



AGENDA
FERNANDINA BEACH CITY COMMISSION
WORKSHOP
OCTOBER 25, 2023
6:00 PM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PLEDGE OF ALLEGIANCE**
- 4. PRESENTATION**
 - 4.1 *Planning Advisory Board (PAB) Chair Robas will provide an introduction and brief presentation related to PAB progress on City Commission direction to clarify Land Development Code Sections 1.03.04 and 1.03.05.*
- 5. DISCUSSION**
 - 5.1 *Review and discuss Land Development Code Sections 1.03.04 and 1.03.05 revisions.*
- 6. PUBLIC COMMENT**
- 7. ADJOURNMENT**

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

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

CITY COMMISSION AGENDA ITEM
City of Fernandina Beach



SUBJECT:

ITEM TYPE: Discussion

REQUESTED ACTION:

SYNOPSIS:

FISCAL IMPACT:

CITY ATTORNEY COMMENTS:

CITY MANAGER RECOMMENDATION(S):

Kelly Gibson, Planning Deputy Director

Agnes White, Administrative Services Manager

Charles George, Interim City Manager

Date: October 18, 2023

Submitted By: Kelly Gibson, Planning Deputy Director

COMMISSION ACTION:

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.