



AGENDA
PLANNING ADVISORY BOARD
REGULAR MEETING
WEDNESDAY, FEBRUARY 10, 2016
5:00 P.M.
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034

1. CALL TO ORDER / ROLL CALL / DETERMINATION OF QUORUM

2. APPROVAL OF MEETING MINUTES

2.1. REVIEW AND APPROVE JANUARY 13, 2016 MEETING MINUTES

Documents: [2016 01-13 PAB RM Minutes Draft.pdf](#)

3. NEW BUSINESS

3.1. PAB 2016-04: FINAL PLAT SHELL COVE SUBDIVISION

Documents: [PAB 2016-04_Final Plat Shell Cove.pdf](#)

3.2. PAB 2016-05: FINAL PLA/REPLAT S. 13TH STREET PROPERTIES BETWEEN FIR AND GUM STREETS FROM 5 LOTS TO 8 LOTS

Documents: [PAB_2016-05__Replat S. 13th Street from 5 lots to 8 lots.pdf](#)

3.3. PAB 2016-02: 8 FLAGS SHOPPING CENTER REZONING FROM C-1 TO C-2 (1018 AND 1010 S. 14TH STREET)

Documents: [PAB 2016-02 DBTW FBFL LLC_Staff Report SEPARATE.PDF](#), [PAB 2016-02 DBTW FBFL LLC_Staff Report SEPARATE.PDF](#)

3.4. PAB 2016-03:LDC TEXT AMENDMENTS C-1 ZONING TO ALLOW TRADES AND REPAIR SERVICES SUBJECT TO SUPPLEMENTAL STANDARDS

Documents: [PAB 2016-03 Joesph Palmer Application Materials_Staff Report SEPARATE.pdf](#)

4. BOARD BUSINESS

4.1. FOLLOW-UP DISCUSSION ON INDUSTRIAL PROPERTY EXEMPTION IN TREE/LANDSCAPING ORDINANCE LDC SECTION 4.05.00

5. STAFF REPORT

6. COMMENTS BY THE PUBLIC

7. ADJOURNMENT

THE PAB WILL HAVE A SPECIAL JOINT MEETING WITH THE CITY COMMISSION ON TUESDAY, FEBRUARY 23, 2016 AT 5:00PM.

THE NEXT REGULAR PAB MEETING IS SCHEDULED FOR WEDNESDAY MARCH 9, 2016 AT 5:00PM

WEDNESDAY, MARCH 9, 2016 AT 5:00PM.

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 (904) 310-3115 or through the Florida Relay Services at 711 at least 24 hours in advance to request such accommodations.

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. If any person decides to appeal any decision made by the Planning Advisory Board with respect to any matter considered at such meeting s/he will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be made.

1. Call to Order - The meeting was called to order at 5:00 pm.

2. Roll Call/Determination of Quorum

Board Members Present

Judith Lane, Chair
Jon Lasserre
Chip Ross
David Beal

Mark Bennett, Vice-Chair
Charles Rogers
Chris Occhuizzo
Eric Lawrence (alternate)

Board Members Absent

Jamie Morrill (alternate)

Others Present

Kelly Gibson, City Planner
Tammi Bach, City Attorney
Sylvie McCann, Recording Secretary

Chair Lane briefly spoke with regard to civility during the meeting.

2. Approval of Meeting Minutes

2.1 Review and Approve December 9, 2015 Regular Meeting Minutes – *There being no additions or corrections to the Minutes they were approved as presented.*

3. New Business

3.1. 2016-01: LDC TEXT AMENDMENTS SECTION 1.00.07 and 2.03.02 - CITY OF FERNANDINA BEACH (PAB CASE 2016-01), LDC TEXT AMENDMENTS UPDATING CHAPTER 1, SECTION 1.07.00 ACRONYMS AND DEFINITIONS AND UPDATING CHAPTER 2, SECTION 2.03.02 TABLE OF LAND USES TO PROVIDE FOR ADDITIONAL DEFINITIONS AND CATEGORIES FOR BULK STORAGE YARDS, HEALTH CLUBS, MANUFACTURING ACTIVITIES, RESEARCH AND DEVELOPMENT FACILITIES, SALVAGE YARDS, WAREHOUSES, AND WHOLESALE ESTABLISHMENTS.

Ms. Gibson provided an overview of this item including the fact that this has been discussed at the subcommittee level since August/September 2015. She stated they worked with some of the industrial property owners to come up with definitions that everyone felt comfortable with. She reminded the board this was a discussion item in December, and that it includes several definitions that would be added to the Land Development Code (LDC) through Chapter 1 as well as some new uses defined in table 2.003.02 to better articulate the various types of uses. She recommended approval of the changes. Chair Lane inquired if this included the change about exterior and interior. Ms. Gibson clarified the change was to differentiate between bulk storage solid and liquids and that of a warehouse for purposes of external storage. She stated a warehouse could have bulk storage tied to it in an interior capacity, but where bulk storage outside is what she thought the board was trying to get at for principal use purposes. There was a review and discussion about this language to clarify the definition.

Member Beal questioned where industry could store things. Ms. Gibson explained they can store them, but it cannot be the principal of that lot. Member Beal commented it read to him as if you cannot store things. Ms. Gibson stated it can be an accessory use to large manufacturing. Member Beal questioned the distinction of what makes it heavy metal fabrication. Member Ross commented those words were directly from the Comprehensive Plan. There was some discussion about bulk storage and principle use.

Chair Lane corrected the chart to read “research and development facilities” not “laboratories”. Member Lasserre recommended including a specific definition for heavy metal fabrication so there is no ambiguity. After a brief discussion, Mr. Lynn Williams, 1899 South Fletcher, stated having been 40 years in the heavy manufacturing business normally the term is “heavy (metal) manufacturing” as to define from heavy wood manufacturing or heavy stone manufacturing. He commented it may be better to say heavy manufacturing and leave out metal. He provided additional comments to clarify this. Ms. Gibson explained she didn’t think in practice that there would be difficulty with implementing it as written to say heavy metal fabrication. She stated she didn’t think this was something that needed an additional definition specific to the City of Fernandina Beach. There was further discussion about this.

A motion was made by Member Ross, seconded by Member Occhuizzo, to accept this as written with the addition of that one sentence at the end to change “laboratories” to “research and development facilities” on the chart, and including the table of land uses. Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.

4. Board Business

4.1. Member Reappointment Request – J. Lane: A motion was made by Member Ross, seconded by Member Rogers, to approve the reappointment of Ms. Lane. Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried (Ms. Lane recused herself from voting on this item).

4.2. PAB Chair/Vice-Chair Elections - Consideration of Board Chair and Vice Chair in accordance with PAB Bylaws Article II.A.: Member Bennett commented that the Chair typically serves two terms, but in this case Ms. Lane hasn’t been reappointed to the board by the City Commission. Ms. Gibson explained this was on the agenda now based on the board’s bylaws which call for the board elections to follow the reorganization of the City Commission. After a brief discussion about how to proceed, **a motion was made by Member Ross, seconded by Member Lasserre, to nominate Ms. Judith Lane to serve as Chair and Mr. Mark Bennett as Vice-Chair. Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.**

Board Business – Member Ross referred to 8th Street and commented the first thing he hears from people is what is going to be done about the trucks. He noted that the Florida Department of Transportation (FDOT) is going to be repaving the street. He stated people were also asking that trucks leaving the mill or the Port could be rerouted to streets other than 8th Street. He pointed out he provided staff an article on traffic calming devices. He commented there was a movement afoot to barge chips/logs to the mills and eliminating log trucks. He inquired about reconvening the subcommittee and inviting the FDOT to see what can be done. Member Bennett pointed out there is a concern about scale on areas north of Fir Street and west of 8th Street (backs up to the current housing that is there). He stated having a 45 foot building with a residential neighborhood behind it has become a concern. Ms. Gibson reported that is the current height limit. She commented streetscaping, diverting trucks off of 8th Street, etc. was not tied directly to the Comprehensive Plan changes and the LDC changes that staff was looking at. She stated that is an independent process that could continue as a subcommittee through the streetscape group or another mechanism to handle that issue. She reminded the PAB that 8th Street is a State roadway and the City has to work with FDOT. There was some discussion about 8th Street and traffic calming measures.

Member Ross presented a handout with regard to the Port and commented it shows the tonnage and a seaport mission plan questionnaire. He stated for cargo terminals they were projecting almost \$2.5

million dollars and for other structures \$11 million dollars, which doesn't coincide with the master plan that was produced. He pointed out the Port was projecting a 10 fold increase in their imports and a doubling of their exports over the next five years. He referred to the Minutes of the Ocean Highway Port Authority and stated it says the Port thinks they have submitted their master plan to the City. He provided further clarification of the information presented to the board including the seaport has to submit a 5, 10, and 20 year horizon plan to the Seaport Committee and they also have to do a 5 year plan that basically has a number elements that are outlined in Section K.

City Attorney Bach reported she spoke to Mr. Clyde Davis (attorney for the Port Authority) and it was their understanding what they submitted was brought to the PAB. She stated City staff has been operating as if the Port Authority withdrew what they submitted. Ms. Gibson explained the City Manager signed a formal application bringing this forward on their behalf. City Attorney Bach stated that was never formally withdrawn. She noted the plan the Port brought forward was rejected by the PAB, because the wetland issue was inconsistent with the City's Comprehensive Plan. After was some discussion about this, the board had some discussion about policies that needed to be reviewed. It was noted that City staff would work together on this.

5. Staff Report – This was deferred until after comments from the public.

6. Comments by the public – Mr. Tray Palmer, 2439 Bonnie Oaks Drive, briefly spoke regarding restrictive zoning regulation limiting tradesman and their business, Chapter 2, Section 2. He stated he submitted an application with some restrictions that he thought would help, and requested feedback from the board. Member Bennett commented it sounded like Mr. Palmer wanted an office and an office is a permitted use in C-1. He explained if Mr. Palmer wanted to open a retail business selling electrical parts then retail is also a permitted use in C-1. He stated his question to Mr. Palmer was he didn't understand why he couldn't open his office. Ms. Gibson explained Mr. Palmer's business as an electrical contractor is disallowed in that particular zoning category. Member Bennett commented in some sense Mr. Palmer could be considered a professional office, because he has to have a license. He questioned the difference between a real estate license, an appraisal license, and a contractor's license for electrical. Ms. Gibson replied is it defined separately within the code, and clarified there is a different defined use tied to trade within the code. There was further discussion about the City having a list of defined categories of what uses are allowable and where.

City Attorney Bach inquired if the consensus was to have this as a discussion. She pointed out it has been ten years since the Land Development Code (LDC) was adopted. She commented she believed the City didn't allow trades in C-1 not just because of storage, but in some cases the vans or trucks that they use with all their commercial stuff is not acceptable in C-1. She stated it is a principal place of business that Coastal Current has registered with the State, which for some businesses that is where workers come in the morning and there are commercial vehicles that might not be appropriate. She explained she believed that was why trades were limited in C-1, because often C-1 abuts residential. There was some discussion about this, and it was noted that Mr. Palmer had suggested to take all the restrictions from C-2 and apply some more for C-1 including limiting the number of commercial vehicles.

Chair Lane commented the City is changing and suggested it was time to look at things. Ms. Gibson stated whether or not C-1 is an appropriate use for that particular area there is some direction within the Comprehensive Plan to look at commercial zoning districts going to more of a mixed-use, but that doesn't allow for trades either. She commented with the supplemental standards calming it in a way and tempering that type of use she thought it could be appropriate within the current C-1 category. Chair

Lane explained the City has to be able to give small businesses some help with this sort of thing. Ms. Gibson reported she has been working with Mr. Palmer to help create supplemental standards and also work through the process of bringing it before the board. There was further discussion about this and the proposed 8th Street zoning district. It was noted there was an application in for the proposed changes, but it has not gone through the sufficiency review process yet.

Chair Lane referred to 2.01.10 of the LDC community commercial and read “the C-1 district is intended for the development of land uses to accommodate commercial businesses and offices providing goods and services to more than a few neighborhoods....” The board reviewed the table of uses. City Attorney Bach explained that Ms. Gibson and she would review the application. She noted the board was open to hearing Mr. Palmer’s suggestions.

Staff Report - Ms. Gibson referred to 8th Street and reported there were upcoming events that were outlined in her emails to the board. She stated there was an outreach opportunity with the Farmers Market at their front booth on January 23rd. She explained there would be a postcard mail out for property owners that are tied to the zoning changes and the 300 feet surrounding those changes. She pointed out there would be mailed notice of the different opportunities to provide us with input and where you can find information about 8th Street efforts. She commented she needed help with renderings. Chair Lane inquired about Mr. Eric Bartelt. Ms. Gibson replied he has street style plans, but she needed artistic renderings of what 8th Street could look like. It was noted that Ms. Dion had done some work for the City in the past.

7. Adjournment - There being no further business to come before the Planning Advisory Board, the meeting was adjourned 6:13 pm.

Secretary

Judith Lane, Chair



STAFF REPORT
PAB 2016-04 (Final Plat)
Planning Advisory Board Hearing
February 10, 2016

APPLICATION FOR FINAL PLAT
SHELL COVE

APPLICATION & SURROUNDING AREA INFORMATION:

OWNER/APPLICANT:	Robinson Creek 35, LLC				
AGENT:	Nick Gillette, P.E.				
REQUESTED ACTION:	Final Plat of Shell Cove (48 lots)				
LOCATION:	Citrona Drive (SE Corner of Citrona Drive and Hickory Street)				
CURRENT ZONING:	R-2/ CON with PUD Overlay				
CURRENT LAND USE:	Medium Density Residential/ Conservation				
EXISTING USES ON SITE:	Vacant				
PROPERTY SIZE:	7.41 Acres (Parcel #: 00-00-31-1180-0020-0000)				
ADJACENT PROPERTIES:	<u>Direction</u>	<u>Existing Use(s)</u>	<u>Year Built</u>	<u>Zoning</u>	<u>FLUM</u>
	North	Unimproved Hickory Street Right of Way	N/A	N/A	N/A
	South	Unimproved Indigo Street Right of Way	N/A	N/A	N/A
	East	Vacant/Greenway	N/A	CON	Conservation
	West	Citrona Drive Right of Way	N/A	N/A	N/A

*** 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 Community Development Department Office.***

SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant is requesting approval of a Final Plat for a new subdivision to be called Shell Cove. Shell Cove is a 48 lot single-family residential development. Common amenities beyond the required stormwater management ponds, landscaping, and signage associated with the development, include conservation areas with pedestrian walkways and access to the Egans Creek Greenway which is located immediately adjacent to the subdivision location. Access to the subdivision will be through a one-way street that will enter and exit onto Citrona Drive. The internal streets will become public right-of-way and be maintained by the City. The City approved this property's use under a Planned Unit Development on October 6, 2015. The PAB reviewed the preliminary plat at its regular meeting on November 12, 2015 and issued a recommendation of approval. The City Commission approved the preliminary plat at its regular meeting on December 15, 2015. The applicant is ready for final plat approval.

Subdivision terms/process:

A preliminary plat (also known as a site plan or engineering plan) provides for a complete review of the *technical* data and engineering drawings associated with the construction of roads and installation of utilities and stormwater facilities. The Preliminary Plat is submitted for review and approval. Upon approval, the developer is authorized to move forward with the installation of improvements necessary to support the development (clearing/grading, roads, water, sewer, stormwater, etc.). Once the improvements are completed, inspected and accepted by the City, the Final Plat is submitted for review and approval; the developer may then convey lots and vertical construction can begin.

The Preliminary Plat for Shell Cove was submitted for review to the Technical Review Committee (TRC) in September 2015 (SPR 2015-01); the plat received final approval on October 23, 2015 (approval letter attached). In accordance with subdivision requirements of the Land Development Code, the TRC-approved



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Preliminary Plat was considered by the Planning Advisory Board for a recommendation to the City Commission. The City Commission approved the preliminary plat on December 15, 2015. Site work has commenced and the property owner is now ready to complete the final plat process.

CONSISTENCY WITH THE COMPREHENSIVE PLAN:

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.

The City has five public facilities that have adopted levels of service: Transportation, Water, Sewer, Drainage, and Solid Waste. While the City’s ability to maintain adopted levels of services for these items was confirmed at the time of the original approval of development rights for this property, the City’s TRC review also confirms service capabilities. The City can serve this property as proposed. At 48 units, the developed density of this site will be 6.48 units per acre (8 units per acre is allowable under R-2 zoning).

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:

- 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.**

The proposed development is consistent with the Comprehensive Plan’s direction for compact urban development. The subject property lies in an area of existing urban development. No leapfrog development is occurring. The development is accessed by County improved and maintained roadways. In order to support reduced vehicle miles traveled, the developer will provide a sidewalk along Citrona Drive with a crosswalk connection to the sidewalks located on the west side of Citrona Drive, connecting to the schools.

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	Water Allocation Level of Service: 350 gallons per day per ERU (Equivalent



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Facilities	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

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.

All public facilities and services are currently available to the development and each service is able to maintain or exceed its level of service standards as required by Policy 4.01.01 and Policy 4.02.01, specific to stormwater management.

CONSISTENCY WITH THE LAND DEVELOPMENT CODE:

11.01.02 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.**



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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 applicant has complied with the subdivision requirements of the Land Development Code. The Final Plat has been reviewed for technical completeness and has been approved by the Technical Review Committee. A biological survey has been provided and is included in the back-up materials for this application. The engineer completed a traffic study in September 2015 as part of their TRC site planning process. This study was provided as part of the backup materials for the preliminary plat application.

CONCLUSION:

The requested Final Plat is consistent with the City's Comprehensive Plan and the Land Development Code. Based on the findings of the Technical Review Committee and planning staff's review of the application, staff recommends approval of the Final Plat.

Following the recommendation of the Planning Advisory Board (PAB), the Plat will move forward to the City Commission for approval or denial.

MOTION TO CONSIDER:

I move to recommend (**approval or denial**) of PAB case number 2016-04 to the City Commission requesting that a Final Plat creating the Shell Cove subdivision be approved and that PAB case 2016-04, as presented, (**is or is not**) sufficiently compliant with the Comprehensive Plan and Land Development Code to be approved at this time.

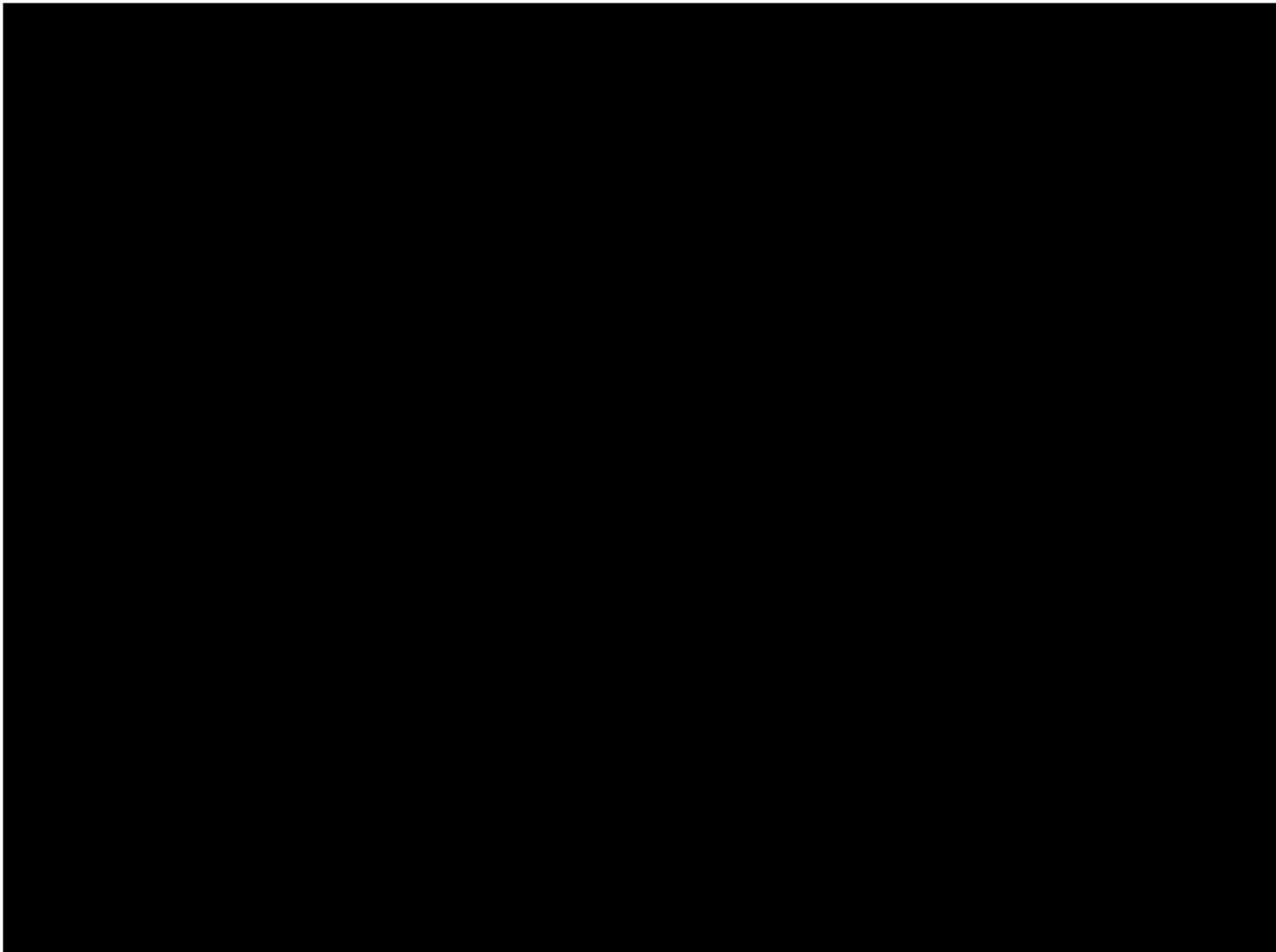
Submitted by:

A handwritten signature in blue ink that reads "Kelly N. Gibson".

Kelly N. Gibson, AICP
Senior Planner



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February 10, 2016



OFFICE USE ONLY

REC'D: 1/11/16 BY: 8 RG
PAYMENT: \$ 850 TYPE: OK 1893
APPLICATION #: 2016-000040
CASE #: 2016-04
BOARD MEETING DATE: Feb 19



PLANNING ADVISORY BOARD APPLICATION

- ZONING MAP AMENDMENT (≤ 10 acres \$850 / > 10acres \$1,600)
- LAND USE MAP AMENDMENT (≤ 10 acres \$850 / > 10acres \$1,600)
- LDC TEXT AMENDMENT (\$850)
- COMP PLAN AMENDMENT (\$850)
- SUBDIVISION PLAT – PRELIM (\$750)
- SUBDIVISION PLAT – FINAL (\$850)
- VACATION OF R.O.W. (\$850)
- VOLUNTARY ANNEXATION (\$1050)

APPLICANT INFORMATION

Owner Name: Robinson Creek 35, LLC

Mailing Address: P.O. Box 706 Fernandina Beach, FL 32034

Telephone: 904-261-8822 Fax: N/A

Email: jay@jaymock.com

Agent Name: Gillette Associates Inc. / Nick Gillette

Mailing Address: 20 South 44th St. Fernandina Beach, FL 32034

Telephone: 904-261-8819 Fax: N/A

Email: nick@gilletteassociates.com

PROPERTY INFORMATION

Street Address: Citrona Drive (SE corner of Citrona Dr/Hickory St)

Parcel Identification Number(s): 00-00-31-1180-0020-0000

Lot Number: _____ Block Number: _____ Subdivision: Shell Cove

Section: 15 Township: 3N Range: 27

PROJECT INFORMATION

Total Number of Lots/Parcels: 48 single family residences

Less than One (1) acre Sq. Footage: _____ One (1) Acre or Greater: 7.41

Existing Zoning Classification: PUD

Existing Future Land Use Classification: MDR

Previous Planning/Zoning Approvals: 2015-23 and 2015-22

Description of Request:

48 unit single family homes
Shell Cove PUD

SIGNATURE/NOTARY

The undersigned states the above information is true and correct as (s)he is informed and believes.

1-7-16
Date

[Signature]
Signature of Applicant

STATE OF FLORIDA }
COUNTY OF NASSAU }
ss

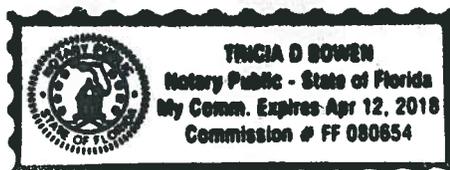
Subscribed and sworn to before me this 7 day of January, 2016.

[Signature]
Notary Public: Signature

Tricia D Bowen
Printed Name

04/12/18
My Commission Expires

Personally Known OR Produced Identification _____ ID Produced: _____





**OWNER'S AUTHORIZATION
FOR AGENT REPRESENTATION**

I/WE William J Mock
(print name of property owner(s))

hereby authorize: Gillette Associates, Inc
(print name of agent)

to represent me/us in processing an application for: Preliminary / Final Plat
(type of application)

on our behalf. In authorizing the agent to represent me/us, I/we, as owner/owners, attest that the application is made in good faith and that any information contained in the application is accurate and complete.

(Signature of owner)

[Signature]
(Signature of owner)

(Print name of owner)

William J. Mock
(Print name of owner)

STATE OF FLORIDA }
 ss }
COUNTY OF NASSAU }

Subscribed and sworn to before me this 29 day of June, 2015.

[Signature]
Notary Public Signature

Tricia D. Bowen
Printed Name

9/12/18
My Commission Expires

Personally Known OR Produced Identification _____ ID Produced: _____





PLANNING PAB

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

FEES: See below. Fees are payable upon application.

IMPORTANT NOTES: 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.

KEY CONTACTS: The Planning Department will guide your application from start to finish, engaging other City departments or agencies as needed.

PLANNING ADVISORY BOARD APPLICATION FOR:

- ZONING MAP AMENDMENT (≤ 10 acres \$850 / > 10acres \$1,600)
- LAND USE MAP AMENDMENT (≤ 10 acres \$850 / > 10acres \$1,600)
- LDC TEXT AMENDMENT (\$850)
- COMP PLAN AMENDMENT (\$850)
- SUBDIVISION PLAT – PRELIM (\$750)
- SUBDIVISION PLAT – FINAL (\$850)
- VACATION OF R.O.W. (\$850)
- VOLUNTARY ANNEXATION (\$1050)

2015 Planning Advisory Board Meeting Schedule

Application Deadline (4:30pm)	Dec 15 2014	Jan 12 2015	Feb 9 2015	Mar 9 2015	Apr 13 2015	May 11 2015	Jun 8 2015	Jul 13 2015	Aug 10 2015	Sep 14 2015	Oct 12 2015	Nov 9 2015	Dec 14 2015	Jan 11 2016	Feb 10 2016
Meeting Date	Jan 14 2015	Feb 11 2015	Mar 11 2015	Apr 8 2015	May 13 2015	Jun 10 2015	Jul 8 2015	Aug 12 2015	Sep 9 2015	Oct 14 2015	Nov 11 2015	Dec 9 2015	Jan 13 2016	Feb 10 2016	Mar 9 2016

APPLICATION REQUIREMENTS PLANNING ADVISORY BOARD

APPLICATION CHECKLIST:

Submit all of the following information for a complete application, as applicable:

- A notarized application filed at least thirty (30) days before the date of the Planning Advisory Board's public hearing;
- A current survey of the property (no older than two years);
- A completed owner's authorization for agent form, if applicable;
- A detailed letter of intent stating the following:
 - The consistency of the proposed amendment(s) or action(s) with the City's Comprehensive Plan.
 - A justification for the proposed amendment(s) or action(s).
- 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.

IMPORTANT NOTES AND REQUIREMENTS:

Please see additional Land Development Code (LDC) requirements for specific application types:

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

You will receive a staff report one week before your meeting.

STAFF CONTACT:

Kelly Gibson
Senior Planner
kgibson@fbfl.org
904.310.3135



Civil & Environmental Engineering • Mechanical & Structural Engineering • Construction Management

January 11, 2016

Mr. Marshall McCrary
Deputy City Manager
204 Ash Street
Fernandina Beach, FL 32034

Re: Letter of Intent – Shell Cove

Dear Mr. McCrary:

Gillette & Associates, Inc., is pleased to submit this Letter of Intent and associated application for final plat for the Shell Cove subdivision. Upon approval of the application, a cost estimate for the site work that is remaining to be completed will be submitted to your office for review/approval. Upon acceptance, a surety instrument for 125% of the remaining costs will be provided prior to recording.

Thank you for your time and consideration on this application and please feel free to contact me with any questions that you may have.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Nick Gillette', is written over a light blue circular stamp.

Nick Gillette, P.E.
Principal/Engineer

904-491-7300

www.NassauFLPA.com



A. Michael Hickox
 Nassau County Property Appraiser



Parcel Report	Results
Parcel ID	00-00-31-1180-0020-0000
Owner Information	ROBINSON CREEK 34 LLC PO BOX 706
Mailing Address	FERNANDINA BEACH, FL 32035
Site Address	
Previous Site Address (If Changed by 911)	
Deed Acre	0.00
Approximate Acres (GIS Calculated)	6.81
Property Use Code	000000
Municipality	City of Fernandina Beach
Census Tract	
MLS Zone	2 - Island
Subdivision	CITRONA SUB

Nassau County provides the data within this email as a public resource of general information for use "as is." Nassau County GIS (Geographic Information System) provides this information with the understanding that it is not guaranteed to be accurate, correct or complete and any conclusions drawn from such information are the sole responsibility of the user. Further, Nassau County GIS makes no warranty, representation or guaranty as to the content, sequence, accuracy, timeliness or completeness of any of the spatial or database information provided herein. While every effort has been made to ensure the content, sequence, accuracy, timeliness or completeness of materials presented within these pages, Nassau County GIS assumes no responsibility for errors or omissions, and explicitly disclaims any representations and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. Nassau County GIS shall assume no liability for:

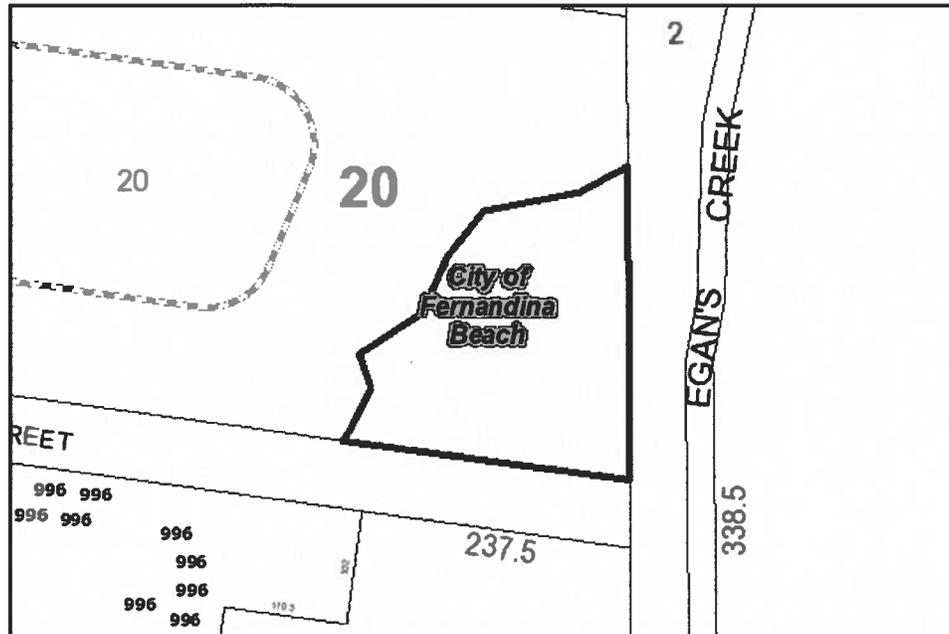
1. Any errors, omissions, or inaccuracies in the information provided, regardless of how caused; or

904-491-7300



www.NassauFLPA.com

A. Michael Hickox
Nassau County Property Appraiser



Parcel Report	Results
Parcel ID	00-00-31-1180-0020-0000
Owner Information	ROBINSON CREEK 34 LLC PO BOX 706
Mailing Address	FERNANDINA BEACH, FL 32035
Site Address	
Previous Site Address (if Changed by 911)	
Deed Acre	0.00
Approximate Acres (GIS Calculated)	1.09
Property Use Code	000000
Municipality	City of Fernandina Beach
Census Tract	
MLS Zone	2 - Island
Subdivision	CITRONA SUB

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1. Any errors, omissions, or inaccuracies in the information provided, regardless of how caused; or

PREPARED BY AND RETURN TO:
Christopher J. McCranie, Esquire
Nelson Mullins Riley & Scarborough, LLP
50 N. Laura Street, Suite 2850
Jacksonville, Florida 32202

SPECIAL WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that **RAYONIER PERFORMANCE FIBERS, LLC**, a Delaware limited liability company ("**Grantor**"), whose address is 4474 Savannah Highway, Jesup, Georgia 31545, for and in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, to Grantor paid by **ROBINSON CREEK 34, LLC**, a Florida limited liability company ("**Grantee**"), whose address is P.O. Box 706, Fernandina Beach, FL 32035, does hereby grant, bargain, sell, remise, and release to Grantee, its successors and assigns forever, all the right, title, interest, claim or demand which Grantor has or may have had in and to all that tract of land described as follows:

The land referred to herein below is situated in the County of Nassau, State of Florida, and is described as follows:

Lots 20 and 21 of "Citrona" as shown on the "Map of the North End of Amelia Island" filed October 1, 1901 in the office of the Clerk of Court and being more particularly described in a Deed to Rayonier Incorporated by Hinton J. Baker et.al. dated April 8, 1938, recorded May 6, 1948 in Deed Book 99, Page 520, aforesaid records (the "**Property**")

together with all the rights, easements, privileges, tenements, hereditaments and appurtenances thereto belonging or in any way appertaining, subject to the following: (a) all liens for ad valorem, real property and personal property taxes, all general and special private and public assessments, all other property taxes and all similar obligations relating to the property conveyed hereby, which are not yet due and payable; (b) easements, restrictions, covenants and other encumbrances of record in the Official Public Records of Nassau County, Florida (without any intent of re-imposing the same); (c) any state of facts that would be disclosed by an independent inspection or survey of the property conveyed hereby; and (d) all applicable building and zoning ordinances, regulations and restrictions and all other laws, regulations and ordinances as may pertain to the property conveyed hereby or the operation thereof, including, without limitation, all federal, state and local laws, moratoria, initiatives, referenda, ordinances, rules, regulations, standards, orders and other governmental requirements, including, without limitation, those relating to the environment, health, safety and disabled or handicapped persons, and to the leasing or licensing of the property conveyed hereby.

TO HAVE AND TO HOLD the Property and all rights, easements, privileges, tenements, hereditaments and appurtenances thereto in fee simple.

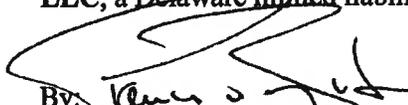
And Grantor will warrant and forever defend the right and title to the above-described property unto Grantees against the lawful claims of all persons claiming by, under or through Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name, by its proper officer thereunto duly authorized, this 1st day of June, 2015.

Signed, Sealed and Delivered
in the presence of:

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

Windi Kapugia
Witness
Print Name: Windi Kapugia

By: 
Paul Boynton, President MPT

Jane E. Porick
Witness
Print Name: Jane Porick

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged, sworn to and subscribed to before me this 24th day of May, 2015, by Paul Boynton, as President of Rayonier Performance Fibers, LLC, a Delaware limited liability company, on behalf of the company, who is personally known to me or has produced _____ as identification, and who did/did not take an oath.

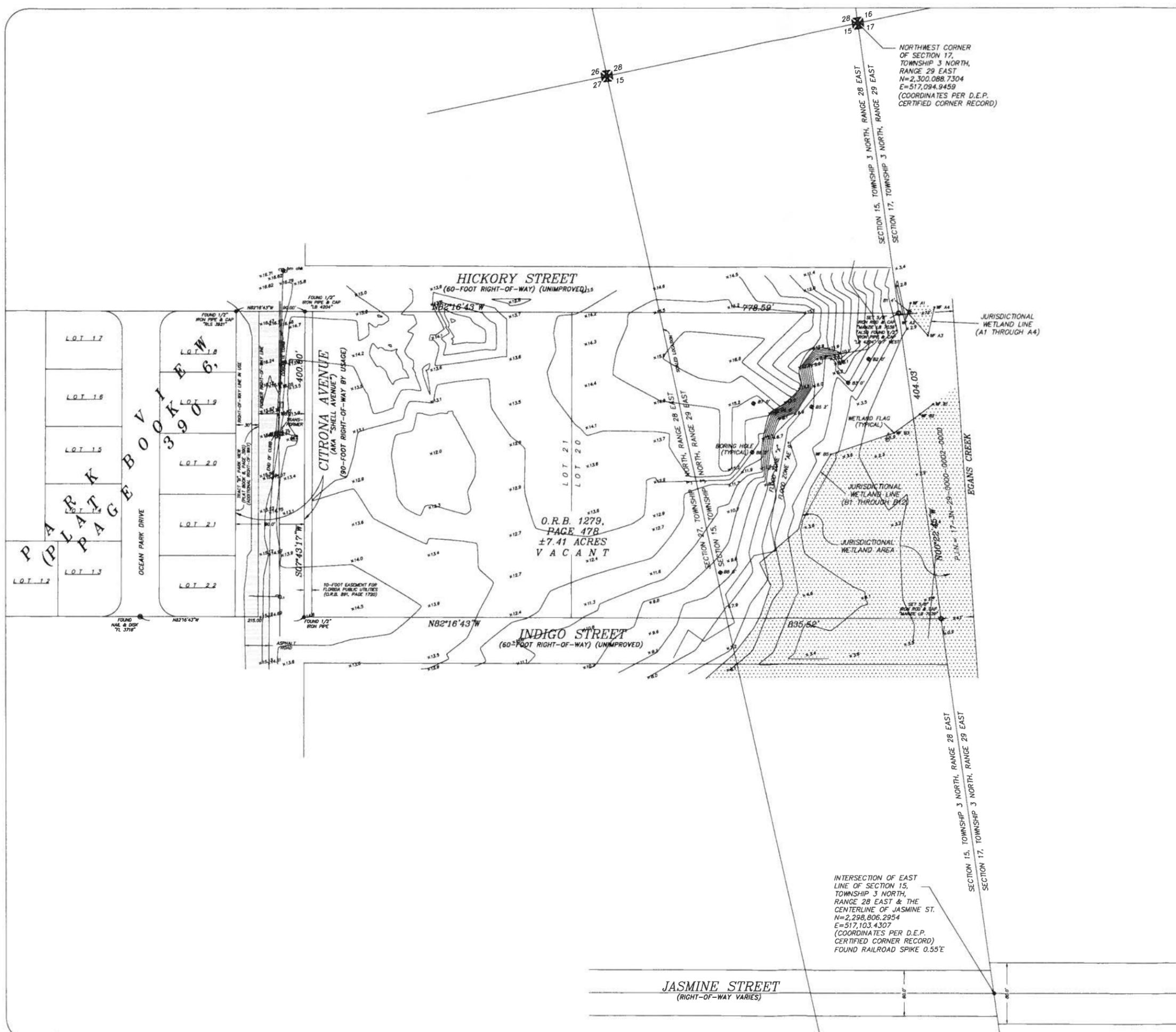
Shellie Simmons
NOTARY PUBLIC, State at Large
My Commission Expires March 03, 2018
Notarial Seal



MAP OF BOUNDARY SURVEY

(OFFICIAL RECORDS BOOK 1279, PAGES 478 & 482)
 LOTS 20 AND 21 OF "CITRONA" AS SHOWN IN THE "MAP OF THE NORTH END OF AMELIA ISLAND" FILED OCTOBER 1, 1901 IN THE OFFICE OF THE CLERK OF COURT AND BEING MORE PARTICULARLY DESCRIBED IN A DEED TO RAYONIER INCORPORATED BY HINTON J. BAKER ET. AL. DATED APRIL 8, 1938, RECORDED MAY 6, 1948 IN DEED BOOK 99, PAGE 520, AFORESAID RECORDS.

CERTIFIED TO:
 HIGHLAND 35, LLC.

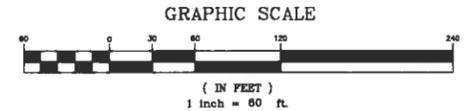
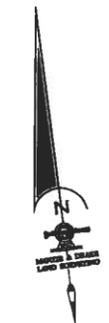


NORTHWEST CORNER OF SECTION 17, TOWNSHIP 3 NORTH, RANGE 29 EAST
 N=2,300,088.7304
 E=517,094.9459
 (COORDINATES PER D.E.P. CERTIFIED CORNER RECORD)

JURISDICTIONAL WETLAND LINE (A1 THROUGH A4)

O.R.B. 1279, PAGE 478
 ±7.41 ACRES
 VACANT

INTERSECTION OF EAST LINE OF SECTION 15, TOWNSHIP 3 NORTH, RANGE 28 EAST & THE CENTERLINE OF JASMINE ST.
 N=2,298,806.2954
 E=517,103.4307
 (COORDINATES PER D.E.P. CERTIFIED CORNER RECORD)
 FOUND RAILROAD SPIKE 0.55'E



- LEGEND**
- AKA = ALSO KNOWN AS
 - OH— = OVERHEAD UTILITY WIRES
 - ⊖ = ELECTRICITY METER
 - O.R.B. = OFFICIAL RECORDS BOOK
 - PLK = PARCEL IDENTIFICATION NUMBER
 - ⊙ = WOOD POWER POLE
 - ⊙ = 1/2" IRON ROD & CAP (LB 7038) SET
 - WF = WETLAND FLAG
 - D.E.P. = DEPARTMENT OF ENVIRONMENTAL PROTECTION

- SURVEY NOTES:**
- 1) The "Legal Description" hereon is in accord with the description provided by the client.
 - 2) Underground improvements were not located or shown.
 - 3) Commitment for Title Insurance by First American Title Insurance Company, with a reference no. of 2080-3310322, Dated February 17, 2015 was referenced in the preparation of this survey.
 - 4) Bearings and coordinates shown hereon are based on the Florida State Plane Coordinate System, East Zone, North American Datum 1983/1990.
 - 5) "Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper, this map/report is for informational purposes only and is not valid."
 - 6) The property shown hereon lies within flood zone "X & AE 9" as per F.E.M.A. Flood Insurance Rate Map, Panel 12089C-0232-E, Dated 12/17/2010. Flood Zone information listed above and shown on this survey is provided as a courtesy and is approximate at best. All data should be verified by Nassau County Building Department for accuracy. We assume no liability for its accuracy. Flood Zone information is not covered by the certification hereon and is not required to be shown per Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
 - 7) This survey is protected by copyright and is certified only to the entities listed and only for this particular transaction. Any use or reproduction of this survey without the express written permission of the surveyor is prohibited. Use of this survey in any subsequent transactions is expressly prohibited and is not authorized. The surveyor expressly disclaims any certification to any parties in future transactions. No entity other than those listed should rely upon this survey.

THE INFORMATION SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

MANZIE & DRAKE LAND SURVEYING
 117 South Ninth Street, Fernandina Beach, FL 32034
 (904) 491-5700 FAX (904) 491-5777
 Certificate of Authorization Number "LB 7039"
 "OUR SIGHTS ARE ON THE FUTURE, SET YOUR SITES ON US."

MICHAEL A. MANZIE, P.L.S. 4069

SCALE: 1"=60' JOB NO: 19180 DATE: 2/23/15 CADD: MKD
 F.B. NO: X-285 PAGE NO: 2 FIELD CREW: GS FILE NO: C-649

"SHELL COVE"

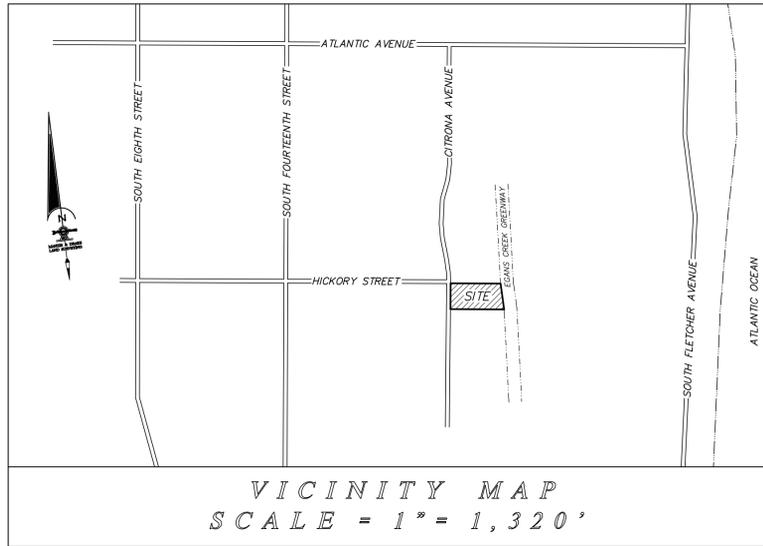
A PORTION OF SECTIONS 15 & 27, TOWNSHIP 3 NORTH, RANGE 28 EAST, CITY OF FERNANDINA BEACH, NASSAU COUNTY, FLORIDA.

LEGAL DESCRIPTION (CAPTIONED LAND):

A PORTION OF SECTIONS 15 & 27, TOWNSHIP 3 NORTH, RANGE 28 EAST, CITY OF FERNANDINA BEACH, NASSAU COUNTY, FLORIDA, ALSO KNOWN AS LOTS 20 AND 21 OF "CITRONA" AS SHOWN ON THE "MAP OF THE NORTH END OF AMELIA ISLAND" FILED OCTOBER 1, 1901 IN THE OFFICE OF THE CLERK OF COURT AND BEING MORE PARTICULARLY DESCRIBED IN A DEED TO RAYONIER INCORPORATED BY HINTON J. BAKER ET. AL. DATED APRIL 8, 1938, RECORDED MAY 6, 1948 IN DEED BOOK 99, PAGE 520, AFORESAID RECORDS OF NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF INDIGO STREET (A 60-FOOT RIGHT-OF-WAY) WITH THE EASTERLY RIGHT-OF-WAY LINE OF CITRONA DRIVE (A 90-FOOT RIGHT-OF-WAY BY USAGE) (FORMERLY KNOWN AS SHELL AVENUE) (BEING ALSO THE SOUTHWEST CORNER OF LOT 21 OF "CITRONA", AFOREMENTIONED; THENCE NORTH 07°43'17" EAST, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID CITRONA DRIVE, A DISTANCE OF 400 FEET TO INTERSECT THE SOUTHERLY RIGHT-OF-WAY LINE OF HICKORY STREET (A 60-FOOT RIGHT-OF-WAY); THENCE SOUTH 82°16'43" EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID HICKORY STREET, A DISTANCE OF 778.59 FEET TO A POINT ON THE EASTERLY LINE OF SECTION 15, TOWNSHIP 3 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA; THENCE SOUTH 00°22'45" EAST, ALONG THE EASTERLY LINE OF SAID SECTION 15, A DISTANCE OF 404.03 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID INDIGO STREET; THENCE NORTH 82°16'43" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 835.52 FEET TO THE POINT OF BEGINNING.

CONTAINING 7.41 ACRES, MORE OR LESS.



VICINITY MAP
SCALE = 1" = 1,320'

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED, SHELL COVE 48, LLC, IS THE LAWFUL OWNER OF THE LAND DESCRIBED IN THE CAPTION HEREON WHICH SHALL HEREAFTER BE KNOWN AS "SHELL COVE", AND THAT THEY 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 ITS DULY ELECTED OFFICERS ACTING BY AND WITH THE AUTHORITY OF THE BOARD OF DIRECTORS.

THE ROAD RIGHTS-OF-WAY, DESIGNATED IN THE PLAT AS "SHELL COVE CIRCLE NORTH, SHELL COVE CIRCLE EAST, AND SHELL COVE CIRCLE SOUTH" ARE HEREBY RETAINED BY THE PROPERTY OWNER FOR ITS PRIVATE USE AND FOR THE USE OF ITS LEGAL SUCCESSORS IN INTEREST, GRANTEEES AND ASSIGNS, INCLUDING BUT NOT LIMITED TO A RESPONSIBLE PROPERTY OWNERS' ASSOCIATION AS SUCH INTERESTS MAY BE GRANTED, CONVEYED OR OTHERWISE ESTABLISHED AND SHOWN BY SEPARATE INSTRUMENT RECORDED IN THE PUBLIC RECORDS OF NASSAU COUNTY, FOR MAINTENANCE OF THE RIGHTS-OF-WAY, ACCESS AND DRAINAGE, WHICH ARE NOW OR HEREAFTER CONSTRUCTED THEREON.

TRACTS "A", "T" (BUFFER TRACTS) ARE HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF "SHELL COVE HOMEOWNERS ASSOCIATION, INC".

TRACT "B" (POND, PARK & OPEN SPACE TRACT) IS HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF "SHELL COVE HOMEOWNERS ASSOCIATION, INC".

TRACT "C" (VEGETATIVE NATURAL BUFFER TRACT) IS HEREBY DEDICATED TO AND SHALL BE A PERPETUAL MAINTENANCE OBLIGATION OF "SHELL COVE HOMEOWNERS ASSOCIATION, INC".

TRACT "D" (JURISDICTIONAL WETLAND TRACT) IS HEREBY DEDICATED TO AND SHALL BE A PERPETUAL MAINTENANCE OBLIGATION OF "SHELL COVE HOMEOWNERS ASSOCIATION, INC".

TRACT "E" (OPEN SPACE TRACT) IS HEREBY DEDICATED TO AND SHALL BE A PERPETUAL MAINTENANCE OBLIGATION OF "SHELL COVE HOMEOWNERS ASSOCIATION, INC".

TRACT "F" (PARK TRACT) IS HEREBY DEDICATED TO AND SHALL BE A PERPETUAL MAINTENANCE OBLIGATION OF "SHELL COVE HOMEOWNERS ASSOCIATION, INC".

LEGEND

- D.E. = DRAINAGE EASEMENT
- U&D.E. = UTILITY & DRAINAGE EASEMENT
- S.F. = SQUARE FEET
- AC. = ACRE
- O.R.B. = OFFICIAL RECORDS BOOK
- P.R.M. = PERMANENT REFERENCE MONUMENT
- P.I.N. = PARCEL IDENTIFICATION NUMBER

SURVEYOR'S NOTES

- 1.) DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) (4"x4" CONCRETE MONUMENT) SET WITH IDENTIFICATION "MANZIE LB 7039".
- 2.) 3,400 S.F. DENOTES LOT SQUARE FOOTAGE (GROSS & NET) ± A NEGLIGIBLE AMOUNT.
- 3.) BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, EAST ZONE, STATE OF FLORIDA, NORTH AMERICAN DATUM OF 1983/1990 (N.A.D. '83/90)
- 4.) THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X & AE 9" AS PER F.E.M.A. FLOOD INSURANCE RATE MAP, PANEL 12089C-0232.F., DATED 12/12/2010. FLOOD ZONE INFORMATION LISTED ABOVE AND SHOWN ON THIS SURVEY IS PROVIDED AS A COURTESY AND IS APPROXIMATE AT BEST ALL DATA SHOULD BE VERIFIED BY NASSAU COUNTY BUILDING DEPARTMENT FOR ACCURACY. WE ASSUME NO LIABILITY FOR ITS ACCURACY. FLOOD ZONE INFORMATION IS NOT COVERED BY THE CERTIFICATION HEREON AND IS NOT REQUIRED TO BE SHOWN PER CHAPTER 177 FLORIDA STATUTES. THE FLOOD ZONE DETERMINATION NOTED HEREON MAY BE SUPERSEDED AND/OR REDEFINED FROM TIME TO TIME BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) OR BY THE APPROPRIATE LOCAL GOVERNMENTAL BODY.
- 5.) THERE MAY BE ADDITIONAL RESTRICTIONS NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.
- 6.) NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.
- 7.) THE CURRENT ZONING FOR THE LANDS SHOWN ON THIS PLAT AS OF THE DATE OF RECORDING IS PUD. THE SETBACKS ARE AS FOLLOWS:
FRONT - 0- FEET (MINIMUM); 15- FEET (MAXIMUM)
REAR - 0- FEET
SIDE - 0- FEET
(UNDER NO CIRCUMSTANCES SHALL ALL YARDS HAVE A 0-FOOT SETBACK)
- 8.) ALL LOT LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS OTHERWISE NOTED
- 9.) ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY.
- 10.) THE JURISDICTIONAL WETLANDS AS SHOWN HEREON WERE FLAGGED AND IDENTIFIED BY BRIAN SPAHR (IG2 ENVIRONMENTAL SOLUTIONS, INC. AND WERE VERIFIED BY THE ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT (S.J.R.W.M.D. FILE NUMBER 143262-1)
- 10A.) FOR ADDITIONAL INFORMATION REGARDING THESE WETLAND JURISDICTIONAL AREAS AND THE METHODOLOGY USED TO DETERMINE THESE WETLAND AREAS, THE FOLLOWING AGENCIES MAY BE CONTACTED: US ARMY CORP OF ENGINEERS, STATE OF FLORIDA, DEPARTMENT OF ENVIRONMENTAL PROTECTION, AND THE ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT.
- 10B.) CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WATERWARD OF ANY OF THE JURISDICTIONAL WETLAND AREAS DEPICTED HEREON WITHOUT THE WRITTEN APPROVAL OF NASSAU COUNTY AND OTHER REGULATORY AGENCIES WITH JURISDICTION OVER SUCH WETLANDS. IT IS THE RESPONSIBILITY OF THE LOT OWNER, HIS AGENT AND THE ENTITY PERFORMING ANY ACTIVITY WITHIN THE WETLAND AREA, TO ACQUIRE THE NECESSARY WRITTEN APPROVALS PRIOR TO THE BEGINNING OF ANY WORK. THE WETLAND JURISDICTIONAL LINES MAY BE SUPERSEDED AND REDEFINED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENTAL AGENCIES.
- 11.) NO FURTHER SUBDIVISION OF LOTS IS ALLOWED UNLESS SUCH SUBDIVISION CONFORMS TO NASSAU COUNTY SUBDIVISION REGULATIONS AND BE APPROVED BY THE NASSAU COUNTY BOARD OF COUNTY COMMISSIONERS.
- 12.) THE LANDS SHOWN HEREON ARE LOCATED WITHIN STORM SURGE CATEGORY 2 & 3, AS SCALED FROM STORM SURGE ATLAS VOLUME 1, PLATE 3, NASSAU COUNTY, FLORIDA, AS PER S.L.O.S.H. (SEA, LAKE, AND OVERLAND SURGES FROM HURRICANES).
- 13.) VEGETATIVE NATURAL WETLAND BUFFERS SHALL BE MAINTAINED IN THEIR NATURAL VEGETATED CONDITION. NATIVE VEGETATION REMOVED OR DESTROYED WITHIN THE UPLAND BUFFER IN VIOLATION OF NASSAU COUNTY COMPREHENSIVE PLAN POLICY 1.04A.02 SHALL BE RESTORED. THESE AREAS SHALL BE REPLANTED WITH COMPARABLE NATIVE VEGETATIVE SPECIES AS WERE REMOVED OR DESTROYED. NOXIOUS AND EXOTIC PLANT MATERIALS CAN BE REMOVED. DEAD VEGETATION CAN BE REMOVED. LIMBS CAN OCCUR WITHIN BUFFERS, PROVIDED THAT THE LIMBS TO BE REMOVED ARE LESS THAN THREE (3) INCHES IN DIAMETER.

CLERK'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH FLORIDA STATUTE 177.061 AND IS FILED FOR RECORD AND RECORDED IN PLAT BOOK PAGE(S) _____ OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, THIS _____ DAY OF _____, 2015, A.D.

CLERK OF THE CIRCUIT COURT _____

APPROVED FOR THE RECORD:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE CITY MANAGER OF THE CITY OF FERNANDINA BEACH, NASSAU COUNTY, FLORIDA. WITNESS BY SIGNATURE THIS _____ DAY OF _____, A.D., 2015.

CITY MANAGER _____

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., 2015.

BY: _____ ATTEST: _____
MAYOR CITY CLERK

TAX COLLECTOR

TAX IDENTIFICATION NUMBER - 00-00-31-1180-0020-0000

I, THE UNDERSIGNED DO HEREBY AFFIRM THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THERE ARE NO UNPAID REAL PROPERTY TAXES APPLICABLE TO THE LANDS SUBJECT TO THIS PLAT

SIGNED THIS _____ DAY OF _____, A.D. 2015
TAX COLLECTOR
NASSAU COUNTY, FLORIDA

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. 2015.

DIRECTOR OF EMERGENCY SERVICES _____

**CERTIFICATE OF REVIEW BY CITY EMPLOYED/
CONTRACTED SURVEYOR/MAPPER**

I HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, F.S., 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 THE REQUIREMENTS OF CHAPTER 177 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 _____
PRINT NAME: _____
FLORIDA REGISTRATION NO.: _____

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED IN THE 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 (P.R.M.'S) HAVE BEEN SET ACCORDING TO CHAPTER 177.091 (7); AND THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET ACCORDING TO THE CHAPTER 177.091 (8); ALL ACCORDING TO THE LAWS OF THE STATE OF FLORIDA AND NASSAU COUNTY.

SIGNED THIS _____ DAY OF _____, A.D. 2015.

MICHAEL A. MANZIE, P.L.S.
FLORIDA CERTIFICATE NO. 4069
MANZIE & DRAKE LAND SURVEYING
117 SOUTH 9TH STREET
FERNANDINA BEACH, FL 32034
CERTIFICATE OF AUTHORIZATION NUMBER "LB 7039"

SHELL COVE 48, LLC

WITNESS _____ JAY MOCK

PRINT OR TYPE NAME _____ MANAGING MEMBER

WITNESS _____

PRINT OR TYPE NAME _____

STATE OF: _____
COUNTY OF: _____

THIS IS TO CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, _____ TO ME WELL KNOWN AND KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING ADOPTION AND DEDICATION AND WHO ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE USE AND PURPOSES THEREIN EXPRESSED.

WITNESS MY SIGNATURE AND OFFICIAL SEAL AT THE CITY OF _____ IN THE COUNTY OF _____ AND THE STATE OF _____ THIS _____ DAY OF _____, A.D., 2015

NOTARY PUBLIC _____ MY COMMISSION EXPIRES: _____
STATE OF _____

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 _____, 2015.

DIRECTOR OF PLANNING _____

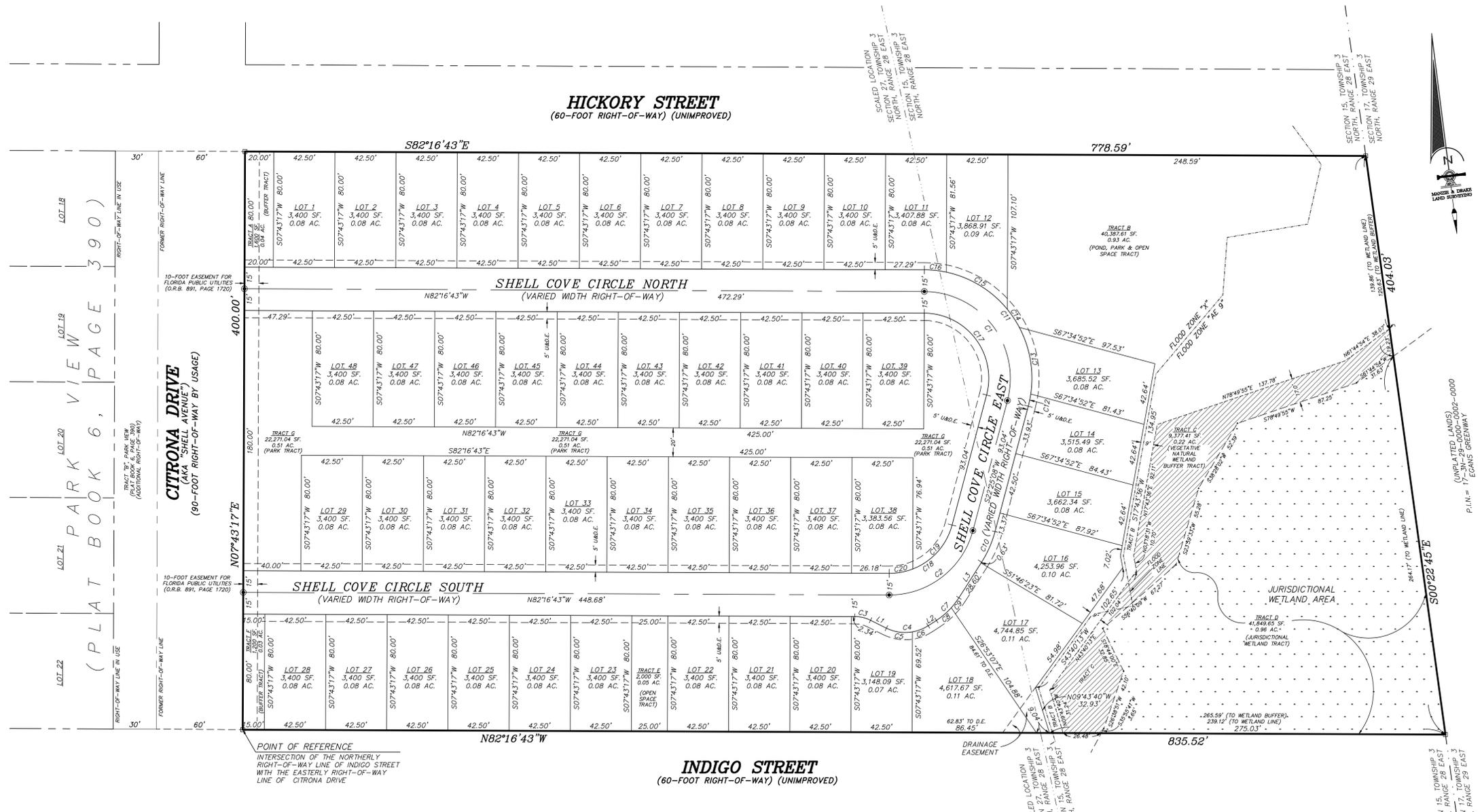
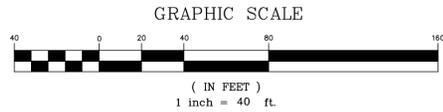
MANZIE & DRAKE LAND SURVEYING

117 SOUTH NINTH STREET, FERNANDINA BEACH, FL 32034
(904) 491-5700 FAX (904) 491-5777
CERTIFICATE OF AUTHORIZATION NUMBER "LB 7039"

"OUR SIGHTS ARE ON THE FUTURE,
SET YOUR SITES ON US."

"SHELL COVE"

A PORTION OF SECTIONS 15 & 27, TOWNSHIP 3 NORTH, RANGE 28 EAST, CITY OF FERNANDINA BEACH, NASSAU COUNTY, FLORIDA.



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	109.64'	60.00'	104°41'52"	N29°55'48"W	95.01'
C2	78.86'	60.00'	75°18'09"	N60°04'12"E	73.30'
C3	11.37'	25.00'	26°03'42"	N69°14'52"W	11.27'
C4	30.43'	29.50'	59°06'36"	S85°46'19"E	29.10'
C5	18.63'	29.50'	36°11'06"	S74°18'34"E	18.32'
C6	11.80'	29.50'	22°55'30"	N76°08'08"E	11.72'
C7	22.27'	52.00'	24°32'22"	N52°24'12"E	22.10'
C8	13.55'	52.00'	14°55'45"	N57°12'31"E	13.51'
C9	8.72'	52.00'	9°36'36"	N44°56'20"E	8.71'
C10	23.19'	75.00'	17°42'53"	N31°16'35"E	23.10'
C11	137.05'	75.00'	104°41'51"	N29°55'48"W	118.76'
C12	8.59'	75.00'	6°33'46"	N19°08'15"E	8.59'
C13	47.59'	75.00'	36°21'21"	N2°19'18"W	46.80'
C14	15.01'	75.00'	11°28'03"	N26°14'00"W	14.99'
C15	50.54'	75.00'	38°36'26"	N51°16'15"W	49.59'
C16	15.32'	75.00'	11°42'16"	N76°25'36"W	15.29'
C17	82.23'	45.00'	104°41'52"	N29°55'47"W	71.26'
C18	59.14'	45.00'	75°18'09"	N60°04'12"E	54.98'
C19	42.44'	45.00'	54°02'10"	N49°26'13"E	40.88'
C20	16.70'	45.00'	21°15'59"	N87°05'17"E	16.61'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N56°13'01"W	12.28'
L2	S64°40'23"W	6.81'
L3	S40°08'01"W	29.23'

LEGEND
D.E. = DRAINAGE EASEMENT
U&D.E. = UTILITY & DRAINAGE EASEMENT
S.F. = SQUARE FEET
AC. = ACRE
O.R.B. = OFFICIAL RECORDS BOOK
P.R.M. = PERMANENT REFERENCE MONUMENT
P.I.N. = PARCEL IDENTIFICATION NUMBER

MANZIE & DRAKE LAND SURVEYING
117 SOUTH NINTH STREET, FERNANDINA BEACH, FL 32034
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STAFF REPORT
PAB 2016-05 (Replat/Final Plat)
Planning Advisory Board Hearing
February 10, 2016

APPLICATION FOR FINAL PLAT/ REPLAT
13TH STREET AND FIR STREET

APPLICATION & SURROUNDING AREA INFORMATION:

OWNER/APPLICANT:	Michael L. Gibbs				
AGENT:	Michele and John Holbrook				
REQUESTED ACTION:	Replat/Final Plat of 5 lots to 8 lots				
LOCATION:	S. 13 th Street between Fir Street and Gum Street				
CURRENT ZONING:	R-2				
CURRENT LAND USE:	Medium Density Residential				
EXISTING USES ON SITE:	Vacant				
PROPERTY SIZE:	0.95 Acre – 5 (80x100) platted lots (Parcel #s: 00-00-31-1800-0232-08D0, 00-00-31-1800-0232-08C0, 00-00-1800-0232-09D0, 00-00-31-1800-0232-10C1, 00-00-31-1800-0232-10D0)				
ADJACENT PROPERTIES:	<u>Direction</u>	<u>Existing Use(s)</u>	<u>Year Built</u>	<u>Zoning</u>	<u>FLUM</u>
	North	Recreation- Central Park Ball Fields	N/A	REC	Recreation
	South	Single Family Homes	1980-late 2000's	R-2	Medium Density Residential
	East	Vacant	N/A	R-2	Medium Density Residential
	West	Single Family Homes	1980-late 2000's	R-2	Medium Density Residential

*** 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 Community Development Department Office. ***

SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant is requesting approval of Final Plat/ Replat of the City's original plat for properties located on S. 13th Street between Fir and Gum Streets to modify five (5) existing 80x100 foot lots and create eight (8) 50x100 foot lots. Since no new streets will be created and no engineering is associated with the replat of these lots a preliminary subdivision process is not required. The applicant has been working with the City's utility director and street maintenance manager to discuss water and sewer services.

CONSISTENCY WITH THE COMPREHENSIVE PLAN:

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.

The City has five public facilities that have adopted levels of service: Transportation, Water, Sewer, Drainage, and Solid Waste. While the City's ability to maintain adopted levels of services for these items was confirmed at the time of the original approval of development rights for this property, the City's TRC review also confirms service capabilities. The City can serve this property as proposed.



STAFF REPORT
PAB 2016-05 (Replat/Final Plat)
Planning Advisory Board Hearing
February 10, 2016

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:

- 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.

The proposed development is consistent with the Comprehensive Plan’s direction for compact urban development. The subject property lies in an area of existing urban development. No leapfrog development is occurring. The development is accessed by City maintained roadways.

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

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.



STAFF REPORT
PAB 2016-05 (Replat/Final Plat)
Planning Advisory Board Hearing
February 10, 2016

All public facilities and services are currently available to the development and each service is able to maintain or exceed its level of service standards as required by Policy 4.01.01 and Policy 4.02.01, specific to stormwater management.

CONSISTENCY WITH THE LAND DEVELOPMENT CODE:

11.01.02 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 applicant has complied with the subdivision requirements of the Land Development Code. The Final Plat has been reviewed for technical completeness and has been approved by the Technical Review Committee.



STAFF REPORT
PAB 2016-05 (Replat/Final Plat)
Planning Advisory Board Hearing
February 10, 2016

CONCLUSION:

The requested Final Plat is consistent with the City's Comprehensive Plan and the Land Development Code. Based on the findings of the Technical Review Committee and planning staff's review of the application, staff recommends approval of the Final Plat.

Following the recommendation of the Planning Advisory Board (PAB), the Plat will move forward to the City Commission for approval or denial.

MOTION TO CONSIDER:

I move to recommend **(approval or denial)** of PAB case number 2016-05 to the City Commission requesting that a Final Plat creating the Shell Cove subdivision be approved and that PAB case 2016-05, as presented, **(is or is not)** sufficiently compliant with the Comprehensive Plan and Land Development Code to be approved at this time.

Submitted by:

A handwritten signature in blue ink that reads "Kelly N. Gibson".

Kelly N. Gibson, AICP
Senior Planner



STAFF REPORT
PAB 2016-05 (Replat/Final Plat)
Planning Advisory Board Hearing
February 10, 2016



1 copy



OFFICE USE ONLY

REC'D: 1/11/16 BY: KG

PAYMENT: \$ 850- TYPE: V#1112

APPLICATION #: 2016-0000050

CASE #: 2016-05

BOARD MEETING DATE: Feb. 10, 2016

PLANNING ADVISORY BOARD APPLICATION

- ZONING MAP AMENDMENT (≤ 10 acres \$850 / > 10 acres \$1,600)
- LAND USE MAP AMENDMENT (≤ 10 acres \$850 / > 10 acres \$1,600)
- LDC TEXT AMENDMENT (\$850)
- COMP PLAN AMENDMENT (\$850)
- SUBDIVISION PLAT – PRELIM (\$750)
- SUBDIVISION PLAT – FINAL (\$850) *replat*
- VACATION OF R.O.W. (\$850)
- VOLUNTARY ANNEXATION (\$1050)

APPLICANT INFORMATION

Owner Name: Michael L Gibbs

Mailing Address: 2712 W. Jettom Ave. Tampa FL 33629

Telephone: 813-454-1789 Fax: _____

Email: mg.gibbs@spc.fl.com

Agent Name: Michele Holbrook + John Holbrook

Mailing Address: 2007 Beech St

Telephone: 904-415-0171 Fax: _____

Email: holbrook66@msn.com

PROPERTY INFORMATION

Street Address: South 13th St. (5 lots)

Parcel Identification Number(s): CL-0031-1800-0232-0800

Lot Number: _____ Block Number: _____ Subdivision: - 09 C0

Section: _____ Township: _____ Range: - 09 00

- 10 C1
- 10 D0

Michael Gibbs
2712 West Jetton Ave
Tampa FL 33629
813-454-1789

1/11/2016

Objective - To Replat Five existing lots:

00-0031-1800-0232-08D0

00-0031-1800-0232-08C0

00-0031-1800-0232-09D0

00-0031-1800-0232-10C1

00-0031-1800-0232-10D0

Into Eight new lots under the Subdivision "Elm Park"

The new lots will be 50 feet by 100 feet and conform with the existing neighborhood.

There will be No new roads.

The Replat will create a more uniform lot size in that area.

The final product will create a more affordable housing option.

Michael Gibbs

PROJECT INFORMATION

Total Number of Lots/Parcels: 5 NOW - 8 Final

Less than One (1) acre Sq. Footage: NEW 80x100 One (1) Acre or Greater: Final 50x100

Existing Zoning Classification: RZ

Existing Future Land Use Classification: RZ

Previous Planning/Zoning Approvals: NO

Description of Request:
Replat 5 80ft lots to
8 50ft lots



SIGNATURE/NOTARY

The undersigned states the above information is true and correct as (s)he is informed and believes.

Jan 11th 2016
Date

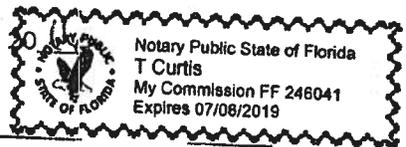
[Signature]
Signature of Applicant

STATE OF FLORIDA }
COUNTY OF ~~NASSAU~~ ^{SS} HILLSBOROUGH

Subscribed and sworn to before me this 11th day of JAN

[Signature]
Notary Public: Signature

T. CURTIS
Printed Name



My Commission Expires

Personally Known _____ OR Produced Identification ✓ ID Produced: ADL

Michael Gibbs
2712 West Jetton Ave
Tampa FL 33629
813-454-1789

1/11/2016

Objective - To Replat Five existing lots:

00-0031-1800-0232-08D0

00-0031-1800-0232-08C0

00-0031-1800-0232-09D0

00-0031-1800-0232-10C1

00-0031-1800-0232-10D0

Into Eight new lots under the Subdivision "Elm Park"

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The Replat will create a more uniform lot size in that area.

The final product will create a more affordable housing option.

Michael Gibbs

A handwritten signature in black ink, appearing to read "Michael Gibbs", with a circled initial "M" to the left.



**OWNER'S AUTHORIZATION
FOR AGENT REPRESENTATION**

I / WE Michael Gibbs
(print name of property owner(s))

hereby authorize: John Holbrook
(print name of agent)

to represent me/us in processing an application for: Plat Adjustment
(type of application)

on our behalf. In authorizing the agent to represent me/us, I/we, as owner/owners, attest that the application is made in good faith and that any information contained in the application is accurate and complete.

[Signature]
(Signature of owner)

(Signature of owner)

Michael Gibbs
(Print name of owner)

(Print name of owner)

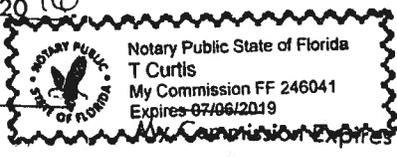


STATE OF FLORIDA }
COUNTY OF ~~NASSAU~~ ^{SS} HILLSBOROUGH

Subscribed and sworn to before me this 11 day of JAN, 2016

[Signature]
Notary Public: Signature

T. CURTIS
Printed Name



Personally Known _____ OR Produced Identification ID Produced: FL DL

OFFICE USE ONLY

REC'D: KG BY: 11/7/16
PAYMENT: \$ 850 TYPE: CR 2348
APPLICATION #: 2016-000032
CASE #: 2016-02
BOARD MEETING DATE: _____



PLANNING ADVISORY BOARD APPLICATION

- ZONING MAP AMENDMENT
(≤ 10 acres \$850 / > 10acres \$1,600)
- LAND USE MAP AMENDMENT
(≤ 10 acres \$850 / > 10acres \$1,600)
- LDC TEXT AMENDMENT (\$850)
- COMP PLAN AMENDMENT (\$850)
- SUBDIVISION PLAT – PRELIM (\$750)
- SUBDIVISION PLAT – FINAL (\$850)
- VACATION OF R.O.W. (\$850)
- VOLUNTARY ANNEXATION (\$1050)

APPLICANT INFORMATION

Owner Name: DBTWA7 FBFL, LLC and PBTW AFROP, LLC.

Mailing Address: 1960 Satellite Boulevard, Suite 1300
Duluth, Georgia 30097

Telephone: (404) 285-3257 Fax: (770) 497-8811

Email: tomsipad410@gmail.com

Agent Name: HARRIS POOLE of Poole & Poole

Mailing Address: 303 Centre Street, Suite 200

Telephone: (904) 261-0742 Fax: (904) 261-0745

Email: harrispoole@pooleandpoole.com

PROPERTY INFORMATION

Street Address: 1018 and 1010 South 14th Street

Parcel Identification Number(s): 00-00-31-1800-0265-0011
00-00-31-1800-0265-0012

Lot Number: _____ Block Number: _____ Subdivision: _____

Section: _____ Township: BOTH Range: Surveys & legal descriptions

Attached

PROJECT INFORMATION

Total Number of Lots/Parcels: _____

Less than One (1) acre Sq. Footage: _____ One (1) Acre or Greater: _____

Existing Zoning Classification: _____

Existing Future Land Use Classification: _____

Previous Planning/Zoning Approvals: _____

Description of Request:

SIGNATURE/NOTARY

The undersigned states the above information is true and correct as (s)he is informed and believes.

Date

Signature of Applicant

STATE OF FLORIDA }
COUNTY OF NASSAU } ss

Subscribed and sworn to before me this ____ day of _____, 20__.

Notary Public Signature

Printed Name

My Commission Expires

Personally Known _____ OR Produced Identification _____ ID Produced: _____

PROJECT INFORMATION

Total Number of Lots/Parcels: Two

Less than One (1) acre Sq. Footage: 36 D.S.F. One (1) Acre or Greater: 0 S.F.
.84/ACRE 8.57 ACRES

Existing Zoning Classification: C-1 Commercial unc 1

Existing Future Land Use Classification: C-2 GENERAL Commercial

Previous Planning/Zoning Approvals: on' ed of -11-005
ATTACHED

Description of Request:
The area is of acres developed and under zoning. The area is currently zoned C-2 and is being requested for rezoning to C-1. The area is currently used for a variety of purposes including a repair shop (garage), an credit union, S&W, and other businesses. The undersigned states the above information is true and correct as he is informed and believes.

SIGNATURE/NOTARY

Date

Signature of Applicant

STATE OF Georgia
COUNTY OF WINNETT

Subscribed and sworn to before me this 1 day of 20 6

Miss A. Mittiga

Lois A Mittiga

Notary Public: Signature

Printed Name

Personally Known _____ OR Produced Identification _____ ID Produced: _____

My commission IS A MITTIGA Notary Public - State of Georgia Gwinnett County My Commission Expires Mar 19, 2019

OFFICE USE ONLY

REC'D: _____ BY: _____

PAYMENT: \$ _____ TYPE: _____

APPLICATION #: _____

CASE #: 2. 2. 2015

BOARD MEETING DATE: 3-2-2015



PLANNING ADVISORY BOARD APPLICATION

- ZONING MAP AMENDMENT
(≤ 10 acres \$850 / > 10 acres \$1,600)
- LAND USE MAP AMENDMENT
(≤ 10 acres \$850 / > 10 acres \$1,600)
- LDC TEXT AMENDMENT (\$850)
- COMP PLAN AMENDMENT (\$850)
- SUBDIVISION PLAT – PRELIM (\$750)
- SUBDIVISION PLAT – FINAL (\$850)
- VACATION OF R.O.W. (\$850)
- VOLUNTARY ANNEXATION (\$1050)

APPLICANT INFORMATION

Owner Name: _____

Mailing Address: _____

Telephone: _____ Fax: _____

Email: _____

Agent Name: _____

Mailing Address: _____

Telephone: _____ Fax: _____

Email: _____

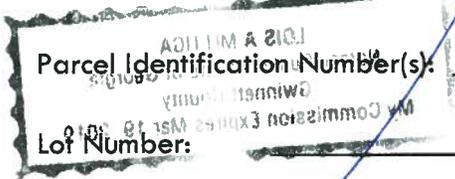
PROPERTY INFORMATION

Street Address: _____

Parcel Identification Number(s): _____

Lot Number: _____ Block Number: _____ Subdivision: _____

Section: _____ Township: _____ Range: _____





OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I /WE DBTWATFBFL, LLC and DBTWATFBOP, LLC
(print name of property owner(s))

hereby authorize: Harrison Poole of Poole & Poole
(print name of agent)

to represent me/us in processing an application for: Zoning and Land Use Maps
(type of application) Amendments

on our behalf. In authorizing the agent to represent me/us, I/we, as owner/owners, attest that the application is made in good faith and that any information contained in the application is accurate and complete.

T. W. Wheeler
(Signature of owner) Sole Manager
Thomas W. Wheeler, Jr.
(Print name of owner)

T. W. Wheeler
(Signature of owner) Sole Manager
Thomas W. Wheeler, Jr.
(Print name of owner)

Georgia
STATE OF ~~FLORIDA~~
COUNTY OF ~~NASSAU~~ ^{SS}
Gwinnett

Subscribed and sworn to before me this 5 day of January, 2016.

Lois A. Mittiga
Notary Public: Signature

Lois A. Mittiga
Printed Name

Personally Known _____ OR Produced Identification _____ ID Produced _____

My Commission Expires
LOIS A MITTIGA
Notary Public - State of Georgia
Gwinnett County
My Commission Expires Mar 19, 2019

Thomas W. Wheeler, Jr., Vice Chairman
Wheeler/Brand Management Company
1960 Satellite Boulevard, Suite 1300

Duluth, Georgia 30097

(404) 285-3257

Ms. Adrienne Burke, Esq., MASA, LEED AP+
Community Development Director
City of Fernandina Beach,
204 Ash Street
Fernandina Beach, Florida 32034

Re: Letter of Intent, Requests for Zoning And Land Use Map
Amendments

I have owned 8 Flags Shopping Center on 14th Street since September, 2005. I have attached a letter dated 8/11/2005 indicating the property was zoned C-1. However, it's obvious many of the allowed uses in C-1 in 2005 have now become PROHIBITED. For instance, under the current version of C-1, prohibited uses directly concerning former or present uses and Tenants at 8 Flags are a Theatre, a Auto Repair Shop(Corbin's), a Health Club(Club 14), a self serve laundry mat, any type financial institution, a grocery store, and outside sales displays like at Sears and the Humane Society Thrift Shop.

This situation, especially at the theatre, is a hardship to

making progress to keep improving 8 Flags Shopping Center. Please be aware that by 2005 the property had substantially deteriorated due to excessive vacancies (Over 60%) and deferred maintenance. I believe everyone can agree we have made substantial progress with 8 Flags under our ownership and with the support of the City. It has become once again a successful community shopping center. But it is not a "neighborhood only" shopping center as the altered C-1 zoning now suggests. And the valuation has increased along with appearances and adding many viable businesses and their local employees. In November, 2015 my taxes were over \$91,000, up from less than \$50,000 in 2005.

I think the basic issue is the property was permitted and developed over 35 years ago under a zoning classification much like the current C-2 zoning category. Reviewing my attached 8/2005 zoning letter from the City, it's very clear much has changed as to allowed uses in the C-1 category. And by far, my property due to its size, and its historic and current uses is the most effected and it's very negative. All these substantial allowed USE changes were made without even a phone call to me. I am aware of the current policy on grandfathered uses but I fear that policy also can quickly change without a notice to the Owner of most effected

property, being 8 Flags Shopping Center.

8 Flags SC obviously fails the current definition of a C-1 property in that it's located on a major road, it's large at 100,000 SF, the lot size is over 9 acres and it serves many neighborhoods, not just one or two. I have been unable to find a similar property (size, prohibition of major current and former Uses) that is now designated C-1 on the current map that was so negatively effected as 8 Flags.

Please be advised we strongly feel in order to keep this property viable which includes the challenge to bring in a new theatre operator (to show first run movies) we must invest in new projection equipment, new seating, a new concession area, and the screens. Our budget is about \$500,000 and I can report we have agreed to general terms with a new operator. I, however need the comfort of knowing the theatre Use is a firm and lasting allowed USE and can not be taken away without a fair, open legal process.....rather than what has happen to so many of our allowed and historic Uses since 9/2005. I am just as concerned about long time tenants/historic Uses like Corbin's Auto Repair, Club 14

Fitness, the closed former S&L, the former right to develop a convenience store with fuel, and to bring in another grocery

store...should Lotts not exercise their term option.

In summary, there are are many allowed uses in the current version of C-2 that I do not want at the property and I am happy to work out a list that will be legally prohibited in the future.

Thank you for your consideration.

Kindest regards,

Very Truly Yours.

DBTW at FBFL, LLC and
DBTW at FBOP, LLC

A handwritten signature in blue ink that reads "T. W. Wheeler, Jr." with a stylized flourish at the end.

Thomas W Wheeler, Jr
Sole Manager

cc: Harrison Poole
Poole and Poole

x

APPLICATION REQUIREMENTS PLANNING ADVISORY BOARD

APPLICATION CHECKLIST:

Submit all of the following information for a complete application, as applicable:

- A notarized application filed at least thirty (30) days before the date of the Planning Advisory Board's public hearing;
- A current survey of the property (no older than two years);
- A completed owner's authorization for agent form, if applicable;
- A detailed letter of intent stating the following:
 - o The consistency of the proposed amendment(s) or action(s) with the City's Comprehensive Plan.
 - o A justification for the proposed amendment(s) or action(s).
- 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.

Kelly - Please supply

IMPORTANT NOTES AND REQUIREMENTS:

Please see additional Land Development Code (LDC) requirements for specific application types:

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

*Surveys + legal Descriptions
ATTACHED*

You will receive a staff report one week before your meeting.

STAFF CONTACT:

Kelly Gibson
Senior Planner
kgibson@fbfl.org
904.310.3135



twaw
F
zoning
& flags

City of Fernandina Beach

PLANNING DEPARTMENT

August 11, 2005

Ms. Lois Mittiga
Wheeler/Kolb Management Company
3525 Mall Boulevard
Suite 5AA
Duluth, Georgia 30096

Re: Zoning Confirmation for 1114 South 14th Street

Dear Ms. Mittiga;

This letter serves as an Official Zoning Confirmation per City of Fernandina Beach Ordinance 2004-148.

As of the date of this letter, the property located at 1114 South 14th Street, Fernandina Beach Florida, located at the corner of Lime and 14th Streets and identified in the attached 'Exhibit A' is currently zoned C-1, Community Commercial, by the City of Fernandina Beach, Florida. As you requested, the zoning regulations for this district are as follows:

Sec. 126-221. Intent and application of division.

(a) *Intent.*

(1) The C-1 district is intended to provide retail sales and services for more than one neighborhood. Its location should be primarily oriented to intersections of arteries or major collector streets as designated in the comprehensive plan. This district is not intended to be suitable for outdoor sales activities or to encourage extension of strip commercial areas. New districts should be adequately separated from existing or projected single-family residential districts by adequate depth of lower intensity zoning or by a suitable buffer.

Isle of Palms subdivided AFTER shopping center BWH-T-

(2) The following criteria shall be considered in evaluating designation of this district:

a. Convenient and direct access at minor/major arterial intersections or collector/arterial intersections if minimal access is necessary on the collector street.

- b. Accessibility to or the ability to provide essential public services consistent with chapter 106.
 - c. Pattern of development, considering accessibility, compatibility and clustering, with priority at locations exhibiting proximity to other types of nonresidential uses, including employment centers and marketing centers.
 - d. Compatibility between commercial and surrounding land uses, including traffic circulation, pedestrian access, hours of operation, visual impacts and landscape design.
- (b) *Application.* The provisions of this division shall apply to all C-1 community commercial districts.

Sec. 126-222. Permitted uses.

- (a) This section shall apply to all C-1 community commercial districts.
- (b) Within any C-1 commercial district, no building, structure, land or water shall be used except for one or more of the following uses:
 - (1) Art, antique, gift, china, jewelry and luggage shops.
 - (2) Bakeries, retail.
 - (3) Beauty shops and barbershops.
 - (4) Book and stationery stores, and newsstands.
 - (5) Business offices such as real estate broker, insurance agent, stockbroker and manufacturer's agent offices, and similar uses.
 - (6) Commercial amusements conducted within a building, including theaters, but no drive-in theaters, billiard parlors, game rooms, skating rinks or bowling alleys.
 - (7) Drugstores and confectionery, sundries and tobacco shops.
 - (8) Grocery, vegetable, fruit and meat markets, and delicatessens. (restaurant)
 - (9) Laundry and dry cleaning pickup stations, where no work is done on the premises, and self-service laundries.
 - (10) Music, art or dancing schools, music and record shops, and preschools and day care centers.
 - (11) Photographic supplies and studios, and artists' supplies.
 - (12) Private clubs and lodges, including those operating on a semi-commercial basis, but no living quarters (permanent or transient) are allowed.
 - (13) Professional offices such as accountant, architect, attorney, engineer, land surveyor, optometrist, medical, chiropractic and dental offices (but not a clinic, massage parlor or hospital), and similar uses.
 - (14) Retail stores for the servicing of the surrounding neighborhood with convenience items, such as dry goods, household items, electrical appliances and home furnishings; variety stores; shoe stores; hardware, paint and garden stores; jewelry sales and jewelry repair stores; and apparel stores.
 - (15) Shoe repair, hat cleaning, and dressmaking and tailor shops.
- (c) All sales, services and commercial activities enumerated in subsection (b) of this section must be conducted within a structure, and no outdoor display of merchandise or products will be permitted in connection with any of such uses.

Sec. 126-223. Conditional uses.

- (a) This section shall apply to all C-1 community commercial districts.
- (b) When, after review of an application and plans appurtenant thereto and a hearing thereon, the planning advisory board finds as a fact that the proposed uses are consistent with the comprehensive plan and are in the public interest, the following uses may be recommended to the city commission for approval:
 - (1) Outdoor commercial amusements, such as miniature golf or fishing piers, but not including amusement parks and drive-in theaters.
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 - (6) Schools.
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 - (8) Restaurants.
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- (c) No building or structure within 800 feet of the high-water mark of the Atlantic Ocean shall exceed 35 feet in height.
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- (a) This section shall apply to all C-1 community commercial districts.
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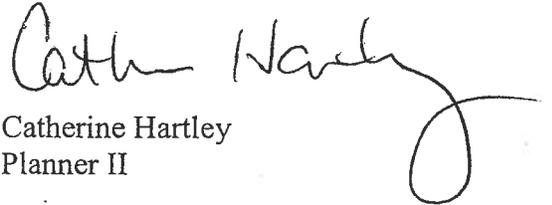
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- (a) This section shall apply to all C-1 community commercial districts.
- (b) See article V, "Supplementary District Regulations," sections 126-411 through 126-428 and sections 126-451 through 126-458 for use regulations and exceptions.

A complete version of the City's Land Development Code can be viewed online at www.municode.com. Please note that this zone is also governed by the City's Comprehensive Plan, which limits the Floor Area Ratio to 0.5.

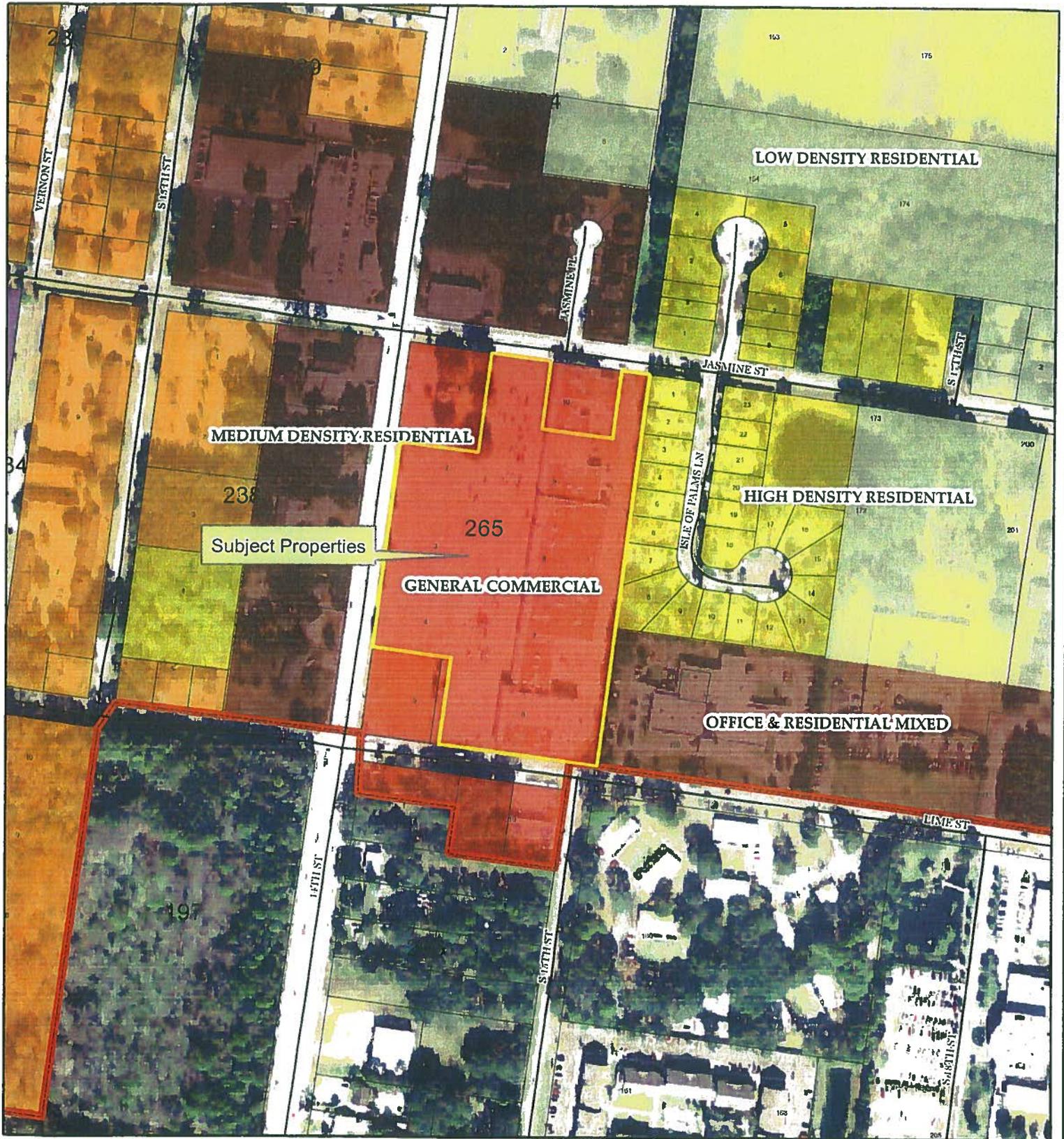
If you have any additional questions, please feel free to contact the Planning Department at 904-277-7325.

Sincerely,

A handwritten signature in black ink that reads "Cath Hartley". The signature is fluid and cursive, with a large loop at the end of the last name.

Catherine Hartley
Planner II

Official Future Land Use Confirmation



8 Flags Shopping Center

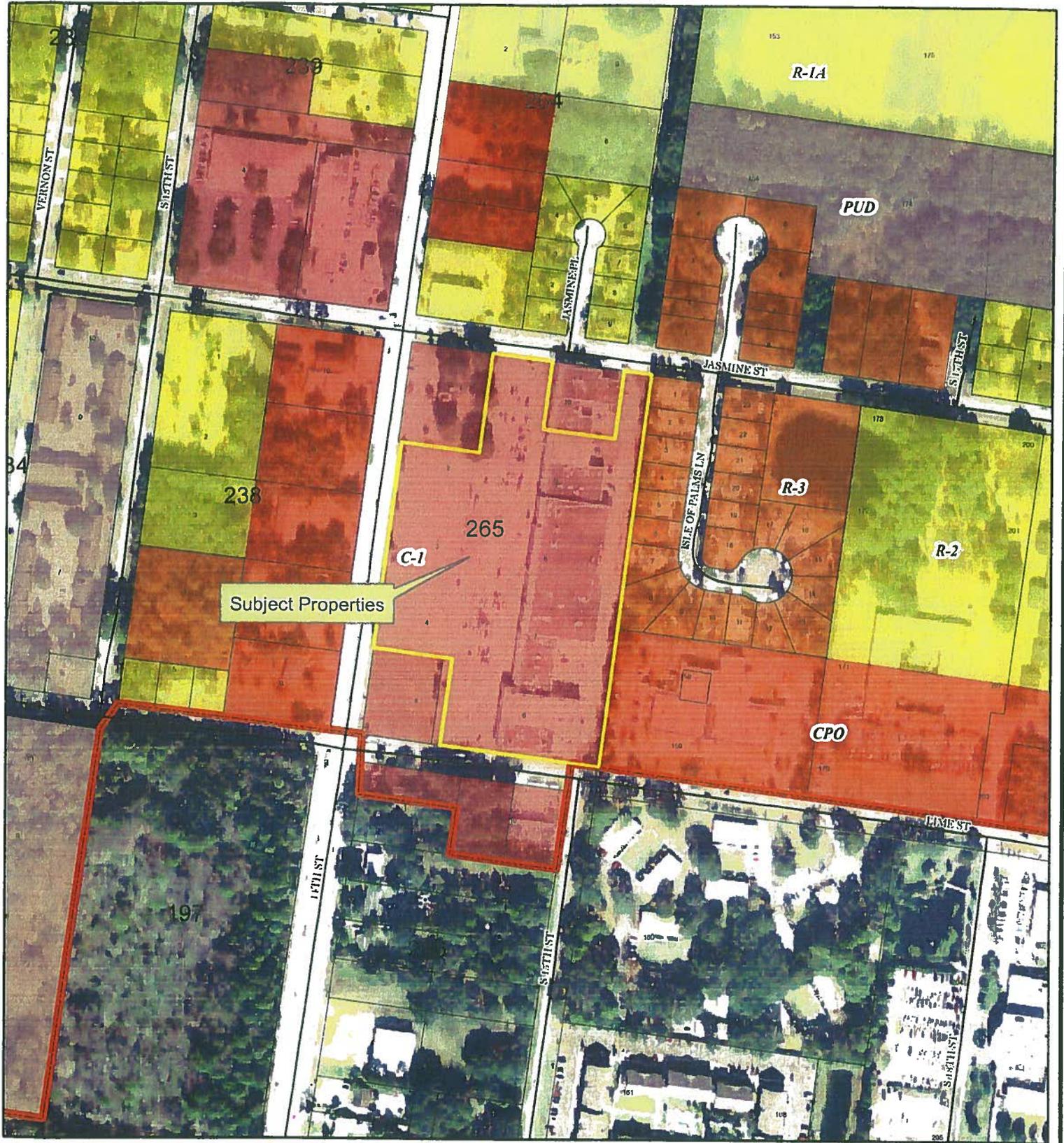


0 135 270 540 Feet

1 inch equals 0.055298 miles



Official Zoning Confirmation



8 Flags Shopping Center



0 135 270 540 Feet

1 inch equals 0.055298 miles



OFFICE USE ONLY

REC'D: KG BY: 11/7/16
PAYMENT: \$ 850 TYPE: CR 2348
APPLICATION #: 2016-000032
CASE #: 2016-02
BOARD MEETING DATE: _____



PLANNING ADVISORY BOARD APPLICATION

- ZONING MAP AMENDMENT
(≤ 10 acres \$850 / > 10acres \$1,600)
- LAND USE MAP AMENDMENT
(≤ 10 acres \$850 / > 10acres \$1,600)
- LDC TEXT AMENDMENT (\$850)
- COMP PLAN AMENDMENT (\$850)
- SUBDIVISION PLAT – PRELIM (\$750)
- SUBDIVISION PLAT – FINAL (\$850)
- VACATION OF R.O.W. (\$850)
- VOLUNTARY ANNEXATION (\$1050)

APPLICANT INFORMATION

Owner Name: DBTWA7 FBFL, LLC and PBTW AFFROP, LLC.

Mailing Address: 1960 Satellite Boulevard, Suite 1300
Duluth, Georgia 30097

Telephone: (404) 285-3257 Fax: (770) 497-8811

Email: tomsipad410@gmail.com

Agent Name: HARRIS POOLE of Poole & Poole

Mailing Address: 303 Centre Street, Suite 200

Telephone: (904) 261-0742 Fax: (904) 261-0745

Email: harrispoole@pooleandpoole.com

PROPERTY INFORMATION

Street Address: 1018 and 1010 South 14th Street

Parcel Identification Number(s): 00-00-31-1800-0265-0011
00-00-31-1800-0265-0012

Lot Number: _____ Block Number: _____ Subdivision: _____

Section: _____ Township: BOTH Range: SURVEYS & legal description

Attached

PROJECT INFORMATION

Total Number of Lots/Parcels: _____

Less than One (1) acre Sq. Footage: _____ One (1) Acre or Greater: _____

Existing Zoning Classification: _____

Existing Future Land Use Classification: _____

Previous Planning/Zoning Approvals: _____

Description of Request:

SIGNATURE/NOTARY

The undersigned states the above information is true and correct as (s)he is informed and believes.

Date

Signature of Applicant

STATE OF FLORIDA }
COUNTY OF NASSAU } ss

Subscribed and sworn to before me this ____ day of _____, 20__.

Notary Public Signature

Printed Name

My Commission Expires

Personally Known _____ OR Produced Identification _____ ID Produced: _____

PROJECT INFORMATION

Total Number of Lots/Parcels: Two

Less than One (1) acre Sq. Footage: 36,740 S.F. One (1) Acre or Greater: 373,309 S.F.
.84 ACRES 8.57 ACRES

Existing Zoning Classification: C-1 Community Commercial

Existing Future Land Use Classification: C-2 General Commercial

Previous Planning/Zoning Approvals: Zoning Letter dated 8-11-2005
ATTACHED

Description of Request:

The property, consisting of 9.4 acres, was developed and operated for at least 35 years under zoning similar to the current C-2 zoning but some time after August 2005 the allowed uses in C-1 were substantially 'limited' without a formal zoning. Uses not allowed in C-1 area therefore are auto repair shop (garages), an credit union, SBE, self serve laundry, health club, outside sale displays (SBEs).

SIGNATURE/NOTARY

Th. W. Whelan
Signature of Applicant

Date _____

STATE OF Georgia FLORIDA }
COUNTY OF WASCO GWINNETT }
ss

Subscribed and sworn to before me this 5 day of January, 2016.

Lois A Mittiga
Notary Public: Signature

Lois A Mittiga
Printed Name

Personally Known _____ OR Produced Identification _____ ID Produced: _____



OFFICE USE ONLY

REC'D: _____ BY: _____

PAYMENT: \$ _____ TYPE: _____

APPLICATION #: _____

CASE #: 22-205875

BOARD MEETING DATE: 3-27-2018



PLANNING ADVISORY BOARD APPLICATION

- ZONING MAP AMENDMENT
(≤ 10 acres \$850 / > 10 acres \$1,600)
- LAND USE MAP AMENDMENT
(≤ 10 acres \$850 / > 10 acres \$1,600)
- LDC TEXT AMENDMENT (\$850)
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- SUBDIVISION PLAT – FINAL (\$850)
- VACATION OF R.O.W. (\$850)
- VOLUNTARY ANNEXATION (\$1050)

APPLICANT INFORMATION

Owner Name: _____

Mailing Address: _____

Telephone: _____ Fax: _____

Email: _____

Agent Name: _____

Mailing Address: _____

Telephone: _____ Fax: _____

Email: _____

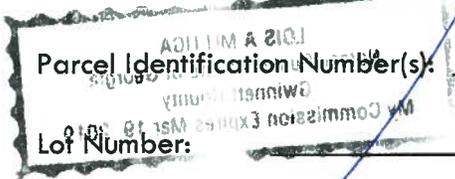
PROPERTY INFORMATION

Street Address: _____

Parcel Identification Number(s): _____

Lot Number: _____ Block Number: _____ Subdivision: _____

Section: _____ Township: _____ Range: _____





OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I /WE DBTWATFBFL, LLC and DBTWATFBOP, LLC
(print name of property owner(s))

hereby authorize: Harrison Poole of Poole & Poole
(print name of agent)

to represent me/us in processing an application for: Zoning and Land Use Maps
(type of application) Amendments

on our behalf. In authorizing the agent to represent me/us, I/we, as owner/owners, attest that the application is made in good faith and that any information contained in the application is accurate and complete.

T. W. Wheeler
(Signature of owner) Sole Manager
Thomas W. Wheeler, Jr.
(Print name of owner)

T. W. Wheeler
(Signature of owner) Sole Manager
Thomas W. Wheeler, Jr.
(Print name of owner)

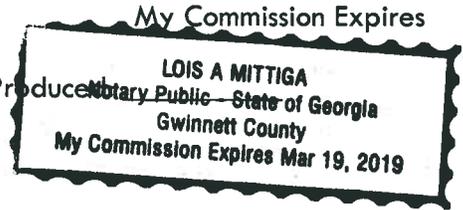
Georgia
STATE OF ~~FLORIDA~~
COUNTY OF ~~NASSAU~~ ^{SS}
Gwinnett

Subscribed and sworn to before me this 5 day of January, 2016.

Lois A. Mittiga
Notary Public: Signature

Lois A. Mittiga
Printed Name

Personally Known _____ OR Produced Identification _____ ID Produced _____



Thomas W. Wheeler, Jr., Vice Chairman
Wheeler/Brand Management Company
1960 Satellite Boulevard, Suite 1300

Duluth, Georgia 30097

(404) 285-3257

Ms. Adrienne Burke, Esq., MASA, LEED AP+
Community Development Director
City of Fernandina Beach,
204 Ash Street
Fernandina Beach, Florida 32034

Re: Letter of Intent, Requests for Zoning And Land Use Map
Amendments

I have owned 8 Flags Shopping Center on 14th Street since September, 2005. I have attached a letter dated 8/11/2005 indicating the property was zoned C-1. However, it's obvious many of the allowed uses in C-1 in 2005 have now become PROHIBITED. For instance, under the current version of C-1, prohibited uses directly concerning former or present uses and Tenants at 8 Flags are a Theatre, a Auto Repair Shop(Corbin's), a Health Club(Club 14), a self serve laundry mat, any type financial institution, a grocery store, and outside sales displays like at Sears and the Humane Society Thrift Shop.

This situation, especially at the theatre, is a hardship to

making progress to keep improving 8 Flags Shopping Center. Please be aware that by 2005 the property had substantially deteriorated due to excessive vacancies (Over 60%) and deferred maintenance. I believe everyone can agree we have made substantial progress with 8 Flags under our ownership and with the support of the City. It has become once again a successful community shopping center. But it is not a "neighborhood only" shopping center as the altered C-1 zoning now suggests. And the valuation has increased along with appearances and adding many viable businesses and their local employees. In November, 2015 my taxes were over \$91,000, up from less than \$50,000 in 2005.

I think the basic issue is the property was permitted and developed over 35 years ago under a zoning classification much like the current C-2 zoning category. Reviewing my attached 8/2005 zoning letter from the City, it's very clear much has changed as to allowed uses in the C-1 category. And by far, my property due to its size, and its historic and current uses is the most effected and it's very negative. All these substantial allowed USE changes were made without even a phone call to me. I am aware of the current policy on grandfathered uses but I fear that policy also can quickly change without a notice to the Owner of most effected

property, being 8 Flags Shopping Center.

8 Flags SC obviously fails the current definition of a C-1 property in that it's located on a major road, it's large at 100,000 SF, the lot size is over 9 acres and it serves many neighborhoods, not just one or two. I have been unable to find a similar property (size, prohibition of major current and former Uses) that is now designated C-1 on the current map that was so negatively effected as 8 Flags.

Please be advised we strongly feel in order to keep this property viable which includes the challenge to bring in a new theatre operator (to show first run movies) we must invest in new projection equipment, new seating, a new concession area, and the screens. Our budget is about \$500,000 and I can report we have agreed to general terms with a new operator. I, however need the comfort of knowing the theatre Use is a firm and lasting allowed USE and can not be taken away without a fair, open legal process.....rather than what has happen to so many of our allowed and historic Uses since 9/2005. I am just as concerned about long time tenants/historic Uses like Corbin's Auto Repair, Club 14

Fitness, the closed former S&L, the former right to develop a convenience store with fuel, and to bring in another grocery

store...should Lotts not exercise their term option.

In summary, there are are many allowed uses in the current version of C-2 that I do not want at the property and I am happy to work out a list that will be legally prohibited in the future.

Thank you for your consideration.

Kindest regards,

Very Truly Yours.

DBTW at FBFL, LLC and
DBTW at FBOP, LLC

A handwritten signature in blue ink that reads "T. W. Wheeler, Jr." with a stylized flourish at the end.

Thomas W Wheeler, Jr
Sole Manager

cc: Harrison Poole
Poole and Poole

x

APPLICATION REQUIREMENTS PLANNING ADVISORY BOARD

APPLICATION CHECKLIST:

Submit all of the following information for a complete application, as applicable:

- A notarized application filed at least thirty (30) days before the date of the Planning Advisory Board's public hearing;
- A current survey of the property (no older than two years);
- A completed owner's authorization for agent form, if applicable;
- A detailed letter of intent stating the following:
 - o The consistency of the proposed amendment(s) or action(s) with the City's Comprehensive Plan.
 - o A justification for the proposed amendment(s) or action(s).
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IMPORTANT NOTES AND REQUIREMENTS:

Please see additional Land Development Code (LDC) requirements for specific application types:

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F
zoning
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City of Fernandina Beach

PLANNING DEPARTMENT

August 11, 2005

Ms. Lois Mittiga
Wheeler/Kolb Management Company
3525 Mall Boulevard
Suite 5AA
Duluth, Georgia 30096

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(a) *Intent.*

(1) The C-1 district is intended to provide retail sales and services for more than one neighborhood. Its location should be primarily oriented to intersections of arteries or major collector streets as designated in the comprehensive plan. This district is not intended to be suitable for outdoor sales activities or to encourage extension of strip commercial areas. New districts should be adequately separated from existing or projected single-family residential districts by adequate depth of lower intensity zoning or by a suitable buffer.

Isle of Palms subdivided AFTER shopping center BWH-T-

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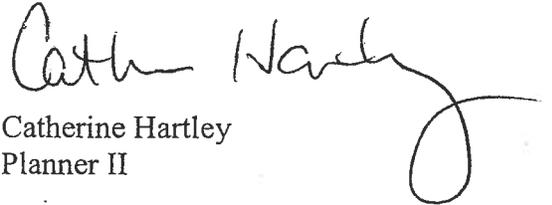
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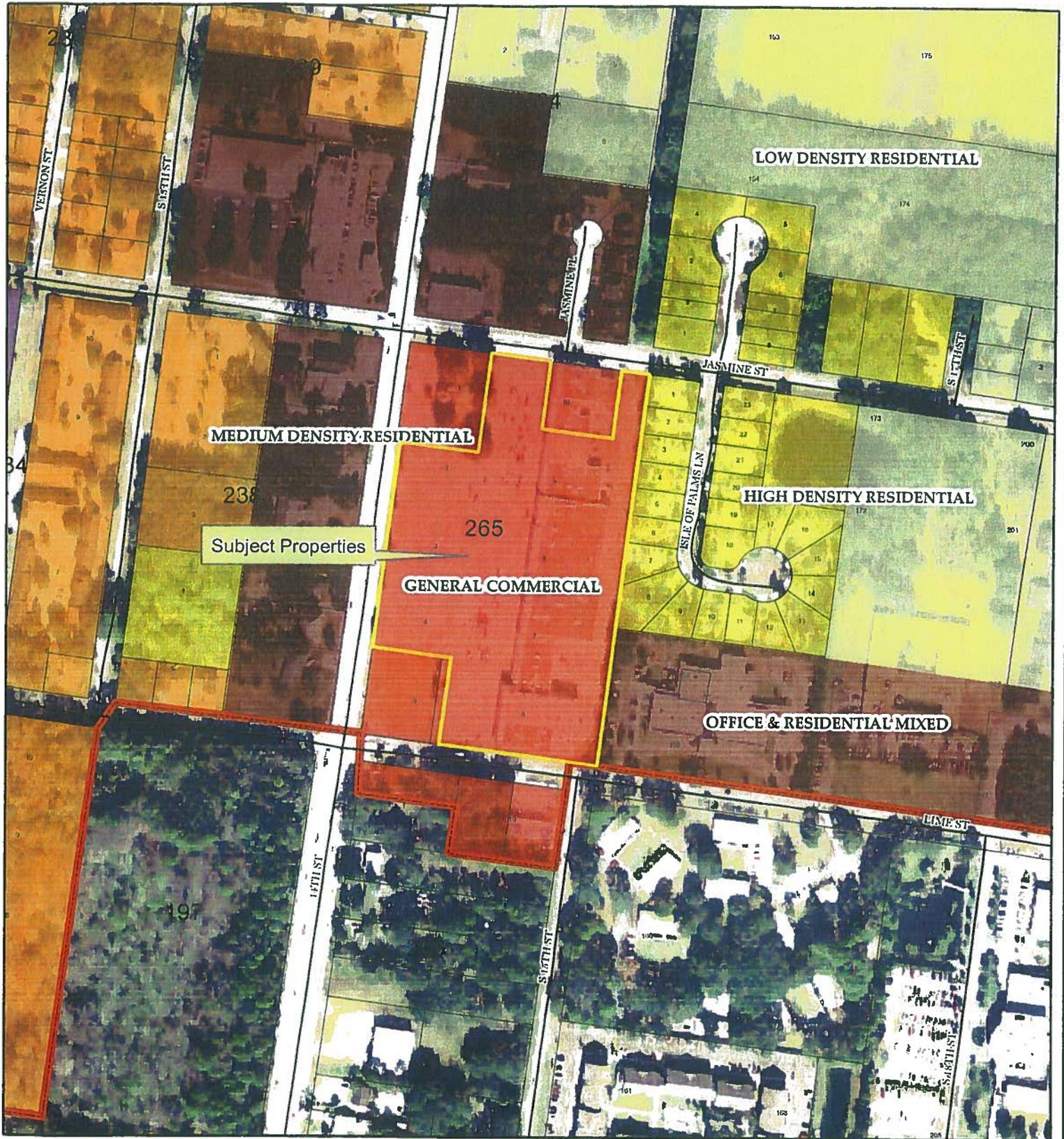
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Catherine Hartley
Planner II

Official Future Land Use Confirmation



8 Flags Shopping Center



0 135 270 540 Feet

1 inch equals 0.055298 miles



Official Zoning Confirmation



8 Flags Shopping Center



0 135 270 540 Feet

1 inch equals 0.055298 miles



OFFICE USE ONLY

REC'D: 1/11/16 BY: KG
PAYMENT: \$ 850 TYPE: # 1210
APPLICATION #: 2016-0000039
CASE #: 2016-03
BOARD MEETING DATE: Feb 10, 2016



PLANNING ADVISORY BOARD APPLICATION

- ZONING MAP AMENDMENT (≤ 10 acres \$850 / > 10acres \$1,600)
- LAND USE MAP AMENDMENT (≤ 10 acres \$850 / > 10acres \$1,600)
- LDC TEXT AMENDMENT (\$850)
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- SUBDIVISION PLAT – PRELIM (\$750)
- SUBDIVISION PLAT – FINAL (\$850)
- VACATION OF R.O.W. (\$850)
- VOLUNTARY ANNEXATION (\$1050)

APPLICANT INFORMATION

Owner Name: Joseph Palmer
Mailing Address: 2439 Bonnie Oaks Dr
Telephone: 904 651-4808 Fax:
Email: Trey@coastalcurrentelectricfl.com

Agent Name:
Mailing Address:
Telephone:
Email:

BRADFORD W. FRANKLIN
Notary Public, State of Florida
My Comm. Expires Dec. 10, 2017
Commission No. FF 78042

PROPERTY INFORMATION

Street Address: 206 South 11th St.
Parcel Identification Number(s): 00-00-31-1800-0216-01A0
Lot Number: Sub A lot 1 Block Number: 216 Sub A lot 1 Subdivision:
Section: Township: Range:

PROJECT INFORMATION

Total Number of Lots/Parcels: 1

Less than One (1) acre Sq. Footage: X One (1) Acre or Greater: _____

Existing Zoning Classification: C-1

Existing Future Land Use Classification: _____

Previous Planning/Zoning Approvals: _____

Description of Request:

wording change for allowable uses of C-1
modify section 2.03.02 to allow trades subject
to & supplemental standards in a C-1 zoning category and
modify section 6.02.28 adding standards

SIGNATURE/NOTARY

The undersigned states the above information is true and correct as (s)he is informed and believes.

1-11-16
Date

[Signature]
Signature of Applicant

STATE OF FLORIDA }
COUNTY OF NASSAU }
ss }



BRADFORD W. FRANKLIN
Notary Public, State of Florida
My Comm. Expires Dec. 18, 2017
Commission No. FF 78042

Subscribed and sworn to before me this 11 day of January, 2016.

[Signature]
Notary Public: Signature

Bradford W. Franklin
Printed Name

12/18/17
My Commission Expires

Personally Known OR Produced Identification _____ ID Produced: _____



January 11, 2016

Ms. Kelly N. Gibson
Senior Planner
City of Fernandina Beach
204 Ash Street
Fernandina Beach, FL 32034

Dear Ms. Gibson:

This letter is to ask your consideration regarding a wording change for commercial properties with the C-1 designation within the City of Fernandina Beach. It is my understanding that some of the current restrictions/regulations have conflicting information that may or may not allow my company to conduct business from within the City.

I started my company, Coastal Current Electric, LLC in December 2012. Coastal Current Electric is a licensed and insured electrical contracting company specializing in residential remodels and service calls along with commercial needs. Nassau County is quickly growing, and with the increase demand for business, we grew from only a single employee in 2012 to six in 2016 all but one are Nassau County residents that live on the island. Coastal Current Electric had over \$400,000 in total sales in 2015 and has a projected growth of 12% for 2016. The building we are hoping to occupy (206 S. 11th Street) is currently zoned C-1. We intend to use this location primarily as our office with some storage of job related materials and provide overnight parking for two company vehicles.

On December 20th, 2015, my company rented the property from the current owner, Nick Isabella. We both believed that my business would be a good fit for the area. It is located directly across from the back side of the Atlantic Avenue Baseball fields (also the line- up area for attendees in all parades through downtown) and next to the former Fernandina Little Theater. The building was unoccupied for an extended period of time and previously housed a produce/quick service food restaurant. The grass and lawn were overgrown and the building vacant. Within a few days, my employees mowed the lawn, removed unsafe debris and a dead tree. We installed C-1 compliant exterior LED lighting, deadbolts on the doors and turned on power, water, internet, and phone.

On December 28th, we received a call from the Zoning Office stating that the nature of our business may not be qualified within the C-1 designation and, in fact, may not be able to occupy that lot due to wording in table 2.03.02 of the land use development code. In researching the city codes, I would like to reference the following:

COASTAL CURRENT ELECTRIC, LLC
1417 Sadler Road, 276
Fernandina Beach, FL 32034
904.651.4808
trey@coastalcurrentelectric.fl.com
ER#13014830



2.01.10 – Community Commercial. The C-1 District is intended for the development of land uses to accommodate commercial businesses and offices providing goods and services to more than a few neighborhoods, and land uses that are complimentary to low and medium density residential areas. The CCD recognizes the desire for convenience goods and services in close proximity to residential neighborhoods, provided that such uses are limited in intensity as set forth in the design standards in this LDC.

I believe that my business already qualifies as C-1. Coastal Current Electric is limited in intensity and will primarily be used as office space for the purpose of receiving phone calls, invoicing customers, and ordering supplies. It should also be noted that there is no industrial work performed on premises. In fact, there are no repairs, machinery, or construction on site. All of our trade based services are performed on other properties in the city and county. It is also my belief that this property is in a low-medium residential area as defined in 2.01.10 and viewed in the City of Fernandina's zoning map for Beech Street.

While researching the restrictions, it appears there is a discrepancy in 02.01.10 with the Zoning Districts of Table 2.03.02. Currently, the "Trades and Repair Services such as Electrical, Heating and Air, Mechanical Painting and Plumbing" prohibition is not clear. Are these restrictions meant to eliminate noises, traffic, and outdoor storage of large dumpsters and construction related debris? Or, does table 2.03.02 disallow offices and light duty use for all trade type services?

I would also like to propose further restrictions on C-1 classifications. I believe this will help to define the allowable properties and encourage more trades like mine to do business within the city limits.

- Limiting the number of overnight commercial vehicles to no more than 5.
- Storage of all materials within closed locked structure, no materials to be stored outside.
- Prohibiting heavy equipment such as tractors, forklifts, and dump trucks on premises.
- Limiting the size of dumpsters.
- Not allowing delivery trucks larger than class 3 that are 10-14,000 pounds (this would include a truck as large as a UPS sized city delivery truck).

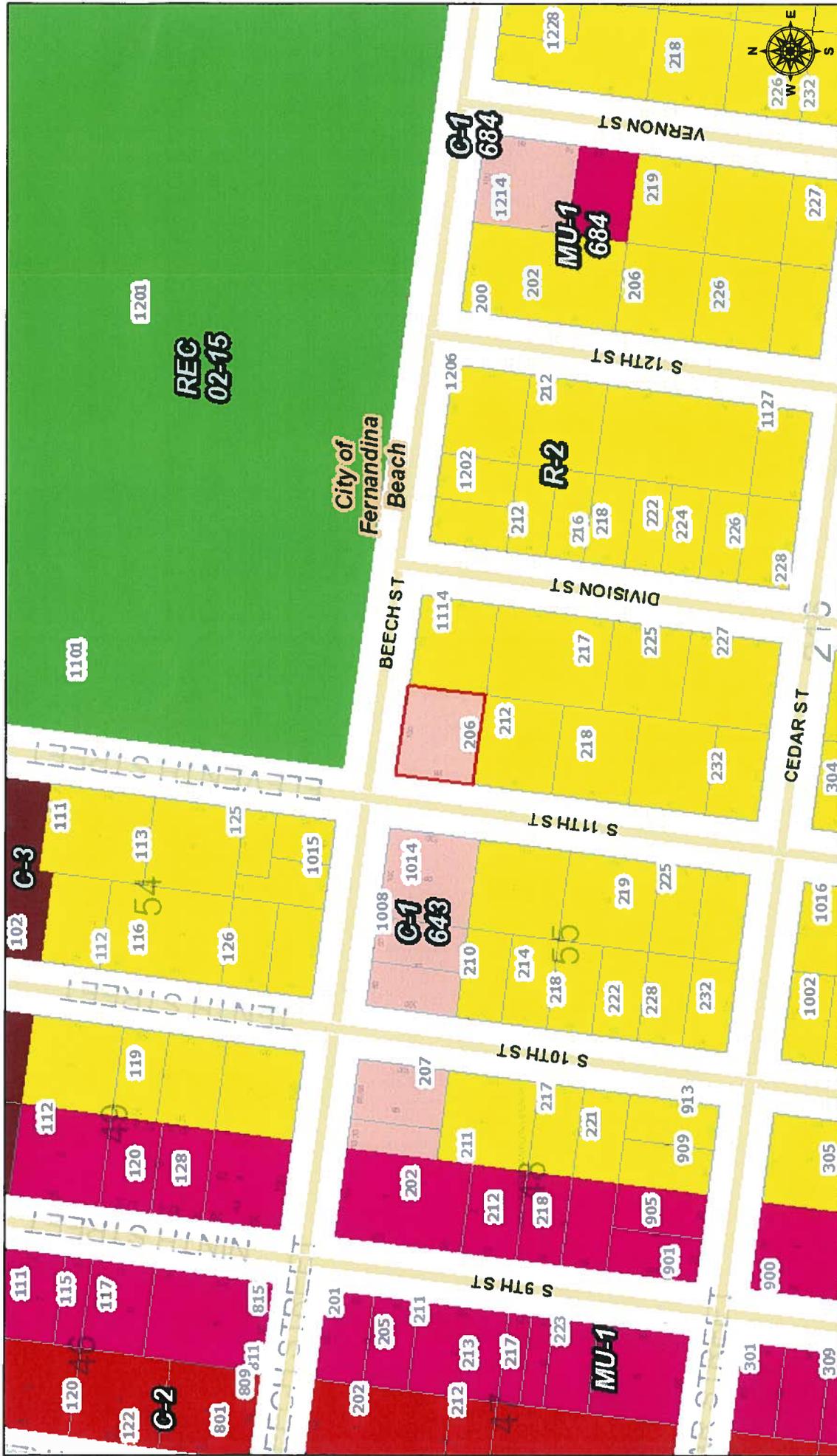
Thank you for considering this request. Should you have any additional questions, please do not hesitate to contact me. I can be reached any time at 904-651-4808.

Respectfully,

Joseph S. Palmer, III

A handwritten signature in black ink, appearing to read "J. Palmer", with a stylized flourish at the end.

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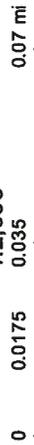


January 11, 2016

911 Address Labels

Land Parcels

1:2,065



Sources: Esri, HERE, DeLorme, USGS, Intermap, Increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

2.01.07 Old Town Historic District One (OT-1)

The OT-1 District is intended to protect the unique historic features and uses in the single-family residential area of the Old Town Historic District. The OT-1 District is intended for the development and maintenance of single-family residential dwellings, along with their customary accessory uses on the same lot.

2.01.08 Old Town Historic District Two (OT-2)

The OT-2 District is intended to protect the unique historic features and uses in the mixed-use area of the Old Town Historic District. The OT-2 District is intended for the development and maintenance of single-family residential dwellings, along with their customary accessory uses on the same lot. Limited neighborhood commercial may be permissible.

2.01.09 Mixed Use (MU-1)

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.

2.01.10 Community Commercial (C-1)

The C-1 District is intended for the development of land uses to accommodate commercial businesses and offices providing goods and services to more than a few neighborhoods, and land uses that are complimentary to low- and medium-density residential areas. The Community Commercial District recognizes the desire for convenience goods and services in close proximity to residential neighborhoods, provided that such uses are limited in intensity as set forth in the design standards in this LDC.

2.01.11 General Commercial (C-2)

The C-2 District is intended for the development of land uses to accommodate offices; commercial retail; personal services establishments; restaurants; transient accommodations; uses that provide sales and services for several neighborhoods; repair shops; retail sales and services; and other similar commercial uses. The General Commercial District recognizes existing development with locations that have access to arterial roads.

2.01.12 Central Business District (C-3)

The C-3 District is intended for the development of land uses within the central business district as the City's center for residential, financial, commercial, governmental, professional, and cultural activities. The Central Business District category is designed to accommodate single-family or duplex residential uses, either freestanding or in mixed residential and business use structures; offices; commercial retail; personal services establishments; restaurants; transient accommodations; commercial parking facilities; civic uses; and cultural uses.

Table 2.03.02

	Zoning Districts																			
	R-F	R1-G	R-1	RLM	R-2	R-3	OT-1	OT-2	MU-1	C-1	C-2	C-3	I-1	I-A	I-W	W-1	PL-1	CON	REC	
- Permissible																				
- Permissible Subject to Supplemental Standards																				
Bank-Prohibited																				
For Ethnic Grocers																				
Specialty and Gift Shops such as Art, Antique, or Jewelry Shops, Books, or Stationers																				
Terminals for Freight or Passengers, By Ship																				
Theaters, Movie or Performing Arts																				
Auto and Repair Services such as Electrical, Heating, and Air, Mechanical, Painting, and Plumbing																				
Utility Facilities, such as Electric Substations, Water and Wastewater Treatment Plants																				
Warehouse, not including Mini-Storage																				
Welding or Sheet Metal Works																				
Wholesale Establishments																				

Notes:

1. Resort rentals in R-1 or R-2 zoning districts that existed prior to the effective date of Ordinance 2000-28 (October 3, 2000) may continue a legal non-conforming status as long as the resort rental permit has not expired for a period of greater than 180 days.
2. Properties that have obtained the WMU Future Land Use category are subject to the permitted uses in the W-1 column. Residential units are permitted above non-residential uses. Stand alone residential uses are prohibited.
3. Group Residential uses in existence prior to the adoption of Ordinance 2007-22 may continue a legal non-conforming status as long as a Group Residential Permit is applied for and maintained in accordance with the terms of the Ordinance. Existing uses shall not be subject to the Supplemental Standards in Section 6.02.24.
4. Seasonal Sales are subject to the provisions of LDC Section 5.02.02 and a temporary use permit is required according to the procedures set forth in Chapter 11.

6.02.28 Trades and Repair Services

- A. Establishments for trades and repair services are permissible in the **C-1 and** C-2 zoning district, subject to the standards for the district and the supplemental standards set forth in this section.
- B. Design standards for trades and repair services are set forth in Table 6.02.28(C).

Table 6.02.28(C). Standards for Trades and Repair Services in **C-1 and C-2**

Development Feature	Standard
Commercial vehicles associated with the trades or repair service establishment	<p>Overnight parking shall be located in the rear yard only</p> <p>C-1 zoned properties are limited to no more than 5 overnight parked service vehicles and may not store heavy equipment such as forklifts, bobcats, tractors, or any class 4 – 8 sized vehicles on the premises.</p>
Buffer	As set forth in Section 4.05.05, but not less than a buffer “C”
Lighting	Directed and shielded to avoid direct illumination of a lot zoned or used for residential uses
Loudspeakers or paging systems	Designed, installed, and used such that they are not heard at the property line of adjacent properties
Outside storage and loading areas	<p>Screened from view from adjacent properties and from the public right-of-way</p> <p>Located in the rear yard only</p> <p>Outside storage of equipment, machinery, or parts is disallowed in the C-1 zoning district.</p>
Refuse and solid waste containers	<p>Screened from view from adjacent properties and from the public right-of-way</p> <p>C-1 zoned properties are limited to either residential roll out carts or a single container equaling no greater than 3 cubic yards.</p>
Delivery Services	Routine delivery of materials, equipment or parts from trucks sized larger than a class 3 are disallowed in C-1 zoned properties.