PARKS AND RECREATION AND CONSERVATION DISTRICTS: City Attorney Poole read Ordinance #99-53 by title only, which was as follows: "AN ORDINANCE OF THE CITY OF FERNANDINA BEACH, FLORIDA, AMENDING THE CITY OF FERNANDINA BEACH ZONING CODE BY AMENDING CHAPTER 126, ARTICLE III, DISTRICTS, TO CREATE DIVISION 15, REC PARKS AND RECREATION DISTRICT, AND DIVISION 16, CON CONSERVATION DISTRICT; CREATING SECTION 126-351, INTENT AND APPLICATION OF DIVISION; CREATING SECTION 126-352, PROVIDING PERMITTED USES; CREATING SECTION 126-353, PROVIDING CONDITIONAL USES; CREATING SECTION 126-354, PROHIBITED USES; CREATING SECTION 126-355, BUILDING HEIGHT AND SITE AREA REGULATIONS; CREATING SECTION 126-356, MINIMUM YARD REQUIREMENTS; CREATING SECTION 126-357, LOT COVERAGE; CREATING SECTION 126-358, USE REGULATIONS AND EXCEPTIONS; CREATING SECTION 126-359, RESTRICTIONS ON CONVEYANCE OF RECREATIONAL PROPERTY; CREATING SECTION 126-361, INTENT AND APPLICATION OF DIVISION; CREATING SECTION 126-362, PROVIDING PERMITTED USES; CREATING SECTION 126-363, PROVIDING CONDITIONAL USES; CREATING SECTION 126-364, PROHIBITED USES; CREATING SECTION 126-365, BUILDING HEIGHT AND SITE AREA REGULATIONS; CREATING SECTION 126-366, MINIMUM YARD REQUIREMENTS; CREATING SECTION 126-367, LOT COVERAGE; CREATING SECTION 126-368, USE REGULATIONS AND EXCEPTIONS; CREATING SECTION 126-369, RESTRICTIONS ON CONVEYANCE OF CONSERVATION PROPERTY; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE." A motion was made by Commissioner Page, seconded by Vice Mayor Rodeffer, to approve Ordinance #99-53 on first reading. City Attorney Poole stated on Page 2, Section 126-81, there was an additional recommendation of the Planning Advisory Board that subparagraphs 4 and 5 be reversed to be consistent with the actual order of those districts as they appear in the Code. Commissioner Rogers referred to Section 126-352 (b)(2) and questioned the Commission's intentions as it related to stadium type lighting and Section 126-354 (b)(1) regarding the "including, but not limited to" statement and how it would impact Mrs. Norma Jean Smith's lease at Main Beach. He referred to Section 126-357 (b) and (c) and questioned where the remaining 20% of the lot area was. City Attorney Poole stated the 20% could be parking. Commissioner Rogers referred to Section 126-363 (b)(1)1 and questioned the statement "do not exceed a width of 5 feet". After a brief discussion, he referred to page 11 Section 126-365 (d) water-dependent structures and stated

that the definition was not made clear. Commissioner Page recognized and incorporated into her motion City Attorney Poole's and Commissioner Rogers' observations and have staff address each of them prior to second reading. Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.

REQUEST FROM THE AUDIENCE TO BE HEARD ON ITEMS NOT ON THE AGENDA: There were no requests from the audience.

CITY MANAGER REPORTS: The City Manager had no reports at this time.

CITY ATTORNEY REPORTS: The City Attorney had no reports at this time.

COMMISSIONERS' COMMENTS:

PECK CENTER: Commissioner Rogers stated Ele Colborn wanted him to announce that there would be a reception at the Peck Auditorium at 6:00 p.m. on Thursday, January 20, 2000, which would be followed by four lectures on Black History at 7:00 p.m. by C. Williams sponsored by the Florida Council on Humanities.

QUESTION REGARDING STATEMENT: Commissioner Rogers asked Public Works Director Jim Higginbotham if he could remember a statement he made several years ago regarding the dry dock. Public Works Director Higginbotham advised he could not remember the incident Commissioner Rogers was referring to.

ABSENCE AT JANUARY 3, 2000 MEETING: Vice Mayor Rodeffer apologized to the Commission and the City Manager for a mistake in his schedule and advised that was why he had missed the meeting the day before, but he had listened to the tapes.

LETTERS REGARDING SHORT-TERM RENTALS: Vice Mayor Rodeffer thanked the City Manager and the Deputy City Manager for the letter regarding short-term rentals that he had requested be sent out.

CRIME STATISTICS: Vice Mayor Rodeffer referred to the general correspondence and noted the drop over the past two months in crime, and commended the Police Department. He related that he had heard a lot of good things about the Police Department's bicycle patrols and commended Chief Hammond and staff on that effort.

ADJOURNMENT: There being no further business to come before the Commission, the meeting was adjourned at 8:44 p.m.

ATTEST:

VICKI P. CANNON
City Clerk

RON SAPP
Mayor-Commissioner

ORDINANCE NO. 99-53

AN ORDINANCE OF THE CITY OF FERNANDINA BEACH, FLORIDA, AMENDING THE CITY OF FERNANDINA BEACH ZONING CODE BY AMENDING CHAPTER 126, ARTICLE XII, DISTRICTS, TO CREATE DIVISION 15, REC PARKS AND RECREATION DISTRICT, AND DIVISION 16, CON CONSERVATION DISTRICT; CREATING SECTION 126-351, INTENT AND APPLICATION OF DIVISION; CREATING SECTION 126-352, PROVIDING PERMITTED USES; CREATING SECTION 126-353, PROVIDING CONDITIONAL USES; CREATING SECTION 126-354, PROHIBITED USES; CREATING SECTION 126-355, BUILDING HEIGHT AND SITE AREA REGULATIONS; CREATING SECTION 126-356, MINIMUM YARD REQUIREMENTS; CREATING SECTION 126-357, LOT COVERAGE; CREATING SECTION 126-358, USE REGULATIONS AND EXCEPTIONS; CREATING SECTION 126-359, RESTRICTIONS ON CONVEYANCE OF RECREATIONAL PROPERTY; CREATING SECTION 126-361, INTENT AND APPLICATION OF DIVISION; CREATING SECTION 126-362, PROVIDING PERMITTED USES; CREATING SECTION 126-363, PROVIDING CONDITIONAL USES; CREATING SECTION 126-364, PROHIBITED USES; CREATING SECTION 126-365, BUILDING HEIGHT AND SITE AREA REGULATIONS; CREATING SECTION 126-366, MINIMUM YARD REQUIREMENTS; CREATING SECTION 126-367, LOT COVERAGE; CREATING SECTION 126-368, USE REGULATIONS AND EXCEPTIONS; CREATING SECTION 126-369, RESTRICTIONS ON CONVEYANCE OF CONSERVATION PROPERTY; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Modified

WHEREAS, the City Commission determines and finds it necessary to adopt zoning district regulations for the establishment and regulation of uses within recreational and conservation properties; and

WHEREAS, the Planning Advisory Board has considered the proposed changes herein and recommended them to the City Commission for approval;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA:

Section 1. That Sec. 126-81, District Classifications, is hereby amended to read as follows:

Sec. 126-81. District Classifications.

(a) In order to classify and regulate the uses of land and buildings, the height and bulk of buildings, the area and other open spaces around buildings, and the intensity of land use, the city is divided into ~~13~~ 15 districts as follows:

(1) R-1AA Single-Family Dwelling District
(2) R-1A and R-1 Single-Family Dwelling District
(3) R-2 One- and Two- Family Dwelling District
(4) R-3 Multiple-Family Dwelling District Mixed District
(5) R-2C Residential Commercial Mixed District
(6) CPO Commercial, Professional, and Offices District
(7) C-1 Community Commercial District
(8) C-2 General Commercial District
(9) C-3 Central Business District (CBD)
(10) ILW Light Industrial and Warehousing District
(11) IW Industrial Waterfront District
(12) IM Industrial Manufacturing District

(13) GU Government Use District
(14) REC Parks and Recreation District
(15) CON Conservation District

Section 2. That Division 15, REC PARKS AND RECREATION DISTRICT, Sections 126-351 through 126-358, is hereby created, to read as follows:

DIVISION 15. REC PARKS AND RECREATION DISTRICT

Sec. 126-351. Intent and application of division.

(a) The overall purpose and intent of the Parks and Recreation district is to provide a management framework for implementing Comprehensive Plan development objectives and policies for existing and future public and private parks and recreation facilities. The location and distribution of specific types of public and private parks and recreation facilities shall be determined based on the following considerations:

(1) Accommodating the land needs of existing public and private parks and recreation facilities, including open space systems;

(2) Provision, maintenance, and conservation of quality parks and recreation facilities required to meet the needs of existing and future population magnitude, distribution, and characteristics;

(3) Preserve unique natural resources and areas of historic significance;

(4) Protect established residential areas from encroachment by non-residential development;

(5) Ensure compatibility with adjacent land uses to the greatest practical extent by providing landscaping and buffer areas to protect adjacent residential development from the off-site impacts of parks and recreation facilities;

(6) Provide and maintain transportation and infrastructure system improvements.

(b) The Public and Private Parks and Recreation Facilities (REC) district is intended to accommodate existing public and private parks and recreation facilities. All sites shall comply with the Comprehensive Plan, Chapter 126, Article V, Supplementary District Regulations, and all other applicable land development regulations. Following are regulatory provisions governing land use as well as size and dimension regulations governing public and private parks and recreation facilities.

Sec. 126-352. Permitted Uses.

(a) This section shall apply to all REC Parks and Recreation districts.

(b) Within any REC district, no building, structure, land, or water shall be used except for one or more of the following uses:

(1) Publicly owned passive parks and open spaces.

(2) Publicly owned activity-based parks and recreation areas (stadium type lighting is allowed only as a conditional use).

(3) Publicly owned golf courses and support facilities.

(4) Publicly owned piers, boardwalks, and dune walkovers.

(5) Publicly owned libraries.

(6) Passive parks and open spaces, including, but not limited to botanical gardens, arboretums, and boardwalks, that are owned and operated by public or semi-public agencies.

(7) Cultural and/or civic facilities, including, but not limited to community centers, museums, and community theaters, that are owned and operated by public or semi-public agencies.

(8) Natural and historical resources, which are open to the public and operated by public or semi-public agencies.

(9) State and/or Federally owned parks, aquatic preserves, special feature sites, and recreation areas. Any use within Fort Clinch State Park and Aquatic Preserve must be consistent with Section 126-423.

(c) Within the REC district only uses customarily incidental and subordinate to a principal permitted or conditional use shall only be approved as an accessory use. Such accessory uses shall be reviewed pursuant to procedures set forth in this Code for the principal use of the property.

Sec. 126-353. Conditional Uses.

(a) This section shall apply to all REC Parks an Recreation districts.

(b) After review of an application and plans appurtenant thereto and a hearing thereon, the planning advisory board finds as a fact that the proposed uses are consistent with the city's comprehensive plan, and are in the public interest, the following uses may be recommended to the City Commission for approval:

(1) Private Golf Courses and support facilities.

(2) Publicly owned activity-based parks and recreation areas with stadium type lighting.

(3) Privately owned activity-based parks and recreation areas.

(4) Privately owned passive parks and open spaces, including, but not limited to botanical gardens, arboretums, and boardwalks.

(5) Publicly owned marinas, boat docks, and boat ramps.

(5) Public buildings not used for parks and recreation.

Sec. 126-354. Prohibited Uses.

(a) This section shall apply to all REC Parks and Recreation districts.

(b) Within any REC district, no building, structure, land, or

water shall be used for any of the following uses:

(1) Outdoor commercial amusements, including, but not limited to miniature golf, amusement parks, and drive-in theaters.

(2) Indoor commercial amusements, including, but not limited to movie theaters, billiard parlors, game rooms, skating rinks, and bowling alleys.

(3) Zoos and similar institutions.

(4) Any other use not identified in Sections 126-352 and 126-353.

Sec. 126-355. Building Height and Site Area Regulations.

(a) *Applicability*. This section shall apply to all REC Parks and Recreation districts.

(b) *Building height regulations*. The maximum height of a structure shall be two (2) stories and shall not exceed thirty-five (35) feet in height unless the height is approved as a conditional use and found to meet all standards governing land use and intensity within this Code.

(c) *Building site area regulations*. Development plans for sites within the REC district shall provide sufficient acreage and open space, and be properly screened and buffered in order to minimize potential adverse impacts on adjacent land uses. The required acreage shall be consistent with best management principles and practices for specific park and recreation activities and other uses herein approved.

Sec. 126-356. Minimum Yard Requirements.

(a) *Applicability*. This section shall apply to all principal buildings within the REC Parks and Recreation districts. All development must comply with setbacks from wetlands and waterways established in §110-94.

(b) *Front Yard*. The minimum setback from the front property line shall be 25 feet.

(c) *Side Yard*. The minimum setback from any side property line shall be 10% of the lot width with a maximum setback of 20 feet.

(d) *Rear Yard*. The minimum setback from the rear property line shall be 25 feet.

(e) *Corner Lots*. On corner lots, the street side yard setback shall be a minimum of 15 feet.

Sec. 126-357. Lot Coverage.

(a) *Applicability*. This section shall apply to all REC Parks and Recreation districts.

(b) The maximum building coverage, including both principal and accessory buildings or structures located on the site, shall be 30%.

(c) The minimum green space shall be fifty (50) percent of the total lot area on each site. The required green space shall be unencumbered with any impervious surface, such as structures or off-street parking, but may include any

recreation facilities, such as ball fields, and any areas landscaped with grass, trees and shrubbery.

Sec. 126-358. Use Regulations and Exceptions.

(a) This section shall apply to all REC Parks and Recreation districts.

(b) The provisions of Sections 126-411 through 126-458 shall regulate all uses within the REC Parks and Recreations district.

Sec. 126-359. Restrictions on Conveyance of Recreational Property.

The sale, lease, encumbrance, or transfer by the City of Fernandina Beach of any recreation properties established hereunder shall be subject to the restrictions provided in Section 10A of the Charter of the City of Fernandina Beach, Florida.

Sec. 126-360. Reserved.

Section 3. That Division 16, CON CONSERVATION DISTRICT, Sections 126-361 through 126-368, is hereby created, to read as follows:

DIVISION 16. CON CONSERVATION DISTRICT

Sec. 126-361. Intent and application of division.

(a) This district is intended to implement the comprehensive plan policies for preserving areas designated "Conservation" on the Comprehensive Plan Future Land Use Map (FLUM). These areas primarily consist of environmentally sensitive natural resources and systems. The intent of this district is to provide for the long term preservation of environmentally sensitive natural resources systems designated "Conservation" on the Comprehensive Plan FLUM.

(b) No development shall be permitted within the Conservation district unless the applicant for such development provides proof of permits or proof of exemptions from all applicable State or federal agencies having jurisdiction. Should any development be allowed within the conservation district, the development shall be required to comply with all performance criteria of Chapter 110 Environmental Sensitive Lands, and all other applicable land development regulations.

(c) The applicant of lands within the Conservation (CON) district shall be required to provide a site engineered delineation of all environmentally sensitive lands, including, but not limited to, wetlands, upland habitat, and floodplains. The applicant shall also indicate the location of lands or waters within the jurisdiction of the State and/or federal government. The applicant shall bear the burden of proof in determining that development plans, required by this Code, include appropriate mitigation techniques to prevent/minimize adverse impacts to wetlands, transitional wetlands, upland habitat, tidal waters and estuarine areas, or other environmentally fragile natural systems.

(d) An on site survey by environmental professionals shall be submitted by the applicant. Such determinations shall be based on physical and biological data obtained from specific site investigations and provided with the earliest application for City development approval. These

determinations shall be predicated on findings rendered by professionals competent in producing data and analysis necessary to support impact assessments, including findings regarding the impacts of potential development on the physical and biological function and value of environmentally sensitive lands.

Sec. 126-362. Permitted Uses.

(a) This section shall apply to all CON Conservation districts.

(b) Within any CON district, no building, structure, land, or water shall be used except by conditional use, due to the environmental sensitivity of lands within the Conservation district.

Sec. 126-363. Conditional Uses.

(a) This section shall apply to all CON Conservation districts.

(b) After review of an application and plans appurtenant thereto and a hearing thereon, the planning advisory board finds as a fact that the proposed uses are consistent with the city's comprehensive plan, and are in the public interest, the following uses may be recommended to the City Commission for approval:

(1) Within Areas Waterward of Mean/Ordinary High Water: Water Dependent Facilities only, including:

1. Docks and related boardwalks, that do not exceed a width of 5 feet, that are elevated in order to reduce adverse impacts on hydrologic functions of wetlands, and that satisfy State permitting standards.

2. Lawful watercraft.

3. Public and private improvements necessary to protect the public health, safety and welfare and have duly approved by federal, state, and city governments as applicable.

(2) Within Areas Landward of Mean/Ordinary High Water:

A. Water Related Facilities, including:

1. Hiking trails not exceeding a width of 4 feet to avoid adverse impacts on upland habitats and those portions traversing waterways shall be elevated in order to reduce adverse impacts on hydrologic functions.

2. Picnic areas

3. Boardwalks and observation decks/towers that shall be elevated in order to reduce adverse impacts on hydrologic functions of wetlands. The size and design specifications shall comply with all applicable laws and ordinance.

4. Public and private improvements necessary to protect the public health, safety and welfare and have been duly approved by federal, state, and city governments as

applicable.

5. Activities allow under Sections 110-64 and 110-92.

(c) Prior to any development within a Conservation district, all state or federal agencies having jurisdiction shall have granted requisite permits.

(d) Applicants for a conditional use must demonstrate that the proposed uses and facilities are compliant with all applicable criteria and relevant mitigation measures for conditional use approval, including but not limited to:

(1) Wetland preservation,

(2) Floodplain protection.Coastal resource impact analysis,

(3) Protection of marine life/fisheries,

(4) Protection of the shoreline, and

(5) Protection of flora and fauna.

(e) The design of proposed conditional use facilities shall be required to apply mitigation measures to prevent and/or minimize adverse impacts on natural systems, including but not limit to, habitats, water quality, and the physical and biological functions of wetlands. Mitigation measure shall ensure that the construction allows for the unobstructed flow of water and light, protects flora and fauna, and preserves the natural contour of the site.

Sec. 126-364. Prohibited Uses.

(a) This section shall apply to all CON Conservation districts.

(b) Within any CON district, no building, structure, land, or water shall be used for any of the following uses:

(1) All uses and activities involving structures, grading, filling, dredging, vegetation removal, and/or the disturbance of wetlands, fauna, or flora.

(2) Any use identified in Section 110-92(d).

(3) Any use that conflicts with any portion of Chapter 110 Environmentally Sensitive Lands.

Sec. 126-365. Building Height and Site Area Regulations.

(a) *Applicability*. This section shall apply to all CON Conservation districts.

(b) *Building height regulations*. The maximum height of a structure shall be one (1) story and shall not exceed twenty-five (25) feet in height unless the height is approved as a conditional use and found to meet all standards governing land use and intensity within this Code.

(c) *Building site area regulations*. Not applicable.

(d) *Commercial Structures Within Waters of the State*. The City of Fernandina Beach shall regulate the location as

well as the intensity and character of permanent and temporary commercial water-dependent structures within the corporate limits of the City. This subsection does not apply to watercraft. Applicants desiring to develop, establish, or expand temporary or permanent structures within waters of the State shall be required to follow procedures set forth in Chapter 110 Environmentally Sensitive Lands.

Sec. 126-366. Minimum Yard Requirements.

(a) *Applicability.* This section shall apply to all CON Conservation districts.

(b) *Minimum Setbacks:* All development, excepting permitted water dependent uses, must comply with requirements for setbacks from wetlands and open waters established in Section 110-94.

Sec. 126-367. Lot Coverage.

(a) *Applicability.* This section shall apply to all CON Conservation districts.

(b) *Maximum Site Alteration:* No development shall alter more than one percent (1%) of the total site.

Sec. 126-368. Use Regulations and Exceptions.

(a) This section shall apply to all CON Conservation districts.

(b) The provisions of Sections 126-411 through 126-458 shall regulate all uses within the CON district.

Sec. 126-369. Restrictions on Conveyance of Conservation Property.

The sale, lease, encumbrance, or transfer by the City of Fernandina Beach of any conservation properties established hereunder shall be subject to the restrictions provided in Section 10A of the Charter of the City of Fernandina Beach, Florida.

Sec. 126-370 - 126-380. Reserved.

Section 4. SEVERABILITY. If any section, subsection, sentence, clause, phrase of this Ordinance, or the particular application thereof, shall be held invalid by any court, administrative agency or other body with appropriate jurisdiction, the remaining sections, subsections, sentences, clauses and phrases under application shall not be affected thereby.

SECTION 5. EFFECTIVE DATE. This Ordinance shall take effect immediately upon it second reading, public hearing and final adoption.

ADOPTED by the City Commission, with a quorum present and voting, this _____ day of _____, 2000.

CITY OF FERNANDINA BEACH

_____
RON SAPP
Mayor-Commissioner

ATTEST:

VICKI P. CANNON
City Clerk

Date of First Reading: January 4, 2000
Date of Publication: January 19, 2000
Date of Public Hearing
and Second Reading: February 15, 2000
Date of Publication: March 1, 2000
Date of Public Hearing
and Third Reading: March 7, 2000
Date of Adoption:

CITY COMMISSION AGENDA ITEM
CITY OF FERNANDINA BEACH

SUBJECT: Ordinance 99-53, Creating Parks and Recreation and Conservation Districts

DEPARTMENT: Development Services

ATTACHMENTS: _X__Ordinance ___ Resolution ___Budget Resolution

__ Other ___ Support Documents Available in City Manager's Office

SUMMARY: Staff found that the City's Code of Ordinances does not have a zoning district classification that addresses Parks and Recreation Lands and Conservation Lands. Community Development contacted the City's Planning Consultants, Solin and Associates, to create zoning districts that include permitted uses, conditional uses, prohibited uses, etc. for Parks and Recreation and Conservation Lands. Once the draft was received from Solin and Associates it was transmitted to the City Attorney in order to draft an ordinance adopting the districts. The Planning Advisory Board held a public hearing on this Ordinance on December 15, 1999. Board Member Smith directed staff to correct the Division Number for Recreation on page 2 of the Ordinance. A motion was made by Board Member Roland, seconded by Board Member Bradford to recommend approval of the Ordinance providing that staff has made the appropriate modifications. The attached Ordinance reflects the modifications made by the PAB. The City Commission heard the Ordinance at first reading on January 4th, 2000. The changes made by the City Commission are also incorporated in the attached Ordinance.

RECOMMENDED MOTION: To approve Ordinance 99-53 at second and final reading.

DEPARTMENT HEAD	Submitted: Doug Jones Development Services Director	Date: February 7, 2000
	Requested Agenda:	Date: February 15, 2000
FINANCE DEPARTMENT	Approved as to Budget Requirements	Date:
CITY ATTORNEY	Approved as to Form and Legality WRP	Date: 2/9/00
CITY MANAGER	Approved Agenda Item for: D. Jones	Date: 2/15/00

COMMISSION ACTION: ___ Approved as Recommended ___ Disapproved

___ Tabled Indefinitely ___ Continued to Certain Date

✓ Approved with Modification

See attached Minutes

ORDINANCE NO. 99-53

AN ORDINANCE OF THE CITY OF FERNANDINA BEACH, FLORIDA, AMENDING THE CITY OF FERNANDINA BEACH ZONING CODE BY AMENDING CHAPTER 126, ARTICLE III, DISTRICTS, TO CREATE DIVISION 15, REC PARKS AND RECREATION DISTRICT, AND DIVISION 16, CON CONSERVATION DISTRICT; CREATING SECTION 126-351, INTENT AND APPLICATION OF DIVISION; CREATING SECTION 126-352, PROVIDING PERMITTED USES; CREATING SECTION 126-353, PROVIDING CONDITIONAL USES; CREATING SECTION 126-354, PROHIBITED USES; CREATING SECTION 126-355, BUILDING HEIGHT AND SITE AREA REGULATIONS; CREATING SECTION 126-356, MINIMUM YARD REQUIREMENTS; CREATING SECTION 126-357, LOT COVERAGE; CREATING SECTION 126-358, USE REGULATIONS AND EXCEPTIONS; CREATING SECTION 126-359, RESTRICTIONS ON CONVEYANCE OF RECREATIONAL PROPERTY; CREATING SECTION 126-361, INTENT AND APPLICATION OF DIVISION; CREATING SECTION 126-362, PROVIDING PERMITTED USES; CREATING SECTION 126-363, PROVIDING CONDITIONAL USES; CREATING SECTION 126-364, PROHIBITED USES; CREATING SECTION 126-365, BUILDING HEIGHT AND SITE AREA REGULATIONS; CREATING SECTION 126-366, MINIMUM YARD REQUIREMENTS; CREATING SECTION 126-367, LOT COVERAGE; CREATING SECTION 126-368, USE REGULATIONS AND EXCEPTIONS; CREATING SECTION 126-369, RESTRICTIONS ON CONVEYANCE OF CONSERVATION PROPERTY; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Commission determines and finds it necessary to adopt zoning district regulations for the establishment and regulation of uses within recreational and conservation properties; and

WHEREAS, the Planning Advisory Board has considered the proposed changes herein and recommended them to the City Commission for approval;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA:

SECTION 1. That Sec. 126-81, District Classifications, is hereby amended to read as follows:

Sec. 126-81. District Classifications.

(a) In order to classify and regulate the uses of land and buildings, the height and bulk of buildings, the area and other open spaces around buildings, and the intensity of land use, the city is divided into ~~13~~ 15 districts as follows:

(1) R-1AA Single-Family Dwelling District
(2) R-1A and R-1 Single-Family Dwelling District
(3) R-2 One- and Two- Family Dwelling District
(4) R-3 Multiple-Family Dwelling District Mixed District
(5) R-2C Residential Commercial Mixed District
(6) CPO Commercial, Professional, and Offices District
(7) C-1 Community Commercial District
(8) C-2 General Commercial District
(9) C-3 Central Business District (CBD)
(10) ILW Light Industrial and Warehousing District
(11) IW Industrial Waterfront District
(12) IM Industrial Manufacturing District
(13) GU Government Use District
(14) REC Parks and Recreation District
(15) CON Conservation District

Section 2. That Division 15, REC PARKS AND RECREATION DISTRICT, Sections 126-351 through 126-358, is hereby created, to read as follows:

DIVISION 15. REC PARKS AND RECREATION DISTRICT

Sec. 126-351. Intent and application of division.

(a) The overall purpose and intent of the Parks and Recreation district is to provide a management framework for implementing Comprehensive Plan development objectives and policies for existing and future public and private parks and recreation facilities. The location and distribution of specific types of public and private parks and recreation facilities shall be determined based on the following considerations:

(1) Accommodating the land needs of existing public and private parks and recreation facilities, including open space systems;

(2) Provision, maintenance, and conservation of quality parks and recreation facilities required to meet the needs of existing and

future population magnitude, distribution, and characteristics;

(3) Preserve unique natural resources and areas of historic significance;

(4) Protect established residential areas from encroachment by non-residential development;

(5) Ensure compatibility with adjacent land uses to the greatest practical extent by providing landscaping and buffer areas to protect adjacent residential development from the off-site impacts of parks and recreation facilities;

(6) Provide and maintain transportation and infrastructure system improvements.

(b) The Public and Private Parks and Recreation Facilities (REC) district is intended to accommodate existing public and private parks and recreation facilities. All sites shall comply with the Comprehensive Plan, Chapter 126, Article V, Supplementary District Regulations, and all other applicable land development regulations. Following are regulatory provisions governing land use as well as size and dimension regulations governing public and private parks and recreation facilities.

Sec. 126-352. Permitted Uses.

(a) This section shall apply to all REC Parks and Recreation districts.

(b) Within any REC district, no building, structure, land, or water shall be used except for one or more of the following uses:

(1) Publicly owned passive parks and open spaces.

(2) Publicly owned activity-based parks and recreation areas (stadium type lighting is allowed only as a conditional use).

(3) Publicly owned golf courses and support facilities.

(4) Publicly owned piers, boardwalks, and dune walkovers.

(5) Publicly owned libraries.

(6) Passive parks and open spaces, including, but not limited to botanical gardens, arboretums, and boardwalks, that are owned and operated by public or semi-public agencies.

(7) Cultural and/or civic facilities, including, but not limited to community centers, museums, and community theaters, that are owned and operated by public or semi-public agencies.

(8) Natural and historical resources, which are open to the public and operated by public or semi-public agencies.

(9) State and/or Federally owned parks, aquatic preserves, special feature sites, and recreation areas. Any use within Fort Clinch State Park and Aquatic Preserve must be consistent with Section 126-423.

(c) Within the REC district only uses customarily incidental and subordinate to a principal permitted or conditional use shall only be approved as an accessory use. Such accessory uses shall be reviewed pursuant to procedures set forth in this Code for the principal use of the property.

Sec. 126-353. Conditional Uses.

(a) This section shall apply to all REC Parks and Recreation districts.

(b) After review of an application and plans appurtenant thereto and a hearing thereon, the planning advisory board finds as a fact that the proposed uses are consistent with the city's comprehensive plan, and are in the public interest, the following uses may be recommended to the City Commission for approval:

(1) Private Golf Courses and support facilities.

(2) Publicly owned activity-based parks and recreation areas with stadium type lighting.

(3) Privately owned activity-based parks and recreation areas.

(4) Privately owned passive parks and open spaces,

including, but not limited to botanical gardens, arboretums, and boardwalks.

(5) Publicly owned marinas, boat docks, and boat ramps.

(6) Public buildings not used for parks and recreation.

Sec. 126-354. Prohibited Uses.

(a) This section shall apply to all REC Parks and Recreation districts.

(b) Within any REC district, no building, structure, land, or water shall be used for any of the following uses:

(1) Outdoor commercial amusements, including, but not limited to miniature golf, amusement parks, and drive-in theaters.

(2) Indoor commercial amusements, including, but not limited to movie theaters, billiard parlors, game rooms, skating rinks, and bowling alleys.

(3) Zoos and similar institutions.

(4) Any other use not identified in Sections 126-352 and 126-353.

Sec. 126-355. Building Height and Site Area Regulations.

(a) *Applicability*. This section shall apply to all REC Parks and Recreation districts.

(b) *Building height regulations*. The maximum height of a structure shall be two (2) stories and shall not exceed thirty-five (35) feet in height unless the height is approved as a conditional use and found to meet all standards governing land use and intensity within this Code.

(c) *Building site area regulations*. Development plans for sites within the REC district shall provide sufficient acreage and open space, and be properly screened and buffered in order to minimize potential adverse impacts on adjacent land uses. The required acreage shall be consistent with best management principles and practices for specific

park and recreation activities and other uses herein approved.

Sec. 126-356. Minimum Yard Requirements.

(a) *Applicability.* This section shall apply to all principal buildings within the REC Parks and Recreation districts. All development must comply with setbacks from wetlands and waterways established in §110-94.

(b) *Front Yard.* The minimum setback from the front property line shall be 25 feet.

(c) *Side Yard.* The minimum setback from any side property line shall be 10% of the lot width with a maximum setback of 20 feet.

(d) *Rear Yard.* The minimum setback from the rear property line shall be 25 feet.

(e) *Corner Lots.* On corner lots, the street side yard setback shall be a minimum of 15 feet.

Sec. 126-357. Lot Coverage.

(a) *Applicability.* This section shall apply to all REC Parks and Recreation districts.

(b) The maximum building coverage, including both principal and accessory buildings or structures located on the site, shall be 30%.

(c) The minimum green space shall be fifty (50) percent of the total lot area on each site. The required green space shall be unencumbered with any impervious surface, such as structures or off-street parking, but may include any recreation facilities, such as ball fields, and any areas landscaped with grass, trees and shrubbery.

Sec. 126-358. Use Regulations and Exceptions.

(a) This section shall apply to all REC Parks and Recreation districts.

(b) The provisions of Sections 126-411 through 126-458 shall regulate all uses within the REC Parks and Recreations district.

Sec. 126-359. Restrictions on Conveyance of Recreational Property.

The sale, lease, encumbrance, or transfer by the City of Fernandina Beach of any recreation properties established hereunder shall be subject to the restrictions provided in Section 10A of the Charter of the City of Fernandina Beach, Florida.

Sec. 126-360. Reserved.

SECTION 3. That Division 16, CON CONSERVATION DISTRICT, Sections 126-361 through 126-368, is hereby created, to read as follows:

DIVISION 16. CON CONSERVATION DISTRICT

Sec. 126-361. Intent and application of division.

(a) This district is intended to implement the comprehensive plan policies for preserving areas designated "Conservation" on the Comprehensive Plan Future Land Use Map (FLUM). These areas primarily consist of environmentally sensitive natural resources and systems. The intent of this district is to provide for the long term preservation of environmentally sensitive natural resources systems designated "Conservation" on the Comprehensive Plan FLUM.

(b) No development shall be permitted within the Conservation district unless the applicant for such development provides proof of permits or proof of exemptions from all applicable State or federal agencies having jurisdiction. Should any development be allowed within the conservation district, the development shall be required to comply with all performance criteria of Chapter 110 Environmental Sensitive Lands, and all other applicable land development regulations.

(c) The applicant of lands within the Conservation (CON) district shall be required to provide a site engineered delineation of all environmentally sensitive lands, including, but not limited to, wetlands, upland habitat, and floodplains. The applicant shall also indicate the location of lands or waters within the jurisdiction of the State and/or federal government. The applicant shall bear the burden of proof in determining that development plans, required by this Code, include appropriate mitigation techniques to prevent/minimize adverse

impacts to wetlands, transitional wetlands, upland habitat, tidal waters and estuarine areas, or other environmentally fragile natural systems.

(d) An on site survey by environmental professionals shall be submitted by the applicant. Such determinations shall be based on physical and biological data obtained from specific site investigations and provided with the earliest application for City development approval. These determinations shall be predicated on findings rendered by professionals competent in producing data and analysis necessary to support impact assessments, including findings regarding the impacts of potential development on the physical and biological function and value of environmentally sensitive lands.

Sec. 126-362. Permitted Uses.

(a) This section shall apply to all CON Conservation districts.

(b) Within any CON district, no building, structure, land, or water shall be used except by conditional use, due to the environmental sensitivity of lands within the Conservation district.

Sec. 126-363. Conditional Uses.

(a) This section shall apply to all CON Conservation districts.

(b) After review of an application and plans appurtenant thereto and a hearing thereon, the planning advisory board finds as a fact that the proposed uses are consistent with the city's comprehensive plan, and are in the public interest, the following uses may be recommended to the City Commission for approval:

(1) Within Areas Waterward of Mean/Ordinary High Water: Water Dependent Facilities only, including:

1. Fishing piers, docks and related boardwalks, that do not exceed a width of 5 feet, that are elevated in order to reduce adverse impacts on hydrologic functions of wetlands, and that satisfy

State permitting standards.

2. Lawful watercraft.

3. Public and private improvements necessary to protect the public health, safety and welfare and have duly approved by federal, state, and city governments as applicable.

(2) Within Areas Landward of Mean/Ordinary High Water:

A. Water Related Facilities, including:

1. Hiking trails not exceeding a width of 4 feet to avoid adverse impacts on upland habitats and those portions traversing waterways shall be elevated in order to reduce adverse impacts on hydrologic functions.

2. Picnic areas

3. Boardwalks and observation decks/towers that shall be elevated in order to reduce adverse impacts on hydrologic functions of wetlands. The size and design specifications shall comply with all applicable laws and ordinance.

4. Public and private improvements necessary to protect the public health, safety and welfare and have been duly approved by federal, state, and city governments as applicable.

5. Activities allow under Sections 110-64 and 110-92.

(c) Prior to any development within a Conservation district, all state or federal agencies having jurisdiction shall have granted requisite permits.

(d) Applicants for a conditional use must demonstrate that the proposed uses and facilities are compliant

with all applicable criteria and relevant mitigation measures for conditional use approval, including but not limited to:

(1) Wetland preservation,

(2) Floodplain protection.Coastal resource impact analysis,

(3) Protection of marine life/fisheries,

(4) Protection of the shoreline, and

(5) Protection of flora and fauna.

(e) The design of proposed conditional use facilities shall be required to apply mitigation measures to prevent and/or minimize adverse impacts on natural systems, including but not limit to, habitats, water quality, and the physical and biological functions of wetlands. Mitigation measure shall ensure that the construction allows for the unobstructed flow of water and light, protects flora and fauna, and preserves the natural contour of the site.

Sec. 126-364. Prohibited Uses.

(a) This section shall apply to all CON Conservation districts.

(b) Within any CON district, no building, structure, land, or water shall be used for any of the following uses:

(1) All uses and activities involving structures, grading, filling, dredging, vegetation removal, and/or the disturbance of wetlands, fauna, or flora.

(2) Any use identified in Section 110-92(d).

(3) Any use that conflicts with any portion of Chapter 110 Environmentally Sensitive Lands.

Sec. 126-365. Building Height and Site Area Regulations.

(a) *Applicability.* This section shall apply to all CON

Conservation districts.

(b) *Building height regulations.* The maximum height of a structure shall be one (1) story and shall not exceed twenty-five (25) feet in height unless the height is approved as a conditional use and found to meet all standards governing land use and intensity within this Code.

(c) *Building site area regulations.* Not applicable.

(d) *Commercial Structures Within Waters of the State.* The City of Fernandina Beach shall regulate the location as well as the intensity and character of permanent and temporary commercial water-dependent structures within the corporate limits of the City. This subsection does not apply to watercraft. Applicants desiring to develop, establish, or expand temporary or permanent structures within waters of the State shall be required to follow procedures set forth in Chapter 110 Environmentally Sensitive Lands.

Sec. 126-366. Minimum Yard Requirements.

(a) *Applicability.* This section shall apply to all CON Conservation districts.

(b) *Minimum Setbacks:* All development, excepting permitted water dependent uses, must comply with requirements for setbacks from wetlands and open waters established in Section 110-94.

Sec. 126-367. Lot Coverage.

(a) *Applicability.* This section shall apply to all CON Conservation districts.

(b) *Maximum Site Alteration:* No development shall alter more than one percent (1%) of the total site.

Sec. 126-368. Use Regulations and Exceptions.

(a) This section shall apply to all CON Conservation districts.

(b) The provisions of Sections 126-411 through 126-458 shall regulate all uses within the CON district.

Sec. 126-369. Restrictions on Conveyance of Conservation Property.

The sale, lease, encumbrance, or transfer by the City of Fernandina Beach of any conservation properties established hereunder shall be subject to the restrictions provided in Section 10A of the Charter of the City of Fernandina Beach, Florida.

Sec. 126-370 - 126-380. Reserved.

SECTION 4. **SEVERABILITY.** If any section, subsection, sentence, clause, phrase of this Ordinance, or the particular application thereof, shall be held invalid by any court, administrative agency or other body with appropriate jurisdiction, the remaining sections, subsections, sentences, clauses and phrases under application shall not be affected thereby.

SECTION 5. **EFFECTIVE DATE.** This Ordinance shall take effect immediately upon it second reading, public hearing and final adoption.

ADOPTED by the City Commission, with a quorum present and voting, this _____ day of _____, 1999.

CITY OF FERNANDINA BEACH

ATTEST:

_____
RON SAPP
MAYOR-COMMISSIONER

_____
VICKI P. CANNON
CITY CLERK

Date of First Reading:
Date of Publication:
Date of Public Hearing
and Second Reading:
Date of Adoption:

APPROVED AS TO FORM:

Wesley R. Poole
City Attorney

CITY ORD/conserv.rec(rev)

ORDINANCE NO. 99-53

AN ORDINANCE OF THE CITY OF FERNANDINA BEACH, FLORIDA, AMENDING THE CITY OF FERNANDINA BEACH ZONING CODE BY AMENDING CHAPTER 126, ARTICLE III, DISTRICTS, TO CREATE DIVISION 15, REC PARKS AND RECREATION DISTRICT, AND DIVISION 16, CON CONSERVATION DISTRICT; CREATING SECTION 126-351, INTENT AND APPLICATION OF DIVISION; CREATING SECTION 126-352, PROVIDING PERMITTED USES; CREATING SECTION 126-353, PROVIDING CONDITIONAL USES; CREATING SECTION 126-354, PROHIBITED USES; CREATING SECTION 126-355, BUILDING HEIGHT AND SITE AREA REGULATIONS; CREATING SECTION 126-356, MINIMUM YARD REQUIREMENTS; CREATING SECTION 126-357, LOT COVERAGE; CREATING SECTION 126-358, USE REGULATIONS AND EXCEPTIONS; CREATING SECTION 126-359, RESTRICTIONS ON CONVEYANCE OF RECREATIONAL PROPERTY; CREATING SECTION 126-361, INTENT AND APPLICATION OF DIVISION; CREATING SECTION 126-362, PROVIDING PERMITTED USES; CREATING SECTION 126-363, PROVIDING CONDITIONAL USES; CREATING SECTION 126-364, PROHIBITED USES; CREATING SECTION 126-365, BUILDING HEIGHT AND SITE AREA REGULATIONS; CREATING SECTION 126-366, MINIMUM YARD REQUIREMENTS; CREATING SECTION 126-367, LOT COVERAGE; CREATING SECTION 126-368, USE REGULATIONS AND EXCEPTIONS; CREATING SECTION 126-369, RESTRICTIONS ON CONVEYANCE OF CONSERVATION PROPERTY; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

(2) R-1A and R-1 Single-Family Dwelling District
(3) R-2 One- and Two- Family Dwelling District
(4) R-3 Multiple-Family Dwelling District Mixed District
(5) R-2C Residential Commercial Mixed District
(6) CPO Commercial, Professional, and Offices District
(7) C-1 Community Commercial District
(8) C-2 General Commercial District
(9) C-3 Central Business District (CBD)
(10) ILW Light Industrial and Warehousing District
(11) IW Industrial Waterfront District
(12) IM Industrial Manufacturing District
(13) GU Government Use District
(14) REC Parks and Recreation District
(15) CON Conservation District

Section 2. That Division 15, REC PARKS AND RECREATION DISTRICT, Sections 126-351 through 126-358, is hereby created, to read as follows:

DIVISION 15. REC PARKS AND RECREATION DISTRICT

Sec. 126-351. Intent and application of division.

(a) The overall purpose and intent of the Parks and Recreation district is to provide a management framework for implementing Comprehensive Plan development objectives and policies for existing and future public and private parks and recreation facilities. The location and distribution of specific types of public and private parks and recreation facilities shall be determined based on the following considerations:

(1) Accommodating the land needs of existing public and private parks and recreation facilities, including open space systems;

(2) Provision, maintenance, and conservation of quality parks and recreation facilities required to meet the needs of existing and future population magnitude, distribution, and characteristics;

(3) Preserve unique natural resources and areas of historic significance;

(4) Protect established residential areas from encroachment by non-residential development;

(5) Ensure compatibility with adjacent land uses to the greatest practical extent by providing landscaping and buffer areas to protect adjacent residential development from the off-site impacts of parks and recreation facilities;

(6) Provide and maintain transportation and infrastructure system improvements.

(b) The Public and Private Parks and Recreation Facilities (REC) district is intended to accommodate existing public

and private parks and recreation facilities. All sites shall comply with the Comprehensive Plan, Chapter 126, Article V, Supplementary District Regulations, and all other applicable land development regulations. Following are regulatory provisions governing land use as well as size and dimension regulations governing public and private parks and recreation facilities.

Sec. 126-352. Permitted Uses.

(a) This section shall apply to all REC Parks and Recreation districts.

(b) Within any REC district, no building, structure, land, or water shall be used except for one or more of the following uses:

(1) Publicly owned passive parks and open spaces.

(2) Publicly owned activity-based parks and recreation areas (stadium type lighting is allowed only as a conditional use).

(3) Publicly owned golf courses and support facilities.

(4) Publicly owned piers, boardwalks, and dune walkovers.

(5) Publicly owned libraries.

(6) Passive parks and open spaces, including, but not limited to community centers, museums, nature centers, and community theatres that are owned and operated by public or semi-public agencies.

(7) Cultural and/or civic facilities, including, but not limited to community centers, museums, and community theaters, that are owned and operated by public or semi-public agencies.

(8) Natural and historical resources, which are open to the public and operated by public or semi-public agencies.

(9) State and/or Federally owned parks, aquatic preserves, special feature sites, and recreation areas. Any use within Fort Clinch State Park and Aquatic Preserve must be consistent with Section 126-423.

(c) Within the REC district only uses customarily incidental and subordinate to a principal permitted or conditional use shall only be approved as an accessory use. Such accessory uses shall be reviewed pursuant to procedures set forth in this Code for the principal use of the property.

Sec. 126-353. Conditional Uses.

(a) This section shall apply to all REC Parks an Recreation districts.

(b) After review of an application and plans appurtenant thereto and a hearing thereon, the planning advisory board finds as a fact that the proposed uses are consistent with the city's comprehensive plan, and are in the public interest, the following uses may be recommended to the City Commission for approval:

(1) Private Golf Courses and support facilities.

(2) Publicly owned activity-based parks and recreation areas with stadium type lighting.

(3) Privately owned activity-based parks and recreation areas.

(4) Privately owned passive parks and open spaces, including, but not limited to botanical gardens, arboretums, and boardwalks.

(5) Publicly owned marinas, boat docks, and boat ramps.

(5) Public buildings not used for parks and recreation.

Sec. 126-354. Prohibited Uses.

(a) This section shall apply to all REC Parks and Recreation districts.

(b) Within any REC district, no building, structure, land, or water shall be used for any of the following uses:

(1) Outdoor commercial amusements, including, but not limited to miniature golf, amusement parks, and drive-in theaters.

(2) Indoor commercial amusements, including, but not limited to movie theaters, billiard parlors, game rooms, skating rinks, and bowling alleys.

(3) Zoos and similar institutions.

(4) Any other use not identified in Sections 126-352 and 126-353.

Sec. 126-355. Building Height and Site Area Regulations.

(a) *Applicability.* This section shall apply to all REC Parks and Recreation districts.

(b) *Building height regulations.* The maximum height of a structure shall be two (2) stories and shall not exceed thirty-five (35) feet in height unless the height is approved as a conditional use and found to meet all standards governing land use and intensity within this

Code.

(c) *Building site area regulations.* Development plans for sites within the REC district shall provide sufficient acreage and open space, and be properly screened and buffered in order to minimize potential adverse impacts on adjacent land uses. The required acreage shall be consistent with best management principles and practices for specific park and recreation activities and other uses herein approved.

Sec. 126-356. Minimum Yard Requirements.

(a) *Applicability.* This section shall apply to all principal buildings within the REC Parks and Recreation districts. All development must comply with setbacks from wetlands and waterways established in §110-94.

(b) *Front Yard.* The minimum setback from the front property line shall be 25 feet.

(c) *Side Yard.* The minimum setback from any side property line shall be 10% of the lot width with a maximum setback of 20 feet.

(d) *Rear Yard.* The minimum setback from the rear property line shall be 25 feet.

(e) *Corner Lots.* On corner lots, the street side yard setback shall be a minimum of 15 feet.

Sec. 126-357. Lot Coverage.

(a) *Applicability.* This section shall apply to all REC Parks and Recreation districts.

(b) The maximum building coverage, including both principal and accessory buildings or structures located on the site, shall be 30%.

(c) The minimum green space shall be fifty (50) percent of the total lot area on each site. The required green space shall be unencumbered with any impervious surface, such as structures or off-street parking, but may include any recreation facilities, such as ball fields, and any areas landscaped with grass, trees and shrubbery.

Sec. 126-358. Use Regulations and Exceptions.

(a) This section shall apply to all REC Parks and Recreation districts.

(b) The provisions of Sections 126-411 through 126-458 shall regulate all uses within the REC Parks and Recreations district.

Sec. 126-359. Restrictions on Conveyance of Recreational Property.

The sale, lease, encumbrance, or transfer by the City of Fernandina Beach of any recreation properties established hereunder shall be subject to the restrictions provided in Section 10A of the Charter of the City of Fernandina Beach, Florida.

Sec. 126-360. Reserved.

Section 3. That Division 16, CON CONSERVATION DISTRICT, Sections 126-361 through 126-368, is hereby created, to read as follows:

DIVISION 16. CON CONSERVATION DISTRICT

Sec. 126-361. Intent and application of division.

(a) This district is intended to implement the comprehensive plan policies for preserving areas designated "Conservation" on the Comprehensive Plan Future Land Use Map (FLUM). These areas primarily consist of environmentally sensitive natural resources and systems. The intent of this district is to provide for the long term preservation of environmentally sensitive natural resources systems designated "Conservation" on the Comprehensive Plan FLUM.

(b) No development shall be permitted within the Conservation district unless the applicant for such development provides proof of permits or proof of exemptions from all applicable State or federal agencies having jurisdiction. Should any development be allowed within the conservation district, the development shall be required to comply with all performance criteria of Chapter 110 Environmental Sensitive Lands, and all other applicable land development regulations.

(c) The applicant of lands within the Conservation (CON) district shall be required to provide a site engineered delineation of all environmentally sensitive lands, including, but not limited to, wetlands, upland habitat, and floodplains. The applicant shall also indicate the location of lands or waters within the jurisdiction of the State and/or federal government. The applicant shall bear the burden of proof in determining that development plans, required by this Code, include appropriate mitigation techniques to prevent/minimize adverse impacts to wetlands, transitional wetlands, upland habitat, tidal waters and estuarine areas, or other environmentally fragile natural systems.

(d) An on site survey by environmental professionals shall be submitted by the applicant. Such determinations shall be based on physical and biological data obtained from specific site investigations and provided with the earliest application for City development approval. These determinations shall be predicated on findings rendered by professionals competent in producing data and analysis necessary to support impact assessments, including

findings regarding the impacts of potential development on the physical and biological function and value of environmentally sensitive lands.

Sec. 126-362. Permitted Uses.

(a) This section shall apply to all CON Conservation districts.

(b) Within any CON district, no building, structure, land, or water shall be used except by conditional use, due to the environmental sensitivity of lands within the Conservation district.

Sec. 126-363. Conditional Uses.

(a) This section shall apply to all CON Conservation districts.

(b) After review of an application and plans appurtenant thereto and a hearing thereon, the planning advisory board finds as a fact that the proposed uses are consistent with the city's comprehensive plan, and are in the public interest, the following uses may be recommended to the City Commission for approval:

(1) Within Areas Waterward of Mean/Ordinary High Water: Water Dependent Facilities only, including:

1. Docks and related boardwalks, that do not exceed a width of 5 feet, that are elevated in order to reduce adverse impacts on hydrologic functions of wetlands, or as otherwise required to satisfy State permitting standards and the Americans with Disabilities Act (ADA).

2. Lawful watercraft.

3. Public and private improvements necessary to protect the public health, safety and welfare and have duly approved by federal, state, and city governments as applicable.

(2) Within Areas Landward of Mean/Ordinary High Water:

A. Water Related Facilities, including:

1. Hiking trails not exceeding a width of 4 feet to avoid adverse impacts on upland habitats and those portions traversing waterways shall be elevated in order to reduce adverse impacts on hydrologic functions. Public multi-use trails shall be constructed to a width that will satisfy the Americans with Disabilities Act (ADA) requirements.

2. Picnic areas

3. Boardwalks and observation decks/towers that shall be elevated in order to reduce adverse impacts on hydrologic functions of wetlands. The size and design specifications shall comply with all applicable laws and ordinance.

4. Public and private improvements necessary to protect the public health, safety and welfare and have been duly approved by federal, state, and city governments as applicable.

5. Activities allow under Sections 110-64 and 110-92.

(c) Prior to any development within a Conservation district, all state or federal agencies having jurisdiction shall have granted requisite permits.

(d) Applicants for a conditional use must demonstrate that the proposed uses and facilities are compliant with all applicable criteria and relevant mitigation measures for conditional use approval, including but not limited to:

(1) Wetland preservation,

(2) Floodplain protection.Coastal resource impact analysis,

(3) Protection of marine life/fisheries,

(4) Protection of the shoreline, and

(5) Protection of flora and fauna.

(e) The design of proposed conditional use facilities shall be required to apply mitigation measures to prevent and/or minimize adverse impacts on natural systems, including but not limit to, habitats, water quality, and the physical and biological functions of wetlands. Mitigation measure shall ensure that the construction allows for the unobstructed flow of water and light, protects flora and fauna, and preserves the natural contour of the site.

Sec. 126-364. Prohibited Uses.

(a) This section shall apply to all CON Conservation districts.

(b) Within any CON district, no building, structure, land, or water shall be used for any of the following uses:

(1) All uses and activities involving structures, grading, filling, dredging, vegetation removal, and/or the disturbance of wetlands, fauna, or

flora.

(2) Any use identified in Section 110-92(d).

(3) Any use that conflicts with any portion of Chapter 110 Environmentally Sensitive Lands.

Sec. 126-365. Building Height and Site Area Regulations.

(a) *Applicability.* This section shall apply to all CON Conservation districts.

(b) *Building height regulations.* The maximum height of a structure shall be one (1) story and shall not exceed twenty-five (25) feet in height unless the height is approved as a conditional use and found to meet all standards governing land use and intensity within this Code.

(c) *Building site area regulations.* Not applicable.

(d) *Commercial Structures Within Waters of the State.* The City of Fernandina Beach shall regulate the location as well as the intensity and character of permanent and temporary commercial water-dependent structures within the corporate limits of the City. This subsection does not apply to watercraft. Applicants desiring to develop, establish, or expand temporary or permanent structures within waters of the State shall be required to follow procedures set forth in Chapter 110 Environmentally Sensitive Lands.

Sec. 126-366. Minimum Yard Requirements.

(a) *Applicability.* This section shall apply to all CON Conservation districts.

(b) *Minimum Setbacks:* All development, excepting permitted water dependent uses, must comply with requirements for setbacks from wetlands and open waters established in Section 110-94.

Sec. 126-367. Lot Coverage.

(a) *Applicability.* This section shall apply to all CON Conservation districts.

(b) *Maximum Site Alteration:* No development shall alter more than one percent (1%) of the total site.

Sec. 126-368. Use Regulations and Exceptions.

(a) This section shall apply to all CON Conservation districts.

(b) The provisions of Sections 126-411 through 126-458 shall regulate all uses within the CON district.

it and would be scared about what the City was doing to their

Sec. 126-369. Restrictions on Conveyance of Conservation Property.

The sale, lease, encumbrance, or transfer by the City of Fernandina Beach of any conservation properties established hereunder shall be subject to the restrictions provided in Section 10A of the Charter of the City of Fernandina Beach, Florida.

Sec. 126-370 - 126-380. Reserved.

Section 4. SEVERABILITY. If any section, subsection, sentence, clause, phrase of this Ordinance, or the particular application thereof, shall be held invalid by any court, administrative agency or other body with appropriate jurisdiction, the remaining sections, subsections, sentences, clauses and phrases under application shall not be affected thereby.

SECTION 5. EFFECTIVE DATE. This Ordinance shall take effect immediately upon it second reading, public hearing and final adoption.

ADOPTED by the City Commission, with a quorum present and voting, this 7th day of March, 2000.

CITY OF FERNANDINA BEACH

RON SAPP
Mayor-Commissioner

ATTEST:

VICKI P. CANNON
City Clerk

Date of First Reading: January 4, 2000
Date of Publication: January 19, 2000
Date of Public Hearing and Second Reading: February 15, 2000
Date of Publication: March 1, 2000
Date of Public Hearing and Third Reading: March 7, 2000
Date of Adoption: March 7, 2000

with Community Development Director Doug Jones and County Transportation Engineer Bill Taylor, which confirmed the fact that the Department of Transportation's (DOT) adopted level of service for A1A was a "C." He stated that he also confirmed the County's adopted level of service for collector facilities that were located in the City should be "D." Mr. Solin stated the City couldn't control the level of service that was maintained by the County, State and/or Federal Government, and the City should adopt its own level for the roads it maintains.

Commissioner Rogers requested the City Attorney's opinion about the memorandum regarding Policies 1-2.01.01 and 1-2.02.06. City Attorney Poole requested clarification of the last sentence about maximum density in 1-2.01.01. Mr. Solin read the Policy as follows: "The maximum density is not guaranteed by right unless compliant with the maximum net buildable residential density in all criteria (a)-(h) stated below." City Attorney Poole stated that Policy 1-2.02.06 should address the concern raised by the Commission. After an explanation from Mr. Solin, **a motion was made by Commissioner Rogers, seconded by Commissioner Thompson, to approve Ordinance #99-49 on first reading, provided all corrections noted tonight were made prior to submission to Department of Community Affairs (DCA).** City Attorney Poole inquired if that included all the recommendations of Mr. Solin in his February 15, 2000 memorandum. Commissioner Rogers replied that it would. Commissioner Rogers requested the cover letter to DCA contain the City's concern in regard to the Coastal High Hazard Area and Hurricane Evacuation Area 1. **Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.**

PUBLIC HEARING AND SECOND READING OF ORDINANCE #99-53 ESTABLISHING CONSERVATION AND PARKS AND RECREATION ZONING DISTRICTS: City Attorney Poole read Ordinance #99-53 by title only which was as follows: "AN ORDINANCE OF THE CITY OF FERNANDINA BEACH, FLORIDA, AMENDING THE CITY OF FERNANDINA BEACH ZONING CODE BY AMENDING CHAPTER 126, ARTICLE III, DISTRICTS, TO CREATE DIVISION 15, REC PARKS AND RECREATION DISTRICT, AND DIVISION 16, CON CONSERVATION DISTRICT; CREATING SECTION 126-351, INTENT AND APPLICATION OF DIVISION; CREATING SECTION 126-352, PROVIDING PERMITTED USES; CREATING SECTION 126-353, PROVIDING CONDITIONAL USES; CREATING SECTION 126-354, PROHIBITED USES; CREATING SECTION 126-355, BUILDING HEIGHT AND SITE AREA REGULATIONS; CREATING SECTION 126-356, MINIMUM YARD REQUIREMENTS; CREATING SECTION 126-357, LOT COVERAGE; CREATING SECTION 126-358, USE REGULATIONS AND EXCEPTIONS; CREATING SECTION 126-359, RESTRICTIONS ON CONVEYANCE OF RECREATIONAL PROPERTY; CREATING SECTION 126-361, INTENT AND APPLICATION OF DIVISION; CREATING SECTION 126-362, PROVIDING PERMITTED USES; CREATING SECTION 126-363, PROVIDING CONDITIONAL USES; CREATING SECTION 126-364, PROHIBITED USES; CREATING SECTION 126-365, BUILDING HEIGHT AND SITE AREA REGULATIONS; CREATING SECTION 126-366, MINIMUM YARD REQUIREMENTS; CREATING SECTION 126-367, LOT COVERAGE; CREATING SECTION 126-368, USE REGULATIONS AND EXCEPTIONS; CREATING SECTION 126-369, RESTRICTIONS ON CONVEYANCE OF CONSERVATION PROPERTY; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE." A motion was made by Commissioner Rogers, seconded by Commissioner Page, to

open the public hearing. Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried. There being no further comment from the floor, a motion was made by Vice-Mayor Rodeffer, seconded by Commissioner Rogers, to close the public hearing. Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried. **A motion was made by Commissioner Rogers, seconded by Vice- Mayor Rodeffer, to adopt Ordinance #99-53.** Commissioner Rogers referred to Page 5, Section 126-354(b)(1) and stated the City had a lease for the Putt-Putt on Main Beach and he requested the wording reflect this for the terms of the lease. He also referred to Page 8, Section 126-363 (b)(1)(1) and inquired if this Ordinance would include the beach area to the extent that if the City was to build a fishing pier at Main Beach that it could only be 5 feet wide. Commissioner Rogers requested some wording from the City Attorney to correct those concerns if in fact they were valid. Mayor Sapp commented that the City Commission might want to take out the statement on Page 5, since there was a lease with Ms. Norma Jean Smith for the miniature golf (Putt-Putt). He stated that after the lease expires the City might not want to enter into another lease with anyone. City Attorney Poole explained that any use that was existing at the time of adoption of the Ordinance would continue to exist and would be grandfathered in. He referred to Commissioner Rogers' other concern and explained that this would only apply to the districts that were designated "Conservation". Commissioner Page suggested removing the term "fishing pier" from Page 8, Section 126-363(b)(1)(1). **A motion to amend was made by Commissioner Page, seconded by Vice-Mayor Rodeffer, to exclude the term of "fishing pier". Vote upon passage of the motion to amend was taken by ayes and nays and being all ayes, carried.** City Attorney Poole stated the City had now deleted "fishing pier" as a conditional use within the Conservation District. There was a brief presentation by Community Development Director, Doug Jones, to show the City Commission on a map the areas that were in question, and a brief discussion about the future areas the City might want to build a fishing pier. City Attorney Poole corrected a scriveners error on Page 9, Item 2(A)(4) to add the word "been" to read ". . . health, safety and welfare have *been* duly. . ." **Vote upon passage of the motion, as amended, was taken by ayes and nays and being all ayes, carried.**

PUBLIC HEARING AND FINAL READING OF ORDINANCE #2000-01 PROVIDING FOR A REFERENDUM FOR AMENDMENT TO SECTION 21 OF THE CHARTER: City Attorney Poole read Ordinance #2000-01 by title only which was as follows: "AN ORDINANCE AMENDING SECTION 21 OF THE CHARTER OF THE CITY OF FERNANDINA BEACH, FLORIDA; PROVIDING FOR REFERENDUM APPROVAL; PROVIDING FOR THE TITLE AND SUBSTANCE OF THE AMENDMENTS TO APPEAR ON THE BALLOT; AND PROVIDING FOR AN EFFECTIVE DATE." A motion was made by Commissioner Rogers, seconded by Vice-Mayor Rodeffer, to open the public hearing. Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried. A motion was made by Commissioner Thompson, seconded by Vice Mayor Rodeffer, to close the public hearing. Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried. **A motion was made by Commissioner Rogers, seconded by Vice-Mayor Rodeffer, to adopt Ordinance #2000-01.** Vote upon

January 1, 2000

it and would be scared about what the City was doing to their property. Community Development Director Jones stated the most current record was the January 1, 2000 property records and anything that had changed hands since then wouldn't get a notice. Vote upon passage of the substitute motion was taken by ayes and nays as follows:

Commissioner Page:	Aye
Vice Mayor Rodeffer:	Aye
Commissioner Rogers:	Aye
Commissioner Thompson:	Nay
Mayor Sapp:	Aye

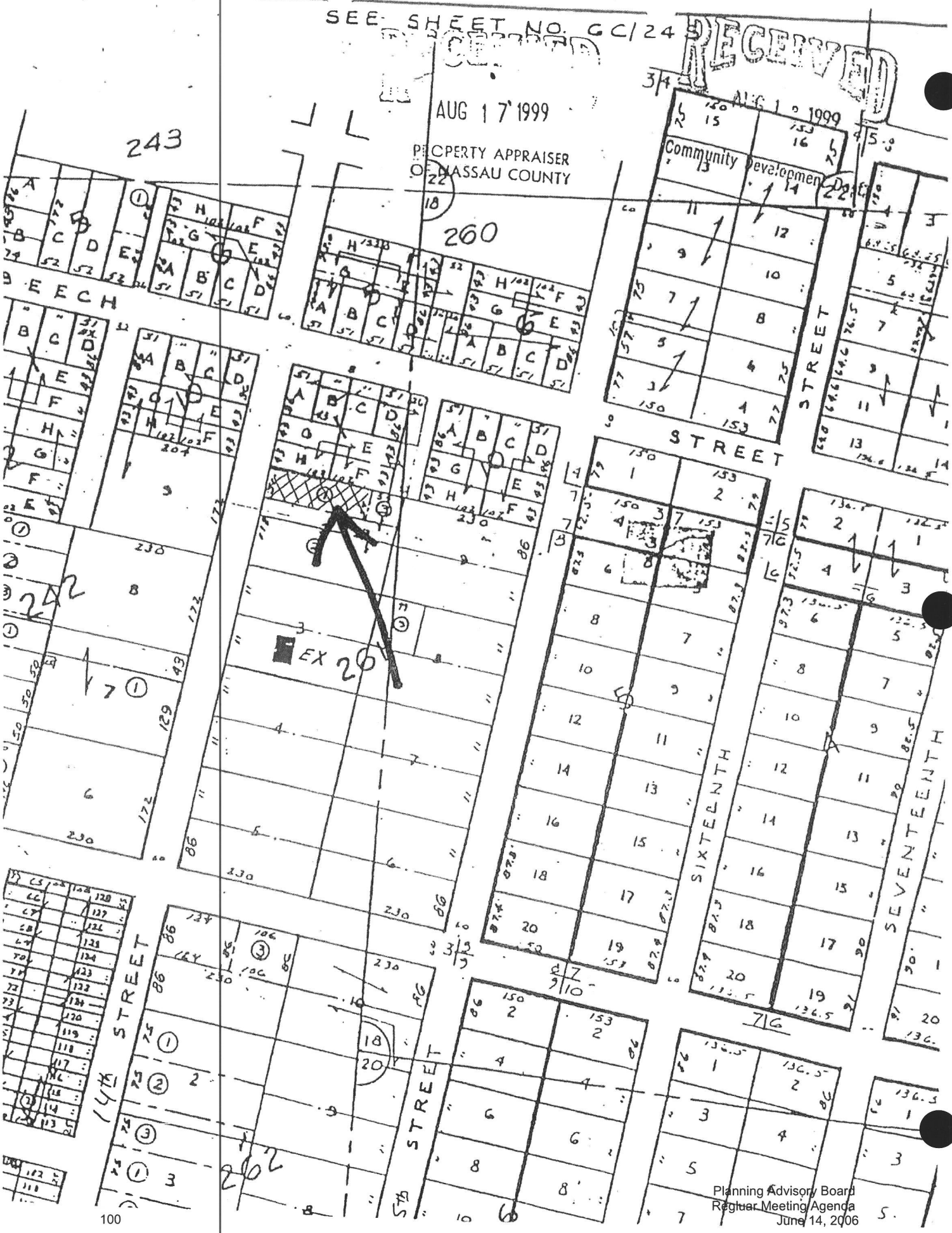
Motion carried.

PUBLIC HEARING AND FINAL READING OF ORDINANCE #99-53 ESTABLISHING CONSERVATION AND PARKS AND RECREATION ZONING DISTRICTS: Interim City Manager Barton stated that while reviewing the Ordinance the City hadn't made an accommodation for the Americans with Disabilities Act (ADA). He suggested the following changes: Section 126-363 (b)(1)1, Docks and related boardwalks, that do not exceed a width of 5 feet, that are elevated in order to reduce adverse impacts on hydrologic functions of wetlands, or as otherwise required to satisfy State permitting standards and the Americans with Disabilities Act (ADA); Section 126-363 (b)(2)A1, Add to the sentence public multi-use trails shall be constructed to a width that will satisfy the Americans with Disabilities Act (ADA) requirements; and Section 126-352 (b)(6), Passive parks and open spaces, including, but not limited to community centers, museums, nature centers, and community theaters, that are owned and operated by public or semi-public agencies.

City Attorney Poole read Ordinance #99-53 by title only, which was as follows: "AN ORDINANCE OF THE CITY OF FERNANDINA BEACH, FLORIDA, AMENDING THE CITY OF FERNANDINA BEACH ZONING CODE BY AMENDING CHAPTER 126, ARTICLE III, DISTRICTS, TO CREATE DIVISION 15, REC PARKS AND RECREATION DISTRICT, AND DIVISION 16, CON CONSERVATION DISTRICT; CREATING SECTION 126-351, INTENT AND APPLICATION OF DIVISION; CREATING SECTION 126-352; PROVIDING PERMITTED USES; CREATING SECTION 126-353, PROVIDING CONDITIONAL USES; CREATING SECTION 126-354, PROHIBITED USES; CREATING SECTION 126-355, BUILDING HEIGHT AND SITE AREA REGULATIONS; CREATING SECTION 126-356, MINIMUM YARD REQUIREMENTS; CREATING SECTION 126-357, LOT COVERAGE; CREATING SECTION 126-358, USE REGULATIONS AND EXCEPTIONS; CREATING SECTION 126-359, RESTRICTIONS ON CONVEYANCE OF RECREATIONAL PROPERTY; CREATING SECTION 126-361, INTENT AND APPLICATION OF DIVISION; CREATING SECTION 126-362, PROVIDING PERMITTED USES;

CREATING SECTION 126-363, PROVIDING CONDITIONAL USES; CREATING SECTION 126-364, PROHIBITED USES; CREATING SECTION 126-365, BUILDING HEIGHT AND SITE AREA REGULATIONS; CREATING SECTION 126-366, MINIMUM YARD REQUIREMENTS; CREATING SECTION 126-367, LOT COVERAGE; CREATING SECTION 126-368, USE REGULATIONS AND EXCEPTIONS; CREATING SECTION 126-369, RESTRICTIONS ON CONVEYANCE OF CONSERVATION PROPERTY; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE." A motion was made by Vice Mayor Rodeffer, seconded by Commissioner Page, to open the public hearing. Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried. There being no comment from the floor, a motion was made by Commissioner Rogers, seconded by Commissioner Thompson, to close the public hearing. Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried. **A motion was made by Commissioner Page, seconded by Commissioner Thompson, to approve Ordinance #99-53 on third and final reading with the ADA amendments as presented by the Interim City Manager.** Commissioner Rogers inquired if there was an implied grandfathering of the existing miniature golf course. City Attorney Poole stated that any use that would not be permitted by this Ordinance, but is in existence as of the date of adoption of this Ordinance would be grandfathered in by other provisions of the code. **Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.**

FIRST READING OF REVISED ORDINANCE #2000-02 REGARDING OLD TOWN PRESERVATION AND DEVELOPMENT GUIDELINES: City Attorney Poole stated he had some concerned with the Ordinance, but suggested the City Commission go ahead with the first reading and recognize that there may be changes between first and second reading. He read Ordinance #2000-02 by title only, which was as follows: "AN ORDINANCE OF THE CITY OF FERNANDINA BEACH, FLORIDA, AMENDING SECTION 114-5, CERTIFICATE OF APPROPRIATENESS, CREATING A NEW SUB-SECTION (e)(7) FOR OLD TOWN GUIDELINES; AMENDING THE CITY OF FERNANDINA BEACH ZONING CODE BY AMENDING CHAPTER 126, ARTICLE III, TO CREATE DIVISION 17, OLD TOWN HISTORIC DISTRICT; AMENDING SECTION 126-81, DISTRICT CLASSIFICATIONS, TO ADD A NEW DISTRICT, "OLD TOWN HISTORIC DISTRICT"; CREATING SECTION 126-370, INTENT AND APPLICATION OF DIVISION; CREATING SECTION 126-371, PROVIDING PERMITTED USES; CREATING SECTION 126-372, PROVIDING CONDITIONAL USES; CREATING SECTION 126-373, DEFINITIONS; CREATING SECTION 126-374, BUILDING HEIGHT AND SITE AREA REGULATIONS; CREATING SECTION 126-375, MINIMUM YARD REQUIREMENTS; CREATING SECTION 126-376, MAXIMUM DENSITY; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE." **A motion was made by Commissioner Page, seconded by Commissioner Thompson, to approve Ordinance #2000-02 on first reading with the modifications prepared by the Planning Advisory Board.** Commissioner Rogers referred to a memorandum from the City Attorney, dated February 28, 2000, and referred to staff's response to Ms. Gass dated February 29, 2000. He commented that some of the questions were deferred to the City Attorney and at least one question to the Public Works Director. Commissioner Rogers referred to the memorandum in response to Joan Altman's questions and stated there seemed to be a more complete response. He stated the issues that still needed to be addressed are issues that were raised by the Environmental Advisory Board, which would be storm water run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NOTICE OF ZONING USE CHANGE

The City Commission of the City of Fernandina Beach, Florida, proposes to adopt the following Ordinance #99-53 entitled, "AN ORDINANCE OF THE CITY OF FERNANDINA BEACH, FLORIDA, AMENDING THE CITY OF FERNANDINA BEACH ZONING CODE BY AMENDING CHAPTER 126, ARTICLE III, DISTRICTS, TO CREATE DIVISION 15, REC PARKS AND RECREATION DISTRICT, AND DIVISION 16, CONSERVATION DISTRICT; CREATING SECTION 126-351, INTENT AND APPLICATION OF DIVISION; CREATING SECTION 126-352, PROVIDING PERMITTED USES; CREATING SECTION 126-353, PROVIDING CONDITIONAL USES; CREATING SECTION 126-354, PROHIBITED USES; CREATING SECTION 126-355, BUILDING HEIGHT AND SITE AREA REGULATIONS; CREATING SECTION 126-356, MINIMUM YARD REQUIREMENTS; CREATING SECTION 126-357, LOT COVERAGE; CREATING SECTION 126-358, USE REGULATIONS AND EXCEPTIONS; CREATING SECTION 126-359, RESTRICTIONS ON CONVEYANCE OF RECREATIONAL PROPERTY; CREATING SECTION 126-361, INTENT AND APPLICATION OF DIVISION; CREATING SECTION 126-362, PROVIDING PERMITTED USES; CREATING SECTION 126-363, PROVIDING CONDITIONAL USES; CREATING SECTION 126-364, PROHIBITED USES; CREATING SECTION 126-365, BUILDING HEIGHT AND SITE AREA REGULATIONS; CREATING SECTION 126-366, MINIMUM YARD REQUIREMENTS; CREATING SECTION 126-367, LOT COVERAGE; CREATING SECTION 126-368, USE REGULATIONS AND EXCEPTIONS; CREATING SECTION 126-369, RESTRICTIONS ON CONVEYANCE OF CONSERVATION PROPERTY; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE."

A public hearing on the ordinance will be held on Tuesday, March 7, 2000 at 6:00 p.m. in the City Commission Chambers, 204 Ash Street, Fernandina Beach, Florida. A map of the area covered by the proposed ordinance is shown below.

By: Vicki P. Cannon
Its: City Clerk

NOTICE OF ZONING USE CHANGE

The City Commission of the City of Fernandina Beach, Florida, proposes to adopt the following Ordinance #99-53 entitled, "AN ORDINANCE OF THE CITY OF FERNANDINA BEACH, FLORIDA, AMENDING THE CITY OF FERNANDINA BEACH ZONING CODE BY AMENDING CHAPTER 126, ARTICLE III, DISTRICTS, TO CREATE DIVISION 15, REC PARKS AND RECREATION DISTRICT, AND DIVISION 16, CON CONSERVATION DISTRICT; CREATING SECTION 126-351, INTENT AND APPLICATION OF DIVISION; CREATING SECTION 126-352, PROVIDING PERMITTED USES; CREATING SECTION 126-353, PROVIDING CONDITIONAL USES; CREATING SECTION 126-354, PROHIBITED USES; CREATING SECTION 126-355, BUILDING HEIGHT AND SITE AREA REGULATIONS; CREATING SECTION 126-356, MINIMUM YARD REQUIREMENTS; CREATING SECTION 126-357, LOT COVERAGE; CREATING SECTION 126-358, USE REGULATIONS AND EXCEPTIONS; CREATING SECTION 126-359, RESTRICTIONS ON CONVEYANCE OF RECREATIONAL PROPERTY; CREATING SECTION 126-361, INTENT AND APPLICATION OF DIVISION; CREATING SECTION 126-362, PROVIDING PERMITTED USES; CREATING SECTION 126-363, PROVIDING CONDITIONAL USES; CREATING SECTION 126-364, PROHIBITED USES; CREATING SECTION 126-365, BUILDING HEIGHT AND SITE AREA REGULATIONS; CREATING SECTION 126-366, MINIMUM YARD REQUIREMENTS; CREATING SECTION 126-367, LOT COVERAGE; CREATING SECTION 126-368, USE REGULATIONS AND EXCEPTIONS; CREATING SECTION 126-369, RESTRICTIONS ON CONVEYANCE OF CONSERVATION PROPERTY; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE."

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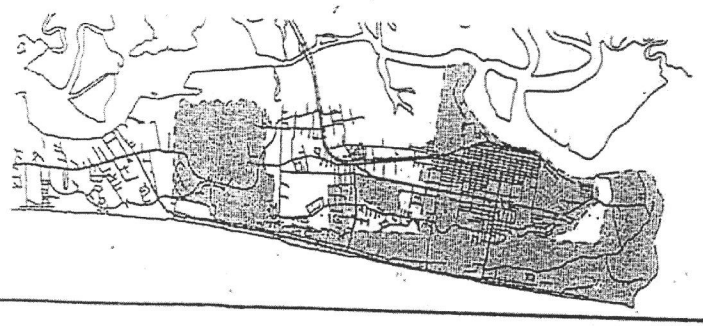
By: Vicki P. Cannon
Its: City Clerk



FLORIDA'S OLDEST WEEKLY NEWSPAPER

NEWS LEADER

Published Weekly
511 Ash Street/P.O. Box 766 (904) 261-3696
Fernandina Beach, Nassau County, Florida 32034

STATE OF FLORIDA
COUNTY OF NASSAU:

Before the undersigned authority personally appeared
Robert O. Flege
Who on oath says that he is the Production Director of the Fernandina Beach News-Leader, a weekly newspaper published at Fernandina Beach in Nassau County, Florida; that the attached copy of advertisement, being a LEGAL DISPLAY ADVERTISEMENT in the matter of

NOTICE OF ZONING USE CHANGE

THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA PROPOSES TO ADOPT THE FOLLOWING ORDINANCE #93-53

as published in said newspaper in the issues of

03/01/00

Affiant further says that the said Fernandina Beach News-Leader is a newspaper published at Fernandina Beach, in said Nassau County, Florida and that the said newspaper has heretofore been continuously published in said Nassau County, Florida, each week and has been entered as second class mail matter at the post office in Fernandina Beach in said Nassau County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and Affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Robert O. Flege

Sworn to and subscribed before me
This 30th day of March A.D. 2000.

Angeline B. Mudd

Angeline B. Mudd Notary Public

TYPE OF IDENTIFICATION
Personally Known

STATE OF FLORIDA NOTARY PUBLIC
ANGELINE B. MUDD
My Comm Exp. 1/4/2004
No. CC 876475
Personally Known ( ) Other I.D.

AFFIDAVIT OF MAILING

State of Florida
County of Nassau

I, Stacy L. Andrews, being first duly sworn, depose and state as follows:

1. That I am an employee of the City of Fernandina Beach, Community Development Department; and

2. That part of my duties includes processing applications of all types; and

3. That one of the requirements for processing applications is that notice shall be sent by regular U.S. mail to each property owner within a 300 foot area; and

4. That on May 31, 2006, I mailed the letter attached hereto as Exhibit 1 to each of the property owners shown on the list in Exhibit 2, by regular U.S. mail; and

5. That for CZ 2006-38 and LU 2006-38: The City of Fernandina Beach on behalf of Deanna Holloway, parcel # 112-3N-29-0000-0002-0051 ON West 5th Street, the list of the adjacent property owners from the Nassau County Property Appraisers Office is attached hereto as

Exhibit 2.

6. That the Affidavit of Publication of the Notice is a separate document, provided by the News Leader.

FURTHER AFFIANT SAYETH NAUGHT.

Signature

Stacy L. Andrews
Printed Name
Staff Assistant II
Title

Subscribed and sworn to before me, a notary public in and for the State of Florida this 31st day of May, 2006.

(Seal)

Notary Signature

ANITALOUISE VOSMUS-ROSS
Notary Public, State of Florida
My comm. exp. Oct. 17, 2008
Comm. No. DD 363311

City of Fernandina Beach

PLANNING DEPARTMENT

May 31, 2006

NOTICE OF PUBLIC HEARING
PLANNING ADVISORY BOARD
CITY OF FERNANDINA BEACH

Dear Property Owner:

A Quasi-Judicial, Public Hearing to be held by the Planning Advisory Board on **Wednesday, June 14, 2006 at 5:30 PM** in the City Commission Chambers, 204 Ash Street, Fernandina Beach, Florida to consider the following applications:

CITY OF FERNANDINA BEACH ON BEHALF OF DEANNA HOLLOWAY, PARCEL #12-3N-29-0000-0002-0051 ON WEST 5TH STREET.

CZ 2006-38: CHANGE OF ZONING FROM REC: RECREATION TO R-2: ONE AND TWO-FAMILY DWELLING DISTRICT. *(Quasi-Judicial)*

CITY OF FERNANDINA BEACH ON BEHALF OF DEANNA HOLLOWAY, PARCEL #12-3N-29-0000-0002-0051 ON WEST 5TH STREET.

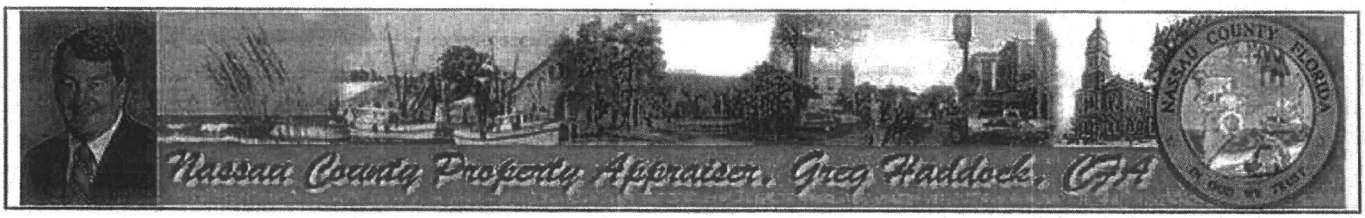
LU 2006-38: LAND USE AMENDMENT FROM RECREATION TO MEDIUM DENSITY RESIDENTIAL. *(Quasi-Judicial)*

A copy of the application and information on this application may be inspected in the office of the Planning Department, City Hall, 204 Ash Street, between the hours of 8:00AM – 5:00PM, Monday through Friday.

Interested parties may appear at said hearing and be heard as to the advisability of any action, which may be considered. Any persons with disabilities requiring accommodations in order to participate in this program or activity should contact 277-7305, TTY 277-7399, (TTY number for all City offices) or through the Florida Relay Service at 1-800-955-8771 at least 24 hours in advance to request such accommodation.

IF ANY PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE BOARD/COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH HEARING, S/HE WILL NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

Sincerely,
Planning Department



300 Feet Refresh With New Distance

Print Mailing Labels at 300 Feet

Count	Parcel #	Owner	Address	City	State	Zip
1	00-00-31-1700-0045-0000	GRANGER BERNICE A &	LARSON BERNICE A 842 ELLEN ST	FERNANDINA BEACH	FL	32034
2	00-00-31-1700-0037-0000	BORUM HOWARD & VIRGINIA TRSTEE	OF BORUM REVOCABLE LIV TRUST 839 ELLEN ST	FERNANDINA BEACH	FL	32034
3	00-00-31-1700-0044-0000	GRANGER BERNICE A &	LARSON BERNICE A 842 ELLEN ST	FERNANDINA BEACH	FL	32034
4	00-00-31-1700-0036-0000	SOMOGYI LASZLO & ELIZABETH	P O BOX 1174	ORCHARD PARK	NY	14127
5	00-00-31-1700-0043-0000	MARTIN SCOTT	351 CYPRUS DRIVE	COCOA BEACH	FL	32931
6	00-00-31-1700-0035-0000	NICHOLS SARA &	ALDRIDGE DANIELLE PO BOX 15546	FERNANDINA BEACH	FL	32035-3108
7	00-00-31-1700-0042-0000	MCCOY PATRICK W & SUSAN P	P O BOX 15697	FERNANDINA BEACH	FL	32035
8	00-00-31-1700-0034-0000	DOUGLAS NORMA F	833-A ELLEN STREET	FERNANDINA BEACH	FL	32034
9	00-00-31-1700-0041-0000	MURRAY JAMES F	2603 WEST 5TH STREET	FERNANDINA BEACH	FL	32034
10	00-00-31-1700-0026-0010	BARNETT RAYMOND A & GLORIDA P	834A ELLEN ST	FERNANDINA BEACH	FL	32034
11	00-00-31-1700-0033-0000	BURKE NINA P	2605 W 5TH ST	FERNANDINA BEACH	FL	32034
12	00-00-31-1700-0025-0000	SCHLEHR CHRISTOPHER G & JOYCE	2703 WEST 5TH ST	FERNANDINA BEACH	FL	32034
13	00-00-31-1250-0000-0000	FERNANDINA SHORES	-	FERNANDINA BEACH	FL	32034
14	00-00-31-1250-6310-0000	TAYLOR JOHN H & JANIS M	6711 HIGHLAND POINTE PLACE	MONROE	GA	30656
15	00-00-31-1250-6311-0000	RADNOVICH MICHAEL & MARY ANN	76236 LONG POND LOOP	YULEE	FL	32097
16	00-00-31-1250-6312-0000	BRUCE MARGARITE P	403 BRITTANY DOWNS DRIVE	MACON	GA	31210
17	00-00-31-1250-6313-0000	BRUCE CLAYTON R & ALTA P	516 LOTT STREET	WAYCROSS	GA	31501
18	00-00-31-1250-6314-0000	BIRD GRAHAM D & FRANCES W	631 TARPON AVENUE #6314	FERNANDINA BEACH	FL	32034
19	00-00-31-1250-6315-0000	BAKER JAMES E IRREV TRUST	BASKER J E JR & LINDA TRUSTEES 631 TARPON AVE #6315	FERNANDINA BEACH	FL	32034
20	00-00-31-1250-6316-0000	BORAKOVE FRED S & TERRI J	1417 SADLER ROAD 242	FERNANDINA BEACH	FL	32034
21	00-00-31-1250-6317-0000	WATTS LOUISE S	631 TARPON AVE #6317	FERNANDINA BEACH	FL	32034
22	00-00-31-1250-6318-0000	HOPKINS SHERRI L	631 TARPON AVENUE #6318	FERNANDINA BEACH	FL	32034
23	00-00-31-1250-6319-0000	STECKLER EDWARD H	942 SEA HAWK PLACE	FERNANDINA BEACH	FL	32034

24	00-00-31-1250-6320-0000	WHITEHERSE JAMES & BARBARA J	631 TARPON AVE #6320	FERNANDINA BEACH	FL	32034
25	00-00-31-1250-6321-0000	SASSER RICHARD A	1766 MEMORIAL DRIVE STE 1	WAYCROSS	GA	31501
26	00-00-31-1250-6322-0000	MURPHY JOSEPH F & MARIA A	631 TARPON AVE #6322	FERNANDINA BEACH	FL	32034
27	00-00-31-1250-6323-0000	MCNEIL JOAN C	25 TUTTLE AVE	EASTPORT	NY	11941
28	00-00-31-1250-6324-0000	TOMLINSON BILLYE	111 HUNTER STREET	HOMERVILLE	GA	31634
29	00-00-31-1250-6325-0000	MARTINEZ ADELA I	47 EDGEMONT AVE	WEST HARTFORD	CT	06110
30	00-00-31-1250-6327-0000	GIFFIN CAROL ANN EST &	SHEPPARD JUNE A (M&D) 631 TARPON AVE #6327	FERNANDINA BEACH	FL	32034
31	00-00-31-1250-6329-0000	CHERRY CAROLYN A TRUSTEE	CAROLYN A CHERRY TRUST PO BOX 15070	FERNANDINA BEACH	FL	32035-3102
32	00-00-31-1250-6331-0000	BLANCHARD BRUCE G	6331 TARPON AVE	FERNANDINA BEACH	FL	32034
33	00-00-31-1250-6333-0000	ALFORD SAMUEL T & BETTY R	3275 FENCE ROAD	DACULA	GA	30019
34	00-00-31-1250-6335-0000	ARSENAULT ROGER I	631 TARPON AVE #6335	FERNANDINA BEACH	FL	32034
35	00-00-31-1250-6337-0000	HODGE JOHN A JR & COLLEEN ANN	631 TARPON AVE #6337	FERNANDINA BEACH	FL	32034
36	00-00-31-1250-6339-0000	O'CONNELL JANICE A TRUSTEE	OF JANICE O'CONNELL REVOCABLE LIVING TRUST 4035 DUNEWOOD PLACE	FERNANDINA BEACH	FL	32034
37	00-00-31-1250-6341-0000	THOMPSON PEGGY L	PO BOX 1067	FERNANDINA BEACH	FL	32035-1067
38	00-00-31-1250-6343-0000	VRABELY MICHAEL A &	VRABELY SUSAN (JT/RS) 631 TARPON AVENUE #6343	FERNANDINA BEACH	FL	32034
39	00-00-31-1250-6345-0000	STEWART GEORGE T	PO BOX 17004	FERNANDINA BEACH	FL	32035
40	00-00-31-1250-6347-0000	BUCHANAN BECKY P	631 TARPON AV #6347	FERNANDINA BEACH	FL	32034
41	00-00-31-1250-6349-0000	ALLEN FRANCOISE D	BOX 136 GANAROQUE K7G 2T9	ONTARIO	.	
42	00-00-31-1250-6351-0000	GALLOWAY H DEADRA	631 TARPON AVE #6351	FERNANDINA BEACH	FL	32034
43	00-00-31-1250-6353-0000	PETERS GARY H & AMY P	302 NORTH BROOKE DR	CANTON	GA	30114
44	00-00-31-1250-6355-0000	RUNNION ROGER A & LORAINE G	86078 REMSENBURG DRIVE	FERNANDINA BEACH	FL	32034
45	00-00-31-1250-6357-0000	WALKER S SYMONE & BRUCE M	113 POWHATAN COURT	LAPLATA	MD	20646
46	00-00-31-1250-6359-0000	RADNOVICH MICHAEL & MARY ANN	2870 EVERGREEN EVE CROSSING	DACULA	GA	30019
47	00-00-31-1250-6361-0000	JOHANSON PAUL &	TITLE TIM (JT/RS) 1536 VANCOUVER DRIVE	TUCKER	GA	30084
48	00-00-31-1250-6363-0000	GOODMAN RICHARD N	1800 STONEYBROOK LANE	CULPEPPER	VA	22701-3361
49	00-00-31-1250-6365-0000	FITZGIBBONS MILDRED M &	FITZGIBBONS S GREGG & TODD D & ABERNATHY SUSAN F (JT/RS) C/O 721 SPRINGDALE WOODS DRIVE	MACON	GA	31210
50	00-00-31-1250-6367-0000	BLACKSIN VICTORIA G	1311 NORTH PIKE LANE	FERNANDINA BEACH	FL	32034
51	00-00-31-1250-6369-0000	STANFORD LILLIAN M	199 COSBY DRIVE	LAGRANGE	GA	30241
52	00-00-31-1250-6371-0000	ALBIN MAUREEN	9 KETCHAM AVE	EASTPORT	NY	11941

53	00-00-31-1250-6373-0000	BENTLEY GEORGE E & JUNE W	363 SEMINOLE DRIVE	MARIETTA	GA	30060
54	00-00-31-1250-6375-0000	BARTKOWICZ JOSEPH T & VIRGINIA	3 GRETCHEN ST SOUTH	AMBOY	NJ	08879
55	00-00-31-1250-6377-0000	MANKEN SVANHILD H	631 TARPON AVE UNIT 6377	FERNANDINA BEACH	FL	32034
56	00-00-31-1250-6379-0000	VON BALSON PEARL G	631 TARPON AVE #6379	FERNANDINA BEACH	FL	32034
57	00-00-31-1250-6381-0000	STONE JOHN A L & TRACEY A	8 FERNDALE RD CHICHESTER WEST SUSSEX			
58	00-00-31-1250-6383-0000	MURREN MARY T LIVING TRUST	505 LINCOLN AVE	FOX RIVER GROVE	IL	60021
59	00-00-31-1250-6385-0000	FRITZSCHE PAUL & MARY	PO BOX 1193	FERNANDINA BEACH	FL	32035-1193
60	00-00-31-1250-6387-0000	SIZER RUTH A	631 TARPON AVE UNIT 6387	FERNANDINA BEACH	FL	32034
61	00-00-31-1250-6389-0000	CAYOUETTE JEANNETTE	631 TARPON AVE #6389	FERNANDINA BEACH	FL	32034
62	00-00-31-1250-6390-0000	MCINTYRE JAMES K	631 TARPON AVE UNIT 6391	FERNANDINA BEACH	FL	32034
63	00-00-31-1250-6391-0000	MCINTYRE JAMES K	631 TARPON AVE UNIT 6391	FERNANDINA BEACH	FL	32034
64	00-00-31-1250-6392-0000	TOMLINSON KENDRA &	MALBROUGH WILMA & JUDY PIERCE 30 DOGWOOD COURT	MCDONOUGH	GA	30252
65	00-00-31-1250-6393-0000	SHROUDER BILLY JOE & JANICE M	318 PINE NEEDLE ROAD	DOUGLAS	GA	31535
66	00-00-31-1250-6394-0000	RECTOR GWENDOLYN L	UNIT 6394-D 631 N TARPON AVE	FERNANDINA BEACH	FL	32034
67	00-00-31-1250-6396-0000	SMITH NELL REVOCABLE LIV TRUST	631 TARPON ST UNIT 6396	FERNANDINA BEACH	FL	32034
68	00-00-31-1250-6398-0000	HALSEY PEGGY L	34 PLAZA STREET APT 306	BROOKLYN	NY	11238
69	00-00-31-1250-6400-0000	BOWERS MARGARET E	1812 JOSEPH CIRCLE	FLORENCE	SC	29501
70	00-00-31-1250-6402-0000	MEGNA JOHN & THERESA M	631 TARPON AVE #6402	FERNANDINA BEACH	FL	32034
71	00-00-31-1250-6404-0000	MUNFORD ROBERT D & HILDA F	PO BOX 5145	ST MARYS	GA	31558
72	00-00-31-1250-6406-0000	O'CONNELL JANICE A TRUSTEE	OF JANICE O'CONNELL REVOCABLE LIVING TRUST 4035 DUNEWOOD PLACE	FERNANDINA BEACH	FL	32034
73	00-00-31-1250-6408-0000	FELLURE J IRENE	631 TARPON AVE UNIT 6408	FERNANDINA BEACH	FL	32034
74	00-00-31-1250-6501-0000	BRUCE MARGARITE P	403 BRITTANY DOWNS DRIVE	MACON	GA	31210
75	00-00-31-1250-6503-0000	GRAZIER MICHAEL F	1455 ROY RD	BELLINGHAM	WA	98226
76	00-00-31-1250-6505-0000	LASKOWSKI JOHN P & CHERYL H	3157 SYCAMORE LANE	MARIETTA	GA	30066
77	00-00-31-1250-6507-0000	GILDENSTON JAMES R & KAREN	631 TARPON AVE #6507	FERNANDINA BEACH	FL	32034
78	00-00-31-1250-6509-0000	CAVENDISH MICHAEL & MICHELE L	1460 AVONDALE AVE	JACKSONVILLE	FL	32205
79	00-00-31-1250-6511-0000	PLEVEK JOAN TRUST	JOAN PLEVEK TRUSTEE 3380 RIVERS EDGE SOUTH	WAYNE	MI	48184
80	00-00-31-1250-6513-0000	GRANT BARBARA J &	WILLIE GORDON (JTROS) 12314 MACRINA COURT	WOODBRIDGE	VA	22192
81	00-00-31-1250-6515-0000	MCINTYRE JAMES K	631 TARPON AVE #6391	FERNANDINA BEACH	FL	32034
82	00-00-31-1250-6517-0000	O'BOYLE GLENNIS W LAND TRUSTEE	OF WAYNE LAND FAMILY TRUST 1344 WHIDDON MILL TRUST	TYTY	GA	31795

83	00-00-31-1250-6519-0000	JACOBY ANNE N & ROGER B	631 TARPON AVE #6519	FERNANDINA BEACH	FL	32034
84	00-00-31-1250-6521-0000	BURCHELL RICHARD C & KRISTIN L	631 TARPON AVE #6521	FERNANDINA BEACH	FL	32034
85	00-00-31-1250-6523-0000	BARNARD DONALD G & MARY L	334 JOSHUA TREE LANE	MARTINEZ	GA	30907
86	00-00-31-1677-0012-0000	OSPREY DEVELOPMENT CO LLC	986 CHADS FORD	MACON	GA	31210
87	00-00-31-1677-0017-0000	OSPREY DEVELOPMENT CO LLC	986 CHADS FORD	MACON	GA	31210
88	00-00-31-1677-0018-0000	OSPREY DEVELOPMENT CO LLC	986 CHADS FORD	MACON	GA	31210
89	00-00-31-1677-0009-0000	OSPREY DEVELOPMENT CO LLC	986 CHADS FORD	MACON	GA	31210
90	00-00-31-1700-0049-0010					
91	00-00-31-1677-0008-0000	SHARPLEY WALLACE P & CYNTHIA C	8 CHESTLEY PLACE	SAVANNAH	GA	31406
92	00-00-31-1677-0007-0000	MOON PETER &	CARROLL SALLY A (H&W) 4985 CADOGAN PLACE	NEW ALBANY	OH	43054
93	00-00-31-1677-0007-0010	HEROUX FRANCIS A & MARTHA M	301 WENDRON COURT	FRANKLIN	TN	37069
94	10-3N-29-0000-0001-0000	WOODWARD JACKSON J &	FISHLER HERBERT WILLIAM & THOMPSON HADIE K BELL ET AL 1810 SEVILLA BLVD #211	ATLANTIC BEACH	FL	32233
95	00-00-31-1250-0000-0000	FERNANDINA SHORES	-	FERNANDINA BEACH	FL	32034
96	12-3N-29-0000-0001-0000	TIITF/REC & PARKS	FORT CLINCH STATE PARK 3900 COMMONWEALTH BLVD	TALLAHASSEE	FL	32399
97	00-00-31-1700-0052-0000	STEVE HEAD CONSTRUCTION INC	1411 SOUTH 14TH STREET STE H	FERNANDINA BEACH	FL	32034
98	00-00-31-1700-0051-0000	PARKIN PETER G & TRICIA A	1618 CLINCH DRIVE	FERNANDINA BEACH	FL	32034
99	00-00-31-1700-0050-0000	JARRELL CLIFFORD VAUGHN &	JARRELL LINDA S (JTROS) 833 LAURA ST	FERNANDINA BEACH	FL	32034
100	12-3N-29-0000-0002-0051	HOLLOWAY DEANNA M TRUSTEE	HOLLOWAY DEANNA M LV TRUST 2500 WEST 5TH STREET	FERNANDINA BEACH	FL	32034
101	12-3N-29-0000-0002-0080	BARKER GEORGE WILLIAM III &	JAMES E & ARLETTA P BARKET 64 MOUNTAIN BROOK DR	CARROLLTON	GA	30116
102	00-00-31-1677-0019-0000	OSPREY DEVELOPMENT CO LLC	986 CHADS FORD	MACON	GA	31210
103	00-00-31-1677-0020-0000	OSPREY DEVELOPMENT CO LLC	986 CHADS FORD	MACON	GA	31210
104	00-00-31-1677-0021-0000	OSPREY DEVELOPMENT CO LLC	986 CHADS FORD	MACON	GA	31210
105	00-00-31-1677-0022-0000	OSPREY DEVELOPMENT CO LLC	986 CHADS FORD	MACON	GA	31210
106	00-00-31-1250-0000-0000	FERNANDINA SHORES	-	FERNANDINA BEACH	FL	32034
107	00-00-31-1677-0010-0000	ASDOURIAN HOVAN & SANDRA BETH	720 KINGFISHER WAY UNIT 10 W	FERNANDINA BEACH	FL	32034
108	00-00-31-1700-0049-0000					
109	14-3N-29-0000-0001-0000	TIITF/REC & PARKS	FORT CLINCH STATE PARK 3900 COMMONWEALTH BLVD	TALLAHASSEE	FL	32399
110	00-00-31-1677-0011-0000	STEVE HEAD CONSTRUCTION INC	1411 SOUTH 14TH STREET STE H	FERNANDINA BEACH	FL	32034
111	00-00-31-1677-0010-0010	ARONS PETER & PURANDOKHT	2667 WEST 4TH STREET	FERNANDINA BEACH	FL	32034
			CUSTODIAN FBO ROBERT J			

112	00-00-31-1677-0016-0010	COMMUNITY BANK & TRUST	CASH C/O ROBERT J CASH 655 IRVIN STREET	CORNELIA	GA	30531
113	00-00-31-1677-0016-0000	MOON PETER &	CARROLL SALLY A (H&W) 4985 CADOGAN PLACE	NEW ALBANY	OH	43054
114	00-00-31-1250-0000-0000	FERNANDINA SHORES	-	FERNANDINA BEACH	FL	32034
115	00-00-31-1677-0013-0000	OSPREY DEVELOPMENT CO LLC	986 CHADS FORD	MACON	GA	31210
116	00-00-31-1677-0014-0000	BELJAN DONALD & CAROL A &	ROSS ROBERT & DEANNE 11098 DELTA CIRCLE	BOCA RATON	FL	33428-3980
117	00-00-31-1677-0014-0010	SITNICK IRWIN & JANET	2860 WEST 5TH STREET	FERNANDINA BEACH	FL	32034
118	00-00-31-1677-00DR-0000					
119	00-00-31-1677-0015-0000	OSPREY DEVELOPMENT CO LLC	986 CHADS FORD	MACON	GA	31210
120	00-00-31-1677-0015-001					

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AFFIDAVIT OF POSTING

State of Florida
County of Nassau

I, Cathy Sabattini, being first duly sworn, depose and state as follows:

1. That I am an employee of the City of Fernandina Beach, Community Development Department; and
2. That part of my duties includes processing applications of all types; and
3. That one of the requirements for processing applications is that the notice be posted on the property; and
4. That for LU 2006-38: City of Fernandina Beach on behalf of Deanna Holloway, P# 12-3N-29-0000-0002-0051 on West 5th Street, I posted the property on June 2, 2006 with the notice of the application and hearing.

FURTHER AFFIANT SAYETH NAUGHT.

Signature
Cathy Sabattini
Print Name
Staff Assistant II
Title

Subscribed and sworn to before me, a notary public in and for the State of Florida this 2nd day of June, 2006.

(Seal)

ANITALOUISE VOSMUS-ROSS
Notary Public, State of Florida
My comm. exp. Oct. 17, 2008
Comm. No. DD 363311

AFFIDAVIT OF POSTING

State of Florida
County of Nassau

I, Cathy Sabattini, being first duly sworn, depose and state as follows:

1. That I am an employee of the City of Fernandina Beach, Community Development Department; and
2. That part of my duties includes processing applications of all types; and
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4. That for CZ 2006-38: City of Fernandina Beach on behalf of Deanna Holloway, P# 12-3N-29-0000-0002-0051 on West 5th Street, I posted the property on June 2, 2006 with the notice of the application and hearing.

FURTHER AFFIANT SAYETH NAUGHT.

Signature
Cathy Sabattini
Print Name
Staff Assistant II
Title

Subscribed and sworn to before me, a notary public in and for the State of Florida this 2nd day of June, 2006.

(Seal)

ANITALOUISE VOSMUS-ROSS
Notary Public, State of Florida
My comm. exp. Oct. 17, 2008
Comm. No. DD 363311

NOTICE OF PUBLIC HEARING
PLANNING ADVISORY BOARD
CITY OF FERNANDINA BEACH

NOTICE IS HEREBY GIVEN that a Quasi-Judicial, Public Hearing is scheduled for **Wednesday, June 14, 2006 at 5:30 PM** in the City Commission Chambers, 204 Ash Street Fernandina Beach, Florida to consider the following applications:

CHANGE OF ZONING

CITY OF FERNANDINA BEACH ON BEHALF OF DEANNA HOLLOWAY, PARCEL #12-3N-29-0000-0002-0051 ON WEST 5TH (CZ 2006-38), CHANGE OF ZONING FROM REC: RECREATION TO R-2: ONE AND TWO-FAMILY DWELLING DISTRICT. *(Quasi-Judicial)*

CITY OF FERNANDINA BEACH ON BEHALF OF JAMES P. O'CONNOR ESTATE, TO INCLUDE PARCEL NUMBERS 00-00-31-1014-0001-0000, 00-00-31-1014-0002-0000, 00-00-31-1014-0003-0000 & 00-00-31-1014-0004-0000 **LOCATED ON ASKINS STREET (CZ 206-39), CHANGE IN ZONING FROM R-2: ONE AND TWO-FAMILY DWELING DISTRICT TO R-3: MULTIPLE FAMILY DISTRICT.**

SPECIAL USE

FIRST BAPTIST CHURCH OF FERNANDINA BEACH, PARCEL NUMBER 00-00-30-0800-0003-0000 **ON SOUTH 8TH STREET (SU 206-31), SPECIAL USE TO FILL 0.32 ACRES OF WETLANDS.** *(Quasi-Judicial)*

VACATION OF RIGHT-OF-WAY

CARRIE LEE, JERRY & DEBRA YARBOROUGH, ROBERT & KAREN WILDAU AND WILLIAM & LINDA INMAN, 2ND STREET AND RACHEL AVENUE BETWEEN LOTS 18 & 19 (VA 2006-25), VACATION OF RIGHT-OF-WAY FOR A 30 X 100 FOOT AREA ON THE NORTH SIDE OF RACHAEL AVENUE. *(Quasi-Judicial).*

LOCAL PLANNING AGENCY

LAND USE MAP AMENDMENTS

CITY OF FERNANDINA BEACH ON BEHALF OF DEANNA HOLLOWAY, PARCEL #12-3N-29-0000-0002-0051 ON WEST 5TH STREET (LU 2006-38), LAND USE AMENDMENT FROM RECREATION TO MEDIUM DENSITY RESIDENTIAL. *(Legislative)*

CITY OF FERNANDINA BEACH ON BEHALF OF JAMES P. O'CONNOR ESTATE, TO INCLUDE PARCEL NUMBERS 00-00-31-1014-0001-0000, 00-00-31-1014-0002-0000, 00-00-31-1014-0003-0000 & 00-00-31-1014-0004-0000 **LOCATED ON ASKINS STREET (LU 206-39), LAND USE AMENDMENT FROM MEDIUM DENSITY RESIDENTIAL TO HIGH DENSITY RESIDENTIAL.** *(Legislative)*

Interested parties may appear at said hearing and be heard as to the advisability of any action, which may be considered. Any persons with disabilities requiring accommodations in order to participate in this program or activity should contact 277-7305, TTY 277-7399, (TTY number for all City offices) or through the Florida Relay Service at 1-800-955-8771 at least 24 hours in advance to request such accommodation.

IF ANY PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE BOARD/COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH HEARING, S/HE WILL NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

Copies of the applications may be inspected in the office of the Community Development Department, City Hall, 204 Ash Street, between the hours of 8:00 AM - 5:00 PM, Monday through Friday. For information on the application, please contact the Staff of the Planning Department at 277-7325.

PLANNING DEPARTMENT
CITY OF FERNANDINA BEACH
PLANNING ADVISORY BOARD

CASE: LU 2006-39

APPLICANT: City of Fernandina Beach on behalf of James P. O'Connor Estate, to include parcel numbers: 00-00-31-1014-0001-0000, 00-00-31-1014-0002-0000, 00-00-31-1014-0003-0000 & 00-00-31-1014-0004-0000 located on Askins Street.

SUMMARY: Staff recommends approval of the land use amendment.

STAFF REPORT
LU 2006-39
Small Scale Amendment to Future Land Use Map
Planning Advisory Board Hearing
June 14, 2006

Application Information

Applicant:	City of Fernandina Beach
Owner:	Estate of James P. O'Conner
Agent:	N/A
Requested action:	Small Scale Land Use Amendment from MDR to HDR
Location:	Askins Street off of First Avenue (Amelia Woods PUD located directly south)
Zoning:	R-3
Future Land Use Map category:	MDR
Size:	1.91 Acres
Existing uses on the site:	Vacant

All required application materials have been received. All required notices have been made.

Surrounding Area Information

	Adjacent existing uses	Adjacent zoning	Adjacent Future Land Use Map category
North	Residential	R-2 (PUD)	MDR
South	Amelia Woods PUD	R-2 (PUD)	MDR
East	Single Family Residential	R-2	MDR
West	Mix of Single family and Duplexes	R1-A	LDR

Summary of Request and Background Information

In 1996, the property owner applied for a change of zoning for the subject properties and the request was denied by the City Commission. The matter eventually went to court, where the judge quashed the commission's action because of a lack of substantial competent evidence. Eventually, the City Commission approved the change in zoning; however, the change was never applied to the map. Having discovered the error, staff has since corrected the zoning map. But the Future Land Use Map must also be changed in order to be consistent, and the FLUM cannot be self amended.

Consistency with the Comprehensive Plan

Policy 1.01.04 states:

Decisions on amendments to the FLUM shall 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. *Appropriateness of the size of the parcel compared to the proposed use;*
d. *Physical condition of the site, and the suitability of soils and topography for the proposed use;*
e. *Suitability of the site based on the presence or absence of natural resources, environmentally sensitive areas, flood zones, or historic resources;*
f. *Compatibility factors;*
g. *Impact on adopted levels of service; and*
h. *Location in a Coastal upland protection zone.*

Surrounding uses are a mix of residential types of dwellings, including single family, condominiums, and duplexes. The proposed land use of High Density residential is consistent with the existing residential pattern of development. Development of the properties will be subject to concurrency review at the time of Technical Review. The properties are located outside of the CUPZ. Therefore, the requested land use is consistent with policy 1.01.04.

Consistency with the Land Development Code

The requested zoning is R-3, which permits single and multi-family dwellings, per Section 126-143. Based on the surrounding residential pattern and the fact that the zoning was changed to R-3 10 years ago, the land use change is warranted.

Conclusion

The requested land use is appropriate for the subject property.

Recommendation

Staff recommends approval of the land use change.

Submitted by:

Catherine Hartley
Senior Planner

DATE STAMP:

APPLICATION NO.: LU 2006-39

APPLICATION FEE: Ø

IMS TRACKING NO.:

APPLICATION FOR FUTURE LAND USE AMENDMENT
PLANNING ADVISORY BOARD
CITY OF FERNANDINA BEACH, FLORIDA

RECEIVED BY: CH

DATE RECEIVED:

1. APPLICANT'S INFORMATION:

Applicant(s): City of Fernandina Beach
Address: 204 Ash Street
Address 2: Fernandina Beach, Florida 32034
Telephone: 904-277-7325
Fax:
E-mail:

2. OWNER'S INFORMATION:

Owner(s): Estate of James P. O'Conner
Address: 703 Garden Street
Address 2: Fernandina Beach, Florida 32034
Telephone:
Fax:
E-mail:

3. APPLICANT'S AGENT INFORMATION:

Name: See applicant information
Address:
Telephone:
Fax:
E-mail:

4. APPLICANT'S REGISTERED LAND SURVEYOR/ENGINEER INFORMATION:

Name:
Address:
Telephone:
Fax:

5. PROPERTY INFORMATION:

Project Name: Askins Street
Street Address:
Lot Number: Block Number: Subdivision
Section: Township: Range:
Nearest Street Intersection:
Parcel Identification Number(s): 00-00-31-1014-0001-0000 00-00-31-1014-0002-0000 00-00-31-1014-0003-0000 00-00-31-1014-0004-0000

6. AREA INFORMATION:

Under an acre: Sq. Footage: _____ Over an acre: Acres: 1.91 Number of Lots/Parcels: 4

Existing Zoning Classification: R-3
Proposed Zoning Classification: R-3

Existing Future Land Use Classification: MDR
Proposed Future Land Use Classification HDR

Existing Land Use: Vacant
Proposed Land Use

Previous Planning/Zoning Approvals: Change of Zoning in 1996

7. FUTURE LAND USE AMENDMENT SOUGHT: Change from MDR to HDR to be consistent with zoning granted in 1996.

OWNER'S AUTHORIZATION FOR AGENT
PLANNING DEPARTMENT
CITY OF FERNANDINA BEACH, FLORIDA
Agent Authorization Form

EACH AND EVERY OWNER SHOWN ON THE
PROOF OF OWNERSHIP MUST SIGN AN AUTHORIZATION FORM

I /WE THE ESTATE OF JAMES P. O'CONNER; JAMES MITCHELL O'CONNER, P.R.
(print name of property owner).
hereby authorize: City of Fernandina Beach
(print name of agent)
to represent me/us in processing an application for Future land use Change
(type of application)
on our behalf. In authorizing the agent to represent me/us, I/we, as owner/owners, attest that the application is made in good faith and that any information contained in the application is accurate and complete.

James Mitchell O'Conner as P.R.
(Signature of owner)

(Signature of owner)

JAMES MITCHELL O'CONNER, P.R.
(Print name of owner)

(Print name of owner)

State of Florida
Nassau County
} ss

Sworn to and subscribed before me on this 7th **day of** June, 2006
by THE ESTATE OF JAMES P. O'CONNER; JAMES MITCHELL O'CONNER, P.R
(name of person making statement)

Signature of Notary Public
State of Florida

ANITALOUISE VOSMUS-ROSS
Notary Public, State of Florida
My comm. exp. Oct. 17, 2008
Comm. No. DD 363311

Print, type or stamp commissioned name of Notary Public

My Commission expires: Oct. 17, 2008

Individual making statement is ____ personally known or ✓ produced identification. Type of identification produced Florida License.

FINANCIAL PRINTING COMPANY

FORM 120-C STATUTORY WARRANTY DEED

OFFICIAL RECORDS

Warranty Deed

BOOK 359 PAGE 515

(CORPORATE)

MAY 7 1982

THIS INDENTURE, Made this 3rd. day of May, A. D. 19 82 **BETWEEN**
SOUTH ATLANTIC FINANCIAL CORP.,

a corporation organized and existing under the laws of the State of Florida
of the County of Dade, State of Florida, party of the first part, and

JAMES P. O'CONNER
whose mailing address is: 937 N. Fletcher Ave., Fernandina Beach, FL
of the County of Nassau, State of Florida, party of the second part,

WITNESSETH: that the said party of the first part, for and in consideration of the sum of TEN AND NO/100----------Dollars, to it in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part, his heirs and assigns forever, the following described land, situate, lying and being in the County of Nassau, State of Florida, to wit:

A portion of Section Six (6), Township Two (2) North, Range Twenty-nine (29) East, City of Fernandina Beach, Nassau County, Florida, being more particularly described and set forth in Exhibit "A" attached hereto and by this reference made a part hereof.

TOGETHER with an undivided one-half interest in Easement and right to use through and over the property conveyed in Official Records Book 257, page 147, being AMELIA WOODS BEACH & RACQUET CLUB, A Condominium, Recreation Areas One, Two, Three, Together with Amelia Woods Beach & Racquet Club, A Condominium, description of roads.

SUBJECT to the terms, conditions, covenants, restrictions, reservations, easements, declarations, access for ingress and egress, set forth in that certain Declaration of Condominium for AMELIA WOODS BEACH AND RACQUET CLUB PHASE I, recorded in Official Records Book 240, page 639, as amended in Official Records Book 256, page 41, and further amended in Official Records Book 257, page 143, and Easement described in Official Records Book 240, page 639, as amended in Official Records Book 256, page 41 and further amended in Official Records Book 257, page 143, public records of Nassau County, Florida.

SUBJECT ALSO to taxes accruing subsequent to December 31, 1981.

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

In Witness Whereof, the said party of the first part has caused this instrument to be executed in its name by its President and caused its Corporate Seal attested by its Secretary to be hereto affixed the day and year first above written.

(CORPORATE SEAL)

ATTEST
By: Federico Garcia
Federico Garcia
Its Secretary

SOUTH ATLANTIC FINANCIAL CORP.
By: R. A. Krause
Its President

Signed and Sealed in Our Presence:
C. T. Fe[illegible]
L. E. Reiff

A CERTIFIED TRUE COPY
John A. Crawford Nassau
Clerk Circuit / County Court
Nassau County, Florida
By: [signature] D.C.

CIRCUIT COURT CLERK NASSAU COUNTY, FLORIDA

STATE OF Florida
COUNTY OF Dade

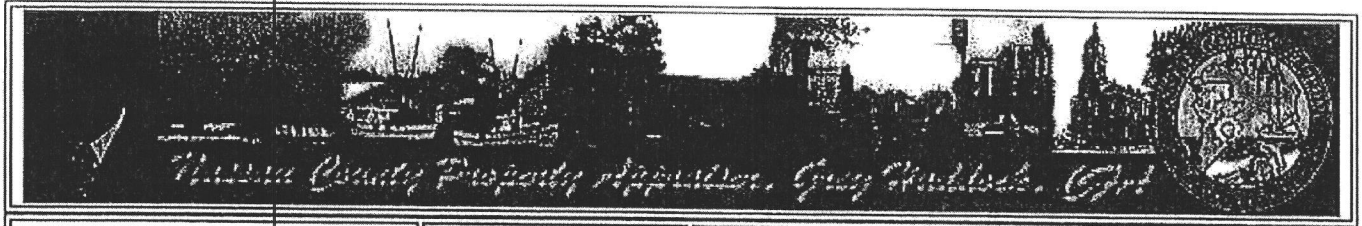
Before me personally appeared R. A. Krause and Federico Garcia
respectively the President and Secretary of SOUTH ATLANTIC FINANCIAL CORP.,
a corporation under the laws of the State of Florida, to me well known to be the individuals and officers described in and who executed the foregoing instrument and severally acknowledged the execution thereof to be their own free act and deed as such officers thereunto duly authorized; and that the official seal of said corporation is duly affixed thereto, and the said conveyance is the act and deed of said corporation.

WITNESS my hand and official seal this 3rd day of May, 1982,
at Miami, County and State aforesaid.

L. E. Reiff
Notary Public in and for the County and State Aforesaid.
My Commission expires:
Notary Public State of Florida at Large.
My Commission Expires Oct. 1, 1982.

STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
MAY-7'82
53.00

RETURN TO: C. T. CORPORATION SYSTEM
POST OFFICE BOX 857
FERNANDINA BEACH, FLORIDA 32034



RECENT SALES IN THIS AREA	PREVIOUS PARCEL NEXT PARCEL	RETURN TO MAIN SEARCH PAGE	NASSAU HOME

OWNER NAME	O'CONNER JAMES P EST	TODAY'S DATE	June 07, 2006
MAILING ADDRESS	703 GARDEN STREET	PARCEL NUMBER	00-00-31-1014-0001-0000
	FERNANDINA BEACH, FL 32034	MILLAGE GROUP	Fernandina Beach City (Includes Voter Approved Millage .3726) (District 2)
		TOTAL MILLAGE	20.3402
		PROPERTY USAGE	VACANT (000000)
LOCATION ADDRESS	ASKINS ST	GIS CALCULATED ACREAGE	0.501 ACRES
RECORD CARD	Card View [Pdf]	PARCEL MAP	View Parcel Map
SHORT LEGAL	LOT 1 AMELIA HEIGHTS SUB PB 5/169		

2005 TAX ROLL CERTIFIED VALUES

JUST VALUE OF LAND	LAND VALUE AGRICULTURAL	BUILDING VALUE	TOTAL MISC VALUE	JUST OR CLASSIFIED TOTAL VALUE	ASSESSED VALUE	EXEMPT VALUE	TAXABLE VALUE	HOME STEAD
55,000	0	0	0	55,000	55,000	0	55,000	N

LAND INFORMATION

LAND USE	NUMBER OF UNITS	UNIT TYPE	SEC-TWN-RNG
SFR RESORT	1.000	LT	--31

BUILDING DATA

BUILDING #	TYPE	TOTAL AREA	HEATED AREA	BED ROOMS	BATHS	PRIMARY EXTERIOR	SECONDARY EXTERIOR	HEATING	COOLING	ACTUAL YEAR BUILT
No buildings associated with this parcel.										

MISCELLANEOUS DATA

DESCRIPTION	DIMENSIONS LxWxH	UNITS	YEAR BUILT
No records associated with this parcel.			

SALES DATA

SALE DATE	BOOK	PAGE	PRICE	INSTRUMENT	QUALIFICATION	IMPROVED? (AT TIME OF SALE)	GRANTOR	GRANTEE
No sales information associated with this parcel.								

Contact Owner | Letter Verify

The Nassau County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assesment information is from the last certified taxroll. All data is subject to change before the next certified taxroll. Website updated: June 1, 2006

RECENT SALES IN THIS AREA	PREVIOUS PARCEL NEXT PARCEL	RETURN TO MAIN SEARCH PAGE	NASSAU HOME

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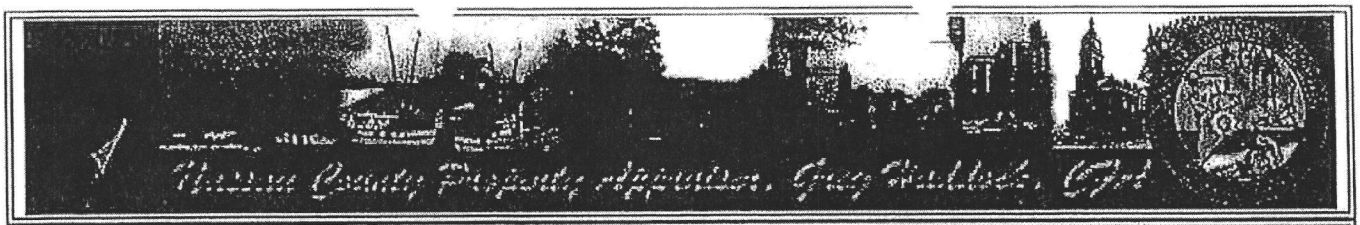

RECENT SALES IN THIS AREA	PREVIOUS PARCEL NEXT PARCEL	RETURN TO MAIN SEARCH PAGE	NASSAU HOME

OWNER NAME	O'CONNER JAMES P EST	TODAY'S DATE	May 30, 2006
MAILING ADDRESS	703 GARDEN STREET	PARCEL NUMBER	00-00-31-1014-0002-0000
	FERNANDINA BEACH, FL 32034	MILLAGE GROUP	Fernandina Beach City (Includes Voter Approved Millage .3726) (District 2)
		TOTAL MILLAGE	20.3402
		PROPERTY USAGE	VACANT (000000)
LOCATION ADDRESS	ASKINS ST	GIS CALCULATED ACREAGE	0.42 ACRES
RECORD CARD	Card View Print	PARCEL MAP	Show Parcel Map

SHORT LEGAL	LOT 2 AMELIA HEIGHTS SUB PB 5/169

2005 TAX ROLL CERTIFIED VALUES

JUST VALUE OF LAND	LAND VALUE AGRICULTURAL	BUILDING VALUE	TOTAL MISC VALUE	JUST OR CLASSIFIED TOTAL VALUE	ASSESSED VALUE	EXEMPT VALUE	TAXABLE VALUE	HOME STEAD
55,000	0	0	0	55,000	55,000	0	55,000	N

LAND INFORMATION

LAND USE	NUMBER OF UNITS	UNIT TYPE	SEC-TWN-RNG
SFR RESORT	1.000	LT	--31

BUILDING DATA

BUILDING #	TYPE	TOTAL AREA	HEATED AREA	BED ROOMS	BATHS	PRIMARY EXTERIOR	SECONDARY EXTERIOR	HEATING	COOLING	ACTUAL YEAR BUILT
No buildings associated with this parcel.										

MISCELLANEOUS DATA

DESCRIPTION	DIMENSIONS LxWxH	UNITS	YEAR BUILT
No records associated with this parcel.			

SALES DATA

SALE DATE	BOOK	PAGE	PRICE	INSTRUMENT	QUALIFICATION	IMPROVED? (AT TIME OF SALE)	GRANTOR	GRANTEE
No sales information associated with this parcel.								

General Owner List BY Radius

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RECENT SALES IN THIS AREA	PREVIOUS PARCEL NEXT PARCEL	RETURN TO MAIN SEARCH PAGE	NASSAU HOME

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RECENT SALES IN THIS AREA	PREVIOUS PARCEL NEXT PARCEL	RETURN TO MAIN SEARCH PAGE	NASSAU HOME

OWNER NAME	O'CONNER JAMES P EST	TODAY'S DATE	June 07, 2006
MAILING ADDRESS	703 GARDEN STREET	PARCEL NUMBER	00-00-31-1014-0003-0000
	FERNANDINA BEACH, FL 32034	MILLAGE GROUP	Fernandina Beach City (Includes Voter Approved Millage .3726) (District 2)
		TOTAL MILLAGE	20.3402
		PROPERTY USAGE	VACANT (000000)
LOCATION ADDRESS	ASKINS ST	GIS CALCULATED ACREAGE	0.248 ACRES
RECORD CARD	Card View Print	PARCEL MAP	Show Parcel Map
SHORT LEGAL	LOT 3 AMELIA HEIGHTS SUB PB 5/169		

2005 TAX ROLL CERTIFIED VALUES

JUST VALUE OF LAND	LAND VALUE AGRICULTURAL	BUILDING VALUE	TOTAL MISC VALUE	JUST OR CLASSIFIED TOTAL VALUE	ASSESSED VALUE	EXEMPT VALUE	TAXABLE VALUE	HOME STEAD
55,000	0	0	0	55,000	55,000	0	55,000	N

LAND INFORMATION

LAND USE	NUMBER OF UNITS	UNIT TYPE	SEC-TWN-RNG
SFR RESORT	1.000	LT	--31

BUILDING DATA

BUILDING #	TYPE	TOTAL AREA	HEATED AREA	BED ROOMS	BATHS	PRIMARY EXTERIOR	SECONDARY EXTERIOR	HEATING	COOLING	ACTUAL YEAR BUILT
No buildings associated with this parcel.										

MISCELLANEOUS DATA

DESCRIPTION	DIMENSIONS LxWxH	UNITS	YEAR BUILT
No records associated with this parcel.			

SALES DATA

SALE DATE	BOOK	PAGE	PRICE	INSTRUMENT	QUALIFICATION	IMPROVED? (AT TIME OF SALE)	GRANTOR	GRANTEE
No sales information associated with this parcel.								

Generate Owner List By Radius

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RECENT SALES IN THIS AREA	PREVIOUS PARCEL NEXT PARCEL	RETURN TO MAIN SEARCH PAGE	NASSAU HOME

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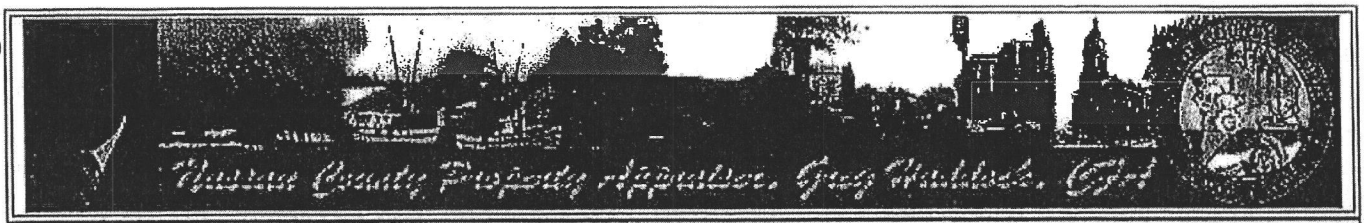

RECENT SALES IN THIS AREA	PREVIOUS PARCEL NEXT PARCEL	RETURN TO MAIN SEARCH PAGE	NASSAU HOME

OWNER NAME	O'CONNER JAMES P EST	TODAY'S DATE	June 07, 2006
MAILING ADDRESS	703 GARDEN STREET	PARCEL NUMBER	00-00-31-1014-0004-0000
	FERNANDINA BEACH, FL 32034	MILLAGE GROUP	Fernandina Beach City (Includes Voter Approved Millage .3726) (District 2)
		TOTAL MILLAGE	20.3402
		PROPERTY USAGE	VACANT (000000)
LOCATION ADDRESS	ASKINS ST	GIS CALCULATED ACREAGE	0.741 ACRES
RECORD CARD	Card View Print	PARCEL MAP	Show Parcel Map
SHORT LEGAL	LOT 4 AMELIA HEIGHTS SUB PB 5/169		

2005 TAX ROLL CERTIFIED VALUES

JUST VALUE OF LAND	LAND VALUE AGRICULTURAL	BUILDING VALUE	TOTAL MISC VALUE	JUST OR CLASSIFIED TOTAL VALUE	ASSESSED VALUE	EXEMPT VALUE	TAXABLE VALUE	HOME STEAD
55,000	0	0	0	55,000	55,000	0	55,000	N

LAND INFORMATION

LAND USE	NUMBER OF UNITS	UNIT TYPE	SEC-TWN-RNG
SFR RESORT	1.000	LT	--31

BUILDING DATA

BUILDING #	TYPE	TOTAL AREA	HEATED AREA	BED ROOMS	BATHS	PRIMARY EXTERIOR	SECONDARY EXTERIOR	HEATING	COOLING	ACTUAL YEAR BUILT
No buildings associated with this parcel.										

MISCELLANEOUS DATA

DESCRIPTION	DIMENSIONS LxWxH	UNITS	YEAR BUILT
No records associated with this parcel.			

SALES DATA

SALE DATE	BOOK	PAGE	PRICE	INSTRUMENT	QUALIFICATION	IMPROVED? (AT TIME OF SALE)	GRANTOR	GRANTEE
No sales information associated with this parcel.								

Generate Owner List By Radius

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RECENT SALES IN THIS AREA	PREVIOUS PARCEL NEXT PARCEL	RETURN TO MAIN SEARCH PAGE	NASSAU HOME

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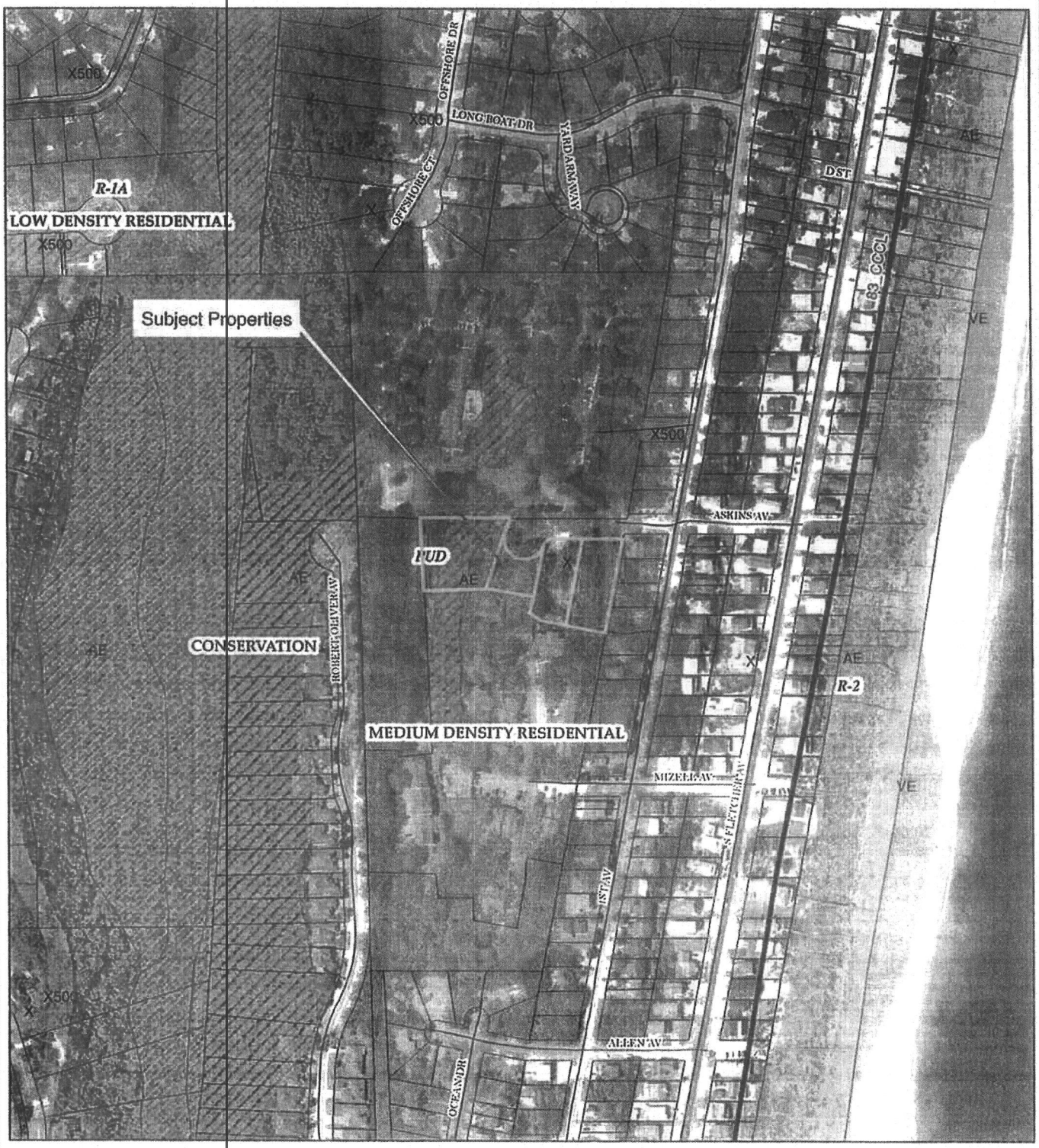
LU 2006-39
James O'Connor

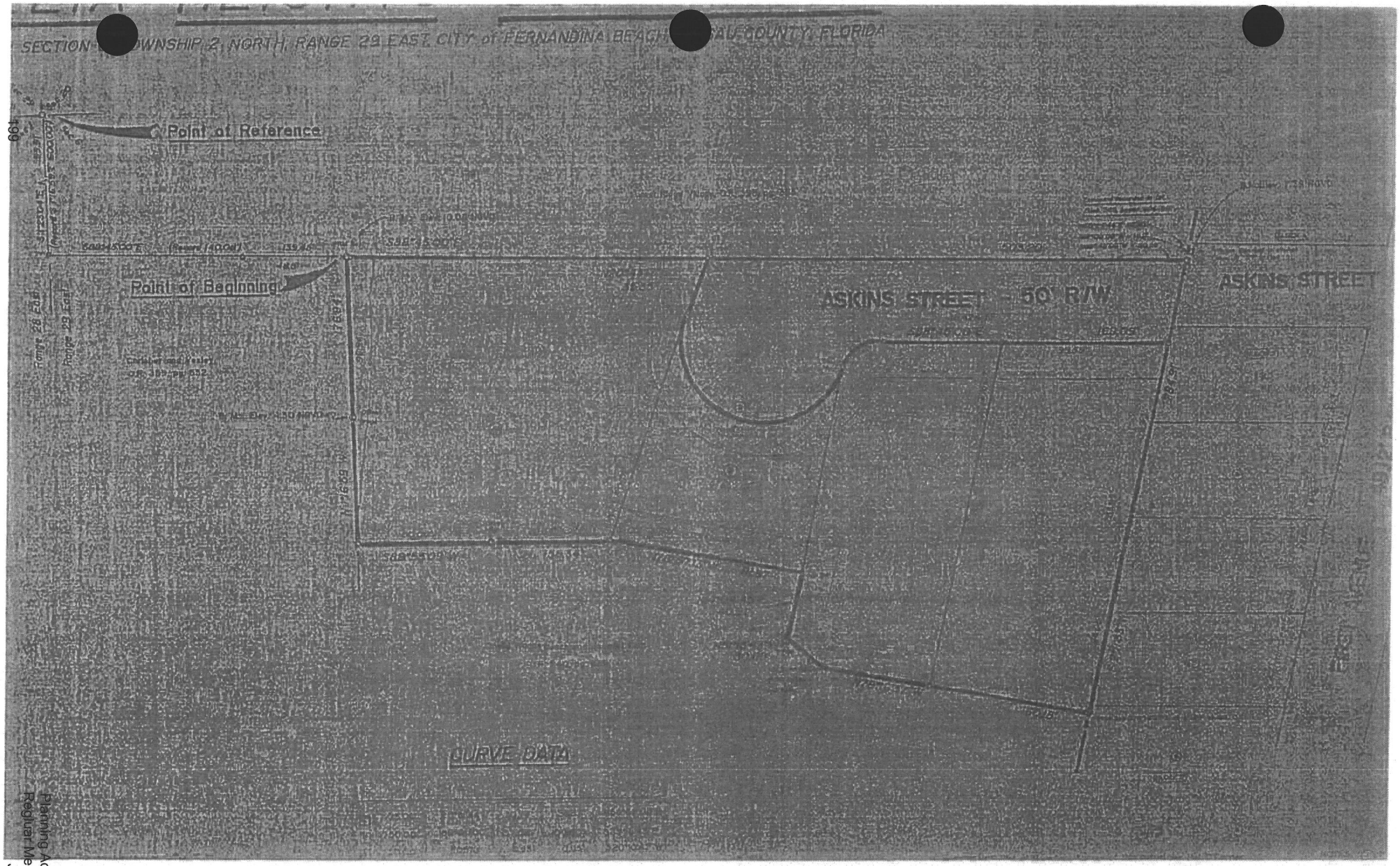


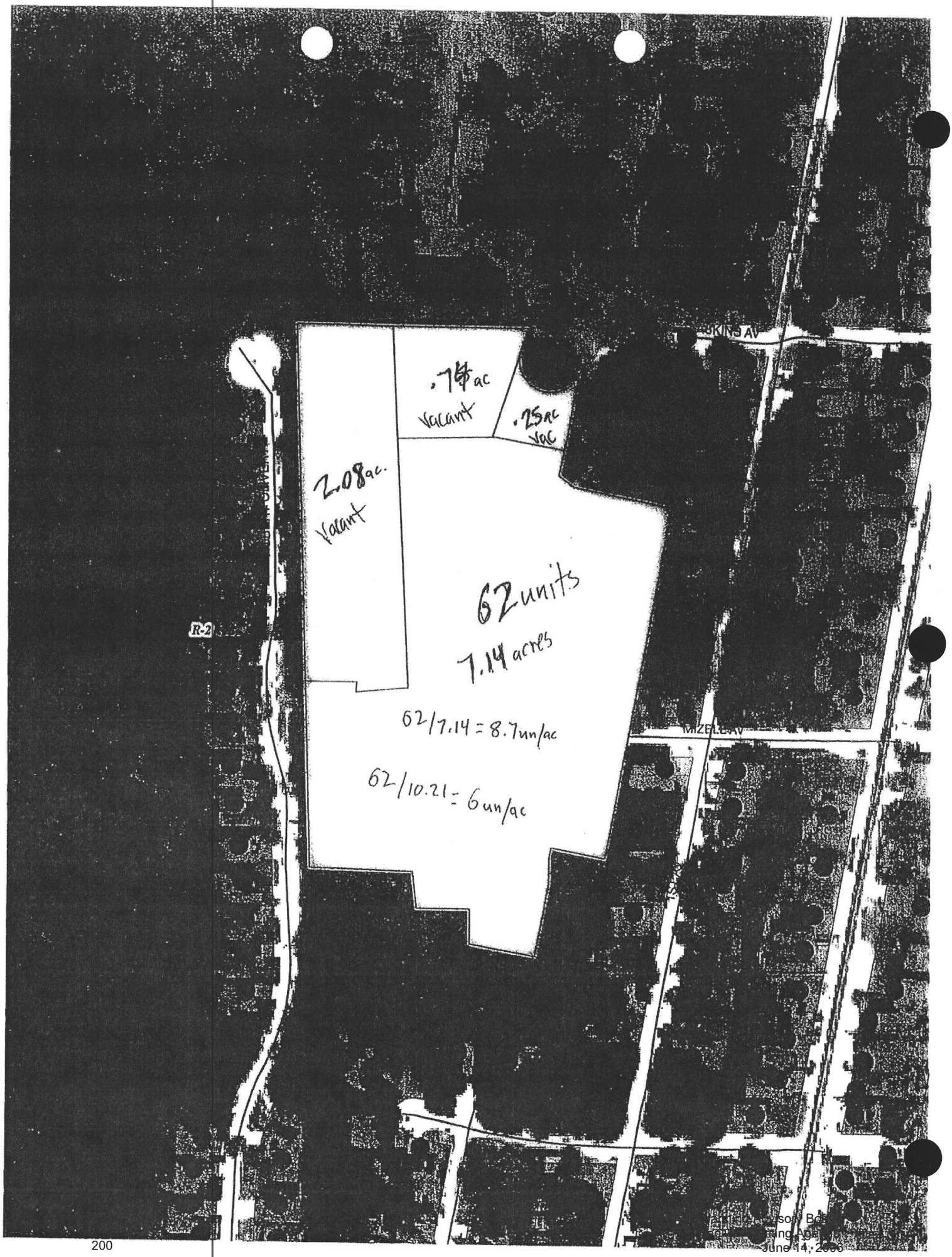
Askins Street
Land Use change from Medium Density to High Density

N

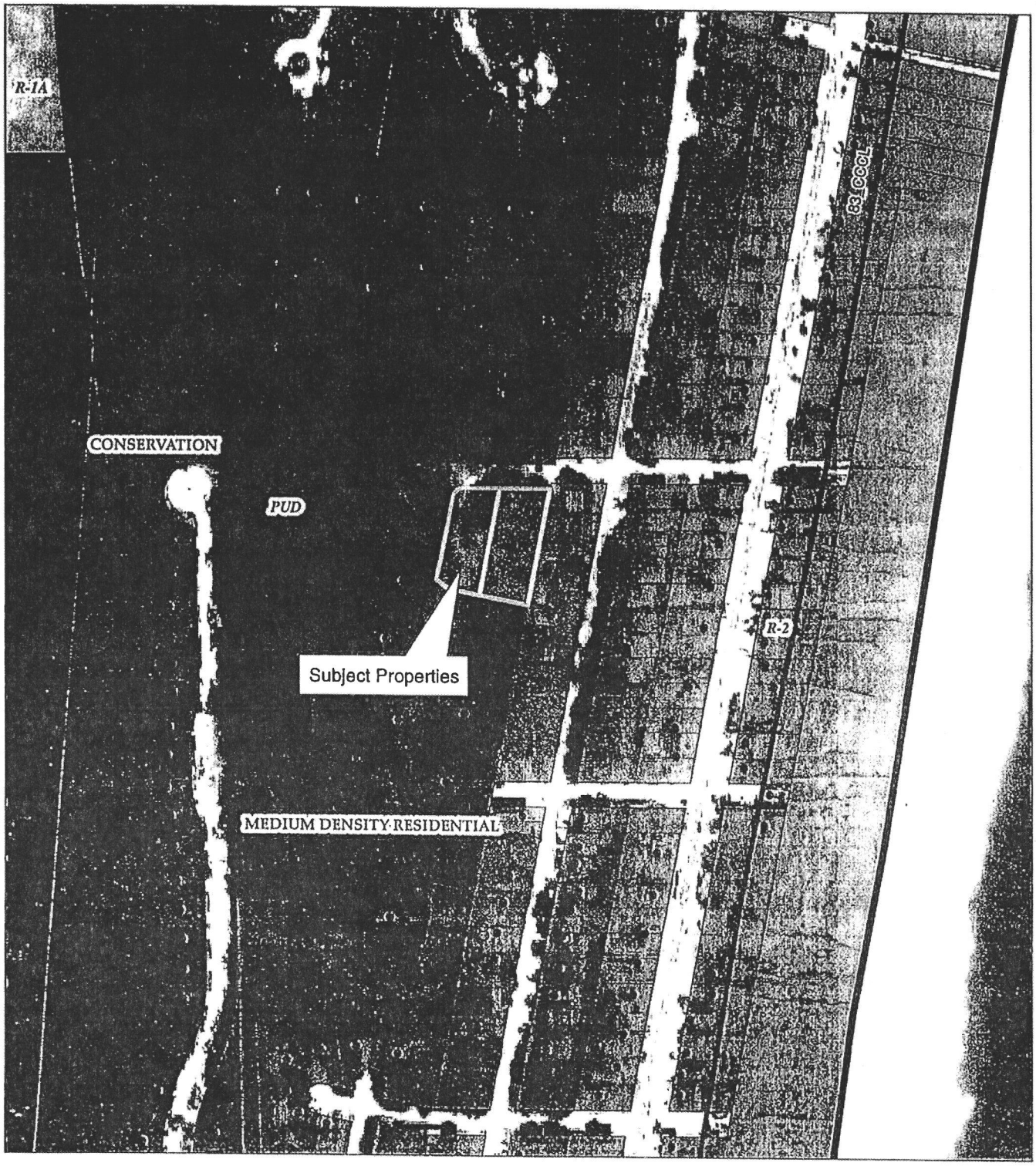
0 160 320 640 Feet

1 inch equals 0.061764 miles


SECTION
WNSHIP 2, NORTH, RANGE 29 EAST CITY of FERNANDINA BEACH
AU COUNTY, FLORIDA
Point of Reference
Point of Beginning
ASKINS STREET - 50' R/W
ASKINS STREET
CURVE DATA


.75ac
vacant
.25ac
vac
2.08ac.
vacant
62 units
7.14 acres
62/7.14 = 8.7un/ac
62/10.21 = 6un/ac
R-2

Official Zoning Confirmation
'Exhibit A'



N

0 125 250 500 Feet

00-00-31-1014-0001-0000
00-00-31-1014-0002-0000
Zoning: R-2
Future Land Use: Medium Density Residential

1 inch equals 0.050175 miles

REZONING APPLICATION - ORDINANCE #96-11: City Attorney Leggio read Ordinance #96-11 by title only, which was as follows: "AN ORDINANCE AMENDING THE ZONING CLASSIFICATION OF CERTAIN PROPERTY LOCATED IN THE CITY OF FERNANDINA BEACH, FLORIDA, FROM R-2 (ONE AND TWO FAMILY DWELLINGS) TO R-3 (MULTIPLE FAMILY DISTRICT)." A motion was made by Commissioner Sapp, seconded by Commissioner Bean, "to open the public hearing." Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried. Mayor Rogers explained the procedures for the quasi-judicial hearing, and asked for ex-parte communications by the Commissioners. No disclosures were made by the Commission at that time. Community Development Director Mary McKinney discussed the rezoning application. After brief discussion, the Mayor recessed the meeting for a short break. The meeting then reconvened and Commissioner Sapp and Mayor Rogers disclosed ex-parte communications they had engaged in during the recess.

Attorney Wesley Poole, representing the applicant James P. O'Conner, addressed the Commission and asked that the application be approved. Mr. Fred Barnes, 2738 Hendrix Avenue, Jacksonville, Florida, and an adjacent property owner, spoke in opposition to the proposed rezoning application. Joe Gooding, 1815 Highland Street, and an adjacent property owner, spoke in opposition to the proposed application, and asked that if the application were approved, that a buffer area be maintained around the subject property.

After brief discussion, a motion was made by Commissioner Bean, seconded by Vice Mayor Roland, "to approve the application." Commissioner Sapp urged the Commission to deny the rezoning application. Vote upon passage of the motion was taken by ayes and nays and was as follows:

Commissioner Bean Aye

Commissioner Sapp Nay

Vice Mayor Roland Nay

Commissioner Fotopoulos Nay

Mayor Rogers Aye

Motion failed.

A motion was made by Vice Mayor Roland, seconded by Commissioner Bean, "to close the public hearing and quasi-judicial proceeding." Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.

After further discussion, **a motion was made by Commissioner Sapp, seconded by Vice Mayor Roland, "that Ordinance #96-11 be rejected." Vote upon passage of the motion was taken by ayes and nays and was as follows:**

Vice Mayor Roland Aye

Commissioner Fotopoulos Aye

Commissioner Bean Nay

Commissioner Sapp Aye

Mayor Rogers Nay

Motion carried.

REZONING APPLICATION #CZ96-01 - ORDINANCE #96-11: Mayor Rogers requested reconsideration of the action taken at the regular meeting of May 21, 1996 wherein Ordinance #96-11, approving Rezoning Application #CZ96-01 filed by James P. O'Conner, was rejected. There was no action taken on this item.

REZONING APPLICATION #CZ96-01 - ORDINANCE #96-11: City Attorney Leggio read Ordinance #96-11 by title only, which was as follows: "AN ORDINANCE AMENDING THE ZONING CLASSIFICATION OF CERTAIN PROPERTY LOCATED IN THE CITY OF FERNANDINA BEACH, FLORIDA, FROM R-2 (ONE AND TWO FAMILY DWELLINGS) TO R-3 (MULTIPLE FAMILY DISTRICT)." After some discussion, a motion was made by Vice Mayor Roland, seconded by Commissioner Sapp, to reconsider Ordinance #96-11. Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried. [Note: The denial of Ordinance #96-11 at the May 21, 1996 Commission regular meeting resulted in a lawsuit being filed by the applicant and a Final Judgement being entered by Circuit Court Judge Bill Parsons quashing the action to deny adoption of said ordinance.]

After some discussion, **a motion was made by Vice Mayor Roland, seconded by Commissioner Fotopoulos, to adopt Ordinance #96-11 on second and final reading. Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.**

Commissioner Sapp asked if a precedent would be set if this property was rezoned from R-2 to R-3. He stated that no competent substantial evidence had been presented to justify the rezoning. City Attorney Leggio advised that these matters are handled on an ad hoc basis and that each application has its own characteristics. He advised that the City Commission's decisions do not set legal precedence.

Attorney Wesley Poole, who represents O'Conner, stated that the property owner did not consent to rezoning from R-3 to R-2 several years ago as stated by Commissioner Sapp. He stated that Judge Parsons found in his Final Judgment that there was competent and substantial evidence presented that the Plaintiff's property should be rezoned from R-2 to R-3 and that there was no competent or substantial evidence presented that the Plaintiff's property should not be rezoned from R-2 to R-3. He further stated that the competent and substantial evidence presented before the Court was

the recommendation from the City's Community Development Director, the facts in the application itself, and the findings and recommendations of the Planning Advisory Board. Mr. Poole then requested that the Commission approve Ordinance #96-11 as mandated by the Court.

Commissioner Bean asked whether the applicant would still need to submit a site plan prior to building on the property and Community Development Director stated that a site plan would need to be submitted.

After further discussion, **vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.**

AFFIDAVIT OF MAILING

State of Florida
County of Nassau

I, Stacy L. Andrews, being first duly sworn, depose and state as follows:

1. That I am an employee of the City of Fernandina Beach, Community Development Department; and

2. That part of my duties includes processing applications of all types; and

3. That one of the requirements for processing applications is that notice shall be sent by regular U.S. mail to each property owner within a 300 foot area; and

4. That on May 31, 2006, I mailed the letter attached hereto as Exhibit 1 to each of the property owners shown on the list in Exhibit 2, by regular U.S. mail; and

5. That for CZ 2006-39 and LU 2006-39: The City of Fernandina Beach on behalf of James P. O'Conner Estate, to include Parcel numbers 00-00-31-1014-0001-0000, 00-00-31-1014-0002-0000, 00-00-31-1014-0003-0000 & 00-00-1014-0004-0000 Located on Askins Street, the list of the adjacent property owners from the Nassau County Property Appraisers Office is attached hereto as Exhibit 2.

6. That the Affidavit of Publication of the Notice is a separate document, provided by the News Leader.

FURTHER AFFIANT SAYETH NAUGHT.

Signature

Stacy L. Andrews
Printed Name
Staff Assistant II
Title

Subscribed and sworn to before me, a notary public in and for the State of Florida this 31st day of May, 2006.

(Seal)

Notary Signature

ANITALOUISE VOSMUS-ROSS
Notary Public, State of Florida
My comm. exp. Oct. 17, 2008
Comm. No. DD 363311

City of Fernandina Beach

PLANNING DEPARTMENT

May 31, 2006

NOTICE OF PUBLIC HEARING
PLANNING ADVISORY BOARD
CITY OF FERNANDINA BEACH

Dear Property Owner:

A Quasi-Judicial, Public Hearing to be held by the Planning Advisory Board on **Wednesday, June 14, 2006 at 5:30 PM** in the City Commission Chambers, 204 Ash Street, Fernandina Beach, Florida to consider the following applications:

CITY OF FERNANDINA BEACH ON BEHALF OF JAMES P. O'CONNOR ESTATE, TO INCLUDE PARCEL NUMBERS 00-00-31-1014-0001-0000, 00-00-31-1014-0002-0000, 00-00-31-1014-0003-0000 & 00-00-31-1014-0004-0000 LOCATED ON ASKINS STREET

CZ 2006-39: CHANGE IN ZONING FROM R-2: ONE AND TWO-FAMILY DWELLING DISTRICT TO R-3: MULTIPLE FAMILY DISTRICT.

CITY OF FERNANDINA BEACH ON BEHALF OF JAMES P. O'CONNOR ESTATE, TO INCLUDE PARCEL NUMBERS 00-00-31-1014-0001-0000, 00-00-31-1014-0002-0000, 00-00-31-1014-0003-0000 & 00-00-31-1014-0004-0000 LOCATED ON ASKINS STREET

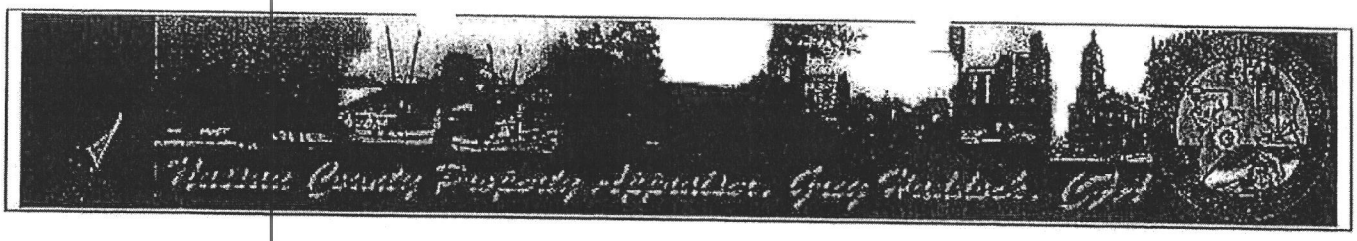
LU 2006-39: LAND USE AMENDMENT FROM MEDIUM DENSITY RESIDENTIAL TO HIGH DENSITY RESIDENTIAL.

A copy of the application and information on this application may be inspected in the office of the Planning Department, City Hall, 204 Ash Street, between the hours of 8:00AM -- 5:00PM, Monday through Friday.

Interested parties may appear at said hearing and be heard as to the advisability of any action, which may be considered. Any persons with disabilities requiring accommodations in order to participate in this program or activity should contact 277-7305, TTY 277-7399, (TTY number for all City offices) or through the Florida Relay Service at 1-800-955-8771 at least 24 hours in advance to request such accommodation.

IF ANY PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE BOARD/COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH HEARING, S/HE WILL NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

Sincerely,
Planning Department



300 Feet Refresh With New Distance

Print Mailing Labels at 300 Feet

Count	Parcel #	Owner	Address	City	State	Zip
1	00-00-31-128R-A000-0000	FOREST RIDGE VILLAGE CONDO	2413 FIRST AVENUE	FERNANDINA BEACH	FL	32034
2	00-00-31-114B-0006-0050	CRAFT CHRISTOPHER &	PLOCK DEBORAH L 278 ELM AVENUE NORTH	NEWTOWN	PA	18940
3	00-00-31-114B-0005-0040	HAMANN GREGORY J &	MILLER ROBERT H III & KATHRYN 7368 OAK SHORE DRIVE	PORTAGE	MI	49024
4	00-00-31-114B-0005-0030	HARGRAVE ROBERT L & GERTRUDE D	DOUGLASS ROBERT W & JULIA W PO BOX 15488	FERNANDINA BEACH	FL	32035-3109
5	00-00-31-114B-0005-0020	DOUGLASS ROBERT W & JULIA	1430 BEECH ST	FERNANDINA BCH	FL	32034
6	00-00-31-114B-0006-0010	JONAS BRADFORD LEE	2453 1ST AVE	FERNANDINA BEACH	FL	32034
7	00-00-31-114B-0005-0010	BIRKITT EDWARD N	111 BEOWULF LANE	LEESBURG	GA	31763
8	00-00-31-114B-0004-0121	RODRIGUEZ LUIS ANTONIO &	GIBSON-RODRIGUEZ HOLLY M CO-TRSTES RODRIGUEZ FAMILY TRT 14095 NW 22ND CT	PEMBROKE PINES	FL	33028
9	00-00-31-114B-0007-0100	JORJ INC	28 SOUTH 10TH STREET	FERNANDINA BEACH	FL	32034
10	00-00-31-114B-0004-0120	HORN JAMES M & FAYE L &	DELLEDONNE DAVID G & TERESA H 34 SWEET APPLE LANE	WINDER	GA	30680
11	00-00-31-114B-0004-0100	MORGAN GARY MICHAEL &	MORGAN MARCUS WAYNE & GORDON SAMUEL H (JT/RS) 2881 COLE COURT	NORCROSS	GA	30071
12	00-00-31-114B-0004-0102	BARNHART MICHAEL B	2488 B FIRST AVE	FERNANDINA BEACH	FL	32034
13	00-00-31-1035-0000-0000					
14	00-00-31-114B-0004-0090	WEST DONNA P	37 BEACHWOOD ROAD	FERNANDINA BEACH	FL	32034
15	00-00-31-114B-0007-0070	DEAL JAMES F & JOANNA C	95366 SPINNAKER DRIVE	FERNANDINA BEACH	FL	32034
16	00-00-31-114B-0004-0080	MCDOWELL DEBRA CAROL	2510 FIRST AVE	FERNANDINA BEACH	FL	32034
17	00-00-31-114B-0004-0070	FUNDERBURK JEFFREY W & MARCIA	1612 COPELAND STREET	JACKSONVILLE	FL	32204
18	00-00-31-114B-0004-0060	O'CONNER BARBARA L	2520 1ST AVE	FERNANDINA BEACH	FL	32034
19	00-00-31-114B-0004-0050	MONTGOMERY EDWIN F &	MONTGOMERY JENNIFER B 135 MARSH LAKES DRIVE	FERNANDINA BEACH	FL	32034
20	00-00-31-114A-0028-0000	MAGALSKI PAUL H	2523 SOUTH FLETCHER AVE	FERNANDINA BEACH	FL	32034
21	00-00-31-114A-0027-0000	WIGGINS ROBERT L SR	5158 SEA CHASE #5	FERNANDINA BEACH	FL	32034

22	00-00-31-114A-0026-0000	PETERS JOHN L	2569 S FLETCHER AV	FERNANDINA BEACH	FL	32034
23	00-00-31-1035-0001-0101	STORMS NORMA M	P O BOX 15853	FERNANDINA BEACH	FL	32035
24	00-00-31-1035-0001-0102	SITTIG DOLORES A	2700 MIZELL AVE UNIT 102-A	FERNANDINA BEACH	FL	32034
25	00-00-31-1035-0001-0103	PRATT LAWRENCE J	APT 103-A 2700 MIZELL STREET	FERNANDINA BEACH	FL	32034
26	00-00-31-1035-0001-0201	BARRETT MITCHELL A & MELINDA J	3433 SOUTH FLETCHER AVE	FERNANDINA BEACH	FL	32034
27	00-00-31-1035-0001-0202	WHALEN MICHAEL E & MARILYN	8206 DEVENS DRIVE	BRENTWOOD	TN	37027
28	00-00-31-1035-0002-0101	MARTINEZ JESS & LINDA	4830 HINSON PLACE	FERNANDINA BEACH	FL	32034
29	00-00-31-1035-0002-0102	BEALE ELAINE HARDING	13609 SIR THOMAS WAY UNIT 12	SILVER SPRING	MD	20904
30	00-00-31-1035-0002-0103	MOCK WILLIAM J TRUSTEE	OF WILLIAM J MOCK LIVING TRUST 2008 HIGHLAND DRIVE	FERNANDINA BEACH	FL	32034
31	00-00-31-1035-0002-0104	MILLER CAROLYN JANE	2700 MIZELL ST APT 204A	FERNANDINA BEACH	FL	32034
32	00-00-31-1035-0002-0201	KOURIE MICHAEL N & JANET M	1789 FAIRWAY DRIVE	FERNANDINA BEACH	FL	32034
33	00-00-31-1035-0002-0202	COFER TODD T & VICKIE L	3160 PLANTATION RUN DRIVE	LOGANVILLE	GA	30052
34	00-00-31-1035-0002-0203	SHALLASH JOANNE	2700 MIZELL ST #203B	FERNANDINA BEACH	FL	32034
35	00-00-31-1035-0002-0204	MATHESON FREDERICK C	2700 MIZELL STREET UNIT 204-B	FERNANDINA BEACH	FL	32034
36	00-00-31-1035-0003-0101	MCGRATH E WILLIAM JR	2700 MIZELL AVE #301	FERNANDINA BEACH	FL	32034
37	00-00-31-1035-0003-0102	CUSHMAN DAVID C & MARY J	2700 MIZELL ST 302	FERNANDINA BEACH	FL	32034
38	00-00-31-1035-0003-0103	BEATTY JOSEPH H & SUSAN P	PO BOX 613	ELLENVILLE	NY	12428
39	00-00-31-1035-0003-0104	WOOTEN WILLIAM E & MAGGIE C	2700 MIZELL ST #304	FERNANDINA BEACH	FL	32034
40	00-00-31-1035-0004-0101	MALEY EUNICE	2700 MIZELL ST APT 401-A	FERNANDINA BEACH	FL	32034-2391
41	00-00-31-1035-0004-0102	PORTER MARTIN E &	MULLIS TERRELL R 2700 MIZELL ST UNIT #402-A	FERNANDINA BEACH	FL	32034
42	00-00-31-1035-0004-0103	LAMB MICHAEL W & MIRIAM J	2811 ATLANTIC AVE #302	FERNANDINA BEACH	FL	32034
43	00-00-31-1035-0004-0104	CROWDER KATHY G	733 SHOAL RD COURT	GRIFFEN	GA	30223
44	00-00-31-1035-0004-0105	CLEVINGER RICHARD &	SHIPLEY CLYDE & LORETTA (JTRS) 2700 MIZELL STREET #405A	FERNANDINA BEACH	FL	32034
45	00-00-31-1035-0004-0106	WHITE VIRGINIA G	2700 MIZELL ST #406A	FERNANDINA BEACH	FL	32034
46	00-00-31-1035-0004-0201	SMITH PAGE MANUS	826 MORNING DOVE LANE	WAYCROSS	GA	31503
47	00-00-31-1035-0004-0202	KIRKLAND WILLIAM R & ROBIN D	4228 ALBERT RAHN ROAD	GLENNVILLE	GA	30427
48	00-00-31-1035-0004-0203	WILKINSON BARBARA J	340 WOODHAVEN PKWY	ATHENS	GA	30606
49	00-00-31-1035-0004-0204	WIGGINTON MARK A &	GODIN KATHERINE (H&W) 2226 RYAN RD	FERNANDINA BEACH	FL	32034
50	00-00-31-1035-0004-0205	ROSEN LINDA TRUSTEE	LINDA ROSEN TRUST PO BOX 283	LAKELAND	FL	33802-0283
51	00-00-31-1035-0004-0206	STORMS NORMA M	P O BOX 15853	FERNANDINA BEACH	FL	32035

52	00-00-31-1035-0005-0101	VASAS MARY S	2700 MIZELL ST #501A	FERNANDINA BEACH	FL	32034
53	00-00-31-1035-0005-0102	RISNER CARYL C	2700 MIZELL STREET 502A	FERNANDINA BEACH	FL	32034
54	00-00-31-1035-0005-0103	JOHNSON WILLIAM B & CATHERINE	117 BRICKSTONE DRIVE NW	ATLANTA	GA	30339
55	00-00-31-1035-0005-0104	BOYD LEIGH	537 COLUMBIA CREEK DR	SAN RAMON	CA	94583
56	00-00-31-1035-0005-0105	STOVER JOAN R	2700 MIZELL ST #505-A	FERNANDINA BEACH	FL	32034
57	00-00-31-1035-0005-0201	CHUBON JOSEPH P & CAROLINE A	5360 SOUTH EAST 127TH PLACE	BELLEVIEW	FL	34420
58	00-00-31-1035-0005-0202	TOIVONEN ARTHUR W	2700 MIZELL ST #502B	FERNANDINA BEACH	FL	32034
59	00-00-31-1035-0005-0203	MOORE RICHARD E	737 LOCUST GROVE RD	WEST CHESTER	PA	19382-6927
60	00-00-31-1035-0005-0204	WELCH THERESA J &	GANSS LINDA S 2700 MIZELL ST UNIT 504-B	FERNANDINA BEACH	FL	32034
61	00-00-31-1035-0005-0205	BYRD JOHN T & SANDRA COBY	2417 ANTREE WAY	LOUISVILLE	KY	40220
62	00-00-31-1035-0006-0101	O'BRIEN MARK R	2700 MIZELL ST #601	FERNANDINA BEACH	FL	32034
63	00-00-31-1035-0006-0102	BLACKWELDER AUDREY &	POTEATE MELODY K (JTROS) 2700 MIZELL ST APT 602-A	FERNANDINA BEACH	FL	32034
64	00-00-31-1035-0006-0103	BARTIK PATRICK J & DARLENE M	1945 FEDERAL COURT	LAWRENCEVILLE	GA	30044
65	00-00-31-1035-0006-0104	JACOBSEN QUENTIN L & MARY A	4110 COLUMNS DRIVE	MARIETTA	GA	30067
66	00-00-31-1035-0006-0201	DEDMOND CINDY L	5925 DUNGENESS LANE	KINGSTOWNE	VA	22315
67	00-00-31-1035-0006-0202	PLAZA INVESTMENTS INC	102 NORTH BROAD ST	BREVARD	NC	28712
68	00-00-31-1035-0006-0203	NIX EDWARD J	326 CHASE LANE	MARIETTA	GA	30068
69	00-00-31-1035-0007-0101	IBBITSON PAULA	27 MIZELL ST UNIT #701	FERNANDINA BEACH	FL	32034
70	00-00-31-1035-0007-0102	SMITH CAREY B & ANNETTE M	4771 POWERS PARK COURT	MARIETTA	GA	30067
71	00-00-31-1035-0007-0103	MILLER GLADYCE T	2700 MIZELL ST #703	FERNANDINA BEACH	FL	32034
72	00-00-31-1035-0007-0104	REINHARDT DAVID P & HEIDI M	2700 MIZELL STREET #704	FERNANDINA BEACH	FL	32034
73	00-00-31-1035-0007-0105	KROELL SCOTT JR & DIANE E &	DONALD E & CHRISTINE A JONAS 2700 MIZELL STREET #705	FERNANDINA BEACH	FL	32034
74	00-00-31-1035-0007-0106	SWEAT FORREST W JR & SUSAN D	P O BOX 1144	BLACKSHEAR	GA	31516
75	00-00-31-1035-0007-0107	CAYCE JOHN & JUDY	1598 ASHEFORDE DRIVE	MARIETTA	GA	30068
76	00-00-31-1035-0007-0108	THURNE SARAH JUNE	2700 MIZELL STREET UNIT 708	FERNANDINA BEACH	FL	32034
77	00-00-31-1035-0008-0101	HOMEOWNERS SERVICE CENTER INC	1395 S MARIETTA PKWY B-100-116	MARIETTA	GA	30067
78	00-00-31-1035-0008-0102	DENNIS RHONDA J	PO BOX 16652	FERNANDINA BEACH	FL	32035-3128
79	00-00-31-1035-0008-0103	MARTIN HILDA L	2700 MIZELL ST UNIT 803	FERNANDINA BEACH	FL	32034
80	00-00-31-1035-0008-0104	HACKEL THOMAS M & KATHY D	114 THOMAS ST PO BOX 1296	WAYCROSS	GA	31502
81	00-00-31-1035-0009-0101	CAMPBELL ROBERT L	2700 MIZELL ST UNIT 901	FERNANDINA BEACH	FL	32034
82	00-00-31-1035-	GIBSON MARK T & KIMBERLY	1501 ST MARYS DRIVE	WAYCROSS	GA	31501

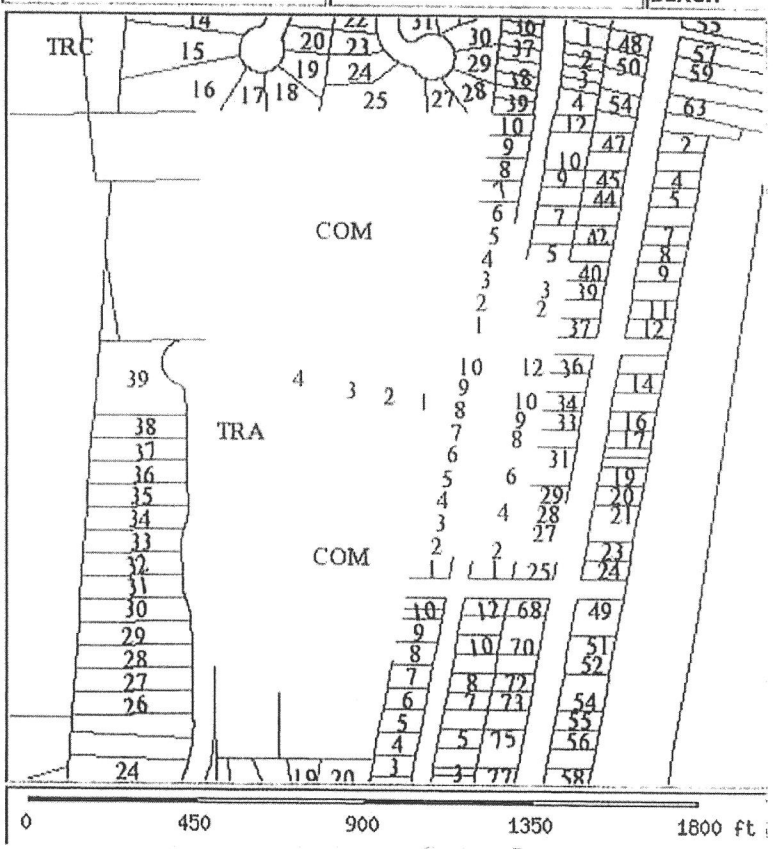
	0009-0102	G				
83	00-00-31-1035-0009-0103	LOPER A KENNETH & JUDITH R	2700 MIZELL ST #903	FERNANDINA BEACH	FL	32034
84	00-00-31-1035-0009-0104	FESPERMAN GEORGE T & EUGENIA O	2700 MIZELL ST UNIT 904	FERNANDINA BEACH	FL	32034
85	00-00-31-128R-000A-0010	STRAIGHT WILLIAM S & PHYLLIS &	RANSON RUSSEL & CAROLYN (JT/RS 106 RIBBON LANE #5	CARY	NC	27511-6884
86	00-00-31-128R-000A-0020	RICHARDS PETER C & JANE A	1417 SADLER ROAD UNIT 264	FERNANDINA BEACH	FL	32034
87	00-00-31-128R-000A-0030	HOFFLANDER STEPHEN P &	HOFFLANDER ARNOLD & JANE(JT/RS 2413 FIRST AVE A-3	FERNANDINA BEACH	FL	32034
88	00-00-31-128R-000A-0040	EQUITY EXCHANGE LLC	QUALIFIED INTERMEDIARY FOR LYNN WILLIAMS III TRUSTEE 96319 GLENWOOD ROAD	YULEE	FL	32097
89	00-00-31-128R-000A-0050	SCHREIBER JAMES M & JEAN D	1802 HIGHLAND DRIVE	FERNANDINA BEACH	FL	32034
90	00-00-31-128R-000A-0060	THOMPSON DORENE	609 WEST SURF SPRAY LANE	PONTE VEDRA BEACH	FL	32082
91	00-00-31-128R-000A-0070	BLACKMON JOHNNY H & PATRICIA L	64 LEAMINGTON LANE	HILTON HEAD	SC	29928
92	00-00-31-128R-000A-0080	CAZELL BEN H & JANINE M	2124 HIGHLAND ST	FERNANDINA BEACH	FL	32034
93	00-00-31-128R-000B-0010	HENGY EDWARD J & BOBBIE	2850 ST VINCENT ST	PHILADELPHIA	PA	19149
94	00-00-31-128R-000B-0020	HULKA ROSEMARY &	CAVIANI JUDITH (T/I/C) 2413 FIRST AVE B-2	FERNANDINA BEACH	FL	32034
95	00-00-31-128R-000B-0030	HODGES JAMES M & MARY LU	321 QUAIL RIDGE DRIVE	PLAINSBORO	NJ	08536
96	00-00-31-128R-000B-0040	ALBRITTON WILLIAM B & PATRICIA	1090 CHERRYWOOD RD	WAYCROSS	GA	31503
97	00-00-31-128R-000C-0010	O'LEAR FRANK P JR & SANDRA A	800 D OLD FLOWING WELL ROAD	LEESBORG	GA	31763
98	00-00-31-128R-000C-0020	YOUNG LYNNETTE W	144 IBIS CT	FERNANDINA BEACH	FL	32034
99	00-00-31-128R-000C-0030	BARNES THEODORE E & NANCY A	1786 JACKSON COURT	FERNANDINA BEACH	FL	32034
100	00-00-31-128R-000C-0050	FLETCHER NORMAN E & MARVELYNE	521 SHIRLEY AVE	DOUGLAS	GA	31533
101	00-00-31-128R-000C-0060	KUEHL ROBERT N & JENNIFER	1484 GRIST MILL DR	ACWORTH	GA	30144
102	00-00-31-128R-000D-0010	HASSTENTEUFEL MARIA	2223 NW 22ND AVE 104	STUART	FL	34994
103	00-00-31-128R-000D-0020	MORRIS DANIEL G & LAURA C	809 CORAL ROAD	WAYCROSS	GA	31501-4363
104	00-00-31-128R-000D-0030	MILLER ROBERT H III & KATHRYN	7368 OAK SHORE DRIVE	PORTAGE	MI	49024
105	00-00-31-128R-000D-0040	TEED ALAN DALE & VIRGINIA W	2413 FIRST AVE #D-4	FERNANDINA BEACH	FL	32034
106	00-00-31-128R-000E-0010	M & S STEEL INC	PO BOX 431	BAXLEY	GA	31513
107	00-00-31-128R-000E-0020	MANNING MARK V	1342 GERBING ROAD	FERNANDINA BEACH	FL	32034
108	00-00-31-128R-000E-0030	BLOUNT MIKE M III	PO BOX 15414	FERNANDINA BEACH	FL	32035-3107
109	00-00-31-128R-000E-0040	WITTKE WALTER R & MARY J	3292 NORTH VICTORIA LANE	WAUKEGAN	IL	60087
110	00-00-31-128R-000E-0050	WILLIAMS DOUGLAS R &	WILLIAMS ROBERT A & WILLIAMS KRISTIN M (JTROS) 2413 FIRST AVE #E5	FERNANDINA BEACH	FL	32034

111	00-00-31-128R-000E-0060	CORN GARY G & LINDA B	2413 FIRST AVE UNIT E-6	FERNANDINA BEACH	FL	32034
112	00-00-31-128R-000F-0010	PEAGLER THOMAS P JR &	MILES CLARICE A (JT/RS) 703 SEMINOLE TRAIL	WAYCROSS	GA	31501
113	00-00-31-128R-000F-0020	REYNOLDS DARWIN B & SUZANNE M	9305 BRUNTSFIELD DRIVE	JACKSONVILLE	FL	32244
114	00-00-31-128R-000F-0030	SOARES LIGIA M	822 SW MUNJACK CIRCLE	PORT ST LUCIE	FL	34986
115	00-00-31-128R-000F-0040	COSENTINO ANGELA J	570 THOMPSON LANE	MITCHELL	IN	47446
116	00-00-31-128R-000F-0050	PIERCE SUSAN C	86381 SAND HICKORY TRAIL	YULEE	FL	32097
117	00-00-31-128R-000F-0060	ISLAND PROPERTY INVESTMENTS	LLC PO BOX 2893	WAYCROSS	GA	31502
118	00-00-31-128R-000F-0070	ARBO EDWARD & ANNA M	PO BOX 21844	ST SIMONS	GA	31522
119	00-00-31-128R-000F-0080	MILLER ROBERT H III & KATHRYN	HAMANN GREGORY J 7368 OAK SHORE DRIVE	PORTAGE	MI	49024
120	00-00-31-128R-000G-0010	KORNYA JOHN F &	HUNT-KORNYA DELORIS J (H&W) 136 FAIRWAY DRIVE	BLACK MOUNTAIN	NC	28711-2616
121	00-00-31-128R-000G-0020	POWERS JAMES E & DEBORAH E	1728 HEATHER ST	FERNANDINA BEACH	FL	32034
122	00-00-31-128R-000G-0030	FREEMAN RICHARD T & NANCY J	1850 CARNATION ST	FERNANDINA BEACH	FL	32034
123	00-00-31-128R-000G-0040	CASARONA FRANK R	1416 HAMPTON DRIVE	DOWNINGTON	PA	19335
124	00-00-31-128R-000H-0010	REESE JAMES & ELIZABETH	PO BOX 15478	FERNANDINA BEACH	FL	32035-5478
125	00-00-31-128R-000H-0020	HABLE THOMAS V & JEAN A	2409 LOS ROBLES DR	FERNANDINA BEACH	FL	32034
126	00-00-31-128R-000H-0030	HOLCOMB VON W & VICTORIA P	2413 FIRST AVE H-3	FERNANDINA BEACH	FL	32034
127	00-00-31-128R-000H-0040	FOX SHAWN C &	FOX SHERRY L 129 AUBURN WAY	TARRINGTON	CT	06790
128	00-00-31-128R-000I-0010	MILLER ROBERT H III & KATHRYN	HAMANN GREGORY J 7368 OAK SHORE DRIVE	PORTAGE	MI	49024
129	00-00-31-128R-000I-0020	HILL JOHN W & KAREN Y	2413 FIRST AVE I-2	FERNANDINA BEACH	FL	32034
130	00-00-31-128R-000I-0030	CASKEY KIRK D	388 WHITSON CHAPEL ROAD	COOKEVILLE	TN	38506
131	00-00-31-128R-000I-0040	GODFREY ADAM K & ELIZABETH H	96077 ROXABOGUE DRIVE	FERNANDINA BEACH	FL	32034
132	00-00-31-128R-000I-0050	REELIN LLC	RT 8 BOX 393-A	WAYCROSS	GA	31503
133	00-00-31-128R-000I-0060	BRADBURY ELIZABETH A &	SULLIVAN PATRICIA J (JT/RS) 427 1/2 NORTH 9TH STREET	ALLENTOWN	PA	18102
134	00-00-31-128R-000I-0070	JORDAN STEVEN A & BEVERLY T	160 CONNEMARA ROAD	ROSWELL	GA	30075
135	00-00-31-128R-000I-0080	WRIGHT DAVID J	2413 FIRST AVENUE I-8	FERNANDINA BEACH	FL	32034
136	00-00-31-128R-000J-0010	GEORGE KRISTINA M (ROS) &	ALFRED B & MARY ANNE GEORGE 2413 FIRST AVE J-1	FERNANDINA BEACH	FL	32034
137	00-00-31-128R-000J-0020	JERVIS BRUCE M & DEBORAH S	4400 NW 65TH TERRACE	GAINESVILLE	FL	32606
138	00-00-31-128R-000J-0030	WEBB JAMES LARRY	2413 FIRST AVE UNIT J3	FERNANDINA BEACH	FL	32034
139	00-00-31-128R-000J-0040	MCKNIGHT CATHLEEN R	P O BOX 15025	FERNANDINA BEACH	FL	32035
140	00-00-31-128R-000K-0010	HAMMOND LESTER H III &	HAMMOND LAURA P (JT/RS) 1430 BRAWLEY CIRCLE	ATLANTA	GA	30319

141	00-00-31-128R-000K-0020	MARTIN CLINTON F &	MARTIN CLINTON F III & MARTIN JOSEPH LANCE (JT/RS) 2413 FIRST AVE K-2	FERNANDINA BEACH	FL	32034
142	00-00-31-128R-000K-0030	VIEIRA AUGUSTO	1601 SW 4TH AVE	POMPANO BEACH	FL	33060
143	00-00-31-128R-000K-0040	REMILLARD DEBORAH L	2413 FIRST AVE K-4	FERNANDINA BEACH	FL	32034
144	00-00-31-128R-000K-0050	HART BENNY K	9455 PINEVIEW DR	OLIVET	MI	49076
145	00-00-31-128R-000K-0060	HOEFFNER PATRICIA A	PO BOX 1325	FERNANDINA BEACH	FL	32035-1325
146	00-00-31-128R-000K-0070	VAN DELINDER THOMAS H & JANE S	6503 CREFT CIRCLE	INDIAN TRAIL	NC	28079
147	00-00-31-128R-000K-0080	FOSTER MAUREEN C	553 UPPER GULPH ROAD	STRAFFORD	PA	19087
148	00-00-31-128R-000L-0010	SEYMOUR ELIZABETH B	622 1/2 VICTORIA DRIVE	NORTH AUGUSTA	SC	29841
149	00-00-31-128R-000L-0020	WATSON JAY & JANIE	1020 CHERRY ST	JACKSONVILLE	FL	32205
150	00-00-31-128R-000L-0030	LYNCH D RICHARD & MATILDA &	PHARR JOHN & MCNEARY CAROL (H&W) 1514 ST MARY DRIVE	WAYCROSS	GA	31501
151	00-00-31-128R-000L-0040	CHEW SHARON ADAMS	2413 FIRST AVE #L-4	FERNANDINA BEACH	FL	32034
152	00-00-31-128R-000M-0010	STARLING LEWIS C	C/O SHERYL STARLING 2017 SYCAMORE STREET	HADDON HEIGHTS	NJ	08035
153	00-00-31-128R-000M-0020	HALL CHARLENE &	CARVER PHILLIP J (JT/RS) & HALL J CLYDE 2937 OLD WAYCROSS HWY	DOUGLAS	GA	31535
154	00-00-31-128R-000M-0030	BHH ADVENTURE LLC	2818 BUD MCKEY CIRCLE	VALDOSTA	GA	31602
155	00-00-31-128R-000M-0040	YOUNG WALTER R II & KATHLEEN A	1242 RAGLEY HALL ROAD	ATLANTA	GA	30319
156	00-00-31-128R-000N-0010	SUMNER ELIENE H &	KAYLEEN SUMNER (JTROS) 2413 FIRST AVE N-1	FERNANDINA BEACH	FL	32034
157	00-00-31-128R-000N-0020	O'DELL RICHARD J & MARTHA G	21801 23 MILE ROAD	OLIVET	MI	49076
158	00-00-31-128R-000N-0030	MARK R CORPORATION	9506 SW 57TH AVE	MIAMI	FL	33156
159	00-00-31-128R-000N-0040	HARRIS ELISABETH C &	HARRIS PETER H (M&S) 2413 FIRST AVE N-4	FERNANDINA BEACH	FL	32034
160	00-00-31-128R-000N-0050	M & S PARTNERSHIP	P O BOX 478	FERNANDINA BEACH	FL	32035-0478
161	00-00-31-128R-000N-0060	MOORE CLAYTON W	4776 AMELIA ISLAND PKWY	FERNANDINA BEACH	FL	32034
162	00-00-31-128R-000N-0070	JOHNSON WILLIAM H & HELEN	PO BOX 6246	FERNANDINA BEACH	FL	32035-6246
163	00-00-31-128R-000N-0080	PAQUETTE ALAN R	2413 FIRST AVE UNIT N-8	FERNANDINA BEACH	FL	32034
164	00-00-31-128R-000O-0010	SPENCER RICHARD L JR	95385 SPINNAKER DRIVE	FERNANDINA BEACH	FL	32034
165	00-00-31-128R-000O-0020	BOX-WRIGHT LINDA R &	WRIGHT DONALD V III (H&W) 2413 FIRST AVE #O-2	FERNANDINA BEACH	FL	32034
166	00-00-31-128R-000O-0030	GIBSON MARK T & E REES	PO BOX 1848	WAYCROSS	GA	31502-1848
167	00-00-31-128R-000O-0040	GAITO MICHAEL J & LORRAINE N	6 SCOTT ROAD	GREENWICH	CT	06831
168	00-00-31-128R-000P-0010	TERPENNING JENNY L	2413 FIRST AVE #P-1	FERNANDINA BEACH	FL	32034
169	00-00-31-128R-000P-0020	STETTLER GLEN & JUDY	8108 GLENHURST DR	FAIRFAX STATION	VA	22039

170	00-00-31-128R-000P-0030	AUBURN JAMES H & ANNE K	105 LAUREL DR	CARMEL VALLEY	CA	93924
171	00-00-31-128R-000P-0040	CARDILLO DANIEL V & LINDA F	2413 FIRST AVE #P-4	FERNANDINA BEACH	FL	32034
172	00-00-31-128R-000P-0050	BURBANK JOHN L & ROBIN S	2413 FIRST AVE P-5	FERNANDINA BEACH	FL	32034
173	00-00-31-128R-000P-0060	MONROE MOI M III	RT 8 BOX 393-P	WAYCROSS	GA	31503
174	00-00-31-128R-000P-0070	BLUM NANCY ANN REVOCABLE TRUST	NANCY ANN BLUM TRUSTEE 475 PONDEROSA DR	ATHENS	GA	30605
175	00-00-31-128R-000P-0080	HOFFMAN DANIEL S & KIRSTI A	515 GREENLAND AVE	OCONOMOWOC	WI	53066
176	00-00-31-128R-000U-0010	GUTHRIE GERRY	3867 SPRING MEADOW DR	ACWORTH	GA	30101
177	00-00-31-128R-000U-0020	WINEGARDNER WILLIAM & JENNIFER	48 ELMBROOK PLACE	BLOOMFIELD	NJ	07003
178	00-00-31-128R-000U-0030	SCHOFIELD MARTIN B & SUSAN O	259 PINELAND RD NW	ATLANTA	GA	30342
179	00-00-31-128R-000U-0040	SINGLETON RONALD W & SUSAN I	2866 ROBERT OLIVER AVENUE	FERNANDINA BEACH	FL	32034
180	00-00-31-128R-000U-0050	WILSON CAROL E	2413 FIRST AVE UNIT U-5	FERNANDINA BEACH	FL	32034
181	00-00-31-128R-000U-0060	GENE MASON PROPERTIES OF	FLORIDA LLC PO BOX 659	FITZGERALD	GA	31750-0659
182	00-00-31-128R-000U-0070	JAMESON ROBERT J & BETH L	3463 WYCHERLY COURT	ATLANTA	GA	30319
183	00-00-31-128R-000U-0080	MAIRE JACQUELINE D	2413 FIRST AVE UNIT U-8	FERNANDINA BEACH	FL	32034
184	00-00-31-128R-000V-0010	GENE MASON PROPERTIES OF	FLORIDA LLC PO BOX 659	FITZGERALD	GA	31750-0659
185	00-00-31-128R-000V-0020	WILKERSON PAMELA D	2413 FIRST AVE #V-2	FERNANDINA BEACH	FL	32034
186	00-00-31-128R-000V-0030	HANLON THOMAS W & MARY JO	40472 LAMBERT RD	ANTIOCH	IL	60002
187	00-00-31-128R-000V-0040	BEAMER GEORGE PATRICK	2413 FIRST AV UNIT V4 BOX 804 UNIT V-4	FERNANDINA BEACH	FL	32034
188	00-00-31-128R-000C-0040	ROE WILLIAM W & JOAN P	940 MATTHEWS DRIVE	MACON	GA	31210
189	00-00-31-114B-0004-0110	SATTERLUND DOROTHY JEAN	PO BOX 16791	FERNANDINA BEACH	FL	32035-3130
190	00-00-31-114B-004-0111					
191	00-00-31-124L-000A-0040	TRI-STAR PARTNERSHIP	PO BOX 298	ST AUGUSTINE	FL	32085-0298
192	00-00-31-124L-000A-0030	TRI-STAR PARTNERSHIP	PO BOX 298	ST AUGUSTINE	FL	32085-0298
193	00-00-31-1035-0000-0000					
194	00-00-31-124L-000A-0020	TRI-STAR PARTNERSHIP	PO BOX 298	ST AUGUSTINE	FL	32085-0298
195	00-00-31-124L-000A-0010	TRI-STAR PARTNERSHIP	PO BOX 298	ST AUGUSTINE	FL	32085-0298
196	00-00-31-128R-A000-0000	FOREST RIDGE VILLAGE CONDO	2413 FIRST AVENUE	FERNANDINA BEACH	FL	32034
197	00-00-31-114B-0006-0030	BERGHOEFER ENTERPRISES INC	C/O JOYCE L BERGHOEFER 96018 SANDY POINTE CIRCLE	FERNANDINA BEACH	FL	32034
198	00-00-31-114B-0006-0020	BECKLEY CHARLES RANDOLPH &	BECKLEY NANCY CALAHAN 2708 WOODLEY PLACE NW	WASHINGTON	DC	20008
199	00-00-31-124L-000A-0050	TRI-STAR PARTNERSHIP	PO BOX 298	ST AUGUSTINE	FL	32085-0298
200	00-00-31-1014-	O'CONNER JAMES P EST	703 GARDEN STREET	FERNANDINA	FL	32034

	0004-0000			BEACH		
201	00-00-31-1014-0003-0000	O'CONNER JAMES P EST	703 GARDEN STREET	FERNANDINA BEACH	FL	32034
202	00-00-31-1014-0002-0000	O'CONNER JAMES P EST	703 GARDEN STREET	FERNANDINA BEACH	FL	32034
203	00-00-31-1014-0001-0000	O'CONNER JAMES P EST	703 GARDEN STREET	FERNANDINA BEACH	FL	32034
204	00-00-31-114B-0007-0090	EUSTATHIADES ZOE	650 WESTWOOD DRIVE	ELLAUVILLE	GA	31806
205	00-00-31-114B-0007-0080	MATHEWS MICHAEL CALVIN	923 WESTGATE DRIVE	JACKSONVILLE	FL	32221
206	00-00-31-114B-0007-0060	BARNES FRED S & JOYCE W	TRUSTEES OF THE BARNES FAMILY REVOCABLE TRUST 4802 EMPIRE AVE	JACKSONVILLE	FL	32207
207	00-00-31-114B-0007-0050	GOODING MEDDIE J &	HIGGINBOTHAM DEBORAH LYNNE TRTES M J GOODING FAMILY TRUST 1815 HIGHLAND STREET	FERNANDINA BEACH	FL	32034
208	00-00-31-114B-0007-0020	GAETA MARY DORR	9815 MCLEAREN COURT	FAIRFAX	VA	22030
209	00-00-31-114B-0004-0040	DOMARADZKI JENNIFER D ET AL	1819 RALEY RD	JACKSONVILLE	FL	32225
210	00-00-31-114B-0004-0030	DOMARADZKI JENNIFER D ET AL	1819 RALEY RD	JACKSONVILLE	FL	32225
211	00-00-31-114B-0004-0020	YORK JUDY E	P O BOX 1515	HILLIARD	FL	32046
212	00-00-31-114B-0002-0022	GUFFEY CHARLES A	2754-B FIRST AVE	FERNANDINA BEACH	FL	32034



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AFFIDAVIT OF POSTING

State of Florida
County of Nassau

I, Cathy Sabattini, being first duly sworn, depose and state as follows:

1. That I am an employee of the City of Fernandina Beach, Community Development Department; and
2. That part of my duties includes processing applications of all types; and
3. That one of the requirements for processing applications is that the notice be posted on the property; and
4. That for LU 2006-39: 00-00-31-1014-0001-0000, 00-00-31-1014-0002-0000, 00-00-31-1014-0003-0000 & 00-00-31-1014-0004-0000 located on Askins Street, I posted the property on June 2, 2006 with the notice of the application and hearing.

FURTHER AFFIANT SAYETH NAUGHT.

Signature
Cathy Sabattini
Print Name
Staff Assistant II
Title

Subscribed and sworn to before me, a notary public in and for the State of Florida this 2nd day of June, 2006.

(Seal)

ANITALOUISE VOSMUS-ROSS
Notary Public, State of Florida
My comm. exp. Oct. 17, 2008
Comm. No. DD 363311

NOTICE OF PUBLIC HEARING
PLANNING ADVISORY BOARD
CITY OF FERNANDINA BEACH

NOTICE IS HEREBY GIVEN that a Quasi-Judicial, Public Hearing is scheduled for **Wednesday, June 14, 2006 at 5:30 PM** in the City Commission Chambers, 204 Ash Street Fernandina Beach, Florida to consider the following applications:

CHANGE OF ZONING

CITY OF FERNANDINA BEACH ON BEHALF OF DEANNA HOLLOWAY, PARCEL #12-3N-29-0000-0002-0051 ON WEST 5TH (CZ 2006-38), CHANGE OF ZONING FROM REC: RECREATION TO R-2: ONE AND TWO-FAMILY DWELLING DISTRICT. *(Quasi-Judicial)*

CITY OF FERNANDINA BEACH ON BEHALF OF JAMES P. O'CONNOR ESTATE, TO INCLUDE PARCEL NUMBERS 00-00-31-1014-0001-0000, 00-00-31-1014-0002-0000, 00-00-31-1014-0003-0000 & 00-00-31-1014-0004-0000 LOCATED ON ASKINS STREET (CZ 206-39), CHANGE IN ZONING FROM R-2: ONE AND TWO-FAMILY DWELING DISTRICT TO R-3: MULTIPLE FAMILY DISTRICT.

SPECIAL USE

FIRST BAPTIST CHURCH OF FERNANDINA BEACH, PARCEL NUMBER 00-00-30-0800-0003-0000 ON SOUTH 8TH STREET (SU 206-31), SPECIAL USE TO FILL 0.32 ACRES OF WETLANDS. *(Quasi-Judicial)*

VACATION OF RIGHT-OF-WAY

CARRIE LEE, JERRY & DEBRA YARBOROUGH, ROBERT & KAREN WILDAU AND WILLIAM & LINDA INMAN, 2ND STREET AND RACHEL AVENUE BETWEEN LOTS 18 & 19 (VA 2006-25), VACATION OF RIGHT-OF-WAY FOR A 30 X 100 FOOT AREA ON THE NORTH SIDE OF RACHAEL AVENUE. *(Quasi-Judicial).*

LOCAL PLANNING AGENCY

LAND USE MAP AMENDMENTS

CITY OF FERNANDINA BEACH ON BEHALF OF DEANNA HOLLOWAY, PARCEL #12-3N-29-0000-0002-0051 ON WEST 5TH STREET (LU 2006-38), LAND USE AMENDMENT FROM RECREATION TO MEDIUM DENSITY RESIDENTIAL. *(Legislative)*

CITY OF FERNANDINA BEACH ON BEHALF OF JAMES P. O'CONNOR ESTATE, TO INCLUDE PARCEL NUMBERS 00-00-31-1014-0001-0000, 00-00-31-1014-0002-0000, 00-00-31-1014-0003-0000 & 00-00-31-1014-0004-0000 LOCATED ON ASKINS STREET (LU 206-39), LAND USE AMENDMENT FROM MEDIUM DENSITY RESIDENTIAL TO HIGH DENSITY RESIDENTIAL. *(Legislative)*

Interested parties may appear at said hearing and be heard as to the advisability of any action, which may be considered. Any persons with disabilities requiring accommodations in order to participate in this program or activity should contact 277-7305, TTY 277-7399, (TTY number for all City offices) or through the Florida Relay Service at 1-800-955-8771 at least 24 hours in advance to request such accommodation.

IF ANY PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE BOARD/COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH HEARING, S/HE WILL NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

Copies of the applications may be inspected in the office of the Community Development Department, City Hall, 204 Ash Street, between the hours of 8:00 AM - 5:00 PM, Monday through Friday. For information on the application, please contact the Staff of the Planning Department at 277-7325.

PLANNING DEPARTMENT
CITY OF FERNANDINA BEACH
PLANNING ADVISORY BOARD

CASE: SU 2006-31

APPLICANT: First Baptist Church of Fernandina Beach, parcel# 00-00-30-0800-0003-0000 on South 8th Street.

SUMMARY: Staff recommends denial.

STAFF REPORT
SU 2006-31
Special Use Application
Planning Advisory Board Hearing
June 14, 2006

Application Information

Applicant:	First Baptist Church
Owner:	Same
Agent:	Gillette and Associates
Requested action:	Approval of a special use to fill .33 acres of jurisdictional wetlands
Location:	South 8th Street
Existing zoning:	C-1
Future Land Use Map category:	General Commercial
Size:	15.24 – whole parcel

All required application materials have been received. All fees have been paid. All required notices have been made.

Surrounding Area Information

	Adjacent existing uses	Adjacent zoning	Adjacent Future Land Use Map category
North	Vacant	Nassau County Commercial Intensive	Nassau County Commercial
South	Commercial	C-2	General Commercial
East	Vacant Residential	Nassau County Commercial Intensive	Nassau County Commercial
West	Office/commercial	Nassau County RS-2	Nassau County High Density Residential

Summary of Request and Background Information

This application is for a special use permit in order to fill 0.33 acres of wetlands. The areas to be filled are intended for parking. The property was annexed into the City in 2004 for the purpose of constructing the Baptist Church.

Consistency with the Comprehensive Plan

Policy 5.08.05 States:

The City shall protect wetlands from impacts of adjacent development, and shall ensure:

a. Proper siting of development structures and infrastructure, including clustering of dwelling units away from wetlands;
b. Location of buffer zones of native vegetation around wetlands and surface water bodies to prevent erosion, retard runoff, and provide habitat; and
c. Setback of buildings and other structures from wetlands and water bodies.

This policy does not allow for the filling of wetlands, but allows for development on the uplands. The requested action is inconsistent with this policy.

Consistency with the Land Development Code

Sections 110-61 through 110-67 establishes the wetlands protection zone and specifies the types of development allowed within that zone. The wetlands protection zone is defined as:

(1) Areas within the dredge and fill jurisdiction of the of state department of environmental protection as authorized by F.S. ch. 403.
(2) Areas within the jurisdiction of the U.S. Army Corps of Engineers as authorized by section 404 of the Clean Water Act or section 10 of the Rivers and Harbors Act of 1899 and related laws as implemented through rules published in 33 CFR parts 320 through 330.
(3) Areas within the jurisdiction of the St. Johns River Water Management District pursuant to section 17 of the Florida Administrative Code, or amendments thereto.
(4) Those lands identified as "Conservation" on the future land use map of the future land use element of the comprehensive plan and "Wetlands Protection Zone" on the adopted zoning map.

The wetlands in question are subject to St. John's River Water Management permitting, and therefore falls under criteria #3. Because this falls under the definition of a wetlands protection zone, the applicant is required to apply for a special use permit. Section 110-64 specifically states that no development activity is allowed in a wetlands protection zone unless all of the following criteria can be met:

(1) No practical use is possible for the entire parcel of land owned by the applicant and alternative locations outside of the wetlands are not available.
(2) The use will not threaten public safety or cause nuisances, increase flooding on other lands, impair public rights to the enjoyment of the natural environment, or violate pollution control standards or other federal, state or local regulations. In addition, the use must not cause any measurable degradation of the environment.
(3) The applicant's circumstances differ substantially from those of other landowners generally.
(4) The proposed use will not, when viewed by itself and in terms of the cumulative impact of existing and reasonably anticipated future uses of a similar nature, result in:
a. Infilling of the wetlands or other modification of natural topographic contours;
b. Significant disturbance or destruction of natural flora and fauna;

c. Significant increases in water turbidity due to influx of sediments or other materials;
d. Removal of wetland soils;
e. Reduction or increases in wetland water supply;
f. Reduction or increases in wetland nutrients;
g. Influx of toxic chemicals; or
h. Thermal changes in the wetlands.
(5) All other federal, state and local permits have been obtained, but only if the city commission received adequate advance notice prior to the owner applying for such permits.

The parking could be re-designed so as not to fill any of the wetlands, and therefore the requested action does not meet criteria number 1. The use will not threaten public safety or cause nuisances, increase flooding on other lands, impair public rights to the enjoyment of the natural environment, or violate pollution control standards or other federal, state or local regulations, therefore the applicant has met criteria number 2. The applicant's circumstances do not differ from those of other land-owner's and therefore criteria number 3 has not been met. As the applicant has requested that the wetlands be filled, he cannot meet criteria number 4. The applicant has not yet applied for a SJRWMD permit, and does not meet criteria 5.

Conclusion

The requested action to fill 0.33 acres of wetlands is inconsistent with Policy 5.08.05 and Criteria 1, 3, 4 and 5 from Section 110-64 of the Land Development Code.

Recommendation

Staff recommends denial.

Submitted by:
Catherine Hartley
Senior Planner

RECEIVED

DATE STAMP: PLANNING & ZONING FERNANDINA BEACH, FLORIDA

June Agenda

TMS # 2006 0000000414

APPLICATION FOR SPECIAL USE
PLANNING ADVISORY BOARD
CITY OF FERNANDINA BEACH, FLORIDA

APPLICATION NO.: SU 2006-31

APPLICATION FEE: $750.00

CK # 33182 / CC

RECEIVED BY: CH OF KE CK

1. APPLICANT'S INFORMATION:
Applicant(s): First Baptist Church of Fernandina Beach
Address: P.O Box 1099
Address 2. Fernandina Beach, FL 32035
Telephone: 261-3617
Fax: N/A
E-mail: N/A

2. OWNER'S INFORMATION
Owner (1): First Baptist Church of Fernandina Beach
Address: P.O Box 1099
Address 2 Fernandina Beach, FL 32035
Telephone: 261-3617
Fax: N/A
E-mail N/A

Owner (2): N/A
Address:
Address 2
Telephone:
Fax:
E-mail

3. APPLICANT'S AGENT:
Name: Nick Gillett, PE / Gillett Associates
Address: 20 south 4th Street
Address 2 Fernandina Beach, FL 32034
Telephone 261-8819
Fax: 261-9905
E-mail nick@gillettassociates.com

5. PROPERTY INFORMATION
Project Name: First Baptist Church of FERNANDINA BEACH
Street Address: South 8th Street / A1A
Lot Number: 3 Block Number: Subdivision Susan Cashen Grant
Section: 30 Township: 3N Range 28

Nearest Street Intersection Lime Street
Parcel Identification Number(s) 06-00-30-0800-0003-0000

6. AREA INFORMATION:
Under an acre: Sq Footage: Over an acre: 15.24 acres
Number of Lots/Parcels 1
Existing Zoning Classification: ~~County Commercial Intensive~~ C.H. C-1 CA
Existing Future Land Use Classification: ~~County Commercial~~ City Residential Commercial CA
Existing Land Use: vacant

7. SPECIAL USE SOUGHT:

Describe the work to be covered by the permit for which the application is made.

Filling of wetlands

CONDITIONS

I (we) also understand that the application fee does not include the fees associated with engineering review and/or construction inspection, inspections, reports, and the like required by the City of Fernandina Beach

I (we) certify that no land clearing, excavation and/or filling has occurred on this property, and that no clearing, excavation and/or filling will commence prior to the issuance of a Land Clearing Permit. I (we) do hereby agree to perform any authorized land clearing, excavation and/or filling in accordance with the approved site plan and the City of Fernandina Beach Land Development Regulations.

By signature, I (we) acknowledge that I (we) have read, understand and agree to the above conditions

Owner(s) Agent

The undersigned having been duly sworn on oath states the above information is true and correct as (s) he is informed and believes.

Signature of Owner(s) or Agent Printed name of Owner(s) or Agent N. ACE. Gillette PE

STATE OF FLORIDA
COUNTY OF NASSAU } SS

Mr /Mrs /Ms. N. ACE. Gillette Subscribed and

sworn to before me this 11th day of April, 2006

Notary Public Signature Printed Name Christine L. Muckenfuss

My Commission Expires

CHRISTINE L. MUCKENFUSS
Notary Public - State of Florida
My Commission Expires Jun 24, 2009
Commission # DD 423181
Bonded By National Notary Assn.

AGENT AUTHORIZATION

I, Jeffery W. Overton (Name), Senior Pastor (Title) of First Baptist Church of Fernandina Beach, the owner of the following property(s) do hereby authorize, Ronald M. Crews, to act as my Agent in conjunction with all rezoning, future land use maps changes, conditional use applications, site plan applications, concurrency applications, preliminary plat applications, and any other Local, State and/or Federal development permits necessary for development of the following property, without any further notice.

Property ID Number(s): 00-00-30-0800-0003-0000

Location: 8th Street, Fernandina Beach, Florida

Rev. Jeffery W. Overton
Signature

4/26/04
Date

904-261-3617
Telephone Number

STATE OF Florida

COUNTY OF Nassau

Subscribed and sworn to before me this 26th day of April, 2004.

Who is personally known to me ✓ or has produced identification _____

Jana H. Williams
Notary Pubic: Signature

Jana H. Williams
Printed Name

My Commission Expires: 6/30/06

(seal)

Jana H. Williams
MY COMMISSION EXPIRES
June 30, 2006
#DD115477
Bonded thru
Troy Fain-Insurance
NOTARY PUBLIC, STATE OF FLORIDA

G&A

Gillette & Associates, Inc.

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

AGENT AUTHORIZATION

I, Ronald M. Crews, the owner or the authorized agent for the owner of the following property(s) do hereby authorize, Nick Gillette, P.E., of Gillette & Associates, Inc., to act as my Agent in conjunction with all rezoning, future land use maps changes, conditional use applications, site plan applications, concurrency applications, preliminary plat applications, and any other Local, State and/or Federal development permits necessary for development of the following property, without any further notice.

Property ID Number(s): 00-00-30-0800-0003-0000

Location: 8th Street, Fernanding Beach, Florida

Signature — Date: 4-15-04 — Telephone Number: 904-261-9617

STATE OF FLORIDA
COUNTY OF Nassau

Subscribed and sworn to before me this 15 day of April, 2004

Who is personally known to me ✓ or has produced identification _____

June A Sheppard
Notary Public: Signature

June A Sheppard
Printed Name

My Commission Expires: 10/16/2006

(seal)

JUNE A. SHEPPARD
Commission # DD0158791
Expires 10/16/2006
Bonded through
(800-432-4254) Florida Notary Assn., Inc.

20 South 4th Street • Amelia Island, Florida 32034 Phone: (904) 261-8819 Fax: (904) 261-9905

FROM 904 (THU) 4 15 2004 15:27/ST. 15:23/NO. 5510618836 P 4

THIS INSTRUMENT PREPARED BY:

JACOBS & ASSOCIATES, P. A.
401 Centre Street, Second Floor
Fernandina Beach, Florida 32034

RECORD AND RETURN TO:
JACOBS & ASSOCIATES, P. A.
401 Centre Street, Second Floor
Fernandina Beach, Florida 32034

RE PARCEL ID #: 00-00-30-8502-0003-0000
BUYER'S TIN:

Recording 15.00
Doc. Stamps 5,930.00
Int. Tax.
Total ... 5,945.00

Doc# 2000 227
Book: 922
Pages: 630 - 632
Filed & Recorded
03/02/00 11:13:34 AM
J. M. OXLEY JR
CLERK OF CIRCUIT COURT
NASSAU COUNTY, FLORIDA
DEED DOC STAMP
RECORDING $ 5,930.00
TRUST FUND $ 13.00
$ 2.00

This is a certified copy

WARRANTY DEED

THIS WARRANTY DEED made this 1st day of March, 2000 by Bo Sung Chung and Pauline C. Chung, his wife, hereinafter called Grantor, and whose address is 73 Oak Grove Place, Fernandina Beach, FL 32034 to First Baptist Church of Fernandina, Florida, hereinafter called Grantee and whose address is 416 Alachua Street, Fernandina Beach, FL 32034.

(Wherever used herein the terms 'grantor' and 'grantee' include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH:

THAT the Grantor, for and in consideration of the sum of Ten and NO/100 Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate, lying and being in Nassau County, Florida, viz:

See Exhibit "A" attached hereto and by this reference made a part hereof.

The real property described in this instrument is not the constitutional homestead nor the primary physical residence of the Grantor.

SUBJECT TO taxes accruing subsequent to December 31, 2000.

SUBJECT TO covenants, restrictions and easements of record, if any; however, this reference thereto shall not operate to reimpose same.

TOGETHER with all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Form Software by Automated Real Estate Services, Inc. 1-800-338-1288

Signed, sealed and delivered in our presence:

Witness Signature

ROSWITHA T. ABELS
Witness Printed Signature

Witness Signature

Witness Printed Signature

Bo Song Chung

Pauline C. Chung

STATE OF FLORIDA
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me this 1st day of March, 2000 by Bo Song Chung and Pauline C. Chung, his wife. He/She is personally known to me or has produced DR. LIC as identification.

Notary Public, State and County Aforesaid

Notary Signature

(Title or Rank)

ROSWITHA T. ABELS
Notary Printed Signature

(Serial No., if any)

ROSWITHA T. ABELS
MY COMMISSION # CC 753520
EXPIRES July 21, 2002
Bonded Thru Notary Public Underwriters

Is Not a Certified copy

Form Software by Automated Real Estate Services, Inc. 1-800-530-1285

FILE: 200089

EXHIBIT "A"

Lot 3 of a subdivision of Part Section 30, Township 3 North, Range 28 East, as surveyed by A.S. Sessar, April 11th through the 23rd 1888, and filed for record in Plat Book 1, page 5, said subdivision being part of the Susan Usilton Grant, all in Nassau County, Florida, also described as follows:

Commencing at a found iron pin at the intersection of the easterly right-of-way line of State Highway 200 (A1A), a 90 foot right-of-way as now established and the Southerly right-of-way of an existing 15 foot alley on the southerly side of said Lot 3; thence North 08 degrees 05 minutes 54 seconds West 15.00 feet to the intersection of the Southerly line of said Lot 3 and the easterly right-of-way line of said State Highway 200 (A1A) and the point of beginning; thence North 08 degrees 05 minutes 54 seconds West 501.40 feet along said easterly right-of-way line to the northerly line of said Lot 3; thence with said northerly line of Lot 3, North 85 degrees 15 minutes 11 seconds East 919.01 feet to the northeast corner of said Lot 3; thence South 04 degrees 47 minutes 29 seconds East 494.36 feet to the Southeast corner of said Lot 3; thence South 84 degrees 51 minutes 18 seconds West 890.10 feet along the southerly side of said Lot 3 to the point of beginning. Being the same lands as described as Parcel One in that certain Warranty Deed recorded in Official Records Book 264, page 82, public records of Nassau County, Florida, less right-of-way for said State Highway as recorded in Book 120, page 530, public records of Nassau County, Florida.

Not a certified copy

Form Software by Automated Real Estate Services, Inc. 1-800-336-1168

(3)

Prepared By and ~~Return To~~:
Marshall E. Wood, P.A.
303 Centre Street, Suite100
Fernandina Beach, FL 32034

File No. 01-5035

Property Appraiser's Parcel I.D. (folio) Number(s)
00-00-30-0800-0000-0020

Doc# 200[illegible]7983
Book: 10[illegible]
Pages: 72[illegible] - 724
Filed & Recorded
08/22/2002 01:09:45 PM
J. M. OXLEY JR
CLERK OF CIRCUIT COURT
NASSAU COUNTY, FLORIDA
DEED DOC STAMP $ 3,150.00
RECORDING $ 13.00
TRUST FUND $ 2.00

Book 1076 Page 722

D.S. 3150.00
3165.00

FIRST AMERICAN TITLE INSURANCE COMPANY 015-32211

Public Records Certified Copy

TRUSTEE'S DEED

THIS TRUSTEE'S DEED made and executed August 13, 2002 by Jane G. Philips, Jane P. Collins, and Catherine Elizabeth Ann Fulford, Trustees of the Eber B. Philips, Sr., Trust dated August 24, 1999 and Jane G. Philips, Trustee of the Jane G. Philips Trust dated August 24, 1999 hereinafter called the grantor, to First Baptist Church of Fernandina, Florida, Inc., a Florida Non-Profit corporation whose post office address is Post Office Box 1099, Fernandina Beach, FL 32035, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assign of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the grantor, for and in consideration of the sum of and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all the certain land situated in Nassau County, Florida, viz:

See Exhibit "A" attached hereto and made a part hereof by this specific reference.

Subject to easements, restrictions, reservations, and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to: December 31, 2001.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Certified Copy

Trustee's Deed (Individual)
Rev. (5/00)

TRUSTEE'S DEED
(Continued)

Signed, sealed and delivered in our presence:

(Witness Signature)
Joyce A. Middleton
(Print Name of Witness)

(Witness Signature)
MARSHALL E. WOOD
(Print Name of Witness)

Jane G. Phillips, Co-Trustee of the Eber B. Phillips, Sr. Trust dated August 24, 1999 and as Trustee of the Jane G. Phillips Trust dated August 24, 1999

Jane P. Collins, Co-Trustee of the Eber B. Phillips, Sr., Trust dated August 24, 1999

Catherine E. Fulford, Co-Trustee of the Eber B. Phillips, Sr. Trust dated August 24, 1999

Address:

1641 Phillips Manor Road

Fernandina Beach, FL 32034

STATE OF Florida

COUNTY OF Nassau

The foregoing instrument was acknowledged before me this 13th day of August, 2002 by Jane G. Phillips, Jane P. Collins, and Catherine Elizabeth Ann Fulford, Trustees of the Eber B. Phillips, Sr. Trust dated August 24, 1999 and Janes G. Phillips, Trustee of the Jane G. Phillips Trust dated August 24, 1999. who are personally known to me or who have produced _____ as ide

Notary Public MARSHALL E. WOOD

My Commission Expires:

(SEAL)

Marshall E. Wood
MY COMMISSION EXPIRES
April 25, 2002
NOTARY PUBLIC, STATE OF FLORIDA
Bonded thru Troy Fain-Insurance

Is not a certified copy

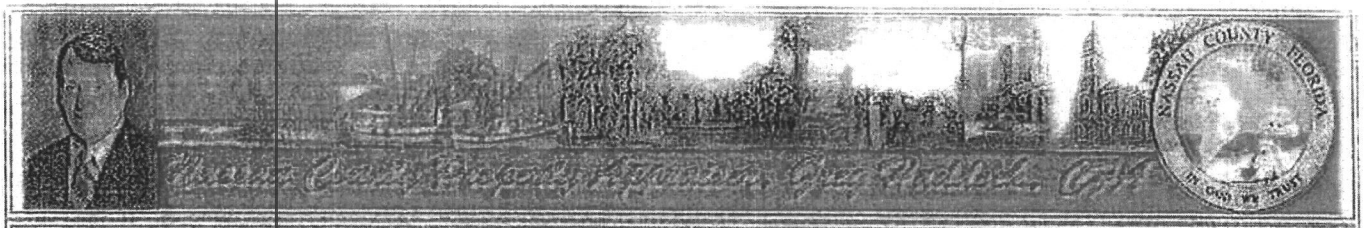
Trustee's Deed (Individual)
Rev. (5/00)

EXHIBIT "A"

That part of the John Bachelot Grant, lying East of State Road 200, North of Lot 3 of the Susan Cashen Grant as recorded in Plat Book "O" at Page 59 and Plat Book 1 at Page 5, and lying West of the Northerly extension of the West line of Lot 4 of said Susan Cashen Grant, all being part of Section 30, Township 3 North, Range 28 East, Nassau County, Florida, also described as follows:

Commencing at a found iron pin at the intersection of the Easterly right-of-way line of State Road 200 (A1A), a 90 foot wide right-of-way as now established, and the Southerly right-of-way of an existing 15 foot alley on the Southerly side of said Lot 3; thence N 08°05'54" W 15.00 feet to the intersection of the Southerly line of said Lot 3 and the Easterly right-of-way line of said State Road 200 (A1A) thence N 08°05'54" W 501.40 feet along said Easterly right-of-way line to the Northerly line of said Lot 3 and the point of beginning; thence continuing with said Easterly right-of-way line N08°05'54" W 325.89 feet to the Northerly line of said Section 30; thence with said Northerly line of Section 30 N85°00'54"E 947.24 feet; thence leaving said Northerly line of Section 30 and along the extension of the West line of said Lot 4 S04°44'24"E 229.44 feet to the Northwest corner of said Lot 4; thence S85°15'11"W 934.01 feet to the point of beginning.

This is not a certified copy



RECENT SALES IN THIS AREA	PREVIOUS PARCEL NEXT PARCEL	RETURN TO MAIN SEARCH PAGE	NASSAU HOME

OWNER NAME	FIRST BAPTIST CHURCH OF	TODAY'S DATE	May 30, 2006
MAILING ADDRESS	FERNANDINA BEACH	PARCEL NUMBER	00-00-30-0800-0003-0000
	P O BOX 1099	MILLAGE GROUP	Fernandina Beach City (Includes Voter Approved Millage .3726) (District 2)
	FERNANDINA BEACH, FL 32035-1099	TOTAL MILLAGE	20.3402
		PROPERTY USAGE	VACANT COM (001000)
LOCATION ADDRESS	SOUTH 8TH ST	DEED ACREAGE	15.24 ACRES
RECORD CARD	Card View Print	PARCEL MAP	Show Parcel Map

SHORT LEGAL	LOT 3 & PARCEL 2 & PT E OF SR 200 & W OF N'LY EXT OF W LINE OF LOT 4 Show Complete Legal Description

2005 TAX ROLL CERTIFIED VALUES

JUST VALUE OF LAND	LAND VALUE AGRICULTURAL	BUILDING VALUE	TOTAL MISC VALUE	JUST OR CLASSIFIED TOTAL VALUE	ASSESSED VALUE	EXEMPT VALUE	TAXABLE VALUE	HOME STEAD
1,066,800	0	0	0	1,066,800	1,066,800	1,066,800	0	N

LAND INFORMATION

LAND USE	NUMBER OF UNITS	UNIT TYPE	SEC-TWN-RNG
CHURCH	15.240	AC	--30

BUILDING DATA

BUILDING #	TYPE	TOTAL AREA	HEATED AREA	BED ROOMS	BATHS	PRIMARY EXTERIOR	SECONDARY EXTERIOR	HEATING	COOLING	ACTUAL YEAR BUILT
No buildings associated with this parcel.										

MISCELLANEOUS DATA

DESCRIPTION	DIMENSIONS LxWxH	UNITS	YEAR BUILT
No records associated with this parcel.			

SALES DATA

SALE DATE	BOOK	PAGE	PRICE	INSTRUMENT	QUALIFICATION	IMPROVED? (AT TIME OF SALE)	GRANTOR	GRANTEE
03-02-2000	922	630	850,000	Warranty Deed	QUALIFIED	NO	CHUNG BO SONG & PAULINE C	FIRST BAPTIST CHURCH OF FERNANDINA BEACH
04-24-1992	655	937	100	Warranty Deed	UNQUALIFIED	NO	CHUNG BO SONG	CHUNG BO SONG & P C

Generate Owner List By Radius

The Nassau County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assesment information is from the last certified taxroll. All data is subject to change before the next certified taxroll. Website updated: May 3, 2006

RECENT SALES IN THIS AREA	PREVIOUS PARCEL NEXT PARCEL	RETURN TO MAIN SEARCH PAGE	NASSAU HOME

Gillette & Associates, Inc.

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

April 26, 2006

Mr. Jeffrey Salter
Community Development Director
City of Fernandina Beach
204 Ash Street
Fernandina Beach, FL 32034

Re: Letter of Intent: First Baptist Church of Fernandina Beach
South 8th Street, Fernandina Beach, FL

Dear Mr. Salter:

Gillette & Associates, Inc., on behalf of the First Baptist Church of Fernandina Beach is pleased to submit the attached site plan and associated application for a special use for the above-referenced project. The special use is being sought for filling of wetlands.

The proposed conceptual layout of the development is depicted in the attached site plan and the wetland impacts are illustrated on this figure as well.

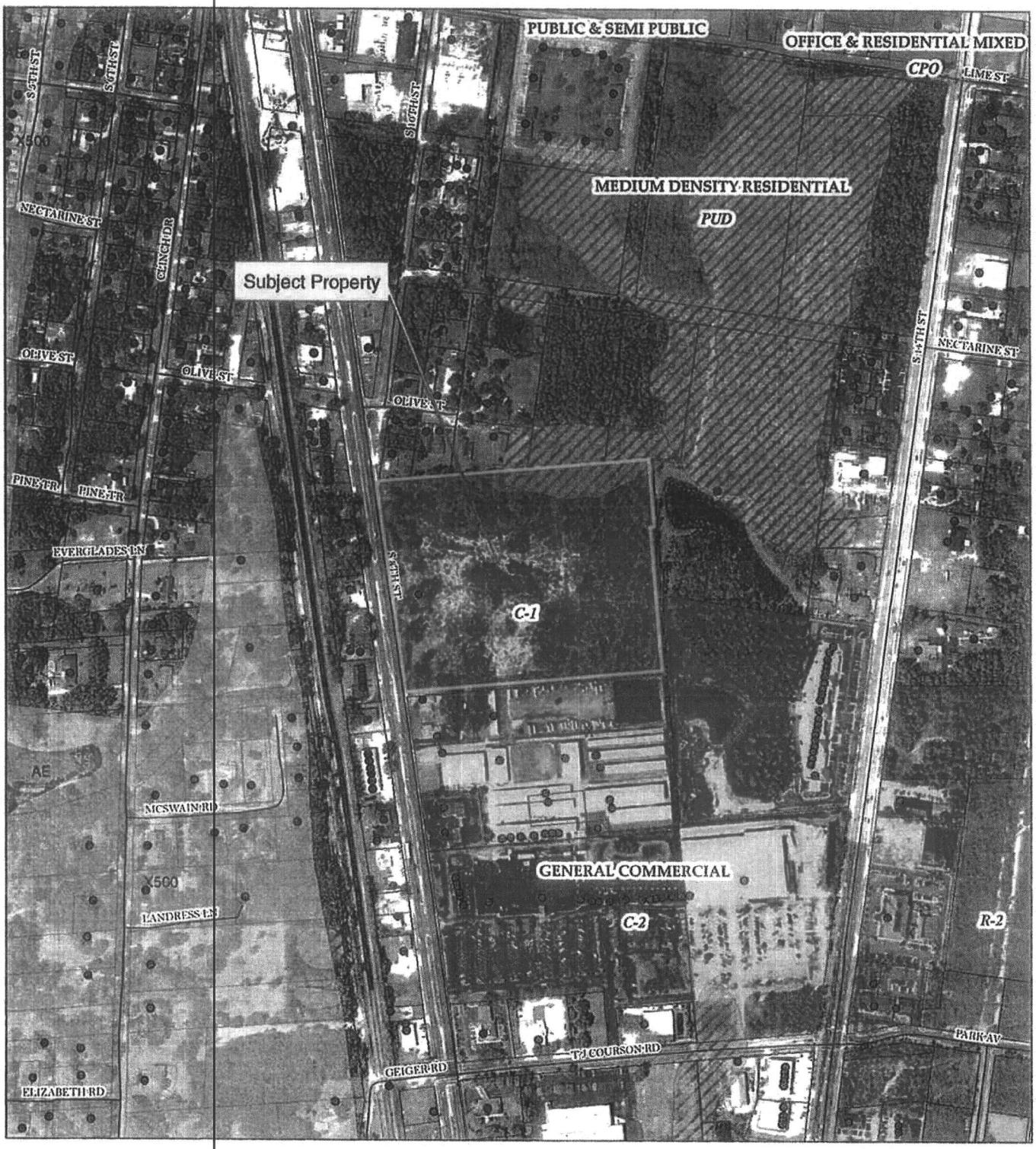
All necessary permits will be obtained for the development as part of the development review process.

Thank you for your time and consideration on this application, and please contact me at your earliest convenience with any questions that you may have.

Sincerely,

Nick E. Gillette, P.E.
Gillette & Associates, Inc
Principal & Engineer

SU 2006-31
First Baptist Church of Fernandina

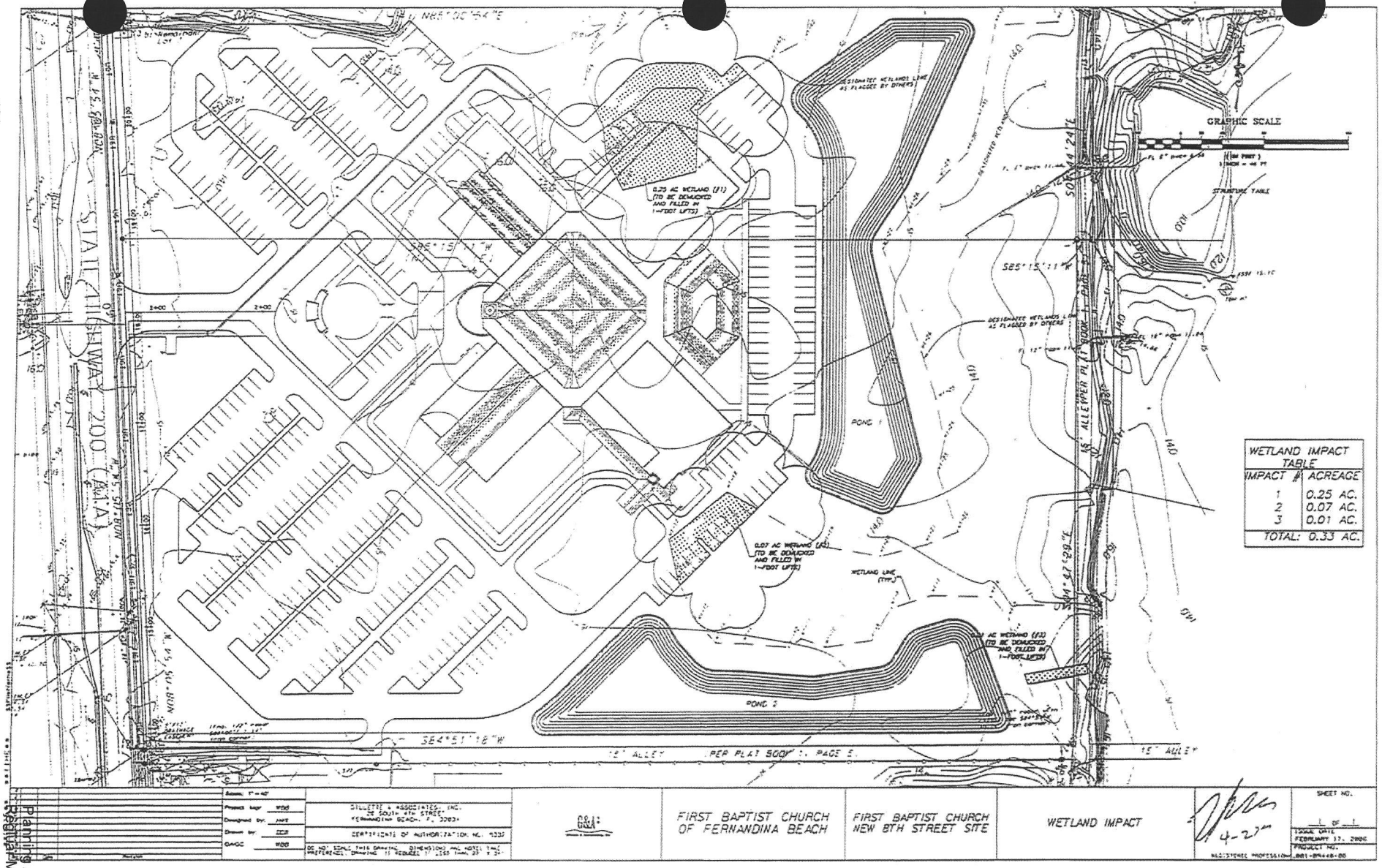


N

0 235 470 940 Feet

1 inch equals 0.086628 miles

00-00-30-0800-0003-0000
S 8th Street
Special Use to Fill 0.32 acres of wetlands


GRAPHIC SCALE
WETLAND IMPACT TABLE
IMPACT # | ACREAGE
1 | 0.25 AC.
2 | 0.07 AC.
3 | 0.01 AC.
TOTAL: 0.33 AC.
0.25 AC WETLAND (#1) TO BE DEMUCKED AND FILLED W/ 1-FOOT LIFTS)
0.07 AC WETLAND (#2) TO BE DEMUCKED AND FILLED W/ 1-FOOT LIFTS)
0.01 AC WETLAND (#3) TO BE DEMUCKED AND FILLED W/ 1-FOOT LIFTS)
DESIGNATED WETLANDS LINE AS FLAGGED BY OTHERS
POND 1
POND 2
S85°15'11"W
S04°44'24"E
S04°47'29"E
S64°51'18"W
15' ALLEY PER PLAT BOOK 1, PAGE 5
STATE HIGHWAY 200 (A1A)
FIRST BAPTIST CHURCH OF FERNANDINA BEACH
FIRST BAPTIST CHURCH NEW 8TH STREET SITE
WETLAND IMPACT
SHEET NO.
ISSUE DATE: FEBRUARY 17, 2006
PROJECT NO.

/dlsearch files/Ordinances/2004/Ord2004-25.AX.2004-41.First.Baptist.Church.Crews.doc
(6 hits)

ORDINANCE NO. 2004-25

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA., ANNEXING 15.24 ACRES OF LAND OWNED BY THE FIRST BAPTIST CHURCH OF FERNANDINA, LOCATED ON THE EASTSIDE OF SOUTH 8TH BETWEEN TI COURSON AND LIME STREET, AS MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Ronald Crews, First Baptist Church has applied for voluntary annexation pursuant to Chapter 171.044 Florida Statutes; and

WHEREAS, the Planning Advisory Board reviewed application 41: South 8th Street at its July 14, 2004 meeting; and recommended approval; and

WHEREAS, on August 3, 2004 the City Commission approved Resolution No. 2004-128 accepting said petition; and

WHEREAS, the City Staff has reviewed such application and has found that the applications bears the signatures of all the owners of the subject property, parcel is contiguous to the City boundary, is reasonably compact, does not create an enclave, will be used for urban services, and the City will be able to deliver urban services such as water, sewer, garbage, police and fire without decreasing the level of service currently provided to City residents; and

WHEREAS, the City Attorney has rendered a legal opinion that upon review, the annexation petition meets the requirements of Chapter 171 Florida Statutes; and

WHEREAS, based on the Planning staff report, the City Commission finds that the application bears the signatures of all of the owners of the subject property, the subject property is contiguous to the municipal boundary, is reasonably compact; and

WHEREAS, after consideration of the application and evidence presented on such application thereon, the City Commission made the following findings:

a. That the Commission is empowered under Chapter 171, Florida Statutes to approve a request for voluntary annexation.

b. That the proposed annexation meets the requirements for voluntary annexation as required by Chapter 171.044 F.S., is contiguous to the municipal boundary, is reasonably compact, and does not create an enclave.

c. That the petitioner agrees to file for a Future Land Use Map (FLUM) amendment and a change in zoning district designation within six (6) months from the date of the annexation being approved by the City Commission.

NOW, THEREFORE, BE IT ENACTED BY THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, THAT:

/dtsearch files/Ordinances/2004/Ordinance.2004-27.CZ.2004-41.First.Baptist.Church.Crews.doc (3 hits)

ORDINANCE NUMBER 2004-27

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, CHANGING THE ZONING DESIGNATIONS FROM NASSAU COUNTY COMMERCIAL INTENSIVE (CI) TO CITY OF FERNANDINA BEACH COMMUNITY COMMERICAL DISTRICT (C-1) FOR THE PROPERTY ON THE EASTSIDE OF SOUTH 8TH STREET LOCATED BETWEEN TJ COURSON AND LIME STREET; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, The First Baptist Church of Fernandina Beach as owner, and Ronald Crews as applicant have applied for a zoning change from Nassau County CI (Commercial Intensive) to City of Fernandina Beach C-1 (Community Commercial District) [Application No. CZ 2004-41]; and

WHEREAS the existing Comprehensive Plan Future Land Use designation is General Commercial, and

WHEREAS, the Planning Advisory Board unanimously approved the zoning change request to C-1 (Community Commercial District) at the July 14, 2004 meeting.

NOW, THEREFORE, BE IT ENACTED BY THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH FLORIDA AS FOLLOWS

SECTION 1. PROPERTY INVOLVED. The property in question for this zoning change is located on the eastside of South 8th Street between TJ Courson and Lime Street. It is 15.24 acres and further described in the attached Exhibit "A."

See Exhibit "A" attached hereto for legal description of property

SECTION 2. ZONING CHANGE. For the property in question, the zoning is hereby changed from Nassau County Commercial Intensive (CI) to City of Fernandina Beach Community Commercial District (C-1).

SECTION 3. SEVERABILITY. If any section, subsection, sentence, clause, phrase of this Ordinance or the particular application thereof, shall be held invalid by any court, administrative agency or other body with appropriate jurisdiction, the remaining sections, subsections, sentences, clauses and phrases under application shall not be affected thereby.

SECTION 4. EFFECTIVE DATE. That this Ordinance shall effect thirty-one (31) days after its final adoption.

ADOPTED this 19th day of April, 2005.

ATTEST: CITY OF FERNANDINA BEACH

CASSANDRA P. MITCHELL, GREG ROLAND
City Clerk, Commissioner-Mayor

/dtsearch files/Ordinances/20u4/Ordinance.2004-26.LU.2004-41.First.Baptist.Church.Crews.doc (3 hits)

ORDINANCE NUMBER 2004-26

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, CHANGING THE FUTURE LAND USE MAP CLASSIFICATION FROM NASSAU COUNTY COMMERICAL TO CITY OF FERNANDINA BEACH GENERAL COMMERCIAL FOR 15.24 ACRES LOCATED AT THE EASTSIDE OF SOUTH 8TH STREET BETWEEN TJ COURSON AND LIME STREET; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the First Baptist Church of Fernandina Beach as owner, and Ronald Crew as applicant have requested amending the Future Land Use Map from Nassau County Future Land Use Map Designation County Commercial to City Future Land Use Map Classification General Commercial; and

WHEREAS, the Planning Advisory Board unanimously passed a motion to recommend approval of the Future Land Use Map classification change to General Commercial for application LU 2004-41.

NOW, THEREFORE, BE IT ENACTED BY THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, AS FOLLOWS.

SECTION 1. PROPERTY INVOLVED. The property identified for this future land use map change is located at the eastside of South 8th Street, Fernandina Beach, Florida totaling approximately 15.24 acres and further described in the attached Exhibit "A."

SECTION 2. FUTURE LAND USE MAP CHANGE. For the property in question, the FLUM is hereby changed from Nassau County Commercial to City General Commercial at the recommendation of the Local Planning Agency.

SECTION 3. SEVERABILITY. If any section, subsection, sentence, clause, phrase of this Ordinance, or the particular application thereof, shall be held invalid by any court, administrative agency or other body with appropriate jurisdiction, the remaining sections, subsections, sentences, clauses and phrases under application shall not be affected thereby.

SECTION 4. EFFECTIVE DATE. This Ordinance shall take effect thirty-one (31) days after its final adoption.

ADOPTED. SEE ORDINANCE NO. 2004-39

Date of First Reading: August 17, 2004
Date sent to DCA:

/dtsearch files/Resolutions/2005/Resolution.2005-83.First.Baptist.Church.Crews.CU.2004-41.doc (3 hits)

RESOLUTION NO 2005-83

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH FLORIDA, APPROVING A CONDITIONAL USE (CU: 2004-41) TO ALLOW THE CONSTRUCTION OF A CHURCH ON 15.24 ACRES; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS Ronald Crews as applicant, and the First Baptist Church as owner applied for a Conditional Use CU 2004-41 to allow for the construction of a church within a C-1: Community Commercial District; and

WHEREAS, a public hearing was held on such application by the Planning Advisory Board on July 14 2004 where a motion was passed seven (7) to zero (0) to accept the request for a conditional use CU 2004-41 and

WHEREAS, Notice of public hearing on such application was published in the News Leader, a newspaper of general circulation in Fernandina Beach, Nassau County, Florida, on June 30, 2004; and

WHEREAS, a public hearing was held on such application by the City Commission of the City of Fernandina Beach, Florida, on April 5, 2005, and

WHEREAS, upon review of the entire record and after consideration of the testimony and evidence presented on such application and at the public hearings thereon, the City Commission made the following findings:

A That the Commission is empowered under §126-223 of the Land Development Code of the City of Fernandina Beach to approve the Conditional Use as described in the application

B That the Conditional Use is in accord with all regulations presently in effect and the general intent and purpose of the comprehensive plan presently in effect.

C That the specific rules governing the conditional use as required by §98-215 have been met, and that satisfactory provisions and arrangements have been made concerning those certain matters specified in said section

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA THAT

SECTION 1 The application for a Conditional Use Permit CU 2004-41, filed by Ronald Crews is hereby approved.

SECTION 2 This Resolution shall become effective thirty one (31) days after final adoption.

ADOPTED this 19th day of April, 2005.

CITY OF FERNANDINA BEACH

Greg Roland
Commissioner-Mayor
ATTEST:

AFFIDAVIT OF MAILING

State of Florida
County of Nassau

I, Stacy L. Andrews, being first duly sworn, depose and state as follows:

1. That I am an employee of the City of Fernandina Beach, Community Development Department; and

2. That part of my duties includes processing applications of all types; and

3. That one of the requirements for processing applications is that notice shall be sent by regular U.S. mail to each property owner within a 300 foot area; and

4. That on May 31, 2006, I mailed the letter attached hereto as Exhibit 1 to each of the property owners shown on the list in Exhibit 2, by regular U.S. mail; and

5. That for SU 2006-31: First Baptist Church of Fernandina Beach, Parcel number 00-00-30-0800-0003-0000 on South 8th Street the list of the adjacent property owners from the Nassau County Property Appraisers Office is attached hereto as

Exhibit 2.

6. That the Affidavit of Publication of the Notice is a separate document, provided by the News Leader.

FURTHER AFFIANT SAYETH NAUGHT.

Signature

Stacy L. Andrews
Printed Name
Staff Assistant II
Title

Subscribed and sworn to before me, a notary public in and for the State of Florida this 31st day of May, 2006.

(Seal)

Notary Signature

ANITALOUISE VOSMUS-ROSS
Notary Public, State of Florida
My comm. exp. Oct. 17, 2008
Comm. No. DD 363311

City of Fernandina Beach

PLANNING DEPARTMENT

May 31, 2006

NOTICE OF PUBLIC HEARING
PLANNING ADVISORY BOARD
CITY OF FERNANDINA BEACH

Dear Property Owner,

A Quasi-Judicial Public Hearing to be held by the Planning Advisory Board on **Wednesday, June 14, 2006 at 5:30 PM** in the City Commission Chambers, 204 Ash Street, Fernandina Beach, Florida to consider the following applications:

FIRST BAPTIST CHURCH OF FERNANDINA BEACH, PARCEL NUMBER 00-00-30-0800-0003-0000 ON SOUTH 8TH STREET

SU 2006-31: SPECIAL USE TO FILL 0.32 ACRES OF WETLANDS. *(Quasi-Judicial)*

A copy of the application and information on this application may be inspected in the office of the Planning Department, City Hall, 204 Ash Street, between the hours of 8:00AM – 5:00PM, Monday through Friday

Interested parties may appear at said hearing and be heard as to the advisability of any action, which may be considered. Any persons with disabilities requiring accommodations in order to participate in this program or activity should contact 277-7305, TTY 277-7399, (TTY number for all City offices) or through the Florida Relay Service at 1-800-955-8771 at least 24 hours in advance to request such accommodation.

IF ANY PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE BOARD/COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH HEARING, S/HE WILL NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

Sincerely,
Planning Department

00-00-31-1800-0198-0011
AMELIA ISLAND ANIMAL HOSPITAL
1470 SOUTH 8TH STREET
FERNANDINA BEACH, FL 32034

00-00-31-1800-0196-0010
GALLUP WILLIAM F & MARILYN L
1108 OLIVE ST
FERNANDINA BEACH, FL 32034

00-00-31-1800-0210-00
FIRST BAPTIST CHURCH
FERNANDINA BEACH
416 ALACHUA STREET
FERNANDINA BEACH, FL

00-00-31-1800-0236-0010
WOODS & WATER INC
2057 SOUTH FLETCHER AVE
FERNANDINA BEACH, FL 32034

00-00-31-1800-0198-0042
FERNANDINA AUTO PARTS INC
PO BOX 1189
FERNANDINA BEACH, FL 32035-1189

00-00-31-1800-0210-00
GALLUP WILLIAM F & M/
1108 OLIVE ST
FERNANDINA BEACH, FL

00-00-31-1800-0196-0050
AMELIA ISLAND MOSQUITO
CONTROL DISTRICT
PO BOX 62
FERNANDINA BEACH, FL 32035-0062

00-00-31-1800-0196-0040
LINDES FRED E & BRENDA C
1421 SOUTH 10TH STREET
FERNANDINA BEACH, FL 32034

00-00-31-1800-0198-00
RAYONIER PERFORMANC
INC
PO BOX 2002
FERNANDINA BEACH, FL

00-00-31-1800-0316-0010
MAULDIN GRADY & JOAN FAMILY
LIMITED PARTNERSHIP
97009 BLACKBEARDS WAY
YULEE, FL 32097

00-00-31-1800-0316-0080
STATE OF FLORIDA
DEPT OF TRANSPORTATION
,

00-00-31-1800-0209-00
GALLUP WILLIAM
1108 OLIVE ST
FERNANDINA BEACH, FL

00-00-31-1800-0210-0032
UNITED PENTECOSTAL CHURCH OF
FDNA BCH TRST A/K/A LIGHTHSE
TABERNACLE OF JESUS CHRIST
P O BOX 6035
FERNANDINA BEACH, FL 32035-6035

00-00-31-1800-0209-0082
UNITED PENTECOSTAL CHURCH OF
FDNA BCH TRST A/K/A LIGHTHSE
TABERNACLE OF JESUS CHRIST
P O BOX 6035
FERNANDINA BEACH, FL 32035-6035

00-00-31-1800-0209-00
UNITED PENTECOSTAL C
FDNA BCH TRST A/K/A L
TABERNACLE OF JESUS C
P O BOX 6035
FERNANDINA BEACH, FL

00-00-31-1800-0209-0012
GALLUP WILLIAM & MARILYN
1108 OLIVE ST
FERNANDINA BEACH, FL 32034

00-00-31-1800-0316-0070
STATE OF FLORIDA
DEPT OF TRANSPORTATION
,

00-00-31-1800-0209-00
VAN HORN MICHAEL C
31 NORTH 3RD STREET
FERNANDINA BEACH, FL

00-00-31-1800-0316-0022
MASON DAVID B & SUSAN M
P O BOX 1122
FERNANDINA BEACH, FL 32035-1122

00-00-30-0800-0003-0000
FIRST BAPTIST CHURCH OF
FERNANDINA BEACH
P O BOX 1099
FERNANDINA BEACH, FL 32035-1099

00-00-30-0680-0001-00
KILLEN K ALAN & SHANI
P O BOX 1509
FERNANDINA BEACH, FL

00-00-30-0800-0002-0040
SAMPSON MICHAEL WADE
P O BOX 1339
FERNANDINA BEACH, FL 32035-1339

00-00-30-0680-0004-0000
DRAGHIA FLOREA TRUSTEE
DRAGHIA LIVING TRUST
4110 PINE GROVE RD
FERNANDINA BEACH, FL 32034

00-00-30-0800-0002-00
RUSHTON MITCHELL D
814 NOTTINGHAM DRIVI
FERNANDINA BEACH, FL

00-00-30-0680-0005-0020
O'CONNELL JANICE TRUSTEE
OF J A O'CONNELL REVOC LVG TRT
& HATWELL DAVID M (1/2%)(TIC)
4035 DUNEWOOD PLACE
FERNANDINA BEACH, FL 32034

00-00-30-0800-0002-0060
MIXON ROBERT D SR
1662 CLINCH DRIVE
FERNANDINA BEACH, FL 32034

00-00-30-0680-0009-00
DREWRY PROPERTIES LI
5483 FLORENCE POINT I
FERNANDINA BEACH, FL

00-00-30-0800-0006-0010
ACQUIPORT/AMSDELL III LLC
PTA-AMS # 323
PO BOX 19156
ALEXANDRIA, VA 22320-0156

00-00-30-0800-0006-0090
AMELIA SERVICE CENTER INC
1610 SOUTH 8TH ST
FERNANDINA BEACH, FL 32034

00-00-30-0800-0007-00
JORDAN HORACE & LILL
PO BOX 1299
FERNANDINA BEACH, FL

00-00-30-0680-0012-0000
PADGETT MAUDE
PO BOX 41146
JACKSONVILLE, FL 32203

00-00-30-0680-0014-0000
SMITH RENEE E & PATRICIA A
105 PINTAIL COURT
FERNANDINA BEACH, FL 32034

00-00-30-0800-0007-01
HAMILTON ROCK ROBER
774 SOUTH MCSWAIN S
FERNANDINA BEACH, FL

00-00-30-0800-0007-0050
HOLMES FREDNA DORIS
766 MCSWAIN ROAD
FERNANDINA BEACH, FL 32034

00-00-30-0800-0004-0000
WOODS & WATER INC
2057 SOUTH FLETCHER AVE
FERNANDINA BEACH, FL 32034

00-00-30-0800-0004-00
AMELIA CROSSING LLC
1699 SOUTH 14TH STR S
FERNANDINA BEACH, FL

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AFFIDAVIT OF POSTING

State of Florida
County of Nassau

I, Cathy Sabattini, being first duly sworn, depose and state as follows:

1. That I am an employee of the City of Fernandina Beach, Community Development Department; and
2. That part of my duties includes processing applications of all types; and
3. That one of the requirements for processing applications is that the notice be posted on the property; and
4. That for SU 2006-31: First Baptist Church of Fernandina Beach, parcel #00-00-30-0800-0003-0000, I posted the property on June 2, 2006 with the notice of the application and hearing.

FURTHER AFFIANT SAYETH NAUGHT.

Signature
Cathy Sabattini
Print Name
Staff Assistant II
Title

Subscribed and sworn to before me, a notary public in and for the State of Florida this 2nd day of June, 2006.

(Seal)

ANITALOUISE VOSMUS-ROSS
Notary Public, State of Florida
My comm. exp. Oct. 17, 2008
Comm. No. DD 363311

G:\Cdd\Affidavit of Mailing and Posting\AFFIDAVIT OF PROPERTY POSTING MASTER.doc

NOTICE OF PUBLIC HEARING
PLANNING ADVISORY BOARD
CITY OF FERNANDINA BEACH

NOTICE IS HEREBY GIVEN that a Quasi-Judicial, Public Hearing is scheduled for **Wednesday, June 14, 2006 at 5:30 PM** in the City Commission Chambers, 204 Ash Street Fernandina Beach, Florida to consider the following applications:

CHANGE OF ZONING

CITY OF FERNANDINA BEACH ON BEHALF OF DEANNA HOLLOWAY, PARCEL #12-3N-29-0000-0002-0051 ON WEST 5TH (CZ 2006-38), CHANGE OF ZONING FROM REC: RECREATION TO R-2: ONE AND TWO-FAMILY DWELLING DISTRICT. *(Quasi-Judicial)*

CITY OF FERNANDINA BEACH ON BEHALF OF JAMES P. O'CONNOR ESTATE, TO INCLUDE PARCEL NUMBERS 00-00-31-1014-0001-0000, 00-00-31-1014-0002-0000, 00-00-31-1014-0003-0000 & 00-00-31-1014-0004-0000 **LOCATED ON ASKINS STREET (CZ 206-39), CHANGE IN ZONING FROM R-2: ONE AND TWO-FAMILY DWELING DISTRICT TO R-3; MULTIPLE FAMILY DISTRICT.**

SPECIAL USE

FIRST BAPTIST CHURCH OF FERNANDINA BEACH, PARCEL NUMBER 00-00-30-0800-0003-0000 ON SOUTH 8TH STREET (SU 206-31), SPECIAL USE TO FILL 0.32 ACRES OF WETLANDS. *(Quasi-Judicial)*

VACATION OF RIGHT-OF-WAY

CARRIE LEE, JERRY & DEBRA YARBOROUGH, ROBERT & KAREN WILDAU AND WILLIAM & LINDA INMAN, 2ND STREET AND RACHEL AVENUE BETWEEN LOTS 18 & 19 (VA 2006-25), VACATION OF RIGHT-OF-WAY FOR A 30 X 100 FOOT AREA ON THE NORTH SIDE OF RACHAEL AVENUE. *(Quasi-Judicial).*

LOCAL PLANNING AGENCY

LAND USE MAP AMENDMENTS

CITY OF FERNANDINA BEACH ON BEHALF OF DEANNA HOLLOWAY, PARCEL #12-3N-29-0000-0002-0051 ON WEST 5TH STREET (LU 2006-38), LAND USE AMENDMENT FROM RECREATION TO MEDIUM DENSITY RESIDENTIAL. *(Legislative)*

CITY OF FERNANDINA BEACH ON BEHALF OF JAMES P. O'CONNOR ESTATE, TO INCLUDE PARCEL NUMBERS 00-00-31-1014-0001-0000, 00-00-31-1014-0002-0000, 00-00-31-1014-0003-0000 & 00-00-31-1014-0004-0000 **LOCATED ON ASKINS STREET (LU 206-39), LAND USE AMENDMENT FROM MEDIUM DENSITY RESIDENTIAL TO HIGH DENSITY RESIDENTIAL.** *(Legislative)*

Interested parties may appear at said hearing and be heard as to the advisability of any action, which may be considered. Any persons with disabilities requiring accommodations in order to participate in this program or activity should contact 277-7305, TTY 277-7399, (TTY number for all City offices) or through the Florida Relay Service at 1-800-955-8771 at least 24 hours in advance to request such accommodation.

IF ANY PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE BOARD/COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH HEARING, S/HE WILL NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

Copies of the applications may be inspected in the office of the Community Development Department, City Hall, 204 Ash Street, between the hours of 8:00 AM - 5:00 PM, Monday through Friday. For information on the application, please contact the Staff of the Planning Department at 277-7325.

PLANNING DEPARTMENT
CITY OF FERNANDINA BEACH
PLANNING ADVISORY BOARD

CASE: VA 2006-25

APPLICANT: Carrie Lee, Jerry & Debra Yarborough, Robert & Karen Wildau and William & Linda Inman, 2nd Avenue between lots 18, 19, 8 & 9.

SUMMARY: Staff recommends denial for the vacation of right-of-way.

STAFF REPORT
VA 2006-25
Request for the vacation of public right-of-way
Planning Advisory Board Hearing
June 14, 2006

Application Information

Applicant:	Carrie Lee
Owner:	City of Fernandina Beach
Agent:	Ed Mathews
Requested action:	Vacate Public ROW
Location:	2nd Avenue North and South of Rachael
Existing zoning:	n/a
Existing Future Land Use Map category:	n/a
Existing uses on the site:	ROW

Surrounding Area Information

	Adjacent existing uses	Adjacent zoning	Adjacent Future Land Use Map category
North	Greenway	Conservation	Conservation
South	Greenway	Conservation	Conservation
East	Residential	R-1A	Low Density Residential
West	Residential	R-1A	Low Density Residential

Summary of Request and Background Information

This application is a request to vacate the public right of way of Second Avenue north and South of Rachael Avenue. The Right of Way runs generally north to south and abuts the Greenway and four residential properties. If the right-of-way is vacated, Section 177.085, Florida Statutes allows for the portion of the right-of way from the centerline to the abutting property line to revert to the property owner.

The vacation of the right of way would reduce the City's access to its property, limiting it to the frontage along First Avenue. In recent years, the City's precedent has been to not allow for the vacations of public right-of-way. However, the Comprehensive Plan and the City's Code do not prohibit the vacation of the right of way; rather, they require that certain conditions be met.

Consistency with the Comprehensive Plan

Traffic Circulation Policy 2.04.03 states:

The City shall continue to promote and encourage the dedication, preservation, and protection of existing and proposed rights-of-way during the development review process.

While the requested action does not protect the existing right-of-way, Objective 2.04, which precedes this policy, specifically mentions arterial and collector roads only. It can be argued that the Plan does not specifically protect local road rights of way, and therefore vacating a local road right of way may be permissible.

However, policy 2.04.04 states the vacation of ANY public right of way must demonstrate the following:

a. *The right-of-way is no longer required for public use; and*
b. *The proposed vacation is in the public interest.*

The right of way is not necessarily *required* for public use, however, the Parks and Recreation Department has expressed the opinion that the ROW should be kept open for access to the Greenway (see email from Parks and Rec Director Nan Voit, attached). The applicant has not shown how the vacation of Right of Way would be in the public interest. The requested action is inconsistent with this policy.

Consistency with the Code of Ordinances

Section 70-40 of the City's Code requires the following criteria to be met in order to grant a vacation of right of way:

1. *The requested vacation is consistent with the traffic circulation element of the City's comprehensive plan.*

The requested vacation is inconsistent with policy 2.04.04, as stated above.

2. *Adequate, legal access to all properties shall be maintained. The remaining access to any property shall not be by easement.*

The Parks and Recreation Department has argued that access to the Greenway should be maintained.

3. *The vacation would not jeopardize the current or future location of any utility. If any utilities are currently located in the requested vacation area, the applicant shall provide easements to the utilities to adequately provide for access and maintenance.*

The applicant has provided letters from the affected utilities that approve the vacation.

4. *The proposed vacation is not detrimental to the public interest and provides a positive benefit to the City.*

The applicant has not demonstrated how the vacation is in the public interest or how it provides a positive benefit to the city.

5. *All owners of property abutting the requested vacation shall approve of the vacation in writing, except in cases where the City is the applicant.*

The applicant has provided letters from the abutting property owners approving of the vacation.

Conclusion

The request is inconsistent with the criteria numbers 1, 2, and 4 of Section 70-40 of the Code of Ordinances.

Recommendation

Deny the vacation of right of way.

Submitted by:

Catherine Hartley
Senior Planner

RECEIVED

MAR 27 2006 Ins. 3006 C

APPLICATION FOR VACATION OF PUBLIC RIGHT-OF-WAY
PLANNING ADVISORY BOARD
CITY OF FERNANDINA BEACH, FLORIDA

APPLICATION NO. PLANNING & ZONING FERNANDINA BEACH, ~~FLORIDA~~ VA 2006-2

Appl. Fee Paid: 750.00 # 1120

Received By: K.S.

1. APPLICANT'S INFORMATION
Applicant(s): Corinne Lee
Address: 2695 Rachael Ave
City/State/Zip: Fernandina Beach FL 32034
Telephone: 904-321-0516
Fax:
E-mail:

2. OWNER'S INFORMATION
Owner(s): Corinne Lee
Address: 2695 Rachael Ave
City/State/Zip: Fernandina Beach FL 32034
Telephone: 904-321-0516
Fax:

3. APPLICANT'S AGENT
Name: Matthews Building & Dev Inc
Address: 201 Centre Street Ste 101
City/State/Zip: Fernandina Beach, FL 32034
Telephone: 904-321-0516
Fax: 904-321-0514

4. APPLICANT'S REGISTERED LAND SURVEYOR/ENGINEER
Name: Rob Lee
Address: 1410 East Oak Street
Fernandina Beach FL 32034
Telephone: 904-261-6802
Fax: 904-261-8855

PROPERTY INFORMATION:
5. Project Name: Lee - Rachael Ave Row Vacation
6. Street Address: Second Ave North of Sadie & Rachael Ave
7. Lot Number: ____ Block Number: ____ Subdivision: Beach Hammock
8. Section: ____ Township: ____ Range: ____ Nearest Street Intersection: Rachael Ave - 3rd

9. PARCEL IDENTIFICATION NUMBER(S): Northwesterly 30' of 30' ROW Lying Adjacent to Southeasterly Boundary of Lot 3 Block 4 Beach Hammock
10. Area: 0.069 (acres) Number of Lots/Parcels: 1
11. Existing Zoning Classification: R1A
12. Existing Future Land Use Classification: MDR
13. Existing Land Use: Vacant
14. Previous Planning/Zoning Approvals: None
15. Vacation sought: See Attached
16. Section of Land Development Code or provision which authorizes the granting of this Vacation: 11.40 Vacation of Public Right of Way
17. Provide written evidence that the requested vacation is consistent with the traffic circulations element of the City's Comprehensive Plan (See Goal 2.0 (Comprehensive Plan) See Attached
18. Indicate in writing how adequate, legal access to all properties will be maintained. (Note: remaining access to any property shall not be by easement.) See Attached
19. Explain how the proposed vacation is not detrimental to the public interest and provides a positive benefit to the City. See Attached
20. Supporting data which should be considered by the Boards: See Attached

Vacation Right of Way Attachment for William and Linda Inman:

15. A 30x100 foot, the easterly half of land situated on the South side of Racheal Ave, between lot 19 and 18 of the Beach Hammock Subdivision.

17. The existing state of the documented ROW is unusable. The proposed vacation does not alter the current traffic pattern within the subdivision. The only future use of the ROW leads into undeveloped conservation land.

18. The proposed vacation does not alter existing legal access to any properties located within or adjacent to subdivision. The existing state of the documented ROW is unusable and is not utilized for access.

19. The existing state of the documented ROW is unusable and if it was made useable would only provide access to conservation land which is unbuildable. It there by creates no detriment to the public nor does it alter current land uses within the subdivision. This would create additional tax revenue for the City of Fernandina Beach on four additional lots.

Signature of Owner:
Printed Name
Signature of Agent: Ed Matthews, President Builders Edge CAA Inc.
Printed Name Edward A. Matthews
(If using an agent, a notarized letter from the owner of the property, giving permission to the agent, is required to be submitted with this application.)
21. Address of the applicant or agent, where correspondence may be sent.

Ed Matthews
Builders Edge CAA Inc.
50 Centre Street Suite 101
Fernandina Beach FL 32034

Telephone number: 904 321-0345
Date of Submittal:

The undersigned having been duly sworn on oath states the above information is true and correct as (s) he is informed and believes.

I (we) also understand that the application fee does not include the fees associated with engineering review and/or construction inspection. Fees for engineering review an/or construction inspection are the direct responsibility of the applicant payable directly to the engineering firm(s) specified by the City of Fernandina Beach for the services, inspections, reports, and the like required by the City of Fernandina Beach. I certify that no land clearing, excavation and/or filling have occurred on this property, and that no clearing, excavation and/or filling will commence prior to the issuance of a Land Clearing Permit. I do hereby agree to perform any authorized land clearing, excavation and/or filling in accordance with the approved site plan and the City of Fernandina Beach Land Development Regulations.

Signature of Owner(s) or Agent: Ed Matthews
Print name of Owner(s) or Agent: Edward A Matthews

STATE OF FLORIDA
COUNTY OF NASSAU } SS

Subscribed and sworn to before me this 21th day of March, 2006

Brenda R Jones
Notary Public Signature

Brenda Jones
Printed Name

My Commission Expires: 12-13-09

Individual making statement is X personally known or _____ produced identification.
Type of identification produced:

BRENDA R. JONES
Notary Public - State of Florida
My Commission Expires Dec 13, 2009
Commission # DD 499232
Bonded By National Notary Assn.

OWNER'S AUTHORIZATION FOR AGENT
PLANNING DEPARTMENT
CITY OF FERNANDINA BEACH, FLORIDA
Agent Authorization Form

EACH AND EVERY OWNER SHOWN ON THE
PROOF OF OWNERSHIP MUST SIGN AN AUTHORIZATION FORM

I/WE Carrie M. Lee
(print name of property owner)
hereby authorize: Edward Matthews of Builders Edge INC
(print name of agent)
to represent me/us in processing an application for Vacation of ROW
(type of application)
on our behalf. In authorizing the agent to represent me/us, I/we, as owner/owners, attest that the application is made in good faith and that any information contained in the application is accurate and complete.

Carrie M Lee
(Signature of owner)

(Signature of owner)

Carrie M. Lee
(Print name of owner)

(Print name of owner)

State of Florida }
} ss
Nassau County }

Sworn to and subscribed before me on this 23 day of January 2006
by _____
(name of person making statement)

Brenda R Jones
Signature of Notary Public
State of Florida

BRENDA R. JONES
Notary Public - State of Florida
My Commission Expires Dec 13, 2009
Commission # DD 499232
Bonded By National Notary Assn.

Print, type or stamp commissioned name of Notary Public

My Commission expires: 12/13/09

Individual making statement is ____ personally known or X produced identification
Type of identification produced FL. DL.

Carrie Lee

89656

3 1 1992

BK0673PG0107
OFFICIAL RECORDS

WARRANTY DEED

This Warranty Deed

WITNESSETH:

STATE OF FLORIDA
DOCUMENTARY
STAMP TAX
DEPT. OF REVENUE
RECEIVED
789.30

This is a Certified Copy

12-28-1992 08:22PM 904 757 7527 P.02

NTS-4395

BK0673PG0108
OFFICIAL RECORDS

STATE OF FLORIDA
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me this 29th day of December, 1992 by Elizabeth L. Jones who produced personally known to me as identification and who did not take an oath.

Notary Public, State and County Aforesaid

Patricia L. Jusinsky
Notary Signature

(Title or Rank)

Patricia L. Jusinsky
Notary Printed Signature

(Serial No., if any)

PATRICIA L. JUSINSKY
MY COMMISSION # CC 018147
EXPIRES: July 29, 1995
Bonded Thru Notary Public Underwriters

STATE OF FLORIDA
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me this 29th day of December, 1992 by Clayton H. Jones, C.T. McWilliams, Jr. and Joan P. McWilliams who produced personally known to me as identification and who did not take an oath.

Notary Public, State and County Aforesaid

Patricia L. Jusinsky
Notary Signature

(Title or Rank)

Patricia L. Jusinsky
Notary Printed Signature

(Serial No., if any)

PATRICIA L. JUSINSKY
MY COMMISSION # CC 018147
EXPIRES: July 29, 1995
Bonded Thru Notary Public Underwriters

Not a certified copy

STATE OF FLORIDA

COUNTY OF NASSAU

BK0673PG0109
OFFICIAL RECORDS

I, T. J. "JERRY" GREESON, CLERK OF THE CIRCUIT COURT OF NASSAU COUNTY, DO HEREBY CERTIFY THAT THE LEGIBILITY OF THE FOREGOING _____ WARRANTY DEED _____ WAS QUESTIONABLE FOR MICROFILM RECORDS AT THE TIME IT WAS RECEIVED FOR RECORDATION. HOWEVER, ACCORDING TO THE OPINION OF THE ATTORNEY GENERAL, THE CLERK CANNOT REFUSE TO RECORD INSTRUMENTS THAT ARE QUESTIONABLE FOR MICROFILMING.

THE PARTIES TO THE DOCUMENT ARE:

CLAYTON W. JONES & ELIZABETH JONES _____ GRANTOR
ALSO C T MCWILLIAMS & JEAN P MCWILLIAMS

CARRIE M LEE _____ GRANTEE

WITNESS MY HAND AND OFFICIAL SEAL THIS 31 DAY OF DECEMBER 19 92.

SEAL

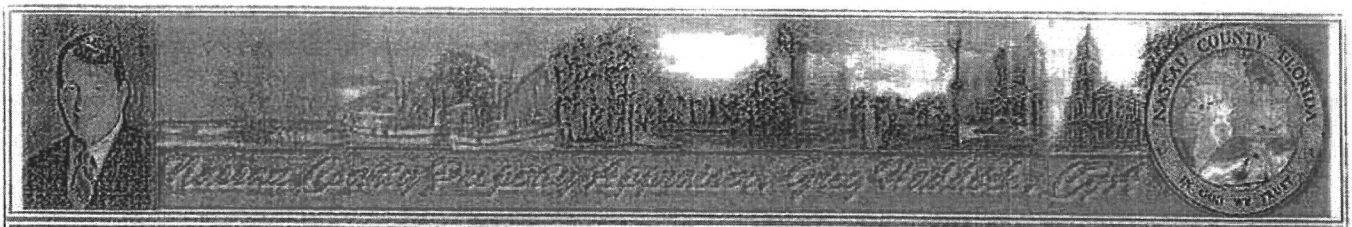
T. J. "JERRY" GREESON
CLERK OF THE CIRCUIT COURT

BY: _____
DEPUTY CLERK

9219918

92 DEC 3 PM 2:33

Do Not Use Certified Copy



RECENT SALES IN THIS AREA	PREVIOUS PARCEL NEXT PARCEL	RETURN TO MAIN SEARCH PAGE	NASSAU HOME

OWNER NAME	LEE CARRIE M	TODAY'S DATE	May 30, 2006
MAILING ADDRESS	2695 RACHEAL AVE	PARCEL NUMBER	00-00-31-1110-0018-0000
	FERNANDINA BEACH, FL 32034	MILLAGE GROUP	Fernandina Beach City (Includes Voter Approved Millage .3726) (District 2)
		TOTAL MILLAGE	20.3402
		PROPERTY USAGE	SINGLE FAM (000100)
LOCATION ADDRESS	2695 RACHEAL AVE	GIS CALCULATED ACREAGE	0.192 ACRES
RECORD CARD	Card View Print	PARCEL MAP	Show Parcel Map
SHORT LEGAL	LOT 18 IN OR 673/107 BEACH HAMMOCK PB 5/154		

2005 TAX ROLL CERTIFIED VALUES

JUST VALUE OF LAND	LAND VALUE AGRICULTURAL	BUILDING VALUE	TOTAL MISC VALUE	JUST OR CLASSIFIED TOTAL VALUE	ASSESSED VALUE	EXEMPT VALUE	TAXABLE VALUE	HOME STEAD
82,500	0	144,365	7,669	234,534	107,208	25,000	82,208	Y

LAND INFORMATION

LAND USE	NUMBER OF UNITS	UNIT TYPE	SEC-TWN-RNG
SFR RESORT	1.000	LT	--31

BUILDING DATA

BUILDING #	TYPE	TOTAL AREA	HEATED AREA	BED ROOMS	BATHS	PRIMARY EXTERIOR	SECONDARY EXTERIOR	HEATING	COOLING	ACTUAL YEAR BUILT
Sketch Building 1	SNGL FAM B	2,436	1,733	3	2	ABOVE AVG.	WD FR STUC (40 %)	AIR DUCTED	CENTRAL	1992

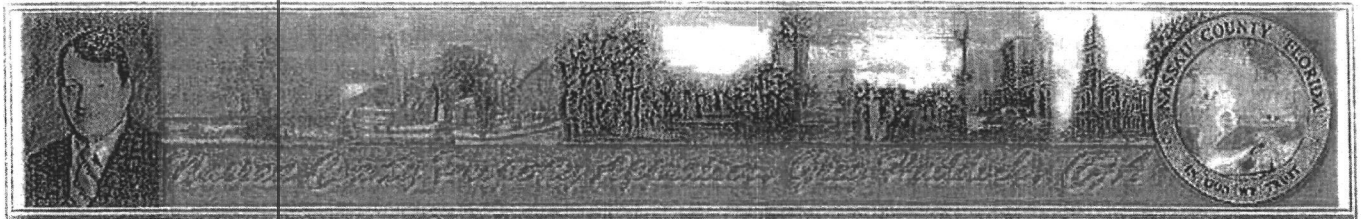
MISCELLANEOUS DATA

DESCRIPTION	DIMENSIONS LxWxH	UNITS	YEAR BUILT
CONCRETE A	0 x 0 x 0	620 SQUARE FEET	1991
FP-PRFB-AV	0 x 0 x 0	1 UNITS	1991
WD DECK A	0 x 0 x 0	176 UNITS	1991
WD DECK A	0 x 0 x 0	255 SQUARE FEET	2000
HOT TUB	0 x 0 x 0	1 UNITS	2000
STAIRS	7 x 5 x 0	35 SQUARE FEET	1992
WD DECK A	3 x 3 x 0	9 SQUARE FEET	1992

SALES DATA

SALE DATE	BOOK	PAGE	PRICE	INSTRUMENT	QUALIFICATION	IMPROVED? (AT TIME OF SALE)	GRANTOR	GRANTEE
12-31-1992	673	107	109,900	Warranty Deed	QUALIFIED	YES	JONES ELIZABETH & C	LEE CARRIE M
01-07-1992	645	1133	100	Warranty Deed	UNQUALIFIED	NO	MCWILLIAMS C T JR	JONES CLAYTON & E L
11-13-1989	583	659	200,000	Warranty Deed	UNQUALIFIED	NO	CAJUN DEVELOPERS	MCWILLIAMS C T JR

Generate Owner List By Radius



RECENT SALES IN THIS AREA	PREVIOUS PARCEL NEXT PARCEL	RETURN TO MAIN SEARCH PAGE	NASSAU HOME

OWNER NAME	INMAN WILLIAM H & LINDA B	TODAY'S DATE	May 30, 2006
MAILING ADDRESS	2743 RACHEAL AVE	PARCEL NUMBER	00-00-31-1110-0019-0000
	FERNANDINA BEACH, FL 32034	MILLAGE GROUP	Fernandina Beach City (Includes Voter Approved Millage .3726) (District 2)
		TOTAL MILLAGE	20.3402
		PROPERTY USAGE	SINGLE FAM (000100)
LOCATION ADDRESS	2743 RACHEAL AVE	GIS CALCULATED ACREAGE	0.192 ACRES
RECORD CARD	Card View Print	PARCEL MAP	Show Parcel Map
SHORT LEGAL	LOT 19 IN OR 950/1867 BEACH HAMMOCK PB 5/154		

2005 TAX ROLL CERTIFIED VALUES

JUST VALUE OF LAND	LAND VALUE AGRICULTURAL	BUILDING VALUE	TOTAL MISC VALUE	JUST OR CLASSIFIED TOTAL VALUE	ASSESSED VALUE	EXEMPT VALUE	TAXABLE VALUE	HOME STEAD
82,500	0	197,075	13,765	293,340	278,824	25,000	253,824	Y

LAND INFORMATION

LAND USE	NUMBER OF UNITS	UNIT TYPE	SEC-TWN-RNG
SFR RESORT	1.000	LT	20-3N-29

BUILDING DATA

BUILDING #	TYPE	TOTAL AREA	HEATED AREA	BED ROOMS	BATHS	PRIMARY EXTERIOR	SECONDARY EXTERIOR	HEATING	COOLING	ACTUAL YEAR BUILT
Sketch Building 1	SNGL FAM B	2,964	2,142	3	2	ABOVE AVG.	REINF CONC (30 %)	AIR DUCTED	CENTRAL	2002

MISCELLANEOUS DATA

DESCRIPTION	DIMENSIONS LxWxH	UNITS	YEAR BUILT
CONC 12	17 x 4 x 0	68 SQUARE FEET	2002
CONCRETE A	0 x 0 x 0	490 SQUARE FEET	2002
CONCRETE A	0 x 0 x 0	2,900 SQUARE FEET	2002
SKYLIGHT	0 x 0 x 0	1 UNITS	2002
WD DECK G	10 x 23 x 0	230 SQUARE FEET	2002
WD DECK A	7 x 3 x 0	21 SQUARE FEET	2002
SOUND SYS	0 x 0 x 0	1 SQUARE FEET	2002

SALES DATA

SALE DATE	BOOK	PAGE	PRICE	INSTRUMENT	QUALIFICATION	IMPROVED? (AT TIME OF SALE)	GRANTOR	GRANTEE
09-27-2000	950	1867	76,000	Warranty Deed	UNQUALIFIED	NO	ALMODOVAR LUIS A & ZAIDA	INMAN WILLIAM H & LINDA B
04-15-1998	829	1764	31,000	Warranty Deed	QUALIFIED	NO	MANZIE MICHAEL A & CATHERINE A	ALMODOVAR LUIS ANGEL & ZAIDA E
08-23-1995	737	483	26,000	Warranty Deed	QUALIFIED	NO	PATE PAUL W	MANZIE MICHAEL A & CATHERNINE A

02-17-1989	563	729	22,000	Warranty Deed	QUALIFIED	NO	CAJUN DEVELOPERS	PATE PAUL W

Generate Owner List By Radius

The Nassau County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assesment information is from the last certified taxroll. All data is subject to change before the next certified taxroll. Website updated: May 3, 2006

RECENT SALES IN THIS AREA	PREVIOUS PARCEL NEXT PARCEL	RETURN TO MAIN SEARCH PAGE	NASSAU HOME

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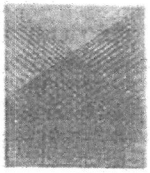
BUILDER'S EDGE
Construction Administration
& Assessment, Inc.



March 23, 2006

City of Fernandina Beach
204 Ash Street
Fernandina Beach, Florida 32034

Re Letter of Intent
Lee- ROW Abandonment Racheal Avenue

Our client Ms. Carrie Lee is requesting a ROW abandonment for a 30X100 foot north westerly section of land situated on the north side of Racheal Ave, between lot 18 and 19 of the Beach Hammock subdivision. As evidenced in the current aerial photographs of the site, the documented ROW is neither developed nor useable. The documented ROW if developed would only provide access to the Conservation area of the subdivision, being of no benefit to either the residences of the community nor the City of Fernandina Beach as the Conservation land is undevelopable. The intended use of the proposed ROW abandonment would be to preserve the land in its current state, resulting in tree canopy preservation. The proposed ROW abandonment would not alter legal access to any parcel of developable land situated within or adjacent to the Beach Hammock subdivision. We respectfully request abandonment of the above referenced ROW.

Respectfully,

E A Matthews

Ed Matthews
President

501 Centre Street, Suite 101
Fernandina Beach, Florida 32034
Ph: (904) 321-0345 Fax: (904) 321-0344

LEGAL DESCRIPTION: NORTH PARCEL

A PORTION OF SECOND AVENUE (A 60-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), ACCORDING TO PLAT OF BEACH HAMMOCK RECORDED IN PLAT BOOK 5, PAGE 154 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR THE POINT OF BEGINNING COMMENCE AT THE MOST NORTHERLY CORNER OF LOT 19, SAID BEACH HAMMOCK; THENCE THE FOLLOWING (2) COURSES ALONG THE WESTERLY AND SOUTHWESTERLY BOUNDARY OF SAID LOT 19: COURSE (1) - SOUTH 12°07'50" WEST, 75.00 FEET TO A POINT OF CURVATURE; COURSE (2) - IN A SOUTHEASTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 32°52'10" EAST, 35.36 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF RACHEAL AVENUE (A 40-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), PER SAID PLAT OF BEACH HAMMOCK; THENCE NORTH 77°52'10" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 110.00 FEET TO THE SOUTHEASTERLY BOUNDARY OF LOT 18, SAID BEACH HAMMOCK; THENCE THE FOLLOWING (2) COURSES ALONG SAID SOUTHEASTERLY BOUNDARY AND ALONG THE EASTERLY BOUNDARY OF SAID LOT 18: COURSE (1) - IN A NORTHEASTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 57°07'50" EAST, 35.36 FEET; COURSE (2) - NORTH 12°07'50" EAST, 75.00 FEET TO THE NORTHERLY BOUNDARY OF SAID BEACH HAMMOCK; THENCE SOUTH 77°52'10" EAST, ALONG SAID NORTHERLY BOUNDARY, 60.00 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 0.14 ACRES, MORE OR LESS.

LEGAL DESCRIPTION: SOUTH PARCEL

A PORTION OF SECOND AVENUE (A 60-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), ACCORDING TO PLAT OF BEACH HAMMOCK RECORDED IN PLAT BOOK 5, PAGE 154 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR THE POINT OF BEGINNING COMMENCE AT THE MOST WESTERLY CORNER OF LOT 8, SAID BEACH HAMMOCK, THE SAME BEING A POINT IN THE SOUTHERLY BOUNDARY OF SAID BEACH HAMMOCK; THENCE NORTH 77°52'10" WEST, ALONG SAID SOUTHERLY BOUNDARY, 60.00 FEET TO THE EASTERLY BOUNDARY OF LOT 9, SAID BEACH HAMMOCK; THENCE THE FOLLOWING (2) COURSES ALONG SAID EASTERLY BOUNDARY AND ALONG THE NORTHEASTERLY BOUNDARY OF SAID LOT 9: COURSE (1) - NORTH 12°07'50" EAST, 75.00 FEET TO A POINT OF CURVATURE; COURSE (2) - IN A NORTHWESTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 32°52'10" WEST, 35.36 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF RACHEAL AVENUE (A 40-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 77°52'10" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 110.00 FEET TO THE NORTHWESTERLY BOUNDARY OF SAID LOT 8; THENCE THE FOLLOWING (2) COURSES ALONG SAID NORTHWESTERLY BOUNDARY AND ALONG THE WESTERLY BOUNDARY OF SAID LOT 8: COURSE (1) - IN A SOUTHWESTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 57°07'50" WEST, 35.36 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE (2) - SOUTH 12°07'50" WEST, 75.00 FEET TO THE POINT OF BEGINNING.

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THE LAND THUS DESCRIBED CONTAINS 0.14 ACRES, MORE OR LESS.

VA 2006-25
Lee, Yarborough, Wildau & Inman

N

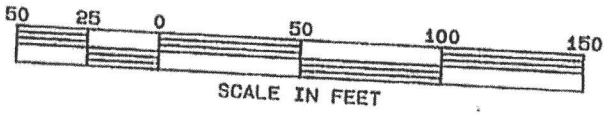
0 130 260 520 Feet

Vacation of Right of Way
2nd Avenue, North and South of Rachael Ave

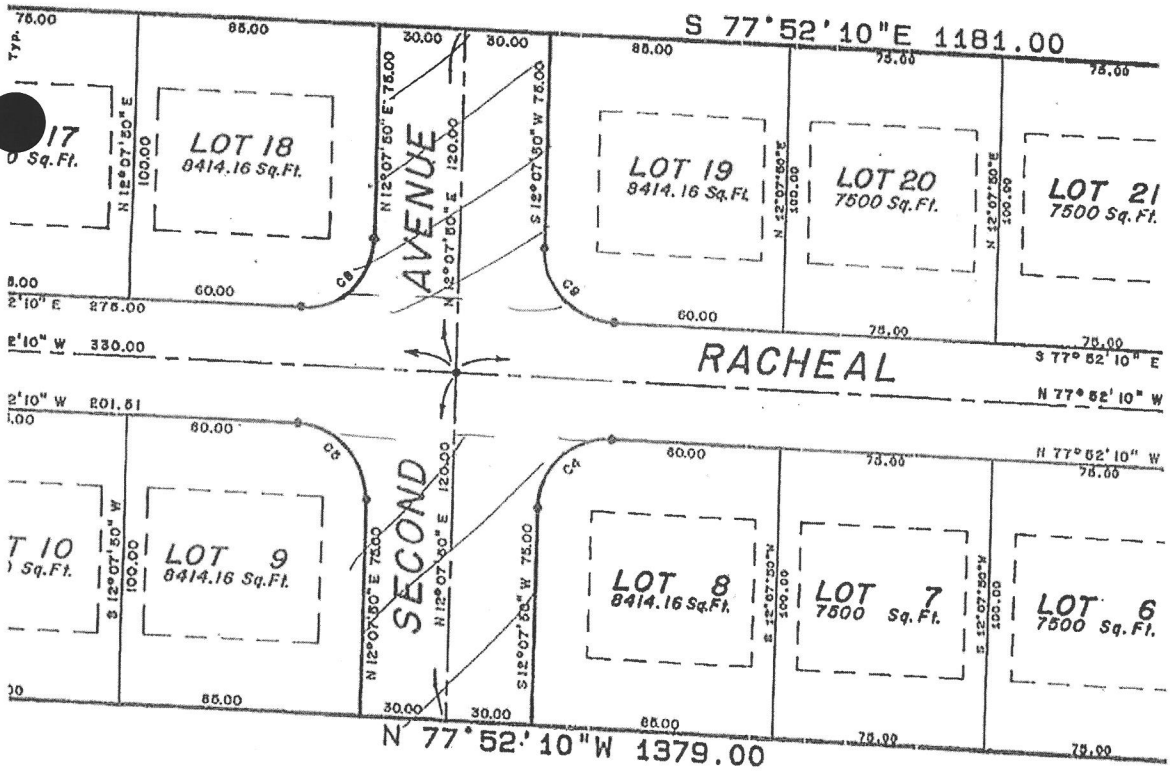
1 inch equals 0.050214 miles

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
1	90°00'00"	25.00'	39.27'	25.00'	35.36'	N 32°52'10"
2	90°00'00"	25.00'	39.27'	25.00'	35.36'	S 57°07'50"
3	90°00'00"	25.00'	39.27'	25.00'	35.36'	N 32°52'10"
4	90°00'00"	25.00'	39.27'	25.00'	35.36'	S 57°07'50"
5	90°00'00"	25.00'	39.27'	25.00'	35.36'	N 32°52'10"
6	78°27'55"	25.00'	34.24'	20.41'	31.63'	S 62°54'17"
7	258°27'55"	50.00'	225.55'	61.23'	77.46'	N 27°06'08"
8	90°00'00"	25.00'	39.27'	25.00'	35.36'	N 57°07'50"
9	90°00'00"	25.00'	39.27'	25.00'	35.36'	S 32°52'10"
10	90°00'00"	25.00'	39.27'	25.00'	35.36'	N 57°07'50"
11	90°00'00"	25.00'	39.27'	25.00'	35.36'	S 32°52'10"
12	90°00'00"	25.00'	39.27'	25.00'	35.36'	N 57°07'50"
13	95°55'22"	50.00'	83.71'	55.46'	74.27'	S 71°37'36"
14	55°05'17"	50.00'	48.07'	26.08'	46.24'	N 32°52'04"
15	56°51'41"	50.00'	49.62'	27.07'	47.61'	N 23°06'25"
16	50°35'34"	50.00'	44.15'	23.63'	42.73'	N 76°50'03"



O.R. 128 PAGE 499



TIFICATE

THAT THIS PLAT HAS BEEN APPROVED BY THE

City of Fernandina Beach

PLANNING DEPARTMENT

April 10, 2006

Ed Mathews
501 Centre Street
Fernandina Beach, Florida 32034

RE: Vacation of Second Avenue Right of Way

Dear Mr. Mathews,

I am in receipt of the application for a vacation of right of way for Second Avenue, filed by your office on behalf of Carrie Lee. Per Section 70-40 (d)(5) of the City's Code of Ordinances, all property owners that abut the right of way must approve of the vacation. Please provide notarized letters of approval of the vacation from each abutting property owner. If the owner is a corporation, please also provide the corporate documents that allow the agent to sign on the corporation's behalf.

Additionally you have not supplied evidence that the vacation shall not jeopardize the current or future location of any utility, per section 70-40 (d)(3).

Until such time you provide these letters and the other required evidence, the application shall not be forwarded to the Planning Advisory Board for their consideration per section 70-40 (e).

If you have any questions, please call 904-277-7325

Sincerely,

Catherine Hartley
Senior Planner

April 13, 2006

We the undersigned Robert Wildau and Karen Wildau, approve of the Vacation of Right of Way that abuts our property on Racheal Avenue, being Lot 9 in the Subdivision known as Beach Hammock, Fernandina Beach, Florida 32034.

Robert Wildau

State of Georgia
County of FULTON

Sworn to and subscribed before me
this 20th day of April, 2006,
by Suzanne Pittard Shapiro

Individual making statement is _____
personally
known or _____ produced identification in the
form of _____

Suzanne Pittard Shapiro
Signature of Notary Public

SUZANNE PITTARD SHAPIRO NOTARY PUBLIC DEKALB COUNTY EXPIRES GEORGIA FEB. 10, 2009

Karen Wildau

State of Georgia
County of FULTON

Sworn to and subscribed before me
this 20th day of April, 2006,
by Suzanne Pittard Shapiro

Individual making statement is _____
personally
known or _____ produced identification in the
form of _____

Signature of Notary Public

SUZANNE PITTARD SHAPIRO NOTARY PUBLIC DEKALB COUNTY EXPIRES GEORGIA FEB. 10, 2009

April 13, 2006

I Debra Yarborough approve of the Vacation of Right of Way that abuts my property at 2694 Racheal Avenue. Fernandina Beach, Florida 32034.

Debra Yarborough

Debra M Yarborough

State of Florida
County of Nassau
Sworn to and subscribed before me on this 13 day of April 20 06

April 13, 2006

I William Inman approve of the Vacation of Right of Way that abuts my property at 2743 Racheal Avenue, Fernandina Beach, Florida 32034.

William Inman

April 13, 2006

I Carrie Lee approve of the Vacation of Right of Way that abuts my property at 2695 Racheal Avenue, Fernandina Beach, Florida 32034.

Carrie Lee

Carrie Lee

State of Florida
County of Nassau
Sworn to and subscribed before me on this 17 day of April, 2006

By: _____

Individual making statement is ____ personally known or X produced identification. Type of identification produced FL DL

Brenda K Jones
Signature of Notary Public

(Seal)

BRENDA R. JONES
Notary Public - State of Florida
My Commission Expires Dec 13, 2009
Commission # DD 496232
Bonded By National Notary Assn.

April 13, 2006

I William Inman approve of the Vacation of Right of Way that abuts my property at 2743 Racheal Avenue, Fernandina Beach, Florida 32034

William Inman

State of Florida
County of Nassau
Sworn to and subscribed before me on this 13 day of April 2006

By _____

Individual making statement is X personally known or ___ produced identification. Type of identification produced _____

Brenda R. Jones (Seal)
Signature of Notary Public

BRENDA R. JONES
Notary Public - State of Florida
My Commission Expires Dec 13, 2009
Commission # DD 486232
Bonded By National Notary Assn.

City of Fernandina Beach

UTILITIES DEPARTMENT

April 27, 2006

Mr. E. A. Matthews
Builder's Edge Constr. Admin.
501 Centre Street, Suite 101
Fernandina Beach, FL 32034

RE: Vacating use of right-of-way

Dear Mr. Matthews,

The City of Fernandina Beach Utilities Department has no objection to vacating the use of right of way on Second Avenue at Racheal Avenue with the following exception:

> The utility easement running parallel with Racheal Avenue on both North and South sides, to ensure contiguous right of way for the underground utilities presently in place, to match the current property owners adjacent to this right of way.

For any further information or questions please contact me at 904-277-7380 ext. 224

Sincerely,

Jeff Mandrick, PE
Utilities Director

1180 South 5th Street • Fernandina Beach, FL 32034 • (904) 277-7380
Suncom (904) 848-7380 • Fax (904) 277-7382 • TTY (904) 277-7399 • email address: gphillips@fbfl.org
An Equal Opportunity/Affirmative Employer

FLORIDA PUBLIC UTILITIES

April 14, 2006

To whom it may concern: City of Fernandina Beach, Florida

Florida Public Utilities has no objection to vacating the use of right of way of Second Avenue at Racheal Avenue with the following exception:

The utility easement running parallel with Racheal Avenue on both North and South sides, to ensure contiguous right of way for the underground utilities presently in place, to match the current property owners adjacent to this right of way.

For any further information or questions please contact Carl Anderson of Florida Public Utilities 904-261-3663.

This letter is in response to the request by Edward Mathews of Builder's Edge, Inc. 904-321-0345.

Sincerely,

Carl W. Anderson
Senior Engineer

State of Florida
County of Nassau
Sworn to and subscribed before me on this 14th day of April, 2006

By Carl W Anderson

Individual making statement is ✓ personally known or ____ produced identification. Type of identification produced _____

Rena M. Kennedy
Signature of Notary Public

(Seal)

RENA M. KENNEDY
Commission # DD0186869
Expires 2/23/2007
Bonded through
(800-432-4254) Florida Notary Assn., Inc.

BELLSOUTH

04/28/06

Ms. Brenda Jones
Builder's Edge
501 Centre St
Suite 101
Fernandina, Fl 32034

Dear Ms. Jones,

BellSouth has no objections to vacating the use of right of way on Second Avenue at Racheal Avenue with the following exception:

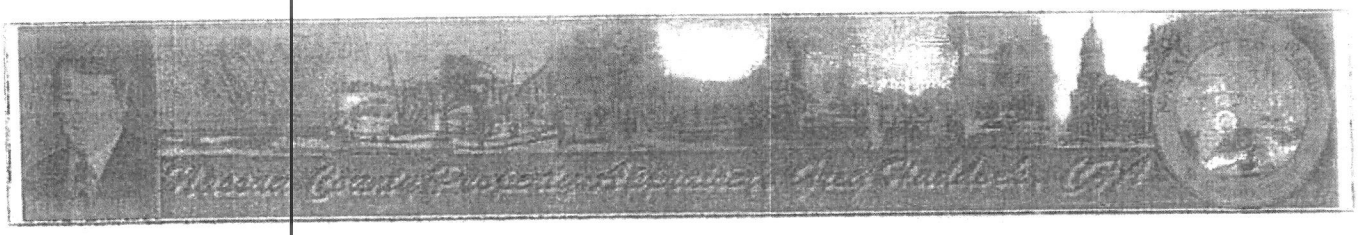
> The right of way running parallel with Racheal Avenue on both North and South sides, to ensure contiguous right of way for the underground utilities presently in place, to match the current property owners adjacent to this right of way.

Should you require additional information, please call Melanie Wyatt at 904-751-0031

Sincerely,

Melanie Wyatt
OSPE Specialist
BellSouth Engineering
904-751-0031

Donna V. Ryals
My Commission DD267631
Expires March 02, 2008



300 Feet Refresh With New Distance

Print Mailing Labels at 300 Feet

Count	Parcel #	Owner	Address	City	State	Zip
1	00-00-31-1110-0013-0000	TYNES DONALD A & CYNTHIA W	3090 LEEDS GARDEN LANE	ALPHARETTA	GA	30022
2	00-00-31-1110-0010-0000	VURNAKES SCOTT A & MONIQUE	2676 RACHEAL AVENUE	FERNANDINA BEACH	FL	32034
3	00-00-31-1110-0007-0000	NABORS DONALD R & JAN M	2734 RACHEAL AVE	FERNANDINA BEACH	FL	32034
4	00-00-31-1110-0006-0000	WILLIAMS BENJAMIN D & NANCY N	PO BOX 211 119 DAY RD	POMFRET CENTER	CT	06259
5	00-00-31-1110-0005-0000	BLUMENTHAL ISAAC & PENNY	PO BOX 1315	KINGSTON	WA	98346
6	20-3N-29-0000-0036-0000	CITY OF FERNANDINA BEACH	204 ASH STREET	FERNANDINA BEACH	FL	32034
7	00-00-31-1110-0014-0000	JUSTYN JOHN J	2637 RACHEL AVE	FERNANDINA BEACH	FL	32034
8	00-00-31-1110-0015-0000	GUSTAFSON ROBERT S & PAULA	6430 OLD SHADBURN FERRY RD	BUFORD	GA	30518
9	00-00-31-1110-0016-0000	SMITH GEORGE J & JOYCE C	252 N BRIDGE CREEK DRIVE	SWITZERLAND	FL	32259
10	00-00-31-1110-0017-0000	LEE CARRIE M &	WHITE JAMES THOMAS 2695 RACHEAL ST	FERNANDINA BEACH	FL	32034
11	00-00-31-1110-0018-0000	LEE CARRIE M	2695 RACHEAL AVE	FERNANDINA BEACH	FL	32034
12	00-00-31-1110-0019-0000	INMAN WILLIAM H & LINDA E	2743 RACHEAL AVE	FERNANDINA BEACH	FL	32034
13	00-00-31-1110-0020-0000	COWART L RANDY & DORIS	PO BOX 1499	TIFTON	GA	31793-2459
14	00-00-31-1110-0021-0000	HOLLIS JOEL C R & DONNA S	3518 SHELLPOINT ROAD WEST	RUSKIN	FL	33570
15	00-00-31-1110-0012-0000	O'BRIEN JAMES H & SUSAN W	1634 NORTH ABINGDON STREET	ARLINGTON	VA	22207
16	00-00-31-1110-0011-0000	DODD JOHN H & ROSA R	2779 RACHEAL AVE	FERNANDINA BEACH	FL	32034
17	00-00-31-1460-0072-0000	CITY OF FERNANDINA BEACH	204 ASH ST	FERNANDINA BEACH	FL	32034
18	00-00-31-1210-0011-0000	MCEWEN DONALD W & MICHELLE C	2650 RACHEAL AVE	FERNANDINA BEACH	FL	32034
19	00-00-31-1120-0009-0000	WILDAU ROBERT P & KAREN	1103 SHERIDAN PARK NE	ATLANTA	GA	30324-3261
20	00-00-31-1120-0008-0000	YARBOROUGH JERRY L & DEBRA	2694 RACHEAL AVE	FERNANDINA BEACH	FL	32034
21	00-00-31-1460-0073-0000	CITY OF FERNANDINA BEACH	204 ASH ST	FERNANDINA BEACH	FL	32034
22	20-3N-29-0000-0014-0020	ITY OF FERNANDINA BEACH	204 ASH STREET	FERNANDINA BEACH	FL	32034

AFFIDAVIT OF POSTING

State of Florida
County of Nassau

I, Cathy Sabattini, being first duly sworn, depose and state as follows:

1. That I am an employee of the City of Fernandina Beach, Community Development Department; and
2. That part of my duties includes processing applications of all types; and
3. That one of the requirements for processing applications is that the notice be posted on the property; and
4. That for SU 2006-31: First Baptist Church of Fernandina Beach, P# 00-00-30-0800-0003-0000 on South 8th Street, I posted the property on June 2, 2006 with the notice of the application and hearing.

FURTHER AFFIANT SAYETH NAUGHT.

Signature
Cathy Sabattini
Print Name
Staff Assistant II
Title

Subscribed and sworn to before me, a notary public in and for the State of Florida this 2nd day of June, 2006.

(Seal)

ANITA LOUISE VOSMUS-ROSS
Notary Public, State of Florida
My comm. exp. Oct. 17, 2008
Comm. No. DD 363311

NOTICE OF PUBLIC HEARING
PLANNING ADVISORY BOARD
CITY OF FERNANDINA BEACH

NOTICE IS HEREBY GIVEN that a Quasi-Judicial, Public Hearing is scheduled for **Wednesday, June 14, 2006 at 5:30 PM** in the City Commission Chambers, 204 Ash Street Fernandina Beach, Florida to consider the following applications:

CHANGE OF ZONING

CITY OF FERNANDINA BEACH ON BEHALF OF DEANNA HOLLOWAY, PARCEL #12-3N-29-0000-0002-0051 ON WEST 5TH (CZ 2006-38), CHANGE OF ZONING FROM REC: RECREATION TO R-2: ONE AND TWO-FAMILY DWELLING DISTRICT. *(Quasi-Judicial)*

CITY OF FERNANDINA BEACH ON BEHALF OF JAMES P. O'CONNOR ESTATE, TO INCLUDE PARCEL NUMBERS 00-00-31-1014-0001-0000, 00-00-31-1014-0002-0000, 00-00-31-1014-0003-0000 & 00-00-31-1014-0004-0000 LOCATED ON ASKINS STREET (CZ 206-39), CHANGE IN ZONING FROM R-2: ONE AND TWO-FAMILY DWELING DISTRICT TO R-3: MULTIPLE FAMILY DISTRICT.

SPECIAL USE

FIRST BAPTIST CHURCH OF FERNANDINA BEACH, PARCEL NUMBER 00-00-30-0800-0003-0000 ON SOUTH 8TH STREET (SU 206-31), SPECIAL USE TO FILL 0.32 ACRES OF WETLANDS. *(Quasi-Judicial)*

VACATION OF RIGHT-OF-WAY

CARRIE LEE, JERRY & DEBRA YARBOROUGH, ROBERT & KAREN WILDAU AND WILLIAM & LINDA INMAN, 2ND STREET AND RACHEL AVENUE BETWEEN LOTS 18 & 19 (VA 2006-25), VACATION OF RIGHT-OF-WAY FOR A 30 X 100 FOOT AREA ON THE NORTH SIDE OF RACHAEL AVENUE. *(Quasi-Judicial)*.

LOCAL PLANNING AGENCY

LAND USE MAP AMENDMENTS

CITY OF FERNANDINA BEACH ON BEHALF OF DEANNA HOLLOWAY, PARCEL #12-3N-29-0000-0002-0051 ON WEST 5TH STREET (LU 2006-38), LAND USE AMENDMENT FROM RECREATION TO MEDIUM DENSITY RESIDENTIAL. *(Legislative)*

CITY OF FERNANDINA BEACH ON BEHALF OF JAMES P. O'CONNOR ESTATE, TO INCLUDE PARCEL NUMBERS 00-00-31-1014-0001-0000, 00-00-31-1014-0002-0000, 00-00-31-1014-0003-0000 & 00-00-31-1014-0004-0000 LOCATED ON ASKINS STREET (LU 206-39), LAND USE AMENDMENT FROM MEDIUM DENSITY RESIDENTIAL TO HIGH DENSITY RESIDENTIAL. *(Legislative)*

Interested parties may appear at said hearing and be heard as to the advisability of any action, which may be considered. Any persons with disabilities requiring accommodations in order to participate in this program or activity should contact 277-7305, TTY 277-7399, (TTY number for all City offices) or through the Florida Relay Service at 1-800-955-8771 at least 24 hours in advance to request such accommodation.

IF ANY PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE BOARD/COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH HEARING, S/HE WILL NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

Copies of the applications may be inspected in the office of the Community Development Department, City Hall, 204 Ash Street, between the hours of 8:00 AM - 5:00 PM, Monday through Friday. For information on the application, please contact the Staff of the Planning Department at 277-7325.

Buildersedge @ bellsouth .net

ATTENDANCE AND MOTION LIST FOR PLANNING ADVISORY BOARD FERNANDINA BEACH, FLORIDA DATE: JUNE 14, 2006

Minutes when ready

Meeting Called to Order: 5:30 PM Meeting Adjourned: 7:38 PM

NAME	ATTENDANCE	MINUTES	SPECIAL COMMENTS
BOARD MEMBER			
CONGER ✓		① 3/22	
BRADFORD ✓		② 3/22 ① 4/20	
~~WILLIAMSON~~ X	ABSENT		
CONDIT ✓		② 4/20	
BEAL ✓			
WOLESHIN ✓			
BARTELT ~~(ALT 1)~~ ✓			
~~HOWAT (ALT 2)~~ X	Absent		
CHAIR BENNETT ✓			

MOTION to accept alternate: ① Bradford ② Condit to seat Bartelt

MOTION to accept alternate: _____

NAME	EX PARTE
BOARD MEMBER	
CONGER	drove by
BRADFORD	drove by
~~WILLIAMSON~~	ABSENT
CONDIT	drove by
BEAL	drove by
WOLESHIN	Drove by, recusing from item 5.1
BARTELT ~~(ALT 1)~~	Drove by
~~HOWAT (ALT 2)~~	— Absent
CHAIR BENNETT	drove by

NOTES:

AGENDA ITEM: LU 2006-38 Deanna Holloway
P# 12-3N-29-0000-0002-0051 on W. 5th Street

BOARD MEMBER	OPEN PUBLIC HEARING	CLOSE PUBLIC HEARING	MOTION MADE	MOTION VOTED	MOTION MADE	MOTION VOTED
CONGER ✓		②				
BRADFORD ✓	①					
~~WILLIAMSON~~						
CONDIT ✓	②	①				
BEAL ✓						
WOLESHIN ✓						
BARTELT ~~(ALT 1)~~ ✓						
~~HOWAT (ALT 2)~~						
CHAIR BENNETT ✓						

SUGGESTED motion to recommend: ① Conger to Approve as presented
② Condit

7-0

Motion recommend acceptance:

Motion recommends to deny:

Motion to table to a certain date:

NOTES:

AGENDA ITEM: CZ 2006-38, Deanna Holloway
P# 12-3N-29-0000-0002-0051 West 5th Street

BOARD MEMBER	OPEN PUBLIC HEARING	CLOSE PUBLIC HEARING	MOTION MADE	MOTION VOTED	MOTION MADE	MOTION VOTED
CONGER ✓		②				
BRADFORD ✓	①					
~~WILLIAMSON~~						
CONDIT ✓	②	①				
BEAL ✓						
WOLESHIN ✓						
BARTELT ~~(ALT 1)~~ ✓						
~~HOWAT (ALT 2)~~						
CHAIR BENNETT ✓						

SUGGESTED motion to recommend:

① Condit to Approve AS presented.
② Congur
7-0

Motion recommend acceptance:

Motion recommends to deny:

Motion to table to a certain date:

NOTES:

AGENDA ITEM: LU 2006-39, James O'Connor Estate
located on Askins Street

BOARD MEMBER	OPEN PUBLIC HEARING	CLOSE PUBLIC HEARING	MOTION MADE	MOTION VOTED	MOTION MADE	MOTION VOTED
CONGER ✓						
BRADFORD ✓	②	①				
~~WILLIAMSON~~						
CONDIT ✓	①	②				
BEAL ✓						
WOLESHIN ✓						
BARTELT ~~(ALT 1)~~ ✓						
~~HOWAT (ALT 2)~~						
CHAIR BENNETT ✓						

SUGGESTED motion to recommend:

① Bradford Approve as presented
② ~~Conger~~ Condit
7-0

Motion recommend acceptance:

Motion recommends to deny:

Motion to table to a certain date:

NOTES:

AGENDA ITEM: SU 2006-31, First Church of FNDA
P# 00-00-30-0800-0003-0000 on S. 8th Street

BOARD MEMBER	OPEN PUBLIC HEARING	CLOSE PUBLIC HEARING	MOTION MADE	MOTION VOTED	MOTION MADE	MOTION VOTED
CONGER ✓						
BRADFORD ✓	(2)	(1)				
~~WILLIAMSON~~	—					
CONDIT ✓	(1)					
BEAL ✓						
~~WOLESHIN~~	Recused					
BARTELT ~~(ALT 1)~~ ✓		(2)				
~~HOWAT (ALT 2)~~	—					
CHAIR BENNETT ✓						

SUGGESTED motion to recommend:

(1) Condit to Approve contingent upon is being a minimum wetland impact, minor quality wetlands
(2)

6-0

SJRWM permit mitigation of through Conservation easement as outlined on map.

Motion recommend acceptance:

Motion recommends to deny:

Motion to table to a certain date:

NOTES:

AGENDA ITEM: VA 2006-25, Carrie Lee, Jerry + Debra Yarborough, Robert + Karen Wildau and William + Linda Inman. (2nd Avenue)

BOARD MEMBER	OPEN PUBLIC HEARING	CLOSE PUBLIC HEARING	MOTION MADE	MOTION VOTED	MOTION MADE	MOTION VOTED
CONGER ✓	②	①				
BRADFORD ✓		②				
~~WILLIAMSON~~						
CONDIT ✓	①					
BEAL ✓						
WOLESHIN ✓						
BARTELT ~~(ALT 1)~~ ✓						
~~HOWAT (ALT 2)~~						
CHAIR BENNETT ✓						

SUGGESTED motion to recommend:

① Conger recommended denial based on inconsistent w/ Criteria 1 & 3 of ... (See staff report.)
② Bradford

7-0 to deny

Motion recommend acceptance:

Motion recommends to deny:

Motion to table to a certain date:

NOTES:

SIGN IN SHEET

VA 2006-25: Carrie Lee, Jerry & Debra Yarborough, Robert & Karen Wildau and William & Linda Inman, 2nd Avenue between lots 18, 19, 8 & 9.

PRINTED NAME	ADDRESS	
JERRY YARBOROUGH	2694 RACHEAL AVE	
Edward Matthews	2136 N. Ridge Lane	

CITY OF FERNANDINA BEACH 1825 FLORIDA

SIGN IN SHEET

LU 2006-39: City of Fernandina Beach on behalf of James P. O' Connor Estate, to include P# 00-00-31-1014-0001-0000, 00-00-31-1014-0002-0000, 00-00-31-1014-0003-0000 & 00-00-31-1014-0004-0000 located on Askins Street.

PRINTED NAME	ADDRESS	
Mary Domaradzki	1819 Raley Road Jax. Fl.	32225
Jackie MAIRE	2413 1ST AVE U-8 F.B FL	32034
J. SHANNON O'CONNOR	2440 LYNNDALE ROAD	
Von Holcomb	2413 First Av. H-3 32034	
Barbara Oconner	2520 1st Ave	
Stephanie Getty	2520 1st Ave	
BRAD JONAS	2453 1ST AVE.	32034
[signature]	1822 Highland Dr	

CITY OF FERNANDINA BEACH
SPECIAL MEETING*
PLANNING ADVISORY BOARD
JANUARY 26, 2006
5:30 P.M.

1. CALL TO ORDER

2. ROLL CALL

3. DISCUSSION – Land Development Code.

   3.1 Final review of the Land Development Code.

4. ADJOURNMENT

* The public is invited to attend *

Persons with disabilities requiring accommodations in order to participate should contact the City Clerk at 277-7305 TTD 277-7399 for all city offices. If you are hearing or speech impaired, please contact the Florida Relay Service by using the following numbers: 1-800-955-8770 (voice) or 1-800-955-8771 (TDD).

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. If any person decides to appeal any decision made by the Planning Advisory Board with respect to any matter considered at such meeting s/he will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be made.

THE NEXT PLANNING ADVISORY BOARD MEETING IS
FEBRUARY 8, 2006

City of Fernandina Beach

OFFICE OF THE CITY ATTORNEY

MEMORANDUM

TO: Honorable Mayor and Commissioners
Planning Advisory Board Members

FROM: Debra Braga, City Attorney

DATE: January 26, 2006

RE: Proposed Section To Be Added to LDC

As we begin the final process towards adoption of the new Land Development Code (LDC), the planning staff and I have reviewed the latest draft and are offering the following comments and proposed changes. Planning staff has created a matrix which is attached, and I have incorporated my changes into this memo.

1. This is a new section which will require that property which has been used together in the past not be divided. For example, if a house or other accessory use is built on 2-50 foot lots and extends over both lots, that would become the "building site" for all purposes, and would prevent a new owner from coming in later and building two new dwellings on the individual lots.

1.03.05

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 residence, a two-family building. Or any auxiliary building or structure, including but not limited to, swimming pools, walls, fences or any other improvement which was heretofore constructed on property containing one or more platted lots or portions thereof, such lots shall thereafter constitute one building site and no permit shall be issued for the construction of more than one residence or two-family building on the site. All construction on the building site must comply with all existing zoning and density requirements.

204 Ash Street • Fernandina Beach, FL 32034 • (904) 491-2044 • Fax (904) 491-2046 • TDD (904) 277-7399

B. The demolition or removal of any residence or structure, whether voluntary or involuntary, shall not have the effect of changing the establishment of the building site.

C. Any change from the foregoing provisions for the purpose of establishing building sites, or separation of building sites, shall require approval by ordinance, at which all interested persons shall be afforded an opportunity to be heard.

2. This new section specifies that if a certain regulation, etc. is not covered in the LDC, it is not allowed under the code.

1.05.01

D. 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. ~~as~~ incorporated references (Add)

✓ w/ change

3. Revision to the certificate of appropriateness definition. This change follows current practice, which allows staff review and approval of certain designated items, and also provides for the HDC to issue a certificate of approval for items within their purview. The earlier wording would appear to require an extra step.

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

✓

4. At page 3-2, section 3.00.02, there is a reference to the technical standards manual, which we have decided not to prepare. Rather, in the beginning of the Code, we will list all the outside references, such as the FDOT manual which we will use. The listing will be inserted at 1.06.00(C). The last sentence of 3.00.02 will be revised as follows:

✓

No permit for development shall be issued by the City that is not in full compliance with the provisions of this chapter and the technical manuals listed at 1.06.00(C).

5. We are moving what is currently section 3.01.05 (B) to section 3.01.03 (J).

> If a structure located within the ~~coastal high hazard~~ Special Flood Zone area receives storm damage in excess of fifty (50%) percent of the appraised value of the structure, all such damaged structures shall be required to meet all current laws and ordinances, including those enacted since construction of the subject structure.

6. At section 9.01.12(A)(5), we have gotten some comments about the requirement to recuse yourself if you are within the area to receive notice. The provision was added based on a relatively recent ethics opinion which in essence indicated that, "if you are close enough to receive notice, you are close enough for the project to have an affect on your property". However, this is a small city, and rather than make the recusal mandatory, we will let the rule be "let your conscience be your guide" and change that requirement to a voluntary recusal. If a board member believes that the proposed project is simply too close to their residence, and have received a notice, they have the option of stepping aside for the hearing. Therefore, we propose to modify 9.01.12(A) by removing item (5), and making item (5) the new item 9.01.12(B) as follows:

> B. If a member owns property within the area entitled to receive mailed notice of the hearing, that board member may voluntarily abstain from voting if the board member believes that the proximity of the project will interfere with his or her ability to be a decision-maker in the case.

The other items in that section will now become letters C though E.

7. In chapter 10 regarding non-conformities, we have the following suggested changes:

> Change the title of section 10.01.02 to "Modification or abandonment of non-conforming Uses or Structures" from the existing "Expansion or Modification of Nonconforming Uses or Structures"
>
> 10.01.02 (D) (delete existing section and replace)
>
> D. 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 unites 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.

Add at 10.01.02 (F) (new Section)

Any non-conforming development shall be brought into full compliance with all provisions of this Code in any of the following activities occur:

1. The gross floor area of the development is expanded;

2. When the non-conforming development has been discontinued for a period of 180 days;

3. 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.

8. In chapter 11, we want to clarify some of the procedures regarding platting, and are proposing the following changes:

Chapter 11.05.01

Add at 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 purposes shall be permanently affixed to the face of the final plat (See Section 11.01.05)

11.05.05 (new section)

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 (new section)

11.05.06

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.

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.

2.03.02 Table of Land Uses

Table 2.03.02. Table of Land Uses.

P – Permissible
S – Permissible Subject to Supplemental Standards
Blank-Prohibited

Land Uses:	R-E	R-1	RLM	R-2	R-3	OT-1	OT-2	MU-1	C-1	C-2	C-3	I-1	I-2	PI-1	CON	REC
Airports and Heliports												P				
Animal Hospital or Veterinary Clinic										P		P				
Asphalt or Concrete Plant													S			
Automobile Sales, New and Used										P		P				
Automobile Repair, Garage, Body Shop										P		P	P			
Automotive Rental Agencies										P		P	P			
Bakery Plant												P	P			
Barber and Beauty Shops							P	P	P	P	P	P				
Bed and Breakfast Inns				S	S		S	S			S					
Book and Stationery Stores							P	P		P	P	P				
Bottling Plants												P	P			
Bulk Storage Yards													P			
Bus Terminals and Taxi Stations										P		P				
Business Colleges; Commercial, Trade, Vocational, and Arts Schools										P	P	P	P	P		
Business Services such as Copying, Mailing, or Printing										P		P				
Cemeteries	S	S	S	S	S	S	S	S						P		
Clubs, Public or Private; Community and Recreation Centers		S	S	S	S			S		P	P	P		P		
Construction and Maintenance of Boats and Ships; Marine Supply													P			
Day Care Center								S	S	P	P			P		
Distribution, Packing, and Shipping												P	P			
Drug Store or Pharmacy								P	P	P	S					

Zoning Districts:

P – Permissible
S – Permissible Subject to Supplemental Standards
Blank-Prohibited

	R-E	R-1	RLM	R-2	R-3	OT-1	OT-2	MU-1	C-1	C-2	C-3	I-1	I-2	PI-1	CON	REC
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
Financial Institutions, Banks, and Credit Unions							P	P		P	P	P				
Freight and Moving Establishments												P	P			
Funeral Home and Mortuary										P		P				
Gasoline Station, with or without a Convenience Store									P	P	~~P~~	P	P			
Golf Course												P	~~P~~	P		P
Grocery Store							P	P		P	P					
Group Homes	S	S	S	S	S			S			S					
Government and Civic Buildings, including Library and Museum								P			P			P		
Health Clubs and Gyms										P	P	P				
Hospital														S		
Junk and Salvage Yards												P	~~P~~			
Laundry and Dry Cleaning, On-Site, including Self-Service Laundry										P		P				
Laundry and Dry Cleaning, Pick-Up Only							P	P	P	P						
Light Indoor Manufacturing Uses, including Packaging and Fabricating												P				
Liquor Store, Lounge, and Bar (without drive-through window)								S	S	P	S	P				
Lodging Accommodations									S	P	P	P				
Lumber and Building Supply										S		S	P			
Manufacturing and Heavy Industry												P	~~P~~			
Marina											S	S	S	S		
Medical and Dental Clinics									P	P		P		P		
Mini-storage or Self-storage Facility										S		P				
Music, Dancing, Photography, or Art							P	P		P	P	P		P		

Zoning Districts: P – Permissible S – Permissible Subject to Supplemental Standards Blank-Prohibited	R-E	R-1	RLM	R-2	R-3	OT-1	OT-2	MU-1	C-1	C-2	C-3	I-1	I-2	PI-1	CON	REC
Studios										S		S				
Outside Sales										P	P	P	P			
Parking Lots and Parking Garages														P		P
Parks, Public														S		S
Parks, Private or with Stadium Style Lighting														S	S	S
Picnic Areas, Trails, and Nature Facilities													P			P
Piers, Docks, and Wharves							P	P	P	P	P	P				
Professional Offices														P		P
Public Recreation Buildings		S	S	S	S											
Radio, Television, and Telecommunication Towers												S	S	S		
Recreation, Outdoor Amusements, such as Miniature Golf or Fishing Piers, Excluding Amusement Parks and Drive-in Theaters										S	S			S		S
Recreation, Indoor Facilities, such as Billiard Parlors, Bowling Alleys, Game Rooms, and Skating Rinks										S	S	S		S		
Railroad Facilities												P	P			
Religious Uses and Facilities	S	S	S	S	S	S	S	S	P	P	P			P		
Research and Experimental Laboratories												P	P			
Residential Uses:																
Single-Family	P	P	P	P	P	P	P	P			P					
Two- and Three-Family				P	P			P								
Four- or More Family					P						P					
Resort Rental					P											
					S											
Restaurant, With or Without Drive-								P	P	P	P	P				

Zoning Districts:

P – Permissible S – Permissible Subject to Supplemental Standards Blank-Prohibited	R-E	R-1	RLM	R-2	R-3	OT-1	OT-2	MU-1	C-1	C-2	C-3	I-1	I-2	PI-1	CON	REC
Through Window Retail Stores							P	P	P	P	P	P				
Schools, Elementary, Junior, or Senior High	S	S	S	S	S			S						P		
Small Equipment or Appliance Repair Shops										P	P					
Specialty Food Stores, such as Bakeries or Ethnic Grocers							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				
Terminals for Freight or Passengers, By Ship													P			
Theaters, Movie or Performing Arts (Indoor Only)								P		P	P	P				
Trades and Repair Services such as Electrical, Heating, and Air, Mechanical, Painting, and Plumbing										S		P				
Utility Facilities, such as Electric Substations, Water and Wastewater Treatment Plants											P	P	P			
Warehouse, not Including Mini-Storage												P	P			
Welding or Sheet Metal Works												P	P			
Wholesale Establishments												P	P			

2.03.03 Table of Accessory Uses

(See Section 5.01.01 for standards pertaining to accessory uses.)

Table 2.03.03 lists permissible accessory uses in each zoning district. The letter "A" 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.

Table 2.03.03. Table of Accessory Uses.

Zoning Districts: P – Means permissible accessory use	R-E	R-1	RLM	R-2	R-3	OT-1	OT-2	MU-1	C-1	C-2	C-3	I-1	I-2	PI-1	CON	REC
Accessory Land Uses:																
Home Occupation	P	P	P	P	P	P	P	P								
Accessory Dwelling Within Principal Building		P	P	P	P	P	P	P								
Accessory Dwelling – Freestanding Building				P	P	P	P	P								
Agricultural Support Buildings	P															
Detached Garage or Carport	P	P	P	P	P	P	P	P								
Docks and Other Waterfront Structures	P	P	P	P	P	P	P	P						P	P	P
Dumpsters					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
Outside Storage – Agricultural Equipment and Materials	P											P	P			
Outside Storage – Equipment, Machinery, and Materials										P		P	P			
Satellite Dish Antenna	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
Swimming Pool	P	P	P	P	P	P	P	P	P	P	P			P		P

	Suggested Language	Rationale
Code Section		
1.03.03: Lots of record	A single-family dwelling may be constructed on a substandard lot of record in a residential zoning district~~, except that lots shall be combined when all of the following conditions exist:~~ A. ~~Two (2) or more adjacent lots are under the same ownership.~~ B. ~~One (1) or more of the adjacent lots do not meet the lot area standards set forth in this LDC.~~	New Comp plan amendment allows for a single unit on a lot of record no matter what size. ✓
1.03.04 Demolition of Structures	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…	Added new zoning district. ✓
1.03.04	Debra to add language regarding existing duplexes: replace in existing footprint	✓
New policy 1.05.01 E.	Debra to add language re: items not expressly permitted are prohibited.	discussion Regarding Additional language to be Added → See Catherine for specific language
Definitions	New definition: Kitchenette- shall mean 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.	✓
Definitions	Building Height: ***Building, height of*** means the vertical distance from the ~~natural (pre-construction)~~ finished grade~~, or where minimum flood elevation is established, from the…~~	Approve w/ deletion ✓
Definitions	*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	✓

* Delete "Finished Grade" definition * and add additional wording

	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.	
Table 2.00.00	Remove X from RLM under LDR	Cannot have a zoning with a density that is greater than the underlying land use.
2.01.03	The ~~R-1-A~~ RLM District is intended for the development of low- to medium-density single-family homes on individual lots. ~~Single-family attached homes may be allowed through the PUD process.~~ 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.	RLM should allow for single family attached or detached as long as the density is maintained.
Table 2.03.02	Add a 'P' under bookstore for MU-1 Delete 'P' under gas station for C-3 Add 'P' for automobile sales, research labs, bulk storage yard and add and 'S' under asphalt plant for I-1. Change 'P" to 'S' under resort rentals for R-3.	Consistent with current regulations.
Table 2.03.02	Delete 'S' under B&B for R-2	All but one B&B is located outside of R-2. Not allowing B&B's in R-2 would preserve the residential character of the historic district.
Table 2.03.02	Add 'P' under lodging, bus terminal, and taxi station for I-1	Consistent with Comprehensive

To be revisited At a later date.

		Plan. Reasonable to allow for lodging and transportation near the airport.
3.01.05 Requirements for CHHA	Delete entire section **except** for policy 3.01.05 A 1: a. All buildings and structures shall be located landward of the mean high tide. Move this policy under Areas of Special Flood Hazard, creating **3.01.03 J**	The way this section currently reads requires all structures in CHHA to be elevated, even though some areas in the CHHA are the highest points on the island. Also. All of Amelia Island may soon be a CHHA, which would mean all structures in the City would have to be elevated.
3.02.02	Delete entire section. Replace with : A. There is hereby established a coastal ~~upland~~ protection zone ~~(CUPZ)~~ (CPZ) which is an area extending ~~1,000 feet~~ ~~landward~~ seaward from the coastal construction control line (CCCL). B. Except as expressly provided in this chapter, no development activity shall be undertaken in a coastal ~~upland~~ protection zone. Correct (a) Permitted activities within coastal ~~upland~~ protection zone are as follows:	Consultant's proposed language took CUPZ and CPZ from the current code and mixed it together. Old language did not make sense geographically. Language

* Remove All References to CHHA As pertains to the LDC (3.01.05)

	a. Single-family or two-family structures on a lot of record; b. All uses permitted by the underlying zoning classification and which have obtained all necessary and valid permits from State, federal, and local government agencies having permitting jurisdiction within the ~~CUPZ~~; c. Conservation of soil, water, vegetation, fish, shellfish, and wildlife; d. Outdoor recreational activities, including bird watching, hiking, boating, fishing, trapping, horseback riding, and swimming; e. Commercial shell fishing and trapping; f. Educational and scientific research; g. Wilderness areas and wildlife preservation and refuges; h. Minor maintenance or emergency repair to existing structures or improved areas; and i. Properly designed and permitted walkovers. C. No Building permit or development order shall be issued without first obtaining required permits from all Federal, regional, or State agencies having jurisdiction over the Coastal Protection Zone.	discussed wetland and marsh areas but the defined geography was coastal-beach. Old code exempted all areas in CUPZ that had any infrastructure from special use permit requirements, which in effect gave the language no teeth, as all of city has infrastructure. Staff's proposed language concedes jurisdiction to proper permitting agencies that have environmental expertise to make determinations.
3.03.03 Development Within Wetlands	C. A. Wetlands shall be preserved in their natural state. No fill shall be placed in a wetland, and the wetland shall not be altered, unless permitted by the Florida DEP, the USACOE, and/or the SJRWMD.	There are a few lots with **residential zoning** in the City that have isolated or jurisdictional wetlands on them that are still held by

additional criteria to be added by staff -

		private landowners. Allowing absolutely no development on these lots without compensation could be viewed by a court as a taking. City should concede jurisdiction to the proper state/regional/federal agencies so that proper mitigation is allowed.
3.05.02	July 18, 2000.	Consultant's comment was to insert date of ord. # 2000-24.
Table 4.01.01 C-3 Permissible Housing Types	~~Multi-family structures with 4 or more units~~ Mixed Use Structures	Consistent with established urban fabric.
4.02.01	A. The following types of lots are permissible: 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 shall not be considered a corner lot.	Language is consistent with how the city has interpreted beach accesses.

4.02.01 H	D. The minimum lot area for lots in the RE zoning district shall be 43,560 square feet ~~where livestock are kept on the lot.~~	PAB recommended lot area be changed to one unit per acre.. this language is redundant.
4.02.02 Requirements regarding combining lot (old Beach Overlay)	Purpose The provisions of this section are intended to ensure that development ~~within the Coastal High Hazard Area~~ in the beach areas on the streets identified in Section 4.02.02(A) above ~~is consistent with the provisions of the Fernandina Beach Comprehensive Plan~~ is compatible with the existing pattern of development.	This language implied that only the lots east of Fletcher are subject to this provision, which was not the intent of the language. Also, language had nothing to do with consistency with the comp plan. The purpose was to be more restrictive than the comp plan.
4.02.02 C	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 width exceeds the mean average lot width for lots within 300 feet of the lots proposed for combination, as measured from the outermost property lines of the lots proposed for combination.~~ ~~2. The proposed net lot area exceeds the mean average net lot area for lots within 300 feet of the lots proposed for combination. Net lot area is~~	Purpose of re-writing the language was to remove the subjectivity out of the language; criteria 1 and 2 do not accomplish this. Absolute standards are better. Multi-family

<table>
<tr>
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<td>~~the area of the lot within the property lines as depicted on a survey prepared by a surveyor licensed within the State.~~
3. The proposed lot <u>has</u> ~~shall have~~ a width <u>greater</u> ~~less~~ than 100 feet.
4. The proposed lot shall contain only one (1) single-family dwelling. Multi-family structures, multi-family dwellings, and commercial uses are prohibited <u>on lots with combined widths of greater than 100 feet</u>.
5. The proposed lot area is not consistent with the density for the zoning district, as set forth in Table 4.01.01.</td>
<td>units and commercial should be allowed in the applicable zoning district if they meet density, intensity, and lot width standard herein. Otherwise, all of the beach area should be rezoned R-1 if the standard is to not allow for permitted uses in C-1, R-2, or R-3.</td>
</tr>
<tr>
<td>Table 4.02.01(J)</td>
<td colspan="2">
<table>
<tr><th>Zoning District</th><th>Minimum Lot Width (ft.)</th><th></th></tr>
<tr><td>RE</td><td>100</td><td></td></tr>
<tr><td>R-1</td><td>50 or 75
Note 2</td><td></td></tr>
<tr><td>RLM</td><td>50 or 75
Note 2</td><td></td></tr>
<tr><td>R-2</td><td>50</td><td></td></tr>
<tr><td>R-3</td><td>50</td><td></td></tr>
<tr><td>OT-1</td><td>~~25~~ <u>46.5</u></td><td></td></tr>
<tr><td>OT-2</td><td>~~25~~ <u>46.5</u></td><td></td></tr>
<tr><td>MU-1</td><td>50</td><td></td></tr>
<tr><td>C-1</td><td>50</td><td></td></tr>
<tr><td>C-2</td><td>~~75~~ <u>50</u></td><td></td></tr>
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</td>
<td></td>
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</table>

	C-3 ~~50~~ 25	
4.02.03 Standards for Building and Building Placement	A.4. The following building features may project into a minimum ~~side or~~ rear yard up to forty-two (42) inches: open or enclosed fire escapes, outside stairwell, ~~and~~ balconies, decks, or patios. B. ~~Where setback lines have been established on previously recorded plats for streets, roads, or highways, the front yard and side yard of corner lots shall be measured from those setback lines.~~	Side yards should not be encroached, due to the small setback requirements. If balconies are allowed to encroach in the rear yard, decks and patios should also be allowed. All of B should be stricken, as your yard begins at your lot line, not the edge of pavement.. this language makes no sense.
4.02.03 D Standards for Building Height	1. Building height shall be measured from the ~~natural (pre-construction)~~ approved, finished grade, or where minimum flood elevation is established, from the required minimum flood elevation, to the highest point on the structure.	Reflects new height ordinance.
Table 4.02.03 E : standards for building height and setbacks	Change height for C-3 from 45 feet to 35 feet, Rear yard setbacks in R-2 and R-3 from 25 feet to 20 feet.	35 foot height in C-3 would maintain existing development pattern, as most

		structures in C-3 are only 2 stories. Setbacks for R-2 and R-3 are currently 20 feet, not 25.
4.02.06 Specific requirements for Old Town	C. Old Town Preservation and Development Guidelines C (3)(A) Primary buildings may not exceed 35 feet in height. J. Garages and outbuildings that house more permanent types of occupancy, such as a guest house ~~garage apartment~~, shall not exceed 500 square feet in area, per level and shall not exceed 24 feet in height. The area of all other out buildings is limited to 350 square feet and shall not exceed 16 feet in height.	Added title. Guest house incorporates Old Town resident's concerns, height limits are from old code.
4.03.02 Standards for Development in Historic District Overlay	B. The review of proposed development within the Downtown Historic District Overlay shall also be based upon compliance with the Historic Preservation Design Guidelines, dated December 1999. The review of proposed development within Old Town shall be based upon compliance with the Old Town Preservation and Development Guidelines, dated June 1999.	Added Old Town and titles of guidelines.
4.03.02 Standards for Development in Historic District Overlay	F. If an applicant wants to demolish a historic landmark, or a building on a historic site, or property in a historic district, the Historic District Council shall consider: (1) Whether there is economic hardship for the applicant; (2) Whether the applicant will be denied a reasonable return on his investment; (3) Whether the applicant has made a good faith effort to pursue alternatives to demolition (see subsection (a) of this section); (4) Whether the historic landmark or site, or property in a historic district, qualifies for individual listing on the National Register of Historic Places, or as a state or local	Added from old code

	historic landmark; (5) Whether the loss of the subject property would deteriorate the quality and continuity of the historic site or district, or the surrounding neighborhood; or (6) If the property is in a historic district, whether it is contributing or noncontributing to the district.	
5.01.04 Accessory dwellings	Accessory ~~apartments~~ dwelling units, including guesthouses and helper quarters, shall be permissible in compliance with the following standards: A. An accessory dwelling is intended to provide not-for-rent housing for relatives, guests, or domestic helpers. An accessory dwelling unit shall not be considered as an apartment, hotel, or any other kind of multi-family use and shall not be used as a rental unit and shall not contain a Kitchen, but may contain a Kitchenette as defined in section 1.07.00 B.	Better ensures that the accessory dwelling shall not be used as a single family residence.
5.03.00 Signs	Proposed sign code has been provided for review.	
6.02.12 C Lodging	C. ~~Restaurants and lounges shall not be permitted as accessory uses to lodging accommodations in the C-1 zoning district.~~	This regulation serves no purpose.
7.01.04 A 6. Parking Standards	6. Any development adjacent to a public beach access shall be prohibited from interfering in any manner with the public use of the beach access, including but not limited to blocking the parking, removing parking, or interfering with the normal flow of traffic within the beach access area.	New language protects beach accesses.
7.04.04 Concurrency	E. For all proposed developments that will generate more than 400 pm peak hour trips, the applicant shall apply for a traffic concurrency determination from Nassau County.	Nassau County has a fair share ordinance as well as a contract with NEFRPC to assist with traffic

		concurrency impacting county roads. It should be the applicant's responsibility to get a concurrency determination for impacts of county roads.
10.02.01 Variances	A. Within the Historic District Overlay the HDC may authorize a variance from the <u>design and improvement standards of the LDC</u> ~~standards set forth in Section 4.03.02~~ 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, <u>except areas within the Historic District Overlay</u> ~~Section 4.03.02~~ as set forth above, where requirements of Section 10.02.00 are met.	Allows for HDC to grant site areas variances. Allows for compatible development within the HDC.
Table 11.01.01	Major amendments to Local development orders: X should be under City Manager and Planning Commission	
11.01.01	C. Applications shall not be accepted for a period of ~~six (6)~~ <u>Twelve (12)</u> 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.	Reflects PAB and CC recommendation

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE
McClenning Lupita	Planning Advisory Board
MAILING ADDRESS	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:
18 SOUTH 20TH St.	☑ CITY ☐ COUNTY ☐ OTHER LOCAL AGENCY
CITY / COUNTY	NAME OF POLITICAL SUBDIVISION:
Fernandina Beach / NASSAU	
DATE ON WHICH VOTE OCCURRED	MY POSITION IS:
1.11.06	☐ ELECTIVE ☑ APPOINTIVE

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies equally to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing the reverse side and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

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For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

* * * * * * * * * * * * * * * * *

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

* * * * * * * * * * * * * * * * *

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18 SOUTH 20TH ST	☑ CITY ☐ COUNTY ☐ OTHER LOCAL AGENCY
CITY / COUNTY	NAME OF POLITICAL SUBDIVISION:
FERNANDINA BEACH NASSAU	
DATE ON WHICH VOTE OCCURRED	MY POSITION IS:
1.11.06	☐ ELECTIVE ☑ APPOINTIVE

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* * * * * * * * * * * * * * * * *

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McClenning Lupita	Planning Advisory Board
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CITY: Fernandina Bch — COUNTY: Nassau	NAME OF POLITICAL SUBDIVISION:
DATE ON WHICH VOTE OCCURRED: 1.11.06	MY POSITION IS: ☐ ELECTIVE ☑ APPOINTIVE

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* * * * * * * * * * * * * * * * *

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PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

* * * * * * * * * * * * * * * * *

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Although you must abstain from voting in the situations described above, you otherwise may participate in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on other side)

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE
McClenning Lupita	Planning Advisory Board
MAILING ADDRESS 18 South 20th St	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: ☑ CITY ☐ COUNTY ☐ OTHER LOCAL AGENCY
CITY / COUNTY Fernandina Beach / Nassau	NAME OF POLITICAL SUBDIVISION:
DATE ON WHICH VOTE OCCURRED January 11, 2000	MY POSITION IS: ☐ ELECTIVE ☑ APPOINTIVE

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies equally to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing the reverse side and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office MUST ABSTAIN from voting on a measure which inures to his or her special private gain or loss. Each elected or appointed local officer also is prohibited from knowingly voting on a measure which inures to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent organization or subsidiary of a corporate principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

* * * * * * * * * * * * * * * * *

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

* * * * * * * * * * * * * * * * *

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you otherwise may participate in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on other side)

ATTENDANCE AND MOTION LIST FOR
PLANNING ADVISORY BOARD
FERNANDINA BEACH, FLORIDA
DATE: JANUARY 26, 2006

Meeting Called to Order: 5:42 pm Meeting Adjourned: 9:21 pm

****SPECIAL MEETING TO REVIEW DRAFT LAND DEVELOPMENT CODE****

NAME	ATTENDANCE	MINUTES	SPECIAL COMMENTS
BOARD MEMBER			
WILKING ✓			
CONGER ✓			
BRADFORD ✓			
~~WILLIAMSON~~	Absent		
CONDIT ✓			
BEAL ✓			
~~WOLESHIN (ALT)~~	Absent		
MCCLENNING (ALT 2)	Will be late (showed up @ 8:00)		
CHAIR BENNETT ✓			

MOTION to accept alternate: ① Conger ② Beal to seat Lupita as voting member.

MOTION to accept alternate: _____

NAME	EX PARTE
WILLIAMSON	
CONDIT	
WILKING	
BRADFORD	
CONGER	
BEAL	
~~WOLESHIN (ALT)~~	
MCCLENNING (ALT)	
CHAIR BENNETT	

NOTES:

AGENDA ITEM: _____

BOARD MEMBER	OPEN PUBLIC HEARING	CLOSE PUBLIC HEARING	MOTION MADE	MOTION VOTED	MOTION MADE	MOTION VOTED
WILKING						
CONGER						
BRADFORD						
WILLIAMSON						
CONDIT						
BEAL						
~~WOLESHIN (ALT)~~						
MCCLENNING (ALT)						
CHAIR BENNETT						

SUGGESTED motion to recommend: ~~TABL~~

Motion recommend acceptance:

Motion recommends to deny:

Motion to table to a certain date: * table industrial land use / Zoning Section until a later date.

SIGN IN SHEET

FINAL REVIEW OF THE DRAFT LAND DEVELOPMENT CODE

PRINTED NAME	ADDRESS	
Lovick P. Suttoath	9 Marsh Hawk	
JOAN CORY	408 BEECH ST.	
Joan Altman	212 Estrada St.	
SUANNE THAMM	1404 BROOME	
Jennifer Imfeld	1144 White St.	
Ron Mitchell	314 New Street	
Michael Harrison	820 Solomotor St.	
Patricia Bonas	314 New St.	
Julie Jerreth	521 Date St.	
J. SHANNON O'CONNER	2440 LYNNDALE ROAD	
Bill Moore	5457 Marshview Lane	
A. Jeffrey Tomassetti	406 Ash St.	
MY NAME	510 BEECH ST	
Brenda Jackson	221 N Third ST.	
Dale O'Brien	96725 Buccaneer Trail	
Richard Germano	1997 S Fletcher	
Sherry Stein	AINCAR - 910 S. 14th St.	
Chuck Hall	315 Calhoun	

SIGN IN SHEET

FINAL REVIEW OF THE DRAFT LAND DEVELOPMENT CODE

PRINTED NAME	ADDRESS	
Michael Spicer	1505 Lakepark Drive FB	

CITY OF FERNANDINA BEACH FLORIDA 1925

The City Commission of the City of Fernandina Beach, Florida, met in a Special Meeting on Tuesday, June 13, 2006 at 6:00 p.m. in the City Commission Chambers. Present were Mayor Bill Leeper presiding, Vice-Mayor Ken Walker, Commissioners Bruce Malcolm, Joe Gerrity, and Ron Sapp. Also present were City Manager Michael Czymbor, City Attorney Debra Braga, and Deputy City Clerk AnitaLouise Vosmus-Ross.

Mayor Leeper called the meeting to order and dispensed with normal formalities.

PUBLIC HEARING AND FIRST READING ORDINANCE #2006-14 DRAFT LAND DEVELOPMENT CODE: City Manager Czymbor explained that this meeting was a public hearing and to consider comments on the proposed Land Development Code (LDC). City Attorney Braga pointed out that because of the extensive revisions to the LDC the whole City was being rezoned. She stated that this was being conducted pursuant to 166.041 and two public hearings are required as well as two readings. She read Ordinance #2006-14 by title only, which was as follows: "AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH REPEALING THE EXISTING LAND DEVELOPMENT CODE, CONSISTING OF CHAPTERS 94 THROUGH 126 INCLUSIVE, AND ADOPTING A NEW LAND DEVELOPMENT CODE, WHICH IS ATTACHED HERETO AS EXHIBIT A, AND CONSISTS OF A TABLE OF CONTENTS, CHAPTER 1, GENERAL PROVISIONS, CHAPTER 2, ZONING DISTRICTS AND USES, CHAPTER 3, ENVIRONMENTAL AND RESOURCE PROTECTION, CHAPTER 4, SITE DESIGN REQUIREMENTS, CHAPTER 5, ACCESSORY AND TEMPORARY USES AND STRUCTURES, CHAPTER 6, SUPPLEMENTAL STANDARDS AND SPECIAL SITUATIONS, CHAPTER 7, INFRASTRUCTURE AND CONCURRENCY REQUIREMENTS, CHAPTER 8, RESERVED FOR FUTURE USE, CHAPTER 9, BOARDS AND COMMISSIONS, CHAPTER 10, VARIATIONS FROM CODE REQUIREMENTS, AND CHAPTER 11, ADMINISTRATIVE AND DECISION-MAKING PROCEDURES, REPEALING THE EXISTING ZONING MAP FOR THE CITY OF FERNANDINA BEACH DATED 2000 AND ADOPTING A NEW ZONING MAP FOR THE CITY OF FERNANDINA BEACH, WHICH IS ATTACHED HERETO AS EXHIBIT B AND BEARS THE DATE OF JUNE 13, 2006, PROVIDING FOR SEVERANCE AND PROVIDING FOR AN EFFECTIVE DATE."

City Planner Catherine Hartley explained that the City updated the LDC because the City's Comprehensive Plan was updated in 2004. She referred to Florida Statute 163.3202 and briefly explained that the City was required to adopt or amend the land development regulations so that they are consistent with the adopted Comprehensive Plan. She provided further clarification about updating the LDC from her presentation as contained in the agenda support documents. She pointed out that there is language that buildings that are non-conforming may be reconstructed to non-conformity in the event of a natural disaster. She clarified that if there is a duplex on a lot and it does not meet the current lot standards and it gets destroyed in a hurricane they get to rebuild it. City Attorney Braga noted that they have 18 months to do this. City Planner Hartley provided some further clarification about the proposed LDC as contained in her presentation.

After a brief discussion about the process for reviewing the proposed LDC, Commissioner Gerrity commented that he would have liked to have a workshop with the Planning Advisory Board (PAB) to ask them some questions about LDC. Commissioner Sapp referred to page 3-3 3.01.03(J) all buildings and structures

shall be located landward of the mean high water line and questioned if someone could rebuild if their structure located towards the river of that line was damaged by a storm. City Planner Hartley replied yes they can rebuild to the non-conformity. She clarified that 3.01.03 applies to new construction. Commissioner Sapp referred to page 3-6 3.02.02(A) and commented that at one time that was seaward of that line. City Planner Hartley explained that this was language from the old code where the City established westward and seaward. Commissioner Sapp referred to page 3-9 3.03.03(A) "wetlands shall be preserved in their natural state . . . shall not be altered". He noted that Crane Island was currently zoned wetlands conservation. He questioned if the City could annex something in knowing that wetlands would be developed and would be in conflict with the City's Comprehensive Plan. He inquired if the City can enter into a Memorandum of Understanding (MOU) that is in conflict with the City's Comprehensive Plan and LDC. City Attorney Braga replied yes and they would come in as a non-conforming use if and when they come in. Commissioner Gerrity questioned if that was in conflict with the Comprehensive Plan that says we should eliminate non-conforming uses. City Attorney Braga explained that was the opinion that she received from the Department of Community Affairs (DCA).

Commissioner Sapp referred to page 4-7 4.02.02(C) regarding combining of two or more lots and explained that he wanted to make sure this language prohibits combining of lots so that people can put multi-family dwellings in those combined lots. City Planner Hartley explained that it depends on whether or not they meet the density for that area, the zoning for the area, and how many square feet the property is. Mayor Leeper noted that you cannot combine a lot to make it more than 100 feet. Commissioner Sapp referred to 4.02.03(B) (1) standards for building height and commented that there was a time where people would bring in fill and raise the point from which it is measured. He questioned if this would allow that. City Planner Hartley replied no and explained that if someone is in a flood area they cannot put any fill because they cannot affect their neighbors' drainage. She stated that hopefully through the technical review process fill will be taken care of before that dirt ever gets dumped. Commissioner Sapp questioned if the current code does not include chimneys, steeples, etc. in the determination of height. City Planner Hartley replied yes and explained that it cannot be habitable space. Commissioner Sapp referred to page 4-8 telecommunication towers and questioned if they are not regulated as to height. City Planner Hartley explained that they are by the Federal Aviation Administration (FAA). City Attorney Braga pointed out that telecommunications is heavily regulated by State and Federal. Commissioner Sapp noted that there was discussion about taking the height down to 35 feet in the Central Business District. City Planner Hartley explained that it was heavily debated and the recommendation from the PAB was to stay at 45 feet. Commissioner Sapp inquired where tree protection was. City Planner Hartley replied Chapter 4. Commissioner Sapp inquired if there was a way a person with a diseased and dead tree in their yard to very easily get that taken care of. City Planner Hartley replied yes. There was a brief discussion to clarify the process to request removing a tree.

Commissioner Sapp referred to Cape Sound and questioned how something like that with them removing trees from the buffer could happen. City Planner Hartley explained that someone could turn in their survey of trees and what ones they plan to save, but then not follow that. She stated that when they don't follow that they have to pay the City. There was some discussion about this subject and whether the penalties needed to be stronger. City Attorney Braga explained that something could be put in to either go by acreage or by the number of trees and they still would have to replace trees. City Planner Hartley referred to Chapter 11 11.08.04 on page 11-35 and pointed out this contains the specific penalties. Commissioner Sapp referred to page 4-4 table 4.01.01 and noted R-2 shows that you can build triplex structures and townhouses. He questioned this change. City Planner Hartley pointed out that only difference between a duplex and a townhouse is the firewall and townhouses are side-by-side, while duplexes could be one structure on top of another. She explained that lots in R-2 would still have to meet the density. Commissioner Sapp inquired if someone could come into an area and build a duplex or triplex even though it was not consistent with the surrounding area. City Planner Hartley replied if they had enough lot area. City Attorney Braga explained that the problem the City faced that people in R-2 because of a design issue was forcing them to ask for R-3 to build a triplex. She stated that staff thought it was better to keep them R-2 with a lower density and allow them to cluster structures. There was further discussion about this.

Commissioner Gerrity explained that he some calls from people that said their property has been labeled conservation area. He inquired if this was correct. City Planner Hartley stated that the only changes to the zoning map published in the newspaper were the zoning areas where things were combined such as R-1 and R-1A, CPO and R-2C. She explained that the conservation area was the conservation area on the map that staff has been using. She commented that it may be a result of mapping errors over time. City Attorney Braga explained that a lot of the errors result from the 1994 Comprehensive Plan when changes were made that didn't necessarily reflect the appropriate boundaries. She requested those that thought the map was wrong for their property to let staff know.

Commissioner Gerrity inquired how to reconcile R-1 75 by 100 foot lots as far as meeting density of 4 units per acre. He questioned if all those lots are now non-conforming. City Planner Hartley replied yes, but if someone has a platted lot of record no matter what size it is they are allowed to put one unit on it. She explained that there was a Comprehensive Plan amendment that was adopted in February to address this problem. There was a brief discussion about Isle De Mai noting that they meet density because they came in as a plat. City Planner Hartley explained that there was a Comprehensive Plan amendment to come before the Commission to allow for the right-of-way to count as part of the density, which would take care of a lot of problems. There was some discussion about this.

Commissioner Gerrity referred to the language of 18 months for non-conforming structures to rebuild and commented that he

wasn't sure that 18 months was an adequate amount of time based on what happened after Katrina in New Orleans. City Attorney Braga noted that this was in Chapter 10 and stated that staff could put in whatever period the Commission felt was appropriate.

Mayor Leeper inquired if there was anything in here that if you have a garage apartment in the Historic District that you can't rent it. City Planner Hartley stated that it was for all districts that you can't rent. Mayor Leeper questioned why, because he had rented several during his lifetime in other areas. He stated that he didn't understand this requirement.

Mr. Lynn Williams, 1899 South Fletcher, commented that west of the high water mark was a good thing and desirable because we need business there and people to live there. He requested the Commission to consider the building of structures to an appropriate zoning and follow the recommendation of the Waterfront Committee and not pass at this time something that says nothing west of the high water mark.

Mr. Wesley Poole, 303 Centre Street, questioned if the Commission received his letter delivered today. City Attorney Braga explained that she had a copy as well as the Planning Director. She stated that most of the issues have been resolved and staff would respond to Mr. Poole in writing. Mr. Poole explained that one of his concerns was similar to Commissioner Gerrity, because he was contacted by a property owner next to Egans Creek whose property was zoned conservation. He stated that he had concerns about rezoning a person's property to conservation that had been residential then the City has removed all economic beneficial use of that property. He urged to the Commission to investigate the possibility of those properties. He pointed out that there were three properties at the end of Cedar Street that are now zoned conservation, but have houses on them. He referred to the definitions and commented that alteration was defined as any change to the exterior of a building or dwelling. He explained that his interpretation was that if he wanted to paint his house he would have to get a building permit to do that. He stated that the way he read the code bed and breakfasts are now required to be owner occupied, but not a permitted use in any district. He noted that there were other uses that are not permitted in any district in the City. He stated that the definition of liquor store, bar or lounge as he read it would include restaurants and convenient stores. He noted that the definition of non-conforming use includes objects of natural growth, which he interpreted to mean trees so that trees can now be considered a non-conforming use. He pointed out the structure definition includes signs so now there is the possibility that in the commercial designations that signs would be prohibited within the lot setback areas. He also pointed out that the definition of impervious surfaces now includes water bodies. He stated that the Floor Area Ratio (FAR) in conjunction with the setbacks in a residential depending on the lot size may prohibit a property owner from having a two or three story house, because it is limiting the amount of square footage a person can have. He explained that as he read Section 4.02.03 fences are prohibited in side, rear, and front yard setbacks. He pointed out that 4.02.04(C)

prohibits parking in the front yards of houses on the west side of Fletcher Avenue. City Attorney Braga clarified that was only in resort rental housing. Mr. Poole questioned the rationale for this parking requirement. He commented that all new subdivision (defined as three or more lots) must have at least two access points. He provided further comments about the LDC as contained in his letter. He expressed his concern about the interpretation of these items and the effect of them. He urged the Commission to proceed cautiously and carefully in the adoption of this code and the new map to rezone the entire City.

Mr. Jeff Burt, 2120 Beech Street, explained that his piece of property was under conservation. He commented that his neighbors and his property being conservation had to be in error. He requested some documentation from the City about his property. City Planner Hartley explained that staff was currently researching this property.

Mr. R.H. Allen, 2203 Cedar Street, stated that he had the same problem and presented the official zoning confirmation that he paid $25.00 for. He explained that he was not happy with the process and the speed of this going on.

Mr. Lamar Fontaine, 397 Lolly Lane Jacksonville Florida, explained that his parents have property down by Egans Creek (2150 Date Street) and have now come to find that on the zoning map is being shown as conservation. He requested that staff follow up on this property to get it corrected back to residential.

Mr. Louis Goldman, 20 South 6th Street, referred to 3.01.03(J) and commented that this was fine for the oceanfront, but for the riverfront it should have wording "except those buildings and structures permitted by the Corps of Engineers and Florida Department of Environmental Protection." He pointed out that 3.03.03 development within wetlands calls for a 50-foot buffer between surface water bodies. He suggested that 3.03.03(B)(2) should include buildings and structures, which have received a permit. He referred to 4.02.03 standard for building height and commented that if someone is allowed to build over submerged land the finished grade goes up and down with the tide. He suggested that height in this case there should be reference to the height measured from FEMA minimum floor standard.

Ms. Patricia Borns, 314 New Street, referred to her handout and commented that people from Old Town have been working with staff and the PAB. She expressed her hope the Commission will support some of the agreements made with the PAB. She explained that she was particularly concerned with density in Old Town, since the proposed LDC seem to create a new substandard lot in Old Town called a media peonia that could potentially be built on with a variance from the Historic District Council (HDC) that would increase the number of buildable single-family homes in Old Town by 120.

Mr. Bill Kavanuagh, 112 North 6th Street, referred to building westward of the mean high water line and explained that his understanding was that the consultant meant for this to apply to the beach area. He commented that the waterfront is so

valuable and expressed his hope for the Commission to change this so that people can build westward. He pointed out that Atlantic Seafood, Brett's, and the decking around the Marina would be non-conforming to this regulation.

Mr. James Shroads, 914 Atlantic Avenue, explained that he also wanted to speak to the wetlands issue. He commented that there are various provisions in the code that pertain to the waterfront that make very little sense and set up procedures that aren't particularly workable. He related the problems with the proposed permitting process. He pointed out that there are several instances along the river where wharves are seaward of the mean high water mark, because they were grandfathered under the bulkhead act. He explained that there are also a number of instances where there are Spanish titles and actual ownership of submerged lands. He stated that to prohibit that would be a clear taking. He referred to 6.02.15(J) and commented that he couldn't fathom how to drive a piling on a dock and have to avoid a wetland. He explained that there are several instances in the City where there are historical homes over 100 year old that sit on half lots. He pointed out that there are large lots with 60 foot frontage, but are half lots of record. He stated that the way this code is structure you can't determine whether that is grandfathered or not. He pointed out that most of the houses on South 7th are on half lots. He noted that the development order authorizes development activity only if it is commenced within six months after the permits. He pointed out that because of the multi layering of permits especially on the waterfront six months is way too short.

Mr. Chuck Hall, 315 Calhoun Street, advised the City Commission to take their time changing all these regulations. He explained that he just learned of the garage apartment restrictions in the proposed LDC. He commented that there are hundreds of people in the City that have garage apartments that are proper separate garages with apartments on top. He requested that the City Commission not take away this ability to rent out garage apartments. He referred to the removal and replacement of trees when a house is built and commented that he has a lot full of trees. He questioned if the LDC addresses how he would have enough inches to put replacement trees and still have some open green space on his lot.

Ms. Lupita McClenning, 18 South 20th Street, explained that she owns two lots in Old Town and the Ordinance says that it is R-3 Old Town district. She pointed out that the FLUM now says conservation. She questioned if this was something that staff would address or what is the process to get the correct FLUM. City Planner Hartley explained that the 2004 map submitted to DCA had the property as conservation so at this point she would have to apply to change the property. There was a brief discussion about this process. Commissioner Gerrity inquired if there was a special designation for Old Town. City Planner Hartley explained that they have their own Old Town zoning.

Ms. Susie Lawhorne, 4525 Limkin Lane, inquired if the areas at the beaches, Sadler, and Fletcher are zoned C-1 or multi-use. City Planner Hartley clarified the area that was C-1. Ms. Lawhorne referred to her handout and explained that she was concerned if the area was multi-use that there was not an

allowance for recreation. She noted that there has been a proposal for a skate park at Main Beach and a proposal for an amphitheater at Main Beach. She expressed her concern about people complaining about noise in the recreational area with the surrounding area being zoned residential. She noted that along the beaches there are Ordinances to protect sea turtles. She commented that if a skate park were to be put at Main Beach it would behoove everyone to have it lit for a little time after dark. She explained that this would also go for other recreational activities at Main Beach.

Mr. Jeffrey Tomassetti, 406 Ash Street, referred to pages 1-4 and 1-5 regarding non-conforming lots and noted that you can build one residential dwelling on a substandard, lot of record. He commented that platting was not as common in the 1950's and 1960's as it is today. He pointed out that in the North Fletcher area there are quite a few lots in that area that are not platted so 1.03.03 would not cover these properties. He suggested working on 1.03.03 to have a cutoff date.

Mr. Lowell Hall, 2021 South Fletcher Avenue, explained that he spent many hours at the PAB meetings and they did a job trying to bring two polarizing perspectives together. He stated that he has some items that pertain to him, because he has a business on the beach. He commented that we have to come up with a plan that is fair and equitable to all the people of the City not just the special interests. He expressed his opinion that this was much worse than what it was supposed to be replacing. He explained that they tried to tighten everything up so everything is black and white, but you can't do that because there are grays areas. He stated that it is time to bring some professionals in this community not interested in their clients concerns or their personal concerns to dig deep into the LDC and point out some of the problems in it. He requested the City Commission to take their time and not vote on it tonight.

Mayor Leeper noted that this process has been going on for 18 months and there have been a lot of meetings. He commented that you can't produce a document that is going to please everybody, but you do the best you can. After some discussion about how to proceed, City Planner Hartley explained that she received Mr. Poole's letter today and have addressed his concerns. She stated that some of the concerns were editing issues that were taken care of and other items were taken out of the old code. She requested direction from the Commission about how to proceed. Commissioner Sapp noted there were a lot of things brought out at this meeting. He stated that he wouldn't mind having a workshop after staff has made edits. He explained that he was not ready to vote on the LDC now. Commissioner Gerrity agreed with having a workshop and the Commission heard a lot of good points tonight. He stated that he was confident that staff could address the points raised. He expressed his appreciation for all the hard work that the PAB and staff has put into this document and all the taxpayer dollars that have gone into paying for this. He noted that this would be passed eventually. He explained that he wanted to have a workshop with the PAB present to ask them some questions. **A motion was made by Commissioner Gerrity, seconded by Commissioner Sapp, to table first reading until**

the City Commission has a workshop. Mayor Leeper agreed a workshop is a good idea to make sure some of these things are incorporated in before going forward with a vote. Vice-Mayor Walker commented hopefully when this is passed it will be as right as possible. He stated that he had no problem with a workshop. Commissioner Malcolm inquired if anything would prohibit Commissioners from talking to members of the PAB. City Attorney Braga stated that Sunshine Law does not prohibit from talking to members from other boards. **Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.**

Mayor Leeper thanked everyone for attending.

ADJOURNMENT: There being no further business to come before the Commission, the meeting was adjourned at 7:30 p.m.

ATTEST:

ANITALOUISE VOSMUS-ROSS
Deputy City Clerk

BILL LEEPER
Mayor-Commissioner

The City Commission of the City of Fernandina Beach, Florida, met in a Work Session on Tuesday, June 20, 2006 at 5:00 p.m. in the City Commission Chambers. Present were Mayor Bill Leeper presiding, Vice-Mayor Ken Walker, Commissioners Joe Gerrity, Bruce Malcolm, and Ron Sapp. Also present were City Manager Michael Czymbor, City Attorney Debra Braga and Deputy City Clerk AnitaLouise Ross.

Mayor Leeper called the meeting to order and dispensed with the normal formalities.

PRESENTATION ON COMMUNITY REDEVELOPMENT AGENCY (CRA) AND WATERFRONT: City Manager Czymbor pointed out that the City Commission passed the CRA within the last year and there were some specific guidelines and timetables on how the City would implement this plan. Community Development Director Jeff Salter reviewed the vision statement for the CRA as contained in the PowerPoint presentation. He provided further details about the CRA and explained that he had spent time with the County straightening out the 56 properties that are in the CRA. He stated that staff set up a spreadsheet to show the assessed values in 2005 (base year) and the assessed values for 2006 to project how much money the City would be receiving in the fall. He presented information about the Waterfronts Florida Partnership Committee. He pointed out that they have been looking and using parts of past plans that the City has paid for. He explained that the Marina area was taken out of the CRA as shown on the map. He gave a brief explanation about each of the objectives for the next 12 to 15 months.

Vice-Mayor Walker noted that the City has spent a lot of money on studies of things that should be done. He agreed that a lot of elements of those plans are still viable and can be identified as goals to be pursued. He explained that a big objection to the CRA was the fear of the City condemning private property. Mr. Salter commented that other CRAs in the State use developer's agreements or public/private ventures to help with some of the costs up front, which was as option to look at. City Manager Czymbor pointed out that there are a lot of opportunities that the City could glean as a result of developing a plan and coming up with a collective vision for the area. Mayor Leeper noted that CRAs have been used all over to kick start certain areas that need improvement. He commented that a lot of these issues you don't need a CRA to fix such as infrastructure and zoning. Commissioner Sapp explained that he was opposed to the CRA because this CRA was way too small and it doesn't generate much money. He pointed out that in order for the CRA to work you are going to have to have intensive development to bring more money into the CRA. He stated that there is an element in the City that doesn't want to see a lot of intensive development within the CRA district. He explained that he believed the infrastructure and other things could have been done without a CRA. He commented that he would love to see Front Street done like the City did 2nd and 3rd Street with historic lighting and some landscaping. There was a brief discussion about the time it would take to accumulate enough money for improvements.

Commissioner Gerrity questioned if the area was designated in the coastal high hazard zone. City Planner Catherine Hartley replied not on the new map based on the new legislation. She

pointed out that the City would have to amend the Comprehensive Plan per the new legislation. Commissioner Gerrity agreed with Mayor Leeper that the City doesn't have to wait until CRA accumulates funds to do some of these things such as zoning and some infrastructure improvements. He noted that there are several applications to have change of use or change of zoning hearings, but they were put off until August. He stated that he thought the City needed to have a density swap program. He commented that these issues needed to be worked on by the City Commission.

Commissioner Malcolm questioned the affect of development in the CRA area on infrastructure if a developer comes in and does what they were proposing to do. He commented that if they do what they were proposing it could take care of historic lighting, site preparation and drainage problems without having to generate money ahead of time. Mr. Salter pointed out that the City has to develop guidelines for the CRA and once those guideline are approved then that really drives what can be developed in that area. Commissioner Malcolm commented that he had seen some proposals that satisfied his negativity for what he was looking at for down there. He questioned the best process for looking at things. Mr. Salter expressed his opinion that the guidelines should be done first. There was some discussion about determining what the City wants there to be in the CRA guidelines. There was further discussion about the City Commission taking action on the Waterfront and the CRA for what it should look like.

Mr. Salter suggested waiting to hear from the Waterfronts Committee after their July 8th meeting to see what they come up with for the waterfront. City Attorney Braga explained that in the Land Development Code (LDC) it is an overlay district so that when the guidelines are ready they can be put in the LDC. Commissioner Sapp inquired if this year's budget had any infrastructure built in for the waterfront. City Manager Czymbor replied other than the Marina not that he was aware of. He stated that staff was going to proposed a storm water management fund to deal with storm water issues. Mr. Salter explained that there was money in this year's budget to start developing a storm water master plan. City Manager Czymbor noted that the goal of the CRA plan was to eliminate blight and there are some improvements that can be made. He stated that the City has to take the recommendations of the Waterfronts Committee, the Planning Advisory Board, and the City Commission of what everyone wants the Marina, downtown, and CRA district to look like and mesh those visions together to come up with a workable plan. He commented that there is a funding vehicle that the City can start slowly and make improvements. He explained that staff has a basic plan to move forward. He questioned the City Commission if they support the activities of staff issues for the Commission to deliberate on. Commissioner Sapp explained that he didn't want people saying the City Commission was the hold up any longer. Mayor Leeper thanked staff for the presentation.

ADJOURNMENT: There being no further business to come before the Commission, the meeting was adjourned at **5:50** p.m.

ATTEST:

ANITALOUISE VOSMUS-ROSS
Deputy City Clerk

BILL LEEPER
Mayor-Commissioner

MINUTES
Special Meeting
August 8, 2006

The City Commission of the City of Fernandina Beach, Florida, met in a Special Meeting on Tuesday, August 8, 2006 at 6:00 p.m. in the City Commission Chambers. Present were Mayor Bill Leeper presiding, Vice-Mayor Ken Walker, Commissioners Joe Gerrity, Bruce Malcolm, and Ron Sapp. Also present were City Manager Michael Czymbor, City Attorney Debra Braga and Deputy City Clerk AnitaLouise Ross.

Mayor Leeper called the meeting to order and dispensed with normal formalities.

PUBLIC HEARING AND FIRST READING ORDINANCE #2006-14 DRAFT LAND DEVELOPMENT CODE: City Attorney Braga read Ordinance #2006-14 by title only, which was as follows: "AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH REPEALING THE EXISTING LAND DEVELOPMENT CODE, CONSISTING OF CHAPTERS 94 THROUGH 126 INCLUSIVE, AND ADOPTING A NEW LAND DEVELOPMENT CODE, WHICH IS ATTACHED HERETO AS EXHIBIT A, AND CONSISTS OF A TABLE OF CONTENTS, CHAPTER 1, GENERAL PROVISIONS, CHAPTER 2, ZONING DISTRICTS AND USES, CHAPTER 3, ENVIRONMENTAL AND RESOURCE PROTECTION, CHAPTER 4, SITE DESIGN REQUIREMENTS, CHAPTER 5, ACCESSORY AND TEMPORARY USES AND STRUCTURES, CHAPTER 6, SUPPLEMENTAL STANDARDS AND SPECIAL SITUATIONS, CHAPTER 7, INFRASTRUCTURE AND CONCURRENCY REQUIREMENTS, CHAPTER 8, RESERVED FOR FUTURE USE, CHAPTER 9, BOARDS AND COMMISSIONS, CHAPTER 10, VARIATIONS FROM CODE REQUIREMENTS, AND CHAPTER 11, ADMINISTRATIVE AND DECISION MAKING PROCEDURES, REPEALING THE EXISTING ZONING MAP FOR THE CITY OF FERNANDINA BEACH DATED 2000 AND ADOPTING A NEW ZONING MAP FOR THE CITY OF FERNANDINA BEACH, WHICH IS ATTACHED HERETO AS EXHIBIT B AND BEARS THE DATE OF AUGUST 8, 2006, PROVIDING FOR SEVERANCE AND PROVIDING FOR AN EFFECTIVE DATE." A motion was made by Vice-Mayor Walker, seconded by Commissioner Sapp, to open the public hearing. Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried. Commissioner Gerrity inquired if there was a page 2.6 and 2.4. City Planner Catherine Hartley presented the missing even numbered pages from Chapter 2 to the Commission.

Mr. Buddy Jacobs explained that a recently annexed property was listed in the County as Commercial Intensive and it was brought into the City as C-1. He stated that the owners would prefer C-2, because it was more like Commercial Intensive. City Planner Hartley explained that this property never got City zoning and C-1 was put on the map that was published.

She noted that some of the County land uses match up with the City's C-2. She stated that staff didn't have a problem changing it on the next map published.

Mr. Lovick Suddath, 9 Marsh Hawk, representing Amelia Island Company, noted that recreational vehicle parks in the City was not covered in the new zoning code. He explained that Royal Amelia was trying to increase their resort business and their consultant thought the site was one of best for a RV park. He pointed out that throughout the State parks are being taken away and converted into residential use. He provided further comments in support of allowing the use of a RV park in I-A, and Recreation.

Mr. Wesley Poole, 303 Centre Street, representing two property owners that were concerned with the map, clarified that the McClenning's were concerned that their property would revert to the recreational use proposed on the map. He explained that a property owner at north beach whose property was zoned recreational next to Fort Clinch State Park and the City initiated the process to correct it to R-2. He referred to his letter from June expressing concerns about the proposed LDC and commented that he didn't see where those concerns were corrected or addressed except for the golf course maintenance easements that were corrected. He expressed his opinion that the City cannot rezone properties without individual notice, unless it is 10 or more contiguous acres. He clarified that by adopting the map this way the City was rezoning properties of less than 10 contiguous acres without having sent individual notice to affected property owners. He noted that the code had changed substantially since the ad first came out and there are substantial differences in the code as it exists today and what existed a week or two ago.

Mr. Dick Hopper, representing Rayonier, noted that page 4-6 seemed to limit the existing pulp mills from constructing process buildings above 45 feet. He questioned if this limitation was intended. He inquired if process buildings such as Rayonier's new boiler would be able to go forward under the proposed code. City Planner Hartley explained that the current code did not have a height limitation for industrial. She clarified that 45 feet was put in the new code assuming that there would be new industrial in the City. Mr. Hopper explained that Rayonier was in the process of constructing a building that would be considerably higher than

45 feet. He commented that if Rayonier ever needed to do that again the proposed code would prohibit it. There was some discussion about this noting that there was an Ordinance that exempted the mill from the City permit/inspection process for process buildings. There was some discussion about allowing existing industry that exemption. Staff would investigate this matter further.

Mr. Jeff Burt, 2120 Beech Street, referred to the land use discrepancy that seemed to be occurring and briefly related how the Planning Advisory Board (PAB) had reviewed his property and a couple others and recommended approval back to R-1A or R-1. He requested that the City Commission keep this in mind and vote in favor of the amendment. He questioned why he had to have an amendment to change his land back to R-1. It was noted that this would be coming before the City Commission and that this was going through the process to have the backup documentation. Commissioner Sapp related a concern of an individual who had purchased his lot based on the City zoning that he was told was in front of his house. He questioned how far this goes back. Mr. Burt stated that his understanding was that this does not go back very far. He clarified that when he purchased his house in March 1997 it was residential. There was some discussion about this topic.

Ms. Patricia Borns, 314 New Street, commented that the process of revamping the LDC has been so complex it was hard to keep track of every last detail. She pointed out that for Old Town area 3 San Carlos Plaza and area 4 the Bosco Bello Cemetery were not included. She explained that the plaza and the cemetery are valuable public historic resources and requested that they be reinstated in the LDC and the map. City Planner Hartley explained that staff left it as residential as was on the old map. She pointed out that a park is a permitted use in residential. Commissioner Gerrity inquired about the cemetery. City Planner Hartley replied it was designated recreation. Ms. Borns referred to net density and noted that it subtracts environmentally sensitive lands from the buildable area. She stated that her husband did calculations on existing platted lands with existing streets and houses and the more land you own you get more units than there are buildable lands. She clarified that they own 5 legal building lots that they were allowed to put 5 units, but using net density they could have 7 units. City Planner Hartley

explained that the Commission would hear net density next week with the Comprehensive Plan.

Ms. Borns referred to granting a variance and noted that when the Historic District Council and the Board of Adjustment grant variances their scope would be very limited. She referred to page 10-5 Section D and suggested adding language limiting the scope relating to density that "no variance shall be granted for density".

Mr. Robert Moore explained that he purchased property at 2328 Sadler Road Unit 6C and presently was living in Iowa. He stated that to pay the mortgage and other expenses with buying a condominium they were renting it out. He commented that it was a hardship if it was in doubt if they could continue renting out their unit for either long-term or short-term. He pointed out that the Amelia Landings Association had a letter written by Mr. Tomassetti to Chief Leeper spelling out that at one time they were under a PUD that made this a multi-family area, but apparently the new PUD did not show that usage. Mr. Tomassetti explained that the new map shows the whole area in yellow, which is R-2 including two commercial parcels (Mr. Sheffield's Insurance Agency and Mr. Sell's parcel). He suggested that the PUD should be shown on the map or some kind of note in the file to be able to continue the uses for that property. There was some discussion about the PUD documents for Amelia Landings and the zoning for it.

Ms. Joan Altman, 212 Estrada Street, expressed her concern about the map and pointed out that the 14th Street extension area the property across from Old Town also had the OT-1 zoning designation. She explained that she didn't think that was appropriate since Old Town was recognized for a very small plat. There was a brief discussion about the map noting that it was hard to distinguish between some colors that were presented in the newspaper.

Mr. Lowell Hall, 2021 South Fletcher Avenue, expressed his opinion that when the LDR gets amended and when people start trying to get things done then the City was really going to find out where the problems are. He commented that the PAB over the last couple of months were under extreme pressure to push the LDR through. He explained that when the PAB couldn't come to the conclusion on what was the right thing to do the answer was the Board of Adjustment (BOA) would take care of

it. He expressed his concern with the guidelines that allow people to take issues to the BOA and can some of these discrepancies and problems be brought up to the BOA. He also expressed concern that there were too many landmines in the proposed LDR. He suggested implementing items out of the draft LDR into the existing LDR, because then it would be built from a platform that has had 20+ years to be fine-tuned. He stated that he had some particular issues that he was concerned with.

Ms. Paige Johnston, 1301 Riverplace Boulevard, representing Rayonier, referred to the limitation in the proposed LDR in the industrial categories and noted that currently there are no height limitations. She pointed out that the limitation would take away existing rights from the mill. She explained that Ordinance #97-4 allows both Rayonier and Smurfit-Stone to build certain structures that are not office buildings, but house their processing systems. She requested that the new zoning district not limit the industrial buildings to 45 feet. She suggested that if there needed to be some limitation on industrial to limit it to new industrial and not the existing industrial. City Attorney Braga noted that this specific Ordinance was not affected by the LDC and would still be effective. She stated that the height limitation wasn't mentioned so that would be a separate issue.

Mr. Charles Burns, 2100 South Fletcher, noted that no matter whether the City had the old code or the proposed code the City would still have to tweak the code.

A motion was made by Commissioner Gerrity, seconded by Commissioner Sapp, to close the public hearing. Mr. Bill Conger, 726 North Fletcher, pointed out that the current LDC every important paragraph has the Ordinance that was the genesis of it. He requested to try to continue the history of why things are the way they are in the proposed code by including Ordinance numbers. Mr. Ed DeMaille, representing Smurfit-Stone, explained that he met with Ms. Hartley on August 1st about the changes and the impacts. He stated that his feeling from the meeting was there were no intended impacts for Smurfit-Stone. He explained that upon review of the code they had four questions for clarification one of which dealt with the height issue. He requested adequate time to explore both intended and unintended consequences of these

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

City Planner Hartley explained that there were several properties in the pipeline to go through the public hearing process. She stated that the map would be changed when those are adopted. She suggested going through the process to change these properties. Commissioner Sapp questioned if that included Mr. Allen's. City Planner Hartley replied yes. Commissioner Sapp questioned if staff found the claims had no merit would they still come before the Commission. City Planner Hartley stated that they were coming before the Commission. She provided some clarification that the base map of 2000 was used to create the new map. She referred to the plaza and explained that could be taken through the same process to go through a land use and zoning change. She stated that she could check Ms. Altman's concern to see if that was an error in translating the map from one to the other. City Attorney Braga questioned whether to bring Amelia Landings and Mr. Jacobs' commercial intensive parcel as changes. She stated that from the background provided by Mr. Tomassetti it was not a clear answer. City Planner Hartley explained that she had recommended to the Amelia Landings Homeowners Association President to apply for a change of zoning, since it had been R-2 for 20 years. She stated that Mr. Jacobs' issue the parcel just didn't have a zoning so staff gave it one. She clarified that if the Commission wanted it to be C-2 that would also be consistent with the FLUM. Commissioner Sapp questioned if there was a way with Amelia Landings not to go from R-2 to R-3. City Planner Hartley explained that their issue was that they want to have resort rentals so either they can all apply for a variance or change their zoning. There was discussion about this and ways to address this matter.

City Planner Hartley clarified that the purpose of the proposed LDC was to correct a lot of the language that was poor in the old code. She explained that when staff came to the Commission last fall asking whether to address inconsistencies with what was on the ground as opposed to what it is zoned or designated staff received no direction. Commissioner Sapp inquired if between first and second reading if staff could come back with some suggested solutions for Amelia Landings. City Planner Hartley replied yes.

Commissioner Sapp referred to Rayonier and Smurfit and commented that he wished there was a way to exempt the existing mills from the 45-foot height. There was some discussion about this.

City Attorney Braga referred to the maps changes that would be coming before the Commission and clarified that there had been a lot of mapping errors over the years, because it wasn't clear how the map was updated or what was changed. She explained that once this map was approved it will say approved by Ordinance #2006-14 and every zoning change is going to be recorded on that map. There was some discussion about having a map that shows when it was updated and having an accurately colored map.

Commissioner Sapp inquired about the traditional neighborhood zoning that the PAB approved. City Planner Hartley clarified that it was not zoning, but was a land use. She explained that the City Commission would hear that on August 14th with the Comprehensive Plan transmittal. Commissioner Sapp inquired what the waterfront was zoned. City Planner Hartley replied IW. Commissioner Sapp commented that in order to do mixed use then at some point in time there would have to be a rezoning. City Planner Hartley clarified that if someone wanted to do mixed use they would have to apply for a change of zoning. Commissioner Sapp noted that the waterfront overlay standards would be done at a later date. He referred to Mr. Wesley Poole's concerns and inquired about those concerns. City Planner Hartley replied that she had answers to all of them. Commissioner Sapp requested that those answers be made available for Mr. Poole to review.

Commissioner Sapp inquired when figuring density the City has now excluded things like wetlands and environmentally sensitive lands. City Planner Hartley replied that was put in the Comprehensive Plan in 2004. Commissioner Sapp questioned the rationale for taking out the environmentally sensitive lands. City Planner Hartley explained that density could be looked at one of two ways. She clarified that the City could protect the wetlands and not allow any development or if the City wanted less units in general then you subtract out wetlands.

Commissioner Sapp questioned if the proposed LDC was approved would it be approving a land use attorney's retirement fund.

City Planner Hartley explained that she would argue that the current code does that. There was some discussion about this noting that the proposed LDC solves a long-standing conflict between the LDC and the Comprehensive Plan on the density issue. It was noted that if an existing non-conforming structure were to be destroyed by a storm that the owner would have 24 months to rebuild.

Commissioner Sapp questioned if there was an ambiguity in the definitions. City Planner Hartley replied she was happy with them.

Commissioner Gerrity questioned Mr. Poole's concern about notice. City Attorney Braga explained that she disagreed with this because the City doesn't have to give personal notice if it was more than 10 acres. She stated that the City was essentially rezoning the whole City. Commissioner Gerrity noted that the concern was what was noticed was different than what was shown today. City Attorney Braga explained that the City re-advertised and pointed out that this was the new book and the new map dated August 8, 2006. She stated that staff would make lists of whatever was changed between first reading and second reading. She explained that then the Commission could make sure that everything that they wanted done had been done at second reading. Commissioner Gerrity commented that he expected that the City would be tweaking this code as the City did the old code into perpetuity.

Vice-Mayor Walker referred to Mr. Suddath's suggestion of an RV park allowed for Royal Amelia and questioned how to address that. City Planner Hartley explained that it could be added as a permitted use in the Recreation and the I-A zoning as suggested and write standards for that. Vice-Mayor Walker stated that he would like to see that. Commissioner Gerrity explained that he wasn't interested in it. City Attorney Braga explained that if it wasn't put in now they could ask for an amendment after the code is adopted. She referred to the suggestion to have no variance for density and inquired if there were any problems with this. City Planner Hartley explained that if it was inconsistent with the plan staff does not recommend approval of a variance. City Attorney Braga noted that something could be added to the effect of the proposed variance is consistent with the Comprehensive Plan and does not modify density.

Commissioner Sapp inquired if the LDC should include the procedures the Commission has to use in order to adopt the LDC. City Attorney Braga explained that it was a standard Ordinance procedure, since land development codes are always done by Ordinance. There was some discussion about having a procedure in the code for future changes to the code. **A motion was made by Vice-Mayor Walker, seconded by Commissioner Gerrity, to adopt Ordinance #2006-14 on first reading.** Vice-Mayor Walker pointed out that this was first reading and that several concerns were brought up that can be addressed one at a time. He expressed his opinion that the Commission ought to proceed. Commissioner Gerrity agreed that it was time to move on and noted there was too much staff time put into this document. He commented that no document is going to be perfect. **Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.**

Ms. Donna Paz Kaufman, 1716 Ruskin Lane, representing the Friends of the Library, presented the City Commission with copies of Dr. Bruce Stephenson's two books (*A Guidebook to New urbanism in Florida 2005 and visions of Eden, Environmentalism, Urban Planning, and City Building in St. Petersburg, Florida, 1900-1995*) and expressed the library's hope that these books would be of value to the City Commission as they make decisions about the City's future. Mayor Leeper commented that the book the library gave the Commission last year "Living A Life That Matters" was very enjoyable and was taken to heart.

ADJOURNMENT: There being no further business to come before the Commission, the meeting was adjourned at 7:27 p.m.

ATTEST:

ANITALOUISE VOSMUS-ROSS
Deputy City Clerk

BILL LEEPER
Mayor-Commissioner

The City Commission of the City of Fernandina Beach, Florida, met in a Special Meeting on Tuesday, September 5, 2006 at 5:00 p.m. in the City Commission Chambers. Present were Mayor Bill Leeper presiding, Vice-Mayor Ken Walker, Commissioners Joe Gerrity, Bruce Malcolm, and Ron Sapp. Also present were City Manager Michael Czymbor, City Attorney Debra Braga and Deputy City Clerk AnitaLouise Vosmus-Ross.

Mayor Leeper called the meeting to order and dispensed with normal formalities.

STATEMENT REGARDING THE PERCENTAGE INCREASE IN MILLAGE OVER THE ROLLED-BACK RATE NECESSARY TO FUND THE BUDGET AND THE SPECIFIC PURPOSE FOR WHICH AD VALOREM TAX REVENUES ARE BEING INCREASED: A motion was made by Commissioner Gerrity, seconded by Vice-Mayor Walker, to open the public hearing. Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried. Mayor Leeper read the truth in millage statement as contained in the agenda support documents.

PUBLIC HEARING AND FIRST READING ORDINANCE #2006-29 ADOPTING FINAL BUDGET FOR FY 2006-2007: City Attorney Braga read Ordinance #2006-14 by title only, which was as follows: "AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, ADOPTING THE FINAL BUDGET FOR THE 2006-2007 FISCAL YEAR, PROVIDING FOR SEVERABILITY, AND PROVIDING FOR AN EFFECTIVE DATE." Mr. Lynn Williams, 1899 South Fletcher, commented that it was difficult to run a City within a budget and difficult to keep budgets from increasing. He pointed out that the City doesn't do a very good job of finding ways that it can increase revenues (i.e. Marina). He briefly commented about the City's vehicle needs and whether the City was using appropriate vehicles for its needs. He explained that it would be good to see what the City could do to increase revenue since taxes are only going to go up.

A motion was made by Commissioner Gerrity, seconded by Vice-Mayor Walker, to close the public hearing. Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried. **A motion was made by Vice-Mayor Walker, seconded by Commissioner Malcolm, to adopt the final budget.** Commissioner Sapp explained that he wanted to support the budget, but there were some things that he was concerned about. He expressed his concern about the mysterious revenue increases. He noted that the auditors had found $2 million dollars and there was about $1 million cash carry forward. He stated that in the recent budget message staff cut approximately $300,000 from

the budget that was presented and had found another $600,000. He requested a break down of where this money came from. He expressed his concern about $400,000 coming from the open space bond issue to support the Recreation Department expenditures. He clarified that he supports the work they want to do, but not the revenue source they want to use. He expressed concern about the number of new positions noting that there have been about 25 new employees over the last three years. He questioned whether the new positions make a difference in the day-to-day operations of the City. He stated that he would like to see some money taken out of contingency to hire a consultant to lead the City through zero based budgeting. He commented that he was a little skeptical of so much money just appearing. He referred to the proposed new employees and expressed his opinion that the City does not need a budget/accreditation specialist. City Manager Czymbor referred to his letter and explained that when staff submitted the initial budget there was seven months of data to look at. He pointed out that after review of the projections after having a couple more months of data staff felt there would be $603,000 more of General Fund revenue over what was projected. He referred to the $385,000 and explained that staff reevaluated the expenditures and asked if things could be done differently and based on this staff came up with almost $400,000 worth of cuts. He explained that the open space bond issue was currently budgeted, but when those items come up for Commission action staff would make a recommendation using the existing sources plus other alternatives to finance specific projects. He referred to the positions and pointed out that staff provided a presentation detailing the necessity of each one of those positions. He explained that if he didn't believe the City needed those positions then they wouldn't be in there. He pointed out that the positions would only be filled if the City can find the right person. He requested input from the City Commission to improve the process for next year so that there is a clear understanding of everybody's responsibilities.

Commissioner Gerrity noted that the City Manager relied heavily on staff, since he had no Florida budget experience. He referred to the comment that the positions were necessary and questioned if the City Manager was relying on staff's recommendations or had he observed those departments. City Manager Czymbor replied a combination of both. Commissioner Gerrity relayed a comment from a citizen that it was time for the Commission to step up and remind staff that they are not there to serve themselves, but to serve the citizens and the

people of Fernandina Beach. He stated that he thought there were three or four new positions that by consensus the Commission decided that they did not want to fund, but yet they were in this budget. He explained that he couldn't support the budget and commented that he would rather have another budget workshop than to vote to have it just to have a budget.

Vice-Mayor Walker explained that the budget is a projection based on history and what you think is going to happen. He pointed out that just because the Commission authorizes an expenditure the City has to have the money to pay for it. He expressed his support of the budget that serves as a guide and evolves over the year. He commented that the revenues will determine what the expenditures are.

Mayor Leeper pointed out that the July 27th proposed budget was $96,581,228; the next Workshop it was $97,044,500; and today is it $97,325,000. He explained that he shared the same concerns Commissioner Sapp had with the sudden finding of a lot of money. He stated that he was not in favor of using anymore bond money until the monies were allocated for what they were initially proposed to do. He clarified that he was in favor of the proposed projects, but the revenue source could come from somewhere else. He referred to the new positions and stated that he believed the consensus was that some positions were not needed at this time, but they were still in the budget. He explained that he wouldn't support reducing the Police Department uniformed personnel for a civilian. He noted that the budget is a projection, but he was not comfortable with the projections that keep going up. He explained that he didn't want to get into a position of having to dip down into reserve funds or having to increase taxes next year. He stated that he would rather have another workshop and not vote on this tonight to clear these things up.

A motion was made by Commissioner Gerrity, seconded by Commissioner Sapp, to table this until the City Commission can schedule another Workshop. City Attorney Braga pointed out that the City was under time constraints, because of the State law that requires that the budget be adopted by October 1st. She explained that the City Commission also had to set the dates to get the final budget adopted in compliance with the deadline. She suggested tabling to a time certain tonight or set another second reading. Commissioner Sapp inquired if it could pass tonight and then the Commission could have a

workshop before second reading. City Attorney Braga replied second reading was scheduled for September 19th and that could be done. **An amendment to the motion was made by Commissioner Sapp, seconded by Commissioner Malcolm, to approve the budget on first reading withdrawing from it any references to the General Obligation Bond Issue and expenditures regarding the Recreation Department expenditures; and also deleting the positions that City Commission reached consensus on at the earlier budget workshop.** Controller Clifford requested clarification on the individual positions as shown on the personnel tab. *Vote upon passage of the motion to table was taken by ayes and nays and was as follows:*

Commissioner Gerrity:	*Aye*
Commissioner Sapp:	*Nay*
Commissioner Malcolm:	*Nay*
Vice-Mayor Walker:	*Nay*
Mayor Leeper:	*Nay*

Motion failed.

City Attorney Braga inquired if Commissioner Sapp was concerned about the Peck Center expenditures. Commissioner Sapp replied yes there were two. He clarified one was the trailhead and another expenditure under the bond issue. Controller Clifford noted that was the Peck Center renovations of $175,000 and the Peck Center parking lot for $275,000 for a total of $450,000. She inquired if those projects could be funded by the General Fund. Commissioner Sapp replied yes.

After discussion and deliberation about the proposed positions the consensus of the Commission was as follows: City Clerk part-time to full time in favor; Finance Purchasing Agent in favor; Human Resources part-time to full time in favor; Facilities Maintenance an additional HVAC Electrician in favor; Police Department part-time Technical Support Manager not in favor; Police Department part-time Accreditation Specialist not in favor; Fire Department change of part-time to full time for the Beach Guard Supervisor not in favor; addition of a Code Enforcement Inspector/Building Inspector in favor; Planning Department part-time to full time staff assistant in favor; Project Manager/City Engineer in favor ; Parks and Recreation a Maintenance Worker in favor; Parks and Recreation an additional one or two part-time employees in favor; and a Street Maintenance Worker was eliminated from the Stormwater Fund.

City Manager Czymbor referred to the City Clerk position and clarified that it would go from 30 hours part-time to full-time. He pointed out that they eliminated a part-time position. Commissioner Gerrity stated that he was not in favor of that. Commissioner Sapp, Vice-Mayor Walker, and Commissioner Malcolm were in favor of it. Mayor Leeper stated that he didn't have a problem with it.

City Manager Czymbor referred to the finance purchasing agent and clarified that this would be a full-time position. Commissioner Sapp and Vice-Mayor Walker were in favor of this position. Commissioner Gerrity questioned how this person would benefit the City. He noted that most of the City's vehicle purchases are made off of State contracts. He commented that Utilities purchases are usually piggy back off someone else or it is so unusual there are only one or two manufacturers. He explained that he didn't see how a full-time position was going to save the City $50,000 to $70,000. Mayor Leeper inquired what the estimated salary was. Controller Clifford replied $45,000. City Manager Czymbor explained that staff reduced operating supplies, office supplies, and other supplies that amount in the budget anticipating that person's being paid for. He pointed out that this didn't include the hours that each department spends on doing their own purchasing. Commissioner Gerrity noted that this was taking some of the responsibility away from the departments and moving towards a centralized person. After some discussion about this, Commissioner Gerrity commented that there seemed to be consensus from four of the Commissioners on this.

City Manager Czymbor clarified the next position was for Human Resources changing the 30 hour per week person to full-time. Commissioner Gerrity stated that he was not in favor of this position. Commissioner Sapp, Commissioner Malcolm, Vice-Mayor Walker, and Mayor Leeper were in favor of this position.

City Manager Czymbor inquired about Facilities Maintenance for the additional HVAC electrician. Commissioner Sapp, Commissioner Malcolm, and Vice-Mayor Walker supported this position.

City Manager Czymbor explained that the Police Department requested a technical support manager split with the Information Technology Department. Mayor Leeper and Commissioner Sapp were not in favor of this position. Vice-Mayor Walker stated that he would support this. Commissioner

Malcolm explained that his understanding was the Police Department would lose a full-time person in order to share a half-time person with the City. He expressed his support of this position. Commissioner Gerrity was not in favor of this position. He explained that he thought the departments needed to be observed and observe the needs of the City to come back next year to ask for these positions. He expressed his opinion that if the Commission commits to a position that it was going to be filled and it would be in the budget for the next 50 years.

City Manager Czymbor clarified that the next position was for the Police Department for an accreditation specialist part-time. Commissioner Sapp, Mayor Leeper, and Commissioner Malcolm were not in favor of this position.

City Manager Czymbor explained that the next was changing a part-time to full-time in the Fire Department for the Beach Guard Supervisor that has other duties as assigned by the Chief. Commissioner Gerrity inquired if another fire fighter was included in the budget. City Manager Czymbor replied that three were budgeted based on the grant application. Commissioner Gerrity was not in favor of this change, because he rather see the money go for a full-time fire fighter. Commissioner Sapp was not in favor of this position. Commissioner Malcolm agreed with Commissioner Gerrity's comment.

City Manager Czymbor stated that the next position was Code Enforcement Inspector/Building Inspector. Commissioner Malcolm, Commissioner Sapp, and Vice-Mayor Walker were in favor of this position.

City Manager Czymbor clarified that for Planning the regular part-time person would go to full-time. Commissioner Sapp, Commissioner Malcolm, and Vice-Mayor Walker were in favor of this position.

City Manager Czymbor stated that the next position was the Project Manager/City Engineer. He clarified that this person would be shared by Planning and Stormwater Management. Vice-Mayor Walker and Commissioner Sapp expressed their support of this position. (Must have had one other supporting, but the tape didn't pick it up.)

City Manager Czymbor clarified that for Parks there was a new maintenance worker that would take the place of all the

independent contractors to do more enhanced maintenance and grass cutting at all the facilities the City contracts out. Vice-Mayor Walker, Commissioner Malcolm, and Mayor Leeper were in favor of this position.

City Manager Czymbor explained that the next for Parks and Recreation was for one to two regular part-time employees to operate the skate park during specific hours. Commissioner Malcolm, Vice-Mayor Walker, and Mayor Leeper were in favor of this position.

City Manager Czymbor pointed out that a Street Maintenance Worker was eliminated from the Stormwater Fund. Commissioner Gerrity expressed his concerns about the staffing in the Fire Department and was not optimistic that the City would get the grant. He commented that in the Police Department and the Fire Department budgets there was a lot of overtime. He suggested considering adding a position a year for the next couple of years. Mayor Leeper expressed his hope that if these positions are determined to be not needed or not paying for themselves that next year then the Commission should be getting something to say that the City doesn't need them anymore. Commissioner Sapp commented that some departments need special care and merit. He stated that one is the Community Development Department and the City has to do something to enhance our continuity. He explained that keeping fire fighters here was another concern of his. Commissioner Malcolm inquired about the status of the Fire Department grant. Fire Chief Leeper replied that it was still in the application process and staff was optimistic this second year. He commented that this was a very competitive grant cycle. There was a brief discussion about this.

Commissioner Gerrity noted some substantial cuts in the Police and Fire retirement. Controller Clifford replied that there was a formula error that was too generous in the original budget, but it was the appropriate number now. City Manager Czymbor explained that these were based on projections from the actuary and the figures did go down. He questioned if the motion passes would the Commission forgo the work session. Commissioner Sapp clarified that this would allow the Commission to pass the budget on first reading. Commissioner Malcolm seconded the amendment made earlier by Commissioner Sapp. Commissioner Sapp restated his amendment to the motion was to approve the budget on first reading absent any General Obligation Bond issue funding for the two projects outlined in the budget; and to take away those positions that the

Commission reached consensus on as to not being funded. **Vote upon passage of the amendment to the motion was taken by ayes and nays and was as follows:**

Commissioner Sapp:	**Aye**
Commissioner Gerrity:	**Nay**
Commissioner Malcolm:	**Aye**
Vice-Mayor Walker:	**Aye**
Mayor Leeper:	**Aye**

Motion carried.

Vote upon passage of the motion as amended was taken by ayes and nays and was as follows:

Commissioner Sapp:	**Aye**
Commissioner Gerrity:	**Nay**
Commissioner Malcolm:	**Aye**
Vice-Mayor Walker:	**Aye**
Mayor Leeper:	**Aye**

Motion carried.

Mayor Leeper inquired about another Workshop prior to second reading. There wasn't any support for having another Workshop on the budget.

ADJOURNMENT: There being no further business to come before the Commission, the meeting was adjourned at 6:00 p.m.

ATTEST:

ANITALOUISE VOSMUS-ROSS
Deputy City Clerk

BILL LEEPER
Mayor-Commissioner

ORDINANCE NO. 2006-14

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH REPEALING THE EXISTING LAND DEVELOPMENT CODE, CONSISTING OF CHAPTERS 94 THROUGH 126 INCLUSIVE, AND ADOPTING A NEW LAND DEVELOPMENT CODE, WHICH IS ATTACHED HERETO AS EXHIBIT A, AND CONSISTS OF A TABLE OF CONTENTS, CHAPTER 1, GENERAL PROVISIONS, CHAPTER 2, ZONING DISTRICTS AND USES, CHAPTER 3, ENVIRONMENTAL AND RESOURCE PROTECTION, CHAPTER 4, SITE DESIGN REQUIREMENTS, CHAPTER 5, ACCESSORY AND TEMPORARY USES AND STRUCTURES, CHAPTER 6, SUPPLEMENTAL STANDARDS AND SPECIAL SITUATIONS, CHAPTER 7, INFRASTRUCTURE AND CONCURRENCY REQUIREMENTS, CHAPTER 8, RESERVED FOR FUTURE USE, CHAPTER 9, BOARDS AND COMMISSIONS, CHAPTER 10, VARIATIONS FROM CODE REQUIREMENTS, AND CHAPTER 11, ADMINISTRATIVE AND DECISION-MAKING PROCEDURES, REPEALING THE EXISTING ZONING MAP FOR THE CITY OF FERNANDINA BEACH DATED 2000 AND ADOPTING A NEW ZONING MAP FOR THE CITY OF FERNANDINA BEACH, WHICH IS ATTACHED HERETO AS EXHIBIT B AND BEARS THE DATE OF JUNE 13, 2006, PROVIDING FOR SEVERANCE AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City recently revised the Comprehensive Plan; and

WHEREAS, the City is required to have land development code regulations which implement the comprehensive plan; and

WHEREAS, the City's old land development code had areas that were unclear, and in need of revision; and

WHEREAS, the City needs to revise and update the zoning map in order to be consistent with the land use designations in the comprehensive plan; and

WHEREAS, the City has prepared an entirely new land development code and zoning map for adoption; and

WHEREAS, the draft land development code and zoning maps have been reviewed at various public meetings;

WHEREAS, the City Commission now wishes to repeal the existing land development code, consisting of chapters 94 through 126, inclusive of the code of ordinances of the city of Fernandina Beach, and adopt the new Land Development Code in compliance with the adoption requirements of Florida Statute; and

WHEREAS, the City Commission now wishes to repeal the existing Zoning Map, dated 2000, and adopt the new Zoning Map dated August 8, 2006 in compliance with the adoption requirements of Florida Statute.

NOW, THREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH AS FOLLOWS:

SECTION 1. The Land Development Code, Chapters 94 through 126 of the Code of Ordinances of the City of Fernandina Beach, is hereby repealed.

SECTION 2. The Land Development Code of the City of Fernandina Beach which is attached hereto as exhibit A, and consists of a table of contents, Chapter 1, General Provisions, chapter 2, Zoning Districts and Uses, Chapter 3, Environmental and Resource Protection, Chapter 4, Site Design Requirements, Chapter 5, Accessory and Temporary Uses and Structures, Chapter 6, Supplemental Standards and Special Situations, Chapter 7, Infrastructure and Concurrency Requirements, Chapter 8, Reserved for Future Use, Chapter 9, Boards and Commissions, Chapter 10, Variations From Code

Requirement, and Chapter 11, Administrative and Decision-Making Procedures is hereby adopted as the Land Development Code for the City of Fernandina Beach.

SSECTION 3. The Zoning Map of the City of Fernandina Beach dated 2000 is hereby repealed.

SECTION 4. The Zoning Map of the City of Fernandina Beach dated August 8, 2006 and attached hereto as exhibit B is hereby adopted as the zoning map for the City of Fernandina Beach.

SECTION 5. SEVERABILITY. If any section, subsection, sentence, clause, phrase of this Ordinance, or the particular application thereof, shall be held invalid by any court, administrative agency or other body with appropriate jurisdiction, the remaining sections, subsections, sentences, clauses and phrases under application shall not be affected thereby.

SECTION 6. This Ordinance shall become effective immediately upon adoption.

ADOPTED this 5th day of September, 2006.

ATTEST:

Anita Louise Vosmus-Ross
Deputy City Clerk

CITY OF FERNANDINA BEACH

Bill Leeper
Commissioner – Mayor

Date of First Reading: August 8, 2006
Date of Advertisement: August 4, 2006
Date of Second Reading
and Public Hearing: September 5, 2006

CITY COMMISSION AGENDA ITEM
CITY OF FERNANDINA BEACH

SUBJECT: Ordinance 2006-14; New Land Development Code

DEPARTMENT: COMMUNITY DEVELOPMENT

ATTACHMENTS: __X__ Ordinance ___ Resolution
_____ Support Documents ___ Other

SUMMARY: The Community Development Department has presented the new Land Development Code for the City Commission's consideration. A public hearing regarding Ordinance 2006-14 was held on August 8th, 2006, where the Commission approved the Land Development Code on first reading. Based on input from both the public and the Commission, staff has prepared a memorandum that addresses the concerns. The memo is attached.

RECOMMENDED ACTION: Approve Ordinance 2006-14

DEPARTMENT HEAD	Submitted: Jeff Salter, CDD Director Requested Agenda:	Date:08/28/06 Date:09/05/06
FINANCE DEPARTMENT	Budgeted __Yes __No __N/A	Date:
CITY ATTORNEY	Approved for Form and Correctness	Date: 8/30/06
CITY MANAGER	Approved Agenda Item for	Date: 8/29/06

COMMISSION ACTION: ___ Approved As Recommended ___ Disapproved
___ Approved With Modification ___ Tabled To Time Certain
___ Other

DISTRIBUTION: __CA __CC __CM __CDD __FIN __FD __GC __HR __MD __PD __PRD __PWD

ORDINANCE NO. 2006-14

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WHEREAS, the City recently revised the Comprehensive Plan; and

WHEREAS, the City is required to have land development code regulations which implement the comprehensive plan; and

WHEREAS, the City's old land development code had areas that were unclear, and in need of revision; and

WHEREAS, the City needs to revise and update the zoning map in order to be consistent with the land use designations in the comprehensive plan; and

WHEREAS, the City has prepared an entirely new land development code and zoning map for adoption; and

WHEREAS, the draft land development code and zoning maps have been reviewed at various public meetings;

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SECTION 6. This Ordinance shall become effective October 1, 2006.

ADOPTED this 5th day of September, 2006.

ATTEST:

CITY OF FERNANDINA BEACH

Anita Louise Vosmus-Ross
Deputy City Clerk

Bill Leeper
Commissioner – Mayor

City of Fernandina Beach

PLANNING DEPARTMENT

August 25, 2006

RE: Proposed changes to the new Land Development Code

Dear Mayor Leeper,

Attached is a memorandum containing Staff's recommended changes to the Proposed Land Development Code, based in part by public comments and concerns. Each concern or comment from the public is followed by a Staff response. In the cases where Staff recommends a change, the text is depicted in **bold** and/or ~~strikethrough~~ and underline format. The Commission should either move to accept or reject the changes. In the case where Staff does not recommend a change, the phrase "Staff recommends no change" is at the end of the response.

The attached map represents the recommended changes on page one of the attached memo.

If you have any questions, please feel free to call the Planning Department at 904-277-7325.

Sincerely,

Catherine Hartley, AICP
Senior Planner

cc: Ken Walker
Ron Sapp
Bruce Malcom
Joe Gerrity
Michael Czymbor
Debra Braga
Jeff Salter

204 Ash Street • Fernandina Beach FL 32034-4230 • (904) 277-7325 • Fax (904) 277-7324 • TDD (904) 277-7399

Requested Zoning Map Amendments

Several amendments are going through the process to change the zoning from conservation to R1-A. While the properties all have single family homes located on them, they have always been zoned wetlands protection/conservation. The city commission will hear these cases in September. The property owners are Larry Myers, Robert Allen, Jeffrey Burt, and Eugene Fontaine. These properties are located in proximity to the greenway.

Lupita McClenning's property is zoned correctly, but has an incorrect Future Land Use designation. The Commission will hear this case in October.

Other corrections that are going through the process and which the City Commission has already approved on first reading include Deanna Holloway and the Trust of James O'Conner.

If the aforementioned changes are approved by the Commission in future public hearings, then they will be changed on the new zoning map or Future Land Use Map and noted by Ordinance number and date. Staff recommends no action at his time.

At the special meeting on August 8, there were a few citizens who also requested zoning changes. Staff recommends the following changes go through the public hearing process:

- Changing the Plaza in Old Town from OT-1 to recreation or Conservation;
- Changing Amelia Landings from R-2 to R-3 (staff had discussed whether or not to simply amend the PUD, however, the PUD documents do not exist. The condo-owners wish to rent their units out as resort rentals, and can only do so in R-3).

In addition to these requests, Ms. Joan Altman requested that the properties east of 14th Street near Old Town be changed to something other than OT-1. The base map shows that these properties are already zoned R-3, and staff has corrected the error. Please see the attached map, scrivener's error 1.

Also, Buddy Jacobs, on behalf of his clients, has requested the parcel located on Amelia Island Parkway, which was annexed into the City several years ago but never assigned a city zoning, be zoned C-2. Staff agrees that this zoning is appropriate, based on the County zoning of Commercial Intensive. Please see the attached map, Change request 1.

Staff encountered three other minor scrivener's errors on the advertised map. The errors were caused during the translation of data from one map to another, and the changes are consistent with the base map dated 2000. Please see the attached map, scrivener's errors 2, 3, and 4.

Requested Text Amendments (strikethrough and underline format)

Staff has found the following typos that should be corrected:

5.03.10 C. The chart under the column Sandwich or sidewalk sign and the row C-3, "1 per business except within the Historic District; see Section 5.03.011". Should read **5.03.11.**

5.03.11. A.7. A wall sign shall not exceed twelve ~~(24)~~ (12) square feet in area and may be placed on glassed areas;

Based on comments received from Commissioner Gerrity, Staff recommends the following changes to the sign code:

5.03.03 Non-Conforming Signs

3. *Continuance of nonconformities.* Use of a nonconforming sign may be continued, subject to the following regulations:

a. No nonconforming sign shall be enlarged or increased in any way from its lawful size at the time of the adoption of this code, nor shall a nonconforming sign be relocated from its location at the time of adoption of this code.

b. Nonconforming signs or sign structures that are defined as abandoned signs under 5.03.03 (G) of this chapter shall not be permitted for reuse.

~~c. Use of a nonconforming sign shall immediately terminate upon a change of business, business ownership or business name, regardless of whether ownership of the lot on which the nonconforming sign is located has been transferred.~~

~~d. Except as otherwise provided herein, nonconforming signs specifically identified as prohibited signs by this chapter shall be eliminated no later than five years after the date of adoption of this code. Thereafter, all such nonconforming signs shall be deemed unlawful and prohibited and subject to the enforcement provisions of this chapter.~~

e. Signs existing as of the date of this amendment, whose height and/or sign area do not exceed 115 percent of that allowed by the design requirements of this chapter, shall be deemed conforming. Installation or construction of all new signs, and any modification or replacement of signs permitted under this paragraph, shall comply with all applicable height, sign area, and other requirements of this chapter.

f. Signs that have substantial rust, missing parts, dents, or other structural or aesthetic deficiencies shall not be considered in good repair, and shall be replaced with a sign that meets the requirements of this section. A sign that is not considered in good repair may not be replaced with a non-conforming sign.

Patti Bourns requested that increases density not be considered for a variance. Staff recommends the following amendment:

10.02.02 A. 10. The effect of the proposed variance is consistent with the comprehensive plan and does not increase density.

Mr. Hopper et al requested that the mills not be restricted by height. Staff recommends the following note on page 4-8:

> [5] Rayonier and Smurfit Stone are exempt from the height regulation for Mill operations.

In an email, Tom Keenan of Smurfit Stone had the following comments (comments in *italics*):

In Table 2.03.02, for zoning district I-1, the following should be permitted, as we already have these in place. They include "piers, docks, & wharves"; "railroad facilities"; and "terminals for freight or passengers, by ship". These are prohibited in the proposed code.

Staff Response: The mills are currently zoned IM, and piers, docks, and wharves, and terminals are not permitted uses in that zone. They are permitted in IW. Rail facilities are permitted in IM, and therefore staff recommends the change to **Table 2.03.02 and put a 'P' under I-1 for Railroad facilities.**

In Table 2.03.03, for zoning district I-1, the following should be permitted, as we already have these in place. This includes "Docks and other waterfront structures". These are prohibited in the proposed code.

Staff recommends no change, as these are not currently permitted in IM.

In Table 4.02.03, for zoning district I-1, the maximum building height is set at 45 feet. In our opinion, this should be "none". We have existing buildings far exceeding that limit. Our tallest building is 281 feet.

See staff recommendation under Mr. Hopper's comment on previous page.

In section 4.05.05 Buffer Requirements, the changes here are dramatic. My interpretation of table 4.05.05(B) is that our new "I-1 Mills" zoning district requires a "landscaped" buffer type "D", which is a 20 foot minimum width. This is 15 feet in the existing IM classification. More disturbing is what a buffer type "D" now requires, a solid masonry wall 4 feet high with a continuous double hedge on the outside. We have approximately 10,000 linear feet (~ 2 miles) of property line that will be in violation of the proposed requirements, some being heavily wooded. It appears that the natural vegetation (woods) clause has been removed.

Staff response: Staff recommends no change. The landscape buffer would be required in the instance where a new development would submit a landscape plan in the building permit review or Technical Review process. Because the mills are exempt from the city building permit process per ordinance, the City would not review a landscape plan or require the buffer.

In a letter to the Mayor, Wesley Poole made several comments. His comments and staff response are as follows (*comments in italics*):

> *1.03.03: Prohibits the construction of anything other than a single family residence on a sub-standard lot of record; the city has a great number of sub-standard lots, especially in the R-2 districts; adoption of this provision will create a hardship on all of the owners of those lots, and will, thereby, generate numerous claims of takings or inordinate burdens.*

Staff response: This is less restrictive than current code. Allows one unit on a lot of record no matter what the size. Current code requires a minimum of 50 feet of frontage. See 126-412. Staff recommends no change.

> *1.03.04: Results in a great number of duplexes and townhouses near the beach becoming non-conforming uses, which prohibits the re-construction of the same, in the event of damage or destruction.*

Staff response: The purpose of this section was to maintain density. The policy should read voluntary demolition only, consistent with 10.01.01E, that allows reconstruction of a non-conforming use or structure to be re-built in the event of an act of god, etc. Staff recommends the following amendment:

> A. **Removal of buildings. If a single-family residence or duplex building which exists on more than one (1) substandard lot is <u>voluntarily</u> demolished or removed, ~~whether voluntarily, involuntarily, by an act of God, or casualty,~~ no permit shall be issued for the construction of more than one (1) building on the building site.**

> *1.07.00: "Alteration" definition results in a requirement that a person obtain a building permit just to paint the exterior of his/her house;*

Staff Response: "Alteration" is applicable in chapters 9 and 11regarding Historic district review. A building permit for painting (for example) is not required, but a certificate of appropriateness is required prior to any exterior "alteration"(see below):

Chapter 9, 9.03.02 HDC Roles and Responsibilities: Review and approve or deny applications for a certificate of appropriateness for construction, alteration, demolition, or removal of historic landmarks, historic sites, or properties in historic districts. (Consistent with current code, see chapter 114).

Chapter 11, under HDC approval: Major improvements which require approval by the HDC are as follows:

1. Demolition;
2. Relocation;
3. New construction of primary or secondary structures;
4. Exterior alterations/additions; (consistent with current code: see chapter 114)

"Alteration" is also used in the following sections and is not applicable to a requirement to get a permit for painting:

Chapter 3- 3.01.03 Requirements for all Areas of Special Flood Hazard

Any alteration, repair, reconstruction, or improvement to a structure shall meet the requirements of new construction as contained in this section.

Chapter 5: there shall be no structural alterations to the interior of the dwelling to accommodate a home occupation, which would reduce the area for residential use to less than eighty (80) percent of the interior space of the dwelling;

Chapter 7 under drainage: Applicability and Exemptions: Maintenance, alteration, or improvement of an existing structure where it has been determined by the City that such maintenance, alteration, or improvement will not change the peak discharge rate, volume, or pollution load of stormwater runoff from the site on which that structure is located;

Chapter 11, under minor subdivision: Specific requirements for minor subdivisions

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.

Staff recommends no change.

1.07.00: "Bed and Breakfast" definition requires that it be owner-occupied;

Staff response: Yes, definition says it shall be owner-occupied. Yes, that was the intent. Staff recommends no change.

1.07.00: "Commercial and building footprint" definition includes parking, ingress and egress and drainage areas;

Staff Response: Yes, it refers back to lot coverage. Here is where "building footprint is used: Under Tree protection: a. For one- and two-family residential properties: eighty (80) percent of the total DBH of the protected trees shall be exempt, however, replacement of twenty (20) of the total DBH of the protected trees located within the area of the building footprint to be constructed on the property, when such improvements have been authorized by a duly approved and issued building permit. Staff recommends no change.

1.07.00: "Liquor store/bar/lounge" definition includes restaurants and convenience stores;

Staff Response: Staff recommends the following change: ***Liquor store/bar/lounge*** **means a premises where alcoholic beverages are stored or sold by licensee. <u>This does not include a restaurant where food sales exceed 51% of the gross revenue.</u>**

1.07.00: "Non-conforming use" definition includes trees and other objects of natural growth;

Staff Response: A non-conforming tree would be an invasive exotic prohibited in the landscaping section, required to be removed in the clearing process. Staff recommends no change.

1.07.00: "No net loss of trees" definition means trees removed in <u>excess</u> of those permitted by this LDC;

Staff response: Intent is correct and consistent with tree ordinance passed last year. Staff recommends no change.

1.07.00: "Structure" definition includes signs, which would be prohibited in lot setback areas;

Staff response: specific regulations for placement of signs should control. See 1.05.01C: "Specific provisions of this LDC shall be followed in lieu of general provisions that may be in conflict with the specific provision". Also, Staff recommends the following changes:

4.02.01 Standards for Buildings and Building Placement

A. Encroachment

1. A yard created by the setbacks set forth in this section shall not be considered a yard for any other building.
2. Every part of a required yard shall be open and unobstructed from its lowest point to the sky, except as set forth in Section 4.02.03(A) (3), (4) <u>(5) and (6)</u> below.
3. The following building features may project into a minimum side yard up to twenty-four (24) inches: sills, belt courses, cornices, buttresses, ornamental features, chimneys, and eaves.
4. The following building features may project into a minimum rear yard up to forty-two (42) inches: open or enclosed fire escapes, outside stairwell, and balconies.
5. Wooden decks and porches with a finished floor level of 12" or less from natural grade are permissible encroachments into required yard spaces, subject to the following:

a. A five (5) foot minimum setback is required for all side and rear yards.

b. For front yards, wooden decks shall comply with the front yard setbacks specified for each zoning district.

c. For installation of a wooden deck on varying topography, the floor level may be allowed to reach a maximum of 24" from natural grade to accommodate stairs and topographical impracticalities.

6. Specific requirements for fences and signs are outlined in Sections 5.01 and 5.03.

1.07.00: "Variance" definition includes a grant of relief authorized by the "Planning Commission", which does not exist;

Staff Response: Definition should be changed to read **Board of Adjustment or HDC.**

Table 2.03.02: Excludes bed and breakfast, hospitals, group homes, recreation and amusements, private parks, picnic areas and trails, and research labs as permitted uses in any district;

Staff Response: B&B: These uses are not prohibited, they are supplemental in R-3, Ot-2, and MU-1. Hospital: Supplemental in PI-1. No hospital in city limits currently. Recreation and amusements: supplemental standards in 8 districts.

Private parks: supplemental in 3 districts

Research labs: permitted in I-1 and I-A, supplemental in PI-1.

Staff recommends no change.

3.01.03 J: Instantly renders "Brett's Waterway Café", the city's dock master's building; and a number of shrimping related structures on the waterfront docks all non-conforming uses, which may not be re-built in event of damage or destruction;

Staff response: City Commission voted at joint workshop to make an exception for the CRA under the overlay section, when staff writes it. Also, 10.01.01E allows reconstruction of a non-conforming use or structure to be re-built in the event of an act of god, etc.

4.01.02 D: Includes "water bodies" as "impervious surfaces";

Staff response: Yes, that was the intent. For instance, if you have a water body taking up 20% of your lot and you *don't* count it as impervious, then one could theoretically pave up to that water body, leaving no additional area for percolation. The intent of this policy was to leave some open ground for natural drainage and open space. Staff recommends no change.

4.02.01 G: Establishes the minimum lot area in R-1 as 10,890 square feet (1/4 acre), which is larger than most existing lots in R-1 districts;

Staff response: yes, consistent with comp plan and current code: See 126-412 C. Platted lots of record are exempt from this provision. Staff recommends no change.

Table 4.02.01 J: FAR could prohibit 2 or 3 story houses on R-1 lots;

Staff response: FAR only applies to commercial buildings, not to residential. Staff recommends no change.

4.02.03: Prohibits fences in side, rear and front yard set-backs;

Staff response: Specific requirements for fences control. See 1.05.01C: "Specific provisions of this LDC shall be followed in lieu of general provisions that may be in conflict with the specific provision". **Please see recommended change on previous page for Section 4.02.01.**

4.04.04 C: Prohibits parking in front yards of houses on the west side of Fletcher Avenue;

Staff response: (now 4.02.05c) Yes, but for **resort rentals** on the west side of Fletcher **only.** Staff recommends that an amendment be added to read that **this provision is for new resort rental permits only.**

4.04.02 E: All subdivisions (3 or more lots) must have at least two access points;

Staff response: consistent with current code: see 122-112 b4. Staff recommends no change.

4.05.02 C: Requires a tree survey prior to construction of a single family home;

Staff response: Consistent with tree ordinance passed last year. Staff recommends no change.

4.05.03 (A) (3): Prohibits eucalyptus trees, requiring their removal during site development;

Staff response: requires removal of invasive exotics. Staff recommends no change.

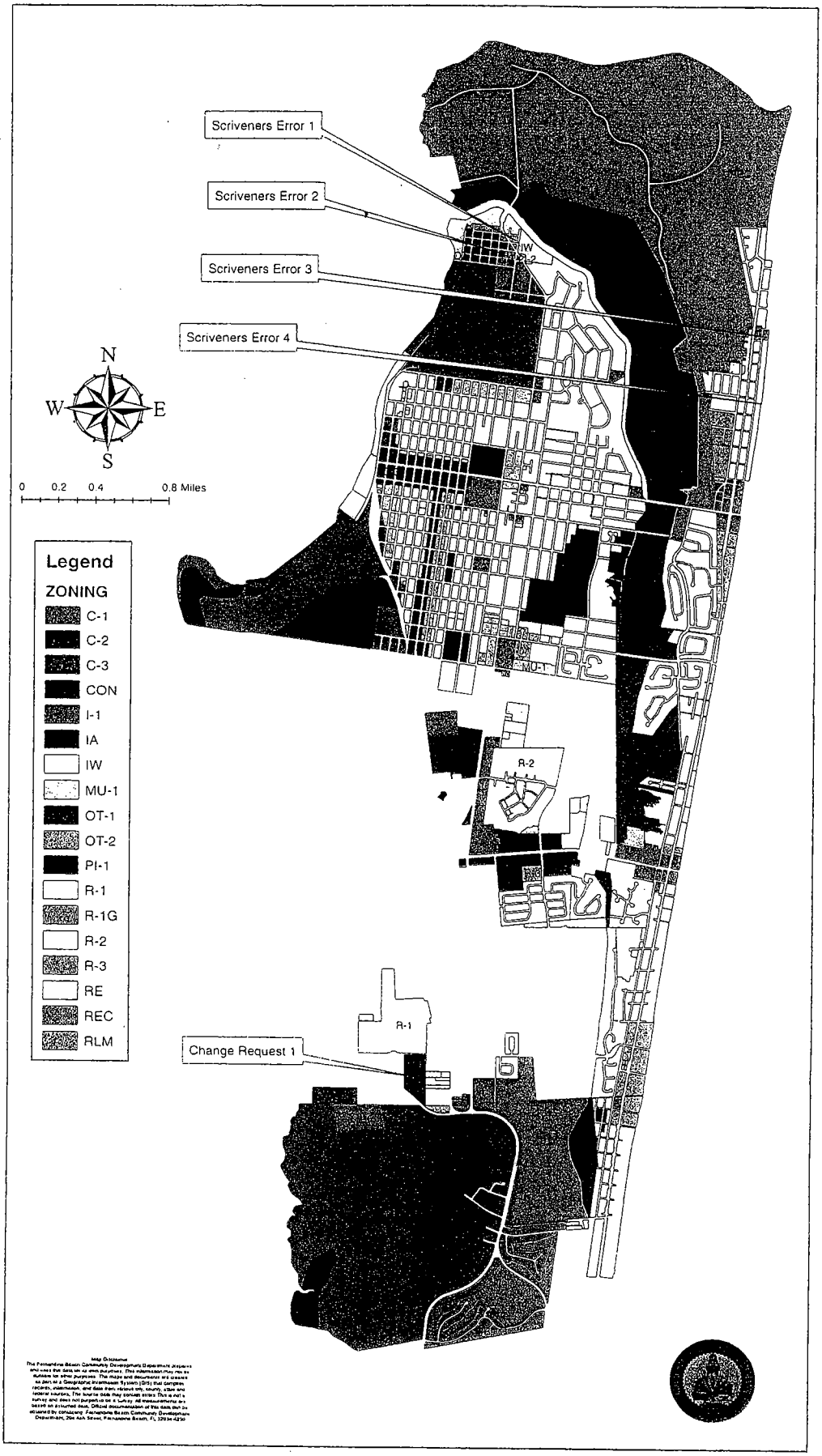
4.05.08: Provides relief for a hardship, but fails to establish any criteria for the granting of such hardship;

Staff response: Consistent with current code: see 115-12. Staff recommends no change.

Finally, the proposed code eliminates the R-1AA zoning district, which, as you know, is applicable only to the Selva Verde (golf course) lots; by eliminating this classification, the proposed code also eliminates the various restrictions that were established for said lots in the zoning code, and also eliminates the golf course maintenance easement across the rear 25 feet of said lots; I question if the golf pro or Golf Course Advisory Committee have been consulted about this change.

Staff response: This issue has been addressed with new RG zoning district. Staff recommends no change.

Zoning Map of the City of Fernandina Beach with Proposed Amendments



City of Fernandina Beach, Florida
Future Land Use Map

Adopted by Ordinance 2006-14, Updated October 1, 2008

ATLANTIC OCEAN

Amelia River

Future Land Use

- GENERAL COMMERCIAL
- CENTRAL BUSINESS DISTRICT
- OFFICE & RESIDENTIAL MIXED
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- WATERFRONT MIXED USE
- INDUSTRIAL
- INDUSTRIAL WATERFRONT
- PUBLIC & SEMI PUBLIC
- CONSERVATION
- RECREATION

- City Limits
- Coastal Construction Control Line
- Historic District
- Parcels
- Railroad

0 875 1,750 3,500 Feet

1 inch = 2,435 feet

Map Disclaimer
The Fernandina Beach Planning and Zoning Department prepares and uses the data for its own purposes. This information may not be suitable for other purposes. The maps and documents are created as part of a Geographic Information System (GIS) that compiles records, information, and data from various city, county, state and federal sources. The source data may contain errors. This is not a survey and does not purport to be a survey. All measurements are based on assumed data. Official documentation of this data can be obtained by contacting: Fernandina Beach Community Development Department, 204 Ash Street, Fernandina Beach, FL 32034-4298

0 500 1,000 2,000 Feet

1 inch = 860 feet

City of Fernandina Beach

PLANNING DEPARTMENT

August 25, 2006

RE: Proposed changes to the new Land Development Code

Dear Mayor Leeper,

Attached is a memorandum containing Staff's recommended changes to the Proposed Land Development Code, based in part by public comments and concerns. Each concern or comment from the public is followed by a Staff response. In the cases where Staff recommends a change, the text is depicted in **bold** and/or ~~strikethrough~~ and underline format. The Commission should either move to accept or reject the changes. In the case where Staff does not recommend a change, the phrase "Staff recommends no change" is at the end of the response.

The attached map represents the recommended changes on page one of the attached memo.

If you have any questions, please feel free to call the Planning Department at 904-277-7325.

Sincerely,

Catherine M. Hartley

Catherine Hartley, AICP
Senior Planner

cc: Ken Walker
Ron Sapp
Bruce Malcom
Joe Gerrity
Michael Czymbor
Debra Braga
Jeff Salter

204 Ash Street • Fernandina Beach FL 32034-4230 • (904) 277-7325 • Fax (904) 277-7324 • TDD (904) 277-7399

Requested Zoning Map Amendments

Several amendments are going through the process to change the zoning from conservation to R1-A. While the properties all have single family homes located on them, they have always been zoned wetlands protection/conservation. The city commission will hear these cases in September. The property owners are Larry Myers, Robert Allen, Jeffrey Burt, and Eugene Fontaine. These properties are located in proximity to the greenway.

Lupita McClenning's property is zoned correctly, but has an incorrect Future Land Use designation. The Commission will hear this case in October.

Other corrections that are going through the process and which the City Commission has already approved on first reading include Deanna Holloway and the Trust of James O'Conner.

If the aforementioned changes are approved by the Commission in future public hearings, then they will be changed on the new zoning map or Future Land Use Map and noted by Ordinance number and date. Staff recommends no action at his time.

At the special meeting on August 8, there were a few citizens who also requested zoning changes. Staff recommends the following changes go through the public hearing process:

- Changing the Plaza in Old Town from OT-1 to recreation or Conservation;
- Changing Amelia Landings from R-2 to R-3 (staff had discussed whether or not to simply amend the PUD, however, the PUD documents do not exist. The condo-owners wish to rent their units out as resort rentals, and can only do so in R-3).

In addition to these requests, Ms. Joan Altman requested that the properties east of 14th Street near Old Town be changed to something other than OT-1. The base map shows that these properties are already zoned R-3, and staff has corrected the error. Please see the attached map, scrivener's error 1.

Also, Buddy Jacobs, on behalf of his clients, has requested the parcel located on Amelia Island Parkway, which was annexed into the City several years ago but never assigned a city zoning, be zoned C-2. Staff agrees that this zoning is appropriate, based on the County zoning of Commercial Intensive. Please see the attached map, Change request 1.

Staff encountered three other minor scrivener's errors on the advertised map. The errors were caused during the translation of data from one map to another, and the changes are consistent with the base map dated 2000. Please see the attached map, scrivener's errors 2, 3, and 4.

Requested Text Amendments (strikethrough and underline format)

Staff has found the following typos that should be corrected:

5.03.10 C. The chart under the column Sandwich or sidewalk sign and the row C-3, "1 per business except within the Historic District; see Section 5.03.011". Should read **5.03.11.**

5.03.11. A.7. A wall sign shall not exceed twelve ~~(24)~~ (12) square feet in area and may be placed on glassed areas;

Based on comments received from Commissioner Gerrity, Staff recommends the following changes to the sign code:

5.03.03 Non-Conforming Signs

3. *Continuance of nonconformities.* Use of a nonconforming sign may be continued, subject to the following regulations:

a. No nonconforming sign shall be enlarged or increased in any way from its lawful size at the time of the adoption of this code, nor shall a nonconforming sign be relocated from its location at the time of adoption of this code.

b. Nonconforming signs or sign structures that are defined as abandoned signs under 5.03.03 (G) of this chapter shall not be permitted for reuse.

~~c. Use of a nonconforming sign shall immediately terminate upon a change of business, business ownership or business name, regardless of whether ownership of the lot on which the nonconforming sign is located has been transferred.~~

~~d. Except as otherwise provided herein, nonconforming signs specifically identified as prohibited signs by this chapter shall be eliminated no later than five years after the date of adoption of this code. Thereafter, all such nonconforming signs shall be deemed unlawful and prohibited and subject to the enforcement provisions of this chapter.~~

e. Signs existing as of the date of this amendment, whose height and/or sign area do not exceed 115 percent of that allowed by the design requirements of this chapter, shall be deemed conforming. Installation or construction of all new signs, and any modification or replacement of signs permitted under this paragraph, shall comply with all applicable height, sign area, and other requirements of this chapter.

f. Signs that have substantial rust, missing parts, dents, or other structural or aesthetic deficiencies shall not be considered in good repair, and shall be replaced with a sign that meets the requirements of this section. A sign that is not considered in good repair may not be replaced with a non-conforming sign.

Patti Bourns requested that increases density not be considered for a variance. Staff recommends the following amendment:

10.02.02 A. 10. The effect of the proposed variance is consistent with the comprehensive plan and does not increase density.

Mr. Hopper et al requested that the mills not be restricted by height. Staff recommends the following note on page 4-8:

> 5. Rayonier and Smurfit Stone are exempt from the height regulation for Mill operations.

In an email, Tom Keenan of Smurfit Stone had the following comments (comments in *italics*):

In Table 2.03.02, for zoning district I-1, the following should be permitted, as we already have these in place. They include "piers, docks, & wharves"; "railroad facilities"; and "terminals for freight or passengers, by ship". These are prohibited in the proposed code.

Staff Response: The mills are currently zoned IM, and piers, docks, and wharves, and terminals are not permitted uses in that zone. They are permitted in IW. Rail facilities are permitted in IM, and therefore staff recommends the change to **Table 2.03.02 and put a 'P' under I-1 for Railroad facilities.**

In Table 2.03.03, for zoning district I-1, the following should be permitted, as we already have these in place. This includes "Docks and other waterfront structures". These are prohibited in the proposed code.

Staff recommends no change, as these are not currently permitted in IM.

In Table 4.02.03, for zoning district I-1, the maximum building height is set at 45 feet. In our opinion, this should be "none". We have existing buildings far exceeding that limit. Our tallest building is 281 feet.

See staff recommendation under Mr. Hopper's comment on previous page.

In section 4.05.05 Buffer Requirements, the changes here are dramatic. My interpretation of table 4.05.05(B) is that our new "I-1 Mills" zoning district requires a "landscaped" buffer type "D", which is a 20 foot minimum width. This is 15 feet in the existing IM classification. More disturbing is what a buffer type "D" now requires, a solid masonry wall 4 feet high with a continuous double hedge on the outside. We have approximately 10,000 linear feet (~ 2 miles) of property line that will be in violation of the proposed requirements, some being heavily wooded. It appears that the natural vegetation (woods) clause has been removed.

Staff response: Staff recommends no change. The landscape buffer would be required in the instance where a new development would submit a landscape plan in the building permit review or Technical Review process. Because the mills are exempt from the city building permit process per ordinance, the City would not review a landscape plan or require the buffer.

In a letter to the Mayor, Wesley Poole made several comments. His comments and staff response are as follows (*comments in italics*):

1.03.03: Prohibits the construction of anything other than a single family residence on a sub-standard lot of record; the city has a great number of sub-standard lots, especially in the R-2 districts; adoption of this provision will create a hardship on all of the owners of those lots, and will, thereby, generate numerous claims of takings or inordinate burdens.

Staff response: This is less restrictive than current code. Allows one unit on a lot of record no matter what the size. Current code requires a minimum of 50 feet of frontage. See 126-412. Staff recommends no change.

1.03.04: Results in a great number of duplexes and townhouses near the beach becoming non-conforming uses, which prohibits the re-construction of the same, in the event of damage or destruction.

Staff response: The purpose of this section was to maintain density. The policy should read voluntary demolition only, consistent with 10.01.01E, that allows reconstruction of a non-conforming use or structure to be re-built in the event of an act of god, etc. Staff recommends the following amendment:

A. **Removal of buildings. If a single-family residence or duplex building which exists on more than one (1) substandard lot is <u>voluntarily</u> demolished or removed, ~~whether voluntarily, involuntarily, by an act of God, or casualty,~~ no permit shall be issued for the construction of more than one (1) building on the building site.**

1.07.00: "Alteration" definition results in a requirement that a person obtain a building permit just to paint the exterior of his/her house;

Staff Response: "Alteration" is applicable in chapters 9 and 11regarding Historic district review. A building permit for painting (for example) is not required, but a certificate of appropriateness is required prior to any exterior "alteration"(see below):

Chapter 9, 9.03.02 HDC Roles and Responsibilities: Review and approve or deny applications for a certificate of appropriateness for construction, alteration, demolition, or removal of historic landmarks, historic sites, or properties in historic districts. (Consistent with current code, see chapter 114).

Chapter 11, under HDC approval: Major improvements which require approval by the HDC are as follows:

1. Demolition;
2. Relocation;
3. New construction of primary or secondary structures;
4. Exterior alterations/additions; (consistent with current code: see chapter 114)

"Alteration" is also used in the following sections and is not applicable to a requirement to get a permit for painting:

Chapter 3- 3.01.03 Requirements for all Areas of Special Flood Hazard

Any alteration, repair, reconstruction, or improvement to a structure shall meet the requirements of new construction as contained in this section.

Chapter 5: there shall be no structural alterations to the interior of the dwelling to accommodate a home occupation, which would reduce the area for residential use to less than eighty (80) percent of the interior space of the dwelling;

Chapter 7 under drainage: Applicability and Exemptions: Maintenance, alteration, or improvement of an existing structure where it has been determined by the City that such maintenance, alteration, or improvement will not change the peak discharge rate, volume, or pollution load of stormwater runoff from the site on which that structure is located;

Chapter 11, under minor subdivision: Specific requirements for minor subdivisions

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.

Staff recommends no change.

1.07.00: "Bed and Breakfast" definition requires that it be owner-occupied;

Staff response: Yes, definition says it shall be owner-occupied. Yes, that was the intent. Staff recommends no change.

1.07.00: "Commercial and building footprint" definition includes parking, ingress and egress and drainage areas;

Staff Response: Yes, it refers back to lot coverage. Here is where "building footprint is used: Under Tree protection: a. For one- and two-family residential properties: eighty (80) percent of the total DBH of the protected trees shall be exempt, however, replacement of twenty (20) of the total DBH of the protected trees located within the area of the building footprint to be constructed on the property, when such improvements have been authorized by a duly approved and issued building permit. Staff recommends no change.

1.07.00: "Liquor store/bar/lounge" definition includes restaurants and convenience stores;

Staff Response: Staff recommends the following change: ***Liquor store/bar/lounge*** **means a premises where alcoholic beverages are stored or sold by licensee. <u>This does not include a restaurant where food sales exceed 51% of the gross revenue.</u>**

1.07.00: "Non-conforming use" definition includes trees and other objects of natural growth;

Staff Response: A non-conforming tree would be an invasive exotic prohibited in the landscaping section, required to be removed in the clearing process. Staff recommends no change.

1.07.00: "No net loss of trees" definition means trees removed in <u>excess</u> of those permitted by this LDC;

Staff response: Intent is correct and consistent with tree ordinance passed last year. Staff recommends no change.

1.07.00: "Structure" definition includes signs, which would be prohibited in lot setback areas;

Staff response: specific regulations for placement of signs should control. See 1.05.01C: "Specific provisions of this LDC shall be followed in lieu of general provisions that may be in conflict with the specific provision". Also, Staff recommends the following changes:

4.02.01 Standards for Buildings and Building Placement

A. Encroachment

1. A yard created by the setbacks set forth in this section shall not be considered a yard for any other building.
2. Every part of a required yard shall be open and unobstructed from its lowest point to the sky, except as set forth in Section 4.02.03(A) (3), (4) <u>(5) and (6)</u> below.
3. The following building features may project into a minimum side yard up to twenty-four (24) inches: sills, belt courses, cornices, buttresses, ornamental features, chimneys, and eaves.
4. The following building features may project into a minimum rear yard up to forty-two (42) inches: open or enclosed fire escapes, outside stairwell, and balconies.
5. Wooden decks and porches with a finished floor level of 12" or less from natural grade are permissible encroachments into required yard spaces, subject to the following:

a. A five (5) foot minimum setback is required for all side and rear yards.

b. For front yards, wooden decks shall comply with the front yard setbacks specified for each zoning district.

c. For installation of a wooden deck on varying topography, the floor level may be allowed to reach a maximum of 24" from natural grade to accommodate stairs and topographical impracticalities.

6. Specific requirements for fences and signs are outlined in Sections 5.01 and 5.03.

1.07.00: "Variance" definition includes a grant of relief authorized by the "Planning Commission", which does not exist;

Staff Response: Definition should be changed to read **Board of Adjustment or HDC.**

Table 2.03.02: Excludes bed and breakfast, hospitals, group homes, recreation and amusements, private parks, picnic areas and trails, and research labs as permitted uses in any district;

Staff Response: B&B: These uses are not prohibited, they are supplemental in R-3, Ot-2, and MU-1. Hospital: Supplemental in PI-1. No hospital in city limits currently. Recreation and amusements: supplemental standards in 8 districts.

Private parks: supplemental in 3 districts

Research labs: permitted in I-1 and I-A, supplemental in PI-1.

Staff recommends no change.

3.01.03 J: Instantly renders "Brett's Waterway Café", the city's dock master's building; and a number of shrimping related structures on the waterfront docks all non-conforming uses, which may not be re-built in event of damage or destruction;

Staff response: City Commission voted at joint workshop to make an exception for the CRA under the overlay section, when staff writes it. Also, 10.01.01E allows reconstruction of a non-conforming use or structure to be re-built in the event of an act of god, etc.

4.01.02 D: Includes "water bodies" as "impervious surfaces";

Staff response: Yes, that was the intent. For instance, if you have a water body taking up 20% of your lot and you *don't* count it as impervious, then one could theoretically pave up to that water body, leaving no additional area for percolation. The intent of this policy was to leave some open ground for natural drainage and open space. Staff recommends no change.

4.02.01 G: Establishes the minimum lot area in R-1 as 10,890 square feet (1/4 acre), which is larger than most existing lots in R-1 districts;

Staff response: yes, consistent with comp plan and current code: See 126-412 C. Platted lots of record are exempt from this provision. Staff recommends no change.

Table 4.02.01 J: FAR could prohibit 2 or 3 story houses on R-1 lots;

Staff response: FAR only applies to commercial buildings, not to residential. Staff recommends no change.

4.02.03: Prohibits fences in side, rear and front yard set-backs;

Staff response: Specific requirements for fences control. See 1.05.01C: "Specific provisions of this LDC shall be followed in lieu of general provisions that may be in conflict with the specific provision". **Please see recommended change on previous page for Section 4.02.01.**

4.04.04 C: Prohibits parking in front yards of houses on the west side of Fletcher Avenue;

Staff response: (now 4.02.05c) Yes, but for **resort rentals** on the west side of Fletcher **only.** Staff recommends that an amendment be added to read that **this provision is for new resort rental permits only.**

4.04.02 E: All subdivisions (3 or more lots) must have at least two access points;

Staff response: consistent with current code: see 122-112 b4. Staff recommends no change.

4.05.02 C: Requires a tree survey prior to construction of a single family home;

Staff response: Consistent with tree ordinance passed last year. Staff recommends no change.

4.05.03 (A) (3): Prohibits eucalyptus trees, requiring their removal during site development;

Staff response: requires removal of invasive exotics. Staff recommends no change.

4.05.08: Provides relief for a hardship, but fails to establish any criteria for the granting of such hardship;

Staff response: Consistent with current code: see 115-12. Staff recommends no change.

Finally, the proposed code eliminates the R-1AA zoning district, which, as you know, is applicable only to the Selva Verde (golf course) lots; by eliminating this classification, the proposed code also eliminates the various restrictions that were established for said lots in the zoning code, and also eliminates the golf course maintenance easement across the rear 25 feet of said lots; I question if the golf pro or Golf Course Advisory Committee have been consulted about this change.

Staff response: This issue has been addressed with new RG zoning district. Staff recommends no change.

Maryann H. Ghyabi of Ormond Beach, John A. Miklos of Orlando, Douglas C. Bournique of Vero Beach, Richard G. Hamann of Gainesville and

"Make Your Boat Shine Like New Again"
904-451-1075 Greg Orzeck gorzeck@comcast.net

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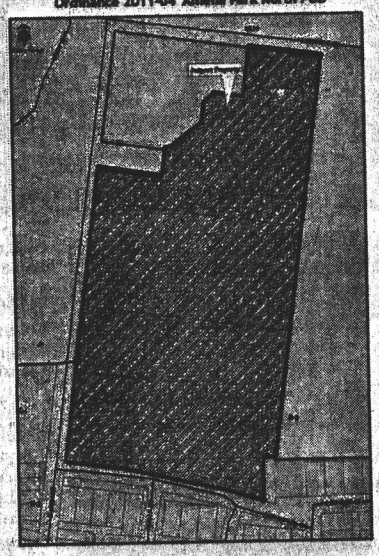
NOTICE OF PUBLIC HEARING
CITY COMMISSION
CITY OF FERNANDINA BEACH

NOTICE IS HEREBY GIVEN that a Public Hearing is scheduled for **Tuesday, May 3, 2011 at 6:00 PM** in the City Commission Chambers, 204 Ash Street Fernandina Beach, Florida to consider the following application:

ORDINANCE 2011-04

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, CHANGING THE ZONING MAP FROM MEDIUM DENSITY RESIDENTIAL (R-2) AND OFFICE AND RESIDENTIAL MIXED USE (MU-1) ZONING TO PLANNED UNIT DEVELOPMENT (PUD), FOR SEVERAL PARCELS TOTALING 18.07 ACRES OF LAND LOCATED AT NECTARINE STREET, SOUTH 15TH STREET AND NORTHPARK DRIVE, PARCEL ID NUMBERS 00-00-31-1600-0162-0020, 00-00-31-1600-0163-0020, 00-00-31-1600-0164-0000, 25-3N-28-0000-0001-0010, 25-3N-28-0000-0001-0020 AND A PORTION OF PARCEL ID NUMBER 29-3N-28-0000-0003-0020; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Ordinance 2011-04 Amelia Park North PUD



Interested parties may appear at said hearing and be heard as to the advisability of any action, which may be considered. Any persons with disabilities requiring accommodations in order to participate in this program or activity should contact 277-7305, TTY 277-7399, (TTY number for all City offices) or through the Florida Relay Service at 1-800-955-8771 at least 24 hours in advance to request such accommodation.

IF ANY PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE BOARD/COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH HEARING, S/HE WILL NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

Copies of the applications may be inspected in the office of the City Clerk, City Hall, 204 Ash Street, between the hours of 8:00 AM – 5:00 PM, Monday through Friday. For information on the application, please contact the Staff of the City Clerk's Office at 277-7305.

NOTICE OF HEARING
PLANNING ADVISORY BOARD
CITY OF FERNANDINA BEACH

NOTICE IS HEREBY GIVEN that a Public Hearing of the Planning Advisory Board is scheduled for Wednesday, May 11, 2011 at 5:00 p.m. in the City Commission Chambers, 204 Ash Street Fernandina Beach, Florida to consider the following requests for a Land Development Code text amendment:

LAND DEVELOPMENT CODE AMENDMENT(S)

amendments to the current land development code (TA 2011-11) (ORDINANCE 2006-14 as amended) specifically amending sectioN 2.03.02, ZONING DISTRICTS AND USES, TABLE OF LAND USES, ALLOWING PROPERTIES IN THE C-1 ZONING DISTRICT TO CONDUCT OUTSIDE SALES SUBJECT TO SUPPLEMENTAL STANDARDS by adding a "S" in the table AND AMENDING SECTION 6.02.17, SUPPLEMENTAL STANDARDS AND SPECIAL SITUATIONS, Supplemental standards for specific uses, outside sales FACILITIES to add the c-1 ZONING DISTRICT.

Interested parties may appear at said hearing and be heard as to the advisability of any action which may be considered. Any persons with disabilities requiring accommodations in order to participate in this program or activity should contact 277-7305, TTY 277-7399, (TTY number for all City offices) or through the Florida Relay Service at 1-800-955-8771 at least 24 hours in advance to request such accommodation.

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Copies of the applications may be inspected in the office of the Community Development Department, City Hall, 204 Ash Street, between the hours of 7:30 AM – 5:00 PM, Monday through Friday For information on the application, please contact the Staff of the Planning Department at 277-7325.

ORD 2006-14