



AGENDA
PLANNING ADVISORY BOARD
SUBCOMMITTEE- TREE/LANDSCAPE EXEMPTION

WEDNESDAY, MARCH 30, 2016
4:00 TO 5:00 PM

CITY HALL CONFERENCE ROOM
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 MARCH 9, 2016 MEETING MINUTES

Documents: [Minutes for the PAB SC - 2.pdf](#)

3. OLD BUSINESS

3.1. DISCUSS REVISED ZONING DISCRIPTIONS

- I-1/ Light Industrial
- I-A/ Industrial Airport
- I-2 (New)/ Heavy Industrial

To be provided at the meeting.

3.2. DISCUSS POTENTIAL ZONING MAP CHANGES

To be provided at meeting.

3.3. CONSIDER AND DISCUSS POSSIBLE OPTIONS FOR LDC FIXES

4. ADJOURNMENT

NEXT MEETING DATE IS TO BE DETERMINED AT THIS MEETING.

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.

Minutes for the Planning Advisory Board (PAB) Sub-committee on Landscape
Exemptions
March 9, 2016 at 3:00 PM

Members Present:

Colin Campbell, WestRock
Jon Lasserre, PAB
Judith Lane, PAB
Sam Lane, Airport Advisory Commission
J. Shannon O'Conner, Amelia Island Industrial Park
Robert Prager, Amelia Tree Conservancy
Chip Ross, PAB
Russell Schweiss, Rayonier Advanced Materials

Others Present:

Mark Bennett, PAB
Eric Lawrence, PAB
Jamie Morrill, PAB
Chris Occhuizzo, PAB
Kelly Gibson, CDD Senior Planner

Review of 4/20/2006 minutes of the PAB: Originally (in 2003) ILW (industrial light warehousing) and Industrial Manufacturing.

- Zoning merged into I-1 (Industrial)
- Port was on its own (I-W)
- ILW was too restrictive: gap between the two earlier zoning categories
- Airport was supposed to be aviation-only, even though it was zoned the same (I-1)
- Airport was not part of the discussions in 2006
- The Port was not considered because there were no trees there
- Mark Bennett offered that when the PAB met with the planners at that time for Land Development Code (LDC) revisions, trees and landscaping were not part of any of the discussions.
- Member O'Conner added more in-depth history of the zoning decisions at that time.

The group discussed the possibility of adding "Industrial - Heavy" for the two mills.

- Member Ross asked, "If you have trees there, can you cut them down?" "Do you have to replace them there, or elsewhere?"
- Member Ross further stated that these issues will still be there if the City creates zoning category Industrial – Heavy.
- Member Judith Lane offered that the airport should be I-A, and that the currently zoned I-A (Amelia River Golf Course leased property) should be

- I-1 and that lodging (i.e., hotels) and golf courses should be added to I-1. This change amounts to a flipping of I-A and I-1, but it eliminates the confusion with the I-A category. If this isn't done, the airport could be negatively impacted by future zoning changes, potentially violating FAA guidance. These changes will allow the Amelia River Golf course to continue as Industrial but still keep golf and the potential for a hotel.
- Member O'Conner's concern is that he not lose the capabilities he currently has under the 2006 zoning change.
 - Member Prager presented three options during a presentation on value (Value=Functions/Resources).
 - What values do we want?
 - What functions are required to achieve them?
 - What resources are required?
 - Does the ordinance need to be prescriptive?
 - If so, what do we prescribe?
 - For performance, what and how do we measure?
 - Jamie Morrill offered that the City should reinstitute a designation that treats the mills differently but allows some tree ordinance.
 - Member Judith Lane stated that the buffer is apparently the issue, at least for WestRock, and that the buffer is in the landscaping code. Industrial now covers more than the two current mills, including the airport and Mr. O'Conner's property. She continued to state that we should look at the whole system, not just the current mills.
 - Jamie Morrill asked, "Should the tree ordinance apply to the two mills? That is what we are here to deal with." Because we can't use the names of the mills.
 - Kelly Gibson proposed the following:
 - Mills = I-M (manufacturing) or I-H (heavy industrial)
 - All others = I-LM (light manufacturing), allowing hotels
 - Airport (within the fence) = I-A (industrial airport, a name change only)
 - Member Campbell stated that WestRock property extends into Mixed Use (MU-1) zoning. Any zoning map would have to be redrawn to show what's really happening in the two lots that are MU-1. He would have to get approval from corporate for any changes.
 - It was the consensus of the members to continue along this line of reasoning.
 - Action Items: (1) Map proposed districts and show buffers; (2) Discuss the language for the new zoning codes concerning trees and landscaping.
 - Decision required: How to rewrite the new zoning codes to reconcile hotels and adult entertainment in industrial zoning.
 - Next meeting: March 30, 2016 at 4:00 PM in the conference room on the second floor of City Hall.