



AGENDA
PLANNING ADVISORY BOARD
REGULAR MEETING
Wednesday, March 9, 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 FEBRUARY 10, 2016 MEETING MINUTES

Documents: [2016 02-10 PAB RM Minutes Draft.pdf](#)

3. NEW BUSINESS

3.1. PAB 2016-06: LDC TEXT AMENDMENTS LOT COMBINATION 4.02.02

Documents: [PAB 2016-06_LDC Text Amendment_Lot Combination.pdf](#)

3.2. PAB 2016-07: FLUM AND ZONING CHANGE S. 3RD STREET (POSTPONED UNTIL JULY 2016)

The applicant has requested that this item be postponed until the July 13, 2016 regular meeting.

Documents: [2016-07_Request to table application until July 2016.PDF](#)

4. BOARD BUSINESS

4.1. UPDATE ON PAB SUBCOMMITTEES PROGRESS

- 8th Street
- Tree and Landscape Exemption

5. STAFF REPORT

6. COMMENTS BY THE PUBLIC

7. ADJOURNMENT

**THE NEXT REGULAR PAB MEETING IS SCHEDULED FOR
WEDNESDAY, APRIL 13, 2016.**

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

Jamie Morrill (alternate)

Mark Bennett, Vice-Chair

Charles Rogers

Chris Occhuizzo

Eric Lawrence (alternate)

Others Present

Kelly Gibson, City Planner

Tammi Bach, City Attorney

Sylvie McCann, Recording Secretary

2.1 Review and Approve January 13, 2016 Regular Meeting Minutes – A motion was made by Member Ross, seconded by Member Occhuizzo, to approve the Minutes. Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.

3. New Business

3.1. PAB 2016-04: Final Plat Shell Cove Subdivision - Ms. Gibson reminded the board that they saw the Planned Unit Development (PUD) and zoning change request for the new subdivision called Shell Cove, which is a 48 unit single-family residential development. She stated at this point the applicant was ready to proceed with final plat, and provided all documentation required. Member Lasserre inquired if there was a requirement to have a statement that they can't subdivide the lots any further. He pointed out there was a statement on the documentation, but it refers to Nassau County regulations. Ms. Gibson replied that can be updated in their final plat document to reflect City of Fernandina Beach. Chair Lane inquired if anything changed since the initial plat. Ms. Gibson replied no.

Mr. Nick Gillette, 20 South 4th Street, commented the subdivision would be a combination a spec homes and custom homes. Chair Lane inquired if trees would be cleared other than when they go to build. Mr. Gillette stated they were done clearing now, and the only other clearing would be at the building permit phase for each lot. The estimated time to have building out there was in April. Member Lasserre inquired if they worked together with the Tree Conservancy. Mr. Gillette replied yes and commented the conservancy did a good job reaching out. He stated they took nearly all the recommendations and some of them made it into the PUD.

The public hearing was opened at this time and there being no comments from the floor the public hearing was closed. **A motion was made by Member Lasserre, seconded by Member Bennett, to recommend approval of PAB 2016-04 to the City Commission requesting that a final plat creating the Shell Cove Subdivision be approved; and that PAB 2016-04 as presented is sufficiently compliant with the Comprehensive Plan and the Land Development Code to be approved at this time. Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.**

3.2. PAB 2016-05: Final Plat/Replat S. 13th Street Properties between Fir and Gum Streets from 5 lots to 8 lots - *This request was withdrawn from consideration.*

3.3. PAB 2016-02: 8 Flags Shopping Center Rezoning from C-1 to C-2 (1018 and 1010 S. 14th Street) – Ms. Gibson briefly explained the property owner was requesting a change from C-1 zoning to C-2 zoning in order to make consistent a number of non-conformities that exist on the property as a result of changes to the code in 2006. She clarified it was where the City took away permitted uses and conditional uses. She stated a number of uses that were previously allowed under C-1 zoning actually got dropped when the City went to the table of land uses, and it has created several non-conforming situations for this site. She pointed out it has also prevented some tenants that have wanted to locate to this property. She explained the request of C-2 zoning was consistent with the underlying land use of General Commercial, and that the uses and the location of the property are suitable for the C-2 zoning district. She pointed out surrounding the property is mixed-use zoning and land use. Member Rogers inquired if the doctor's building separate from this. Ms. Gibson replied that was on the other corner on and not part of this property. Member Morrill inquired if Corbin's Auto Repair was a non-conforming use. Ms. Gibson replied it is under C-1 zoning. There was a brief discussion about the parcel that was not included in this rezoning that the City allows seasonal sales on.

Member Beal referred to the property across Lime Street and inquired if that should also be considered for change as well as the corner parcel. He questioned why leave isolated areas of C-1. Ms. Gibson replied the request was for the property that the applicant owns, and the City would not be bringing forward anyone else's property without them requesting the change. There was some discussion about the businesses that have been located at this property.

Mr. Harrison Poole, Poole & Poole on behalf of the applicant, stated the movie theater is a non-conforming use and their client was in discussions to bring in a new operator. He commented to do that they have to expend \$400,000 to \$500,000 on new equipment, screens, concessions stands, but they are not willing to do that if it is a non-conforming use. He explained their client purchased this property in 2005 and received a zoning letter from the City of what was allowed in C-1 and it was all these historical uses (grocery stores, restaurants, car service, theaters, etc.) He noted the code was rewritten in 2006 which changed that, but their client was unaware of that change until recently with another potential tenant that wanted to put in an office associated with banking. He explained this application was filed because they became aware of the drastic changes that occurred back in 2006. He stated it is a rezoning application, but they are really just asking to be restored to the uses that were allowed when they purchased it before the zoning was rewritten.

The public hearing was opened at this time and there being no comments from the floor the public hearing was closed. **A motion was made by Member Ross, seconded by Member Lasserre, to recommend approval of PAB 2016-02 to the City Commission requesting that a zoning change from C-1, Community Commercial to C-2, General Commercial is ascribed; and that PAB 2016-02 as presented is sufficiently compliant with the applicable Florida Statutes, Comprehensive Plan, and the Land Development Code to be approved at this time. Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.**

Chair Lane commented this is not the only place in the City that was rapidly changing. She inquired if the City has to take a look at all the zoning sites that have commercial right now. Ms. Gibson replied we should, especially 14th Street. She stated staff has noticed there are a number of non-conforming situations further south and as you get closer to Sadler Road. She explained there are a number of banking institutions that are non-conforming as a result of the changes today. She commented another unintended consequence of the changes in 2006 actually occurred with respect to the Island Walk Shopping Center where the grocery store became a non-conforming use there (Publix). She stated in

April/May 2007 that property came in to rezone to C-2, but there still was a small piece at the end that remains C-1. She explained maybe this area along 14th Street may need to look at either Mixed Use or C-2 zoning. There was a brief discussion about this.

3.4. PAB 2016-03: LDC Text Amendments C-1 Zoning to Allow Trades and Repair Services Subject to Supplemental Standards – Ms. Gibson explained the applicant was the current owner of Coastal Current Electric (electrical contracting company) and found that a change to the LDC was necessary in order to make trades and repair services permissible uses on C-1 zoned property. She stated she didn't know why this particular use was excluded from C-1 zoning when the change occurred. She pointed out the requested change to the table of land uses to allow for trades and repair services within C-1; and provided some additional supplemental standards in 6.02.28 specific to C-1 zoned properties that serve to temper the use from any negative impacts to adjoining residential areas. She referred to the map and stated for the most part C-1 zoned properties are located on major corridors in established commercial areas. She commented the exception is a series of properties located on Beech Street where it is immediately adjacent to an established neighborhood. She recommended approval of this case. Member Ross questioned the process of this application and whether the City Attorney reviewed it. Ms. Gibson replied yes and explained they talked about it and it was sufficient to move forward. Member Lasserre questioned whether trades would be allowed in MU-1. Ms. Gibson replied they are not.

Mr. Trey Palmer, 2148 Cashenwood, owner of Coastal Current Electric, explained he felt it was a good fit. He commented he didn't understand the reasoning why trades were excluded from the areas listed as C-1, and noted that it may have been overlooked. Member Lasserre inquired how many trucks Coastal Current Electric has. Mr. Palmer replied two commercial vehicles.

The public hearing was opened at this time and there being no comments from the floor the public hearing was closed. **A motion was made by Member Ross, seconded by Member Bennett, to recommend approval of PAB 2016-03 to the City Commission requesting that an amendment to LDC Section 2.03.02 and 6.02.28 as described; and that PAB 2016-03 as presented is sufficiently compliant with the applicable Comprehensive Plan and the Land Development Code to be approved at this time.** Member Lasserre expressed his support of this change, and questioned why there would be no more than 5 overnight parked service vehicles. He inquired if that was an appropriate number. Mr. Palmer explained that he looked at the size of that particular property and thought of how much could it hold, which was how he came up with 5 vehicles. He commented it is a double lot that vehicles could be squeezed in there, but if you are operating that many trucks you might need to begin to look for a larger building. Member Occhuzzo questioned the size of the structure for the storage of materials. Mr. Palmer replied the building on the property was the building he would use. City Attorney Bach noted the question was whether the size of the lot was being considered in the supplemental standards. Ms. Gibson replied the size of the lot would not, and stated it would have to be a C-1 zoned or C-2 zoned piece of property for these standards to be applicable. It was noted there was no outside storage. There was further discussion to clarify the request before the board.

City Attorney Bach referred to sufficiency and legal review and reported that process was considered for this application. She stated she reviewed this preliminarily, and she did not think it was inconsistent with the Comprehensive Plan. She explained if approved this would be put in Ordinance format for the City Commission review and there will be a form to accompany it. **Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.**

4. Board Business

4.1. Follow-up Discussion on Industrial Property Exemption in Tree/Landscaping Ordinance LDC Section 4.05.00 – Chair Lane reported she met with members of the two mills and with Mr. O’Conner after the City Commission meeting as well as a member of the Tree Conservancy. She suggested the formation of a subcommittee to include the mills and the Tree Conservancy to fact find and problem solve. She reminded the board of the approval of the exemption, which was to put off further discussion to a later time. She proposed having two subcommittee meetings to discuss this to have some sort of long-term solution to this problem, because there are two active mills and one other industrial zoned parcel that are quite different. She stated this needs to be looked at rationally to come up with a way to handle these parcels. Member Ross agreed and pointed out there are other industrial properties. He questioned if the way it was currently written was unconstitutional because specific businesses are being called out. City Attorney Bach explained she didn’t like to exempt specific businesses and property owners. She reminded the board she suggested that it should apply to all industrial properties, and she still felt that was the fairest way to do it. She stated she had a lengthy discussion with the Planning staff and it was their feeling when you have specific site conditions and history that you do have to take that into consideration. She pointed out it was not unconstitutional to do that. She explained you don’t use the business name, because those change but those developed sites the City could make an argument that they could be exempt because of their history. She commented staff had some discussion about why other industrial property shouldn’t be included as exemptions. Ms. Gibson stated there isn’t a reason why at this point a vacant undeveloped piece of industrial property could not comply with our landscape buffer requirements that are in place today. She pointed these sites were previously developed and historically operated in an industrial manner and to apply these requirements retroactively to them when they redevelop would be very difficult for them. She commented the currently vacant properties should be able to comply with the code, and if they cannot they could seek a variance. There was some discussion about this and whether there should be some method of exemption for industrials uses. The idea of an overlay was suggested, and the tentative members for the subcommittee would be: Chair Lane, Member Ross, Member Lasserre, members from both mills, a representative for the O’Conner property, and a representative of the Tree Conservancy.

City Attorney Bach questioned if there were enough industrial properties that an overlay regarding the tree ordinance would be appropriate. Member Lasserre clarified his idea was to draw a map to show these properties are affected in a different way by this Ordinance. Chair Lane noted that staff would be at the subcommittee meeting and it could be discussed at that point as an option.

Member Beal left the meeting at this time.

Mr. Shannon O’Conner, 2440 Lynndale Road, suggested inviting someone from the Airport Advisory Commission because there is a great deal of property there that would be affected by this. Chair Lane agreed.

Member Ross inquired about the Port Master Plan. City Attorney Bach stated she spoke with Port Attorney Clyde Davis and he does not agree that the Port withdrew their application. Chair Lane commented the board denied it. City Attorney Bach pointed out the only issue was the wetlands. Chair Lane stated it was also the Airport. City Attorney Bach explained subsequent to the denial the Ocean Highway and Port Authority (OPHA) board passed a Resolution and agreed that they weren’t going to be filling wetlands. She stated the entire strategic plan that they did really needs to be pared down into something smaller. She commented if the Port Attorney doesn’t react and say they were going to do something then the only other thing to do is notify the OHPA board in a letter of the City’s position.

Member Ross stated the board denied their strategic plan, but the board never got into the changes to the Comprehensive Plan that they proposed. Ms. Gibson explained what was originally requested for approval was a series of Comprehensive Plan amendments that incorporated by reference the adoption of their strategic plan. She stated the recommendation from the PAB to the City Commission was to deny because the strategic plan included direction for filling of wetlands, which would be inconsistent with the Comprehensive Plan. She commented her impression and understanding through conversations with the Port was that they had withdrawn their application to proceed to the City Commission level and that was why it never took that next step. There was some discussion about how to proceed and it was noted that staff would like to see something from the Port saying they are requesting the City move forward with a formal review as it has been presented.

City Attorney Bach pointed out there is a Port element in the Comprehensive Plan, and the way the statutory language reads it is more a suggestion that you update it. Member Ross stated there is no intermodal transportation component in the Comprehensive Plan, and that does not meet the statutory requirements.

5. Staff Report – Ms. Gibson reported there was a successful walking tour of 8th Street on Saturday, and there were about 30 people that came out. She commented there were many new faces and there was great input. She explained there was another event at the Golf Course on Monday that had about 10 people and there were great ideas to improve the corridor. She stated yesterday at the Peck Center they had about 15 people and there was good energy surrounding the 8th Street policy changes. She pointed out the last meeting would be at Atlantic Recreation Center on Friday at 5:00 pm. She explained she would be doing the data entry from these events so that the board can look at this together and forward that to the City Commission. Member Ross commented when he was at the museum he came across an article from the 1970's and it sounds like *deja vu*. Ms. Gibson would distribute the article to the rest of the board.

Ms. Gibson reminded the board of the joint meeting with the City Commission on Tuesday, February 23rd at 5:00 pm. She stated her hope was to go through some of the 8th Street changes and address any questions they might have.

Member Lasserre commented staff did a great job getting word out about 8th Street, and inquired if there were any stakeholders there. Ms. Gibson replied very few, and pointed out she sent out almost 600 postcards. She stated there were only about 5 stakeholders (property owners or within 350 feet of the properties affected by the rezoning). She explained she has received phone calls for more information, and they seem excited about the change. City Attorney Bach inquired about the gas station on 8th Street that had covers over the pumps. Ms. Gibson replied they are under new ownership and they are making some changes. She stated it would be reopened as a gas station according to the new owner. She pointed out they bought the lot adjoining it, and staff had a lengthy discussion with them about not cutting down the trees.

6. Comments by the public – Mr. Bill Vail, 4800 Amelia Island Parkway, employee at Rayonier Advance Materials, extended an invitation to the board to attend the open house scheduled for Friday between 3:00 pm to 6:30 pm. He commented it was an opportunity to have an inside look at the mill, and to meet the people from Borregaard that they were talking to about the potential joint venture.

Chair Lane commented the mills and Mr. O'Conner have suggested the subcommittee members take tours of their property.

Draft

Planning Advisory Board Minutes
Regular Meeting
February 10, 2016
Page 6 of 6

7. Adjournment - There being no further business to come before the Planning Advisory Board, the meeting was adjourned 6:16 pm.

Secretary

Judith Lane, Chair



APPLICATION FOR TEXT AMENDMENT TO CHANGE THE LAND DEVELOPMENT CODE

APPLICATION & SURROUNDING AREA INFORMATION:

OWNER/APPLICANT:	Hall/Sheffield (Hammertime Amelia, LLC) and Caples (Lodging Resources)
AGENT:	Self
REQUESTED ACTION:	Land Development Code Text Amendment specifically amending LDC Section 4.02.02 Requirements Regarding Combining Lots

*** 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:

The applicant is requesting a modification of LDC Section 4.02.02 (Requirements Regarding Combining Lots) which disallows lot combinations resulting in a lot width greater than 100 feet for properties located on Ocean Avenue, North, and South Fletcher Avenue. The request is to provide an exemption for properties located within the City's defined Job Opportunity Areas as described in the Economic Development Element of the Comprehensive Plan. **Exhibit A** provides a map of the City's Job Opportunity Areas. **Exhibit B** provides a brief description and characteristics of the properties affected by the requested amendment.

The City's Economic Development Element Objective 12.05 discusses existing land patterns for employment-generating uses and promotes sustainable development and redevelopment of properties within its designated Job Opportunity Areas. Objective 12.04 seeks to promote year-round tourism while balancing the needs of its citizens and preserving its unique character. Policy 12.04.02 specifically states that the City, through its LDC shall establish policies which promote high-value and sustainable tourist development which support the City's Comprehensive Plan goals for energy efficient and low impact development. The requested amendment speaks directly to Comprehensive Plan policy 12.04.02 in that it is supporting the ability for development and redevelopment of high-value tourism opportunities along some of the City's most expensive beachfront properties.

The requested amendment is limited to properties within the Comprehensive Plan's designated Job Opportunity Areas. Properties outside the defined Job Opportunity Areas must continue to comply with LDC Section 4.02.02. Any expansion of defined Job Opportunity Areas would require a Comprehensive Plan amendment.

Section 4.02.02 Requirements Regarding Combining Lots

- A. Applicability
 Lots or parcels that abut Ocean Avenue, North Fletcher Avenue, or South Fletcher Avenue are subject to the provisions of this section regarding combining lots. Properties located within the City's Job Opportunity Areas, as defined in Comprehensive Plan Objective 12.05, are exempt from this section.
- B. Purpose
 The provisions of this section are intended to ensure that development in the beach area on the streets identified in Section 4.02.02(A) above is consistent with the existing pattern of development.
- C. Combining two (2) or more lots is prohibited where the resulting lot is not compatible with the surrounding neighborhood as defined by any one of the following characteristics:
 - 1. The proposed lot has a width greater than 100 feet.
 - 2. The proposed lot area is not consistent with the density for the zoning district, as set forth in Table 4.01.01.



STAFF REPORT
PAB 2016-06
Planning Advisory Board Hearing
March 9, 2016

HISTORY OF THE REQUEST:

The requested action was reviewed under a staff initiated application in 2014. The Planning Advisory Board issued a recommendation of approval at its regular meeting on September 10, 2014, but failed to get support from the City Commission at 1st reading of the ordinance on October 7, 2014.

Staff continues to support the language revision as it is consistent with Economic Development objectives and policies. It is staff's position that the current policy limitation restricts the ability to obtain high- quality and high-value redevelopment and infill development of valuable beachfront properties. Further, Objective 1.04, Policy 1.04.04 directs establishment of commercial districts as "destination activity centers" at Main Beach, Seaside Beach, along Sadler Road corridor, and along S. 8th Street with the intent to promote compact, energy efficient, mixed use commercial and residential development that promotes pedestrian level activity. This language change serves to support the intent of the policy. Job Opportunity areas are well defined within the Comprehensive Plan and any expansion of the area would require a Plan amendment.

MOTION(S) TO CONSIDER:

I move to recommend (approval or denial) of PAB case number 2016-06 to the City Commission requesting an amendment to LDC Section 4.02.02, as described and that PAB case 2016-06, as presented, (is or is not) sufficiently compliant with applicable Comprehensive Plan and Land Development Code to be approved at this time.

Submitted by:

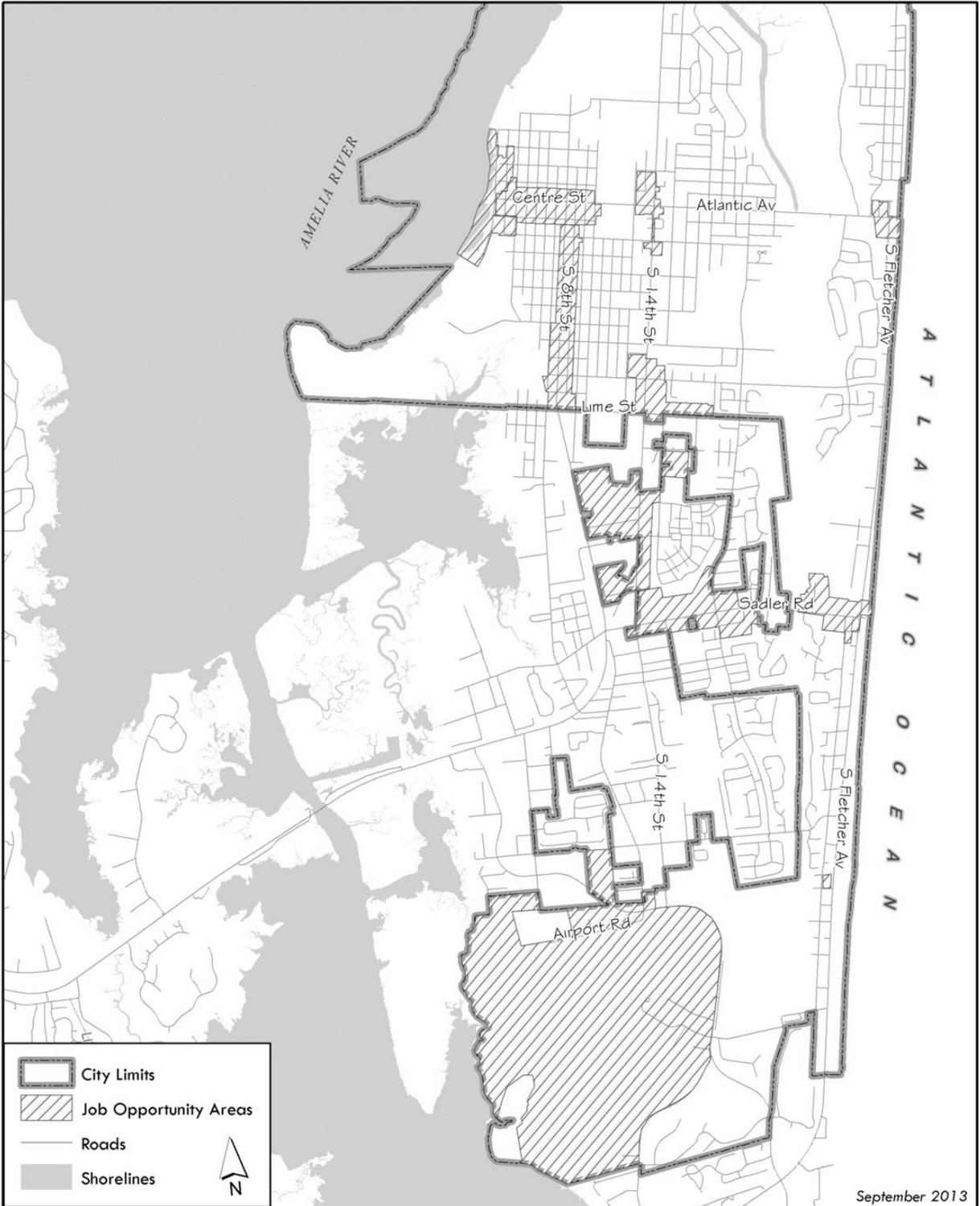
A handwritten signature in blue ink that reads "Kelly N. Gibson".

Kelly N. Gibson, AICP
Senior Planner



EXHIBIT A

Job Opportunity Areas Map





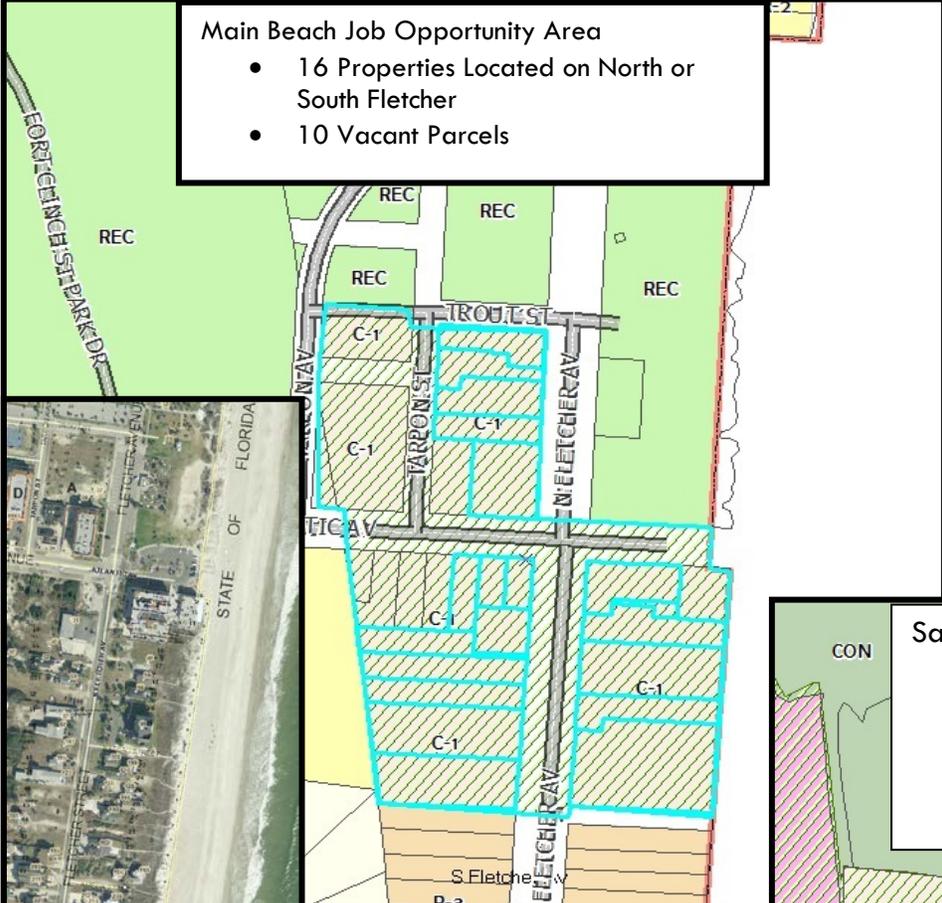
STAFF REPORT
PAB 2016-06
Planning Advisory Board Hearing
March 9, 2016

EXHIBIT B

Main Beach Job Opportunity Area

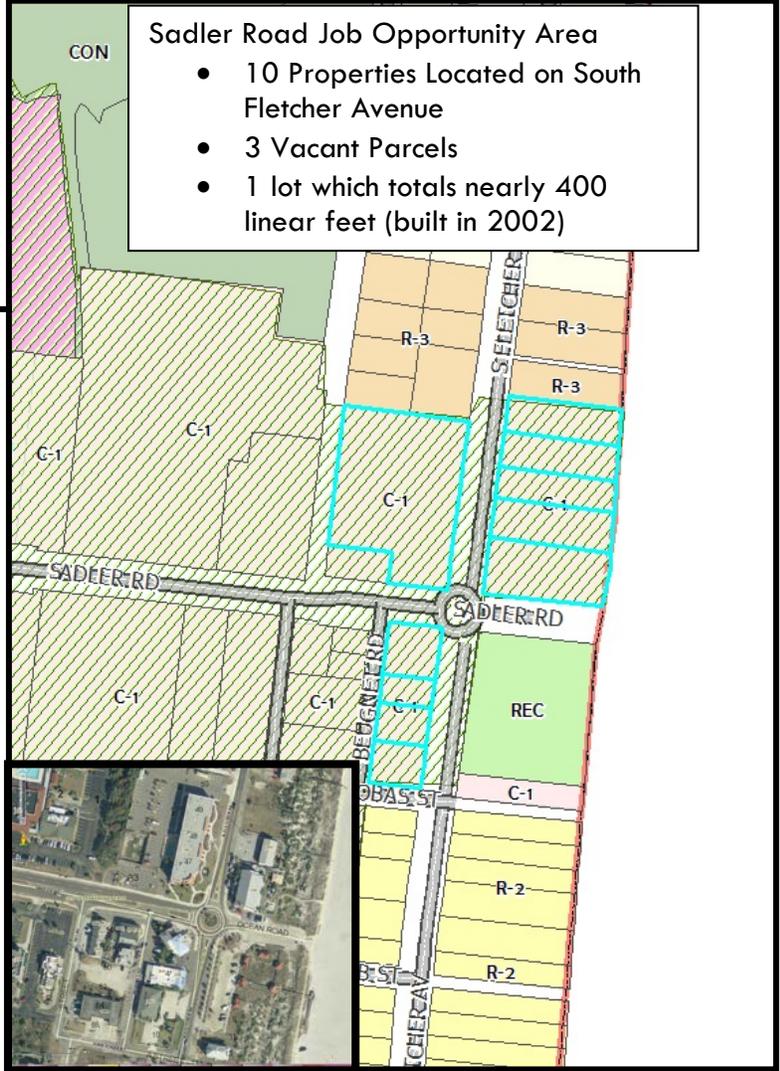
- 16 Properties Located on North or South Fletcher
- 10 Vacant Parcels

Legend
 Hashed Lines = Job Opportunity Areas
 Turquoise Outline = Exempt Properties in Job Opportunity Areas (all are zoned C-1)



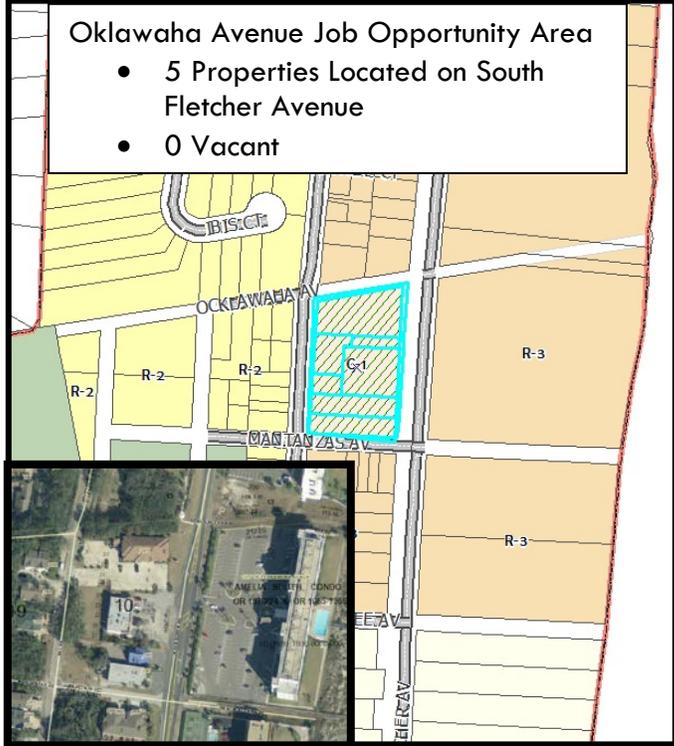
Sadler Road Job Opportunity Area

- 10 Properties Located on South Fletcher Avenue
- 3 Vacant Parcels
- 1 lot which totals nearly 400 linear feet (built in 2002)



Oklawaha Avenue Job Opportunity Area

- 5 Properties Located on South Fletcher Avenue
- 0 Vacant



OFFICE USE ONLY

REC'D: 2/5/16 BY: [Signature]
PAYMENT: \$ 850- TYPE: ck 2/29 ✓
APPLICATION #: 2016-000246
CASE #: 2016-06
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)
XX 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: Hall/Sheffield d/b/a Hammertime Amelia, LLC Caples d/b/a Lodging

Resources

Mailing Address: P.O. Box 16569 Fernandina Beach, FL 32035

Telephone: 904-753-1607 Fax: 904-432-1124

Email:

DLHall7007@aol.com CoachShef@att.net DJCaples@LodgingResources.com

Agent Name:

N/A

Mailing Address:

Telephone: Fax:

Email:

PROPERTY INFORMATION

Street Address:

Parcel Identification Number(s):

Lot Number: _____ Block Number: _____ Subdivision: _____

Section: _____ Township: _____ Range: _____

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:

See Attached.

SIGNATURE/NOTARY

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

2/4/16
Date

Vickie Aspinwall
Signature of Applicant

STATE OF FLORIDA }
 } ss
COUNTY OF NASSAU }



VICKIE ASPINWALL
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF916545
Expires 11/13/2017

Subscribed and sworn to before me this 4th day of February, 2016.

Vickie Aspinwall
Notary Public: Signature

Vickie Aspinwall
Printed Name

11/13/17
My Commission Expires

SUMMARY OF REQUEST:

The applicants are requesting a modification of LDC Section 4.02.02 (Requirements Regarding Combining Lots) which disallows lot combinations resulting in a lot width greater than 100 feet for properties located on Ocean Avenue, North, and South Fletcher Avenue. The request is to provide an exemption for properties located within the City's defined Job Opportunity Areas as described in the Economic Development Element of the Comprehensive Plan. **Exhibit A** provides a map of the City's Job Opportunity Areas. **Exhibit B** provides a brief description and characteristics of the properties affected by the requested amendment.

The City's Economic Development Element Objective 12.05 discusses existing land patterns for employment-generating uses and promotes sustainable development and redevelopment of properties within its designated Job Opportunity Areas. Objective 12.04 seeks to promote year-round tourism while balancing the needs of its citizens and preserving its unique character. Policy 12.04.02 specifically states that the City, through its LDC shall establish policies which promote high-value and sustainable tourist development which support the City's Comprehensive Plan goals for energy efficient and low impact development. The requested amendment speaks directly to Comprehensive Plan policy 12.04.02 in that it is supporting the ability for development and redevelopment of high-value tourism opportunities along some of the City's most expensive beachfront properties.

The requested amendment is limited to properties within the Comprehensive Plan's designated Job Opportunity Areas. Properties outside the defined Job Opportunity Areas must continue to comply with LDC Section 4.02.02. Any expansion of defined Job Opportunity Areas will require a Comprehensive Plan amendment.

Applicants Letter of Justification

- A. The inability to combine commercial properties on Fletcher Avenue severely restricts the development of new businesses and the expansion of existing businesses.
- B. Restricting lot combining prevents the property owner from reaching customer accommodation thresholds, which must be met in order to achieve financial feasibility. Lot combining is also beneficial to the esthetics of building design.
- C. Allowing the combining of lots will also encourage the property owners to capitalize the development, expansion and redevelopment of their properties.

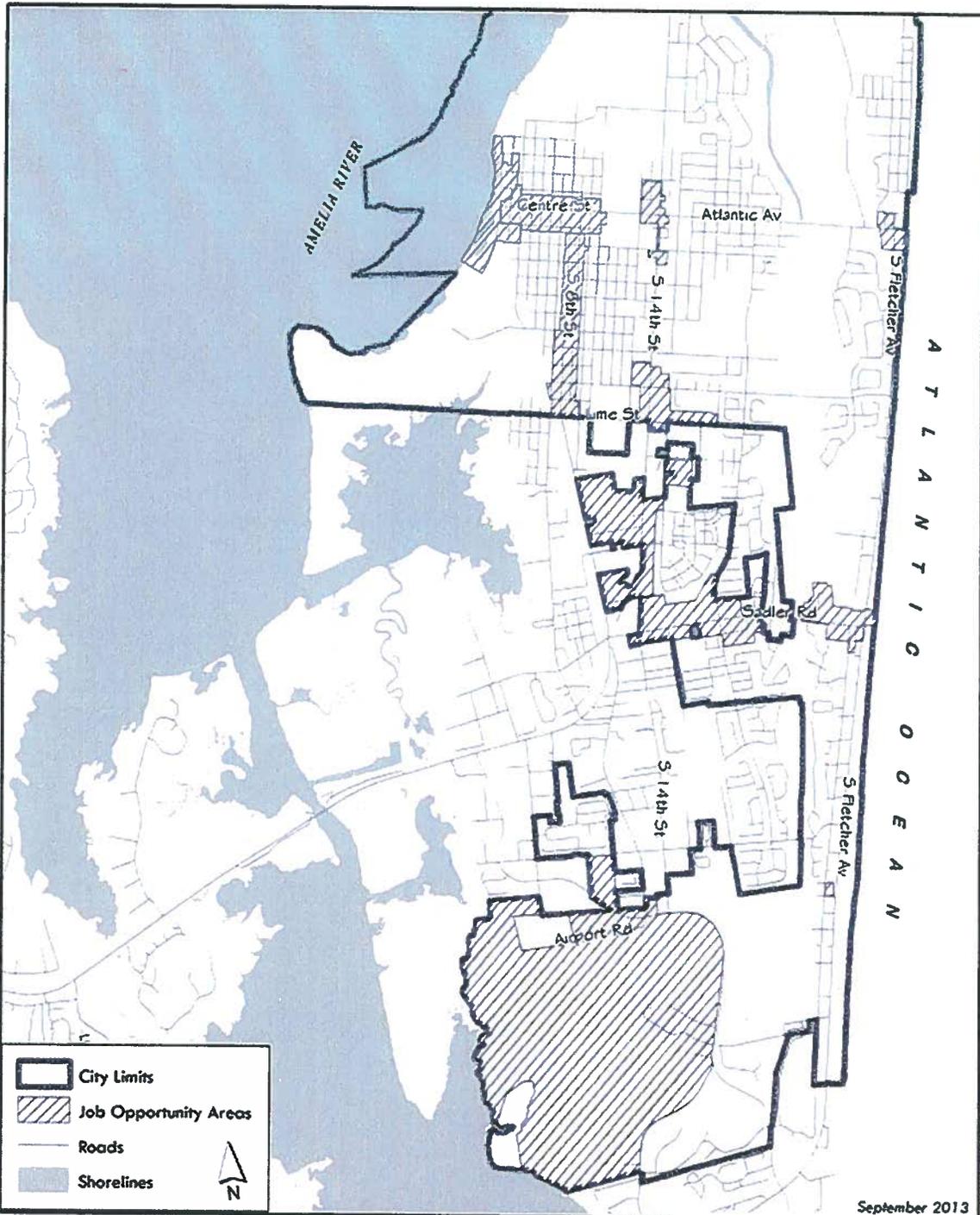
Section 4.02.02 Requirements Regarding Combining Lots

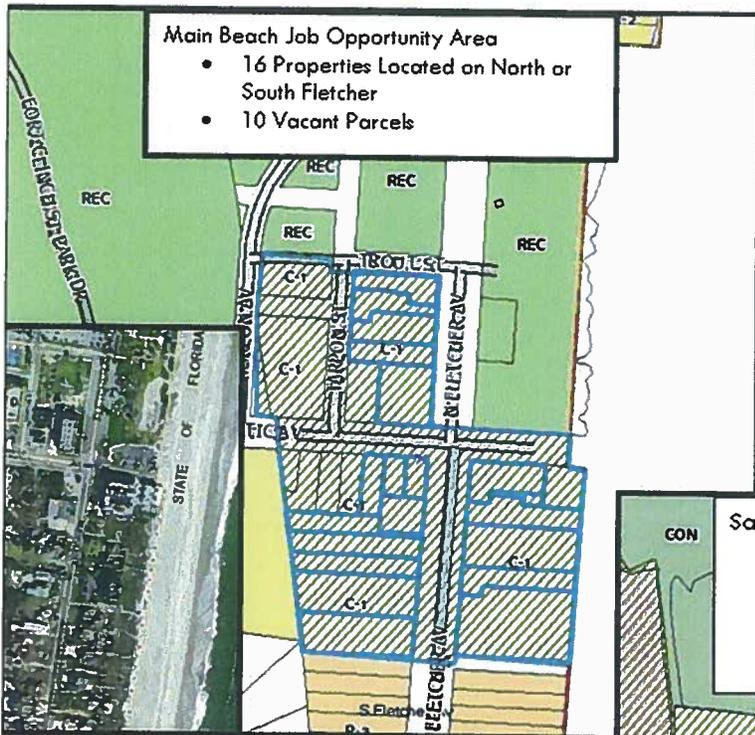
- A. Applicability
Lots or parcels that abut Ocean Avenue, North Fletcher Avenue, or South Fletcher Avenue are subject to the provisions of this section regarding combining lots. Properties located within the City's Job Opportunity Areas, as defined in Comprehensive Plan Objective 12.05, are exempt from this section.
- B. Purpose
The provisions of this section are intended to ensure that development in the beach area on the streets identified in Section 4.02.02(A) above is consistent with the existing pattern of development.
- C. Combining two (2) or more lots is prohibited where the resulting lot is not compatible with the surrounding neighborhood as defined by any one of the following characteristics:
 1. The proposed lot has a width greater than 100 feet.
 2. The proposed lot area is not consistent with the density for the zoning district, as set forth in Table 4.01.01.



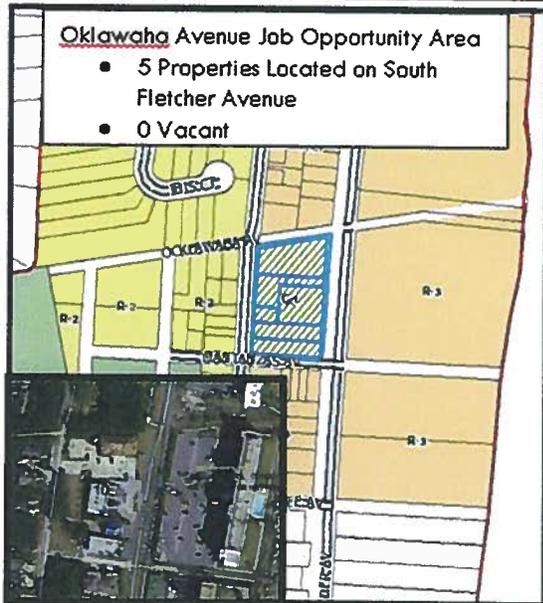
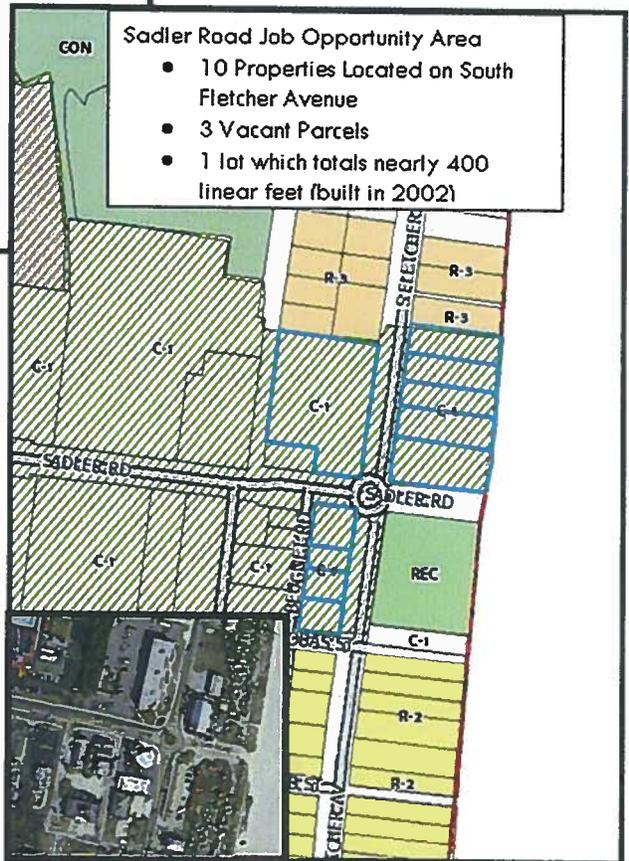
Job Opportunity Areas Map

EXHIBIT A





Legend
 Hashed Lines = Job Opportunity Areas
 Turquoise Outline = Exempt Properties in Job Opportunity Areas (all are zoned C-1)



Michael Richardson Architect

P.O. Box 483
Fernandina Beach, Florida
32035

(904)-277-3729

516 Ash Street
Fernandina Beach, Florida
32034

March 4 9, 2016

To: City of Fernandina Beach
Community Development Department

Attn: Kelly Gibson, Senior Planner

Subject: Rezoning Block 281, City of Fernandina Beach,
Nassau County, Florida

The owners of the subject block, Mr. Charles Courson and I request our application to the city planning advisory board, case # 2016-07 be tabled until the July, 13 2016 PAB meeting.

Contact this office with any questions or comments.



Michael Richardson