



**ACTION TAKEN**  
**FERNANDINA BEACH CITY COMMISSION**  
**SPECIAL MEETING**  
**6:00PM**  
**SEPTEMBER 14, 2016**

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PLEDGE OF ALLEGIANCE**
- 4. ORDINANCES – FIRST READING**
  - 4.1 LAND DEVELOPMENT CODE AMENDMENT – ORDINANCE 2016-32.** *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.*  
**ACTION TAKEN: 5-0 Approved**
  - 4.2 ZONING MAP AMENDMENT – ORDINANCE 2016-33.** *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.*  
**ACTION TAKEN: 5-0 Approved**
  - 4.3 LAND DEVELOPMENT CODE AMENDMENT – ORDINANCE 2016-09.** *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.*  
**ACTION TAKEN: 5-0 Approved with the following amendments:**
    - **Definition of “Hazardous Material” should include specific references to Federal AND State Law, add references to the Florida Administrative Code under Section 1.07.00.**
    - **Include the term “Primary” before the term “Uses” under Sections 3.2.5(B) and 3.2.6(B) to mean that prohibited uses must be primary not just activity that might be temporary or ancillary to the primary use of the property.**
    - **Include the term “Bulk” before “storage” to describe the type of primary use where storage of hazardous material is prohibited under Section 3.2.5(B) within Environmentally Sensitive Lands.**

- **Include the term “Bulk” before “storage” and “non-exempt” before “Industrial” under Section 3.2.6(B) to mean that non-exempt industrial land uses that involve bulk storage of hazardous materials must follow the design and construction standards required for this type of land use in areas of Special Flood Hazard.**
- **Include the provision that hazardous materials shall not be stored in the Coastal High Hazard Area unless the design and construction requirements of Section 3.2.6(B) are met for the areas of Special Flood Hazard.**
- **Clarify the language or combine wording of Section 3.2.6(B) to say that “fixed tanks or vessels for bulk storage of Hazardous Materials shall be designed or modified to meet the City’s requirements under the Floodplain Management Ordinance and to require the lowest extremity of such tanks or vessels to be located ONE (1) FOOT ABOVE the 100-year base flood elevation”. Also, require that bulk storage of Hazardous Materials at a Wastewater Treatment Facility to meet the ONE (1) FOOT ABOVE base flood elevation requirements.**
- **And addition to that, any staff recommendations that have been put forward that are not in conflict with what was read.**

5. PUBLIC COMMENT – There were no public comments at this time.

6. ADJOURNMENT 6:58 PM