



**ACTION TAKEN  
FERNANDINA BEACH CITY COMMISSION  
REGULAR MEETING  
OCTOBER 4, 2016**

**1. CALL TO ORDER 6:00PM**

**2. ROLL CALL.**

**3. PLEDGE OF ALLEGIANCE / INVOCATION**

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

**4. PROCLAMATIONS**

**4.1 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. Ms. Janice Ancrum from the Nassau County Council on Aging, accepted the Proclamation.*

**4.2 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.*

**5. PUBLIC COMMENT REGARDING ITEMS NOT ON THE AGENDA OR ITEMS ON THE CONSENT AGENDA** – *There were no requests to be heard on items not on the agenda at this time.*

**6. CONSENT AGENDA**

**6.1 CORRECTION TO RESOLUTION REGARDING CREATION OF PROPERTY ASSESSED CLEAN ENERGY PROGRAM - CORRECTED RESOLUTION 2016-107.**  
*Synopsis: Approves creation of a Property Assessed Clean Energy Program through Florida Development Finance Corporation and Renovate America.*  
**ACTION TAKEN: 5-0 Approved**

**6.2 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.*  
**ACTION TAKEN: 5-0 Approved**

## 7. RESOLUTIONS

7.1 **SECOND PUBLIC HEARING - DEVELOPMENT AGREEMENT – RAYONIER PERFORMANCE FIBERS, LLC AND LIGNOTECH, FLORIDA, LLC - RESOLUTION 2016-108.** *Synopsis: Approves a Development Agreement with LignoTech Florida, LLC.*  
**ACTION TAKEN: 5-0 Approved**

7.2 **BUDGET AMENDMENT / AGREEMENT APPROVAL – ST. JOHNS RIVER WATER MANAGEMENT DISTRICT (SJRWMD) GRANT – RESOLUTION 2016-122.** *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.*  
**ACTION TAKEN: 5-0 Approved**

## 8. ORDINANCE – FIRST READING

8.1 **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.*  
**ACTION TAKEN: 3-2 to table until the October 18, 2016 City Commission Meeting (Nay – Commissioner Kreger and Commissioner Smith)**

## 9. ORDINANCES – SECOND READING

9.1 **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.*  
**ACTION TAKEN: 5-0 Approved**

9.2 **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.*  
**ACTION TAKEN: 5-0 Approved as amended based on staff recommendations to prohibit the primary uses of hazardous materials in special flood hazard area and high coastal hazard areas.**

- 9.3 **COMPREHENSIVE PLAN AMENDMENT – 8TH STREET - ORDINANCE 2016-13.**  
*Synopsis: Amends the Comprehensive Plan to add a new Future Land Use element for the 8th Street Small Area Mixed Use.*  
**ACTION TAKEN: Item 9.3 was removed from the agenda and continued to the next City Commission meeting, October 18, 2016.**
- 9.4 **LARGE SCALE FUTURE LAND USE MAP AMENDMENTS – 8TH STREET - ORDINANCE 2016-14.**  
*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.*  
**ACTION TAKEN: Item 9.4 was removed from the agenda and continued to the next City Commission meeting, October 18, 2016.**
- 9.5 **LAND DEVELOPMENT CODE TEXT AMENDMENT – 8TH STREET - ORDINANCE 2016-15.**  
*Synopsis: Approves and adopts modifications to the Land Development Code pertaining to the 8th Street Small Area.*  
**ACTION TAKEN: Item 9.5 was removed from the agenda and continued to the next City Commission meeting, October 18, 2016.**
- 9.6 *Quasi-judicial* - **ZONING CHANGE – 8TH STREET - ORDINANCE 2016-16.**  
*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.*  
**ACTION TAKEN: Item 9.6 was removed from the agenda and continued to the next City Commission meeting, October 18, 2016.**
- 9.7 **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.*  
**ACTION TAKEN: 5-0 Approved**
- 9.8 **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.*  
**ACTION TAKEN: 5-0 Approved**
- 9.9 *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.*  
**ACTION TAKEN: 5-0 Approved**

- 9.10 **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.*  
**ACTION TAKEN: 5-0 Approved**

- 9.11 **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.*  
**ACTION TAKEN: 5-0 Approved**

## 10. CITY MANAGER REPORTS

STORM PREPARATION: City Manager Martin reported he received the latest report from Fire Chief Silcox as of 5 pm and the last update the storm was further to the west. He stated it remains a Category 4 about 860 miles south southeast of Mayport moving around 10 miles per hour with maximum wind speeds around 145 miles per hour. He explained the City has been in constant contact with State Emergency Management Personnel and the current estimated time of passing our area is Friday afternoon. He pointed out if an evacuation is ordered City personnel and equipment will comply with the order to evacuate. He stated Fire Trucks and Police Cruisers that are 6-8 feet under water will most likely not function. He explained personnel and equipment will return when it is deemed safe by appropriate officials. He stated no garbage collection is scheduled for Friday and collections after that day would be based on after effects of the storm. He urged the community to prepare their hurricane kits, secure personal items, etc. He pointed out the City would continue to provide additional information to the local media outlets for distribution.

## 11. CITY ATTORNEY REPORTS

STATE OF EMERGENCY: City Attorney Bach explained as of 12:01 am the City would have declared a State of Emergency, and pointed out the documents were signed earlier this evening.

AMENDMENT: City Attorney Bach stated if it was business as usual Thursday morning Commissioner Kreger, City Planner Kelly Gibson, and she would make a presentation on the Comprehensive Plan amendment regarding hazardous material storage at the Northeast Florida Regional Planning Council.

ORDINANCES: City Attorney Bach commented some of the City's Ordinances have not been reviewed in a long time, and reported staff was in the process of reviewing the Ordinances to ensure they are up to date and enforceable and the ones that are not would be brought for review to the City Commission.

**12. CITY CLERK REPORTS** – The City Clerk had no reports at this time.

**13. MAYOR/COMMISSIONER COMMENTS**

STORM: Vice-Mayor Lentz encouraged the community to stay tuned to what is happening with the storm to stay safe.

NO THURSDAY MEETING: Commissioner Poynter reported there would be no Thursday meeting this week.

LEGISLATIVE POLICY: Commissioner Kreger reported he attended the League of Cities legislation committee related to energy and natural resources. He explained it would be setting two policies that will go to the State and one deals with septic tanks.

STORM UPDATE: Mayor Miller pointed out the storm update information is available on the Nassau County Emergency Update website, which is easily accessible as well as their Facebook page. He reported the City was briefed today by the County Preparation Unit and it was mentioned during the Governor's briefing that this barrier island is the most problematic evacuation area in the Northeast Florida region. He stressed the importance of not waiting until the last minute to evacuate, and please do what the public safety people are recommending to be done.

**14. ADJOURNMENT 7:35PM**