



**AGENDA
PLANNING ADVISORY BOARD
WORKSHOP
MAY 21, 2025
1:00 PM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034**

- 1. CALL TO ORDER / ROLL CALL / DETERMINATION OF QUORUM**
- 2. PLEDGE OF ALLEGIANCE**
- 3. BOARD BUSINESS**
 - 3.1 **COMMERCIAL REDEVELOPMENT** - *The Planning Advisory Board, at their Regular Meeting of March 12, 2025, directed staff to set up a Workshop and elected to discuss this matter, being one of their discussion items from their priority list. This topic having already been discussed in a previous Workshop on May 7, 2025, is being continued in this third Workshop.*
- 4. PUBLIC COMMENT**
- 5. ADJOURNMENT**

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

Fernandina Beach PAB Workshop – Overlay District Talking Points

Date: May 7, 2025

Location: City Chambers

Prepared by: Daphne Forehand, Vice Chair

I. Purpose & Vision for Overlay District

The proposed overlay district along Saddler Road is intended to support the revitalization of aging or underutilized commercial areas by encouraging walkable, mixed-use development that reflects Fernandina Beach's small-town coastal identity. This aligns with the city's Comprehensive Plan, particularly:

- Objective 1.04: Encourages infill and redevelopment.
- Objective 1.06: Preserves and enhances community character.
- Objective 1.01: Supports energy-efficient, compact development.

II. Key Takeaways from Nassau County Overlays

William Burgess Overlay: Applies form-based code and transect zoning to promote compact, mixed-use neighborhoods. It's a phased approach that has proven effective in attracting new development.

SR 200/A1A Overlay: Focused on access management and signage regulation. Its boundary doesn't follow parcel lines, leading to application issues. We should avoid this by strictly following property lines.

Timber to Tides Overlay: Currently in development, it blends the William Burgess model with wider corridor strategies, including community-specific design standards. It's rooted in community feedback and aligns with multimodal and environmental goals.

III. Coordination with Nassau County

- Recommend initiating a coordination meeting with Nassau County Planning staff to discuss overlapping growth areas.
- Consider aligning design guidelines where applicable, especially if traffic and infrastructure impacts overlap.
- Monitor outcomes from Timber to Tides to guide implementation and timing strategies.

IV. Boundary Recommendations for Saddler Road

- Boundaries should follow property lines—not arbitrary buffers from the road centerline.
- Include both sides of Saddler and potentially extend one parcel deep depending on the intensity of proposed use.
- Use city GIS to generate accurate overlay boundary maps.

V. Land Development Code Sections for Revision

Article 2: Zoning Districts

- Allow vertical mixed-use as a permitted use in commercial zones within the overlay.

Article 4: Design Standards

- Adjust Section 4.02.00 to allow ~~greater height~~, reduced setbacks, and ~~increased~~ **keep existing** lot coverage **If no impacts to stormwater, adjacent property owners, etc. with mitigations.**

Section 4.05.00: Parking

- Reduce minimum parking requirements.
- Permit shared parking arrangements and multimodal transportation credits.

Section 4.03.00: Landscaping and Streetscape

- Create overlay-specific streetscape requirements with shade trees, wider sidewalks, and pedestrian zones. **Perimeter buffers**

Article 8: Conditional Uses

- Review and potentially expand flexibility for innovative projects that align with overlay intent.

Article 6: Signs

VI. Development Incentives

- Offer expedited permitting for overlay-compliant projects.
- Consider FAR (Floor Area Ratio) bonuses for public benefits like workforce housing or stormwater upgrades.
- Potentially waive concurrency requirements or reduce impact fees for desirable infill projects.

VII. Questions for Discussion

- What redevelopment goals are most important for the Saddler Road corridor?
- Should we consider a form-based code for this overlay?
- Where can we responsibly relax standards (e.g., parking, setbacks)?
- Should this overlay serve as a pilot template for future areas?
- Are there current properties or developers we could engage for early adoption?

VIII. Implementation Strategy

- Draft an overlay purpose statement for addition to Article 9 of the LDC.
- Collaborate with staff to map overlay boundaries based on GIS parcel data.
- Use county overlay documents (William Burgess and Timber to Tides) as model frameworks.
- Coordinate with utilities, public works, and stakeholders to review overlay feasibility.
- Include public engagement strategy—consider design charrettes or community listening sessions.