

CITY COMMISSION AGENDA ITEM
City of Fernandina Beach



SUBJECT: **Ordinance 2017-04**
Zoning Map Amendment - 2700 Atlantic Avenue

ITEM TYPE: Ordinance Resolution Other
 Proclamation Presentation

REQUESTED ACTION: **Approve Ordinance 2017-04 at Second Reading.**

SYNOPSIS: The applicant, AICC, Inc formerly GF/Amelia Island Properties, has requested a small scale Future Land Use Map amendment and zoning change from the Medium Density Residential (MDR) land use, and R-2 (Medium Density Residential) zoning designation to General Commercial (GC) land use and C-1 (Community Commercial) zoning district for property located at 2700 Atlantic Avenue (Exhibit "A"). This site previously supported a 33,000 square foot adult daycare center. However, this building has remained vacant for several years and was recently demolished. The action is requested in order to support future redevelopment of the property for commercial purposes. The property is adjacent to the Prince of Peace Lutheran Church and backs up to the Pirate Cove subdivision. Its location along Atlantic Avenue, across from Ft. Clinch State Park, and near the Main Beach recreation area is capable of supporting resort style commercial development. The applicant has not provided an intended use for the property at this time, however the application's letter of intent describes that any future use would be consistent with the City's C-1 zoning designation and the goals described for economic development within the Comprehensive Plan. Disclosure of an intended use is not required at the time of an applicant's request for land use and zoning changes.

Staff found the request to be consistent with the Comprehensive Plan direction for this area and able to meet Land Development Code (LDC) requirements for site design under the requested zoning district and has therefore issued a recommendation of approval. The Planning Advisory Board (PAB Case# 2016-25) considered the request at its regular meeting on December 14, 2016, and issued a recommendation of approval by a vote of 4-1. This Ordinance was approved by the City Commission (4-1) at First Reading on January 17, 2017.

FISCAL IMPACT: Fiscal impact will be based upon proposed future development (number of sites and structures, infrastructure construction and maintenance, etc.).

2016/2017 CITY COMMISSION GOALS:
(As approved by Resolution 2016-51)

<input type="checkbox"/> Beach Safety	<input type="checkbox"/> Alachua Street
<input type="checkbox"/> Soccer Field Lighting	<input type="checkbox"/> Stormwater
<input type="checkbox"/> Downtown Density	<input checked="" type="checkbox"/> Opportunity
<input type="checkbox"/> ADA Improvements	<input type="checkbox"/> Departmental
<input type="checkbox"/> Consideration	

CITY ATTORNEY COMMENTS: No additional comments.

CITY MANAGER RECOMMENDATION(S): I recommend that the City Commission approve proposed Ordinance 2017-04 at Second Reading. *DM*

DEPARTMENT DIRECTOR	Submitted by: Marshall McCrary, CDD Director	Date: 02/03/17
CONTROLLER	Approved as to Budget Compliance <i>JHC</i>	Date: 2/10/17
CITY ATTORNEY	Approved as to Form and Legality <i>TEB</i>	Date: 2/13/17
CITY MANAGER	Approved Agenda Item for 2/21/17 <i>DM</i>	Date: 02/03/17

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

ORDINANCE 2017-04

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, CHANGING THE CITY'S ZONING MAP TO ASSIGN A ZONING DISTRICT OF COMMUNITY COMMERCIAL (C-1) FOR A PARCEL TOTALING 4.73 ACRES OF LAND LOCATED AT 2700 ATLANTIC AVENUE; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning Advisory Board reviewed the Zoning Map Amendment application numbered PAB 2016-25 at its December 14, 2016 meeting and by a vote of 4-1 recommended approval of the change from Medium Density Residential (R-2) to Community Commercial (C-1) zoning; 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 November 30, 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 this change of the Zoning Map is located at 2700 Atlantic Avenue and identified as Parcel ID number 14-3N-29-0000-0003-0000, totaling approximately 4.73 acres, and as shown on the map attached hereto as Exhibit "A".

SECTION 2. ZONING MAP CHANGE. For the property in question, the City's Zoning Map is hereby changed from Medium Density Residential (R-2) to Community Commercial (C-1).

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 21st day of February, 2017.

CITY OF FERNANDINA BEACH

ROBIN C. LENTZ
Mayor - Commissioner

ATTEST:

APPROVED AS TO FORM AND LEGALITY:

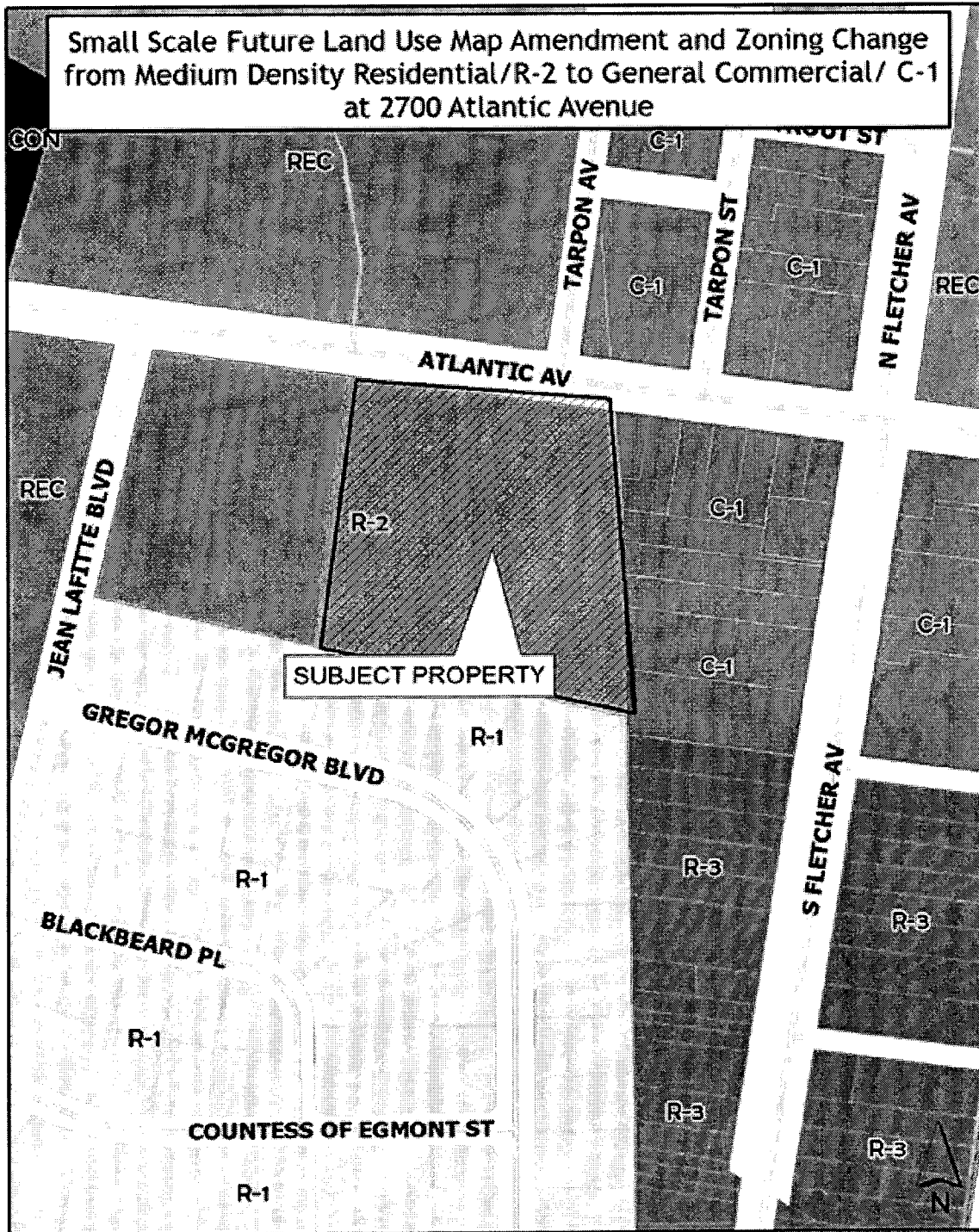
CAROLINE BEST
City Clerk



TAMMI E. BACH
City Attorney

**ORDINANCE 2017-04
EXHIBIT "A"**

REQUEST FOR A ZONING MAP CHANGE FOR 4.73 ACRES OF LAND FROM MEDIUM DENSITY RESIDENTIAL (R-2) TO COMMUNITY COMMERCIAL (C-1) FOR PROPERTY LOCATED AT 2700 ATLANTIC AVENUE (PARCEL ID# 14-3N-29-0000-0003-0000) TO REDEVELOP THE PREVIOUS ADULT DAYCARE FACILITY UNDER A COMMUNITY COMMERCIAL ZONING DISTRICT.



February 6, 2017
New Header
Edition



NOTICE OF PUBLIC HEARING CITY COMMISSION CITY OF FERNANDINA BEACH

NOTICE IS HEREBY GIVEN that a Public Hearing is scheduled for **Tuesday, February 21, 2017, at 6:00 PM** in the City Commission Chambers, 204 Ash Street Fernandina Beach, Florida to consider the following application:

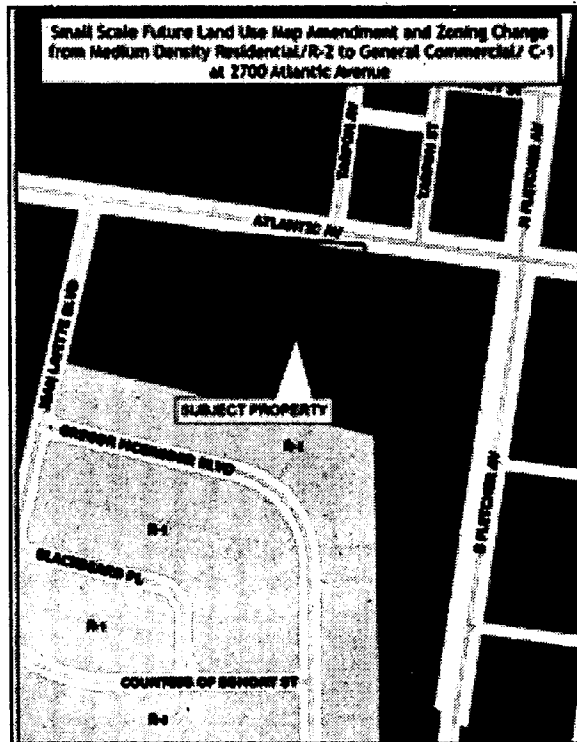
ORDINANCE 2017-03

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, CHANGING THE CITY'S FUTURE LAND USE MAP TO ASSIGN A LAND USE DESIGNATION OF GENERAL COMMERCIAL (GC) FOR A PARCEL TOTALING 4.73 ACRES OF LAND LOCATED AT 2700 ATLANTIC AVENUE; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE 2017-04

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, CHANGING THE CITY'S ZONING MAP TO ASSIGN A ZONING DISTRICT OF COMMUNITY COMMERCIAL (C-1) FOR A PARCEL TOTALING 4.73 ACRES OF LAND LOCATED AT 2700 ATLANTIC AVENUE; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

SCANNED
5 KB



Interested parties may appear at said hearing and be heard as to the advisability of any action, which may be considered. Any persons with disabilities requiring accommodations in order to participate in this program or activity should contact 310-3115, TTY/ TDD 711 or through the Florida Relay Service at 1-800-955-8771 at least 24 hours in advance to request such accommodation.

IF ANY PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE BOARD/ COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH HEARING, S/HE WILL NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

For information, please contact the Staff of the City Clerk's Office, 204 Ash Street, between the hours of 8:00 AM – 5:00 PM, Monday through Friday, (904) 310-3115.