



**AGENDA
PLANNING ADVISORY BOARD
REGULAR MEETING
NOVEMBER 8, 2023
5:00 PM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034**

- 1. CALL TO ORDER / ROLL CALL / DETERMINATION OF QUORUM**
- 2. PLEDGE OF ALLEGIANCE**
- 3. APPROVAL OF MEETING MINUTES**
 - 3.1 Approval of Minutes for the Special Meeting of September 27, 2023.
 - 3.2 Approval of Minutes for the Regular Meeting of October 11, 2023.
- 4. OLD BUSINESS**
- 5. NEW BUSINESS**
 - 5.1 **PAB 2023-0051 - FUTURE LAND USE AND ZONING MAP AMENDMENT - 1310 ELM STREET - RE-ASSIGNMENT OF FUTURE LAND USE MAP CATEGORY FROM MEDIUM DENSITY RESIDENTIAL (MDR) TO RECREATION (REC) AND FROM A ZONING CATEGORY OF MEDIUM DENSITY RESIDENTIAL (R-2) TO RECREATION (REC) FOR CITY OWNED PROPERTY TOTALING APPROXIMATELY 0.92 ACRES OF LAND.**
 - 5.2 **PAB 2023-0052 - FUTURE LAND USE AND ZONING MAP AMENDMENT - BLOCK 169 LOTS 1, 2, 31, 32 INDIGO STREET - RE-ASSIGNMENT OF FUTURE LAND USE MAP CATEGORY FROM MEDIUM DENSITY RESIDENTIAL (MDR) TO RECREATION (REC) AND FROM A ZONING CATEGORY OF MEDIUM DENSITY RESIDENTIAL (R-2) TO RECREATION (REC) FOR CITY OWNED PROPERTY TOTALING APPROXIMATELY 0.23 ACRES OF LAND.**
- 6. BOARD BUSINESS**
- 7. STAFF REPORT**
 - 7.1 Update following the October 25th, 2023 Joint Meeting of the City Commission and Planning Advisory Board on Land Development Code Sections 1.03.04 and 1.03.05
- 8. PUBLIC COMMENT**
- 9. ADJOURNMENT**

NEXT PAB REGULAR MEETING IS SCHEDULED FOR DECEMBER 13, 2023.

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



**MINUTES
PLANNING ADVISORY BOARD
SPECIAL MEETING
SEPTEMBER 27, 2023
3:00 PM
CITY HALL COMMISSION CHAMBERS**

1. CALL TO ORDER 3:05 PM

ROLL CALL / DETERMINATION OF QUORUM

MEMBERS PRESENT:

Victoria Robas (Chair)	Peter Stevenson (Vice-Chair)
Barbara Gingham	John Boylan
Richard Doster	Nick Gillette
Mark Bennett	

MEMBERS ABSENT:

None

OTHERS PRESENT:

Tammi Bach, City Attorney
Kelly Gibson, Planning and Conservation Deputy Director
Sylvie McCann, Recording Secretary

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, Regular Meeting.

PAB members reached consensus to increase the public comment period from the customary three minutes to five minutes.

Chair Robas indicated the Land Development Code (LDC) lacks definitions and supplied a handout with LDC terminologies which need to be defined.

Kelly Gibson, Planning and Conservation Deputy Director, provided a presentation explaining the City Commission direction for changes/clarifications to LDC Sections 1.03.04 and 1.03.05, specifically considering text amendments for the purpose of clarifying language in two key areas as follow: what actions serve to combine original plot lots of record into a single development site and clarify what qualifies as the unification of those lots of record. Items such as open-air decks, balconies, swimming pools, at grade improvements, and accessory structures should not be considered unification items; Staff to proceeded with these language changes in order to serve these intents.

In depth discussion ensued among the PAB Members and the public related to LDC definitions.

Daniel Griebel, 270 S. Fletcher Avenue, read the Florida Senate definition of parcel: *“Real property which is used*

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for residential purposes that is subject to exclusive ownership in which is subject to any covenant or restriction of a homeowners association.”

Joan Cory, 408 Beech Street, read the following definition: “*A subdivision means the division of a parcel of land into three or more lots or parcels either by plan into lots and blocks.*”

Joyce Tuten, 2221 Beech Street, stated that Florida Statute 193.0237 also defines a parcel.

Jack Imber, 1003 Broome Street, indicated the issue at hand is lots of record and that this is about increasing density. He also noted that combining lots helps with that in allowing building in flood plains.

Sandy Kerry, 1255 Forrest Drive, read Nassau County’s parcel definition: “*A tract of land which may be described by metes and bounds or plat.*”

David Coalson, 111 South 4th Street, commented that the conversation has drifted from simplification to changing the code but that the City Commission only asked for simplification.

Taina Christner, 406 Beech Street, distributed a handout. She obtained a copy of the 1857 plat map, created by David Yulee, which is how the underlying lots of record were created. Ms. Christner counted the underlying lots from Ash Street to Gum Street, where thirty-three homes currently exist. If development is allowed, there could potentially be 213 homesites developed which represents a 620% density increase. This is a special flood hazard area; it is believed David Yulee designated this area with twenty-five-foot lots intentionally because they would be owned by economically disadvantaged individuals therefore quickly and inexpensively rebuilt in the event of flooding. Development in this Special Flood Hazard Area would affect everyone and is not in the best interest of all residents.

Kim Wolford, 1315 Broome Street, asked what happens when an existing home footprint traverses an underlying lot of record, does a portion of it get demolished?

Douglas Clark, 816 South 7th Street, moved here approximately two years ago due to the quaint nature of the island. Twelve homes have since been built within a three-block area; the quaint character is rapidly changing, which is undesirable.

Joan Cory, 408 Beech Street, stated that the Tringali property density went from eight new homes to twelve due to including the rights of way into buildable area.

At this time, PAB Member John Boylan left the meeting at 5:00 PM.

Joyce Tuten, 2120 Beech Street, expressed concern about the principal building definition portion that reads “houses a principal use” because every building has a primary use.

Marget Kirkland, 1377 Plantation Point Drive, asked what the definition of “accessory structure” is and discussed density concerns.

Sandy Kerry, 1255 Forrest Drive, stated that based on today’s discussion it is obvious that the LDC lacks clarity. She asked how the proposed changes came to be discussed and noted that only one Commissioner indicated he would like to see amendments at the last City Commission meeting. Chair Robas stated that the PAB and City Commission met in a joint workshop in February 2023, where they requested that these items be reviewed for clarity. Ms. Kerry then inquired whether this discussion would affect the Tringali lawsuit which is currently being litigated. City Attorney Bach explained that the active lawsuit does not affect the City’s ability to make changes to the LDC.

Peggy Roselle, 524 Tarpon Avenue, expressed some concerns regarding north end density considering recent development. She stated that the density is too high, the homes too large, and that traffic has dramatically increased. She then stated that the definition of “primary building” is worrisome.

Kim Wolford, 1315 Broome Street, indicated she has lived through multiple experiences of density increases in

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other municipalities and that the outcome is always bad.

Daniel Gribel, 276 South Fletcher Avenue, voiced concern about construction in flood plains and the subsequent rise in home insurance costs.

Randal Moore, 1401 Atlantic Avenue, stated that increased density means more people trying to leave during an emergency and more cars on the road are dangerous.

Margaret Davis, 2162 First Avenue, stated that she is largely in agreement with prior speakers and PAB Members regarding not having the appetite to increase density. She noted that the definitions discussions don't appear to be clarifying in nature and that they are actually creating substantive and confusing LDC changes. Residents do not support these changes.

Merry Coalson, 111 South 4th Street, questioned how these proposed changes are good for residents.

Joyce Tuten, 2120 Beech Street, noted that if these changes are approved, many existing single family home sites in the 20th Street/Alachua Street/Belvedere Avenue area could be torn down, the home sites rebuilt to hold twice as many dwellings. She also stated that no one wants the charming character of the area to change.

City Commissioner Chip Ross, 210 North 3rd Street, representing himself as a resident and was not speaking on behalf of the City Commission, commented that over one million visitors come to Fernandina Beach/Amelia Island annually. He continued by stating that when we talk about population, this fact isn't taken into consideration. He also emphasized that not all commissioners agreed to consider LDC Section 1.03.04 and 1.03.05 text amendments at the September 5, 2023, Regular Meeting.

Jack Imber, 1003 Broome Street, pointed out that the public's perspective is that that City Commission will ignore their desire not to make LDC changes. He also noted that it appears as though Vice Mayor Sturges could potentially profit from text amendments that would increase density.

In closing, Chair Robas asked that Planning and Conservation Staff update LDC definitions for clarity which will be discussed at their next meeting.

4. ADJOURNMENT 6:06 PM

David Neville, Recording Secretary

Victoria Robas, Chair



**MINUTES
PLANNING ADVISORY BOARD
REGULAR MEETING
OCTOBER 11, 2023
5:00 PM
CITY HALL COMMISSION CHAMBERS**

1. CALL TO ORDER 5:00 PM

ROLL CALL / DETERMINATION OF QUORUM

MEMBERS PRESENT

Victoria Robas (Chair)	Peter Stevenson (Vice-Chair)
Barbara Gingher	John Boylan
Mark Bennett	Nick Gillette
Richard Doster	

MEMBERS ABSENT

None

OTHERS PRESENT

Daphne Forehand, City Planner
Tammi Bach, City Attorney
Sylvie McCann, Recording Secretary

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF MEETING MINUTES

Minutes for the September Regular and Special Meetings will be available for review at the November 2023 meeting.

4. OLD BUSINESS

No Old Business were presented. Member Stevenson spoke of updated information available online regarding abbreviations and definitions under the Florida Land Development Code.

5. NEW BUSINESS

5.1 PAB 2023-0049 - TERESA PRINCE, AGENT FOR D&H HOMES LLC, 1912 DRURY ROAD + 1888 DRURY ROAD

Request for Voluntary Annexation, Re-Assignment of the Nassau County Future Land Use Map Category of Medium Density and Zoning District of Residential Single Family 2 (RS2) to the City of Fernandina Beach Medium Density Residential (MDR) Future Land Use Map Category and Medium Density Residential(R-2) Zoning District for property totaling approximately 0.94 acres of land.

Ms. Forehand presented the Staff Report Analysis, and recommended approval.

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Teresa Prince, Tomassetti & Prince, 303 Centre Street Suite 203, agent for the owner, provide a short presentation about the planned project. Member Doster and Vice-Chair Stevenson disclosed previous conversations with Ms. Prince. Ms. Prince then spoke of the vacant land parcel between the 2 parcels which is owned by the City and is deemed an right-of-way secondary access area for Amelia Oaks.

Chair Robas asked if there is any intent by the owner to submit a request to vacate it to the owner. Ms. Prince said the intent is not to request a vacation of the right of way, and if any action is taken it would be to possibly improve it to facilitate access. She also spoke of previous a FLUM mapping error that has now been corrected.

Public Hearing was opened and closed with no parties wishing to speak.

ACTION TAKEN: A motion was made by Member Stevenson, seconded by Member Gillette to recommend approval of PAB case 2023-0049 to the City Commission requesting a voluntary annexation, re-assignment of Medium Density Residential (MDR) of Future Land Use Map Category and Medium Density Residential (R-2) Zoning District for properties located at 1912 and 1888 Drury Road be approved, AND that PAB case 2023-0049 as presented is sufficiently compliant with the Comprehensive Plan and Land Development Code and applicable Florida Statutes to be approved at this time.

Vote upon passage of the motion was taken by Ayes and Nays, being all Ayes, carried.

5.2 PAB 2023-0050 - TERESA PRINCE, AGENT FOR DARIUS PROPERTY, LTD, SOUTH 15TH STREET AND 1520 SOUTH 14TH STREET

Request for Voluntary Annexation, Re-Assignment of the Nassau County Future Land Use Map Category of Commercial and Zoning District of Commercial Intensive to the City of Fernandina Beach General Commercial (GC) Future Land Use Map Category and General Commercial (C-2) Zoning District for property fronting South 14th Street and Community Commercial (C-1) Zoning District fronting South 15th Street, totaling approximately 3.47 acres off land.

Ms. Forehand presented the Staff Report Analysis, and recommended approval.

Member Doster asked if the proposed C-2 portion is a comparable zoning to the current County zoning. Ms. Forehand answered in the affirmative. Vice-Chair Stevenson asked if the church is still operational. Ms. Teresa Prince, Tomassetti & Prince, agent for the owner, answered that the church is now vacant and non-operational. Ms. Prince confirmed that all parcels are now under one ownership and the Property Appraiser's records have been updated. Member Doster asked about the proposed C-2 zoning for the portion of parcel C and its parking requirement. Ms. Forehand answered that it depends on the projected use.

Ms. Prince did note that this property would be a good candidate for a PUD.

Public Hearing was opened and then closed with no parties wishing to speak.

ACTION TAKEN: A motion was made by Vice Chair Stevenson, seconded by Member Gillette to recommend approval of PAB case 2023-0050 to the City Commission requesting voluntary annexation, and re-assignment of General Commercial (GC) Future Land Use Map Category and General Commercial (C-2) Zoning District for property fronting South 14th Street and Community Commercial (C-1) Zoning District fronting South 15th Street be approved; AND that PAB case 2023-0050 as presented is sufficiently compliant with the Comprehensive Plan and Land Development Code and applicable Florida Statutes to be approved at this time.

Vote upon passage of the motion was taken by Ayes and Nays, being all Ayes, carried.

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6. BOARD BUSINESS

6.1 Update on Commission Directed LDC Edits for Sections 1.03.04 and 1.03.05 - Confirm Board Workshop for Wednesday, October 25, 2023

Kelly Gibson, Planning & Conservation Director, confirmed the workshop meeting date and time with members. All members agreed that the meeting be set from 3:00 p.m. to 5:00 p.m. on Wednesday, October 25, 2023.

Chair Robas announced that Commission Ayscue asked to meet with her to discuss this item further and that she would relay feedback to the Board members at the workshop. She also asked for clarification from members regarding the direction of this future discussion. Member Gingher noted that she agreed with Chair Robas' attempt to keep the focus on the direction given by the Commission. Ms. Bach explained that the direction of the Commission was to clarify how staff should process applications according to the Comprehensive Plan and Land Development Code. For example, she used the Tringali properties to expand on her explanation. She also noted that the Commission's direction was also to allow changes and a loosening of that language. She suggested that any Board members' voiced objections to the Commission, if any, should be based on references from the Comprehensive Plan and Land Development Code and not on personal opinions. Mr. Bennett voiced strong concerns about changes being proposed in the language and their impact on density and on potential changes to the character of neighborhoods. A back-and-forth discussion ensued about density with Mr. Bennett providing examples of properties that would be affected by a loosening of the language which would contribute to changing the character neighborhoods because of density increase. Board members then debated how to approach the request from the Commission. The consensus by the Board was to set up a joint meeting with the Commission in order for both sides to have a clear understanding of the interpretation of the current language, clarify the Commissions directives, and voice and discuss the Board's concern regarding the impact of those potential LDC sections' changes.

Jack Imber, 1003 Broome Street, thanked the Board and voiced agreement with Member Bennett's interpretation of the LDC Sections which were originally written to restrict density increase.

Douglas Clark, 816 S. 7th Street, spoke about how he's noticed a significant increase in density since he moved to the area two and half years ago. He also voiced concern about the loss of natural resources. He then spoke of other locations that have established moratorium on growth and suggested that the City should consider looking at this option.

Margaret Kirkland, speaking on behalf of Conserve Nassau, spoke of her participation during the last Comprehensive Plan draft, and voiced strong concerns about the increase of density and its impact on natural resource, stormwater, the character of the City, and the social fabric of the island.

After a lengthy discussion, Board members decided to eliminate the October 25th, 2023 workshop set at 5:00 p.m., and set up a joint meeting with the City Commission on October 25th, 2023 at 6:00 p.m. to discuss these LDC Sections further. Ms. Bach will reach out to the Commission and confirm with Staff and the Board members.

7. STAFF REPORT

7.1 Update on Fall LDC Text Amendment Efforts including multi-family housing standards for development.

7.2 LDC Codification into MuniCode

These 2 items were not discussed.

8. PUBLIC COMMENT

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9. ADJOURNMENT 6:57 pm

Sylvie McCann, Recording Secretary

Victoria Robas, Chair

Print

Planning Advisory Board (PAB) - Submission #12533

Date Submitted: 10/19/2023

Planning Advisory Board (PAB) Application

USE THIS FORM TO Request actions to affect changes to property (zoning changes, annexations, allowable uses, subdivisions).

Fees

Once application is submitted it will be reviewed for completeness. Once verified complete, an invoice will be emailed to the applicant.



Zoning Map Amendment (≤ 10 acres \$2,500 / > 10 acres \$5,000)



Land Use Map Amendment (≤ 10 acres \$2,500 / > 10 acres \$5,000)



LDC Text Amendment (\$1,500)



Comp Plan Amendment (\$5,000)



Subdivision Plat – Preliminary (≤ 20 units \$3,000 / > 20 units \$5,000)



Subdivision Plat – Final (\$1,500)



Vacation of R.O.W. (\$3,500)



Small Cell Outside R.O.W. (per application) (\$500)



Voluntary Annexation (\$2,000)



Development of Regional Impact: Amend Development Order (\$1,500)



New Telecommunications Structure (\$2,000)



Revision to each PAB Application - 1/2 cost of original application fee (To offset additional display ad fee)

2023 Submission Deadlines + Meetings Calendar



PAB 2023

IMPORTANT NOTES

Pre-Application Meeting

To guide you through the process and ensure that your application is understood and properly processed, you'll need to meet with a City Planner prior to submitting your application. Completed applications are due 30 days prior to the Planning Advisory Board meeting date.

Please see the Land Development Code (LDC) for detailed information:



LDC Text Amendment – see LDC Section 11.01.08.



Preliminary Subdivision Plat – see LDC Section 11.01.05.



Final Subdivision Plat – LDC Section 11.01.05.



Zoning Map Changes – See LDC Section 11.01.07.

The LDC is available for review at

www.fbfl.us/LDC

Application Requirements



A complete application filed at least forty-five (45) days before the date of the Planning Advisory Board's public hearing;



Proof of Ownership (copy of deed or tax statement);



A current survey of the property (no older than two years);



If applying as an agent, Owner's Authorization for Agent Representation form needs to be signed/notarized and included in application;



A detailed letter of intent stating the following:



o The consistency of the proposed amendment(s) or action(s) with the City's Comprehensive Plan.



o A justification for the proposed amendment(s) or action(s).

Have you met with a planner for a pre-application meeting?*

Yes



What was the date of your pre-application meeting?*

10/17/2023

If you have yet to have a pre-application meeting, please choose a date and time to schedule your meeting now. Every Tuesdays are reserved for pre-application appointments.*

mm/dd/yyyy

hh:mm am/pm

PROPERTY INFORMATION

[Property information can be found at the Nassau County Property Appraiser's Website → Map Search](#)

Site Address*

1310 Elm Street

City*

Fernandina Beach

State*

FL

Zip*

32034

Parcel ID #(s)*

00-00-31-1800-0241-0170

Lot*

17 to 32

Block*

241

Subdivision*

cofb

Zoning District*

R-2



Future Land Use Designation*

Medium Density Residential



REVIEW TYPE*



Zoning Map Amendment ≤ 10 acres



Zoning Map Amendment > 10 acres



LDC Text Amendment



Comp Plan Amendment



Subdivision Plat – Preliminary ≤ 20 units



Subdivision Plat – Preliminary > 20 units



Subdivision Plat – Final



Vacation of R.O.W.



Voluntary Annexation



Revision to PAB Application

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Ty

Last Name*

Ross

Company (if applicable)

City of Fernandina Beach

Mailing Address*

204 Ash Street

City*

Fernandina Beach

State*

FL

Zip*

32034

Telephone Number*

904-310-3480

Email Address*

planninginfo@fbfl.city

OWNER'S AGENT

If other than owner. If an agent will be representing the owner, an Owner's Authorization For Agent Representation form must be included

First Name

Ty

Last Name

Ross

Mailing Address**City****State****Zip****Telephone Number****E-mail Address****PROJECT INFORMATION****Previous Planning/Zoning Approvals****Summary of Request (more detailed information to be provided in required letter of intent)*****Certification***

By signing below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application.



I acknowledge that I understand and have complied with all of the submittal requirements and procedures.



I AGREE THAT A POSTING NOTICE WILL BE INSTALLED ON THE PROPERTY(IES) IN QUESTION AND THAT SAID SIGN WILL ONLY BE REMOVED BY STAFF AFTER THE MEETING OR BROUGHT BACK TO CITY HALL BY APPLICANT.

I/We understand that the City Staff may install a Notice of Hearing sign on the property 14 days before the scheduled hearing and that the sign must only be removed after the hearing by City Staff, unless, the applicant or property owner brings the Notice of Hearing back to City Hall.

Applicant First Name***Applicant Last Name***

Today's Date*

10/19/2023

Upload Supporting Documentation*

Property Card.pdf

 City of FB logo
NEW Reflex

Upload 2

Choose File No...en

Upload 3

Choose File No...en

Upload 4

Choose File No...en

DEPARTMENT OF PLANNING & CONSERVATION

204 Ash Street | Fernandina Beach, Florida 32034 | 904 310-3480 | www.fbfl.us/planning



STAFF REPORT
PAB 2023-0051
Planning Advisory Board Hearing
November 11, 2023

APPLICATION FOR FUTURE LAND USE MAP + ZONING AMENDMENT

*** All required application materials have been received. All fees have been paid. All required notices have been made. All copies of required materials are part of the official record and have been made available on the City's website and at the Department of Planning and Conservation. ***

APPLICATION & SURROUNDING AREA INFORMATION:

PARCEL ID # AND PROPERTY OWNER:	00-00-31-1800-0241-0170 City of Fernandina Beach				
APPLICANT/AGENT:	City of Fernandina Beach				
REQUESTED ACTION:	Future Land Use Map Amendment and Zoning Map Change				
LOCATION AND DESCRIPTION OF SITE:	1310 Elm Street				
CURRENT LAND USE + ZONING:	Medium Density Residential + R-2				
PROPOSED LAND USE + ZONING:	Recreation (REC) and Recreation (REC)				
EXISTING USES ON SITE:	Fernandina Beach Fire Department Logistics and Training				
PROPERTY SIZE:	0.92 acres				
ENVIRONMENTAL CHARACTERISTICS:	<u>Flood zone</u>	<u>Potential Wetlands</u>	<u>Avg. Topography</u>	<u>Soil Type</u>	<u>Coastal Upland Protection Zone</u>
	n/a	n/a	24	ECHAW Fine Sand	No
ADJACENT PROPERTIES:	<u>Direction</u>	<u>Existing Use(s)</u>	<u>Year Built</u>	<u>Zoning</u>	<u>FLUM</u>
	North	Residential	2001	R-2	MDR
	South	Residential	2019	R-2 PUD	MDR
	East West	Residential Municipal	Varies Varies	R-2 REC	MDR REC
APPLICABLE COMPREHENSIVE PLAN POLICIES:	1.02.04 (FLUM amendments); 1.02.09 (smooth land use transition and buffering); 6.02.06 (level of service for parks); 6.02.07 (level of service for neighborhood parks) 10.06.01 (level of service for public schools) Reference: www.fbfl.us/Compplan				
APPLICABLE LAND DEVELOPMENT CODE	2.00.03 (Establishment of district boundary); 11.01.07 (Zoning Map Amendments); and 11.03.03 (Procedures for Action of the Planning Advisory Board)				



STAFF REPORT
PAB 2023-0051
Planning Advisory Board Hearing
November 11, 2023

SECTIONS:

Reference: www.fbfl.us/LDC

**STAFF
RECOMMENDATION:**

Staff finds the requested amendments to be sufficiently compliant with the Comprehensive Plan and Land Development Code. Staff recommends approval of the request.

BACKGROUND INFORMATION:

The subject parcel was donated to the City in 1983 for public use. It is currently zoned R-2 (Medium Density Residential) with a Future Land Use Map Category of Medium Density Residential (MDR). This land has been used by the Fernandina Beach Fire Department for training.

On October 17, 2023, during a City Commission Regular Meeting, this parcel was included in the Public Lands Inventory through Resolution 2023-195. This resolution aligns with Florida Statute 166.0451, also known as the Live Local Act, which aims to establish a comprehensive public lands inventory.

However, after deliberation, the City Commission made an amendment to the resolution. This change involves removing this specific parcel from the inventory and directing it to the Planning Advisory Board for a Future Land Use Map and Zoning Amendment.

MOTION TO CONSIDER:

I move to recommend **(approval or denial)** of PAB case number 2023-0051 to the City Commission requesting reassignment of the City's Future Land Use Map Category of Medium Density Residential (MDR) and Zoning District of R-2 to City of Fernandina Beach Recreation (REC) Future Land Use Map Category and Recreation (REC) Zoning District for property located at 1310 Elm Street be **(approved or denied)** and that PAB case 2023-0051, as presented, **(is or is not)** sufficiently compliant with the Comprehensive Plan and Land Development Code to be approved at this time.

Respectfully Submitted by:

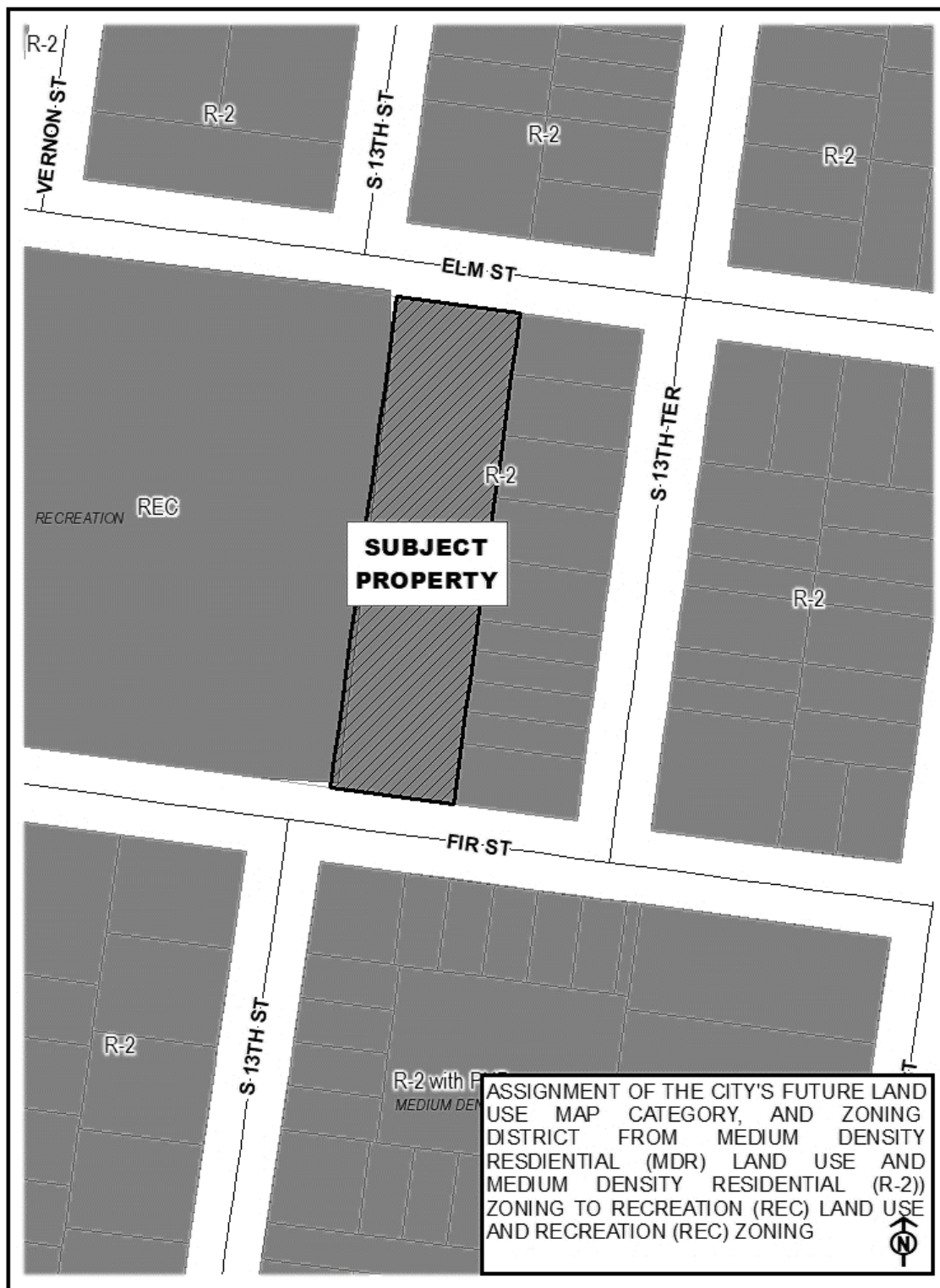
A handwritten signature in blue ink, appearing to read "Daphne Forehand".

Daphne Forehand
Planner I



STAFF REPORT
PAB 2023-0051
Planning Advisory Board Hearing
November 11, 2023

PROPERTY LOCATION



OFFICIAL RECORDS

SEP 16 1983

Warranty Deed

399 149

THIS INDENTURE, Made this 15th day of August, A.D. 19 83 BETWEEN
ROBERT P. FERREIRA,

of the County of Nassau, State of Florida, part y of the first part, and
CITY OF FERNANDINA BEACH, FLORIDA,
whose address: P.O. Box 668, Fernandina Beach, Florida 32034

of the County of Nassau, State of Florida, part y of the second part,
WITNESSETH: That the said part Y of the first part, for and in consideration of the sum of
TEN AND NO/100-----Dollars,
to him in hand paid by the said part Y of the second part, the receipt whereof is hereby acknow-
ledged, has granted, bargained and sold to the said part Y of the second part,
its heirs and assigns forever, the following described land, situate, lying and being in the
County of NASSAU, State of Florida, to wit:

Lots Seventeen (17), Eighteen (18), Thirty-one (31) and Thirty-
two (32), in Block 241, being in the City of Fernandina Beach
(formerly City of Fernandina), County of Nassau and State of
Florida, as shown and designated upon the official plat of the
said City (as lithographed and issued by the Florida Railroad
Company in 1857 and revised, enlarged and reissued by the
Florida Town Improvement Company in 1887 and 1901.)

"THIS PROPERTY IS BEING GIVEN TO THE CITY OF FERNANDINA BEACH
FOR PUBLIC PURPOSES AND NO OTHER CONSIDERATION RECEIVED THEREFOR
BY PARTY OF THE FIRST PART."

And the said part y of the first part do ES 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 part y of the first part has hereunto set his hand and
seal the day and year first above written.

SIGNED AND SEALED IN OUR PRESENCE:

839541 Robert P. Ferreira (SEAL)
Sara P. Jones (SEAL)
James D. Dugan (SEAL)
1983 SEP 16 PM 3:27
(SEAL)

STATE OF FLORIDA
COUNTY OF NASSAU

NASSAU COUNTY, FLA.
CLERK OF DIST COURT
T. L. BRECKEN - CLERK

Before me personally appeared ROBERT P. FERREIRA
and _____, ~~XXXXXX~~ to me well known
and known to me to be the individual described in and who executed the foregoing instrument, and
acknowledged to and before me that he executed the same for the purposes therein expressed.
WITNESS my hand and official seal this 15th day of August,
19 83, at Fernandina Beach, County and State aforesaid.

James D. Dugan
Notary Public in and for the County and State Aforesaid.
My commission expires:

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES JUNE 9 1987
BONDED THRU GENERAL INSURANCE CO.

FERNANDINA BEACH, FL 32034

AS APPROVED
RESOLUTION 2023-195

A RESOLUTION OF THE CITY OF FERNANDINA BEACH, FLORIDA,
ADOPTING A PUBLIC LANDS INVENTORY FOR PROPERTY TO
WHICH THE CITY HOLDS A FEE SIMPLE TITLE APPROPRIATE FOR
AFFORDABLE HOUSING; PROVIDING FINDINGS; PROVIDING FOR
IMPLEMENTATION AND APPLICABILITY; AND PROVIDING FOR
AN EFFECTIVE DATE.

WHEREAS, pursuant to Florida Statute 166.0451, every three years each municipality shall prepare an inventory list of all real property within its jurisdiction to which it holds fee simple title appropriate for affordable housing; and

WHEREAS, pursuant to Florida Statute 420.004, affordable means that monthly rents or monthly mortgage payments including taxes, insurance, and utilities, do not exceed thirty percent of that amount which represents the percentage of the median adjusted gross annual income for the households as indicated in subsection (9), subsection (11), subsection (12), or subsection (17); and

WHEREAS, the inventory list must include the address and legal description of each such real property and specify whether the property is improved or vacant; and

WHEREAS, the City must review the inventory list at a public hearing and may revise it at the conclusion of the public hearing; and

WHEREAS, the City shall adopt a resolution that includes an inventory list of such property following the public hearing; and

WHEREAS, the properties identified as appropriate for affordable housing on the inventory list adopted by the City may be offered for sale and the proceeds of used to purchase land for the development of affordable housing or may be earmarked for affordable housing, or may be sold with a restriction that requires the development of property as permanent affordable housing, or may be donated to a nonprofit housing organization for the construction of permanent affordable housing, or may otherwise make the property available for use for the production and preservation of permanent affordable housing; and

WHEREAS, the City may find at the time of the resolution that no lands are suitable for use as affordable housing.

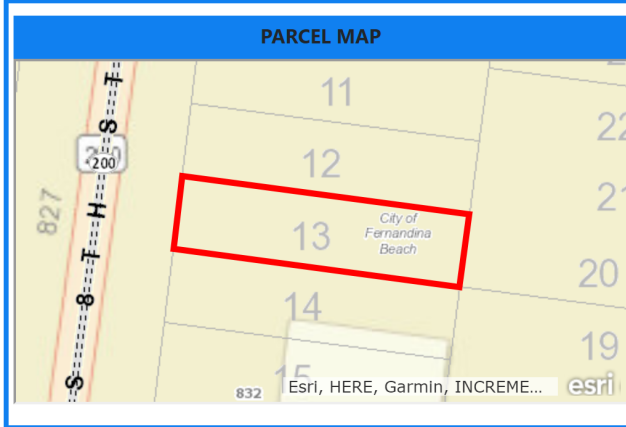
NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, THAT:

SECTION 1. Findings. The City has reviewed all lands to which the City holds a fee simple title and has determined those properties are appropriate for use as affordable housing.

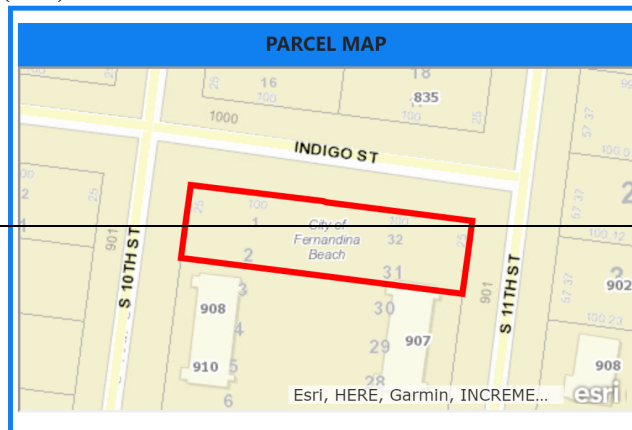
SECTION 2. Implementation and Applicability. The City of Fernandina Beach Public Lands Inventory has been provided herein to bring the City into compliance with Florida Statute 166.0451. All property identified in Section 3 of this resolution are hereby appropriate for use as affordable housing. The City Commission shall have sole discretion on any action to be taken with each property identified in its Public Lands Inventory. The City Commission directs staff to provide recommendations on the best use of property identified in Section 3 for the creation and retention of affordable housing.

SECTION 3. Adoption of Public Lands Inventory. The property provided by this resolution is owned by the City of Fernandina Beach and is identified by the following parcel identification numbers, addresses, property status, short legal descriptions, zoning district, and graphic illustrations.

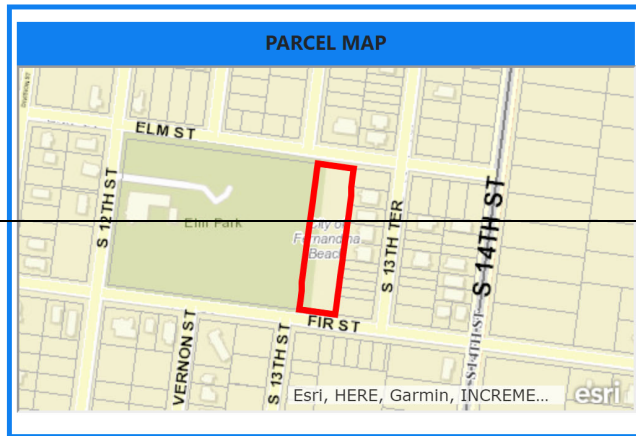
- 1- PARCEL #: 00-00-31-1800-0159-0130, ADDRESS: 0 S. 8TH STREET, PROPERTY STATUS: VACANT, SHORT LEGAL DESCRIPTION: BLOCK 159 LOT 13 CITY OF FDNA BEACH, ZONING DISTRICT: 8TH STREET MIXED USE (MU-8)



- ~~2- PARCEL #: 00-00-31-1800-0169-0010, ADDRESS: 0 INDIGO STREET, PROPERTY STATUS: IMPROVED, SHORT LEGAL DESCRIPTION: BLOCK 169 LOTS 1 2 31 & 32 PT OR 2243/1295 CITY OF FDNA BEACH, ZONING DISTRICT: MEDIUM DENSITY RESIDENTIAL (R-2)~~



- ~~3- PARCEL #: 00-00-31-1800-0241-0170, ADDRESS: 1310 ELM STREET, PROPERTY STATUS: IMPROVED, SHORT LEGAL DESCRIPTION: BLOCK 241 LOTS 17 THRU 32 IN OR 399 PGS 148 & 149 CITY OF FDNA BEACH, ZONING DISTRICT: MEDIUM DENSITY RESIDENTIAL (R-2)~~



SECTION 4. This Resolution shall be effective immediately upon passage.

ADOPTED this 17th day of October, 2023.

CITY OF FERNANDINA BEACH

Bradley M. Bean

BRADLEY M. BEAN
Commissioner - Mayor

ATTEST:

APPROVED AS TO FORM AND LEGALITY:

Caroline Best

CAROLINE BEST
City Clerk

Tammi E. Bach

TAMMI E. BACH
City Attorney

Select Year: 2023 ▼ Go

The 2023 Florida Statutes

[Title XII](#) MUNICIPALITIES

[Chapter 166](#) MUNICIPALITIES

[View Entire Chapter](#)

¹**166.0451 Disposition of municipal property for affordable housing. –**

(1) By October 1, 2023, and every 3 years thereafter, each municipality shall prepare an inventory list of all real property within its jurisdiction to which the municipality or any dependent special district within its boundaries holds fee simple title which is appropriate for use as affordable housing. The inventory list must include the address and legal description of each such property and specify whether the property is vacant or improved. The governing body of the municipality must review the inventory list at a public hearing and may revise it at the conclusion of the public hearing. Following the public hearing, the governing body of the municipality shall adopt a resolution that includes an inventory list of such property. Each municipality shall make the inventory list publicly available on its website to encourage potential development.

(2) The properties identified as appropriate for use as affordable housing on the inventory list adopted by the municipality may be used for affordable housing through a long-term land lease requiring the development and maintenance of affordable housing, offered for sale and the proceeds used to purchase land for the development of affordable housing or to increase the local government fund earmarked for affordable housing, sold with a restriction that requires the development of the property as permanent affordable housing, or donated to a nonprofit housing organization for the construction of permanent affordable housing. Alternatively, the municipality or special district may otherwise make the property available for use for the production and preservation of permanent affordable housing. For purposes of this section, the term “affordable” has the same meaning as in s. [420.0004\(3\)](#).

(3) Municipalities are encouraged to adopt best practices for surplus land programs, including, but not limited to:

- (a) Establishing eligibility criteria for the receipt or purchase of surplus land by developers;
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History.—s. 4, ch. 2006-69; s. 7, ch. 2023-17.

¹**Note.**—Section 43, ch. 2023-17, provides:

“(1) The Department of Revenue is authorized, and all conditions are deemed met, to adopt emergency rules under s. 120.54(4), Florida Statutes, for the purpose of implementing provisions related to the Live Local Program created by this act. Notwithstanding any other law, emergency rules adopted under this section are effective for 6 months after adoption and may be renewed during the pendency of procedures to adopt permanent rules addressing the subject of the emergency rules.

“(2) This section expires July 1, 2026.”



Change of Address











FAQ



PROPERTY INFORMATION

Parcel Number 00-00-31-1800-0241-0170

Owner Name

CITY OF FERNANDINA BEACH

Mailing Address

204 ASH STREET

FERNANDINA BEACH, FL 32034

Location Address

1310 ELM ST

FERNANDINA BEACH 32034

Tax District

002 - FERNANDINA BEACH

Millage

18.3806

Homestead

Yes

Property Usage

COUNTY 008600

Deed Acres

0

Short Legal

BLOCK 241 LOTS 17 THRU 32 IN OR 399 PGS 148 & 149 CITY OF FDNA BEACH

2023 Preliminary Values

Land Value

\$800,000

(+) Improved Value

\$117,247

(=) Market Value

\$917,247

(-) Agricultural Classification

\$0

(-) SOH or Non-Hx* Capped Savings

\$486,786

(=) Assessed Value

\$430,461

(-) Homestead

\$0

(-) Additional Exemptions

\$430,461

(=) School Taxable Value

\$0

(-) Non-School HX & Other Exempt Value

\$0

(=) County Taxable Value

\$0

Note - *10% Cap does not apply to School Taxable Value



Property Search



Map This Parcel



GIS Report



Property Record Card



Print Friendly Page



APP

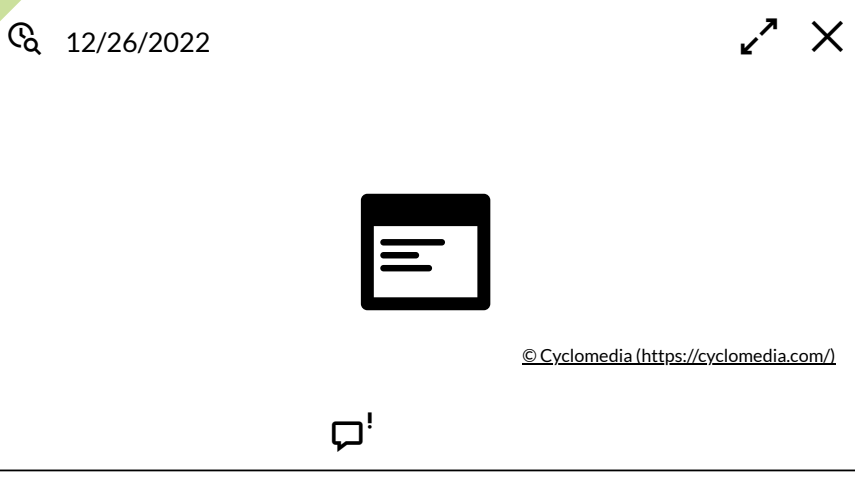
PARCEL MAP



2023 AERIAL MAP



PROPERTY PHOTO

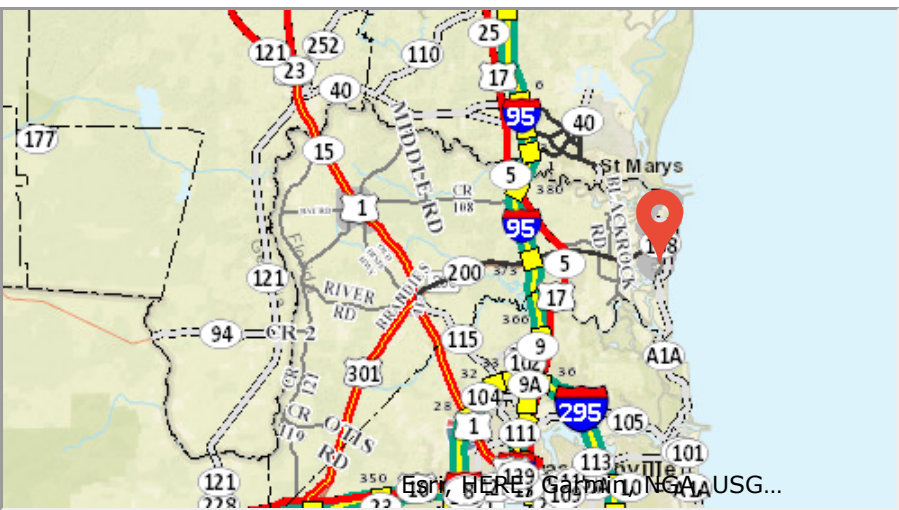


12/26/2022

© Cyclomedia (<https://cyclomedia.com/>)

If this picture is incorrect, please email info@nassauflpa.com

LOCATION MAP



BUILDING INFORMATION										
Type	Total Area	Heated Area	Bedrooms	Baths	Primary Exterior	Secondary Exterior	Heating	Cooling	Actual Year Built	Building Sketch
STOR WAREH	4000	4000	0	0	MOD METAL		NONE	NONE	1996	

MISCELLANEOUS INFORMATION				
Description	Dimensions L X W	Units	Year Built	
CONCRETE A	16 X 15	240	1996	
CONCRETE A	16 X 12	192	1996	
ROLLUP DR	0 X 0	2	1996	

SECURTY LT	0 X 0	3	1996
CL FNC 10'	0 X 0	375	1996

SALES INFORMATION

Sale Date	Book Page	Price	Instr	Qual	Imp	Grantor	Grantee
1983-09-01	399 / 149	\$100	WD	U	N		
1983-09-01	399 / 148	\$14,000	WD	Q	N		

Print

Planning Advisory Board (PAB) - Submission #12534

Date Submitted: 10/19/2023

Planning Advisory Board (PAB) Application

USE THIS FORM TO Request actions to affect changes to property (zoning changes, annexations, allowable uses, subdivisions).

Fees

Once application is submitted it will be reviewed for completeness. Once verified complete, an invoice will be emailed to the applicant.



Zoning Map Amendment (≤ 10 acres \$2,500 / > 10 acres \$5,000)



Land Use Map Amendment (≤ 10 acres \$2,500 / > 10 acres \$5,000)



LDC Text Amendment (\$1,500)



Comp Plan Amendment (\$5,000)



Subdivision Plat – Preliminary (≤ 20 units \$3,000 / > 20 units \$5,000)



Subdivision Plat – Final (\$1,500)



Vacation of R.O.W. (\$3,500)



Small Cell Outside R.O.W. (per application) (\$500)



Voluntary Annexation (\$2,000)



Development of Regional Impact: Amend Development Order (\$1,500)



New Telecommunications Structure (\$2,000)



Revision to each PAB Application - 1/2 cost of original application fee (To offset additional display ad fee)

2023 Submission Deadlines + Meetings Calendar



PAB 2023

IMPORTANT NOTES

Pre-Application Meeting

To guide you through the process and ensure that your application is understood and properly processed, you'll need to meet with a City Planner prior to submitting your application. Completed applications are due 30 days prior to the Planning Advisory Board meeting date.

Please see the Land Development Code (LDC) for detailed information:

- ☐ LDC Text Amendment – see LDC Section 11.01.08.
- ☐ Preliminary Subdivision Plat – see LDC Section 11.01.05.
- ☐ Final Subdivision Plat – LDC Section 11.01.05.
- ☐ Zoning Map Changes – See LDC Section 11.01.07.

The LDC is available for review at

www.fbfl.us/LDC

Application Requirements

- ☐ A complete application filed at least forty-five (45) days before the date of the Planning Advisory Board's public hearing;
- ☐ Proof of Ownership (copy of deed or tax statement);
- ☐ A current survey of the property (no older than two years);
- ☐ If applying as an agent, Owner's Authorization for Agent Representation form needs to be signed/notarized and included in application;
- ☐ A detailed letter of intent stating the following:
 - ☐ o The consistency of the proposed amendment(s) or action(s) with the City's Comprehensive Plan.
 - ☐ o A justification for the proposed amendment(s) or action(s).

Have you met with a planner for a pre-application meeting?*

Yes ▼

What was the date of your pre-application meeting?*

10/17/2023

If you have yet to have a pre-application meeting, please choose a date and time to schedule your meeting now.
Every Tuesdays are reserved for pre-application appointments.*

mm/dd/yyyy

hh:mm am/pm

PROPERTY INFORMATION

[Property information can be found at the Nassau County Property Appraiser's Website → Map Search](#)

Site Address*

Lots 1, 2, 31, 32 Block 169 Indigo Street

City*

Fernandina Beach

State*

FL

Zip*

32034

Parcel ID #(s)*

00-00-31-1800-0169-0010

Lot*

1 2 31 32

Block*

169

Subdivision*

COFB

Zoning District*

R-2



Future Land Use Designation*

Medium Density Residential



REVIEW TYPE*



Zoning Map Amendment ≤ 10 acres



Zoning Map Amendment > 10 acres



LDC Text Amendment



Comp Plan Amendment



Subdivision Plat – Preliminary ≤ 20 units



Subdivision Plat – Preliminary > 20 units



Subdivision Plat – Final



Vacation of R.O.W.



Voluntary Annexation



Revision to PAB Application

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Ty

Last Name*

Ross

Company (if applicable)

City of Fernandina Beach

Mailing Address*

204 Ash Street

City*

Fernandina Beach

State*

FL

Zip*

32034

Telephone Number*

9043103480

Email Address*

planninginfo@fbfl.city

OWNER'S AGENT

If other than owner. If an agent will be representing the owner, an Owner's Authorization For Agent Representation form must be included

First Name

Ty

Last Name

Ross

Mailing Address**City****State****Zip****Telephone Number****E-mail Address****PROJECT INFORMATION****Previous Planning/Zoning Approvals****Summary of Request (more detailed information to be provided in required letter of intent)*****Certification***

By signing below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application.



I acknowledge that I understand and have complied with all of the submittal requirements and procedures.



I AGREE THAT A POSTING NOTICE WILL BE INSTALLED ON THE PROPERTY(IES) IN QUESTION AND THAT SAID SIGN WILL ONLY BE REMOVED BY STAFF AFTER THE MEETING OR BROUGHT BACK TO CITY HALL BY APPLICANT.

I/We understand that the City Staff may install a Notice of Hearing sign on the property 14 days before the scheduled hearing and that the sign must only be removed after the hearing by City Staff, unless, the applicant or property owner brings the Notice of Hearing back to City Hall.

Applicant First Name***Applicant Last Name***

Today's Date*

10/19/2023

Upload Supporting Documentation*

Property Card.pdf

 City of FB logo
NEW Reflex

Upload 2

Choose File No...en

Upload 3

Choose File No...en

Upload 4

Choose File No...en

DEPARTMENT OF PLANNING & CONSERVATION

204 Ash Street | Fernandina Beach, Florida 32034 | 904 310-3480 | www.fbfl.us/planning



STAFF REPORT
PAB 2023-0052
Planning Advisory Board Hearing
November 11, 2023

APPLICATION FOR FUTURE LAND USE MAP + ZONING AMENDMENT

*** All required application materials have been received. All fees have been paid. All required notices have been made. All copies of required materials are part of the official record and have been made available on the City's website and at the Department of Planning and Conservation. ***

APPLICATION & SURROUNDING AREA INFORMATION:

PARCEL ID # AND PROPERTY OWNER:	00-00-31-1800-0169-0010 City of Fernandina Beach				
APPLICANT/AGENT:	City of Fernandina Beach				
REQUESTED ACTION:	Future Land Use Map Amendment and Zoning Map Change				
LOCATION AND DESCRIPTION OF SITE:	Lots 1, 2, 31, 32, Block 169 Indigo Street				
CURRENT LAND USE + ZONING:	Medium Density Residential + R-2				
PROPOSED LAND USE + ZONING:	Recreation (REC) and Recreation (REC)				
EXISTING USES ON SITE:	Recreational Uses (basketball court)				
PROPERTY SIZE:	0.23 acres				
ENVIRONMENTAL CHARACTERISTICS:	<u>Flood zone</u>	<u>Potential Wetlands</u>	<u>Avg. Topography</u>	<u>Soil Type</u>	<u>Coastal Upland Protection Zone</u>
	n/a	n/a	24	ECHAW Fine Sand	No
ADJACENT PROPERTIES:	<u>Direction</u>	<u>Existing Use(s)</u>	<u>Year Built</u>	<u>Zoning</u>	<u>FLUM</u>
	North	Residential	2023	R-2	MDR
	South	Residential (Housing Authority)	Varies	R-2	MDR
	East West	Residential Residential	Varies Varies	R-2 R-2	MDR MDR
APPLICABLE COMPREHENSIVE PLAN POLICIES:	1.02.04 (FLUM amendments); 1.02.09 (smooth land use transition and buffering); 6.02.06 (level of service for parks); 6.02.07 (level of service for neighborhood parks) 10.06.01 (level of service for public schools) Reference: www.fbfl.us/Compplan				
APPLICABLE LAND	2.00.03 (Establishment of district boundary); 11.01.07 (Zoning Map Amendments); and				



STAFF REPORT
PAB 2023-0052
Planning Advisory Board Hearing
November 11, 2023

DEVELOPMENT CODE SECTIONS:	11.03.03 (Procedures for Action of the Planning Advisory Board) Reference: www.fbfl.us/LDC
STAFF RECOMMENDATION:	Staff finds the requested amendments to be sufficiently compliant with the Comprehensive Plan and Land Development Code. Staff recommends approval of the request.

BACKGROUND INFORMATION:

The subject parcel is owned by the city. It is currently zoned R-2 (Medium Density Residential) with a Future Land Use Map Category of Medium Density Residential (MDR). This land has been used for recreational purposes by America's Youth, a nonprofit youth organization, and includes a basketball court.

In 2018, Rayonier generously donated this land to the City, and it has since remained in recreational use. On October 17, 2023, during a City Commission Regular Meeting, this parcel was included in the Public Lands Inventory through Resolution 2023-195. This resolution aligns with Florida Statute 166.0451, also known as the Live Local Act, which aims to establish a comprehensive public lands inventory.

However, after deliberation, the City Commission made an amendment to the resolution. This change involves removing this specific parcel from the inventory and directing it to the Planning Advisory Board for a Future Land Use Map and Zoning Amendment that reflects its recreational use.

MOTION TO CONSIDER:

I move to recommend **(approval or denial)** of PAB case number 2023-0052 to the City Commission requesting reassignment of the City's Future Land Use Map Category of Medium Density Residential (MDR) and Zoning District of R-2 to City of Fernandina Beach Recreation (REC) Future Land Use Map Category and Recreation (REC) Zoning District for property located on Indigo Street, Block 169, Lots 1, 2, 31, and 32 be **(approved or denied)** and that PAB case 2023-0052, as presented, **(is or is not)** sufficiently compliant with the Comprehensive Plan and Land Development Code to be approved at this time.

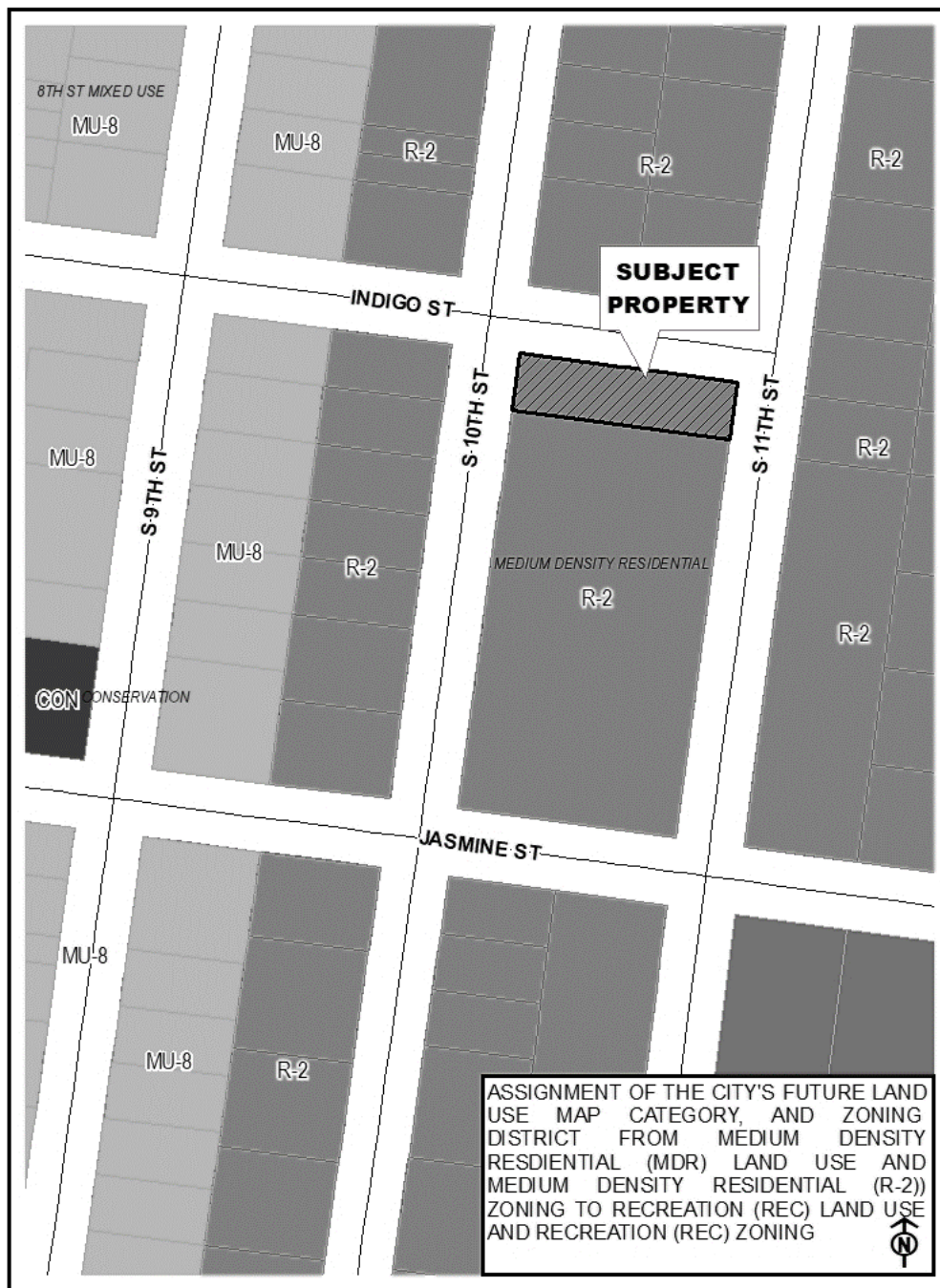
Respectfully Submitted by:

Daphne Forehand
Planner I



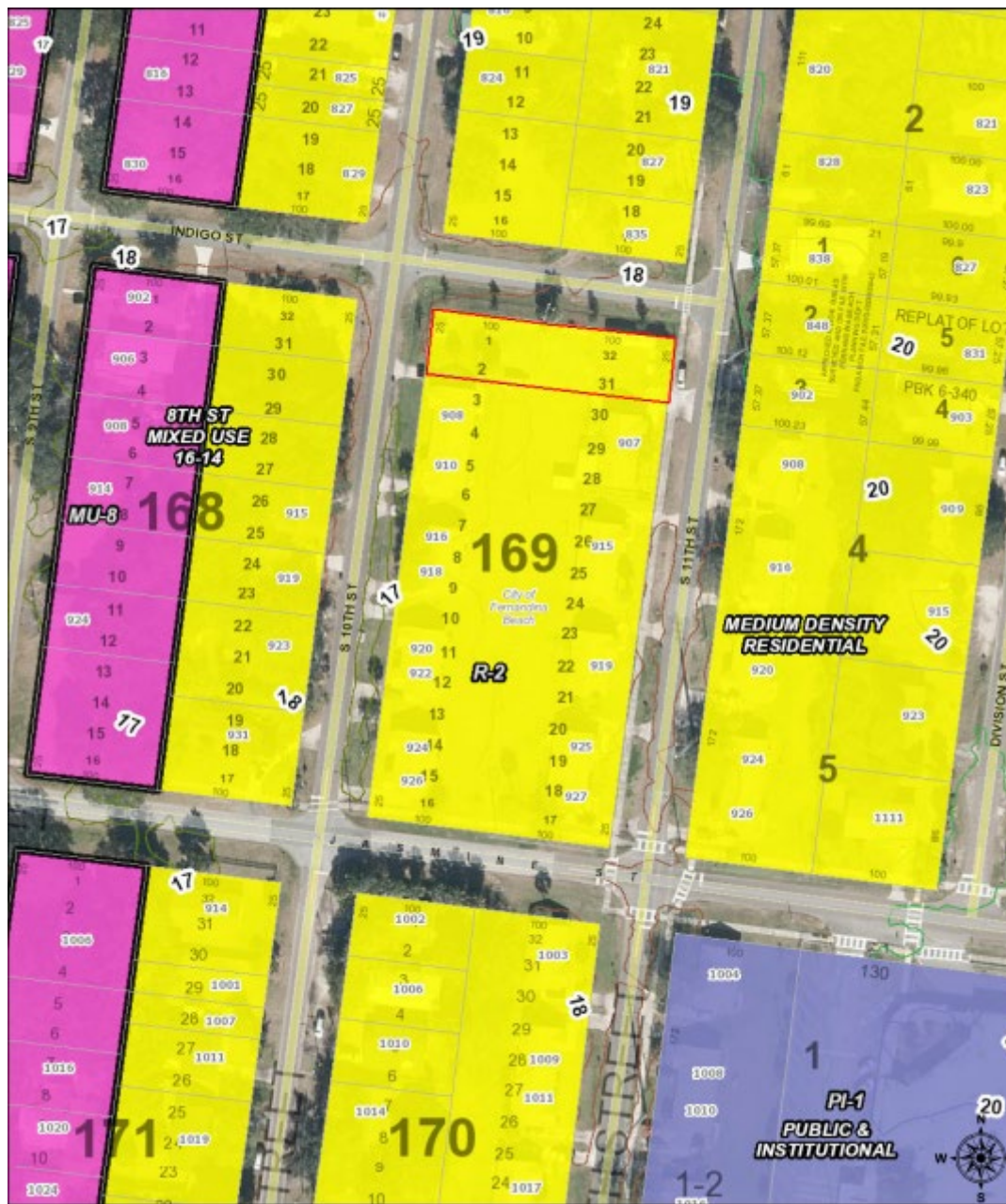
STAFF REPORT
PAB 2023-0052
Planning Advisory Board Hearing
November 11, 2023

PROPERTY LOCATION





CURRENT LAND USE AND ZONING



AS APPROVED
RESOLUTION 2023-195

A RESOLUTION OF THE CITY OF FERNANDINA BEACH, FLORIDA,
ADOPTING A PUBLIC LANDS INVENTORY FOR PROPERTY TO
WHICH THE CITY HOLDS A FEE SIMPLE TITLE APPROPRIATE FOR
AFFORDABLE HOUSING; PROVIDING FINDINGS; PROVIDING FOR
IMPLEMENTATION AND APPLICABILITY; AND PROVIDING FOR
AN EFFECTIVE DATE.

WHEREAS, pursuant to Florida Statute 166.0451, every three years each municipality shall prepare an inventory list of all real property within its jurisdiction to which it holds fee simple title appropriate for affordable housing; and

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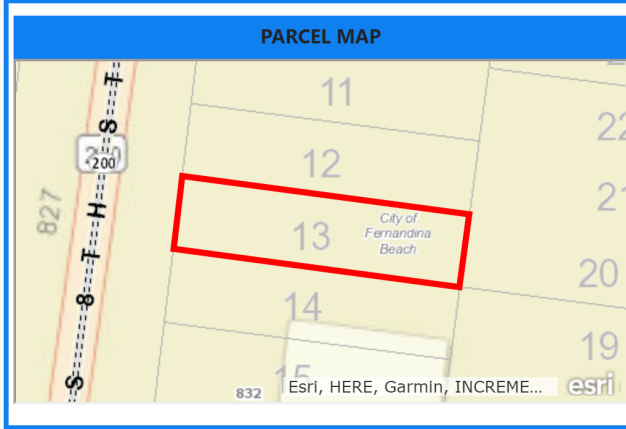
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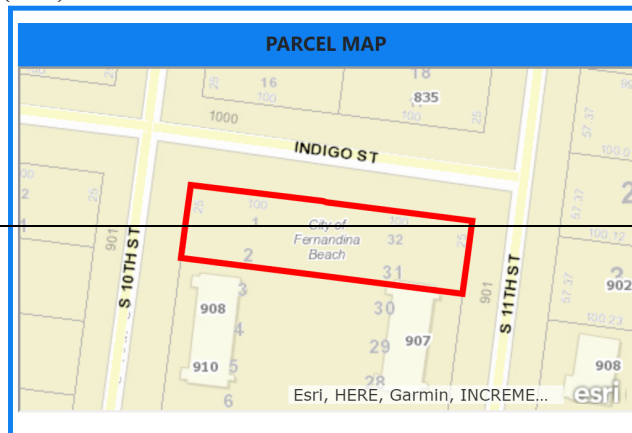
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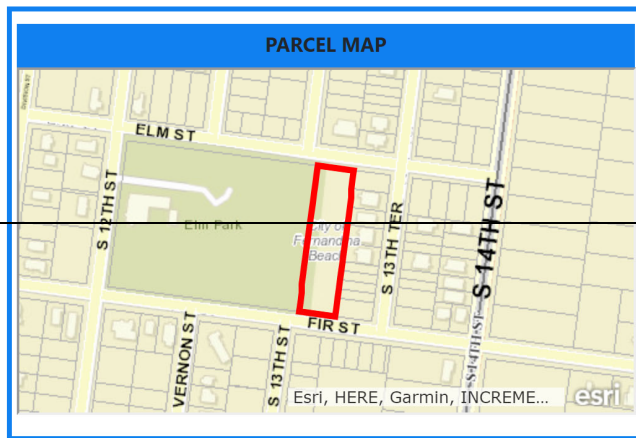
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SECTION 4. This Resolution shall be effective immediately upon passage.

ADOPTED this 17th day of October, 2023.

CITY OF FERNANDINA BEACH

Bradley M. Bean

BRADLEY M. BEAN
Commissioner - Mayor

ATTEST:

APPROVED AS TO FORM AND LEGALITY:

Caroline Best

CAROLINE BEST
City Clerk

Tammi E. Bach

TAMMI E. BACH
City Attorney

Select Year: 2023 ▼ Go

The 2023 Florida Statutes

[Title XII](#)
MUNICIPALITIES

[Chapter 166](#)
MUNICIPALITIES

[View Entire Chapter](#)

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¹Note.—Section 43, ch. 2023-17, provides:

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“(2) This section expires July 1, 2026.”

RESOLUTION 2018-175

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, ACCEPTING A QUITCLAIM DEED FOR PROPERTY OWNED BY RAYONIER PERFORMANCE FIBERS, LLC FOR DEDICATION TO THE CITY FOR THE PURPOSE OF CONSERVATION AND RECREATION; RECOGNIZING RAYONIER PERFORMANCE FIBERS, LLC FOR ITS CONTRIBUTION TO CONSERVATION AND RECREATION; AUTHORIZING EXECUTION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Rayonier Performance Fibers, LLC wishes to donate two parcels to the City of Fernandina Beach; and

WHEREAS, one parcel is an alley east of the Egan's Creek Greenway and the other parcel is occupied by a basketball court south of Indigo Street between 10th and 11th streets; and

WHEREAS, the alley east of Egan's Creek Greenway consists of 1 acre of undeveloped land that shall be dedicated to conservation; and

WHEREAS, the basketball court south of Indigo Street shall continue to be used for recreation purposes; and

WHEREAS, the City understands the economic importance of local manufacturing, which comprises over 20 percent of our local GDP; and

WHEREAS, Rayonier Performance Fibers, LLC and the City of Fernandina Beach both recognize that our community's manufacturing base and residential quality of life go hand-in-hand.

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

SECTION 1. The City Commission hereby accepts the Quitclaim deed, attached hereto as Exhibit "1".

SECTION 2. The City Clerk shall record this Quitclaim deed in the public records of Nassau County, Florida.

SECTION 3. This Resolution shall be effective immediately upon passage.

ADOPTED this 4th day of December, 2018.

ATTEST:



Caroline Best
City Clerk

CITY OF FERNANDINA BEACH



John A. Miller
Commissioner-Mayor

APPROVED AS TO FORM AND LEGALITY:



Tammi E. Bach
City Attorney

Prepared by and after
recording, return to:

Bryan L. Putnal, Esq.
Smith Hulsey & Busey
Post Office Box 53315
Jacksonville, Florida 32201-3315

Tax ID No.
18-3N-29-0000-0004-0000
00-00-31-1800-0169-0010

QUITCLAIM DEED

THIS QUITCLAIM DEED (this "Deed"), is made as of the 1st day of November, 2018 (the "Effective Date"), by **RAYONIER PERFORMANCE FIBERS, LLC**, a Delaware limited liability company ("Grantor"), whose mailing address is 1301 Riverplace Blvd., Suite 2300, Jacksonville, Florida 32207, to **CITY OF FERNANDINA BEACH**, a municipal corporation ("Grantee"), whose address is 204 Ash Street, Fernandina Beach, Florida 32034.

WITNESSETH: That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, the receipt and legal sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and quitclaims unto Grantee all of Grantor's right, title and interest, if any, in and to that certain real property situate in Nassau County, Florida more particularly described in Exhibit "A" attached hereto and by this reference made a part hereof (the "Property"), subject to taxes and assessments for 2018 and subsequent years, and covenants, restrictions, easements, and other matters of record as of the Effective Date, but this reference thereto shall not operate to re-impose the same.

TO HAVE AND TO HOLD the Property, together with all the tenements, hereditaments, and appurtenances pertaining to the Property forever.

[Signature on following page]

IN WITNESS WHEREOF, Grantor has executed this Deed as of the Effective Date.

Signed, sealed and delivered
in the presence of:

**RAYONIER PERFORMANCE FIBERS,
LLC**, a Delaware limited liability company

Jane E. Rorick

Witness

By: [Signature]

Name: SVP

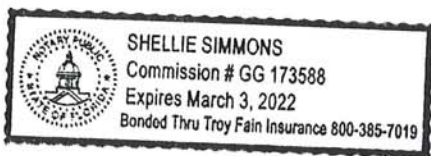
Title: Senior Vice President

[Signature]

Witness

STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 10th day of November, 2018, by Michael R. Herman, as SVP of **RAYONIER PERFORMANCE FIBERS, LLC**, a Delaware limited liability company, on behalf of the company, who (check one) ☒ is personally known to me or ☐ has provided me with _____ (insert type of identification) as evidence that such person is the individual who executed this instrument.



Shellie Simmons

Notary Public, State of Florida

My Commission No.: GG 173588

My Commission Expires: 03-03-2022

Exhibit "A"

7-00-00-31-1800-0169-0010

Lots 1, 2, 31 and 32 of City Block 169 as more particularly described in a Deed to Rayonier Incorporated by Fernandina Dock and Realty Co., dated April 11, 1938, recorded June 6, 1938, in Deed Book 100, Page 29, in the public records of Nassau County, Florida.

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Two (2) strips of land being 30 feet in width and lying in Section 18, Township 3 North, Range 29 East and being more particularly described in two (2) deeds to Rayonier Incorporated by John H. and Clyde L. Goodbread dated June 19, 1956, filed June 29, 1956, in Deed Book 238, Page 259, and by Fernandina Development Company et. al. dated June 4, 1956, filed July 5, 1956, in Deed Book 238, Page 303, in the public records of Nassau County, Florida.

The legal description of the Property was provided to the preparer without the benefit of a survey or title search. The preparer accepts no liability or responsibility for any inaccuracies in the legal description of the Property. The title to the Property has not been examined by the preparer, who renders no opinion thereon or relating thereto.



PROPERTY INFORMATION

Parcel Number 00-00-31-1800-0169-0010

Owner Name CITY OF FERNANDINA BEACH

Mailing Address 204 ASH ST

FERNANDINA BEACH, FL 32034

Location Address 0 INDIGO ST

FERNANDINA BEACH 32034

Tax District 002 - FERNANDINA BEACH

Millage	18.3806
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Homestead Yes

Property Usage MUNICIPAL 008900

Deed Acres 0

Short Legal BLOCK 169 LOTS 1 2 31 & 32 PT OR 2243/1295 CITY OF FDNA

BEACH

2023 Preliminary Values

Land Value	\$130,000
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(+) Improved Value	\$10,864
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(=) Market Value \$140,864

(-) Agricultural Classification \$0

(-) SOH or Non-Hx* Capped Savings	\$64,699
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(=) Assessed Value	\$76,165
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(-) Homestead	\$0
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(-) Additional Exemptions	\$76,165
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(=) School Taxable Value	\$0
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(-) Non-School HX & Other Exempt Value	\$0
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(=) County Taxable Value \$0

Note - *10% Cap does not apply to School Taxable Value



PARCEL MAP



2023 AERIAL MAP

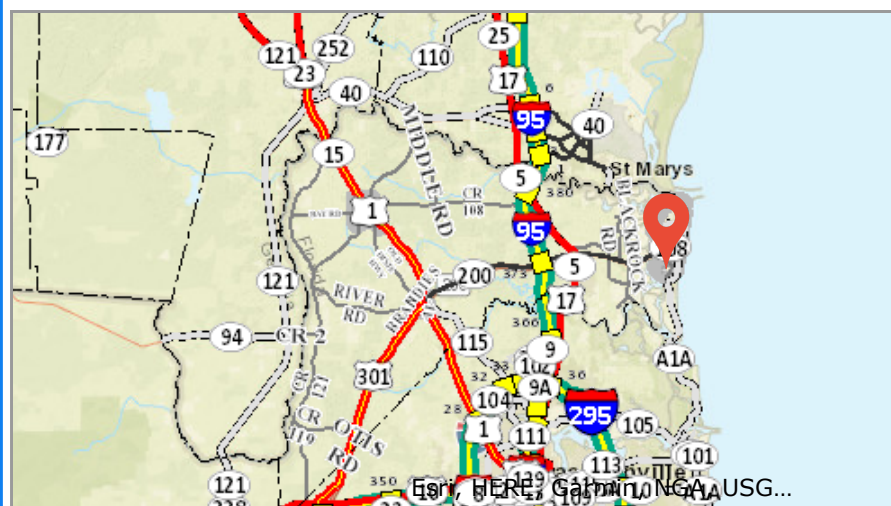


PROPERTY PHOTO



If this picture is incorrect, please email info@nassauflpa.com

LOCATION MAP



BUILDING INFORMATION

[illegible]

MISCELLANEOUS INFORMATION

Description	Dimensions L X W	Units	Year Built
CL FNC 8'	0 X 0	325	1990
CL FNC 8'	75 X 50	3750	1990
CONCRETE C	20 X 6	120	1990

SALES INFORMATION

Sale Date	Book Page	Price	Instr	Qual	Imp	Grantor	Grantee
2018-11-01	2243 / 1295	\$100	MS	U	Y	RAYONIER PERFORMANCE FIBERS LLC	CITY OF FERNANDINA BEACH
2004-12-08	1279 / 478	\$100	QC	U	Y	RAYONIER INC	RAYONIER PERFORMANCE FIBERS LLC