



AGENDA  
FERNANDINA BEACH CITY COMMISSION  
REGULAR MEETING  
OCTOBER 4, 2016  
6:00 P.M.  
CITY HALL COMMISSION CHAMBERS  
204 ASH STREET  
FERNANDINA BEACH, FL 32034r

**1. CALL TO ORDER**

**2. ROLL CALL**

**3. PLEDGE OF ALLEGIANCE / INVOCATION**

*Invocation by Fernandina Beach Police Department Chaplain Don McFadyen.*

**4. PROCLAMATIONS / PRESENTATIONS**

**4.1. PROCLAMATION – “NATIONAL SENIOR CENTER MONTH”**

**PROCLAMATION – “NATIONAL SENIOR CENTER MONTH” –**  
*Recognizes “National Senior Center Month”, which celebrates the important role senior centers play in enriching the lives of senior citizens. Ms. Melanie J. Ferreira, Marketing and Communications Manager for the Nassau County Council on Aging, will be present to accept the Proclamation.*

**Documents:**

[Proclamation National Senior Center Month.pdf](#)

**4.2. PROCLAMATION – “NATIONAL RED RIBBON WEEK”**

**PROCLAMATION – “NATIONAL RED RIBBON WEEK” –**  
*Recognizes “National Red Ribbon Week”, a campaign established by Congress in 1988 to encourage a drug-free lifestyle and involvement in drug prevention and reduction efforts. Members of the Young Marines of the Marine Corps League will be present to accept the Proclamation.*

**Documents:**

[Proclamation National Red Ribbon Week.pdf](#)

**5. PUBLIC COMMENT REGARDING ITEMS NOT ON THE AGENDA OR ITEMS ON THE CONSENT AGENDA**

**6. CONSENT AGENDA**

- 6.1. **CORRECTION TO RESOLUTION REGARDING CREATION OF PROPERTY ASSESSED CLEAN ENERGY PROGRAM - CORRECTED RESOLUTION 2016-107**  
**CORRECTION TO RESOLUTION REGARDING CREATION OF PROPERTY ASSESSED CLEAN ENERGY PROGRAM - CORRECTED RESOLUTION 2016-107** APPROVING THE CREATION OF A PROPERTY ASSESSED CLEAN ENERGY (PACE) PROGRAM AND ENTERING INTO AN INTERLOCAL AGREEMENT WITH THE TOWN OF LAKE CLARKE SHORES, FLORIDA AND THE FLORIDA DEVELOPMENT FINANCE CORPORATION TO CREATE A PACE DISTRICT UNDER FLORIDA LAW; UPON EXECUTION, AUTHORIZING RENOVATE AMERICA TO OFFER PACE FINANCING IN FERNANDINA BEACH; ENTERING INTO A DONATION AGREEMENT WITH RENOVATE AMERICA; PROVIDING FOR AUTHORIZATION OF CITY OFFICIALS; PROVIDING DIRECTIONS TO CITY CLERK; AND PROVIDING FOR AN EFFECTIVE DATE. *Synopsis: Approves creation of a Property Assessed Clean Energy Program through Florida Development Finance Corporation and Renovate America*

**Documents:**

[Correction Resolution 2016-107.pdf](#)

- 6.2. **FINAL PLAT APPROVAL – COASTAL COTTAGES – RESOLUTION 2016-121**  
**FINAL PLAT APPROVAL – COASTAL COTTAGES – RESOLUTION 2016-121** APPROVING FINAL PLAT, PAB CASE 2016-21 TITLED “COASTAL COTTAGES”; AND PROVIDING FOR AN EFFECTIVE DATE. *Synopsis: Accepts and approves the plat titled “Coastal Cottages” as a final plat.*

**Documents:**

[Resolution 2016-121.pdf](#)

## 7. RESOLUTIONS

- 7.1. **SECOND PUBLIC HEARING - DEVELOPMENT AGREEMENT – RAYONIER PERFORMANCE FIBERS, LLC AND LIGNOTECH, FLORIDA, LLC - RESOLUTION 2016-108**  
**SECOND PUBLIC HEARING - DEVELOPMENT AGREEMENT – RAYONIER PERFORMANCE FIBERS, LLC AND LIGNOTECH, FLORIDA, LLC - RESOLUTION 2016-108** APPROVING A DEVELOPMENT AGREEMENT WITH RAYONIER PERFORMANCE FIBERS, LLC AND LIGNOTECH, FLORIDA, LLC; AUTHORIZING EXECUTION; AND PROVIDING FOR AN EFFECTIVE DATE. *Synopsis: Approves a Development Agreement with LignoTech Florida, LLC.*

**Documents:**

[Resolution 2016-108.pdf](#)

- 7.2. **BUDGET AMENDMENT / AGREEMENT APPROVAL – ST. JOHNS RIVER WATER MANAGEMENT DISTRICT (SJRWMD) GRANT – RESOLUTION 2016-122**  
**BUDGET AMENDMENT / AGREEMENT APPROVAL – ST. JOHNS RIVER WATER MANAGEMENT DISTRICT (SJRWMD) GRANT – RESOLUTION 2016-122** AUTHORIZING A COST-SHARE

AGREEMENT WITH ST. JOHNS RIVER WATER MANAGEMENT DISTRICT (SJRWMD) TO ACCEPT \$575,000 TO CONSTRUCT SWALES FOR FLOOD PROTECTION; APPROVE AN AMENDMENT TO INCREASE THE TOTAL CITY BUDGET AND AMEND THE FIVE YEAR CAPITAL PLAN (CIP); AND PROVIDING FOR AN EFFECTIVE DATE. *Synopsis: Authorizes the City to enter into a cost-share agreement with SJRWMD to accept an award of \$575,000 and to provide the sum of \$50,000 for the construction of a storm water swale program. Also authorizes an amendment to the FY 2016/2017 budget and the Five-Year Capital Improvement Plan.*

**Documents:**

[Resolution 2016-122.pdf](#)

**8. ORDINANCE – FIRST READING**

**8.1. LAND DEVELOPMENT CODE AMENDMENT – PLANNING ADVISORY BOARD MEMBERSHIP – ORDINANCE 2016-34**

**LAND DEVELOPMENT CODE AMENDMENT – PLANNING ADVISORY BOARD MEMBERSHIP – ORDINANCE 2016-34**  
AMENDING THE LAND DEVELOPMENT CODE CHAPTER 9 SECTION 9.02.02 PLANNING ADVISORY BOARD MEMBERSHIP AND TERMS OF OFFICE; REPEALING SECTIONS IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. *Synopsis: Amends the Land Development Code specific to the Planning Advisory Board membership.*

**Documents:**

[Ordinance 2016-34.pdf](#)

**9. ORDINANCES – SECOND READING**

**9.1. COMPREHENSIVE PLAN AMENDMENT – CONSERVATION AND COASTAL MANAGEMENT ELEMENT POLICIES – ORDINANCE 2016-19**

**COMPREHENSIVE PLAN AMENDMENT – CONSERVATION AND COASTAL MANAGEMENT ELEMENT POLICIES – ORDINANCE 2016-19**  
AMENDING THE COMPREHENSIVE PLAN CONSERVATION AND COASTAL MANAGEMENT ELEMENT POLICIES 5.03.13 AND 5.14.09; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. *Synopsis: Approves amendments to the Comprehensive Plan pertaining to the conservation and coastal management element policies.*

**Documents:**

[Ordinance 2016-19.pdf](#)

**9.2. LAND DEVELOPMENT CODE AMENDMENT – ORDINANCE 2016-09**

**LAND DEVELOPMENT CODE AMENDMENT – ORDINANCE 2016-09**  
AMENDING THE LAND DEVELOPMENT CODE CHAPTER 1 SECTION 1.07.00 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](#)

- 9.3. **COMPREHENSIVE PLAN AMENDMENT – 8TH STREET - ORDINANCE 2016-13**  
**COMPREHENSIVE PLAN AMENDMENT – 8TH STREET -**  
ORDINANCE 2016-13 AMENDING THE COMPREHENSIVE PLAN TO ADD A NEW FUTURE LAND USE ELEMENT FOR THE 8TH STREET SMALL AREA MIXED USE (MU8) AS POLICY 1.07.08 AND RENUMBERING THE FOLLOWING SECTIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. *Synopsis: Amends the Comprehensive Plan to add a new Future Land Use element for the 8th Street Small Area Mixed Use.*

**Documents:**

[Ordinance 2016-13.pdf](#)

- 9.4. **LARGE SCALE FUTURE LAND USE MAP AMENDMENTS – 8TH STREET -**  
**ORDINANCE 2016-14**  
**LARGE SCALE FUTURE LAND USE MAP AMENDMENTS – 8TH STREET -** ORDINANCE 2016-14 CHANGING THE CITY'S FUTURE LAND USE MAP FROM GENERAL COMMERCIAL (GC), MIXED USE (MU), MEDIUM DENSITY RESIDENTIAL (MDR) TO 8TH STREET SMALL AREA MIXED USE (8MU) AND CENTRAL BUSINESS DISTRICT (CBD) FOR PROPERTIES INCLUDED IN THE 8TH STREET SMALL AREA TOTALING APPROXIMATELY 67 ACRES OF LAND; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. *Synopsis: Assigns Future Land Use Map Designations of 8th Street Small Area Mixed Use (8MU) and Central Business District (CBD) to approximately 67 acres located in the 8th Street Small Area.*

**Documents:**

[Ordinance 2016-14.pdf](#)

- 9.5. **LAND DEVELOPMENT CODE TEXT AMENDMENT – 8TH STREET - ORDINANCE**  
**2016-15**  
**LAND DEVELOPMENT CODE TEXT AMENDMENT – 8TH STREET -** ORDINANCE 2016-15 AMENDING THE LAND DEVELOPMENT CODE TO INCLUDE SPECIFIC CHANGES FOR THE 8TH STREET SMALL AREA BY MODIFYING CHAPTER 2: ZONING DISTRICTS AND USES TO ADD A ZONING DISTRICT CALLED 8TH STREET SMALL AREA MIXED USE (MU-8), PROVIDING SPECIFIC USES AND ACCESSORY USES, AND ADDING DESIGN STANDARDS

IN CHAPTER 4 AND CHAPTER 6 AND; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. *Synopsis: Approves and adopts modifications to the Land Development Code pertaining to the 8th Street Small Area.*

**Documents:**

[Ordinance 2016-15.pdf](#)

- 9.6. **QUASI-JUDICIAL - ZONING CHANGE – 8TH STREET - ORDINANCE 2016-16**  
***Quasi-judicial- ZONING CHANGE – 8TH STREET - ORDINANCE***  
2016-16 CHANGING THE CITY’S ZONING MAP FROM GENERAL COMMERCIAL (C-2), MIXED USE (MU-1), MEDIUM DENSITY RESIDENTIAL (R-2) TO 8TH STREET SMALL AREA MIXED USE (MU-8) AND CENTRAL BUSINESS DISTRICT (C-3) FOR PROPERTIES INCLUDED IN THE 8TH STREET SMALL AREA TOTALING APPROXIMATELY 67 ACRES OF LAND; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. *Synopsis: Assigns a Zoning Category of 8th Street Small Area Mixed Use (8MU) and Central Business District (CBD) to approximately 67 acres located in the 8th Street Small Area.*

**Documents:**

[Ordinance 2016-16.pdf](#)

- 9.7. **VOLUNTARY ANNEXATION - 3017 AND 3021 AMELIA ROAD – ORDINANCE 2016-24**  
**VOLUNTARY ANNEXATION - 3017 AND 3021 AMELIA ROAD –**  
ORDINANCE 2016-24 ANNEXING 7.91 ACRES OF LAND LOCATED AT 3017 AND 3021 AMELIA ROAD; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. *Synopsis: Annexes property totaling 7.91 acres of land located at 3017 and 3021 Amelia Road.*

**Documents:**

[Ordinance 2016-24.pdf](#)

- 9.8. **FUTURE LAND USE MAP AMENDMENT - 3017 AND 3021 AMELIA ROAD –**  
**ORDINANCE 2016-25**  
**FUTURE LAND USE MAP AMENDMENT - 3017 AND 3021**  
**AMELIA ROAD –** ORDINANCE 2016-25 CHANGING THE CITY’S FUTURE LAND USE MAP TO MEDIUM DENSITY RESIDENTIAL (MDR) FOR PROPERTY LOCATED AT 3017 AND 3021 AMELIA ROAD, TOTALING APPROXIMATELY 7.91 ACRES OF LAND; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. *Synopsis: Assigns a Future Land Use Map designation of Medium Density Residential (MDR) to 7.91 acres of land located at 3017 and 3021 Amelia Road.*

**Documents:**

**9.9. QUASI-JUDICIAL - ZONING MAP AMENDMENT - 3017 AND 3021 AMELIA ROAD – ORDINANCE 2016-26**

***Quasi-judicial*- ZONING MAP AMENDMENT - 3017 AND 3021**

**AMELIA ROAD – ORDINANCE 2016-26** CHANGING THE CITY'S ZONING MAP TO RESIDENTIAL LOW MEDIUM (RLM) FOR PROPERTY LOCATED AT 3017 AND 3021 AMELIA ROAD, TOTALING APPROXIMATELY 7.91 ACRES OF LAND; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. *Synopsis: Assigns a Zoning Category of Residential Low Medium (RLM) to 7.91 acres of land located at 3017 and 3021 Amelia Road.*

**Documents:**

**9.10. LAND DEVELOPMENT CODE AMENDMENT – ORDINANCE 2016-32**

**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:**

**9.11. QUASI-JUDICIAL - ZONING MAP AMENDMENT – ORDINANCE 2016-33**

***Quasi-judicial*- 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. 8<sup>th</sup> 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](#)

**10. CITY MANAGER REPORTS**

**11. CITY ATTORNEY REPORTS**

**12. CITY CLERK REPORTS**

**13. MAYOR/COMMISSIONER COMMENTS**

**14. ADJOURNMENT**

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- A THREE (3) MINUTE TIME LIMIT MAY BE IMPOSED FOR ALL SPEAKERS (EXCEPT IN A QUASI-JUDICIAL HEARING). A "REQUEST TO SPEAK" FORM IS AVAILABLE ON THE COUNTER AT THE ENTRANCE TO THE COMMISSION CHAMBERS. THE FORM SHOULD BE GIVEN TO THE CITY CLERK UPON COMPLETION.
  - IN ACCORDANCE WITH STATE LAW, ITEMS NOT ON THE AGENDA MAY BE BROUGHT UP FOR DISCUSSION BUT NO ACTION MAY BE TAKEN BY THE CITY COMMISSION. IF APPROPRIATE THE ITEM MAY BE SCHEDULED ON A FUTURE AGENDA.
  - THE MAYOR WILL DETERMINE THE ORDER OF THE SPEAKERS AND MAY IMPOSE MORE RESTRICTIVE TIME LIMITS.
  - ONE PERSON WILL SPEAK AT A TIME AND ADDRESS COMMENTS TO THE MAYOR, NOT INDIVIDUAL CITY COMMISSION MEMBERS.
  - THE CITY COMMISSION MAY ASK QUESTIONS OF SPEAKERS WHO WILL HAVE ONE MINUTE TO RESPOND. ADDITIONAL TIME MAY BE GRANTED AT THE DISCRETION OF THE MAYOR OR BY A MOTION BY THE CITY COMMISSION.
  - SPEAKERS MAY FILE COPIES OF THEIR REMARKS WITH THE CITY CLERK WHO WILL MAKE THEM AVAILABLE TO THE COMMISSION.
  - FERNANDINA BEACH CITIZENS WILL SPEAK BEFORE NONRESIDENTS AND SPEAKERS WILL LIMIT REMARKS TO THE SPECIFIC SUBJECT MATTER.
  - DISCUSSION - DIRECTION - ACTION ITEMS MAY BE ACTED UPON BY THE CITY COMMISSION BY EITHER MOTION AND VOTE IN ACCORDANCE WITH ROBERTS RULES OF ORDER, OR BY A CONSENSUS OF THE CITY COMMISSION.
  - PURSUANT TO RESOLUTION 95-32, IF AN ITEM IS NOT ON THE AGENDA IT REQUIRES A FOUR-FIFTHS VOTE OF THE CITY COMMISSION DECLARING THE ITEM AN EMERGENCY BEFORE ACTION CAN BE TAKEN.
  - QUASI-JUDICIAL - DENOTES THAT THE ITEM MUST BE CONDUCTED AS A QUASI-JUDICIAL HEARING IN ACCORDANCE WITH CITY COMMISSION ESTABLISHED PROCEDURE AND

FLORIDA STATUTES. ANY PERSON WISHING TO APPEAL ANY QUASI-JUDICIAL DECISION MADE BY THE COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING WILL NEED A RECORD OF THE PROCEEDINGS, AND, FOR SUCH PURPOSES, MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS MADE.

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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).