**AGENDA**
**PLANNING ADVISORY BOARD**
**REGULAR MEETING**
**APRIL 10, 2024**
**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 of the PAB Workshop Meeting of February 28, 2024.

3.2 Approval of the Minutes of the PAB Regular Meeting of March 13, 2024.

**4. OLD BUSINESS**

**5. NEW BUSINESS**

5.1 PAB 2024-0002 - COMP PLAN AND LDC TEXT AMENDMENTS - Specifically amending Comprehensive Plan Policy 1.07.10(D) and LDC Table 4.01.01 for the Central Business District (CBD)/ C-3 Zoning density from 34 dwelling units per acre to 18 dwelling units per acre.

5.2 PAB 2024-0003 - FINAL PLAT REQUEST FOR THE BREAKERS TOWNHOMES LOCATED AT 2194 SADLER ROAD.
Final subdivision plat review for 12 townhomes - The Breakers.

**6. BOARD BUSINESS**

**7. STAFF REPORT**

7.1 Staff Report

**8. PUBLIC COMMENT**

**9. ADJOURNMENT**

---

**THE NEXT PAB REGULAR MEETING IS SCHEDULED FOR MAY 15, 2024. THERE IS NO PENDING REGULAR BUSINESS EXPECTED AND MAY BE CANCELLED.**

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.

**PLANNING ADVISORY BOARD AGENDA ITEM**
*City of Fernandina Beach*

SUBJECT:

ITEM TYPE: Zoning Map Amendment < 10 Acres

REQUESTED ACTION:

SYNOPSIS:

CITY ATTORNEY COMMENTS:

Daphne Forehand, Planner I

Kelly Gibson, Planning Deputy Director

Katie Newton, Paralegal

Submitted By: Sylvie McCann, Administrative Coordinator

Date: March 19, 2024

**DRAFT**

**AGENDA**
**PLANNING ADVISORY BOARD WORKSHOP**
**FEBRUARY 28, 2024**
**3:00 PM**
**CITY HALL COMMISSION CHAMBERS**
**204 ASH STREET**
**FERNANDINA BEACH, FL**

## 1. CALL TO ORDER

**ROLL CALL / DETERMINATION OF QUORUM**

**MEMBERS PRESENT:**

| | |
|---|---|
| Victoria Robas (Chair) | Peter Stevenson (Vice-chair) |
| Barbara Gingher | Richard Doster (joined in at 3:08) |
| Mark Bennett | John Boylan |

**MEMBERS ABSENT:**
Nick Gillette

**OTHERS PRESENT:**
Tammi Bach, City Attorney
Kelly Gibson, Planning & Conservation Deputy Director
Sylvie McCann, Recording Secretary

## 2. PLEDGE OF ALLEGIANCE

Member Bennett suggested that the public may be involved with the conversation.

## 3. OLD BUSINESS

### 3.1 PAB 2024-0001 - LAND DEVELOPMENT CODE (LDC) TEXT AMENDMENTS TO ADDRESS REDEVELOPMENT OF SUBSTANDARD LOTS OF RECORD

CITY OF FERNANDINA BEACH REQUESTS LAND DEVELOPMENT CODE TEXT AMENDMENTS TO ADD DEFINITIONS AND TO CLARIFY PROCESSES FOR DEMOLITION OF STRUCTURES ON COMBINED LOTS AND CONSTRUCTION OF STRUCTURES ON COMBINED LOTS BY ALLOWING FOR PROPERTY SEPARATION WHEN SUCH RESULTING LOT IS 50 FEET OR GREATER. REQUESTED LDC TEXT AMENDMENTS SPECIFICALLY ADD DEFINITIONS IN SECTION 1.07.00 (ACRONYMS AND DEFINITIONS), AMENDS LANGUAGE IN SECTION 1.03.04 DEMOLITION OF STRUCTURES ON SUBSTANDARD LOTS, AND AMENDS LANGUAGE SECTION 1.03.05 CONSTRUCTION OR DEMOLITION OF STRUCTURES ON COMBINED LOTS.

Chair Robas provided an introduction to the workshop and its goal to allow members to discuss their concern further regarding potential changes to the Land Development Code and Comprehensive Plan.

Mr. Bennett started the conversation with discussion on what constitutes a parcel and its definition and the reasoning behind having instituted this code within the Comprehensive Plan and LDC code in 2004. He voiced

the fact that the current proposal will only allow an increase of density.

Member Gingher asked Member Bennett about the history of the discussion back in 2004. Member Bennett commented that the public at that time voiced a consensus of limiting density and the desire of establishing sizeable lots.

Len Kreger, 1313 Hickory Street, noted he was not on the Planning Board back in 2004. He also suggested that the Board rejects the proposed changes, and that we do not have the responsibility to provide housing to people who want to move to this area.

Member Doster agreed with Member Bennett and with Mr. Kreger's opinion. Member Stevenson asked if the role of the board is to review a clarification or a change of the code and provided the definition for both terms. He also asked about what happens if the Board takes no action. He also voiced frustration because of not knowing the impact of this change or clarification.

Member Bennett stated that the remedy is really for any applicant who disagrees with the code to go to the Board of Adjustment. There was also talk about property rights for the owner and for the neighbors.

Chair Robas asked Ms. Gibson to provide the following steps after an action on this matter is taken by the Board. Ms. Gibson stated that the recommendations would be provided as a "whereas clause" with supplemental documents, presented in two readings in front of the City Commission.

Chair Robas clarified that there are 3 options for the Board, according to 11.03.03, recommendation to the City Commission being either, 1- Approved as is, 2- Approved with conditions, or 3- Denied.

Members spoke about the root cause of this request to the Board.

Chip Ross, 210 N. 3rd Street, addressed the issue of why the Planning Advisory Board has been giving this task, according to item 5.2 of the September 13, 2023, PAB meeting. He noted that the request stems from the City Commission wanting clarification about the code. He summarized that the intent was really about how the language can make it easier for parcels to be subdivided. He suggested some uniformity about the words or terms used throughout the code.

Len Kreger, 1313 Hickory Street, noted that this is more complicated than it should be and that if the Board is confused about the clarity of the request, it would be the City Commission's responsibility to clarify this for the Board.

(4:00 pm) Chair Robas spoke of 1.03.04 and the issue stemming from the Tringali case which in her opinion should really have been presented to the Board of Adjustment. She suggested that 2 motions should be done, one to deny the current proposal and the 2nd to recommend the striking of the first sentence in 1.03.04 and adding the following: "any application coming in front of staff should be relayed to the Boad of adjustment."

Jack Ember, 1003 Broome Street, voiced that the intent of this request really is to remove the need for a variance within the code. He also voiced that this is a fight against the City Commission.

Member Stevenson suggested that the Board first look at definitions.

Deborah Whiffen, 227 N. 11th Street, resident for 27 years, spoke of the impact this code change could bring to neighborhoods.

Taina Christner, 46 Beech Street, voiced concerns about the proposed language creating unintended consequences if not reviewed efficiently. She suggested that a 3rd party legal counsel should be hired to review the Board's recommendation to the City Commission to avoid any loopholes.

Charlie George, Interim City Manager, voiced an opinion that the Board needs to take the time it needs to make

the best decision.

Member Stevenson noted that he'd like to get legal opinions about any changes and definitions.

Member Bennett suggested that definitions could be worked on as a subcommittee before the next PAB meeting.

After some discussion, the consensus from Board Members is to meet at the regular meeting of March 13, 2024, and discuss definitions. Members Gillette, Bennett, and Stevenson were chosen to be on a future subcommittee. Member Bennett asked Mr. Chip Ross to provide a source for definition. Mr. Ross will provide a book. He also suggested that someone from the public could be part of the subcommittee. Ms. Taina Christner volunteered to join the subcommittee.

**4. PUBLIC COMMENT**

**5. ADJOURNMENT 4:47 PM**

_____ _____

Sylvie McCann, Recording Secretary Victoria Robas, Chair

**PLANNING ADVISORY BOARD AGENDA ITEM**
*City of Fernandina Beach*

SUBJECT:

ITEM TYPE: Zoning Map Amendment < 10 Acres

REQUESTED ACTION:

SYNOPSIS:

CITY ATTORNEY COMMENTS:

Daphne Forehand, Planner I

Kelly Gibson, Planning Deputy Director

Katie Newton, Paralegal

Submitted By: Sylvie McCann, Administrative Coordinator

Date: April 02, 2024

**DRAFT**

**AGENDA**
**PLANNING ADVISORY BOARD**
**REGULAR MEETING MARCH 13, 2024**
**5:00 PM**
**CITY HALL COMMISSION CHAMBERS**
**204 ASH STREET**
**FERNANDINA BEACH, FL**

## 1. CALL TO ORDER

**ROLL CALL / DETERMINATION OF QUORUM**

**MEMBERS PRESENT:**

| | |
|---|---|
| Victoria Robas (Chair) | Peter Stevenson (Vice-chair) |
| Richard Doster | Nick Gillette |
| Barbara Gingher | Mark Bennett (joined in at 5:22 pm) |

**MEMBERS ABSENT:**
None

**OTHERS PRESENT:**
Tammi Bach, City Attorney
Sylvie McCann, Recording Secretary

## 2. PLEDGE OF ALLEGIANCE

*Chair Robas announced the passing of Board Member John Boylan. She extended deepest sympathies to the Boylan family.*

## 3. APPROVAL OF MEETING MINUTES

3.1 Review and Approve Amended and Draft Meeting Minutes from December 13, 2023 meeting, February 14, 2024 meeting, and February 28, 2024 workshop.

Board Members provided final corrections to the Draft Meeting Minutes from December 13, 2023.

**ACTION TAKEN: A motion was made by Member Gingher, seconded by member Stevenson, to approve the final changes to the Amended Minutes of the December 13, 2023 Regular Meeting.**

**Vote upon passage of the motion was taken by voice vote, and being all ayes, carried.**

Chair Robas suggested that case numbers along with the item numbers be provided with any corrections. Member Doster and Member Stevenson provided corrections under PAB case 2024-0001 from the Draft Meeting Minutes of the February 14, 2024 Regular Meeting.

**ACTION TAKEN: A motion was made by Member Stevenson, seconded by member Bennett, to approve the minutes of the February 14, 2024 Regular Meeting, with the noted amendments.**

**Vote upon passage of the motion was taken by voice vote, and being all ayes, carried.**

Chair Robas stated that the February 28, 2024 Workshop Minutes were attached by error and are not ready to be reviewed and should be presented at the next meeting.

*At this time, Chair Robas proposed that item 5.1 Density Discussion would be presented as the first item for discussion.*

## 4. OLD BUSINESS

### 4.1 PAB 2024-0001 - LAND DEVELOPMENT CODE (LDC) TEXT AMENDMENTS TO ADDRESS REDEVELOPMENT OF SUBSTANDARD LOTS OF RECORD

CITY OF FERNANDINA BEACH REQUESTS LAND DEVELOPMENT CODE TEXT AMENDMENTS TO ADD DEFINITIONS AND TO CLARIFY PROCESSES FOR DEMOLITION OF STRUCTURES ON COMBINED LOTS AND CONSTRUCTION OF STRUCTURES ON COMBINED LOTS BY ALLOWING FOR PROPERTY SEPARATION WHEN SUCH RESULTING LOT IS 50 FEET OR GREATER. REQUESTED LDC TEXT AMENDMENTS SPECIFICALLY ADD DEFINITIONS IN SECTION 1.07.00 (ACRONYMS AND DEFINITIONS), AMENDS LANGUAGE IN SECTION 1.03.04 DEMOLITION OF STRUCTURES ON SUBSTANDARD LOTS, AND AMENDS LANGUAGE SECTION 1.03.05 CONSTRUCTION OR DEMOLITION OF STRUCTURES ON COMBINED LOTS.

Chair Robas provided a summary of the request. Members discussed the definition of plat, parcels and lots and the impact of combining or dividing lots.

Public Hearing was opened.

Medardo Monzon, 1014 Magnolia Woods Court, spoke against the change noting that there are no demands from citizens to change the code. He suggested the Board provide a recommendation of denial to the City Commission. He suggested that this kind of change should be initiated through a referendum and also asked that if approved, the City Commission would swear that a change to this code would not be beneficial to them.

David Colson, 111 S. 4th Street, spoke of the City's interpretation of the code in the past.

Taina Christner, 406 Beech Street, commented about recent elections and outside influences. She also commented on actions regarding plat and proposed that this change should be moved to next year when the Planning Department is adequately staffed.

Brian Sullivan, 1012 Ocean View Court, commented that there isn't enough information to provide a recommendation about this change.

Laurence Troiano, 1511 Coastal Oaks, voiced concern about the change and spoke about past experiences regarding changes in community density.

Kim Wolford, 1315 Broome Street, stated she is not against development, but voiced concerns about the flora, fauna, and wetlands.

Margaret Kirkland, 1377 Plantation Point Drive, agreed with Member Bennett, and voiced the importance of depicting the impact of these changes. She noted that every property owner has property rights.

Brian Sullivan, 1012 Ocean View Court, commented on citizens' right of hearing and opined that this is really a rezoning request.

Vanneza Stubbs, 744 Kenneth Court, voiced concerns about the handling and process of annexation applications and suggested that some language to that effect could be added to clarify the process of annexation of parcels with underlying lots.

Mary Colson, 111 S. 4th Street, spoke of a previous public hearing that was held and 95% of the people present did not support this request.

Sandy Kerry, 1255 Forrest Drive, voiced concerns about the accuracy and amendments of minutes and that there is a need for a citizen's oversight committee to review the Minutes and attachments to agendas for both the Planning Advisory Board and City Commission. She asked who had the final approval of agenda packets. She also voiced concern about the annexation of 766 Kenneth Court.

Ms. Bach confirmed to Member Bennett that the final approved written Minutes are the official Minutes. She also spoke about her role with advisory boards and with the City Commission. She added that according to the City Municipal Code 2-122 a citizen cannot be added to a sub-committee and with that said Ms. Christner will be removed from the sub-committee member list.

Member Doster brough up the fact that according to a previous meeting with Staff, there could be a change in the language of the code document presented to the Board for final voting. Ms. Bach explained what was discussed with Staff regarding possible additional language to be included.

Members discuss the fact that additional information is needed, such as accurate definitions, in order to vote on the recommendation.

Members decided on sub-committee members as members Stevenson, Gillette, Bennett (Vice-Chair), and Chair Robas (Chair). Although Member Gillette would be absent, they decided to continue the discussion at a first sub-committee meeting on April 10, 2024 at 5:00 p.m. (after the regular meeting). Members also established a 2nd sub-committee meeting on April 24th at 3:00 pm. If needed, this discussion will continue on May 8th, 2024 at 5:00 p.m. (after the regular meeting), and finally on May 22, 2024 at 3:00 p.m.

**ACTION TAKEN: A motion was made by Member Gillette, seconded by Member Doster, to continue PAB case 2024-0001 to a date certain of April 10, 2024.**

**Vote upon passage of the motion was taken by voice vote, being as follows:**

| | |
|---|---|
| **Member Gingher** | **Aye** |
| **Member Gillette** | **Aye** |
| **Member Doster** | **Aye** |
| **Member Bennett** | **Nay** |
| **Vice-Chair Stevenson** | **Aye** |
| **Chair Robas** | **Aye** |

**Motion passed.**

Chair Robas asked to reiterate the approval of the Amended Minutes from the Regular Meeting of December 13, 2023.

**ACTION TAKEN: A motion was made by Member Gillette, seconded by Member Gingher, to reconsider the Minutes from the December 13, 2023 Regular Meeting.**

**Vote upon passage of the motion was taken by voice vote, being all ayes carried.**

**ACTION TAKEN: A motion was made by Member Stevenson, seconded by Member Gillette, to approve final changes to the Amended Minutes from the December 13, 2023 Regular Meeting.**

**Vote upon passage of the motion was taken by voice vote, being all ayes carried.**

## 5. BOARD BUSINESS

5.1 Density Discussion as directed by City Commission - 18 dwelling units per acre for Central Business District
Consideration of Comprehensive Plan and Land Development Code Amendments on April 10, 2024 PAB Agenda.

*This item was moved up and presented as the first item for discussion.*

Tammi Bach, City Attorney, explained the request and Members discussed the consideration from the City Commission regarding a reduction of density from 34 to 18 units per acres within the Central Business District (CBD).

Ms. Bach explained the Live Local Act and its amendments and pointed out the approval deadlines of the Act relating to the largest density allowed. She also provided insight as to the source of the original required 34 unit per acres within the Comprehensive plan.

Members spoke about MU-8 requirements. Ms. Bach gave examples of projects that benefited from the 34 units per acre.

Public Hearing was opened.

Jack Ember, 1003 Broome Street, spoke of the Live Local Act which has not been signed yet, and stated that it is used as a smoke screen to instigate a change to the LDC. He also emphasized that he feels this is connected to the outcome of the Tringali project. He also added comments about the bio-ethanol plan discussion which he thinks should be presented in front of this board.

Len Kreger, 1313 Hickory Street, encouraged the Board to approve this change.

Mr. Bennett asked Ms. Bach if exemptions could also be added to any changes in language. Ms. Bach will be looking into it.

Douglas Clark, 816 S. 7th Street, voiced concern about the number of new homes on 25 wide lots that have been built so far and that it has changed the character of the neighborhood.

Kim Wolford, 1315 Broome, voiced concern about safety issues and provided projects on Hickory Street and S. 7th Street as examples.

Public Hearing was closed.

Member Doster summarized that he sees a consensus from members that lowering density from 34 to 18 units per acre is an acceptable recommendation and a vote could be discussed further at the April 10, 2024.

*At this point the Board returned to PAB case 2024-0001, Item 5.1.*

**6. STAFF REPORT**

**7. PUBLIC COMMENT**

Sandy Kerry, 1255 Forrest Drive, asked that the final approved amended Minute from the PAB Regular Meeting of December 13, 23 be included in the next City Commission agenda packet of April 2, 2024.

**8. ADJOURNMENT 8:05 PM**

_____ _____

Sylvie McCann, Recording Secretary Victoria Robas, Chair

# Print

## Planning Advisory Board (PAB) - Submission #13591

**Date Submitted: 3/28/2024**

# 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 / > 10acres $5,000)
- [ ] Land Use Map Amendment (≤ 10 acres $2,500 / > 10acres $5,000)
- [x] LDC Text Amendment ($1,500)
- [x] 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 ($2,500)
- [ ] Revision to each PAB Application $400

**2024 Submission Deadlines + Meetings Calendar**

PAB 2024

# 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:**

- [x] 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**

- [x] 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;
- [x] A detailed letter of intent stating the following:
- [x] o The consistency of the proposed amendment(s) or action(s) with the City's Comprehensive Plan.
- [x] 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?***

3/5/2024

**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/p

## PROPERTY INFORMATION

Property information can be found at the Nassau County Property Appraiser's Website → Map Search

**Site Address***

204 ASH STREET

**City***

FERNANDINA BEACH

**State***

FL

**Zip***

32034

**Parcel ID #(s)***

NA

**Lot***

NA

**Block***

NA

**Subdivision***

NA

**Zoning District***

C-3

**Future Land Use Designation***

Central Business District

**REVIEW TYPE***

- [ ] Zoning Map Amendment ≤ 10 acres
- [ ] Zoning Map Amendment > 10 acres
- [x] LDC Text Amendment
- [x] 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***

CITY OF

**Last Name***

FERNANDINA BEACH

**Company (if applicable)**

**Mailing Address***

204 ASH STREET

**City***

FERNANDINA BEACH

**State***

FL

**Zip***

32034

**Telephone Number***

9043103480

**Email Address***

KGIBSON@FBFL.ORG

## 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**

Charlie

**Last Name**

George

**Mailing Address**

204 ASH STREET

**City**

FERNANDINA BEACH

**State**

FL

**Zip**

32034

**Telephone Number**

9042777325

**E-mail Address**

KGIBSON@FBFL.ORG

## PROJECT INFORMATION

**Previous Planning/Zoning Approvals**

**Summary of Request (more detailed information to be provided in required letter of intent)***

See Attached - Directed by City Commission on 3/5/2024

**Certification***

- [x] 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.
- [x] I acknowledge that I understand and have complied with all of the submittal requirements and procedures.
- [x] 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 heating 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***

Charlie Georg

**Applicant Last Name***

George

**Today's Date***

3/6/2024

**Upload Supporting Documentation***

Draft Text Amendments.docx

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

# COMPREHENSIVE PLAN & LDC TEXT AMENDMENTS
# CENTRAL BUSINESS DISTRICT/ C-3 DENSITY REDUCTION

## APPLICATION & SURROUNDING AREA INFORMATION:

| | |
|---|---|
| **OWNER/APPLICANT:** | City of Fernandina Beach |
| **AGENT:** | Charlie George, Interim City Manager |
| **REQUESTED ACTION:** | Amending Comprehensive Plan Policies 1.07.10 (d) and LDC Section 4.01.01 (table) to decrease net density within the Central Business District (CBD) land use/ C-3 zoned properties from 34 dwelling units per acre to 18 dwelling units per acre |
| **LOCATION:** | All Central Business District (CBD) Future Land Use Map and C-3 zoning district totaling approximately 47.50 acres of land |

**** 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, the City Clerk's Office, and at the Planning and Conservation Department. ****

## INTRODUCTION

The Fernandina Beach City Commission is proposing amendments to its Comprehensive Plan (Plan) and Land Development Code (LDC) to reduce the allowable residential density within the Central Business District (CBD) Future Land Use Map category and C-3 zoning district. This targeted adjustment seeks to achieve compatibility between potential residential growth and the preservation of the CBD's unique historic character. The proposed reduction aligns with existing development regulations and aims to foster a more sustainable and balanced approach to future downtown development.

## BACKGROUND

The Fernandina Beach City Commission, on March 5, 2024, directed staff to reduce the Central Business District (CBD)/C-3 density from 34 dwelling units per acre (established in 2017) to 18 units per acre. This change aims to address concerns about potential overdevelopment and its impact on the historic character of the CBD. Presently, the majority of second and third floor units continue to be occupied for professional offices or for personal services. Most retailers continue to prefer locations on the first floor. Amendments to the Comprehensive Plan and Land Development Code (LDC) are proposed to reflect directed action.

Since the 2017 increase to 34 units per acre, three developments have taken advantage of the higher density:

- "Lofts on 5th," a multi-family condo building (adaptive reuse of a church ancillary building) at 19 N. 5th Street with 9 units.
- "Pozzi Building," a mixed-use restaurant/residential project at 300 Ash Street with 2 units.
- "Park Place," a mixed-use project with 33 residential units and commercial space at 1015 Atlantic Avenue.

If the density reduction is approved, these existing developments would become legal non-conforming uses, subject to the City's Land Development Code (LDC) Section 10.01.00 regarding non-conforming uses.

## RATIONALE FOR DENSITY REDUCTION

**Respecting Existing Lot Sizes:** The reduction in density to 18 units per acre plays a crucial role in safeguarding the historic character established in the 1857 and 1901 plat of Fernandina Beach. This adjustment ensures compatibility with the existing platted lots, a defining characteristic of the district. These lots trace their origins back to the 1901 plat, measuring 25ft x 100ft. With 383 such lots existing in the 47.5-acre CBD, Policy 1.05.04 of the Comprehensive Plan rightfully continues to honor them. Maintaining compatibility with these lots through density reduction discourages demolition, ensures future development, and respects the historic fabric as envisioned in the 1901 plat.

While the previous density of 34 units per acre allowed for a theoretical maximum build-out of 1,615 dwelling units across the CBD, several factors realistically limit this potential. Parking requirements, stormwater management demands, and landscaping minimums all act as natural brakes on such high-density development. The proposed reduction to 18 units per acre acknowledges these limitations and brings the theoretical build-out down to a more manageable 839 units. This revised figure provides a more realistic picture of future development while still offering opportunities for residential growth, all within the framework established by the 1901 plat.

**Promoting Adaptive Reuse:** The lower density of 18 units per acre continues to incentivize the adaptive reuse of existing historic structures, many of which were built according to the scale and character established in the 1901 plat. By limiting the total number of units allowed, the focus shifts towards utilizing vacant upper floors in these historic buildings for residential purposes. This approach fosters a more sustainable development pattern by promoting the rehabilitation and reuse of existing structures, reducing the environmental impact associated with demolition and new construction.

Furthermore, the reduced density encourages a vibrant mixed-use environment within the CBD, echoing the spirit of the 1901 plat. By integrating residential uses alongside commercial spaces, the proposal fosters a more dynamic and pedestrian-friendly atmosphere. Residents living downtown contribute to a critical mass of people who can patronize local businesses during evenings and weekends. This increased foot traffic fosters a livelier and more prosperous atmosphere for the entire downtown core. This approach, promoting both adaptive reuse and a mixed-use environment, helps to preserve the historic character of the CBD as envisioned in the 1901 plat while laying the groundwork for a more vibrant and economically sustainable downtown.

**Enhancing Historic Character:** Reducing the density to 18 dwelling units per acre allows for continued flexibility in designing projects that respect the scale and architectural style of the surrounding historic buildings and streetscapes while accommodating residential housing needs for the community. The reduced density fosters a stronger connection between new development and the original historic buildings built according to the 1901 plat. This ultimately leads to a more cohesive and aesthetically pleasing downtown environment that celebrates the rich history of Fernandina Beach while accommodating the need for additional residential housing, all within the framework established by the historic plat.

PROPOSED

*Portion of 1901 Plat of Downtown Fernandina Beach*

## ALIGNMENT WITH STATE AND LOCAL REGULATIONS

**Comprehensive Plan:** The proposed density at 18 dwelling units per acre adheres to Policy 1.05.04 of the Comprehensive Plan, permitting one residential unit on existing platted lots within the CBD. This alignment ensures consistency between the City's long-term development goals and the proposed zoning changes. The policy change is internally consistent with objectives and policies contained in the Housing Element and Historic Preservation Element.

**Historic District Regulations:** Established procedures for exterior improvements and demolition within the Historic District, overseen by the Historic District Council, ensure the protection of historic resources. The proposed density reduction continues to complement these existing regulations by limiting the potential for development that could negatively impact historically significant structures.

**Land Development Code:** Existing regulations regarding building height (45 ft max), lot width (min 25ft), landscaping (10% of site), tree removal replacement requirements, multi-family parking standards, buffer requirements, and stormwater management continue to apply. These regulations ensure a level of development that respects the built environment and minimizes environmental impacts.

**Parking:** The city absorbs parking impacts for commercial operations through public parking lots and on-street parking, but on-site parking will still be required for residential units. Off-site parking options are available through flexibility allowances provided in the LDC. Staff will continue to evaluate parking needs within the CBD/C-3 area and explore potential solutions to ensure a balance between accommodating new residents and maintaining a pedestrian-friendly environment.

## CONCLUSION

The proposed reduction in CBD density fosters a balance between economic development and historic preservation within Fernandina Beach. This directed action aligns with existing regulations and promotes a development approach that respects the City's unique character. By reducing density to 18 dwelling units per acre, the City continues to promote adaptive reuse for residential units above commercial spaces and encourages residential living in the downtown core. Residents living downtown contribute to a critical mass of people, supporting local businesses during evenings and weekends, ultimately fostering a livelier and more prosperous downtown. These changes serve to achieve a more sustainable and livable downtown environment that celebrates the rich history of Fernandina Beach. The following amendments to the Comprehensive Plan policy 1.07.10 (d) and LDC table 4.01.01 for the Central Business District/C-3 zoning are proposed to make necessary modifications.

## REQUESTED TEXT AMENDMENTS

### COMPREHENSIVE PLAN POLICY 1.07.10 (d)

**Policy 1.07.10.**
**Central Business District (CBD)**

…

d. The density of residential development in the Central Business District land use category ~~shall~~ must not exceed ~~thirty-four (34)~~ eighteen (18) units per acre.

…

### LAND DEVELOPMENT CODE POLICY 4.01.01

**4.01.01 Density and Housing Types Table**

| Zoning District | Maximum Gross Density (dwelling units per acre) |
|---|---|
| C-3 | ~~34.0~~ 18.0 |

PROPOSED

# Print

## Planning Advisory Board (PAB) - Submission #13564

**Date Submitted: 3/24/2024**

# 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 / > 10acres $5,000)
- [ ] Land Use Map Amendment (≤ 10 acres $2,500 / > 10acres $5,000)
- [ ] LDC Text Amendment ($1,500)
- [ ] Comp Plan Amendment ($5,000)
- [ ] Subdivision Plat – Preliminary (≤ 20 units $3,000 / > 20 units $5,000)
- [x] 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 ($2,500)
- [ ] Revision to each PAB Application $400

**2024 Submission Deadlines + Meetings Calendar**

# 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.
- [x] 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**

- [x] A complete application filed at least forty-five (45) days before the date of the Planning Advisory Board's public hearing;
- [x] Proof of Ownership (copy of deed or tax statement);
- [x] 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;
- [x] A detailed letter of intent stating the following:
- [x] o The consistency of the proposed amendment(s) or action(s) with the City's Comprehensive Plan.
- [x] 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?***

6/1/2023

**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/p

## PROPERTY INFORMATION

Property information can be found at the Nassau County Property Appraiser's Website → Map Search

**Site Address***

2194 Sadler Road

**City***

Fernandina Beach

**State***

FL

**Zip***

32034

**Parcel ID #(s)***

00-00-30-0600-0002-0200

**Lot***

20/21

**Block***

2

**Subdivision***

Sadler Estates

**Zoning District***

C-1

**Future Land Use Designation***

Mixed Use

**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
- [x] 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***

Intact

**Last Name***

Construction

**Company (if applicable)**

Intact Construction Management Group LLC

**Mailing Address***

PO BOX 365

**City***

Hilliard

**State***

FL

**Zip***

32046

**Telephone Number***

9044836128

**Email Address***

ben@intactcmg.com

## 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**

**Last Name**

**Mailing Address**

**City**

**State**

**Zip**

**Telephone Number**

**E-mail Address**

## PROJECT INFORMATION

**Previous Planning/Zoning Approvals**

Annexation, Zoning, Land Use, and Preliminary plat

**Summary of Request (more detailed information to be provided in required letter of intent)***

Approval of final plat, consistent with detail from preliminary plat approval

**Certification***

- [x] 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.
- [x] I acknowledge that I understand and have complied with all of the submittal requirements and procedures.
- [x] 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 heating 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***

Benjamin

**Applicant Last Name***

Buchanan

**Today's Date***

3/24/2024

**Upload Supporting Documentation***

Letter of Intent - 2194 Sadler Road.pdf

City of FB logo NEW Reflex

**Upload 2**

Survey - 2194 Sadler Road.pdf

**Upload 3**

WD - 2194 Sadler Road.pdf

**Upload 4**

Choose File No…en

# DEPARTMENT OF PLANNING & CONSERVATION

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

Inst. Number: 202145030978 Book: 2489 Page: 795 Page 1 of 3 Date: 8/20/2021 Time: 2:30 PM
John A. Crawford Clerk of Courts, Nassau County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 6,608.00

Prepared by:
Andrea F. Lennon, P.A.
3391 South Fletcher Avenue
Fernandina Beach, Florida 32034

File Number: 21-685

# General Warranty Deed

Made this August 16, 2021 A.D. By **Susan S. Hill; John Silva, Jr.; Michael Silva; George Silva ; David Silva; and William Silva**, whose respective post office address is: **6834 Ramoth Drive, Jacksonville, Florida 32226**, hereinafter called the grantor, to **Intact Construction Management Group, LLC, a Florida limited liability company**, whose post office address is: **PO Box 365, Hilliard, Florida 32046**, hereinafter called the grantee:

(Whenever used herein the term "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 Dollars, ($10.00) 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 in Nassau County, Florida, viz:

Lots 20 and 21, Block 2, of Sadler Estates, in Section 29, Township 3 North, Range 29 East, according to Plat recorded in Plat Book 2, Page 68, in the office of the Clerk of the Circuit Court for Nassau County, Florida, more particularly described as:

Commencing for a location point at a point in the new or present South boundary line of the Sadler Road and the Western boundary line of properly heretofore conveyed to William J. Deegan and Barbara E. Deegan, his wife, E. P. Davis, Trustee, on the South side of the Sadler Road; running thence Westerly along the South line boundary of the Sadler Road 280.9 feet to the point of beginning of the property hereby conveyed; Running thence Westerly along the South boundary line of the Sadler Road, a distance of 150 feet to a point; Running thence South 10 degrees, 35 minutes West, a distance of 400 feet to a point; running thence Easterly in a line parallel with the southern boundary line of the Sadler Road, 150 feet to a point; Running thence Northerly a distance of 400 feet to the Point of Beginning.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: **00-00-30-0600-0002-0200**

**Together** with all the tenements, hereditaments and appurtenances thereto 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 except taxes accruing subsequent to December 31, 2020.

Prepared by:
Andrea F. Lennon, P.A.
3391 South Fletcher Avenue
Fernandina Beach, Florida 32034

File Number: 21-685

**In Witness Whereof,** the said grantor has signed and sealed these presents the day and year first above written.

*Signed, sealed and delivered in our presence:*

Witness
Printed Name: Garrett Sharpe

Witness
Printed Name: Garrett Lewis

Susan S. Hill (Seal)
**Susan S. Hill**
Address: 6834 Ramoth Drive, Jacksonville, Florida 32226

John Silva by Susan S. Hill (Seal)
**John Silva, Jr. by Susan S. Hill, attorney in fact**

Michael Silva by Susan S. Hill (Seal)
**Michael Silva by Susan S. Hill, attorney in fact**

State of Florida
County of Nassau

The foregoing instrument was acknowledged before me by means of [x ] physical presence or [ ] online notarization, this 16th day of August, 2021, by Susan S. Hill, individually and as attorney in fact for John Silva, Jr. and as attorney in fact for Michael Silva, who is/are ~~personally known to me~~ or who has produced a driver's license as identification.

Notary Public
Print Name: Andrea F Lennon

**My Commission Expires:**

ANDREA LENNON
Notary Public - State of Florida
Commission # GG 359771
My Comm. Expires Aug 31, 2023

Prepared by:
Andrea F. Lennon, P.A.
3391 South Fletcher Avenue
Fernandina Beach, Florida 32034

File Number: 21-685

**In Witness Whereof,** the said grantor has signed and sealed these presents the day and year first above written.

*Signed, sealed and delivered in our presence:*

Witness
Printed Name: Garrett Sharpe

Witness
Printed Name: Gerrett Lewis

George Silva (Seal)
**George Silva**
Address: 2850 Scrub Jay Lane, Fernandina Beach, FL 32034

David Silva by George Silva (Seal)
**David Silva by George Silva, attorney in fact**

William Silva (Seal)
**William Silva**

State of Florida
County of Nassau

The foregoing instrument was acknowledged before me by means of [x ] physical presence or [ ] online notarization, this 16th day of August, 2021, by George Silva, individually and as attorney in fact for David Silva; and William Silva, who is/are personally known to me or who has produced a driver's license as identification.

Notary Public
Print Name: Andrea Lennon

**My Commission Expires:**

ANDREA LENNON
Notary Public - State of Florida
Commission # GG 359771
My Comm. Expires Aug 31, 2023

# INTACT CONSTRUCTION MANAGEMENT, LLC

APPLICATION FOR VOLUNTARY ANNEXATION, REZONING, AND FLUM AMENDMENT

*LETTER OF INTENT*

Intact Construction Management, LLC ("Intact") intends to develop up to twelve townhomes (the "Project") at the approximately 1.4 acres parcel located at 2194 Ryan Road (the "Property"). The Property is currently designated as "Commercial" on the Nassau County Future Land Use Map and is zoned "Commercial – General" in the county. The project has a Development Order in place permitting a 17-space luxury motor coach resort facility known as "The Breakers" that has been approved by Nassau County, which approval has been challenged by members of an adjoining community. That challenge has been stayed pending review of this application.

The subject application request annexation, FLUM designation of Multi-Use, and rezoning to "MU-1."

**A. Consistency of the Project with the City's Comprehensive Plan**

**a. Goal 1- Future Land Use Element**

i. Objective 1.01 – Energy Efficient Development
   1. *Policy 1.01.03* – The City shall encourage the…reuse of existing assets to reduce energy use and Vehicle Miles Traveled.

ii. Objective 1.02 – Growth Management
   1. *Policy 1.02.02* - The approval of all development shall be subject to the availability of adequate levels of service for all facilities and services that are subject to concurrency management requirements.
   2. *Policy 1.02.03* - The City shall ensure that the location, scale, timing, and design of development are coordinated with the availability of public facilities and services. The City seeks to ensure compact development patterns that integrate neighborhood and commercial activities and promote connectivity through the use of sidewalks, bike lanes and alternative low-speed shared-use vehicle paths in order to achieve a reduction in vehicular trips on arterial roadways. The purpose of this policy is to prevent the proliferation of urban sprawl and to achieve cost effective and energy efficient land development patterns and avoid or eliminate existing patterns that may be described as:
      a. Areas of urban development or uses, which are not functionally related to land uses which predominate the adjacent area;
      b. Areas of urban development or uses which fail to maximize the use of existing public facilities;

c. Areas of urban development or uses which fail to use areas within which public services are currently provided; and
d. Leapfrog/scattered development or ribbon/strip commercial development patterns

3. *Policy 1.02.04* - Decisions on amendments to the FLUM must be based on an analysis of the suitability and compatibility of the proposed use, based on the following factors:
    a. Type and density or intensity of surrounding uses;
    b. Zoning districts in the surrounding area;
    c. Demonstration of adequate water supply and water supply facilities;
    d. Appropriateness of the size of the parcel compared to the proposed use;
    e. Physical condition of the site, and the suitability of soils and topography for the proposed use;
    f. Suitability of the site based on the presence or absence of natural resources, environmentally sensitive lands, flood zones, or historic resources;
    g. Compatibility factors;
    h. Impact on adopted levels of service standards and quality of service standards;
    i. Location in a Coastal Upland Protection Zone (CUPZ);
    j. The community vision; and
    k. Allowing for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and business. This analysis must analyze at least three aspects of seasonal population: hotel/motel occupants, short-term rentals, and occupancy of second homes. The City must track the best available data on three aspects of seasonal population, if available. If data is unavailable then the City will compile data internally.
4. *Policy 1.02.06* - The City shall assure that specific density assigned to new development and redevelopment is compatible and consistent with established residential development patterns and provides equitable use of the land. Criteria to be considered in allocating density shall include, but not be limited to, the following:
    a. Protecting the integrity and stability of established residential areas;
    b. Assuring smooth transition in residential densities;
    c. Encouraging commercial and residential mixed use development patterns;
    d. Recognizing and being sensitive to the character and form of the surrounding neighborhoods;

e. Requiring application of low impact development (LID) principles, native and drought tolerant landscaping and urban design principles and practices; and
f. Encouraging connectivity of pedestrian walkways and bicycle paths on and off site.

5. *Policy 1.02.07* - The City shall implement the Fernandina Beach Comprehensive Plan in a manner that acknowledges private property rights
6. *Policy 1.02.08* - Stable or established residential areas shall be protected from encroachment by incompatible development by establishing and increasing the amount of mixed use transitional areas. This policy does not preclude necessary community facilities from locating within residential areas when such activities satisfy the criteria established in the City's comprehensive plan and land development regulations
7. *Policy 1.02.10* - The City shall protect privacy and access to light, air, and open space. The City shall consider regulations such as building placement on a site, building design, and building orientation as one means to achieve this policy.

iii. **Objective 1.03 – Natural Resource Protection**

1. *Policy 1.03.01* - The City shall protect environmental resources. The City's land development regulations shall address development in floodplains, shoreline protection, wetlands protection, air quality, water quality, energy conservation, urban forestry and habitats for listed protected or endangered species.

iv. **Objective 1.04 – Redevelopment and Infill Development**

1. *Policy 1.04.03* - The City shall promote redevelopment of general commercial activities, which fulfill market demands of the City's residents for retail sales and services. The City shall coordinate with private sector interest groups concerned with enhancing the Central Business District, waterfront corridors, and commercial corridors on South 8th Street, Sadler Road, and 14th Street, in order to direct efforts to achieve a public and private partnership in improving the image and function of these districts and corridors. The City shall develop and implement density and/or intensity bonus incentives for properties that demonstrate compliance with the desired form and function of the area. Design strategies shall provide physical themes for development and redevelopment opportunities that are consistent with and reinforce the historic character of architecture, where historic structures are present, as well as the ambiance and urban design amenities in each location.

v. **Objective 1.07 – Land Use Categories**

1. *Policy 1.07.07* - Mixed Use (MU) a. This land use category is designed to accommodate medical, business, and professional offices; personal service establishments with limited inventory of goods; neighborhood commercial uses; and customary accessory uses, which are subordinate and incidental to the principal office or limited commercial use. b. Single-family and multi-family residential units are allowed in this land category. c. This designation is not intended for manufacturing. d. Mixed uses, either "stand alone" or in mixed residential and business use structures, may occur throughout the area designated for MU on the FLUM through the assignment of zoning districts for residential uses, limited commercial uses, and office uses, as well as the use of the PUD overlay. e. The maximum density for residential development within the MU land use category is eight (8) units per acre. The intensity of non-residential development in the MU land use category shall not exceed a FAR of 1.0. f. In the application of zoning districts within the ORMU category, the City shall ensure that proposed zoning districts are compatible with each other and with adjacent zoning districts and land uses.

b. Goal 3 – Housing Element

i. **Objective 3.01 – Housing Supply and Demand**

1. *Policy 3.01.02* - The City shall encourage the private sector to provide a suitable mixture and number of housing units within the City's corporate limits to meet existing and future demand.
2. *Policy 3.*01.05 - The City shall continue to provide land use designations on the FLUM and zoning districts on the official zoning map to ensure that appropriate locations are available for single family, duplex, and multi-family housing units within the City.
3. *Policy 3.01.06* - The City shall ensure, for all housing, the availability of public facilities at the levels of service as outlined in this Comprehensive Plan.

c. Goal 4 – Public Facilities Element

i. **Objective 4.01 – Level of Service Standards**

1. *Policy 4.01.01* - The following level of service standards are hereby adopted, and shall be used as the basis for determining the

availability of facility capacity and the demand generated by a development.

| Facility/Service Area | Level of Service Standard |
|---|---|
| Wastewater Treatment System | 300 gallons per day per ERU (Equivalent Residential Unit) |
| Solid Waste Facilities | Average Solid Waste Generation Rate: 5.9 pounds per capita per day |
| Stormwater Management Facilities | See Policy 4.02.01 |
| Potable Water Facilities | Water Allocation Level of Service: 350 gallons per day per ERU (Equivalent Residential Unit) |
| Fire-Rescue Services | 240-second travel time to 90% of the incidents (EMS with AED or BLS) & 480-second travel time to 90% of the incidents (ALS Response) |
| Police and Law Enforcement Services | Response Time: 3 minutes or less for emergency calls and 7 minutes or less for non-emergency calls |

2. *Policy 4.01.02* - All subdivisions, multifamily, commercial, industrial, city, and institutional projects shall provide for retention of stormwater resulting from the project, unless off-site shared facilities are available. For projects within areas designated for "zero discharge," storage shall accommodate a ten (10)-year, twenty-four (24)-hour storm event. For all other areas, retention shall accommodate the greater of: (a) the first one-half (1/2) inch of stormwater within the boundaries of their project, or (b) the first one (1) inch of storm flow from all roofs, sidewalks, paved surfaces, and parking areas (at 100 percent runoff), whether paved or not. The project shall also provide detention for all storm flows. Detention shall prevent peak flows after development from exceeding the peak flow prior to development.

d. Goal 9 – Private Property Rights Element
    i. The following rights will be considered in local decision making:

1. The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.
2. The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.
3. The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.
4. The right of a property owner to dispose of his or her property through sale or gift.

**B. Consistency with the City's Land Development Code**

a. *LDC 2.01.09* - The MU-1 District is intended for the development of a combination of residential, office, and limited neighborhood commercial uses. The Mixed-Use District encourages well-planned development and redevelopment of areas that feature compatible, interrelated uses including single-family and multi-family residential units; medical, business, and professional offices; personal service establishments with limited inventory of goods; and limited neighborhood commercial uses

b. *LDC 11.01.07* –

i. In addition to the information required in Section 11.01.03, all applications for amendments to the Zoning Map (rezoning) shall include the information set forth in this section.

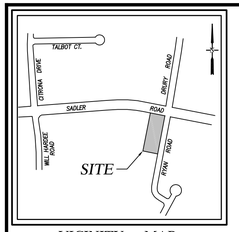
1. The application shall include a map of the area indicating the proposed zoning district designation for the subject property. The map shall show the current zoning district designations and land use categories from the Future Land Use Map in the comprehensive plan for the subject property and all adjacent properties.
2. A detailed statement shall be provided including the following information:
    a. The consistency of the proposed zoning district with the land use category on the Future Land Use Map in the comprehensive plan.
    b. A justification for the proposed zoning district.

ii. A site plan shall not be considered simultaneously with the application for rezoning.

**C. Justification of the Project's Proposed Actions**

a. Provides transition from commercial corridor to residential area
b. Fulfills a housing need
c. Accessible by multi-modal transport to parks (Greenway and Sadler Road Beach Access), shopping, and restaurants
d. Public services are available

PLAT BOOK:_____, PAGE_____




VICINITY MAP
(NOT TO SCALE)

PROPERTY DEVELOPED BY:

Intact Construction Management Group LLC
37242 Lee Street
Hilliard, FL 32046
(ORB 2376, PAGE 1423)

THE INFORMATION SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

THIS PLAT NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

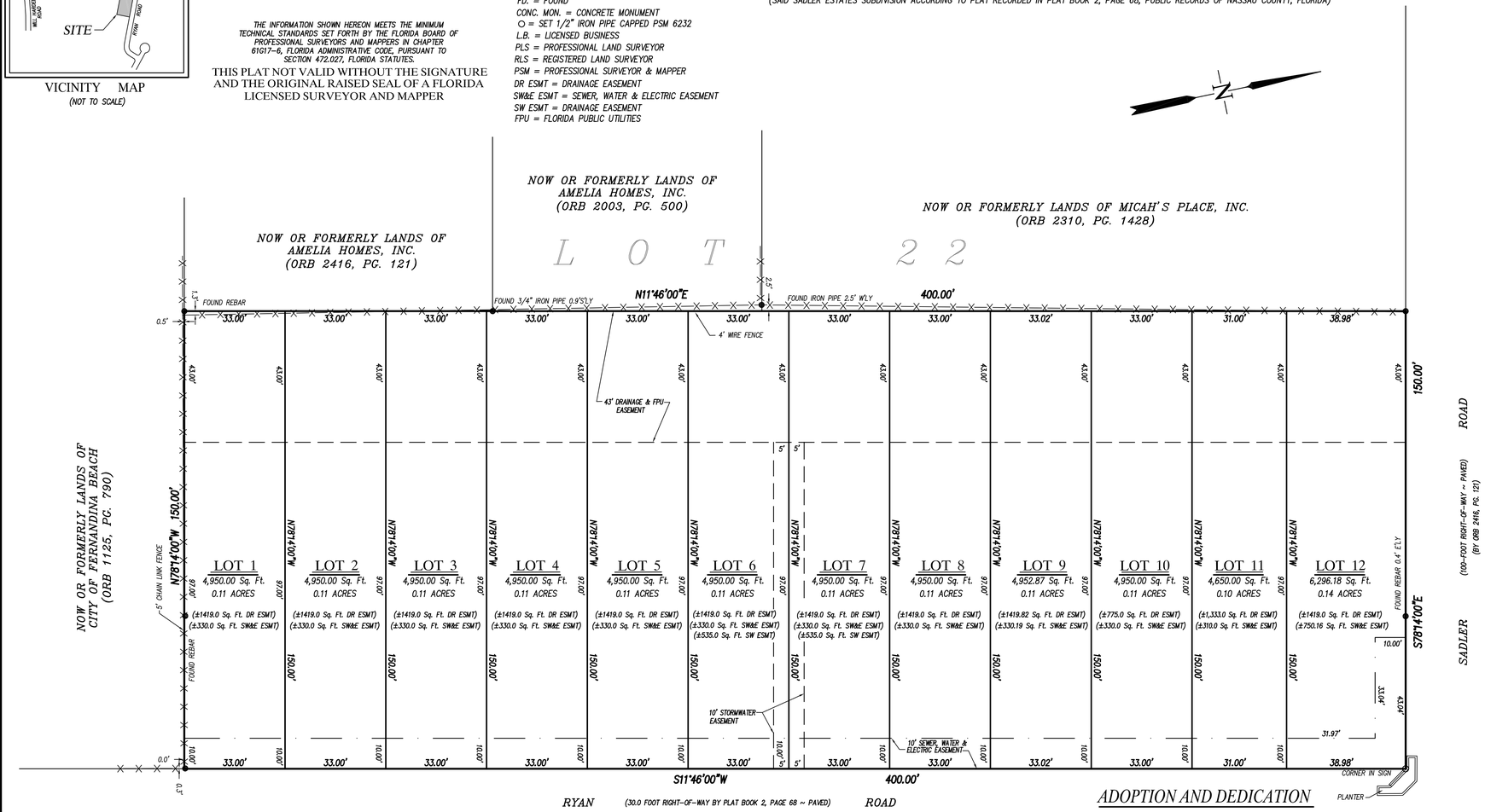
LEGEND:

R/W = RIGHT-OF-WAY
ID = IDENTIFICATION
O.R.B. = OFFICIAL RECORDS BOOK
PG. = PAGE
no. = NUMBER
Sq. Ft. = SQUARE FEET
FD. = FOUND
CONC. MON. = CONCRETE MONUMENT
○ = SET 1/2" IRON PIPE CAPPED PSM 6232
L.B. = LICENSED BUSINESS
PLS = PROFESSIONAL LAND SURVEYOR
RLS = REGISTERED LAND SURVEYOR
PSM = PROFESSIONAL SURVEYOR & MAPPER
DR ESMT = DRAINAGE EASEMENT
SW&E ESMT = SEWER, WATER & ELECTRIC EASEMENT
SW ESMT = DRAINAGE EASEMENT
FPU = FLORIDA PUBLIC UTILITIES

FINAL SUBDIVISION PLAT OF

# BREAKERS TOWNHOMES, BEING KNOWN AS LOT 20 & 21, BLOCK No. 2, SADLER ESTATES SUBDIVISION, NASSAU COUNTY, FLORIDA

(SAID SADLER ESTATES SUBDIVISION ACCORDING TO PLAT RECORDED IN PLAT BOOK 2, PAGE 68, PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA)




## CAPTION:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING LOT 20 & 21, BLOCK No. 2, SADLER ESTATES SUBDIVISION, NASSAU COUNTY, FLORIDA (SAID SADLER ESTATES SUBDIVISION ACCORDING TO PLAT RECORDED IN PLAT BOOK 2, PAGE 68, PUBLIC RECORDS OF NASSAU COUNTY) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT A POINT WHERE THE WESTERLY RIGHT-OF-WAY LINE OF RYAN ROAD (A 30 FOOT RIGHT-OF-WAY) INTERSECTS THE SOUTHERLY RIGHT-OF-WAY LINE OF SADLER ROAD (A 100 FOOT RIGHT-OF-WAY), AND FROM SAID POINT RUN THENCE SOUTH 11°-46'-00" WEST, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID RYAN ROAD, A DISTANCE OF 400.00 FEET TO A POINT; RUN THENCE NORTH 78°-14'-00" WEST ALONG THE NORTHERLY LINE OF LANDS NOW OR FORMERLY OF THE CITY OF FERNANDINA BEACH (ACCORDING TO BOOK 1125, PAGE 790 OF THE OFFICIAL RECORDS OF NASSAU COUNTY), A DISTANCE OF 150.00 FEET TO A POINT; RUN THENCE NORTH 11°-46'-00" EAST, ALONG THE EASTERLY LINE OF LANDS NOW OR FORMERLY OF AMELIA HOMES, INC. (ACCORDING TO DEED RECORDED IN BOOK 2416, PAGE 121 OF THE OFFICIAL RECORDS OF NASSAU COUNTY) AND THE NORTHERLY PROLONGATION THEREOF, A DISTANCE OF 400.00 FEET TO A POINT LYING ON THE AFOREMENTIONED SOUTHERLY RIGHT-OF-WAY LINE OF SADLER ROAD; RUN THENCE SOUTH 78°-14'-00" EAST, ALONG LAST MENTIONED SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 1.38 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY EASEMENTS OF RECORD WHICH MAY LIE WITHIN.

NOTES:

1.) "NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.

2.) BEARINGS SHOWN HEREON REFER TO THE BEARING OF S78°-14 E FOR THE SOUTHERLY R/W LINE OF SADLER ROAD, ACCORDING TO PLAT BOOK 2, PAGE 68, PUBLIC RECORDS OF NASSAU COUNTY.

3.) THERE MAY EXIST ADDITIONAL RESTRICTIONS LYING OVER THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF NASSAU COUNTY.

4.) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A FORMAL TITLE REVIEW.

5.) ALL INTERIOR LOT CORNERS ARE TO BE SET 1/2" IRON PIPES CAPPED "PSM 6232"

6.) SUBJECT PROPERTY IS CURRENTLY ZONED: MU-1

7.) MAXIMUM LOT COVERAGE: MAXIMUM LOT COVERAGE BY ALL BUILDINGS AND ACCESSORY STRUCTURES SHALL NOT EXCEED 60 PERCENT OF LOT AREA OR 8 DWELLINGS PER ACRE.

MINIMUM YARD REQUIREMENTS: (1)FRONT: 0 FEET.(2)SIDES: 0 FEET, 10' CORNER LOT (3)REAR: 10 FEET.

MAXIMUM HEIGHT OF STRUCTURES: THIRTY FIVE FEET IN HEIGHT ABOVE ESTABLISHED GRADE.

8.) SUBJECT PROPERTY TO BE SERVICED BY CITY WATER & SEWER.

9.) SUBJECT PROPERTY LIES IN THE "X"(UNSHADED) FLOOD HAZARD ZONE AS PER F.I.R. MAP No. 12089O2390, COMM No. 120170, PANEL No. 0239, SUFFIX G, DATED: 08-02-2017, FOR: NASSAU COUNTY, FLORIDA.

10.) THE LOTS SHOWN HEREON MAY NOT BE FURTHER SUBDIVIDED WITHOUT APPROVAL OF THE NASSAU COUNTY GOVERNMENT.

11.) THIS PROPERTY IS SUBJECT TO STORM SURGE INUNDATION DURING A CATEGORY 4 HURRICANE ACCORDING TO THE STORM SURGE ATLAS FOR NASSAU COUNTY PER MAP PROVIDED BY NORTHEAST FLORIDA REGIONAL PLANNING COUNCIL.

12.) TOTAL NUMBER OF LOTS: 12 LOTS, TOTAL ACREAGE: 1.38 ACRES.

STATE OF FLORIDA

## MORTGAGEE'S CONSENT

I, _____, ON BEHALF OF_____, AND/OR IT'S SUCCESSORS AND OR ASSIGNS/ATIMA, DO HEREBY JOIN IN AND CONSENT TO THE ADOPTION AND DEDICATION OF SAID LANDS BY THE OWNERS THEREOF, AS SHOWN HEREON AND AGREE THAT IT'S MORTGAGE WHICH IS DESCRIBED IN OFFICIAL RECORDS BOOK_____, PAGES_____ OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA SHALL BE SUBORDINATED TO SAID ADOPTION AND DEDICATION.

WITNESS_____ NAME:_____
PRINT OR TYPE NAME TITLE

WITNESS_____
PRINT OR TYPE NAME

STATE OF FLORIDA
COUNTY OF NASSAU

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF
☐ PHYSICAL EVIDENCE OR ☐ONLINE NOTARIZATION THIS_____DAY OF_____, 2024 BY
_____ AS_____ ON BEHALF OF
_____ A _____ WHO PRODUCED
_____ AS IDENTIFICATION OR WHO IS PERSONALLY KNOWN.

WITNESS MY SIGNATURE AND OFFICIAL SEAL AT THE CITY OF FERNANDINA BEACH, IN THE COUNTY OF NASSAU AND THE STATE OF FLORIDA THIS_____DAY OF_____ A.D. 2024.

_____
NOTARY PUBLIC, STATE OF FLORIDA

MY COMMISSION EXPIRES_____

## ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED INTACT CONSTRUCTION MANAGEMENT GROUP IS THE LAWFUL OWNER OF THE LAND DESCRIBED IN THE CAPTION HEREON WHICH SHALL BE HEREAFTER KNOWN AS BREAKERS TOWNHOMES AND THAT HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AND THAT THIS PLAT, MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF SAID LAND.

IN WITNESS WHEREOF DEVELOPER HAS CAUSED THIS PLAT AND DEDICATION TO BE EXECUTED BY IT'S DULY ELECTED OFFICERS ACTING BY AND WITH THE AUTHORITY OF THE BOARD OF DIRECTORS.

ALL ALLEYS, EASEMENTS, BUFFERS OR PUBLIC AREAS SHOWN ON THIS PLAT ARE DEDICATED TO THE PUBLIC FOR THE USES AND PURPOSES THEREON STATED AND REMAINS A MAINTENANCE OBLIGATION OF THE OWNER OR A RESPONSIBLE PROPERTY OWNERS ASSOCIATION. NOTHING HEREIN SHALL BE CONSTRUED AS CREATING AN OBLIGATION UPON THE CITY OF FERNANDINA BEACH OR NASSAU COUNTY TO PERFORM ANY ACT OF CONSTRUCTION OR MAINTENANCE WITHIN SUCH DEDICATED AREAS.

FLORIDA PUBLIC UTILITIES AND IT'S SUCCESSORS AND ASSIGNS ARE HEREBY IRREVOCABLY DEDICATED A 43 FOOT EASEMENT ALONG THE REAR OF EACH LOT FOR IT'S USE IN CONJUNCTION WITH IT'S UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.

INTACT CONSTRUCTION MANAGEMENT GROUP

WITNESS_____ _____
PRINT OR TYPE NAME NAME: TITLE

WITNESS_____
PRINT OR TYPE NAME

STATE OF FLORIDA
COUNTY OF NASSAU

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF
☐ PHYSICAL EVIDENCE OR ☐ONLINE NOTARIZATION THIS_____DAY OF_____, 2024 BY
_____ AS_____ ON BEHALF OF
_____ A _____ WHO PRODUCED _____
AS IDENTIFICATION OR WHO IS PERSONALLY KNOWN.

WITNESS MY SIGNATURE AND OFFICIAL SEAL AT THE CITY OF FERNANDINA BEACH, IN THE COUNTY OF NASSAU AND THE STATE OF FLORIDA THIS_____DAY OF_____ A.D. 2024.

_____
NOTARY PUBLIC, STATE OF FLORIDA

MY COMMISSION EXPIRES_____

## ZONING CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED BY ME AND IS IN COMPLIANCE WITH THE ZONING RULES AND REGULATIONS OF THE CITY OF FERNANDINA BEACH, NASSAU COUNTY FLORIDA, CURRENTLY IN EFFECT.

THIS_____DAY OF_____, A.D. 2024

_____
DIRECTOR OF PLANNING

_____
PRINTED NAME

## CERTIFICATE OF CLERK

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND IT COMPLIES IN FORM WITH CHAPTER 177.061, FLORIDA STATUTES, AND IS FILED FOR RECORD IN OFFICIAL RECORDS BOOK_____, PAGES_____, OF THE PUBLIC RECORDS OF NASSAU COUNTY FLORIDA.

THIS _____ DAY OF _____ , A.D. 2024

_____
CLERK OF THE CIRCUIT COURT

_____
PRINTED NAME

PLAT DATE: 08-20-2023
SIGNATURE DATE: 08-25-2023 F.B.:BS154 , PG.: –

CAD FILE: 20&21SADLER ESTATES 2194 SADLER ROAD.DWG

## MAYOR CERTIFICATE:

THIS PLAT HAS BEEN EXAMINED AND IS HEREBY ACCEPTED AND APPROVED BY THE CITY COMMISSION OF FERNANDINA BEACH, NASSAU COUNTY, FLORIDA, PURSUANT TO A RESOLUTION OF SAID COMMISSION ADOPTED THIS_____DAY OF_____, A.D. 2023.

BY:_____ ATTEST:_____
MAYOR CITY CLERK

_____ _____
PRINTED NAME PRINTED NAME

## COUNTY TAX COLLECTOR'S CERTIFICATE

PARCEL IDENTIFICATION NUMBER: 00-00-30-0600-0002-0200

AD-VALOREM TAXES AE PAID IN FULL ON ALL PARCELS DESCRIBED ON THIS PLAT FOR THE YEARS PRECEDING THE RECORDING DATE OF THIS PLAT.

SIGNED THIS_____DAY OF_____, A.D. 2024.

_____
NASSAU COUNTY TAX COLLECTOR

_____
PRINTED NAME

## DIRECTOR OF EMERGENCY SERVICES CERTIFICATE:

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN APPROVED BY THE DIRECTOR OF EMERGENCY SERVICES OF THE CITY OF FERNANDINA BEACH, FLORIDA. THIS_____DAY OF_____, A.D. 2024.

_____
DIRECTOR OF EMERGENCY SERVICES

_____
PRINTED NAME

## APPROVAL FOR THE RECORD

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE CITY MANAGER OF FERNANDINA BEACH, NASSAU COUNTY FLORIDA, WITNESS BY SIGNATURE THIS_____DAY OF_____, A.D. 2024.

_____ ATTEST_____
CITY MANAGER CITY CLERK

_____ _____
PRINTED NAME PRINTED NAME

## CERTIFICATE OF REVIEW BY CITY-EMPLOYED/ CONTRACTED SURVEYOR/MAPPER

I HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUTES AND THAT I AM EMPLOYED BY OR UNDER CONTRACT TO THE APPROPRIATE LOCAL GOVERNING BODY AND ACTING HERETO AS AN AGENT THEREOF. THIS LIMITED CERTIFICATION AS TO FACIAL CONFORMITY WITH REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, IS NOT INTENDED TO BE AND SHOULD NOT BE CONSTRUED AS A CERTIFICATION OF THE ACCURACY OR QUALITY OF THE SURVEYING/MAPPING REFLECTED ON THIS PLAT.

_____ _____
SURVEYOR/MAPPER DATE:

_____ _____
PRINTED NAME FLORIDA REGISTRATION No.

## SURVEYORS CERTIFICATE:

THIS IS TO CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED IN THIS CAPTION; THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES; THAT THE SURVEY AND LEGAL DESCRIPTION ARE ACCURATE; THAT PERMANENT REFERENCE MONUMENTS (PRM'S) HAVE BEEN SET ACCORDING TO CHAPTER 177.091 (7); ANT THAT PERMANENT CONTROL POINTS (PCP'S) WILL BE SET ACCORDING TO THE CHAPTER 177.091 (8); ALL ACCORDING TO THE LAWS OF THE STATE OF FLORIDA AND NASSAU COUNTY.

_____ _____
ERNEST R. BENNETT, PROFESSIONAL SURVEYOR & MAPPER DATE
FLORIDA REGISTRATION NO. 6232
BENNETT SURVEYING, INC.
102 MARSH HARBOUR PARKWAY, UNIT 103
KINGSLAND, GEORGIA 31548
(912)-673-8940 L.B. #7815

0' 10' 20' 40'
SCALE: 1" = 20'

DWN. BY: R.B. CKD. BY: T.L.P.


BENNETT SURVEYING, INC.
Surveyors and Land Planners
102 MARSH HARBOUR PARKWAY, UNIT 103
KINGSLAND, GEORGIA 31548
(912) 258-8899
(912) 673-8940
ERNEST R. BENNETT, JR.
FLORIDA PROFESSIONAL SURVEYOR & MAPPER No. 6232
LICENSED BUSINESS No. 7815


DWG. No. SD-2-313-03-2024

MAP TO SHOW TOPOGRAPHICAL SURVEY OF

# LOT 20 & 21, BLOCK No. 2, SADLER ESTATES, SUBDIVISION, NASSAU COUNTY, FLORIDA

(ACCORDING TO PLAT RECORDED IN PLAT BOOK 2, PAGE 68, PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA)

FOR: Intact Construction Management Group, LLC; PrimeSouth Bank; Westcor Land Title Insurance Company & Andrea F. Lennon, P.A.

TAX PARCEL ID#00-00-30-0600-0002-0200

NOTES:

1.) BEARINGS SHOWN HEREON REFER TO THE BEARING OF S78°-14 E FOR THE SOUTHERLY R/W LINE OF SADLER ROAD, ACCORDING TO PLAT BOOK 2, PAGE 68, PUBLIC RECORDS OF NASSAU COUNTY.

2.) THERE MAY EXIST ADDITIONAL RESTRICTIONS LYING OVER THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF NASSAU COUNTY.

3.) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A FORMAL TITLE REVIEW.

4.) REFERENCE BENCHMARK: US&GS B144 PID "BC0147" CONCRETE MONUMENT & DISK "B144 1954". ELEVATION = 10.39 (NAVD 88)

5.) EXISTING ELEVATIONS SHOWN THUS: × 12.22

6.) EXISTING CONTOURS SHOWN THUS: —— 12 ——

7.) SUBJECT PROPERTY IS ZONED: RESIDENTIAL SINGLE FAMILY 2

LEGEND:

R/W = RIGHT-OF-WAY
ID = IDENTIFICATION
O.R.B. = OFFICIAL RECORDS BOOK
PG. = PAGE
no. = NUMBER
Sq. Ft. = SQUARE FEET
FD. = FOUND
CONC. MON. = CONCRETE MONUMENT
○ = SET 1/2" IRON PIPE CAPPED PSM 6232
L.B. = LICENSED BUSINESS
PLS = PROFESSIONAL LAND SURVEYOR
RLS = REGISTERED LAND SURVEYOR
PSM = PROFESSIONAL SURVEYOR & MAPPER
RCP = REINFORCED CONCRETE PIPE
= WOODEN POWER POLE
= OVERHEAD POWER LINE
WM = WATER METER
■ = FOUND CONCRETE MONUMENT
T = TELEPHONE BOX
WV = WATER VALVE
= FIRE HYDRANT
⊕ = 6" CLEAN OUT
STOP = STOP SIGN
= GUY ANCHOR

NOW OR FORMERLY LANDS OF AMELIA HOMES, INC. (ORB 2003, PG. 500)

NOW OR FORMERLY LANDS OF MICAH'S PLACE, INC. (ORB 2310, PG. 1428)

NOW OR FORMERLY LANDS OF AMELIA HOMES, INC. (ORB 2416, PG. 121)

NOW OR FORMERLY LANDS OF CITY OF FERNANDINA BEACH (ORB 1125, PG. 790)

LOT No. 22

LOT 21

BLOCK

LOT 20

N11°46'00"E 400.00'

S11°46'00"W 400.00'

N78°14'00"W 150.00'

S78°14'00"E 150.00'

FOUND REBAR

FOUND 3/4" IRON PIPE 0.9'S'LY

FOUND IRON PIPE 2.5' W'LY

FOUND IRON

FOUND REBAR 0.4' E'LY

4' WIRE FENCE

5' CHAIN LINK FENCE

±1.38 ACRES
(±60,000 SQ. FT.)

RYAN (30.0-FEET BY PLAT BOOK 2, PAGE 68 ~ PAVED) ROAD

CENTERLINE

EDGE OF PAVEMENT

SADLER ROAD (100-FOOT RIGHT-OF-WAY ~ PAVED) (BY ORB 2416, PG. 121)

CONCRETE SIDEWALK

CONCRETE DRIVE

1.5 STORY HOUSE

CORNER IN SIGN

PLANTER

GRATE = 14.86
18" RCP = 10.92 (INV)

GRATE = 12.95
18" RCP = 9.01 (INV)
24" RCP = 8.81 (INV)

GRATE = 9.69
24" RCP = 5.19 (INV)

TEMPORARY BENCHMARK
SET NAIL IN WOOD POWER POLE. ELEV. = 16.62 (NAVD 88 DATUM)

18" PALM
22" LIVE OAK
30" LIVE OAK
15" LIVE OAK
16" LIVE OAK
24" LIVE OAK
40" LIVE OAK
20" LIVE OAK
33" LIVE OAK
18" LIVE OAK
36" LIVE OAK
13" HICKORY
24" PINE
8" PEAR
TWIN 20" LIVE OAK
26" LIVE OAK
28" LIVE OAK
14" LIVE OAK
11" MAGNOLIA
19" MAGNOLIA
TWIN 8" HICKORY
24" MAGNOLIA

±334'

0' 10' 20' 40'
SCALE: 1" = 20'

THE INFORMATION SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

**FLOOD CERTIFICATE:** THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS SHOWN TO BE IN FLOOD HAZARD ZONE "X" (UNSHADED) F.I.R. MAP No. 12089C0239G, COMM No. 120170 PANEL No.0239 SUFFIX G, DATED: 8-2-17 FOR: NASSAU COUNTY, FLORIDA.

**I HEREBY CERTIFY** THAT THE ABOVE LAND WAS SURVEYED UNDER MY DIRECT SUPERVISION AND THAT THE CORNERS & ELEVATIONS ARE LOCATED UPON SAME AS SHOWN AND THAT THERE ARE NO ENCROACHMENTS UPON SAID LAND, EXCEPT AS SHOWN.

THIS SURVEY NOT VALID UNLESS THIS PRINT BEARS THE SEAL OF THE SIGNING SURVEYOR

S:\CAD\2 nassau\Sadler Estates\20&21Sadler Estates 2194 Sadler Rd Intact Buchanan.dwg

DWN. BY: TLP CKD. BY: R.B.


BENNETT SURVEYING, INC.
Surveyors and Land Planners
102 MARSH HARBOUR PARKWAY, UNIT 103
KINGSLAND, GEORGIA 31548
(912) 729-8828
(912) 673-8940

ERNEST R. BENNETT, JR.
FLORIDA PROFESSIONAL SURVEYOR & MAPPER No. 6232
LICENSED BUSINESS No. 7815


DWG. No. B-2-228-11-2020

F.B.: BS143, PG.: 58
SURVEY DATE: 06-16-21
SIGNATURE DATE: 07-28-21

**STAFF REPORT**
**PAB 2024-0003 (FINAL PLAT)**
**Planning Advisory Board Hearing**
**April 10, 2024**

# APPLICATION FOR FINAL PLAT
# 2194 SADLER ROAD

**APPLICATION & SURROUNDING AREA INFORMATION:**

| | | | | | |
|---|---|---|---|---|---|
| **OWNER/APPLICANT:** | Ben Buchanan | | | | |
| **AGENT:** | N/A | | | | |
| **REQUESTED ACTION:** | Final Plat (Breakers Townhomes) | | | | |
| **LOCATION:** | 2194 Sadler Road (00-00-30-0600-0002-0200) | | | | |
| **CURRENT ZONING:** | Mixed Use MU-1 | | | | |
| **CURRENT LAND USE:** | Mixed Use (MU) | | | | |
| **EXISTING USES ON SITE:** | Vacant with site infrastructure to support townhome construction | | | | |
| **PROPERTY SIZE** | Approximately 1.41 Acres of Land | | | | |
| **ADJACENT PROPERTIES:** | **Direction** | **Existing Use(s)** | **Year Built** | **Zoning** | **FLUM** |
| **NASSAU COUNTY** | North | Single Family | 1945 | Residential Single Family 2/Commercial General | Commercial |
| **WITHIN CITY LIMITS** | South | Water Treatment Facility | Varies | PI-1 | Public and Institutional |
| **NASSAU COUNTY** | East | Vacant | N/A | Commercial General | Commercial |
| **NASSAU COUNTY/WITHIN CITY LIMITS** | West | Commercial Stores/Offices | Varies | Commercial General/C-2 | Commercial/ General Commercial |

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

**SUMMARY OF REQUEST:**

The property owner, Ben Buchanan requests a final plat for property located at 2194 Sadler Road of a 12-lot townhome residential subdivision (Breakers Townhomes).

The Mixed Use (MU-1) Zoning District is intended for the development of a combination of residential, office, and limited neighborhood commercial uses. This zoning district allows for single family detached, duplex, triplex, townhouse, and mixed use structures along with allowable ancillary structures as permissible housing types. The site acreage under the proposed zoning and land use designation could accommodate up to 14 dwelling units with a maximum gross density of 8 dwelling units per acre permitted. The final plat requests approval of a 12 unit townhome subdivision. Apart from a shared mail kiosk, landscaping, and potential subdivision signage, there are no communal amenities planned for this development. Access to the development will be primarily from Ryan Road and Sadler Road. The property was annexed into the City through ordinance 2023-41, assigned a FLUM

designation of Mixed Use through ordinance 2023-42 and zoning district of MU-1 through ordinance 2024-43. A preliminary plat was approved by resolution 2023-216. The owner has been installing site infrastructure compliant with the issued Local Development Order under TRC 2023-0035.

## CONSISTENCY WITH THE COMPREHENSIVE PLAN / LAND DEVELOPMENT CODE:

The City can serve this property and meet or exceed all levels of service required by Comprehensive Plan policies referenced herein. Specific policies referenced can be found at www.fbfl.us/CompPlan or www.fbfl.us/LDC. Key policy references with analysis have been provided to demonstrate compliance with level of service standards and minimum requirements.

| *Applicable Policy Reference* | *Determination of Consistency* |
|---|---|
| CP 1.02.02 | √ |
| CP 1.02.03 | √ |
| CP 1.02.04 | √ |
| CP 1.02.10 | √ |
| CP 1.03.01 | √ |
| CP 1.07.07 | √ |
| CP 4.01.01 | √ |
| CP 4.02.03 | √ |
| CP 10.08.05 | √ |
| LDC 2.01.09 | √ |
| LDC 4.02.06 | √ |
| LDC 4.04.00 | √ |
| LDC 4.05.00 | √ |
| LDC 7.01.04 | √ |
| LDC 7.01.03 | √ |
| LDC 7.01.08 | √ |
| LDC 7.03.00 | √ |
| LDC 7.04.06 | √ |
| LDC 11.01.05 | √ |
| LDC 11.05.00 | √ |

**Policy 1.01.02. The approval of all development shall be subject to the availability of adequate levels of service for all facilities and services that are subject to concurrency management requirements.**

AND

**Policy 1.02.03. The City shall ensure that the location, scale, timing, and design of development is coordinated with the availability of public facilities and services. The City seeks to ensure compact development patterns that integrate neighborhood and commercial activities and promote connectivity through the use of sidewalks, bike lanes and alternative low-speed shared-use vehicle paths in order to achieve a reduction in vehicular trips on arterial roadways. The purpose of this policy is to prevent the proliferation of urban sprawl and to achieve cost effective and energy efficient land development patterns and avoid or eliminate existing patterns that may be described as: described below.**

a. **No Areas of urban development or uses, which are not functionally related to land uses which predominate the adjacent area;**
b. **No Areas of urban development or uses which fail to maximize the use of existing public facilities;**
c. **No Areas of urban development or uses which fail to use areas within which public services are currently provided; and**
d. **No Leapfrog/scattered development or ribbon/strip commercial development patterns.**

The proposed development is consistent with the Comprehensive Plan's direction for compact urban development and serves to maximize the use of existing public facilities. The subject property lies in an area of existing urban development. The proposed development will rely on an open improved roadways of Ryan Road and Sadler Road for access to the subdivision. Water and sewer services are available to serve the site, and this proposed development. No leapfrog development is occurring.

**Policy 4.01.01. The following level of service standards are hereby adopted and shall be used as the basis for determining the availability of facility capacity and the demand generated by a development.**

| Facility/Service Area | Level of Service Standard |
|---|---|
| **Wastewater Treatment System** | **300 gallons per day per ERU (Equivalent Residential Unit)** |
| **Solid Waste Facilities** | **Average Solid Waste Generation Rate: 5.9 pounds per capita per day** |
| **Stormwater Management Facilities** | **Policy 4.01.02** *All subdivisions, multifamily, commercial, industrial, city, and institutional projects shall provide for retention of stormwater resulting from project, unless off-site shared facilities are available. For projects within areas designated for "zero discharge," storage shall accommodate a ten (10)-year, twenty-four (24)-hour storm event. For all other areas, retention shall accommodate the greater of: (a) the first one-half (1/2) inch of stormwater within the boundaries of their project, or (b) the first one (1) inch of storm flow from all roofs, sidewalks, paved surfaces, and parking areas (at 100 percent runoff), whether paved or not. The project shall also provide detention for all storm flows. Detention shall prevent peak flows after development from exceeding the peak flow prior to development.* |
| **Potable Water Facilities** | **Water Allocation Level of Service: 350 gallons per day per ERU (Equivalent Residential Unit)** |
| **Fire-Rescue Services** | **240-second travel time to 90% of the incidents (EMS with AED or BLS) & 480-second travel time to 90% of the incidents (ALS Response)** |
| **Police and Law Enforcement Services** | **Response Time: 3 minutes or less for emergency calls and 7 minutes or less for non-emergency calls** |

The City has five public facilities that have adopted levels of service: Transportation, Water, Sewer, Drainage, and Solid Waste. The City's ability to maintain adopted levels of service for these utilities was confirmed through TRC site plan review process. A concurrency determination for impacts to Nassau County roadways must be assessed under the City's current requirements contained in LDC Section 7.04.05. All proposed developments generating more than 400 Average Daily Trips (ADT) require a traffic concurrency determination from the Northeast Regional Council. Under the proposed development scenario containing 12 dwelling units, Staff estimates that approximately 70 Average Daily Trips (ADT) could be generated by this development;

resulting in 6 p.m. peak hour trips[1]. Traffic impacts are likely on only State and Nassau County maintained roadways. Nassau County collects mobility fees for roadway impacts based on their adopted a mobility plan. It is expected that the City will, through its adopted Interlocal agreement with Nassau County, collect mobility fees on their behalf for projects within the City.

The City owns and operates three potable water treatment facilities which combined can provide 18.2 million gallons per day. Potable water customers on average consume approximately 5 million gallons per day. The City owns and operates one sanitary sewer treatment facility which has an operation/design capacity to treat 3.5 million gallons of wastewater per day. At the adopted level of service and the proposed development density, the residential units will consume 4,200 gallons of water per day (12 units x 350 gallons per ERC per day).

The City owns and operates one sanitary sewer treatment facility which has an operation/design capacity to treat 3.5 million gallons of wastewater per day. The facility's customers currently generate, on average, 1.9 million gallons per day. At the adopted level of service and the proposed development density, the site will generate 9,660 gallons of wastewater per day (12 units x 2.3 x 350 gallons per ERC per day). The utilities director indicates that plant capacity is available for the site; however, other facilities, such as pipe and lift station capacity, will have to be evaluated, and the developer will have to pay for what improvements are necessary to accommodate any proposed development. These determinations will be made in advance of site plan review and necessary improvements will be required as a part of site plan approval.

As for solid waste and drainage, the City currently has contracted services with Waste Management to dispose of solid waste city-wide, therefore the impact is not necessary as part of the preliminary plat/ replat review process. Solid waste receptacles will be provided to individual dwelling units to be maintained on each homesite. Drainage impacts from any new development or redevelopment will be reviewed by the City's Technical Review Committee (TRC). The City requires storm water drainage to be retained on-site and permitting through the St. John's River Water Management District (SJRWMD). Permitting from SJRWMD is a requirement for final approval and receipt of a local development order from the TRC.

All public facilities and services are currently available to support the proposed development and each service can maintain or exceed its level of service standards as required by Policies 1.01.02, 1.02.03, and 4.01.01.

**CONSISTENCY WITH THE LAND DEVELOPMENT CODE:**

**4.02.06 Specific Standards for Townhouse Development**

- **A. Townhouse development shall comply with the density of the zoning district in which it is proposed. The additional standards set forth in this section shall apply to all townhouse development.**
- **B. Side yard setback requirements do not apply to interior lot lines.**
- **C. A townhouse is a single-family attached dwelling unit. It is contiguous to adjacent units by a common wall.**
- **D. There shall be at least two (2) but not more than six (6) units in one (1) building.**
- **E. Each townhouse dwelling unit shall have a direct entrance to the outside, and shall not open to a common lobby, hallway, foyer, or other similar space.**
- **F. Where all lots, parcels, and dwelling units are under common ownership, there shall be a management plan to demonstrate unified control and management of common areas and facilities.**

[1] ITE Code 230 (Residential Condominium/Townhouse) average PM peak hour trips = 6 (~1 trip/ dwelling unit)

**G. Where common open space, recreation facilities, or other accessory structures or facilities are proposed, sidewalks or pedestrian paths shall be provided to connect buildings, parking lots, open space, and common areas.**

**11.01.05 Requirements for Subdivision Plats (Preliminary and Final)**

**A. A preliminary subdivision plat shall be required when new streets, water lines, and sewer lines are required; when three or more residential lots are created; and where one nonresidential lot is created or proposed for development. Where new streets, water lines, and sewer lines are not required, the preliminary and final plat may be combined into a single submittal. A preliminary plat provides for a complete review of technical data and preliminary engineering drawings prior to completion of the final plat for recording.**

**B. In addition to the information required in Section 11.01.03, all applications for preliminary subdivision plat approval shall contain the following information:**

1. **The name, addresses, telephone number, facsimile number, and email address of the person preparing the plat.**
2. **The date of preparation and date(s) of any modifications, a north arrow, and a written and graphic scale.**
3. **The proposed name of the subdivision.**
4. **Development specifications for the tract: area, proposed number and layout of lots and blocks, location, names, and widths of proposed roadways, consistent with this LDC and the Future Transportation Circulation Map of the Comprehensive Plan.**
5. **All contiguous properties shall be identified by subdivision title, plat book and page, or, if un-platted, the land shall be so designated, and otherwise identified.**
6. **Location of land to be dedicated or reserved for public use for rights-of-way, streets, sidewalks, bike trails, pedestrian trails, easements, schools, parks, open spaces, or other public uses. Proposed street names shall be included.**
7. **Locations of utilities, utility service, connections to existing utility facilities, and easements necessary to provide access to the utility facilities for maintenance or other activity.**
8. **Location of the nearest available public water supply and wastewater disposal system.**
9. **A topographic survey, soils report, grading plan, and an erosion control plan.**
10. **Existing surface water bodies, wetlands, streams, and canals, including the location of the mean high water line for each feature.**
11. **A preliminary surface drainage plan showing direction of flow and methods of stormwater retention.**
12. **A floodplain map indicating areas subject to inundation and high groundwater levels up to a 100-year flood classification and establishing a base flood elevation for all proposed lots within the subdivision.**
13. **A tree survey showing protected trees, proposed replacement trees, if required, and landscaping and buffering.**

The proposal is consistent with the townhouse and subdivision requirements of the Land Development Code. The site now has access to water and wastewater services. The Final Plat has been reviewed for technical compliance and received final sign off from the Technical Review Committee (2023-0035) on December 27, 2023.

## CONCLUSION AND STAFF RECOMMENDATIONS:

The requested action approving a **Final Plat is consistent** with the City's Comprehensive Plan and the Land Development Code. Staff recommends **approval** of the Preliminary Plat. Following the recommendation of the Planning Advisory Board (PAB), the Preliminary Plat will move forward to the City Commission in the form of a

Resolution following completion of the Annexation, Assignment of a Future Land Use Map Designation, and Zoning Classification. This action is expected to appear before the City Commission on May 7, 2024. Upon approval, the final plat is recorded with the Nassau County Clerk of Court at which time vertical construction can commence.

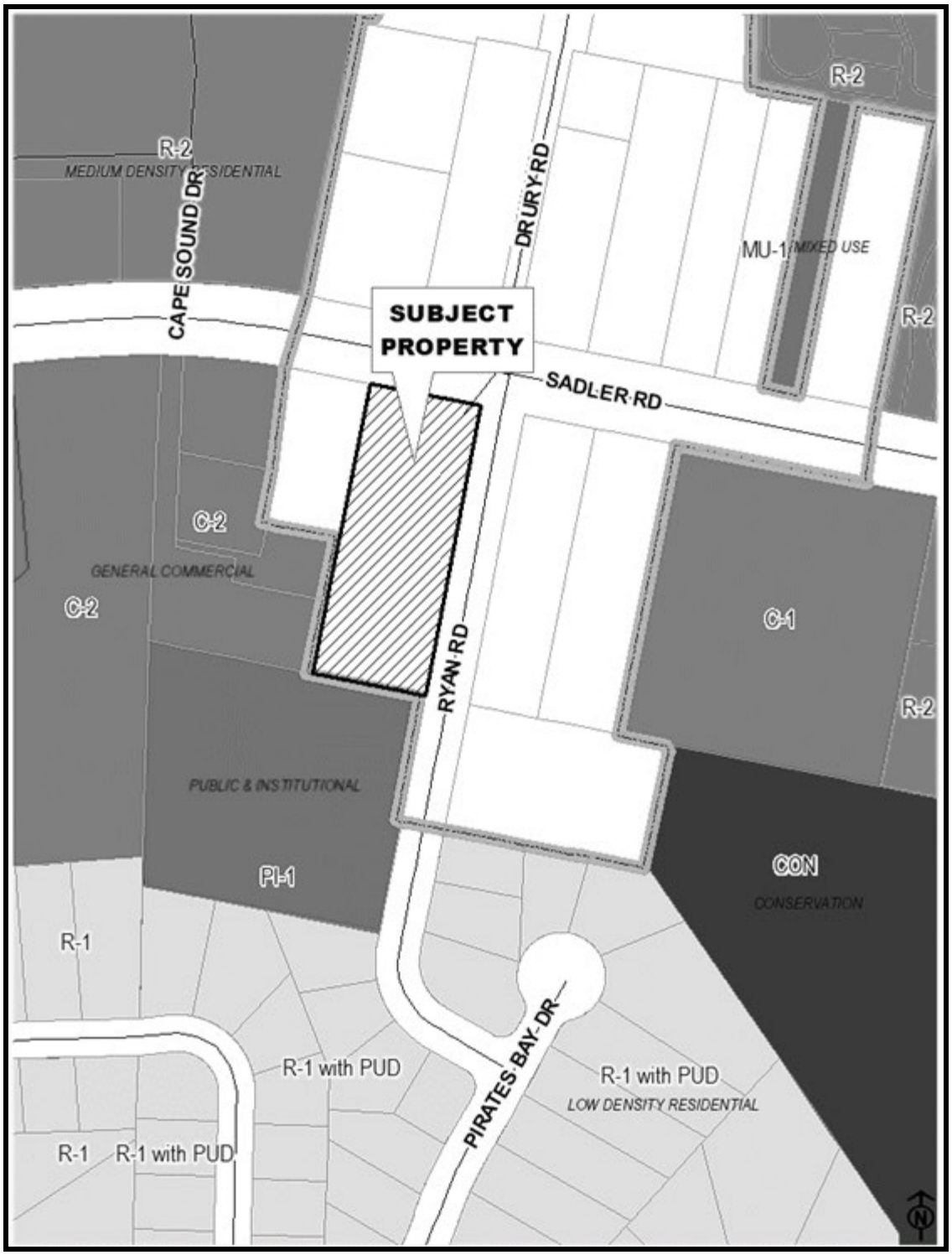
**MOTION TO CONSIDER:**

I move to recommend **(approval or denial)** of **PAB case number 2024-0003** to the City Commission requesting that, a Final Plat for property located at 2194 Sadler Road be **(approved or denied)** and that **PAB case 2024-0003**, as presented, **(is or is not)** sufficiently compliant with the Comprehensive Plan and Land Development Code to be approved at this time.

Submitted by:

Kelly N. Gibson, AICP

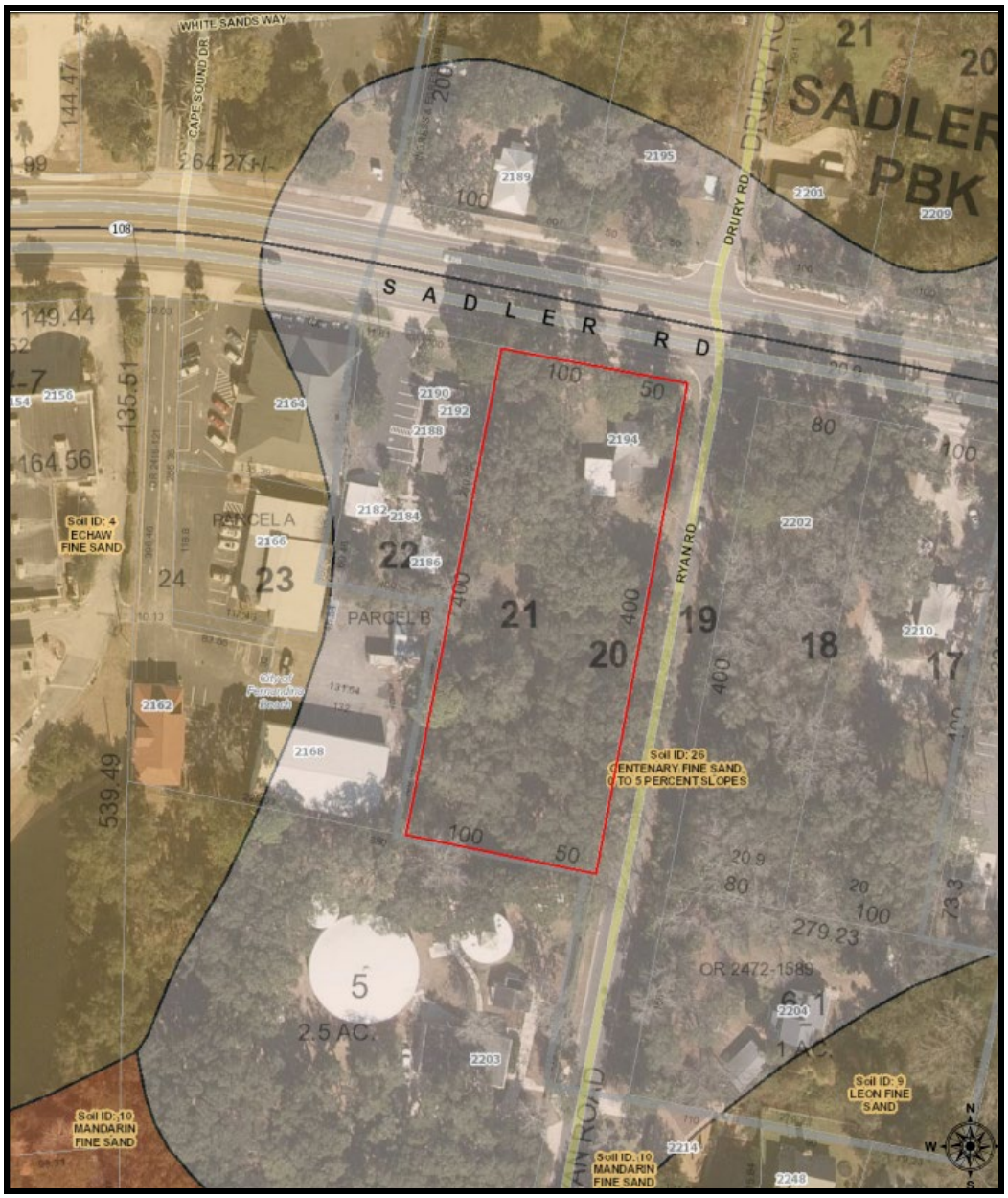
**EXHIBIT A**


R-2
R-2
MEDIUM DENSITY RESIDENTIAL
CAPE SOUND DR
DRURY RD
MU-1
MIXED USE
R-2
SUBJECT PROPERTY
SADLER RD
C-2
GENERAL COMMERCIAL
C-2
C-1
RYAN RD
R-2
PUBLIC & INSTITUTIONAL
PI-1
CON
CONSERVATION
R-1
R-1 with PUD
PIRATES BAY DR
R-1 with PUD
LOW DENSITY RESIDENTIAL
R-1
R-1 with PUD
N

## FLOODZONE

S A D L E R R D
DRURY RD
RYAN RD
2189
2194
2184
2148
2202
23
24
5
21
20
18
N
W
E

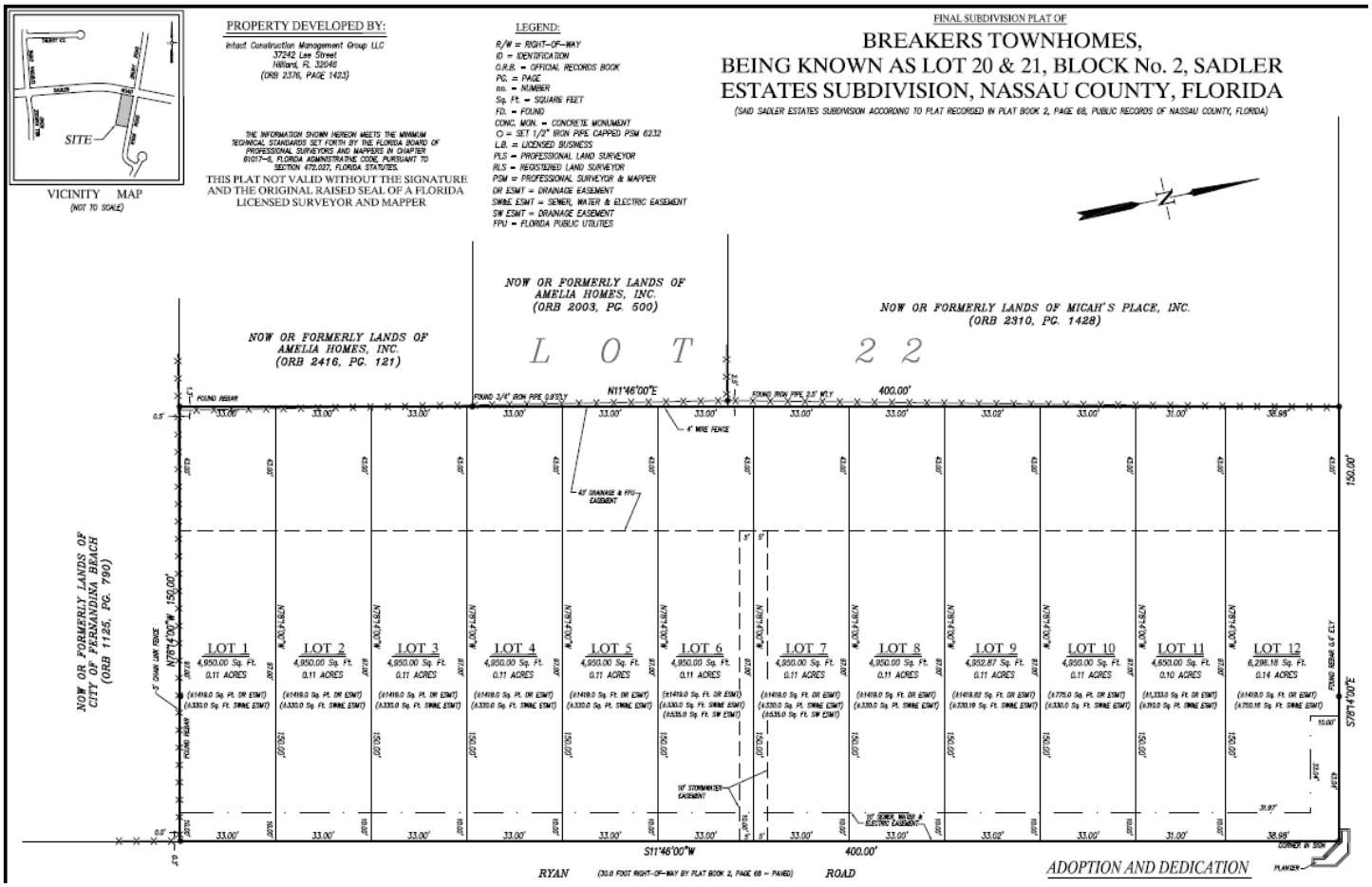
## SOILS


WHITE SANDS WAY
CAPE SOUND DR
DRURY RD
SADLER RD
RYAN RD
SADLER PBK
PARCEL A
PARCEL B
Soil ID: 4
ECHAW
FINE SAND
Soil ID: 26
CENTENARY FINE SAND
0 TO 5 PERCENT SLOPES
Soil ID: 10
MANDARIN
FINE SAND
Soil ID: 9
LEON FINE
SAND
OR 2472-1589
2.5 AC.
1 AC.
N
W
S

## TOPOGRAPHY

SADLER RD
DRURY RD
RYAN RD
2194
2164
2166
2168
2162
2190
2192
2188
2182
2184
2186
2189
2195
2201
2209
2221
2202
2210
2204
2203
2214
2248
City of Fernandina Beach

## Portion of Final Plat for Display Only
*(see plat document provided)*



# STAFF REPORT

## UPDATES

- Impact Fee Study – Stantec (January Kick-off)
- Downtown and CRA Design Guidelines Update
- Land Dedications
- MuniCode Integration of LDC and Comp Plan
- Bosque Bello Trees and Canopy Maintenance – Arbor Day 4/26
- New Heritage Tree Designations (10 trees in April)
- Winter/Spring Tree Plantings
- Conservation Website Updates
- New Conservation Lands Signage
- BEBR Small Area Population Model Update *(including Seasonal Population Projections)*

## EVENTS

- 200 Bicentennial Celebrations – Lots of great events!
- Preservation Month in May – Main Street
- Wild Amelia and Opening of Beaches 5/18