



**AGENDA
PLANNING ADVISORY BOARD
REGULAR MEETING
JUNE 11, 2025
5:00 PM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034**

- 1. CALL TO ORDER / ROLL CALL / DETERMINATION OF QUORUM**
- 2. PLEDGE OF ALLEGIANCE**
- 3. APPROVAL OF MEETING MINUTES**
 - 3.1 Approval of Minutes for the Workshop meeting of May 7, 2025.
 - 3.2 Approval of Minutes for the Regular Meeting of May 14, 2025.
 - 3.3 Approval of Minutes for the Workshop meeting of May 21, 2025.
- 4. OLD BUSINESS**
 - 4.1 ****THIS CASE WAS WITHDRAWN BY THE APPLICANT ON 6/4/2025 - SEE WITHDRAWAL LETTER ATTACHED****
PAB CASE 2025-0001: RON FLICK AGENT FOR FERNANDINA BEACH REALTY, INC., 3172 S. FLETCHER AVENUE (BEACHSIDE MOTEL)
Requesting a Future Land Use Map amendment from High Density Residential (HDR) to General Commercial (GC) and requesting a Zoning Map change from High Density Residential (R-3) zoning district to the General Commercial (C-2) zoning district for approximately 1.11 acres of land located at 3172 S. Fletcher Avenue and identified as the Beachside Motel.
 - 4.2 **PAB CASE 2024-0006: CITY OF FERNANDINA BEACH** REQUESTS ADDING A DEFINITION FOR UNDERSTORY TREE IN LDC SECTION 1.07.00 ACRONYMS AND DEFINITIONS, AMENDMENTS TO LDC SECTION 4.05.00 LANDSCAPING, BUFFERS, AND TREE PROTECTION, SPECIFICALLY AMENDING REFERENCES, CORRECTING INVASIVE PLANT LIST, AND INCORPORATING UPDATED FLORIDA-FRIENDLY LANDSCAPING PRACTICES IN SECTIONS 4.05.01 GENERALLY, 4.05.02 APPLICABILITY, 4.05.03 LANDSCAPE MATERIALS STANDARDS, RENUMBERING SECTIONS WHICH FOLLOW AND INCORPORATING PLAIN OR CLARIFYING LANGUAGE IN SECTIONS 4.05.04 REQUIREMENTS FOR LANDSCAPE PLANTS, AND 4.05.05 MINIMUM REQUIREMENTS FOR RESIDENTIAL DEVELOPMENT, AND MODIFYING SECTION 4.05.07 PARKING LOT LANDSCAPE REQUIREMENTS AND MODIFYING SECTION 4.05.13 HARDSHIP RELIEF IN APPLICABILITY TO ONLY LANDSCAPE STANDARDS; *Synopsis: Amends the Land Development Code to modify landscaping sections and subsections contained in Chapter 4.*
 - 4.3 **PAB CASE 2024-0010: CITY OF FERNANDINA BEACH** REQUESTS TO MODIFY STANDARDS FOR PLANNED UNIT DEVELOPMENT (PUD) OVERLAY AS PROVIDED IN SECTION 4.03.01 STANDARDS FOR PLANNED UNIT DEVELOPMENT (PUD) OVERLAY BY REVISING

PURPOSE, CHARACTERISTICS, DESIGN REQUIREMENTS AND SITE STANDARDS; *Synopsis: Amends the Land Development Code to modify standards for allowing Planned Unit Developments.*

5. NEW BUSINESS

- 5.1 **PAB 2025-0004 - FINAL REPLAT REQUEST - KINGDOM MINISTRY - LOT 8 BLOCK 233, S. 13TH STREET**
Final subdivision replat review for the creation of 7 lots.
- 5.2 **PAB CASE 2025-0006: CITY OF FERNANDINA BEACH** REQUESTS AMENDMENTS TO LDC SECTION 7.01.04 PARKING STANDARDS AND PARKING LOT DESIGN TO AFFIRM PARKING MAXIMUM REQUIREMENTS, TO ENABLE A FEE IN LIEU FOR PARKING WITHIN THE 8TH STREET MIXED USE OVERLAY/(MU-8) ZONING, ADDING CLARIFYING LANGUAGE, INCORPORATING STANDARDS FOR BARBER SHOPS, BEAUTY SALONS, NAIL SALONS, SKINCARE, OR TATTOO PARLORS, AND MODIFYING THE STANDARDS FOR MEDICAL OFFICES AND CLINICS; *Synopsis: Amends the Land Development Code to modify parking standards and requirements for specific uses.*
- 5.3 **PAB CASE 2025-0007: CITY OF FERNANDINA BEACH** REQUESTS MINOR TEXT AMENDMENTS TO ADD TERMS IN LDC SECTION 1.07.00 ACRONYMS AND DEFINITIONS TO DEFINE HEALTH STUDIOS, PERSONAL TRAINER, RESIDE/ OWNER OCCUPIED, ROOFTOP GARDEN, AND AMENDING LDC SECTION 3.03.03 DEVELOPMENT WITHIN WETLANDS TO EXEMPT W-1 (WATERFRONT MIXED USE) PROPERTIES FROM WETLAND BUFFER REQUIREMENTS.
- 5.4 **PAB 2025-0008 - CITY OF FERNANDINA BEACH** REQUEST LAND DEVELOPMENT CODE (LDC) TEXT AMENDMENT TO SECTIONS 9.01.00 REQUIREMENT FOR ALL BOARDS AND COMMISSIONS, 9.03.00 HISTORIC DISTRICT COUNCIL, 9.02.00 PLANNING ADVISORY BOARD, 9.04.00 BOARD OF ADJUSTMENT - ORDINANCE 2025-XX AMENDING THE LAND DEVELOPMENT CODE SECTION 9.01.06(B) QUORUM AND VOTING AND 9.03.01(B) MEMBERSHIP REMOVING ALTERNATES FROM THE HISTORIC DISTRICT COUNCIL TO ESTABLISH A SEVEN REGULAR MEMBER COUNCIL, AND MERGING THE ROLES OF THE PLANNING ADVISORY BOARD AND BOARD OF ADJUSTMENT BY AMENDING LDC SECTIONS 9.02.00 AND 9.04.00; AND PROVIDING FOR AN EFFECTIVE DATE. *Synopsis: Amends the Land Development Code to establish the Historic District Council Membership to seven (7) Voting Members and eliminating the Alternate Status and combine the roles and duties of the Planning Advisory Board and Board of Adjustment into a single board to be named as the "Planning and Adjustment Board."*

6. BOARD BUSINESS

- 6.1 Board Discussion - Coastal High-Hazard Areas
- 6.2 Summary of Subcommittee Findings to Date - Sadler Road Overlay

7. STAFF REPORT

8. PUBLIC COMMENT

9. ADJOURNMENT

THE NEXT PAB REGULAR MEETING IS SCHEDULED FOR WEDNESDAY, JULY 9, 2025

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.