



AGENDA - AMENDED
PLANNING ADVISORY BOARD
REGULAR MEETING
WEDNESDAY, SEPTEMBER 14, 2016
5:00 P.M.
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034

AMENDED ON 9/12/16 TO INCLUDE MISSING BACK UP MATERIAL FOR ITEMS

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

2. APPROVAL OF MINUTES

Approval of Minutes - PAB Regular Meeting of August 10, 2016

Documents:

[2016 08-10 PAB RM Minutes Draft.pdf](#)

3. OLD BUSINESS

3.1. PAB 2016-09 - IMPLEMENTING THE COMPREHENSIVE PLAN CONSERVATION AND COASTAL MANAGEMENT ELEMENT (CCME), INCLUDING PROVISIONS FOR LAND USES WITHIN A SPECIAL FLOOD HAZARD AREA

Ordinance 2016-09 was originally reviewed by the PAB at its regular meeting on April 13, 2016 and changes were forwarded to the City Commission for decision making. Staff requested that the item be pulled from 1st reading in order to consider modifications for land uses within a special flood hazard area. It was last considered by the PAB on August 10, 2016 and tabled to September 14, 2016. The subcommittee held a meeting on August 16th, August 25th, and August 29th to finalize details pertaining to the associated LDC text amendments which follow this item. This item is being presented in Ordinance form with the language provided in Exhibit A.

Documents:

[PAB 2016-09 LDC Text Amendments_CCME IMPLEMENTATION.pdf](#)

3.2. PAB 2016-20 - LDC TEXT AMENDMENT MODIFYING INDUSTRIAL ZONING STANDARDS AND CREATING THE HEAVY INDUSTRIAL (I-2) ZONING DISTRICT

This item was previously considered by the PAB on August 10, 2016 and tabled to September 14, 2016. The subcommittee held a meeting on August 16th to finalize details pertaining to the associated LDC text amendments which follow this item. This item is presented in Ordinance form with the language contained in Exhibit A.

Documents:

[PAB 2016-20_LDC TEXT AMENDMENTS_HEAVY INDUSTRIAL CHANGES.pdf](#)

3.3. PAB 2016-19 - MAP CHANGES NEW ZONING CATEGORIES FOR HEAVY

INDUSTRIAL (I-2) AND SWITCHING INDUSTRIAL AIRPORT (I-A) AND INDUSTRIAL (I-1)

This item was previously considered by the PAB on August 10, 2016 and tabled to September 14, 2016. The subcommittee held a meeting on August 16th to finalize details pertaining to the associated LDC text amendments which follow this item. Materials have been provided in Ordinance form with Exhibits depicting the map changes.

Documents:

[PAB 2016-19_ZONING MAP CHANGES INDUSTRIAL AND NEW HEAVY INDUSTRIAL FOR MILLS.pdf](#)

4. PAB MEETING BREAK TO CONVENE THE SPECIAL MEETING OF THE CITY COMMISSION

Following the Old Business items considered the PAB will break in order to allow for the City Commission to convene a special meeting. The PAB will return immediately following the City Commission meeting to to consider all new business items .

5. NEW BUSINESS

5.1. PAB 2016-21 - FINAL PLAT APPROVAL FOR COTTAGES AT COASTAL OAKS (11 TOWNHOUSE UNITS)

PAB 2016-21 - FINAL PLAT APPROVAL - Properties between Nectarine Street and Coastal Oaks Drive (parcel # 00-00-31-1611-000G-0000).

Documents:

[PAB 2016-21_Final Plat Request for Cottages at Coastal Oaks.pdf](#)

5.2. PAB 2016-23 - FUTURE LAND USE MAP AMENDMENT AND ZONING CHANGE FOR THE SURF PROPERTIES AT S. FLETCHER AVE AND HUTCHINS AVE.

PAB 2016-23 - FUTURE LAND USE MAP AMENDMENT AND ZONING CHANGE - Properties between S. Fletcher Avenue, Hutchins Avenue, and First Avenue (parcels # 00-00-31-1720-0004-0016, 00-00-31-173W-0007-0000).

Documents:

[PAB 2016-23_3199 S FLETCHER AVE_AGENDA PACKET.pdf](#)

5.3. PAB 2016-22 - VOLUNTARY ANNEXATION, LARGE-SCALE FUTURE LAND USE MAP AMENDMENTS, ZONING CHANGES, AND VACATION OF RIGHT-OF-WAY FOR PROPERTY LOCATED AT LIME STREET AND S, 14TH STREET

PAB 2016-22 - VOLUNTARY ANNEXATION, LARGE-SCALE FUTURE LAND USE MAP AMENDMENT, ZONING CHANGES, AND VACATION OF RIGHT-OF WAY - Properties located at Lime Street + S. 14th Street. (parcels # 00-00-31-1800-0197-000, 00-00-31-1800-0235-0040, 00-00-31-1800-0211-0000, 00-00-31-1800-0235-0010).

Documents:

[PAB 2016-22_14TH AND LIME STREET_AGENDA PACKET.pdf](#)

6. BOARD BUSINESS

7. STAFF REPORT

8. COMMENTS BY THE PUBLIC

9. ADJOURNMENT

**THE NEXT REGULAR PAB MEETING IS SCHEDULED FOR
WEDNESDAY, OCTOBER 12, 2016 AT 5:00 PM.**

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.
