



AGENDA
FERNANDINA BEACH CITY COMMISSION
SPECIAL MEETING
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034
SEPTEMBER 14, 2016
6:00 PM

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. ORDINANCES - FIRST READING

4.1. LAND DEVELOPMENT CODE AMENDMENT

ORDINANCE 2016-32 AMENDING THE LAND DEVELOPMENT CODE (LDC) FOR PURPOSES OF REDEFINING THE INDUSTRIAL (I-1) ZONING DISTRICT AS LIGHT INDUSTRIAL (I-1), SHIFTING THE INDUSTRIAL AIRPORT (I-A) ZONING DISTRICT TO ONLY THE OPERATIONAL AREA OF THE MUNICIPAL AIRPORT, CREATING A NEW ZONING DISTRICT CALLED HEAVY INDUSTRIAL (I-2), AND ADJUSTING PROVISIONS FOR THE INDUSTRIAL ZONING CATEGORIES OF I-1, I-A, AND I-2 FOR SPECIFIC USES, DESIGN REQUIREMENTS, TREE PROTECTION AND LANDSCAPE CRITERIA AS CONTAINED IN LDC CHAPTERS 2 AND 4, PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. *Synopsis: Amends the Land Development Code to create new zoning districts for light industrial and heavy industrial and includes only operational area of the municipal Airport in industrial airport zoning district.*

Documents:

[Ordinance 2016-32.pdf](#)

4.2. ZONING MAP AMENDMENT

ORDINANCE 2016-33 CHANGING THE ZONING MAP FROM INDUSTRIAL (I-1) ZONING TO INDUSTRIAL AIRPORT (I-A) ZONING FOR THE AIRPORT OPERATIONAL AREA TOTALING APPROXIMATELY 362 ACRES OF LAND AND REQUESTING A CHANGE FROM INDUSTRIAL AIRPORT (I-A) ZONING TO LIGHT INDUSTRIAL (I-1) ZONING FOR PROPERTY SURROUNDING THE AIRPORT TOTALING APPROXIMATELY 301 ACRES OF LAND AND CHANGE OF ZONING FOR THE PROPERTY LOCATED AT 6 GUM STREET FROM INDUSTRIAL (I-1) TO HEAVY INDUSTRIAL (I-2), EXCEPTING LAND CURRENTLY ZONED CONSERVATION (CON) TOTALING APPROXIMATELY 210 ACRES AND CHANGE OF ZONING FOR PROPERTY LOCATED AT 600 N. 8TH STREET AND FRANKLIN STREET FROM INDUSTRIAL (I-1) TO HEAVY INDUSTRIAL (I-2) TOTALING

APPROXIMATELY 230 ACRES OF LAND; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. *Synopsis: Amends the Land Development Code by changing the zoning map to include only operational Airport land as Industrial Airport (I-A) zoning, outside operational Airport as Light Industrial (I-1) zoning and the two heavy industrial sites located at 6 Gum Street and 600 N. 8th Street as Heavy Industrial (I-2) zoning with the exception of land currently zoning Conservation which shall remain protected from development.*

Documents:

[Ordinance 2016-33.pdf](#)

4.3. LAND DEVELOPMENT CODE AMENDMENT

ORDINANCE 2016-09 AMENDING THE LAND DEVELOPMENT CODE CHAPTER 1 SECTION 1.00.07 ACRONYMS AND DEFINITIONS, CHAPTER 2 SECTION 2.03.02 TABLE OF LAND USES, CHAPTER 3 ALL SECTIONS, CHAPTER 6 SECTION 6.02.19, CHAPTER 7, SECTION 7.03.00, CHAPTER 11, SECTION 11.01.04, PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. *Synopsis: Amends the Land Development Code specific to land uses (i.e. storage of hazardous materials) within areas of Special Flood Hazard Area and addresses coastal resource protection and waterfront planning.*

Documents:

[Ordinance 2016-09.pdf](#)

5. PUBLIC COMMENT

6. ADJOURNMENT

All members of the public are invited to be present and be heard. Persons with disabilities requiring accommodations in order to participate should contact the City Clerk at (904) 310-3115 or TTY/TDD 711 (for the hearing or speech impaired).

CITY COMMISSION AGENDA ITEM
City of Fernandina Beach



SUBJECT: Ordinance 2016-32
 LDC Text Amendments to create a new Heavy Industrial (I-2) zoning category and providing specific use and design requirements and modifying the Industrial Airport (I-A) zoning use allowances

ITEM TYPE: Ordinance Resolution Other
 Proclamation Presentation

REQUESTED ACTION: Approve Ordinance 2016-32 at First Reading.

SYNOPSIS: In February 2016, following the approval of the City’s revised Tree Protection and Landscape Ordinance, the City Commission directed that staff work with the Planning Advisory Board (PAB) to address the specific naming of the mills within its Land Development Code (LDC) and return with amendments. The PAB convened a subcommittee to address this issue. Over the past six (6) months the subcommittee met with industrial property owners and requested support of a local engineer to provide recommendations for amendments. This group determined that the creation of a new zoning district to be called Heavy Industrial (I-2), applying it only to the Rayonier Advanced Materials site and the West Rock site, and continuing the prior exemptions by the I-2 zoning district would address the concerns raised by the City Commission and the PAB.

Through the subcommittee’s review process, it was identified that the Industrial Airport (I-A) zoning should be corrected to reflect the operational area of the municipal airport instead of the area which surrounds it. These amendments propose to swap the Industrial (I-1) zoning currently applied to the airport property with the Industrial Airport (I-A) zoning which is the City’s leasehold property surrounding the airport. The revised Light Industrial (I-1) zoning category is proposed to be modified to allow for Lodging Accommodations as a permissible use. The subcommittee and staff conferred with the City’s Airport consultant, Passero Engineering, and the Airport Advisory Committee regarding modifications to the I-A zoning category’s list of permissible uses.

The Planning Advisory Board considered the requested modifications, including the zoning map changes at its regular meetings on August 10, 2016 and September 14, 2016. Staff recommends approval of the requested amendments.

FISCAL IMPACT: None

2016/2017 CITY COMMISSION GOALS: Beach Safety Alachua Street
 (As approved by Resolution 2016-51) Soccer Field Lighting Stormwater
 Downtown Density Opportunity
 ADA Improvements Departmental
 Consideration

CITY ATTORNEY COMMENTS: No additional comments.

CITY MANAGER RECOMMENDATION(S): I recommend that the City Commission approve proposed Ordinance 2016-32 at First Reading. *DEM*

DEPARTMENT DIRECTOR	Submitted by: Marshall McCrary, CDD Director	Date: 9/7/16
CONTROLLER	Approved as to Budget Compliance	Date: <i>N/A</i>
CITY ATTORNEY	Approved as to Form and Legality <i>TEB</i>	Date: <i>9/12/16</i>
CITY MANAGER	Approved Agenda Item for 09/14/16 <i>DEM</i>	Date: 9/7/16

COMMISSION ACTION: Approved As Recommended Disapproved
 Approved With Modification Postponed to Time Certain
 Other Tabled

ORDINANCE 2016-32

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, AMENDING THE LAND DEVELOPMENT CODE (LDC) FOR PURPOSES OF REDEFINING THE INDUSTRIAL (I-1) ZONING DISTRICT AS LIGHT INDUSTRIAL (I-1), SHIFTING THE INDUSTRIAL AIRPORT (I-A) ZONING DISTRICT TO ONLY THE OPERATIONAL AREA OF THE MUNICIPAL AIRPORT, CREATING A NEW ZONING DISTRICT CALLED HEAVY INDUSTRIAL (I-2), AND ADJUSTING PROVISIONS FOR THE INDUSTRIAL ZONING CATEGORIES OF I-1, I-A, AND I-2 FOR SPECIFIC USES, DESIGN REQUIREMENTS, TREE PROTECTION AND LANDSCAPE CRITERIA AS CONTAINED IN LDC CHAPTERS 2 AND 4, PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission adopted a unified Land Development Code on September 5, 2006 which became effective on October 1, 2006; and

WHEREAS, the City's adopted 2030 Comprehensive Plan directs changes to the Land Development Code for consistency with State Laws and current planning methods for growth and economic development; and

WHEREAS, the City Commission instructed Planning Staff to consider an alternative strategy to address the naming of certain mill properties as exemptions in the Land Development Code; and

WHEREAS, the Planning Advisory Board created a subcommittee to address the Commission's direction and determined that a new zoning category called "Heavy Industrial (I-2)" and providing an exemption from properties zoned as Heavy Industrial (I-2); and

WHEREAS, the Planning Advisory Board subcommittee convened to address the exemption concerns also determined that changes should be made to more accurately reflect permissible uses on the Municipal Airport's operational area and by shifting the Industrial – Airport (I-A) zoning category from those properties surrounding the airport and applying it to the operational area of the airport; and

WHEREAS, the Planning Advisory Board subcommittee determined that in shifting the Industrial – Airport (I-A) to the airport's operational area that the leasehold areas surrounding the airport would be zoned Light Industrial (I-1) and include "Lodging Accommodations" as a permissible use for the Light Industrial (I-1) zoning district; and

WHEREAS, the ordinance specifically amends Chapter 2, Sections 2.00.01 (Official Zoning Map), 2.01.13 (Light Industrial Zoning Category), 2.01.14 Industrial Airport Zoning Category, creating new section 2.01.16 Heavy Industrial (I-2), amend Section 2.03.02 and 2.03.03 Table of Land Uses and Table of Accessory Uses, and amends Chapter 4, Section 4.01.01 Density and Housing Table, Section 4.02.01 Standards for Lot Design, Section 4.05.02 Applicability for Landscaping and Tree Protection exemption changed to reflect new I-2 zoning category, and Section 4.05.12 Buffer Requirements; and

WHEREAS, the Planning Advisory Board has reviewed the suggested amendments in an advertised public meeting held on August 10, 2016 and September 14, 2016 and has issued a recommendation of approval; and

WHEREAS, notice of public hearing on such amendments was published in the News Leader, a newspaper of general circulation in Fernandina Beach, Nassau County, Florida, on July 29, 2016.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH AS FOLLOWS:

SECTION 1. The City Commission hereby approves and adopts modifications to the Land Development Code of the City of Fernandina Beach, attached hereto as Exhibit "A".

SECTION 2. SEVERABILITY. If any section, subsection, sentence, clause, phrase of this Ordinance, or the particular application thereof, shall be held invalid by any court, administrative agency or other body with appropriate jurisdiction, the remaining sections, subsections, sentences, clauses and phrases under application shall not be affected thereby.

SECTION 3. This Ordinance shall become effective immediately upon adoption.

ADOPTED this 4th day of October, 2016.

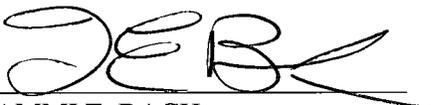
CITY OF FERNANDINA BEACH

JOHN A. MILLER
Mayor - Commissioner

ATTEST:

APPROVED AS TO FORM AND LEGALITY:

CAROLINE BEST
City Clerk



TAMMI E. BACH
City Attorney

ORDINANCE 2016-32
EXHIBIT "A"

2.00.01 Official Zoning Map

- A. Zoning districts are hereby established for all land and water areas included within the boundaries of each district as shown on the "Zoning Map, Fernandina Beach, Florida."
- B. The Zoning Map and all notations, references, and other information shown on the Zoning Map are as much a part of this LDC as if the information set forth thereon were fully described and set out in this LDC.
- C. Table 2.00.02(C) shows the relationship between zoning districts and the land use categories on the Future Land Use Map (FLUM). An "X" indicates that the zoning district is permissible within the indicated category on the FLUM.

Table 2.00.02(C). Relationship between Zoning Districts and Future Land Use Map Categories

Zoning Districts:	R-E	R1-G	R-1	RLM	R-2	R-3	OT-1	OT-2	MU-1	C-1	C-2	C-3	I-1	I-2	I-A	I-W	W-1	PI-1	REC	CON
FLUM Land Use Categories:																				
Low Density Residential	X	X	X																	
Medium Density Residential			X	X	X															
High Density Residential						X	X	X												
Office and Residential Mixed Use								X	X											
General Commercial										X	X									
Central Business District												X								
Industrial													X	X	X					
Industrial Waterfront																X				
Waterfront Mixed Use																	X			
Recreation																			X	
Conservation																				X
Public and Institutional																		X		

2.01.00 ESTABLISHMENT AND PURPOSE OF ZONING DISTRICTS

This section describes the purpose of each zoning district. Specific uses permissible within each zoning district are identified in Tables 2.03.02 and 2.03.03. Uses are permissible subject to compliance with standards for the zoning district, applicable overlay districts, and specific uses. Standards are set forth in Chapters 4, 5, 6, and 8.

2.01.13 Light Industrial (I-1)

~~The I-1 District is intended for the development of warehousing, fabrication, storage, and commercial services. The Industrial District recognizes existing development with locations that have access to major highways. The designation of land for the I-1 District shall be based on compatibility with surrounding land uses, considering environmental sensitivity, intensity of use, hours of operation, heat, glare, fumes, noise, and visual impacts.~~

The I-1 District is intended for the development of light industrial manufacturing, fabrication, processing, or warehousing, storage, research facilities, commercial activities and services, including lodging accommodations, and community facilities or government buildings, such as, animal services, emergency services or administrative offices, recreational facilities, such as golf courses, or other activities compatible with light industrial operations which are in close proximity to transportation facilities. The district is not intended to accommodate heavy industrial operations or to accommodate commercial that would restrict the principal light industrial operations. Residential development, with exception of a caretakers unit, is not permissible within the zoning district. The designation of land for the I-1 District shall be based on compatibility with surrounding land uses, considering environmental sensitivity, intensity of use, hours of operation, heat, glare, fumes, noise, and visual impacts.

2.01.14 Industrial Airport (I-A)

~~The Industrial Airport District is intended for the development of airport regulated property surrounding the airport. The Industrial Airport District recognizes the need for consistency with permissible uses on airport property as regulated by the Federal Aviation Administration (FAA) and for consistency with height limitations to prevent interference with the safe and efficient operations of the airport. The district disallows use which would impact aircraft operational capabilities, electronic or procedural requirements and/or create an airport hazard as determined by the FAA. Uses within the district are subject to height limitations as imposed by the FAA. — the desire for development of more intensive commercial uses in proximity to the airport and golf courses including lodging accommodations.~~

2.01.15 *Waterfront Industrial (I-W)*

NO CHANGES PROPOSED

2.01.16 Heavy Industrial (I-2)

The I-2 District is intended for the development of warehousing, fabrication, storage, and commercial services which are likely to produce adverse physical and environmental impacts such as noise, land, air, and water pollution and transportation conflicts. The Heavy Industrial District recognizes existing heavy manufacturing development with locations that have access to major highways. Residential development, with exception of a caretakers unit, is not permissible within the zoning district. The designation of land for the I-2 District shall be based on compatibility with surrounding land uses, considering environmental sensitivity, intensity of use, hours of operation, heat, glare, fumes, noise, and visual impacts.

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-2	I-A	L-W	W-1	PL-1	CON	REC
P – Permissible																				
S – Permissible Subject to Supplemental Standards																				
Blank-Prohibited																				
Bottling Plants													P	P	P					
Bulk Storage Yards – Solids													P	P	P					
Bulk Storage Yards- Liquid													P	P	P					
Bus Terminals and Taxi Stations											P		P	P	P					
Business Colleges; Commercial, Trade, Vocational, and Arts Schools											P	P	P	P	P					
Business Services such as Copying, Mailing, or Printing										S	P	S	P	P	P					
Cemeteries	S	S	S	S	S	S	S	S	S										P	
Clubs, Public or Private; Community and Recreation Centers			S	S	S	S			S	P	P	P	P	P	P		P	P		
Commercial Fishing Facilities																P	P			
Construction, Sales, and/or Maintenance of Boats and Ships; Marine Supply													P	P	P	P	P			
Craft Distillery, Small-Scale Brewery or Winery									S	S	S	S	P	P	P	P				
Day Care Center									S	S	P	P							P	
Dog Dining- Outdoors Only								S	S	S	S	S	S	S	S	S	S			
Distribution, Packing, and Shipping													P	P	P	P	P			
Drug Store or Pharmacy									P	P	P	S	P	P	P		P			
Essential Public Services, such as Transmission Lines and Lift Stations	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Financial Institutions, Banks, and Credit Unions								P	P		P	P	P	P	P					
Freight and Moving Establishments													P	P	P					
Funeral Home and Mortuary									P		P		P	P	P					

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-2	I-A	L-W	W-1	PL-1	CON	REC
P – Permissible																				
S – Permissible Subject to Supplemental Standards																				
Blank-Prohibited																				
Gasoline Station, with or without a Convenience Store										P	P		P	P	P	P				
Golf Course		P											P	P	P			P		P
Grocery Store								P	P		P	P	P	P	P		P			
Group Homes	S	S	S	S	S	S		S				S								
Government and Civic Buildings, including Library and Museum									P			P	P		P			P		
Health Clubs and Gyms											P	P	P	P	P					
Hospital																		S		
Junk and Salvage Yards																				
Laundry and Dry Cleaning, On-Site, including Self-Service Laundry											P		P	P	P					
Laundry and Dry Cleaning, Pick-Up Only								P	P	P	P		P							
Light Indoor Manufacturing Uses, including Packaging and Fabricating													P	P	P					
Liquor Store, Lounge, and Bar (without drive-through window)									S	S	P	S	P	P	P		P			
Lodging Accommodations										S	P	P	P	P	S					
Lumber and Building Supply											S		P	P	\$	P				
Manufacturing and/or Assembly- Heavy													P	P	P					
Manufacturing and/or Assembly- Light													P	P	P					
Manufacturing and/or Assembly- Water Related													P	P	P		P			
Manufacturing and/or Assembly- Artisan								P	P	P	P	P	P	P	P	P	P	P	P	
Marina																	S	S	S	

Zoning Districts

	R-E	R1-G	R-1	R1M	R-2	R-3	OT-1	OT-2	MU-1	C-1	C-2	C-3	I-1	I-2	I-A	L-W	W-1	PL-1	CON	REC
P – Permissible																				
S – Permissible Subject to Supplemental Standards																				
Blank-Prohibited																				
Stationers																				
Terminals for Freight or Passengers, By Ship													P	P		P	P			
Theaters, Movie or Performing Arts									P		P	P	P	P	Ⓢ		P			
Trades and Repair Services such as Electrical, Heating, and Air, Mechanical, Painting, and Plumbing											S		P	P	Ⓢ					
Utility Facilities, such as Electric Substations, Water and Wastewater Treatment Plants												P	P	P	P	P	P	P		
Warehouse, not Including Mini-Storage													P	P	P	P	P	P		
Welding or Sheet Metal Works													P	P	Ⓢ	P				
Wholesale Establishments													P	P	Ⓢ					

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.

2.03.03 Table of Accessory Uses

(See Section 5.01.01 for standards pertaining to accessory uses.)

Table 2.03.03 lists permissible accessory uses in each zoning district. The letter "p" indicates that the identified use is permissible as an accessory use, but not as a principal use. Principal uses are identified in Table 2.03.02.

Table 2.03.03. Table of Accessory Uses

Accessory Use	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-2	I-A	I-W	W-1	PL-1	CON	REC	
P – Permissible Accessory Use																					
S – Permissible Subject to Supplemental Standards																					
Blank – Prohibited																					
Accessory Land Uses:																					
Home Occupation	P	P	P	P	P	P	P	P	P												
Accessory Dwelling – Detached Building	P	P	P	P	P	P	P	P	P												
Agricultural Support Buildings	P																				
Cremation Facility *Note 2									S	S	S		S	S	S						
Detached Garage or Carport	P	P	P	P	P	P	P	P	P												
Docks and Other Waterfront Structures	P	P	P	P	P	P	P	P	P				P	P	P	P	P	P	P	P	P
Dumpsters																					
Fences	P	P	P	P	P	P	P	P	P												
Outside Storage – Agricultural Equipment and Materials	P																				
Outside Storage – Equipment, Machinery, and Materials																					
Satellite Dish Antenna	P	P	P	P	P	P	P	P	P												
Storage Buildings, Sheds, Utility Buildings, and Greenhouses	P	P	P	P	P	P	P	P	P												
Swimming Pool	P	P	P	P	P	P	P	P	P												

Notes: 1. As to the Reyerer and Smuffit Stone properties, permitted yard storage within the Heavy Industrial (I-2) zoning category shall include process by-products and new or used process parts for use in or sale of by the mill. Manufacturing and/or Assembly - Heavy uses.
 2. Cremation Facilities shall be subject to the supplemental standards provided in Section 6.02.26.

4.01.00 DENSITY AND HOUSING STANDARDS

4.01.01 Density and Housing Types

Table 4.01.01. Density and Housing Types in Base Zoning Districts.

Zoning District	Maximum Gross Density (dwelling units per acre)	Permissible Housing Types
RE	1.0	Single-family detached
R1-G	4.0	Single-family detached
R-1	4.0	Single-family detached
RLM	6.0	Single-family detached
R-2	8.0	Single-family detached Duplex structures Triplex structures Townhouses
R-3	10.0	Single-family detached Duplex structures Triplex structures Townhouses Multi-family structures with 4 or more units
OT-1	10.0	Single-family detached
OT-2	10.0	Single-family detached
MU-1	8.0	Single-family detached Duplex structures Triplex structures Townhouses Mixed Use
C-1		Prohibited
C-2		Prohibited
C-3	8.0	Single-family detached Multi-family structures or mixed use
I-1		Not permitted as a principal use ¹
I-2		Not permitted as a principal use ¹
I-A		Not permitted as a principal use ¹
I-W		Not permitted as a principal use ¹
W-1	2.0 with bonus potential to 4.0	Single-family within mixed use
PI-1		Not permitted as a principal use ¹
CON		Not permitted as a principal use ¹
REC		Prohibited

¹An accessory dwelling unit is permissible for caretakers or security personnel. See Section 5.01.04.

1.01.00 DESIGN STANDARDS FOR BASE ZONING DISTRICTS
 4.02.01 Standards for Lot Design

Table 4.02.01(J). Design Standards for Lots

Zoning District	Minimum Lot Width (ft.)	Maximum Impervious Surface Ratio for Lots (%)	Maximum Floor Area Ratio for Lots (%) (Note 1)
RE	100	75	50
R1-G	75	75	50
R-1	50 or 75 Note 2	75	50
RLM	50	75	50
R-2	50 Note 4	75	50
R-3	50	75	50
OT-1	46.5	Note 7	50
OT-2	46.5	Note 7	50
MU-1	50	75	50
C-1	50	75	50 Note 6
C-2	50	75	50
C-3	25	75 Note 3	200
I-1	75	75	50
<u>I-2</u>	<u>75</u>	<u>75</u>	<u>50</u>
I-A	75	75	50
I-W	75	75	75
W-1	25	75	75
PI-1	50	75 Note 5	50
CON	NA	5	NA
REC	NA	75	NA

Notes: 1. For RE, R-1, R-2, R-3, OT-1, and OT-2, the FAR standard applies to any permissible commercial uses.

2. The minimum lot width for lots platted prior to the effective date of this LDC is fifty (50) feet. The minimum lot width for lots platted on or after the effective date of this LDC is seventy-five (75) feet.

3. The maximum impervious surface ratio within the "Central Business District" land use, as depicted on the Future Land Use Map, may be 1.00 where the application is for redevelopment of a lot that is developed with 100% impervious surface. Where the application is for new

development of a vacant lot, the maximum impervious surface on the lot may be 100% where stormwater facilities are available and have sufficient capacity to accept the runoff from the lot.

4. Development is permissible on lots which were platted before the effective date of this LDC and have a minimum width of twenty-five (25) feet.
5. Proposed development on lots within the "Recreation" land use, as depicted on the Future Land Use Map shall not exceed 0.25 impervious surface ratios.
6. Lots located within 800 feet of the Mean High Water Mark of the Atlantic Ocean shall be permitted a maximum FAR of 1.50, as long as the FAR for all General Commercial lots in the City, combined, does not exceed an overall FAR of 0.50.
7. Refer to Chapter 8 Section 8.01.01.02 for maximum lot coverage.

- D.
E.
F.

G. **Table 4.02.03(E). Standards for Building Heights and Setbacks**

Zoning District	Maximum Building Height (ft.) ¹	Minimum Setback			
		Front (ft.)	Side ²	Rear (ft.)	Corner Lot (side abutting street) (ft.) ³
RE	35	25	10% of lot width	25	15
R1-G	35	25	10% of lot width	25, 50 feet for fairway lots	15
R-1	35	25	10% of lot width	25	15
RLM	35	25	10% of lot width	25	15
R-2	35	25	10% of lot width	20	15
R-3	45	25	10% of lot width	20	15
OT-1	35	See specific standards in Section 8.01.01.02.			
OT-2	35	See specific standards in Section 8.01.01.02.			
MU-1	35	None	None ⁴	10	10
C-1	45	None	None ⁴	10	10
C-2	45	None	None	None	None
C-3	45	None	None	None	None
I-1	45 ⁵	None	None	None	None
I-2	45 ⁵	None	None	None	None
I-A	45	None	None	None	None
I-W	35	None	None	None	None
W-1	See specific standards in Section 8.01.02.				
PI-1	45	25	10	10	10
CON	25	None	None	None	None
REC	25	None	None	None	None

1. A building on any lot within 800 feet of the mean high water line of the Atlantic Ocean shall not exceed thirty-five (35) feet in height.
2. Each side yard setback shall be increased by one-half (1/2) foot for each one (1) foot, or fraction thereof, of building heights above twenty-five (25) feet.
3. Buildings shall not encroach into the required clear visibility triangle at intersections, as set forth in Section 7.01.08.

4. Where access is provided from an alley or public street to the rear of the principal building, no side yard setback is required. Where such access is not available, one (1) side yard shall be a minimum of ten (10) feet. Any other side yard shall have a minimum side yard setback of zero (0) feet.
5. ~~Rayonier and Smurfit Stone are exempt from the height regulation for Mill operations.~~ 5. Manufacturing and/or Assembly- Heavy uses shall be exempt from height regulations.

4.05.00 LANDSCAPING, BUFFERS, AND TREE PROTECTION

4.05.02 APPLICABILITY

- A. The types of development listed below shall provide a landscaped buffer between uses, provide landscaping for parking lots, submit a tree survey prepared by a licensed Florida surveyor or a tree inventory prepared by a certified arborist with an application for site plan approval, obtain a tree permit prior to receipt of a building permit, and submit a landscape plan with any application for a development order for the situations listed below. The required landscape plan shall demonstrate compliance with the standards of Section 4.05.00.
1. All new construction;
 2. All development of regional impact;
 3. Any change of use which results in any increase in the required off-street parking, as determined by the standards in Section 7.01.04;
 4. All commercial redevelopment which results in an increased building footprint, reconfiguration of existing parking, parking lot expansions, or development of outparcels within an existing shopping center.
 - A. Clearing of any site, including root-rake clearing, shall be subject to the requirements for tree protection, submittal of a tree survey or a tree inventory prepared by a certified arborist, and obtaining a tree removal permit.
 - B. An application for a building permit for a single-family or two-family dwelling proposed on an existing platted lot shall include a tree survey or a tree inventory prepared by a certified arborist. The tree survey or a tree inventory prepared by a certified arborist shall comply with the requirements of Section 4.05.04 regarding landscaping, but shall not be required to provide a buffer or landscaping for a parking area.
- C. The following situations are exempt from the requirements of Section 4.05.00:
1. Any interior construction, renovation, or remodeling which does not increase the footprint of the building.
 2. Licensed plant or tree nurseries or botanical gardens with respect to those plants and trees grown for sale to the general public in the ordinary course of the licensed business or for public purposes.
 3. The removal of underbrush and removal of trees which are less than four (4) inches Diameter at Breast Height (DBH).
 4. The removal of prohibited invasive trees identified on the most recent Florida Exotic Pest Plant Council Invasive Plant list.
 5. ~~Property owned by Rayonier Advanced Materials and West Rock in the I-1 zoning district is exempt from the requirements of Section 4.05.00, provided that the new construction, renovation, alteration or remodeling occurs more than 75 feet from an adjoining non-complementary land use.~~ Heavy Industrial (I-2) zoning district is exempt from the requirements of Section 4.05.00, provided that the new construction, renovation, alteration or remodeling occurs more than 75 feet from an adjoining residentially zoned and/or used property. Within the exemption area, LDC Section 4.05.00 applies only within the project's extent occurring in the 75-foot area. The exemption exists with the intent that Heavy Industrial (I-2) zoned properties would seek to minimize an overall impact on the existing tree canopy.

Table 4.05.12 (B). Types and Plant Requirements for Buffers

Buffer Type	Minimum Width (ft.)	Required Plants per 100 Linear Feet of Property Line
A	10	Two (2) understory trees
B	15	Four (4) understory trees
C	15	Two (2) shade trees Four (4) understory trees Continuous unbroken hedge, planted in a double-staggered row to form a solid visual screen within one (1) year of planting
D	20	Four (4) shade trees Four (4) understory trees A solid masonry wall at least four (4) feet high with a <u>A</u> continuous unbroken hedge, planted in a double-staggered row to form a solid visual screen within one (1) year of planting, planted on the outside of the wall on the side of least intensity. <u>Retention of native trees and vegetation which meet this requirement shall be considered as part of the buffer.</u>

- A. A buffer shall be required between zoning districts according to the standards set forth in Table 4.05.12 (C). The existence of a road along a property boundary shall not be construed as meeting any part of the buffer requirement, nor as relieving the applicant from providing the required buffer.

ORDINANCE 2016-33

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, CHANGING THE ZONING MAP FROM INDUSTRIAL (I-1) ZONING TO INDUSTRIAL AIRPORT (I-A) ZONING FOR THE AIRPORT OPERATIONAL AREA TOTALING APPROXIMATELY 362 ACRES OF LAND AND REQUESTING A CHANGE FROM INDUSTRIAL AIRPORT (I-A) ZONING TO LIGHT INDUSTRIAL (I-1) ZONING FOR PROPERTY SURROUNDING THE AIRPORT TOTALING APPROXIMATELY 301 ACRES OF LAND AND CHANGE OF ZONING FOR THE PROPERTY LOCATED AT 6 GUM STREET FROM INDUSTRIAL (I-1) TO HEAVY INDUSTRIAL (I-2), EXCEPTING LAND CURRENTLY ZONED CONSERVATION (CON) TOTALING APPROXIMATELY 210 ACRES AND CHANGE OF ZONING FOR PROPERTY LOCATED AT 600 N. 8TH STREET AND FRANKLIN STREET FROM INDUSTRIAL (I-1) TO HEAVY INDUSTRIAL (I-2) TOTALING APPROXIMATELY 230 ACRES OF LAND; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning Advisory Board reviewed the Zoning Map Change application numbered PAB 2016-19 at its August 10, 2016 and September 14, 2016 regular meetings and recommended approval of the zoning modifications; and

WHEREAS, notice of public hearing on such application was published in the News Leader, a newspaper of general circulation in Fernandina Beach, Nassau County, Florida, on July 27, 2016.

NOW, THEREFORE, BE IT ENACTED BY THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, THAT:

SECTION 1. PROPERTY INVOLVED. The property identified for these changes of the Zoning Map are located at the City's airport operational area and surrounding airport leasehold areas, the Rayonier Advanced Materials mill site located at 6 Gum Street, the West Rock mill site located at 600 N. 8th Street and identified as Parcel ID #s 06-2N-28-0000-0001-0000, 11-2N-28-0000-0005-00L1, 00-00-31-1840-0000-0000 (not including Conservation- CON zoning), 60-3N-28-0000-0001-0000 (not including Conservation- CON zoning), 00-00-31-1860-0000-0000, 00-00-31-1800-0064-0010, and 00-00-1800-0065-0020, totaling approximately 1,103 acres of land, and is shown on the maps attached hereto as Exhibit "A".

SECTION 2. ZONING MAP CHANGE. For the property in question, the City's Zoning Map is hereby changed as follows:

- City Airport Operational Area from Industrial (I-1) to Airport Industrial (I-1),
- City Leasehold Areas (Surrounding the airport) from Industrial Airport (I-A) to Light Industrial (I-1),
- 6 Gum Street (Rayonier Advanced Materials- mill) from Industrial (I-1) to Heavy Industrial (I-2) (not including property under the Conservation- CON zoning),
- 600 N. 8th Street (West Rock – mill) from Industrial (I-1) to Heavy Industrial (I-2).

SECTION 3. SEVERABILITY. If any section, subsection, sentence, clause, phrase of this Ordinance, or the particular application thereof, shall be held invalid by any court,

administrative agency or other body with appropriate jurisdiction, the remaining sections, subsections, sentences, clauses and phrases under application shall not be affected thereby.

SECTION 4. This Ordinance shall take effect immediately after its final adoption.

ADOPTED this 4th day of October, 2016.

CITY OF FERNANDINA BEACH

JOHN A. MILLER
Mayor - Commissioner

ATTEST:

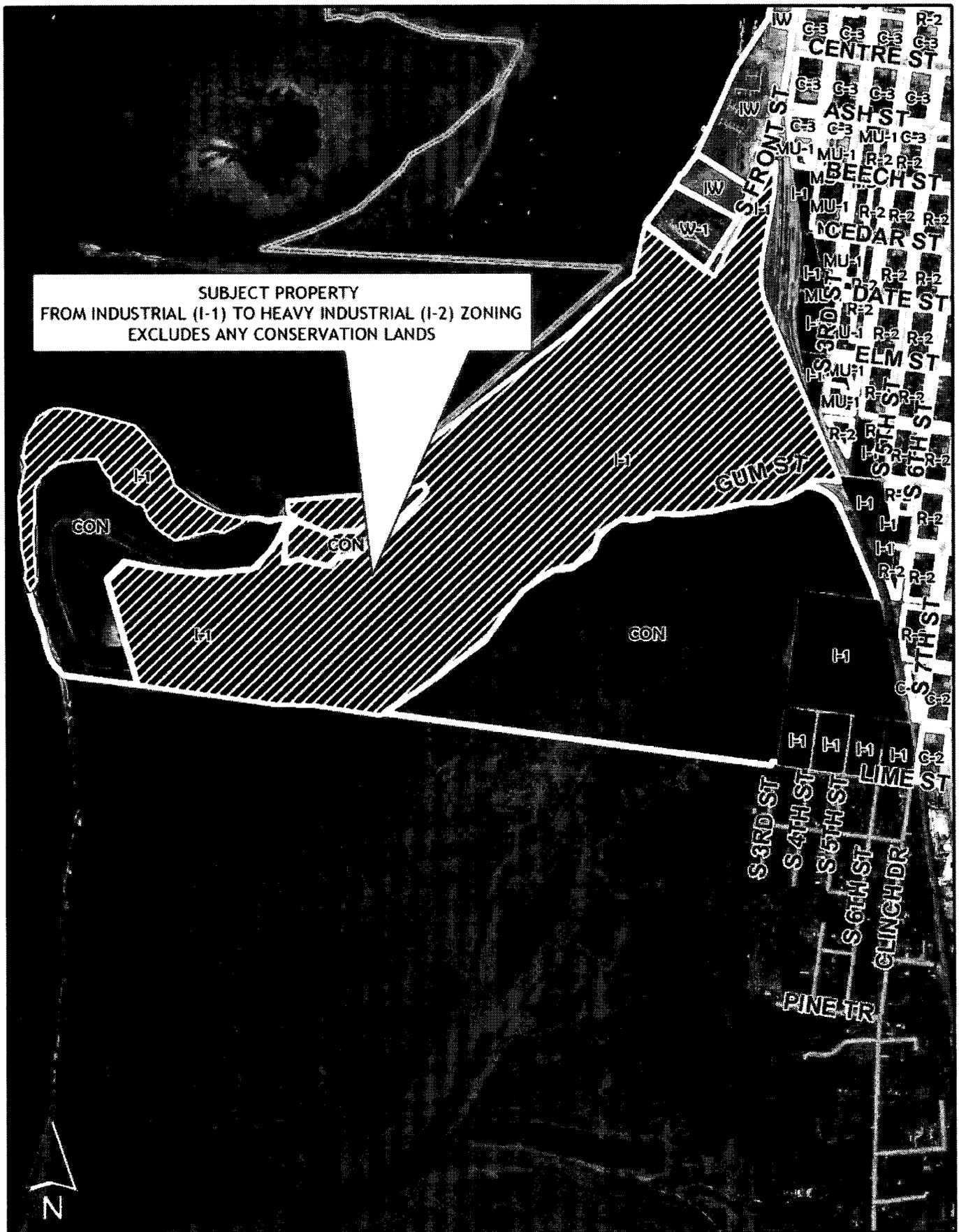
APPROVED AS TO FORM AND LEGALITY:

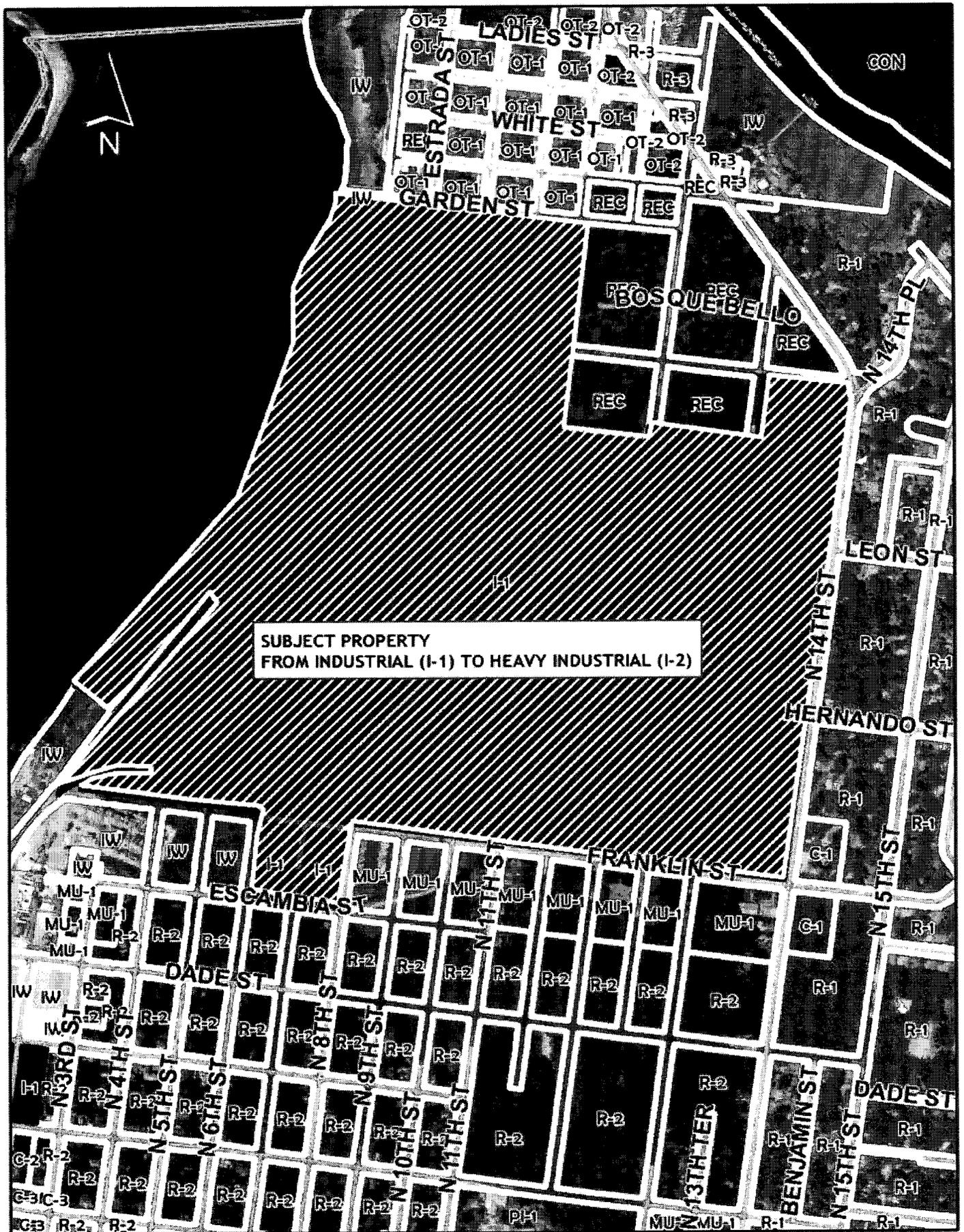
CAROLINE BEST
City Clerk



TAMMI E. BACH
City Attorney

SUBJECT PROPERTY
FROM INDUSTRIAL (I-1) TO HEAVY INDUSTRIAL (I-2) ZONING
EXCLUDES ANY CONSERVATION LANDS





SUBJECT PROPERTY
FROM INDUSTRIAL (I-1) TO HEAVY INDUSTRIAL (I-2)



CITY COMMISSION AGENDA ITEM
City of Fernandina Beach

SUBJECT: Ordinance 2016-09
LDC Text Amendments

ITEM TYPE: [X] Ordinance [] Resolution [] Other
[] Proclamation [] Presentation

REQUESTED ACTION: Approve Ordinance 2016-09 at First Reading.

SYNOPSIS: Since 2010, Floodplain Management has been incorporated into Municipal Code Sections 22-151 through 22-166 and its requirements are enforced by the City's Floodplain Manager/ Building Official. the Planning Advisory Board has reviewed the suggested amendments in an advertised public meeting held on April 13, 2016 and has issued a recommendation of approval for the portions of the ordinance which serve to implement the Conservation and Coastal Management Element of the Comprehensive Plan. The Planning Advisory Board convened a subcommittee to review amendments specific to Land Uses within Areas of Special Flood Hazard to provide for exempted and prohibited uses within areas of special flood hazard in advertised meetings conducted on August 16, 2016, August 25, 2016, and August 29, 2016. The Planning Advisory Board subcommittee consisted of two PAB members, two members from West Rock, two members from Rayonier Advanced Materials, and a citizen engineer. The Planning Advisory Board subcommittee issued recommendations on the language contained herein, although not all members of the subcommittee were in full agreement with the language proposed, including West Rock and Rayonier Advanced Materials members. The West Rock representatives and Rayonier Advanced Materials representatives have alternative language that the City Commission may wish to consider based on their concerns for the existing operations at both mill sites. The Planning Advisory Board has reviewed the amendments specific to Land Uses within Areas of Special Flood Hazard to provide for exempted and prohibited uses within areas of special flood hazard in an advertised public meeting held on August 10, 2016 and on September 14, 2016.

There are also amendments in this Ordinance that address definitions for water-dependent, water-enhanced and water-related uses, sedimentation control, hazardous materials. Amendments in this Ordinance also address land development regulations for environmentally sensitive lands, coastal resource protection, waterfront planning and soil and sedimentation control.

FISCAL IMPACT: None

2016/2017 CITY COMMISSION GOALS: (As approved by Resolution 2016-51)
[] Beach Safety [] Alachua Street
[] Soccer Field Lighting [] Stormwater
[] Downtown Density [X] Opportunity
[] ADA Improvements [] Departmental
[] Consideration

CITY ATTORNEY COMMENTS: No additional comments.

CITY MANAGER RECOMMENDATION(S): While I greatly appreciate the efforts of the Planning Advisory Board subcommittee, I have specific concerns related to the grammar and structure (not necessarily content) of the language in Sec. 3.2.6; therefore, rather than recommending approval of the First Reading, I recommend that the City Commission re-craft the relevant grammar and structure as part of the First Reading. DM

DEPARTMENT DIRECTOR Submitted by: Marshall McCrary, CDD Director Date: 9/7/16
CONTROLLER Approved as to Budget Compliance Date:
CITY ATTORNEY Approved as to Form and Legality Date:
CITY MANAGER Approved Agenda Item for 09/14/16 DM Date: 9/7/16

COMMISSION ACTION: [] Approved As Recommended [] Disapproved
[] Approved With Modification [] Postponed to Time Certain
[] Other [] Tabled

ORDINANCE 2016-09

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, AMENDING THE LAND DEVELOPMENT CODE CHAPTER 1 SECTION 1.00.07 ACRONYMS AND DEFINITIONS, CHAPTER 2 SECTION 2.03.02 TABLE OF LAND USES, CHAPTER 3 ALL SECTIONS, CHAPTER 6 SECTION 6.02.19, CHAPTER 7, SECTION 7.03.00, CHAPTER 11, SECTION 11.01.04, PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission adopted a unified Land Development Code on September 5, 2006 which became effective on October 1, 2006; and

WHEREAS, the City's adopted 2030 Comprehensive Plan directs changes to the Land Development Code for consistency with State Laws and current planning methods for growth and economic development; and

WHEREAS, the Planning Department set a 2016 goal of implementing policies found in the Conservation and Coastal Management Element of the Comprehensive Plan; and

WHEREAS, since 2010, Floodplain Management has been incorporated into Municipal Code Sections 22-151 through 22-166 and its requirements are enforced by the City's Floodplain Manager/ Building Official; and

WHEREAS, the Planning Advisory Board has reviewed the suggested amendments in an advertised public meeting held on April 13, 2016 and has issued a recommendation of approval for the portions of the ordinance which serve to implement the Conservation and Coastal Management Element of the Comprehensive Plan; and

WHEREAS, the Planning Advisory Board convened a subcommittee to review amendments specific to Land Uses within Areas of Special Flood Hazard to provide for exempted and prohibited uses within areas of special flood hazard in advertised meetings conducted on August 16, 2016, August 25, 2016, and August 29, 2016; and

WHEREAS, the Planning Advisory Board subcommittee consisted of two PAB members, two members from West Rock, two members from Rayonier Advanced Materials, and a citizen engineer; and

WHEREAS, the Planning Advisory Board subcommittee issued recommendations on the language contained herein, although not all members of the subcommittee were in full agreement with the language proposed; and

WHEREAS, the West Rock representatives and Rayonier Advanced Materials representatives have alternative language that the City Commission may wish to consider based on their concerns for the existing operations at both mill sites; and

WHEREAS, the Planning Advisory Board has reviewed the amendments specific to Land Uses within Areas of Special Flood Hazard to provide for exempted and prohibited use within areas of special flood hazard in an advertised public meeting held on August 10, 2016 and on September 14, 2016 and has issued a recommendation of _____; and

WHEREAS, notice of public hearing on such amendments was published in the News Leader, a newspaper of general circulation in Fernandina Beach, Nassau County, Florida, on March 30, 2016 and on May 27, 2016, and on July 27, 2019.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH AS FOLLOWS:

SECTION 1. The City Commission hereby approves and adopts modifications to the Land Development Code of the City of Fernandina Beach, attached hereto as Exhibit "A".

SECTION 2. SEVERABILITY. If any section, subsection, sentence, clause, phrase of this Ordinance, or the particular application thereof, shall be held invalid by any court, administrative agency or other body with appropriate jurisdiction, the remaining sections, subsections, sentences, clauses and phrases under application shall not be affected thereby.

SECTION 3. This Ordinance shall become effective immediately upon adoption.

ADOPTED this 4th day of October, 2016.

CITY OF FERNANDINA BEACH

JOHN A. MILLER
Mayor - Commissioner

ATTEST:

APPROVED AS TO FORM AND LEGALITY:

CAROLINE BEST
City Clerk



TAMMI E. BACH
City Attorney

**ORDINANCE 2016-09
EXHIBIT "A"**

LDC SECTION 1.07.00 – ACRONYMS AND DEFINITIONS

Replace water-dependent and water-related are currently defined in LDC and add water-enhanced uses:

Water-dependent Uses – Activities which must be carried out in or adjacent to water areas because the use requires access to the water body for: waterborne transportation, recreation-access, electrical generating facilities, or water supply. These include, but are not limited to, commercial marinas, boat ramps/docks, electrical generation plants, and fishing piers.

Water-enhanced Uses – Activities that benefit economically from being located on or near the water, but that are neither dependent on direct access to water nor provides goods or services directly related to water-dependent uses. Water-enhanced uses are specifically excluded from definitions of both water-dependent and water-related uses.

Water-related Uses – Activities which are not directly dependent upon access to a water body, but which provide goods and services that are directly associated with water-dependent or waterway uses. These include, but are not limited to, commercial resorts, campgrounds, fish camps, seafood processing operations, dive shops, and bait and tackle stores.

Add related to 3.01.04 Soil Erosion and Sedimentation Control:

Soil erosion shall mean any removal and/or loss of soil by the action of water, gravity, or wind. Erosion includes both the detachment and transport of soil particles.

Sedimentation shall mean the settling out of the soil particles which are transported by water or wind. Sedimentation occurs when the velocity of water or wind in which soil particles are suspended is slowed to a sufficient degree and for a sufficient period of time to allow the particles to settle out of suspension or when the degree of slope is lessened to achieve the same result.

Erodible slope shall mean all slopes with inclines in excess of four percent unless modified by the administrative official based on consideration of specific soil conditions.

Large flat surface area (unpaved) shall mean an area which is flat or whose slope is less than four percent and which consists of more than 1,000 square feet of exposed soil.

EXISTING CODE DEFINITION (Strike Definition and defer to definition contained in the Floodplain Management Ordinance and Florida Building Code Ordinance

~~Substantial improvement~~ means any repair, construction or improvement of a structure the cost of which equals or exceeds a cumulative total of thirty (30) percent of the market value of the structure either before the improvement or repair is started or, if the structure has been damaged and is being restored, before the damage occurred.

Hazardous material means any chemical product listed as a hazardous substance, Environmentally Hazardous Substance, or any material designated as a hazardous waste according to any of the following federal regulations or their State of Florida counterparts:

(1) Title 40, Code of Federal Regulations, Part 261 (Identification and Listing of Hazardous Wastes).

(2) Title 40, Code of Federal Regulations, Part 302.4 (Designation of Hazardous Substances).

(3) Title 40, Code of Federal Regulations, Part 355, Appendices A and B (List of Extremely Hazardous Substances).

2.03.02 Table of Land Uses

Table 2.03.02. Table of Land Uses

(Striking C-3 from allowing Marinas – there are no C-3 properties on the water. Marinas will continue be permissible uses subject to supplemental standards in the I-W, W-1, and PI-1 zoning district.

CHAPTER 3

ENVIRONMENTAL + RESOURCE PROTECTION

3.00.00 GENERALLY

3.0.1 Purpose and Intent

The purpose of this chapter is to safeguard the public health, safety, and welfare by ensuring the long-term protection and preservation of ~~environmentally sensitive~~ natural resource systems. Application of the provisions of this chapter shall result in development that reduces the potential for adverse impacts on the ~~hydrologic~~ functions of wetlands, natural systems, habitats, water quality, shorelines, marine life, and coastal resources.

3.0.2 Applicability

All new development and redevelopment shall be designed to ensure protection of areas ~~designated~~ such as dunes, floodplains, environmentally sensitive lands or habitat, wetlands, or and wellfields. No permit for development shall be issued by the City that is not in full compliance with the provisions of this chapter ~~and the technical manuals listed in 1.06.00 (C).~~

~~3.1.0 FLOODPLAIN MANAGEMENT~~ *Incorporated into Municipal Code Section 22-151 thru 22-166*

~~3.01.01 Generally~~

~~The purpose of this section is to provide for adequate minimum standards and procedures for the construction of new residential and nonresidential structures, and for structures that are substantially improved, so that those structures can be eligible for insurance under the federal flood insurance program and so that the construction of those structures will be in conformity with recognized construction techniques designed to offer flood protection.~~

~~The degree of flood protection required in this chapter is considered reasonable for regulatory purposes and is based on scientific studies. Larger floods may occur. This chapter shall not be deemed to imply that areas inside or outside designated flood hazard districts will be entirely free from flooding or flood damages, and shall not create liability on the part of the City, or any officer or employee thereof, for any flood damages that result from good faith reliance on this chapter or any administrative decision lawfully made thereunder.~~

~~All references to property value or appraised property value shall mean only the appraised value established by the Nassau County Property Appraiser.~~

~~3.1.2 Basis for Establishing the Areas of Special Flood Hazard~~

~~The Flood Insurance Rate Map (FIRM) for the City, as may be amended, Community Panel Number 120172 0001 through 120172 0009; having the effective date of May 18, 1992, is incorporated into and made part of this LDC by reference.~~

3.01.03 — Requirements for All Areas of Special Flood Hazard

In all areas of special flood hazard, the following provisions are required:

~~New construction or substantial improvements shall be securely anchored to prevent flotation, collapse, or lateral movement of the structure;~~

~~Manufactured homes shall be securely anchored to prevent flotation, collapse, or lateral movement in accordance with specifications of the National Flood Insurance Program regulations;~~

~~New construction or substantial improvements shall be constructed with materials and utility equipment resistant to flood damage;~~

~~New construction and substantial improvements shall be constructed by methods and practices that minimize flood damage;~~

~~Electrical, heating, ventilation, plumbing, air conditioning equipment, and other service facilities shall be designed and located so as to prevent water from entering or accumulating within the components during conditions of flooding;~~

~~New and replacement water supply systems shall be designed to eliminate infiltration of floodwaters into the systems;~~

~~New and replacement sanitary sewage systems shall be designed to eliminate infiltration of floodwaters into the systems and discharges from the systems into floodwaters;~~

~~On-site waste disposal systems shall be located and constructed to avoid impairment to, or contamination from, them during flooding in accordance with rules or conditions established by the Florida DEP; and~~

~~—Any alteration, repair, reconstruction, or improvement to a structure shall meet the requirements of new construction as contained in this section.~~

~~All buildings and structures shall be located landward of the mean high water line.~~

3.01.04 — Requirements for Areas Where 100-Year Flood Elevation Levels Have Been Determined

~~4 In all areas of special flood hazard, where the flood elevation levels have been determined, the following provisions are required.~~

~~A. Within areas designated as Zone A1-A30:~~

~~New construction of residential structures or substantial improvements (greater than thirty (30) percent of property value) of existing residential structures shall have the lowest floor of that structure, including basement, elevated to no lower than one (1) foot above the base flood elevation in areas where the base flood elevation has been determined and is numbered on the flood insurance rate map, or no lower than one (1) foot above the base flood elevation as determined by a Florida registered professional engineer in areas where the base flood elevation is undetermined or unnumbered on said maps. Should solid foundation perimeter walls be used to elevate a structure, openings sufficient to facilitate the unimpeded movements of floodwaters shall be provided.~~

~~New construction of nonresidential structures or substantial improvements (greater than thirty percent (30%) of the appraised value of the property) made to existing nonresidential structures shall have the lowest floor, including basement, elevated,~~

~~no lower than one (1) foot above the base flood elevation in areas where the base flood elevation has been determined and is numbered on the flood hazard boundary map, or no lower than one (1) foot above the base flood elevation as determined by a Florida registered professional engineer in areas where the base flood elevation is undetermined or unnumbered on said maps. Should solid foundation perimeter walls be used to elevate a structure, openings sufficient to facilitate the unimpeded movements of floodwaters shall be provided, or, together with attendant utility and sanitary facilities, shall be designed by a Florida registered professional engineer so that the area below the base flood level the structure is watertight, with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy.~~

~~Where floodproofing is utilized for a particular structure, a Florida registered professional engineer shall certify that the floodproofing methods are reasonably adequate to withstand the flood depths, pressures, velocities, impact and uplift forces and other factors associated with a 100 year flood.~~

~~All appliance and utility installations shall be located above the minimum flood elevation and are prohibited below the first floor.~~

~~Within areas designated as Zone AO:~~

~~1. New construction and substantial improvements of residential structures shall have the lowest floor, including the basement, elevated above the highest adjacent grade or above the depth number specified on the City's FIRM, or at least two (2) feet if no depth number is specified.~~

~~2. New construction and substantial improvements of nonresidential structures shall:~~

- ~~a. Have the lowest floor, including the basement, elevated above the highest finished grade on each adjacent lot or above the depth number specified on the FIRM (at least two (2) feet if no depth number is specified); or~~
- ~~b. Together with attendant utility and sanitary facilities, be completely floodproofed to or above the level specified in (2)(a) above, so that any space below that level is watertight, with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy.~~

~~New construction or substantial improvements of elevated buildings that include fully enclosed areas formed by foundation and other exterior walls below the base flood elevation shall be designed to allow for the entry and exit of floodwaters to automatically equalize hydrostatic flood forces on exterior walls.~~

~~1. Designs for complying with this requirement shall be certified by a Florida registered professional engineer and shall meet the following minimum criteria:~~

- ~~a. A minimum of two (2) openings shall be provided having a total net area of not less than one (1) square inch for every one (1) square foot of enclosed area subject to flooding;~~
- ~~b. The bottom of all openings shall be no higher than one (1) foot above grade; and~~

- ~~c. Openings may be equipped with screens, louvers, valves, or other coverings or devices provided they permit the automatic flow of floodwaters in both directions.~~
- ~~2. All proposed encroachments into the 100 year floodplain shall be permitted only through the City plans review process. Any permitted encroachment shall be offset with 1:1 ration of compensating storage volume to ensure that flood stages do not increase. Commercial or industrial developments may provide adequate floodproofing in lieu of elevating the finished floor pending that the flood proofing design alternatives meet all state and city codes and specifications, adhere to best professional practices, and are certified by an engineer and/or architect (as appropriate) registered in the State of Florida. Compensating storage for all floodwater displaced by development is to be accomplished between the normal high water of surface waterbodies (or seasonal high water table in groundwater applications) of the special flood hazard area and the 100 year flood elevation.~~
- ~~3. Electrical, plumbing, and other utility connections are prohibited below the base flood elevation.~~
- ~~4. Access to the enclosed area shall be the minimum necessary to allow for parking of vehicles (i.e., garage doors) or limited storage of maintenance equipment used in connection with the premises (i.e., standard exterior doors) or entry to the living area (i.e., stairways or elevators).~~
- ~~5. The interior portion of such enclosed area shall not be partitioned or finished into separate rooms.~~

~~3.1.5 — Requirements for Streams and other Floodprone Areas~~

~~Within areas of special flood hazard, where small streams exist but where no base flood data or floodways have been provided, or landlocked areas susceptible to flooding, the following provisions apply:~~

- ~~A. No encroachments, including fill material or structures, shall be located within the floodprone area unless a Florida registered professional engineer certifies that such encroachments shall not result in any increase in flood levels during the occurrence of the base flood discharge.~~
- ~~B. The base flood elevation shall be determined for the project area by means of an appropriate hydrologic/hydraulic analysis by a Florida registered professional engineer as part of the certification process.~~
- ~~C. The City may require the landowner to submit a letter of map revision (LOMR) to FEMA if the stream information is determined to be inadequate for construction permitting purposes.~~

3.0201.00 COASTAL RESOURCE ENVIRONMENTAL LANDS PROTECTION

3.0201.01 Requirements Regarding Aquatic Preserve Protection

- A. All new development and redevelopment within the boundaries of the Fort Clinch State Park Aquatic Preserve or abutting the boundaries of the Fort Clinch State Park shall be required to conform to the provisions of the Nassau River-St. Johns River Marshes and Fort Clinch State Park Aquatic Preserves Management Plan.
- B. All new development, redevelopment, construction, dredging, or filling requires all applicable permits from State, federal, and regional agencies with jurisdiction over the Fort Clinch State Park Aquatic Preserve.

~~3.201.2~~ **3.01.02 Requirements Regarding Coastal Areas and Shorelines**

A. There is hereby established a Coastal Upland Protection Zone (CUPZ) which is an area extending 1,000 feet landward from the Coastal Construction Control Line (CCCL).

~~B. Except as expressly provided in this chapter, no development activity shall be undertaken in a coastal upland protection zone.~~

~~1. Permitted activities within coastal upland protection zone are as follows:~~

~~a. Single family or two family structures on a platted lot of record;~~

~~b. 1. All uses permitted by the underlying zoning classification and which have obtained all necessary and valid permits from State, federal, and local government agencies having permitting jurisdiction within the CUPZ are allowable within the CUPZ;~~

The following are struck as redundant. If allowed uses are permitted, that is sufficient for what is allowed.

~~e. Conservation of soil, water, vegetation, fish, shellfish, and wildlife;~~

~~d. Outdoor recreational activities, including bird watching, hiking, boating, fishing, trapping, horseback riding, and swimming;~~

~~e. Commercial shell fishing and trapping;~~

~~f. Educational and scientific research;~~

~~g. Wilderness areas and wildlife preservation and refuges;~~

~~h. Minor maintenance or emergency repair to existing structures or improved areas; and~~

~~i. Properly designed and permitted walkovers.~~

The following is covered under (1) above which addresses permitted activities.

~~2. Prohibited activities within the CUPZ are as follows:~~

~~a. Any activities involving structures, grading, filling, dredging, vegetation removal, and flora and fauna which have not obtained all necessary and valid permits from State, federal, and local government agencies having permitting jurisdiction within the CUPZ;~~

3. Development shall not adversely affect contours and topography within the CUPZ. Adversely affect is herein defined as any activity which:

- a. Causes a measurable interference with the natural functioning of the dune structure;
- b. Results in removal or destruction of native vegetation which will either destabilize a significant dune or cause a significant deleterious impact to the dune system due to increased erosion by wind or water;
- c. Results in removal or disturbance of existing sandy soils of the dune system to such a degree that a significant deleterious impact to the dune system would result from either reducing the existing ability of the system to resist erosion during a storm or lowering existing levels of storm protection to upland properties and structures;
- d. Disturbs topography or vegetation such that the system becomes unstable, or suffers catastrophic failure; or

- e. Causes a significant impact to endangered species, species of special concern, or threatened species, or their habitats.

All development activity seaward of the coastal construction control line (CCCL) shall comply with all requirements of Section 3.02.02 (B) above and only where a Florida DEP permit has been issued for the specific activity.

3.02.03—Requirements Regarding Habitat Protection moved to 3.06.00

- A. ~~A professionally prepared biological survey to document the presence of endangered, threatened, or species of special concern shall be submitted with applications for development when the development is:~~

- 1. ~~In excess of five (5) acres on previously undisturbed properties; or~~
- 2. ~~Located on environmentally sensitive lands.~~

~~Environmentally sensitive lands for which a survey is required include:~~

- 1. ~~All land identified as “Conservation” on the FLUM and on the adopted zoning map; and~~
- 2. ~~All undisturbed properties within 150 feet of Fort Clinch State Park Aquatic Preserve and all navigable tributaries.~~

~~Biological surveys shall:~~

- 3. ~~Follow the standards and criteria adopted by the Florida Fish and Wildlife Conservation Commission; or~~
- 4. ~~Include a preliminary report consisting of pedestrian surveys of 200 foot transects through a minimum of twenty five percent (25%) of each habitat on site. Within twenty one (21) days of the preliminary report, the City Manager shall (1) render a finding of whether a second, more intensive survey is needed, based on the information provided by the Florida Fish and Wildlife Conservation Commission, and (2) shall describe the parameters it will follow for such an intensive survey, if required.~~

~~If the field biological inventory indicates the presence of endangered, threatened, or species of special concern:~~

- 5. ~~The survey shall be forwarded to the Florida Fish and Wildlife Conservation Commission; and~~
- 6. ~~The applicant shall follow the recommendations of the Florida Fish and Wildlife Conservation Commission for mitigating loss of habitat; or~~
- 7. ~~A habitat plan shall be prepared by a qualified ecologist, biologist, or other related professional and shall include, at a minimum, the following:~~
 - i. ~~An analysis of the likelihood of the species surviving on the proposed development site as a viable population, assuming that the proposed development would not occur and taking into account the quality and quantity of habitat needed to maintain members of the species;~~
 - ii. ~~An analysis of existing viable habitat on adjacent property for the species;~~
 - iii. ~~The land needs of the species that may be met on the development site; and~~
 - iv. ~~Measures that shall be taken to protect the habitat of the species on the property, if the species would likely remain a viable population, in the absence of the proposed project.~~

~~Prohibited activities:~~

- 8. ~~No threatened species of wildlife or freshwater fish or their nests, eggs, young, homes, or dens, shall be taken, transported, stored, served, bought, sold, or possessed in any manner or quantity at any time, except as specifically permitted by the provisions of State law.~~
- 9. ~~No person shall kill, wound, pursue, molest, harm, harass, capture, or possess any threatened species or parts thereof or their nests, eggs, young, homes, or dens;~~

~~except as authorized by specific permit, issued by the Florida DEP, the Florida Fish and Wildlife Conservation Commission, and any other applicable State or federal agency.~~

~~Development proposed adjacent to Outstanding Florida Waters, aquatic preserves, wildlife sanctuaries, wildlife refuges, state preserves, forests, parks, gardens, and wildlife management areas shall be environmentally compatible in order to conserve wildlife populations and habitat.~~

3.1.3 **Waterfront Planning**

- A. Purpose and Intent: Protection of shorelines and waterfront lands ensures adequate and appropriate locations for water-dependent, water-related and water-enhanced uses.
- B. The following priority list shall be used in reviewing applications for shoreline uses, so as to provide increased priority for water-dependent uses. Uses listed first shall generally be given the highest priority of all uses that may be proposed along the shoreline, with other, uses listed in the order of declining priority. Uses listed under (6) shall be given the least preference for location along the shoreline.
 - 1. Water-dependent uses such as fish, and shellfish production;
 - 2. Water-dependent recreation and commercial uses such as ports, marina-type uses, and navigation, particularly those that provide public access;
 - 3. Water-related uses such as certain utilities and commercial;
 - 4. Water-enhanced uses such as certain recreational and commercial uses;
 - 5. Non-water dependent or related activities such as residential uses; and
 - 6. Non-water dependent and non-water enhanced uses which result in an irretrievable commitment of coastal resources, or in a proposed alteration to the FLUM series that would prohibit or remove the permitted use of water-dependent, water-related or water-enhanced uses.
- C. The City shall guide and direct the location of all future water-dependent and water-related uses according to the following criteria:
 - 1. Directing marinas to preferred locations, such as those adjacent to existing channels and passes, and in areas where little dredging and maintenance would be required;
 - 2. Directing the development of dry dock facilities to locations that are upland of marina sites;
 - 3. Requiring sewage pump-out facilities at all marinas and adequate fuel spill containment facilities measures at those facilities which sell petroleum products;
 - 4. Protecting shoreline and waterfront areas in order to provide locations for marine/estuarine related uses, such as commercial and recreational fishing, boating, and other water-dependent uses and activities;
 - 5. Prohibiting the construction of causeways within estuaries and requiring bridges with pilings instead, and
 - 6. Ensuring minimal environmental resource impacts or disruption
- D. Marina development standards are found in Chapter 6: Supplemental Standards.
- E. Special water dependent activities.

1. Examples. Special water-dependent activities include, but are not limited to, the following uses:

- a. Construction of docks or marinas.
- b. Installation of new riprap or similar structures that protect the shoreline from erosion (not including seawalls, bulkheads, or the like).
- c. Installation of buoys, aids to navigation, and signs.
- d. Installation of subaqueous transmission and distribution lines for water, wastewater, electricity, communication cables, oil or gas.
- e. Restoration or repair of foot bridges and vehicular bridges.

2. Minimization of impacts. The water dependent activity shall be designed, constructed, maintained and undertaken in a way that minimizes the adverse impacts on the beneficial functions of the adjacent areas.

3. Design standards.

a. The development shall be designed to:

1. Allow the movement of aquatic life requiring shallow water;
2. Maintain existing flood channel capacity;
3. Ensure stable shoreline embankments; and
4. Avoid impact to wildlife habitat.

b. Residential, multifamily and commercial development.

1. Construction of docks shall be compliant with the standards of all permitting authorities. Docks shall be constructed within the limits of the principal structure side yard setback lines, the terminal platform shall not exceed 50 percent of the shoreline and comply with the standards required by the appropriate permitting authority.
2. Installation of new riprap or similar structures that protect the shoreline from erosion (not including seawalls, bulkheads, or the like) along the shoreline and to stabilize vegetation shall be compliant with the standards of all permitting authorities. The structures shall comply with standards regarding wetlands found in Section 3.02.00 and shall be placed in a manner which will preserve existing trees and shrubs.
3. Multifamily developments or condominiums shall be limited to one dock, unless approved and developed as a marina under supplemental standards found in Chapter 6.
4. Outdoor lighting shall comply with standards for piers in 3.06.01.

4. Development standards for special water dependent uses on environmentally sensitive lands. In addition to the standards listed in Section 3.01.03(F) and 3.05.04, the following standards apply to special uses allowed in the protected environmentally sensitive lands:

- a. Where permissible, access roads, parking lots, and similar structures shall be located on upland sites.
- b. Any permitted impacts to the site shall be restored consistent with permitting agency approvals

3.01.04 Soil Erosion and Sedimentation Control

A. Applicability.

1. In order to prevent both soil erosion and sedimentation, a soil erosion and sedimentation control plan shall be required as a part of an application for site plan review whenever a development will involve any clearing, grading, or other form of land disturbance by the movement of earth.
2. Soil erosion and sediment control strategies must be utilized during residential, multifamily and commercial new construction projects and substantial renovation/rehabilitation/addition projects.

B. Erosion control measures. All measures necessary to minimize soil erosion and to control sedimentation in the disturbed land area shall be implemented, following Florida DEP Best Management Practices for Erosion and Sediment Control. The following protection shall be provided for all disturbed areas: minimize velocities of water runoff, maximize protection of disturbed areas from stormwater runoff, and retain sedimentation within the development site as early as possible following disturbances. A list of major problem areas for erosion and sedimentation control follows. For each one, the purpose(s) of requiring control is described. Soil erosion and sedimentation control measures for all such areas shall be provided with a view toward achieving the specific purpose listed below for which a control plan is required.

1. Erodible slopes. Prevent detachment and transportation of soil particles from slope.
2. Streams, stream beds, stream banks, bodies of water, lake shorelines. Prevent detachment and transportation of soil particles.
3. Drainageways. Prevent detachment and transportation of soil particles (which would otherwise deposit in streams, bodies of water, or wetlands); promote deposit or sediment loads (traversing these areas) before these reach bodies of water.
4. Land adjacent to streams, ponds, lakes, and wetlands. Prevent detachment and transportation of soil particles. The applicant shall not adversely impact aquatic vegetation within the sensitive transition zone separating wetlands and uplands.
5. Enclosed drainage structure. Prevent sedimentation in structure, erosion at outfall of system, and deposit of sediment loads within system or beyond it.
6. Large flat surface areas (unpaved). Prevent detachment of soil particles and their off-site transportation.
7. Impervious surfaces. Prevent the detachment and transportation of soil (in response to an increase in the rate and/or volume of runoff of the site or its concentration caused by impervious surfaces).
8. Borrow and stockpile areas. Divert runoff from face of slopes which are exposed in the excavation process; convey runoff in stabilized channels to stable disposal points; leave borrow areas and stockpiles in stable condition and plant native groundcover to assist such stabilization.
9. Adjacent properties. Prevent their erosion and/or being deposited with sediment.

C. Landscape, Buffer and Tree Requirements as outlined in Chapter 4 shall be applicable to all clearing and grading activities and shall include specifications for management principles guiding the removal or placement of vegetation and landscaping design. All development activities must be implemented in conjunction with precautionary measures, where necessary, to avert destruction or damage to native vegetation.

3.02.00 ENVIRONMENTALLY SENSITIVE LANDS

3.02.01 Purpose

The purpose of this section is to protect land and water areas of the City that contain naturally occurring and relatively unaltered flora, fauna, or geologic conditions. Beneficial functions of these lands include:

- a. Maintaining water and storage capacity of watersheds.
- b. Maintaining recharge capacity of groundwater aquifers.
- c. Preserving fish and wildlife habitat, unique vegetation, and sites needed for education, scientific research and recreation.
- d. Protecting aesthetic and property values.
- e. Preventing and minimizing erosion.
- f. Minimizing flood and storm losses.
- g. Protecting shorelines.
- h. Preventing pollution.

3.2.2 General Provisions

- A. In addition to meeting the requirements for environmentally sensitive lands included within this section, development plans shall comply with applicable federal, state and water management district regulations relating to environmentally sensitive lands.
- B. The Conservation and Coastal Management Element of the City's Comprehensive Plan as amended from time to time shall be used as a reference source to guide decisions regarding future development.
- C. A development footprint located in a Special Flood Hazard Area is not considered to be an Environmentally Sensitive Land unless, it also contains one or more of the characteristics described in Section 3.02.03.

3.2.3 Identification of Environmentally Sensitive Lands

- A. Environmentally sensitive lands are:
 1. Lands included within Conservation Zoning and Future Land Use categories as designated on the most recent City zoning and land use maps.
 2. Properties within wetlands protection zones or wetlands transition areas.
 3. Habitat of federally or state-listed threatened or endangered species.
 4. All undisturbed properties within 150 feet of Fort Clinch State Park Aquatic Preserve, Fort Clinch State Park, and all navigable tributaries.
 5. As identified during development review process through wetland delineation requirements, biological surveys, etc.

3.2.4 Special Requirements for Environmentally Sensitive Lands

- A. Lands within the wetlands protection zones and habitat of federally or state-listed threatened or endangered species shall also follow requirements as outlined in Sections 3.03.00 and 3.06.00 of this chapter. ****Staff suggests adding these terms to provide clarification.****
- B. Development proposals shall support the conservation and protection of environmentally sensitive lands and minimize the impacts on terrestrial, wetland and marine ecological communities and associated wildlife habitat.
- C. Applications for development approval shall use innovative approaches to protect sensitive resources, such as clustering, conservation easements, and maximization of open space to protect identified environmentally sensitive lands.
- D. Protective measures to prevent adverse effects on environmentally sensitive lands shall be required. Protective measures include:
 - 1. Maintaining natural drainage patterns.
 - 2. Limiting removal of vegetation to minimum necessary to carry out development activity.
 - 3. Replanting areas denuded by human activity.
 - 4. Siltation, soil erosion and sedimentation control during construction through methods and techniques such as storage of removal of materials, equipment and debris; erosion control measures; measures to ensure revegetation and/or stabilization of disturbed areas; measures to protect existing natural vegetation and habitat and methods to prevent pollution of wetlands and groundwater. Specific requirements for siltation, soil erosion and sedimentation control are found in Section 3.01.04 of this chapter.
 - 5. Minimizing the amount of fill used in the development activity.
 - 6. Disposing of dredged spoil at specific locations that cause minimal environmental damage.
 - 7. Prohibiting construction of channels or ditches.
 - 8. Prohibiting dredging and filling of wetlands consistent with Section 3.03.00 of this chapter.
 - 9. Retaining habitat connections with adjacent parcels in order to serve as wildlife corridors.
 - 10. Using deed restrictions, easements, and/or other legal mechanisms to protect environmentally sensitive lands and maintain the development in compliance with the protective measures.
- E. Dedicating conservation easements for natural pedestrian or bicycle pathways between new developments and surrounding development, especially where there is a connection between commercial and activity centers, recreation centers and schools.
- F. Archaeological and historic sites on environmentally sensitive lands are protected. Removal, alteration or destruction of archaeological or historic sites shall be addressed under state and local regulations. Any person discovering an

archaeological or historic site shall immediately notify the Community Development Department.

3.2.5 Land Uses within Environmentally Sensitive Lands

A. Exempted Uses within Environmentally Sensitive Lands

1. The following uses and activities are presumed to have no adverse effect on environmentally sensitive lands and are permitted consistent with existing regulations regarding wetlands, habitat protection of federally or state listed species or floodplain management: ****Staff suggests adding these terms to provide clarification.****
 - a. Land uses as allowed in Chapter 2 of the City's Land Development Code for applicable zoning.
 - b. Scenic, historic, wildlife, or scientific preserves.
 - c. Minor maintenance or emergency repair to existing structures or improved areas.
 - d. Timber catwalks, docks and trail bridges that are less than or equal to four feet wide, provided that no filling, flooding, dredging, draining, ditching, tilling or excavating is necessary for installation of pilings.
 - e. Recreational fishing, picnicking, and hiking.
 - f. Constructing fences where no fill activity is required and where navigational access will not be impaired, nor will access to water, vegetation, or corridors be impaired for wildlife by construction of the fence.
 - g. Wetlands stormwater discharge facility or treatment in accordance with state permits and all other applicable state and federal regulations.
 - h. Maintaining existing channels in existence at the time of adoption of this chapter at the minimum depth and width necessary to achieve their intended purposes, and designing them to prevent slumping and erosion and all revegetation of banks.

B. Prohibited Uses within Environmentally Sensitive Lands

1. Activities that require the storage, use, or transportation of hazardous materials, hazardous waste, medical waste, and petroleum products;
2. Commercial animal facilities, including veterinarian clinics;
3. Mines;
4. Industrial land uses;
5. Wastewater treatment plants;
6. Commercial activities that involve the use of hazardous materials such as, but not limited to, dry cleaning operations, auto repair and servicing, pool supply, gas stations, junkyards, and machine shops;
7. Injection wells, irrigation wells, and domestic and commercial wells ~~more than six (6) inches in diameter~~; ****Staff suggests Striking this entire section as it is not a specific use.****
8. Stormwater facilities, including the use of drainage wells or sinkholes for stormwater disposal; and

9. Human or animal cemeteries.

3.2.6 Land Uses within Areas of Special Flood Hazard

A. Exempted Uses within Areas of Special Flood Hazard

1. The following uses and activities are permitted consistent with existing Local, Regional, State and Federal regulations for floodplain management:
 - a. Land uses as allowed in Chapter 2 of the City's Land Development Code for applicable zoning and accessory uses which are operationally linked to a permissible primary use.

B. Prohibited Uses within Areas of Special Flood Hazard

1. Industrial land uses that use, store, process, or generate hazardous material or waste, unless the following standards are met:

Staff recommendation is to be specific to only the "storage" of hazardous material and hazardous waste and recommends striking the terms "use", "process," or "generate".

- a. All building and structures shall be subject to compliance with the City's Floodplain Management Ordinance, including the requirement to secure local permitting.
- b. Hazardous materials or waste shall not be used, stored, processed, or generated in the Coastal High Hazard Area (CHHA).

Staff recommendation is to be specific to only the "storage" of hazardous material and hazardous waste and recommends striking the terms "use", "process," or "generate".

- c. Hazardous materials or waste shall be used, stored, processed, or generated within fixed tanks or vessels, and shall be designed or modified to adequately anchor to prevent collapse or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including buoyancy meeting all requirements of the City's Floodplain Management Ordinance, as amended from time to time, and the lowest extremity of which is located at least three (3) feet above the applicable 100-year base flood elevation, inclusive of tank inlets, outlets and vents.***Staff recommendation is to be specific to only the "storage" of hazardous material and hazardous waste and recommends striking the terms "used", "processed," or "generated".***

- d. Tanks/Vessels shall be designed or modified to adequately anchor to prevent collapse or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including buoyancy meeting all requirements of the City's Floodplain Management Ordinance, as amended from time to time and the foundation of which shall be elevated and designed in accordance with requirements of the City's Floodplain Management Ordinance, as amended from time to time.

2. Hospitals, nursing homes and housing likely to have occupants who may not be sufficiently mobile to avoid injury or death during a flood.
3. Police stations, fire stations, vehicle and equipment storage facilities, and emergency operations centers that are needed for flood response activities before, during and after a flood.

4. Wastewater treatment facilities, unless adequately mitigated through engineered solutions which meet the construction standards associated with the 100-year base flood as well as elevation of facilities and the storage of any hazardous materials or waste to three (3) feet above the 100-year base flood elevation.
5. Injection wells, irrigation wells, and domestic and commercial wells more than six (6) inches in diameter;***Staff suggests Striking this entire section as it is not a specific use. ***
6. Human or animal cemeteries;
7. Storage or transfer of bulk coal; and ***Staff suggests Striking this entire section as it is not a specific use. ***;
8. Storage of chemical pesticides and chemical herbicides***Staff suggests Striking this entire section as it is not a specific use. ***;
9. Bulk storage of liquefied natural gas***Staff suggests Striking this entire section as it is not a specific use. ***.

***Staff suggests Replacing subsections 7-9 with the following language:

7. "Bulk storage-solids or bulk storage- liquids of hazardous materials. ***"

3.03.00 WETLAND PROTECTION

3.03.01 Applicability

The requirements of this section shall apply to all of the areas under the jurisdiction of the Florida DEP, the USACOE, and the SJRWMD, as well as those lands identified as "Conservation" on the FLUM and on the adopted zoning map.

3.03.02 Agency Coordination Required

All new development and redevelopment adjacent to jurisdictional wetlands shall be required to include coordination with the agencies with regulatory jurisdiction over wetlands, including the County, representatives of the Florida DEP, the USACOE, and the SJRWMD, for assistance and verification in identifying and delineating wetlands.

3.03.03 Development Within Wetlands

Except as expressly provided in this section, no development activity shall be permitted in a wetlands area, as ~~described~~ defined in Section 3.03.01.

- A. Wetlands shall be preserved in their natural state. No fill shall be placed in a wetland, and the wetland shall not be altered.
- B. Buffering requirements for development adjacent to wetlands or natural water bodies:
 1. All new development and redevelopment adjacent to jurisdictional wetlands or surface water bodies shall be required to provide a buffer zone of native vegetation at least twenty-five (25) feet wide around wetlands and fifty (50) feet from natural water bodies to prevent erosion, retard runoff, and provide areas for habitat. All new construction that is a water-dependent or water-related use within the CRA and I-W zoning is exempt from ~~Section 3.01.03(J)~~ as well as the required buffers established by this section; and
 2. This setback shall be required for any development, except docks or piers which have received a permit from the Florida DEP, SJRWMD, or the USACOE and are compliant with standards found in Section 3.01.03.

Permitted activities within areas designated by the City, FDEP, SJRWMD, or the USACOE as wetlands protection zones or wetlands transition areas:

10. Potentially allowable uses adjacent to wetlands protection zones or wetlands transition areas are those principal and accessory uses included in the Conservation land use category on the FLUM provided that installation does not involve grading, fill, dredging, or draining, and provided that such structures are constructed on pilings so as to permit the unobstructed flow of water and light and preserve the natural contour of the wetlands. All pilings shall be driven into place; no jetting of pilings shall be allowed.; **Moved from (5) below.**
11. ~~Development is limited to buildings that are supportive of and accessory to the Conservation land use category, such as interpretative centers, rest rooms, or covered picnic pavilions; *This is redundant as (1) above states that any use allowable in Conservation land use is permitted.*~~
12. Developing an area that no longer conforms to the determination of the SJRWMD as wetlands, except former wetlands that have been filled or altered in violation of any rule, regulation, statute, or this LDC. The developer shall demonstrate that the water regime has been permanently altered, either legally or naturally, in a manner so as to preclude the area from maintaining surface water or hydroperiodicity necessary to sustain wetlands structure and function. Adequate proof shall include statements from federal or State agencies having jurisdiction as well as technical evidence from registered hydraulics engineers or other certified experts;
13. Development of a wetlands stormwater discharge facility or treatment wetlands in accordance with State permits received under currently relevant sections of the F.A.C.; and
14. ~~Boardwalks, piers, boathouses, boat shelters, fences, duck blinds, wildlife management shelters, footbridges, observation decks and shelters, and other similar water related structures, provided that installation does not involve grading, fill, dredging, or draining, and provided that such structures are constructed on pilings so as to permit the unobstructed flow of water and light and preserve the natural contour of the wetlands. All pilings shall be driven into place; no jetting of pilings shall be allowed. *This is redundant as (1) above states what is allowable under Conservation land use. The remainder of this section was moved into (1).*~~

3.3.4 Design Requirements

- A. All new development and redevelopment adjacent to jurisdictional wetlands, wetland protection zones and wetland transition areas shall be designed, constructed, maintained, and undertaken in a way that minimizes the adverse impacts on the functions of the affected environmentally sensitive zone.
- B. In addition to any standards required by federal, state, or local agencies and any other section within this LDC, the following standards shall apply to uses found to be permissible in or adjacent to wetlands:
 1. The use shall allow the movement of aquatic life requiring shallow water;
 2. Existing flood channel capacity shall be maintained;
 3. Stable shoreline embankments shall be ensured on unstable shorelines where water depths are inadequate, to eliminate the need for offshore or foreshore

- channel construction dredging, maintenance dredging, spoil disposal, filling, beach feeding, and other river, lake, and channel maintenance activities;
4. Uses in areas where there is inadequate water mixing and flushing shall be eliminated or stringently limited as provided in Section 3.03.00;
 5. Uses shall be prevented in areas which have been identified as hazardous due to high winds or flooding;
 6. Access roads, parking lots, and similar structures shall be limited to locations on properly zoned uplands;
 7. Any wetlands shown on the site plan to remain undisturbed that become damaged during construction shall be completely restored. Complete restoration means that the restored area shall function equivalently to the wetland prior to damage;
 8. Accessory uses shall be limited to those which are water-dependent; and
 9. Fill shall not be placed in waters or wetlands to create usable land space.

3.04.00 WATER QUALITY + WELLFIELD PROTECTION

3.04.01 Purpose and Intent

The purpose and intent of this section is to safeguard the public health, safety, and welfare by ensuring the protection of the principal source of water from potential contamination and to control development in and adjacent to designated wellheads and surrounding wellfield areas to protect water supplies from potential contamination.

3.4.2 Wellfield Protection Area

- B. A wellfield protection area is hereby established to include all land within a 500-foot radius from a public potable water wellhead.
- C. The following uses shall be prohibited within the wellfield protection area:
 - 1. All regulated industries by the Florida DEP as defined in Rule 62-521, *F.A.C.*;
 - 2. Activities that require the storage, use, or transportation of restricted substances, agricultural chemicals, hazardous toxic waste, medical waste, and petroleum products;
 - 3. Commercial animal facilities, including veterinarian clinics;
 - 4. Mines;
 - 5. Industrial land uses;
 - 6. Wastewater treatment plants;
 - 7. Commercial activities that involve the use of hazardous chemicals such as, but not limited to, dry cleaning operations, auto repair and servicing, pool supply, gas stations, junkyards, and machine shops;
 - 8. Injection wells, irrigation wells, and domestic and commercial wells less than six (6) inches in diameter;
 - 9. Stormwater facilities, including the use of drainage wells or sinkholes for stormwater disposal; and
 - 10. Human or animal cemeteries.

3.05.00 ~~7.03.00~~ REQUIREMENTS REGARDING DRAINAGE AND STORMWATER MANAGEMENT (moved from chapter 7)

7.3.1 3.05.01 Generally

- A. The purpose of the stormwater management requirements set forth in this section is to minimize the detrimental effects of stormwater runoff and to provide for mitigation of stormwater impacts from new development and redevelopment.
- B. The regulations in this section are intended to:
 - 1. Provide maximum water quality and habitat benefits;
 - 2. Provide retention/detention of stormwater runoff to maintain surface water quality, ensure percolation, and reduce contamination to drainage canals, surface water, and groundwater;
 - 3. Prevent any development activity that would endanger lives and harm property, water quality, or environmental systems;
 - 4. Preserve natural lakes, creeks, other water courses, and natural drainage features;
 - 5. Encourage the use of stormwater management systems for urban landscape irrigation; and
 - 6. Prevent creation of flood hazards due to new development.

The requirements of this LDC do not supersede those of other State, federal, or regional agencies. ~~All applications for development shall include proof of a permit or exemption from SJRWMD.~~ **Per state legislation, we can no longer require this.**

7.3.2 3.05.02 Applicability and Exemptions

- A. All proposed development, except as specifically described in this section, shall comply with the standards and criteria set forth in Section ~~7.03.00~~ 3.05.00.
- B. No drainage system, whether natural or manmade, shall be altered, designed, constructed, abandoned, restricted, or removed without prior written approval of the City and all appropriate State and federal agencies.
- C. The following activities may alter or disrupt existing stormwater runoff patterns, and unless specifically exempted under Section ~~7.03.02(D)~~ 3.05.02(D) below, shall be authorized only through issuance of a stormwater management permit prior to initiation of development:
 - 11. Clearing and/or drainage of land prior to construction of a project;
 - 12. Altering the shoreline or bank or any surface water body; or
 - 13. Altering any ditches, dikes, terraces, berms, swales, or other water management facilities.
- D. The following development activities are exempt from the requirements of this section:
 - ~~1. Single-family dwellings and associated accessory structures, provided they are within a subdivision having a valid stormwater management permit and properly operating stormwater management systems designed and sealed by an engineer;~~
 - ~~2. Maintenance, alteration, or improvement of an existing structure where it has been determined by the City that such maintenance, alteration, or improvement will not change the peak discharge rate, volume, or pollution load of stormwater runoff from the site on which that structure is located; Additions, accessory structures, and single family homes under 625 square feet; and~~
 - 3. ~~Activities that are not considered development; and~~ **(Struck for vagueness)**

4. 3. Emergencies requiring immediate action to prevent material harm or danger to persons, when obtaining a permit is impractical and would cause undue hardship in protection of property from fire, violent storms, hurricanes, or other hazards. A report of the emergency shall be made to the City Manager as soon as practicable.

7.3.3 **3.05.03 Standards for Stormwater Management**

- A. All development shall comply with the specifications, standards of design, and detailed technical requirements provided in the manuals adopted by reference in Chapter 1.
- B. No subdivision shall be platted, nor shall construction commence for any single-family, multi-family, commercial, industrial, or institutional project, until the drainage design for such project has been approved by the City, and proof of permit from the SJRWMD, the USACOE, if applicable, and the Amelia Island Mosquito Control District, has been provided to the City.
- C. The drainage design plans for the project shall be prepared, signed, and sealed by a Florida registered professional engineer.
- D. All drainage facilities and easements shall be documented to ensure the City that capacity and right-of-way are adequate from the source, through the development, to the receiving body of water, without adversely affecting upstream or downstream properties. Any improvements or increase in capacity of those facilities required to keep the project in compliance with all applicable regulations shall be made at the expense of the applicant.
- E. All subdivisions and multi-family, commercial, industrial, and institutional projects shall provide for retention of stormwater within the boundaries of the project.

Striking the following because these requirements are regulated by SJRWMD, not the City:

~~1. Design basis~~

- ~~a. For projects within areas designated for zero discharge, storage shall accommodate a ten (10) year, twenty four (24) hour storm event.~~
- ~~b. For all other areas, retention shall accommodate the greater of the first one-half (1/2) inch of stormwater within the boundaries of the project, or 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.~~
- ~~c. The project shall also provide detention for all stormwater flows.~~
- ~~d. Detention shall prevent peak flows after development from exceeding the peak flow prior to development.~~
- ~~e. Retention or detention areas for multi family, commercial, industrial, and institutional projects shall not be located in public road rights of way or within single family zoning districts.~~

~~2. All floor slab elevations shall be constructed at least one (1) foot higher than the 100 year flood level.~~

- ~~a. Unless the drainage master plan dictates higher levels, in areas where the floodplain has been established under the requirements of the FEMA or the National Flood Insurance Program, the level shall comply with such requirements.~~
- ~~b. In all other areas, floor slab levels shall be constructed to the elevations specified in the engineer of record's approved drainage plan.~~
- ~~c. If no drainage plan exists, or if the plan predates this chapter, the floor level shall be at least eighteen (18) inches above the roadway unless otherwise approved by the City.~~

3. ~~Where a development includes a retention basin in the drainage system, the basin shall be located in such a manner as to minimize damage when the design storm is exceeded.~~
 - a. ~~A minimum of twenty (20) feet of drainage right of way shall be set aside to allow for ingress and egress, and a continuous maintenance berm shall be provided around the perimeter of the retention basin.~~
- F. ~~Rainfall and runoff criteria for all subdivisions and multi family, commercial, industrial, and institutional projects:~~
 1. ~~The system or project shall be designed for design floods resulting from rainstorms of the following expected frequencies or greater:~~
 - a. ~~Ten (10) year, twenty four (24) hour intervals for all drainage except floodways, street inlets, and cross drains.~~
 - b. ~~Floodway and receiving body of water flood conditions as shown for 100 years' duration storm in the FEMA flood insurance study, latest edition.~~
 - c. ~~Five (5) year, twenty (20) minute intervals for street inlets and cross drains.~~
 2. ~~Ultimate land usage shall be assumed for selection of proper runoff coefficients within the basins involved. Weighted runoff coefficients shall be applied where different coefficients apply within the areas comprising the basin.~~
- G. F. Drainage map for all subdivisions and multi-family, commercial, industrial, and institutional projects:
 1. The project engineer shall include in the construction plans a master drainage map showing all existing and proposed features. The map shall be prepared on a scale not to exceed one (1) inch equals 200 feet. As a minimum, it shall include:
 - a. The limits of the drainage basin or sub-basin;
 - b. Topography of the project;
 - c. Topography between the project and the receiving body of water, or the receiving City-, County- or State-owned drainage facility;
 - a. Topography of adjacent property;
 - b. Existing points of entry of water from adjacent property;
 - c. Points of discharge of water from the project;
 - d. Limits of fill required to construct facilities and to prevent minimum flooding of future dwelling units, except that no filling for construction will be permitted in the 100-year floodplain;
 - e. Finished floor slab elevations and minimum elevation of the bottom of floor framing for each structure to accommodate the 100-year flood elevation;
 - f. Location of National Flood Insurance Program rate map flood zones; and
 - g. Soil profiles, using the USDA soil classification method, to be performed on sufficient areas throughout the project to provide adequate information on the overall suitability of the proposed drainage plan.
 2. With respect to Sections 7.03.03 ~~3.05.03(GF)~~(1)(a),(c), and (d), if a project fronts on an approved public or private road and the applicant can demonstrate to the satisfaction of the City that no drainage will be discharged from the project onto any adjacent property, these items may be waived. No waiver of any kind will relieve the applicant of responsibility or liability from damage caused by increased runoff from his project.
- H. All single-family home projects that are not part of a subdivision with a designed stormwater system shall provide for retention of stormwater within the boundaries of the project.

1. Projects that are located outside of a subdivision, but in an area with an available engineered stormwater system shall ensure that stormwater is properly routed to the stormwater structures.
 2. Design options for single-family home new construction and additions over 625 square feet:
 - a. Provide engineered solution as completed by an engineer, and/or
 - b. Utilize low impact development (LID) techniques such as rainwater harvesting, roof downspout disconnection, rain gardens, green roofs, trenches and chambers, bioretention, vegetated filter strips, permeable pavement, enhanced grass swales, dry swales, and perforated pipe systems.
- I. Drainage during construction
1. All off-site drainage entering the property prior to the commencement of construction shall be maintained through the construction period.
 2. Approved silt barriers in compliance with Section 3.01.05 shall be placed to prevent silt, erosion, or other pollutants from leaving the site. If off-site siltation occurs, it shall be halted immediately, or all work shall cease until the silting is stopped.
- J. Maintenance of drainage facilities after construction
1. All private drainage facilities within an approved subdivision, multi-family, commercial, industrial, or institutional project shall be continuously and properly maintained by a required homeowners' association, the developer, or another entity approved by the City in an enforceable development order and designated in the construction permit application.
 2. Drainage facilities for private single-family residential properties shall be continuously and properly maintained by the property owner. Such maintenance shall continue for the life of the property as developed under this section even upon transfer of ownership.
- K. Where feasible, stormwater management systems shall be designed to provide landscape irrigation for the development.

3.06.01 OUTDOOR LIGHTING (Retain all existing language and consider updates prior to March 2017 following consultation with Florida Wildlife Conservation Commission, Sea Turtle Watch, Code Enforcement, and the Florida Department of Transportation)

3.06.02 Requirements Regarding Habitat Protection of Federally or State Listed Species Changes to this section recommended by FWC in recognition that terminology regarding threatened species has changed to “federally or state listed species” and that US Fish and Wildlife should be included. They did not have any further comments.

- A. A professionally prepared biological survey to document the presence of endangered, threatened, or species of special concern shall be submitted with applications for development when the development is:
1. In excess of ~~five (5)~~ two (2) acres on previously undisturbed properties; or
Located on environmentally sensitive lands.

B. Environmentally sensitive lands for which a survey is required regardless of acreage are those found in 3.02.03(A):

14. ~~All land identified as “Conservation” on the FLUM and on the adopted zoning map; and~~
15. ~~All undisturbed properties within 150 feet of Fort Clinch State Park Aquatic Preserve and all navigable tributaries.~~

C. Biological surveys shall:

1. Follow the standards and criteria adopted by the Florida Fish and Wildlife Conservation Commission and U.S. Fish and Wildlife Service; or
2. Include a preliminary report consisting of pedestrian surveys of 200-foot transects through a minimum of twenty-five percent (25%) of each habitat on site. Within twenty-one (21) days of the preliminary report, the City Manager shall (1) render a finding of whether a second, more intensive survey is needed, based on the information provided by the Florida Fish and Wildlife Conservation Commission and U.S. Fish and Wildlife Service, and (2) shall describe the parameters it will follow for such an intensive survey, if required.

If the field biological inventory indicates the presence of federally or state listed species endangered, threatened, or species of special concern:

- A. The survey shall be forwarded to the Florida Fish and Wildlife Conservation Commission and U.S. Fish and Wildlife Service; and
- B. The applicant shall follow the recommendations of the Florida Fish and Wildlife Conservation Commission and U.S. Fish and Wildlife Service for mitigating loss of habitat; or
- C. A habitat plan shall be prepared by a qualified ecologist, biologist, or other related professional and shall include, at a minimum, the following:
 1. An analysis of the likelihood of the species surviving on the proposed development site as a viable population, assuming that the proposed development would not occur and taking into account the quality and quantity of habitat needed to maintain members of the species;
 2. An analysis of existing viable habitat on adjacent property for the species;
 3. The land needs of the species that may be met on the development site; and
 4. Measures that shall be taken to protect the habitat of the species on the property, if the species would likely remain a viable population, in the absence of the proposed project.

Prohibited activities:

- A. No protected threatened species of wildlife or freshwater fish or their nests, eggs, young, homes, or dens, shall be taken, transported, stored, served,

bought, sold, or possessed in any manner or quantity at any time, except as specifically permitted by the provisions of State law.

- B. No person shall kill, wound, pursue, molest, harm, harass, capture, or possess any protected ~~threatened~~ species or parts thereof or their nests, eggs, young, homes, or dens, except as authorized by specific permit, issued by the Florida DEP, the Florida Fish and Wildlife Conservation Commission, and any other applicable State or Federal agency.
- C. Development proposed adjacent to Outstanding Florida Waters, aquatic preserves, wildlife sanctuaries, wildlife refuges, state preserves, forests, parks, gardens, and wildlife management areas shall be environmentally compatible in order to conserve wildlife populations and habitat.

6.02.19 Marinas

- A. Marinas are allowable in the C-3, PI-1, W-1 and I-W zoning districts, subject to the standards of the zoning district and the supplemental standards set forth in this section.
- B. Marinas shall be located adjacent to existing channels and passes, ~~where no maintenance dredging will be required.~~
- C. A marina shall provide parking for boat trailers and/or vehicle-trailer combinations. Fifty (50) percent of the required off-street parking vehicles may be replaced with parking for vehicle-trailer combinations. In addition to the required parking set forth in Section 7.01.04, parking may be provided for boat trailers.
- D. Stacked dry storage shall only be permissible within an enclosed building.
- E. Facilities for engine repair shall be within an enclosed building.
- F. All proposed activities adjacent to or within the Nassau River/St. Johns River Marshes and Fort Clinch State Park Aquatic Preserves shall obtain and comply with all required permits and approvals as required of the Nassau River/St. Johns River Marshes and Fort Clinch State Park Aquatic Preserves Management Plan.
- G. Marinas shall not be located in or adjacent to any FDEP designated manatee sanctuaries, known areas of essential manatee habitat, or manatee foraging areas.
- H. Marinas shall be required to provide sewage pump-out facilities approved by the FDEP, and shall be required to connect to any approved central wastewater treatment facility available within 2,640 feet of the marina property.
- I. Marinas shall be required to utilize FDEP approved fuel spill containment facilities where petroleum products are sold, stored, or utilized.
- J. Placement of pilings, docks, ramps, and other structures shall avoid wetlands and grass beds.
- K. Construction materials and processes shall minimize environmental impacts and shall be the best technology available.
- L. All marinas are encouraged to utilize dry storage, instead of wet docking, to the fullest extent possible, in order to limit impacts to water circulation patterns within estuaries and other waterways.
- ~~M.~~ All drainage, wastewater, and wash-down facilities shall be designed and maintained in strict conformance with this LDC and any additional requirements of the FDEP, the SJRWMD, the USACOE, or other State or federal agency with jurisdictional powers over marinas.
- N. ~~No dock, pier, or other structure shall be allowed to obstruct or alter natural water flow or restrict navigation.~~
- O. Seawalls and other shoreline modifications shall be set at or landward of the mean high water line, except as otherwise provided by law.
- P. Activities involving dredging and filling shall be required to obtain any applicable permits from federal and State agencies with jurisdiction, including the FDEP, the USACOE, and the SJRWMD, as well as any permits required by the City or County.
- Q. Parking, dry storage and non-water-dependent facilities must be built on existing uplands.
- R. Marinas must prepare disaster preparedness plans and provide copies to the City Manager, Fire Department and Planning Department.
- S. Marina siting or expansion shall not have an impact on ongoing commercial shrimping or fishing activities.
- T. Marinas shall seek Clean Marina designation from FDEP.

11.1.4 Requirements for All Site Plans

In addition to the information required in Section 11.01.03, all applications for site plan approval shall contain the following information:

1. The names, address, telephone number, facsimile number, and email address of the person preparing the plan.
2. The date of preparation and date(s) of any modifications, a north arrow, and a written and graphic scale.
3. The legal description of the property, consistent with the required survey.
4. A vicinity map showing the location of the property.
5. The location of streams, bodies of water, natural features, roads, rights-of-way, street intersections, and paved areas within the boundaries of the property.
6. The location of streams, bodies of water, dunes and dune systems, and other natural features within 250 feet of the boundaries of the property.
7. The location of the mean high water line, if such line is within the boundaries of the property.
8. A topographic survey, soils report, grading plan, and an erosion control plan.
9. A general floodplain map indicating areas subject to inundation and high groundwater levels up to a 100-year flood classification.
10. A statement indicating the distances to schools and public safety facilities intended to serve the proposed development.
11. The name, plat book, and page number of any recorded subdivision comprising all or part of the site.
12. The location and use of any existing and proposed principal or accessory buildings and structures, showing proposed setbacks, building heights, and other dimensional requirements of the zoning district in which the property is located.
13. Elevations of all proposed structures.
14. The access points, driveway design, on-site parking, including required parking lot landscaping, internal circulation, sidewalks, and bicycle facilities.
15. The location of existing and proposed utilities, utility services, and easements.
16. A tree survey showing protected trees, proposed replacement trees, if required, and landscaping and buffering. (See Section 4.05.00.)
17. A soil erosion and sediment control plan compliant with Section 3.01.04.

18. For a PUD site plan, a detailed, written list and explanation of how the proposed PUD differs from any provision of this LDC applicable to the underlying zoning district.
19. For site plans and PUD site plans where development is proposed in phases, the plans shall include phase lines and the following supporting information:
 - a. Timeline for the development; and
 - b. Benchmarks for monitoring the progress of construction of each phase regarding land clearing, soil stabilization and erosion control, installation of infrastructure, and installation of landscaping.
20. A summary block containing:
 - a. Land use category from the Future Land Use Map in the comprehensive plan;
 - b. Zoning district;
 - c. Total acreage;
 - d. Total square footage for non-residential uses;
 - e. Total density and number of units, proposed and permissible, for residential uses;
 - f. Impervious surface ratio calculation, proposed and permissible;
 - g. Floor area ratio calculation, proposed and permissible;
 - h. Total number of parking spaces, required and provided; and
 - i. Number of trees required to be protected, number of trees remaining on the site, and number of trees to be planted.

Additional plans, documents, or reports that are necessary to support the application shall be submitted. Such plans, documents, or reports may include, but are not limited to, concurrency analysis, traffic analysis reports, parking studies, stormwater management plans, or environmental impact studies