

ORDINANCE 2017-14

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, CHANGING THE CITY'S ZONING MAP FROM INDUSTRIAL (I-1) TO ASSIGN A ZONING MAP CATEGORY OF CENTRAL BUSINESS DISTRICT (C-3) FOR FOUR PARCELS TOTALING APPROXIMATELY 0.32 ACRES OF LAND LOCATED WITHIN THE AMELIA RIVER WATERFRONT COMMUNITY REDEVELOPMENT AREA ON BROOME STREET; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning Advisory Board reviewed the Zoning Map Change application numbered PAB 2017-05 at its Regular Meeting on April 12, 2017, and by a vote of 4-1 recommended approval of the change to Central Business District (C-3) 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 March 22, 2017; and

WHEREAS, City Planning staff found the applicant's request to be consistent with the direction of the Community Redevelopment Area Plan for eliminating inefficient land use patterns as well as consistency with Comprehensive Plan policies 1.01.02, 1.02.03, 1.02.04, 1.02.08, 1.02.09, 1.07.09, 4.01.01, and 4.01.02.

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

SECTION 1. PROPERTY INVOLVED. The properties identified for this change of the Zoning Map is located in the City's Amelia River Waterfront Community Redevelopment Area and identified as Parcel ID numbers 00-00-31-1800-0008-0310, 00-00-31-1800-0008-0330, 00-00-31-1800-0008-0340, and 00-00-31-1800-0008-0010 totaling approximately 0.32 acres, and as shown on the map attached hereto as Exhibit "A".

SECTION 2. ZONING MAP CHANGE. For the properties in question, the City's Zoning Map is hereby changed to Central Business District (C-3).

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 6th day of June, 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

EXHIBIT “A”

REQUEST FOR A ZONING MAP CHANGE FOR 0.32 ACRES OF LAND FROM INDUSTRIAL (I-1) TO CENTRAL BUSINESS DISTRICT (C-3) FOR PROPERTIES LOCATED BROOME STREET AS PARCEL ID#S 00-00-31-1800-0008-0310, 00-00-31-1800-0008-0330, 00-00-31-1800-0008-0340, AND 00-00-31-1800-0008-0010.

