



**AGENDA
PLANNING ADVISORY BOARD
REGULAR MEETING
MAY 11, 2022
5:00 PM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034**

- 1. CALL TO ORDER / ROLL CALL / DETERMINATION OF QUORUM**
- 2. PLEDGE OF ALLEGIANCE**
- 3. APPROVAL OF MEETING MINUTES**
 - 3.1 Approval of Minutes for the March 9, 2022 Regular Meeting.
 - 3.2 Approval of Minutes from the April 13, 2022 Regular Meeting.
- 4. OLD BUSINESS**
- 5. NEW BUSINESS**
 - 5.1 **PAB 2022-0019 - TERESA PRINCE, TOMASSETTI + PRINCE, AGENT FOR AMELIA ISLAND LLC, REQUEST FOR FUTURE LAND USE MAP (FLUM) AMENDMENT FROM COMMERCIAL TO MIXED USE AND ZONING MAP AMENDMENT CHANGE FROM C-1 COMMUNITY COMMERCIAL TO MU-1 MIXED USE:**
604 N. 14th Street, 1425 Franklin Street
- 6. BOARD BUSINESS**
 - 6.1 Vision 2045 *(Prepared for May 17, 2022 City Commission Agenda)*
 - 6.2 Resilient Florida Grant Update and Next Steps *(Presentation at Meeting)*
 - 6.3 LDC Restructuring/ Format Changes *(Staff Presentation)*
 - 6.4 Minor LDC Changes for Board Consideration at June Regular PAB Meeting *(Staff Presentation at Meeting)*
- 7. STAFF REPORT**
- 8. PUBLIC COMMENT**
- 9. ADJOURNMENT**

NEXT PAB REGULAR MEETING IS SCHEDULED FOR WEDNESDAY, JUNE 8, 2022.

All members of the public are invited to be present and be heard. Persons with disabilities requiring accommodations in order to participate in this program or activity should contact the City Clerk at (904) 310-3115 or TTY/TDD 711 (for the hearing or speech impaired). All interested parties may appear at said meeting and be heard as to the advisability of any action, which may be considered with respect to such matter. For information regarding this matter, please contact the Planning Department (904) 310-3135.



MINUTES AMENDED
PLANNING ADVISORY BOARD
REGULAR MEETING
MARCH 9, 2022

1. CALL TO ORDER 5:00

2. ROLL CALL / DETERMINATION OF QUORUM

MEMBERS PRESENT:

Genece Minshew (Vice-chair)	Mark Bennett
Victoria Robas (Chair)	Peter Stevenson
Barbara Gingher	John Boylan
Brandy Carvalho	

MEMBERS ABSENT:

None

OTHERS PRESENT:

Kelly Gibson, Planning & Conservation Director
Tammi Bach, City Attorney
Daphne Forehand, City Planner
Taylor Hartmann, Recording Secretary

3. PLEDGE OF ALLEGIANCE

Member Stevenson expressed condolences to the family of local design professional, John Cotner, on his passing. All Members also expressed condolences to the Cotner family.

4. APPROVAL OF MEETING MINUTES

4.1 Approval of Minutes from the February 9, 2022, Regular Meeting.

ACTION TAKEN: A motion was made by Member Stevenson, seconded by Member Minshew to approve the minutes as presented.

Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.

5. OLD BUSINESS

5.1 VISION 2045 - Review and Discuss Theme 5 (Transportation and Mobility)

Theme 5: Mobility & Accessibility

Ms. Gibson provided the Board with a brief review of the supporting documents included in Theme 5 of the Vision 2045 document.

Members discussed the feasibility of passing a Vision Zero Ordinance in 1 year or less. The Board agreed to move this to the 1–5-year timeframe and focus on the creation of a Vision Zero Coalition within 1 year.

Member Stevenson inquired about the specifics of establishing and collecting a Mobility Fee. Ms. Gibson stated that this fee would be applied to new development, similar to impact fees and school concurrency.

Mrs. Gene Hemke, 751 Barrington Drive, thanked the Board for the time they have dedicated to this process. She also spoke about the relationship between the City, the County, and the Transportation Planning Organization (TPO) with regards to the current traffic issues.

Member Minshew inquired about funding options in order to accomplish a mobility study. Members discussed the likelihood of being able to fund and complete this effort within 1 year.

The Board discussed potential partnerships with the Jacksonville Transportation Authority (JTA) and other organizations to provide and expand transit services.

Members discussed the pros and cons of Mobi Mats versus alternatives to making the 4 dedicated ADA beach access points accessible and allow the users to get from a vehicle to the water unassisted.

6. BOARD BUSINESS

There were no Board Business items to discuss.

7. STAFF REPORT

- 7.1 2022 Land Development Code Amendments: Staff presentation to identify specific sections of code that need to be modified in the next round of revisions anticipated for June.

Ms. Gibson provided the Board with a brief review of the proposed LDC Text Amendments that will appear before the Board at future meetings and formally presented to the City Commission as recommendations for adoption.

Members voiced that presenting large numbers of LDC Amendments to the City Commission under one ordinance may be too much and suggested that future recommendations should be reduced in number.

8. PUBLIC COMMENT

No parties wished to speak.

9. ADJOURNMENT 7:07

Taylor Hartmann. Recording Secretary

Victoria Robas, Chair

PLANNING ADVISORY BOARD AGENDA ITEM
City of Fernandina Beach



SUBJECT:

ITEM TYPE: Zoning Map Amendment < 10 Acres

REQUESTED ACTION:

SYNOPSIS:

CITY ATTORNEY COMMENTS:

Daphne Forehand, Planner I 5/4/2022



Date: April
19, 2022

Submitted By: Sylvie McCann,
Administrative Coordinator



**MINUTES
PLANNING ADVISORY BOARD
REGULAR MEETING
APRIL 13, 2022**

1. CALL TO ORDER 5:00 PM

ROLL CALL / DETERMINATION OF QUORUM

MEMBERS PRESENT:

Genece Minshew (Vice Chair)	Mark Bennett
Victoria Robas (Chair)	Peter Stevenson
Barbara Gingher	John Boylan
Brandy Carvalho	

MEMBERS ABSENT:

None

OTHERS PRESENT:

Kelly Gibson, Planning & Conservation Director
Tammi Bach, City Attorney
Daphne Forehand, City Planner

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF MEETING MINUTES

3.1 Approval of Minutes for the February 23, 2022, Special Meeting.

ACTION TAKEN: A motion was made by Member Gingher , seconded by Member Stevenson to approve the minutes as presented.

Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.

3.2 Approval of Minutes for the March 9, 2022, Regular Meeting.

Member Stevenson noted the incomplete sentence under Item 3.

ACTION TAKEN: A motion was made by Member Stevenson, seconded by Member Minshew to approve the minutes as amended.

Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.

4. NEW BUSINESS

4.1 PAB2022-0002 (0018) - ZONING + LAND USE MAP AMENDMENTS + VOLUNTARY ANNEXATION - 1226, 1238, 1250, 1310 S. 14TH STREET

Ms. Forehand presented the case and recommended approval.

Mr. Gillette, agent for the applicant, introduced Ms. Teresa Prince, attorney with Tomassetti & Prince, who provided a small presentation regarding the request of its client.

Member Stevenson asked if there is a current ownership transaction pending. Ms. Prince answered in the negative.

Public Hearing was opened.

John Cotton, 1601 Nectarine Street #F1, asked about the impact of this project on their subdivision.

Gaylen Camera, 1518 Northpark Drive, spoke of concerns regarding ingress and egress especially curb cuts on S. 15th Street, considering the already high traffic in the area.

Danny Ferreira, 1754 S. 15th Street, expressed concerns about the curb cuts on S. 15th Street for this project.

Patricia Mooney, 1777 S. 15th Street, brought up concerns about the construction impact during the construction period of this project.

Asa Gillette, Gillette & Associates, expanded on the various comments. He noted that project wise there is no definitive decision made as far as the type of commerce that would be established, stating that these properties have a lot of trees so they have to work with those specific requirements. He also addressed the comments about curb cuts on S. 15th Street. He explained that both S. 14th and S. 15th Street are county road and that traffic studies have to be made. He noted that the intent is to make the main point of access from S. 14th Street which would also be true as far as construction entrance.

Gaylen Camera, 1518 Northpark Drive, asked about the zoning change to C2 considering that surrounding properties hold C1 zoning. City Attorney Bach and Member Minshew explained that since the current county zoning is commercial intensive the City must match with a C2 which is closer to like for like.

ACTION TAKEN: A motion was made by Member Minshew, seconded by Member Stevenson to recommend approval of PAB case 2021-0002 (0018) to the City Commission; AND that PAB case 2021-0002 (0018) as presented is sufficiently compliant with the Comprehensive Plan and Land Development Code and applicable Florida Statutes to be approved at this time.

Vote upon passage of the motion was taken by voice vote, and being all ayes, carried.

Item 7.1, At this time, Ms. Bach did the Presentation on Sunshine Law and Ethics.

5. OLD BUSINESS

- 5.1 **VISION 2045** - Review Edits as directed in meetings held January 12, 2022, January 26, 2022, February 9, 2022, February 23, 2022, and March 9, 2022. Determine consensus to forward for City Commission consideration and approval.

Ms. Gibson introduce the item by providing an updated summary of all the feedback, changes, and additions discussed during special meetings and workshops.

Member Stevenson asked about source of funding and suggested better identification of those sources. He also commented on possibly strengthening the commercial business industrial element. Ms. Gibson will be working on providing clarity for those items.

Margaret Kirkland, 1377 Plantation Point Drive, spoke about support for traditional and long-standing

DRAFT

businesses. She also spoke of fiscal management that may or may not be already mentioned within the Comprehensive Plan. She also expressed concerns on environmental sustainability and resiliency.

Chair Robas asked Staff about an update on the Vision Plan. Ms. Gibson spoke of the updates on implementation processes. Ms. Gibson asked members for feedback regarding the addition of statement for “Young and mid-career professionals to make their home and raise families”.

Member Minshew spoke about partnering with Nassau County and The Chamber of Commerce.

ACTION TAKEN: A motion was made by Member Minshew seconded by Member Gingher to recommend the Vision 2045 document, as edited, to the City Commission for approval, with the understanding that Member will be looking at the final completed version to include amendment to the implementation strategies section.

Vote upon passage of the motion was taken by voice vote, and being all ayes, carried.

Ms. Gibson tentatively set the final document to be presented for first reading at the May 17, 2022 City Commission meeting.

6. BOARD BUSINESS

6.1 Presentation on Sunshine Law and Ethics provided by City Attorney Bach
This presentation took place right after item 5.1.

6.2 City Standard Meeting Minutes Format

7. STAFF REPORT

Vice-Chair Minshew asked Staff to explain the new directive from the office of the Supervisor of Election regarding the impact on annexation applications during an election year. Ms. Gibson and Ms. Bach explained the current process and past agreement with the office of the Supervisor of Election.

8. PUBLIC COMMENT

9. ADJOURNMENT 6:56 PM

Recording Secretary

Victoria Robas, Chair

Print

Planning Advisory Board (PAB) - Submission #8954

Date Submitted: 3/30/2022

Planning Advisory Board (PAB) Application

USE THIS FORM TO Request actions to affect changes to property (zoning changes, annexations, allowable uses, subdivisions).

Fees

Once application is submitted it will be reviewed for completeness. Once verified complete, an invoice will be emailed to the applicant.



Zoning Map Amendment (≤ 10 acres \$2,500 / > 10acres \$5,000)



Land Use Map Amendment (≤ 10 acres \$2,500 / > 10acres \$5,000)



LDC Text Amendment (\$1,500)



Comp Plan Amendment (\$5,000)



Subdivision Plat " Preliminary (≤ 20 units \$3,000 / > 20 units \$5,000)



Subdivision Plat " Final (\$1,500)



Vacation of R.O.W. (\$3,500)



Small Cell Outside R.O.W. (per application) (\$500)



Voluntary Annexation (\$2,000)



Development of Regional Impact: Amend Development Order (\$1,500)



New Telecommunications Structure (\$2,000)



Revision to each PAB Application - 1/2 cost of original application fee (To offset additional display ad fee)

pab 2022



IMPORTANT NOTES

Pre-Application Meeting

To guide you through the process and ensure that your application is understood and properly processed, you’ll need to meet with a City Planner prior to submitting your application. Completed applications are due 30 days prior to the Planning Advisory Board meeting date.

Please see the Land Development Code (LDC) for detailed information:



LDC Text Amendment “ see LDC Section 11.01.08.



Preliminary Subdivision Plat “ see LDC Section 11.01.05.



Final Subdivision Plat “ LDC Section 11.01.05.



Zoning Map Changes “ See LDC Section 11.01.07.

The LDC is available for review at

www.fbfl.us/LDC

Application Requirements



A complete application filed at least forty-five (45) days before the date of the Planning Advisory Board’s public hearing;



Proof of Ownership (copy of deed or tax statement);



A current survey of the property (no older than two years);



If applying as an agent, Owner’s Authorization for Agent Representation form needs to be signed/ notarized and included in application;



A detailed letter of intent stating the following:



o The consistency of the proposed amendment(s) or action(s) with the City’s Comprehensive Plan.



o A justification for the proposed amendment(s) or action(s).

Have you met with a planner for a pre-application meeting?*

Yes

What was the date of your pre-application meeting?*

1/14/2022

If you have yet to have a pre-application meeting, please choose a date and time to schedule your meeting now. Every Tuesdays are reserved for pre-application appointments.*

PROPERTY INFORMATION

Property information can be found at the Nassau County Property Appraiser’s Website’s Map Search

Site Address*

604 14th Street N

City*

Fernandina Beach

State*

FL

Zip*

32034

Parcel ID #(s)*

00-00-31-1800-0256-0010

Lot*

1

Block*

256

Subdivision*

City of Fernandina Beach

Zoning District*

C-1

Future Land Use Designation*

General Commercial

REVIEW TYPE*

☒ Zoning Map Amendment ≤ 10 acres

☐ Zoning Map Amendment > 10 acres

☐ LDC Text Amendment

☐ Comp Plan Amendment

☐ Subdivision Plat “ Preliminary ≤ 20 units

☐ Subdivision Plat “ Preliminary > 20 units

☐ Subdivision Plat “ Final

☐ Vacation of R.O.W.

☐ Voluntary Annexation

☐ Revision to PAB Application

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

n/a

Last Name*

n/a

Company (if applicable)

AMELIA ISLAND LLC

Mailing Address*

960194 GATEWAY BLVD STE 101

City*

Fernandina Beach

State*

FL

Zip*

32034

Telephone Number*

9042611833

Email Address*

tprince@tpislandlaw.com

OWNER'S AGENT

If other than owner. If an agent will be representing the owner, an Owner's Authorization For Agent Representation form must be included

First Name

Teresa

Last Name

Prince

Mailing Address

406 Ash Street

City

Fernandina Beach

State

FL

Zip

32034

Telephone Number

9042611833

E-mail Address

tprince@tpislandlaw.com

PROJECT INFORMATION**Previous Planning/Zoning Approvals**

CU 2005-78: Conditional Use Application by a previous owner to use subject property for auto repair shop in C-1 (staff recommendation of denial).

Summary of Request (more detailed information to be provided in required letter of intent)*

Request concerning subject property presently designated as Commercial (FLUM) and zoned C-1/Community Commercial (LDC) for rezone/FLUM amendment to reflect mixed use (FLUM) and MU-1/Mixed Use (LDC) in preparation for redevelopment as mixed commercial-residential project as well as to bring existing non-conforming use into compliance with FLUM/LDC.

Certification*



By signing below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application.



I acknowledge that I understand and have complied with all of the submittal requirements and procedures.

Applicant First Name*

Teresa

Applicant Last Name*

Prince

Today's Date*

3/30/2022

Upload Supporting Documentation*

Ltr to Gibson.Signed.3.30.22.pdf



Upload 2

Warranty Deed.pdf

Upload 3

Carvalho.pdf

Upload 4

Combined.Owner
Authorization and
Letter.pdf

DEPARTMENT OF PLANNING & CONSERVATION

204 Ash Street | Fernandina Beach, Florida 32034 | 904 310-3480 | www.fbfl.us/planning



Law Office of

TOMASSETTI & PRINCE

Teresa L. Prince, Esq.
A. Jeffrey Tomassetti, of Counsel

March 29, 2022

VIA APPLICATION PORTAL AND EMAIL ONLY

Kelly Gibson, Planning Director
City of Fernandina Beach
204 Ash Street
Fernandina Beach, Florida 32034
kgibson@fbfl.org

Re: Letter of Intent-604 N 14th Street

Dear Mrs. Gibson:

On behalf of this firm's client, Amelia Island, LLC ("Applicant"), I am pleased to submit the following Future Land Use Map (FLUM) Amendment and Rezoning application. The subject property (hereafter the "Property") is identified in the attached application and a legal description is also included describing the Property.

The Property is currently designated as Commercial under the City of Fernandina Beach ("City") FLUM and is zoned Community Commercial ("C-1"). The Applicant is requesting a City FLUM designation of Mixed Use and a zoning change to MU-1 zoning. It is the Applicant's desire to construct in accordance with the City's MU-1 zoning designation, which permits residential and light commercial elements.

Presently, a commercial office/warehouse is situated on the Property together with a single-family residence—a non-conforming, "grandfathered" use. Approval of the FLUM and zoning amendments will cure the "grandfathered" use on the Property. Adjoining properties are designated, zoned, and used in the following manners:

<u>Direction</u>	<u>Parcel ID</u>	<u>FLUM</u>	<u>Zoning</u>	<u>Current Use</u>
North	00-00-31-1800-0256-0020	Comm.	C-1	Small office; Residential Rentals
Northeast	00-00-31-1800-0256-0092	Low Density Residential	R-1	Single Fam. Residence
East	00-00-31-1800-0256-0102	Low Density Residential	R-1	Single Fam. Residence
South	00-00-31-1800-0257-0040	Commercial/Low Density Res.	C-1/R-1	Vacant
Southwest	00-00-31-1800-0246-0060	Mixed Use	MU-1	Church
West	00-00-31-1860-0000-0000	Industrial	I-2	Heavy manufacturing

Consequently, the Property currently serves as a *de facto* mixed-use point of transition between industrial, commercial, and low-density residential parcels, as well as a natural continuation of the Franklin Street MU-1 district given the density and intensity of that designation (see Comp Plan Policy 1.07.07). Therefore, the Property is a natural candidate for a Mixed Use FLUM designation as well as amended zoning to MU-1.

In reviewing the growth management policies outlined in the City of Fernandina Beach 2030 Comprehensive Plan the "Comp Plan"), this application for a FLUM and zoning amendment appears to comply with all the applicable policies. More specifically, this application is consistent with the stated policy of "[ensuring] compact development patterns that integrate neighborhood and commercial activities and [promoting] connectivity," see Comp Plan Policy 1.02.03. Consideration of the factors outlined in Comp Plan Policy 1.02.04--with particular attention to factors a. ("[type] and density or intensity of surrounding uses"), b. ("[zoning] districts in the surrounding area"), d. ("[appropriateness] of the size of the parcel compared to the proposed use"), and g. ("[compatibility] factors")—support a finding of suitability for a mixed-use FLUM designation. Further, this application is consistent with Comp Plan Policy 1.04.03 in that it preserves the characteristics of 14th Street as a commercial corridor in a dynamic way that is more reflective of its natural transition from commercial to residential as it leaves the central downtown business district and approaches Old Town and Egan's Creek.

This proposed rezoning and FLUM amendments present an opportunity for both the public interests of the City as well as the private landowner, which parties are both seeking to engage in thoughtful planned development with an eye toward blending contemporary non-suburban residential living with useful commercial activity in a manner appropriate for its surroundings. Granting this application also corrects an existing non-conforming use on the Property.

Thank you in advance for your thoughtful consideration of this application, and as always feel free to contact me with any questions or concerns.

Sincerely,
TOMASSETTI & PRINCE



Teresa L. Prince, for the firm

TLP/sgd
cc: Client

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE CITY OF FERNANDINA BEACH (FORMERLY NAMED FERNANDINA), COUNTY OF NASSAU AND STATE OF FLORIDA AND BEING FURTHER DESCRIBED ACCORDING TO THE OFFICIAL MAP OR PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1857 AND ENLARGED, REVISED AND REISSUED BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1887 AND 1901) AS:

LOT ONE (1) IN BLOCK TWO HUNDRED FIFTY-SIX (256)

CERTIFIED TO:
AMELIA ISLAND, LLC

PROPERTY ADDRESS:
604 NORTH FOURTEENTH STREET
FERNANDINA BEACH, FLORIDA 32034

MANZIE & DRAKE
LAND SURVEYING

LOT 2

LOT 9

LOT 10

NORTH FOURTEENTH STREET
(60-FOOT RIGHT-OF-WAY)

ASPHALT ROAD

ASPHALT

COMMERCIAL BUILDING
#604

F.F.E. (1ST STORY) = 25.06'
(2ND STORY) = 32.85'

RESIDENTIAL BUILDING
#604

COVERED PORCH

SEMI-TRUCK TRAILER
F.F.E. = 23.91'

CONCRETE

FRANKLIN STREET
(60-FOOT RIGHT-OF-WAY)

SITE BENCHMARK

NORTH FLANGE BOLT OF FIRE HYDRANT
ELEVATION = 27.73' N.A.V.D. 1988
FIELD BOOK = X-337, PAGE 36

SURVEY NOTES:

- 1) The "Legal Description" hereon is in accord with the description provided by the client
- 2) Underground Improvements were not located or shown.
- 3) Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
- 4) Internal lot angles shown hereon are based on recovered monumentation.
- 5) The property shown hereon lies within flood zone "X" as per F.E.M.A. Flood Insurance Rate Map, Panel "12089C 0237 G", Dated "08/02/2017". Flood Zone information listed above and shown on this survey is provided as a courtesy and is approximate at best. All data should be verified by Nassau County Building Department for accuracy. We assume no liability for its accuracy. Flood Zone information is not covered by the certification hereon and is not required to be shown per Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
- 6) Site Benchmark is as shown hereon.
- 7) Elevations shown hereon refer to North American Vertical Datum of 1988. (N.A.V.D. '88)
- 8) The Reference Benchmark is a disk found on a concrete monument stamped "NAS 13 1984 BSM". (Elevation = 26.53')

LEGEND

A/C = AIR CONDITIONER
CL = CENTERLINE
CONCRETE FLATWORK
WOOD FENCE
WOOD FLATWORK
WOOD POWER POLE
F.F.E. = FINISHED FLOOR ELEVATION

TREE LEGEND

CDR = CEDAR TREE
HB = HACKBERRY TREE
PM = PALM TREE
O = OAK TREE
MAG = MAGNOLIA TREE

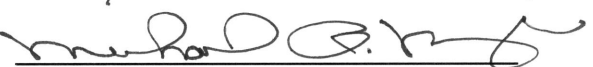
TREE DISCLAIMER:

NUMBER OF TREES SHOWN ON SURVEY: 58

SPECIES OF TREES HAVE BEEN IDENTIFIED TO THE BEST OF OUR KNOWLEDGE AND BELIEF; HOWEVER MANZIE & DRAKE LAND SURVEYING WILL ASSUME NO LIABILITY, EXPRESSED OR IMPLIED, FOR THE CORRECTNESS OF SAID SPECIES IDENTIFICATION.

TREES HAVE BEEN LOCATED AS ACCURATELY AS POSSIBLE UNDER CURRENT CONDITIONS AND HAVE A POSITIONAL TOLERANCE OF APPROXIMATELY 2 TO 3 FEET. CRITICAL TREES SHOULD BE VERIFIED PRIOR TO CONSTRUCTION.

THE INFORMATION SHOWN HEREON MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.



MICHAEL A. MANZIE, P.L.S. 4069

4/26/21

Manzie & Drake Land Surveying

117 South Ninth Street, Fernandina Beach, FL 32034

(904) 491-5700 www.ManzieAndDrake.com

Certificate of Authorization Number "LB 7039"

"OUR SIGHTS ARE ON THE FUTURE,
SET YOUR SITES ON US."

SCALE: 1"=30' JOB NO: 14192 DATE: 04/20/2021 CADD: LP

F.B. NO: X-337 PAGE NO: 36 FIELD CREW: GS FILE NO: A-232-A



OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I /WE Robert Carvalho, as Manager of Amelia Island, LLC
(print name of property owner(s))

hereby authorize: Teresa Prince, Esq. of Tomassetti and Prince
(print name of agent)

to represent me/us in processing an application for: Rezoning and FLUM Amendment
(type of application)

on our behalf. In authorizing the agent to represent me/us, I/we, as owner/owners, attest that the application is made in good faith and that any information contained in the application is accurate and complete.

[Signature]
(Signature of owner)

(Signature of owner)

Robert Carvalho, as Manager of Amelia Island, LLC
(Print name of owner)

(Print name of owner)

STATE OF FLORIDA

COUNTY OF NASSAU

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 27 day
of January, 20 22, by Robert Carvalho.

[Signature]
Notary Public

Charlotte Padfield
Printed Name

8/8/25
My Commission Expires

Personally Known _____ OR Produced Identification X ID Produced: Driver License



CHARLOTTE C. PADFIELD
Notary Public
State of Florida
Comm# HH162415
Expires 8/8/2025

Amelia Island, LLC

1/25/2022

To whom it may concern:

The undersigned is a manager and authorized person for Amelia Island, LLC (the "Company") vested with the power to act on behalf of the company with respect to all land use issues affecting the property commonly known as 604 14TH ST N, Parcel Number 00-00-31-1800-0256-0010 in Nassau County, Florida.

Further, the law firm of Tomasetti & Prince is authorized to act on behalf of the Company with respect to applications for rezoning and amendment to FLUM designation for the above-described property.

Sincerely,



Robert Carvalho
Manager for Amelia Island, LLC

Prepared by:
Andrea F. Lennon, P.A.
961687 Gateway Blvd. Suite 101L
Amelia Island, Florida 32034

File Number: 15-107

General Warranty Deed

Made this April 30, 2015 A.D. By Karl Alfred Weilbacher Jr. and Gail Caroline Weilbacher, husband and wife, whose post office address is: 10121 CR 44, Leesburg, FL 34788, hereinafter called the grantor, to Amelia Island, LLC, a Florida Limited Liability Company, whose post office address is: 960194 Gateway Boulevard Suite 101, Amelia Island, Florida 32034, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Nassau County, Florida, viz:

All that certain lot, piece or parcel of land situate, lying and being in the City of Fernandina Beach, (formerly named Fernandina), County of Nassau and State of Florida and being further described according to the official map or plat of said City (as lithographed and issued by the Florida Railroad Company in 1857 and enlarged, revised and reissued by the Florida Town Improvement Company in 1887 and 1901) as:

Lot One (1) in Block Two Hundred Fifty-six (256).

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: 000031180002560010

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2014.

Prepared by:

Andrea F. Lennon, P.A.

961687 Gateway Blvd. Suite 101L

Amelia Island, Florida 32034

File Number: 15-107

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

James Caserta
Witness
Printed Name: JAMES CASERTA

Andrea F. Lennon
Witness
Printed Name: Andrea F. Lennon

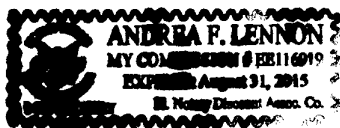
Karl Alfred Weilbacher Jr. (Seal)
Karl Alfred Weilbacher Jr.

Gail Caroline Weilbacher (Seal)
Gail Caroline Weilbacher

State of Florida

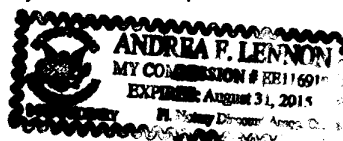
County of Nassau

The foregoing instrument was acknowledged before me this 29th day of April, 2015, by Karl Alfred Weilbacher Jr. and Gail Caroline Weilbacher, husband and wife who have produced drivers license as identification.



Andrea F. Lennon
Notary Public
Print Name: Andrea F. Lennon

My Commission Expires:





STAFF REPORT
PAB (LU/CZ) 2022-0019
Planning Advisory Board Hearing
May 11, 2022

APPLICATION FOR SMALL- SCALE AMENDMENT TO THE FUTURE LAND USE MAP & ZONING CHANGE REQUEST

APPLICATION & SURROUNDING AREA INFORMATION:

OWNER/APPLICANT:	Amelia Island LLC				
AGENT:	Teresa Prince, Tomassetti & Prince				
REQUESTED ACTION:	Small Scale Future Land Use Map Change and Zoning Map Change				
LOCATION:	604 N. 14 th Street/1425 Franklin Street				
CURRENT LAND USE + ZONING:	General Commercial (GC) and General Commercial (C-1)				
PROPOSED LAND USE + ZONING:	Mixed-Use (MU) and Mixed-Use (MU-1)				
EXISTING USES ON SITE:	604 N. 14th Street: Existing commercial structure totaling approximately 5,320 ft ² Year Built: Circa 1925 205 Broome Street: Existing nonconforming SF Home totaling approximately 2,557 ft ² Year Built: Circa 1925 Two nonconforming ancillary structures				
PROPERTY SIZE:	Totaling 0.91 Acres Parcel ID #: 00-00-31-1800-0256-0010				
ADJACENT PROPERTIES:	<u>Direction</u>	<u>Existing Use(s)</u>	<u>Year Built</u>	<u>Zoning</u>	<u>FLUM</u>
00-00-31-1800-0256-0020	North	Office/Residential Rentals	1945 AND 1980	C-1	General Commercial (GC)
00-00-31-1800-0257-0040	South	Vacant	N/A	C-1/R-1	General Commercial (GC)/Low Density Residential (LDR)
00-00-31-1800-0256-0102	East	Single Family Home	Est. 1949	R-1	Low Density Residential (LDR)
00-00-31-1860-000-0000	West	Heavy Manufacturing (West Rock)	N/A	I-2	Industrial (IND)

*** All required application materials have been received. All fees have been paid. All required notices have been made. All copies of required materials are part of the official record and have been made available on the City's website and at the Department of Planning and Conservation Office. ***

SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant, Amelia Island LLC, and Teresa Prince, Tomassetti & Prince have requested a small-scale Future Land Use Map amendment and zoning change from the General Commercial (GC) land use, and C-1 (General Commercial) zoning designation to Mixed-Use (MU) land use, and MU-1 (Mixed-Use) zoning designation for property located at 604 N. 14th Street and 1425 Franklin Street as depicted in **EXHIBIT A**.

The action is requested to correct the existing residential non-conforming use of the property where a single-family home along with a commercial office/warehouse have existed since approximately 1925 (according to information found on the Nassau County Property Appraiser's Website). The property at 1425 Franklin Street has retained its single-family home use as a grandfathered use. In December of 2020, the property owners and agent came before the City's Technical Review Committee to determine the financial feasibility of bringing the site into compliance. Several nonconforming issues were discussed including parking, dumpster screening, and setbacks. Currently there are two nonconforming ancillary structures on the site. These structures are



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nonconforming with regards to placement and footprint. In order to make this property conforming, a land use and zoning designation which contains residential density must be applied to the site. It is also important to note that the adjacent parcel to the north is also nonconforming with regards to residential density and contains several residential units and office space within C-1 General Commercial. These structures have also existed since approximately 1945 (according to information found on the Nassau County Property Appraiser's Website).

CONSISTENCY WITH THE COMPREHENSIVE PLAN:

Policy 1.01.02. The approval of all development shall be subject to the availability of adequate levels of service for all facilities and services that are subject to concurrency management requirements.

AND

Policy 4.01.01. The following level of service standards are hereby adopted, and shall be used as the basis for determining the availability of facility capacity and the demand generated by a development.

Facility/Service Area	Level of Service Standard
Wastewater Treatment System	300 gallons per day per ERU (Equivalent Residential Unit)
Solid Waste Facilities	Average Solid Waste Generation Rate: 5.9 pounds per capita per day
Stormwater Management Facilities	Policy 4.01.02 All subdivisions, multifamily, commercial, industrial, city, and institutional projects shall provide for retention of stormwater resulting from project, unless off-site shared facilities are available. For projects within areas designated for "zero discharge," storage shall accommodate a ten (10)-year, twenty-four (24)-hour storm event. For all other areas, retention shall accommodate the greater of: (a) the first one-half (1/2) inch of stormwater within the boundaries of their project, or (b) the first one (1) inch of storm flow from all roofs, sidewalks, paved surfaces, and parking areas (at 100 percent runoff), whether paved or not. The project shall also provide detention for all storm flows. Detention shall prevent peak flows after development from exceeding the peak flow prior to development.
Potable Water Facilities	Water Allocation Level of Service: 350 gallons per day per ERU (Equivalent Residential Unit)
Fire-Rescue Services	240-second travel time to 90% of the incidents (EMS with AED or BLS) & 480-second travel time to 90% of the incidents (ALS Response)
Police and Law Enforcement Services	Response Time: 3 minutes or less for emergency calls and 7 minutes or less for non-emergency calls

The existing land use and zoning (General Commercial) of these properties does not permit any residential dwelling units. Under the proposed request of Mixed-Use (MU-1), 8 dwelling units per acre are supported with a minimum lot width of 50'. The property size at 172' X 230' will allow for development potential of up to eight (8) residential units.

The City has seven public facilities that have adopted levels of service: Transportation, Water, Sewer, Drainage, Solid Waste, Fire-Rescue Services and Police and Law Enforcement Services. A determination of the impact of the proposed land use and zoning change must assess the net increase in development potential. The applicant has not provided a site plan as part of their application materials. A site plan is not required for Future Land Use



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Map change or zoning assignment request. All public facilities and services are currently available to the development and each service is able to maintain or exceed its level of service standards as required by Policies 1.01.02, 4.01.01 and 4.01.02. All levels of service will again be evaluated at the time that a development proposal is made through the Technical Review Committee.

Policy 1.02.03. The City shall ensure that the location, scale, timing, and design of development is coordinated with the availability of public facilities and services. The City seeks to ensure compact development patterns that integrate neighborhood and commercial activities and promote connectivity through the use of sidewalks, bike lanes and alternative low-speed shared-use vehicle paths in order to achieve a reduction in vehicular trips on arterial roadways. The purpose of this policy is to prevent the proliferation of urban sprawl and to achieve cost effective and energy efficient land development patterns and avoid or eliminate existing patterns that may be described as:

- a. No Areas of urban development or uses, which are not functionally related to land uses which predominate the adjacent area;**
- b. No Areas of urban development or uses which fail to maximize the use of existing public facilities;**
- c. No Areas of urban development or uses which fail to use areas within which public services are currently provided; and**
- d. No Leapfrog/scattered development or ribbon/strip commercial development patterns.**

The applicant's requested land use of Mixed Use (MU) and MU-1 zoning achieves compliance with the direction provided in policy statement 1.02.03, specifically subsections a and b. The requested MU land use/ MU-1 zoning serves to create a transitional zoning district between the more intensive heavy manufacturing (WestRock) permitted in the Industrial (IND)/ I-2 properties to the west and the established residential homes to the east. The proposed land use and zoning is consistent with the City's established Future Land Use Map for properties along Franklin Street.

1.02.04. Decisions on amendments to the FLUM shall be based on an analysis of the suitability and compatibility of the proposed use, based on the following factors:

- a. Type and density or intensity of surrounding uses;**
- b. Zoning districts in the surrounding area;**
- c. Demonstration of adequate water supply and water supply facilities;**
- d. Appropriateness of the size of the parcel compared to the proposed use;**
- e. Physical condition of the site, and the suitability of soils and topography for the proposed use;**
- f. Suitability of the site based on the presence or absence of natural resources, environmentally sensitive lands, flood zones, or historic resources;**
- g. Compatibility factors;**
- h. Impact on adopted levels of service standards and quality of service standards; and**
- i. Location in a Coastal Upland Protection Zone (CUPZ).**

The requested action is consistent with the surrounding area density and intensity. The property is not located within the CUPZ. Adequate water and facilities are available to serve the property. The requested action meets all compatibility and suitability indicators described in Policy 1.02.04 and as depicted in **EXHIBIT B**.

Policy 1.02.08.

Stable or established residential areas shall be protected from encroachment by incompatible development by establishing and increasing the amount of mixed use transitional areas. This policy does not preclude necessary community facilities from locating within residential areas when such activities satisfy the criteria established in the City's comprehensive plan and land development regulations.



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The applicant's request for assignment of the Mixed Use (MU) future land use category for the subject property serves to accomplish the intent of this policy statement. By definition of the land use category requested, Mixed Use (MU) allows for a transitional urban development pattern. The requested action meets the intent of policy statement 1.02.08 by establishing a down-zoning between the Industrial (IND) land uses to the west and the established Low Density Residential (LDR) land uses to the east. The requested Mixed Use (MU) land use category provides for a range of commercial uses which are less intensive than would be permissible under the General Commercial (GC) designation, while allowing for a residential density at the same level as established for the Mixed-Use (MU) properties at no greater than 8 dwelling units per acre.

Policy 1.02.09.

The City shall provide for the orderly transition of incompatible uses. Where infeasible to separate incompatible uses then, buffering and mixed use transition areas shall be required to promote a smooth land use transition. Any potential adverse impacts caused by incompatible land uses located adjacent to each other shall be minimized by drought tolerant and native landscaping, low impact development strategies and buffer requirements.

The applicant's request for assignment of the Mixed Use (MU) future land use category for the subject property serves to accomplish the intent of this policy statement. The existing land use and zoning under General Commercial of the subject property is not compatible with the adjoining residential properties to the east. The requested action provides a down-zoning transition land use from the industrial properties west of the subject property to the adjoining residential areas located to the east.

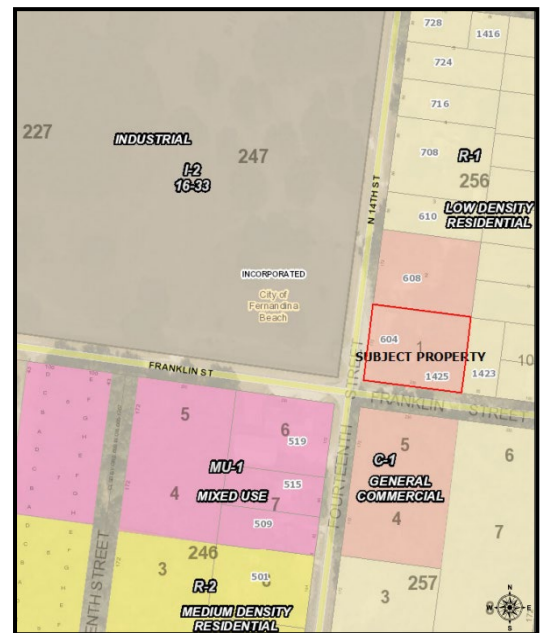
Policy 1.07.07.

Mixed Use (MU)

- This land use category is designed to accommodate medical, business, and professional offices; personal service establishments with limited inventory of goods; neighborhood commercial uses; and customary accessory uses, which are subordinate and incidental to the principal office or limited commercial use.
- Single-family and multi-family residential units are allowed in this land category.
- This designation is not intended for manufacturing.
- Mixed uses, either "stand alone" or in mixed residential and business use structures, may occur throughout the area designated for MU on the FLUM through the assignment of zoning districts for residential uses, limited commercial uses, and office uses, as well as the use of the PUD overlay.
- The maximum density for residential development within the MU land use category is eight (8) units per acre. The intensity of non-residential development in the MU land use category shall not exceed a FAR of 1.0.
- In the application of zoning districts within the ORMU category, the City shall ensure that proposed zoning districts are compatible with each other and with adjacent zoning districts and land uses.

The existing land use and zoning (General Commercial (C-1) of these properties does not permit any residential dwelling units. The Mixed Use (MU) land use/ MU-1 zoning supports eight (8) dwelling units per acres. Although the applicant has not stated any intent to redevelop the site, the entire subject property must be analyzed for its

Franklin Street Mixed Use Pattern





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full future development potential under the requested land use. The land area (including half of the adjoining rights- of way) totals 44,720 square feet. The minimum land area necessary to support a dwelling unit at 8 units per acre is 5,445 square feet. The total land area divided by the minimum land area per dwelling unit accommodates up to a potential eight (8) dwelling units.

The intensity of non-residential development is limited by a Floor Area Ratio (FAR) of 1.0 within the Mixed Use (MU) land use category. The General Commercial (GC) category limits the FAR to 1.50. The total land area of the subject property equals 39,560 square feet. Under the requested Mixed Use land use category the FAR limits the total amount of non-residential (office/retail, etc.) space to no greater than 39,560. The proposed change would reduce the total amount of non-residential space by 19,780 square feet on the subject property. The existing commercial structure totals 5,320 square feet on the property. Non-residential uses permissible within the Mixed Use category are defined within the Land Development Code (Table 2.03.02) to uses consistent with the policy direction provided in 1.07.07(1). Development standards and permissible building types specific to the MU-1 zoning district are provided in several Chapters and Sections of the Land Development Code and as generally described in the following paragraphs.

CONSISTENCY WITH THE LAND DEVELOPMENT CODE: _____

The requested Mixed Use, MU-1 zoning provides for a mix of residential and non-residential uses. Permissible uses are provided in Table 2.03.02 of the Land Development Code (LDC).

Table 2.03.02 - Table of Land Uses

The following land uses are permissible, subject to compliance with the standards of the MU-1 zoning district. Additional standards for Commerce Parks, Large Scale Commercial Development, and Telecommunication Towers are applicable and are located in Chapter 6.

The applicant's requested zoning district of MU-1 (Mixed Use) would correct the existing residential nonconformity of the subject site and remove several uses as permissible under the current General Commercial (GC) zoning district.

Design Standards for the MU-1 Zoning District

In addition to the permissible uses allowable for the subject property, development of the site is limited to the design parameters and building types as defined in Chapter 4 of the LDC. In addition to site design standards the City maintains requirements for installation of infrastructure (Chapter 7), parking (Chapter 7), parking design (Chapter 7 and Chapter 4), stormwater management (Chapter 7), minimum landscaping (Chapter 4), tree protection (Chapter 4), and signage or accessory structures (Chapter 5).

The MU-1 site design standards are depicted in the following tables. Any proposed development of the subject property must demonstrate compliance with the standards for the district and is reviewed by the City's Technical Review Committee for compliance. Staff has not received any proposed development plans as part of the applicant's request for a land use and zoning change. Development plans are not a requirement for consideration of the requested action.

Table 4.01.01. - Density and Housing Types in Base Zoning Districts.

Zoning District	Maximum Gross Density (dwelling units per acre)	Permissible Housing Types
MU-1	8.0	Single-family detached Duplex structures Triplex structures



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		Townhouses Mixed Use
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Table 4.02.01(J). - Design Standards for Lots.

Zoning District	Minimum Lot Width (ft.)	Maximum Impervious Surface Ratio for Lots (%)	Maximum Floor Area Ratio for Lots (%)
MU-1	50	60	50

Table 4.02.03(E). - Standards for Building Heights and Setbacks.

Zoning District	Maximum Building Height (ft.)¹	Minimum Setback			
		Front (ft.)	Side²	Rear (ft.)	Corner Lot (side abutting street) (ft.)³
MU-1	35	None	None ⁴	10	10

Notes:

¹A building on any lot within 800 feet of the mean high water line of the Atlantic Ocean shall not exceed thirty-five (35) feet in height.

² Each side yard setback shall be increased by one-half (1/2) foot for each one (1) foot, or fraction thereof, of building heights above twenty-five (25) feet.

³Buildings shall not encroach into the required clear visibility triangle at intersections, as set forth in Section 7.01.08.

⁴Where access is provided from an alley or public street to the rear of the principal building, no side yard setback is required. Where such access is not available, one (1) side yard shall be a minimum of ten (10) feet. Any other side yard shall have a minimum side yard setback of zero (0) feet.

Section 2.01.09 of the LDC states the intent of the MU-1, Mixed Use, zoning classification.

The MU-1 District is intended for the development of a combination of residential, office, and limited neighborhood commercial uses. The Mixed Use District encourages well-planned development and redevelopment of areas that feature compatible, interrelated uses including single-family and multi-family residential units; medical, business, and professional offices; personal service establishments with limited inventory of goods; and limited neighborhood commercial uses.

The subject property is capable of meeting the intent of the MU-1 zoning district. Assignment of this zoning district to the site would enable the property to deliver well-planned development compatible with the surrounding area.

CONCLUSION:

Staff finds the requested action to be consistent with the Comprehensive Plan and Land Development Code.

The application of the Mixed-Use Future Land Use Map (FLUM) category and MU-1 zoning district is appropriate on the subject property. An orderly transition from the industrial properties to the west and residential properties to the east is established by approving the applicant's request along with correcting the existing residential nonconformity. The Mixed-Use category enables a development scenario that serves to meet



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the needs of the City by allowing greater flexibility in design to accommodate housing types in a work/live built configuration along a primary arterial road near the City's urban core.

Allowing the Mixed Use FLUM category and MU-1 zoning district on the subject property is consistent with the established pattern for properties along Franklin Street. Approval of the applicant's request also removes the range of permissible uses allowable under the General Commercial (C-1) zoning category that are inappropriate for the adjoining residential neighborhood. Therefore, staff recommends approval of the applicant's request for assignment of Mixed Use (MU) Future Land Use Map category and MU-1 zoning district for the subject property.

MOTIONS TO CONSIDER

I move to recommend (approval or denial) of PAB case number 2022-19 to the City Commission requesting a Future Land Use Map assignment of Mixed-Use land use and MU-1 zoning from General Commercial use and C-1 zoning, as described and that PAB case 2022-19 as presented, (is or is not) sufficiently compliant with applicable Florida Statutes, Comprehensive Plan and Land Development Code to be approved at this time.

Respectfully submitted,

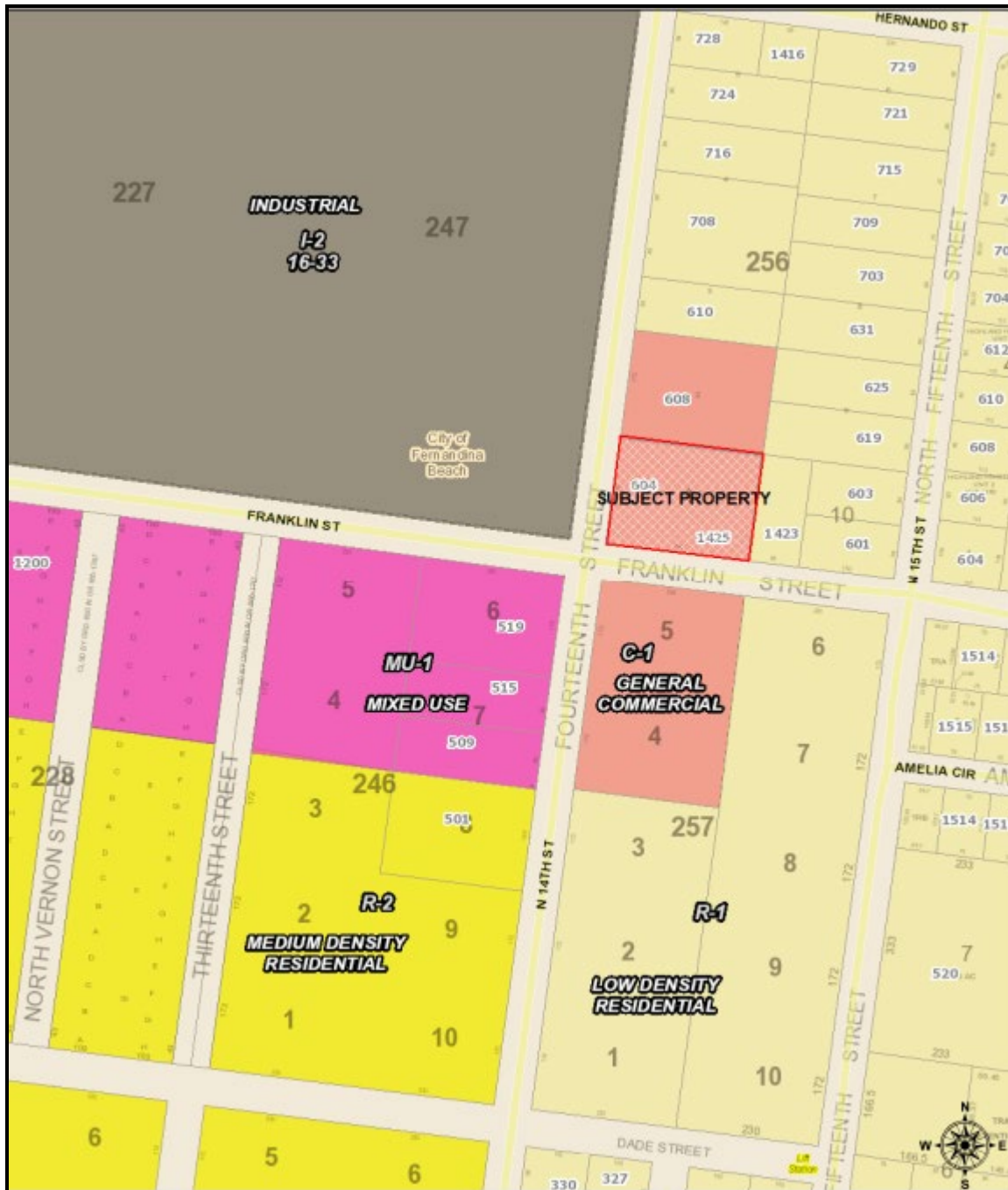
A handwritten signature in blue ink, appearing to read "Daphne Forehand".

Daphne Forehand
Planner I



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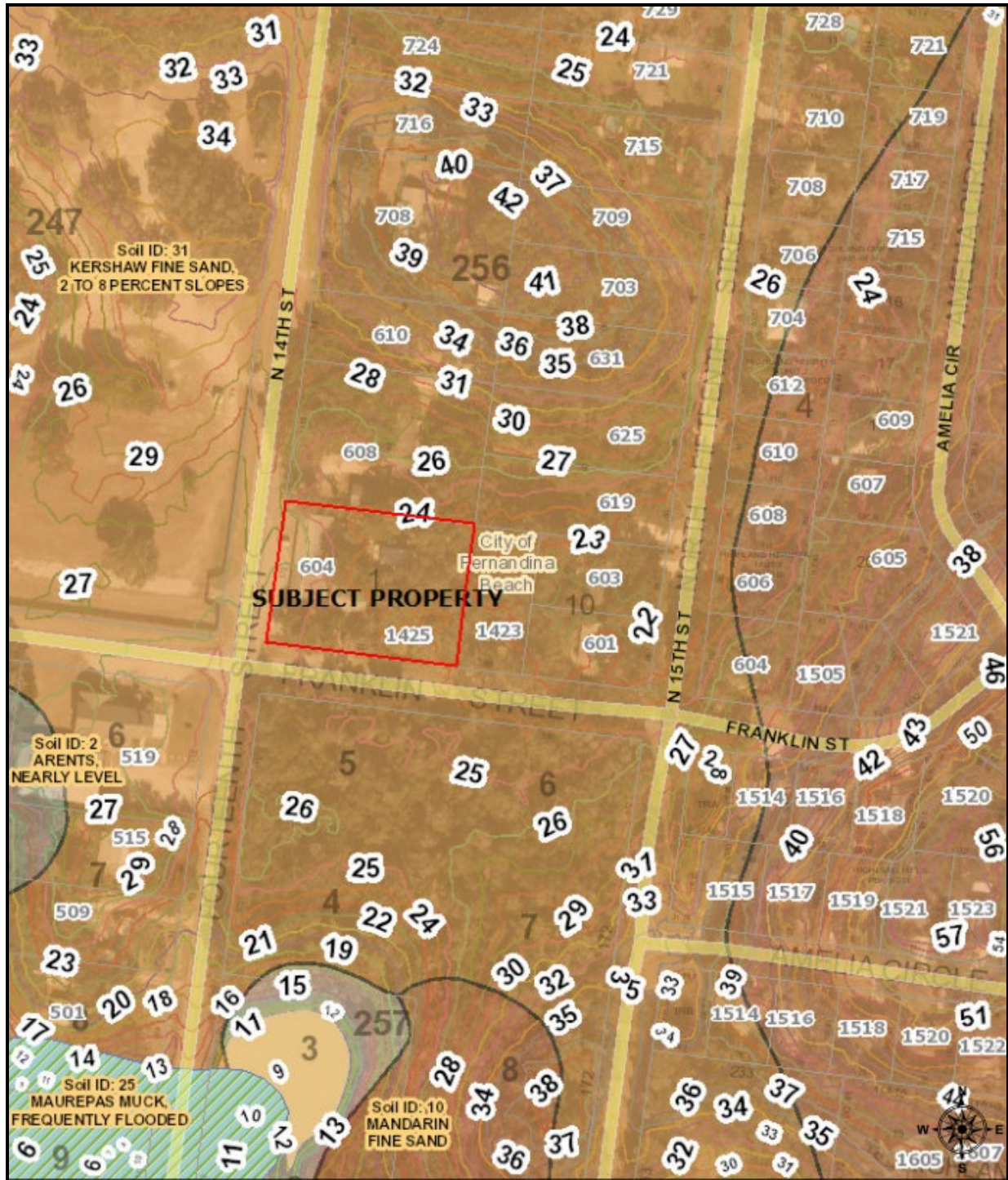
EXHIBIT A





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EXHIBIT B





NOTICE OF PUBLIC HEARING

A Public Hearing has been scheduled to consider the following
Zoning Change application:

Future Land Use Map Amendment / Zoning Change

Amelia Island LLC requests reassignment of the Future Land Use Map category of Mixed-Use (MU) and Mixed-Use (MU-1) zoning district to address existing residential non-conformities on site from General Commercial (GC) land use and C-1 Zoning for property totaling approximately 0.91 acres of land.

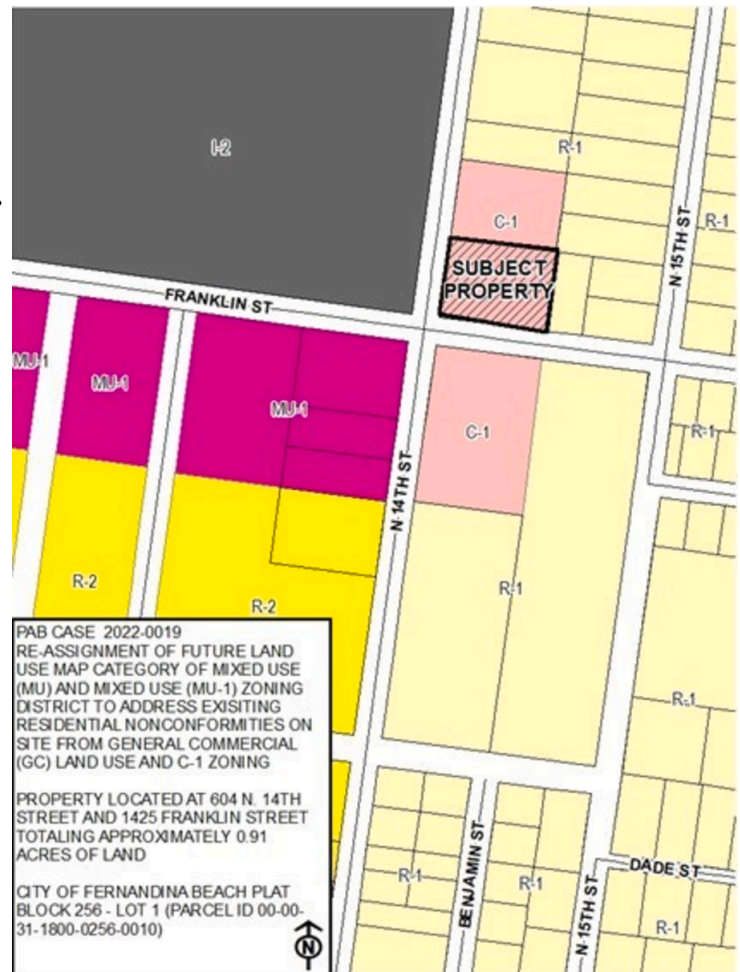
Case #: PAB 2022-0019

Property: 604 S. 14th Street/1425 Franklin

Date: Wednesday, May 11, 2022

Time: 5:00 PM

Location: City Hall Chambers at
204 Ash Street
Fernandina Beach, FL 32034



A copy of the records applications and all supporting documents will be made available online 7 days prior to the date of the public hearing; please visit <https://www.fbfl.us/867/Agendas>.

Interested parties may appear in person on the date of the hearing and be heard as to the advisability of any action, which may be considered. Please be on notice that the complete rules of procedure for meetings will be posted on the City's website www.fbfl.us. Please call (904) 310-3480 if you cannot access the rules of procedure for this hearing on the City's website. This meeting will be broadcast live for public viewing on the City website and Channel 264 (Comcast only).

Any persons with disabilities requiring accommodations in order to participate in this hearing should contact 310-3100, TTY 711, (TTY number for all City offices) 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.

APPROVED



**MINUTES
TECHNICAL REVIEW COMMITTEE
REGULAR MEETING
DECEMBER 10, 2020**

1. CALL TO ORDER 9:00

2. ROLL CALL

MEMBERS PRESENT:

Kelly Gibson, Planning
Jason Higginbotham, Fire
Michelle Forstrom, Code Enforcement
Dave Holley, Arborist (9:09)

Stephen Beckman, Building
Sal Cumella, Historic Preservation
Andre Desilet, Stormwater/Utilities
Rex Lester, Streets/ADA

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES

Approval of Minutes for the Regular Meeting on November 12, 2020.

**ACTION TAKEN: A motion was made by Member Higginbotham, seconded by Member Forstrom, to approve the Minutes as presented.
Motion passed by unanimous voice vote.**

5. DISCUSSION ITEMS

- 5.1 Pre-Application Discussion - Matt Poling, Trenam Law, 1750 S. 14th Street - To discuss the possibility of splitting the northern lot from this parcel. The property is zoned C-1.

No one from Trenam Law was present to discuss this project.

Ms. Gibson stated that this is the Synovus Bank site and gave a brief history of the parcel. It was also mentioned that the remaining structure relies on the dry pond and that parking calculations are accurate.

Mr. Desilet stated that draft documents are necessary for further evaluation of a potential split.

Comments will be shared with Trenam Law.

- 5.2 Pre-Application Discussion - Dan McCranie, McCranie & Associates: 3420 First Avenue - To discuss the construction of 4 townhome buildings utilizing the 25 x 100-foot plated lots of record. This property is zoned R-3.

Ms. Gibson introduced the case and also introduced the applicant Mr. Dan McCranie.

Mr. McCranie stated that he spoke with John Cotner and explained that the structures would be built on stilts as a way to preserve more trees. He also mentioned that the intended use for these homes would be short-term rentals. He added that there would be no garages and that a request for a variance for parking in front would be presented as rear parking is not possible.

Mr. Desilet inquired about drainage flow and locations of retaining walls. He also asked about exposed sewer pipes and stated that Mr. McCranie would likely be responsible for obtaining permits to extend city water and sewer lines.

Mr. Lester spoke about the need for First Avenue to be resurfaced if utilities are extended to each townhome. He also mentioned that sidewalks should be considered.

Ms. Forstrom stated that all dumpsters and trash receptacles cannot be in the right-of-way.

Ms. Gibson confirmed that all dumpsters and trash receptacles areas must be screened and landscaped. Mandatory code requirements for sidewalks will be given to Mr. McCranie. She then noted that a parking variance is required due to the intention of the homes being used as resort rentals.

Mr. Beckman spoke about the differences between single-family home ADA requirements versus resort rental requirements.

Ms. Forstrom gave an overview of Code Enforcement procedures with regards to resort rental inspections.

Mr. McCranie will return to TRC to address comments made by the Committee today.

- 5.3 Pre-Application Discussion - Asa Gillette, Gillette & Associates, Inc., 604 North 14th Street - To discuss site compliance for mixed used occupancy for an existing commercial building. The property is zoned C-1.

Teresa Prince, 406 Ash Street, spoke on behalf of the client, giving a history of the building's compliance issues. She also stated that her client is trying to determine the financial feasibility of coming into compliance with the current business occupants.

Asa Gillette, 20 S. 4th Street, reviewed each of the businesses located on this property. He stated that an ADA parking space will be added but that it would extend into a county right-of-way.

Ms. Forstrom confirmed that if the current dumpster is to remain, it would need to be enclosed and the area landscaped.

Ms. Gibson indicated that bringing the side and rear of the structure into compliance would be a preferable first step. She also suggested the applicants come back to TRC with revised plans and drawings that address comments made by the Committee today.

- 5.4 Pre-Application Discussion - John Hillman, 3163 Bailey Road - To discuss adapting a warehouse building into a woodworking shop. This property is zoned I-1.

John Hillman, 1001 White Street, spoke about the background of this property and gave an overview of the intended use.

Ms. Gibson stated that this would be a permissible use.

Mr. Desilet mentioned he saw no issues with stormwater drainage or utilities.

Ms. Forstrom confirmed that any dumpsters would need to be enclosed and the area landscaped.

Mr. Beckman stated that the HVAC system should be inspected and that an ADA restroom is required with the Change of Use.

Mr. Lester inquired about future use of the property and how the current parking lot might need to be redesigned to match future use.

The Committee agreed that the case can move forward with permitting.

- 5.5 Change of Use: 311 Centre Street - Kelly Purko to discuss opening a retail space in a former real estate location. This property is zoned C-3.

Ms. Purko gave an overview of the intended use. She stated two non-load-bearing walls will be removed in order to create one large rectangular retail space.

Mr. Beckman stated that 1 restroom facility is required, which must also be ADA compliant.

Mr. Desilet commented on the likely change in water and sewer use.

Mr. Cumella stated that any exterior changes, including signage, must go through the HDC for approval.

The Committee agreed that the case can move forward with permitting.

6. NEW BUSINESS

There was no new business to be discussed.

7. OLD BUSINESS

There was no old business to be discussed.

8. DEVELOPMENT INQUIRIES FROM APPLICANTS NOT ON THE AGENDA - DISCUSSION ONLY, NO ACTION TO BE TAKEN.

Teresa Prince, 406 Ash Street, spoke on behalf of 4 clients looking to purchase a piece of property on Nectarine Street between S. 14th and S. 15th Street.

Mike Barker, 1242 San Jose Boulevard, inquired about replacement of cell phone towers should it ever fail due to natural disaster or other events. Ms. Gibson gave an overview of non-conforming codes per the LDC and will forward a copy to Mr. Barker.

Brad Hollet, architect for buyers, spoke about wanting to keep as many trees as possible during development. The project is for a hospital-grade medical facility. Mr. Hollet spoke of the current orientation and that the site plan would allow to preserve 8 mature trees.

Ms. Gibson spoke of the orientation of Building One, and Mr. Beckman spoke about ensuring

the cell tower's upkeep and its access' maintenance.

Mr. Lester confirmed the locations of city and county rights-of-way as they pertain to the parking lot entrances and exits.

Matt Lahti, civil engineer, indicated that a full set of plans would be made available to the TRC.

Mr. Higginbotham spoke about fire/rescue truck access within the parking lots and confirmed the availability of multiple access points.

Mr. Beckman inquired about the location of emergency electrical system locations and Ms. Gibson spoke of sidewalk requirements and outdoor lighting.

Ms. Forstrom confirmed that each tenant in each building would be required to apply for their individual LBTR.

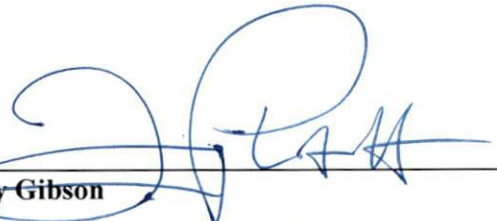
9. COMMITTEE BUSINESS

8.1 SPR 2020-0006 Paxton Automotive - 1947 Citrona Drive: Sign Off

8.2 SPR 2020-0008 WestRock Drop Yard - 600 N. 8th Street: Sign Off

Members of the TRC signed both sets of plans after the meeting was adjourned.

10. ADJOURNMENT: 11:04


~~Kelly Gibson~~
Jacob M. Platt



FERNANDINA BEACH

Vision 2045 Plan

VISION STATEMENT

"The City of Fernandina Beach is a historic barrier island community that maintains its small-town quality of life by protecting its rich array of natural, cultural, and historic resources. Serving as an environmental steward, the City will maintain a strong and resilient economy through a commitment to sustainable development practices."

Adopted by Resolution 2022-37 on February 15, 2022

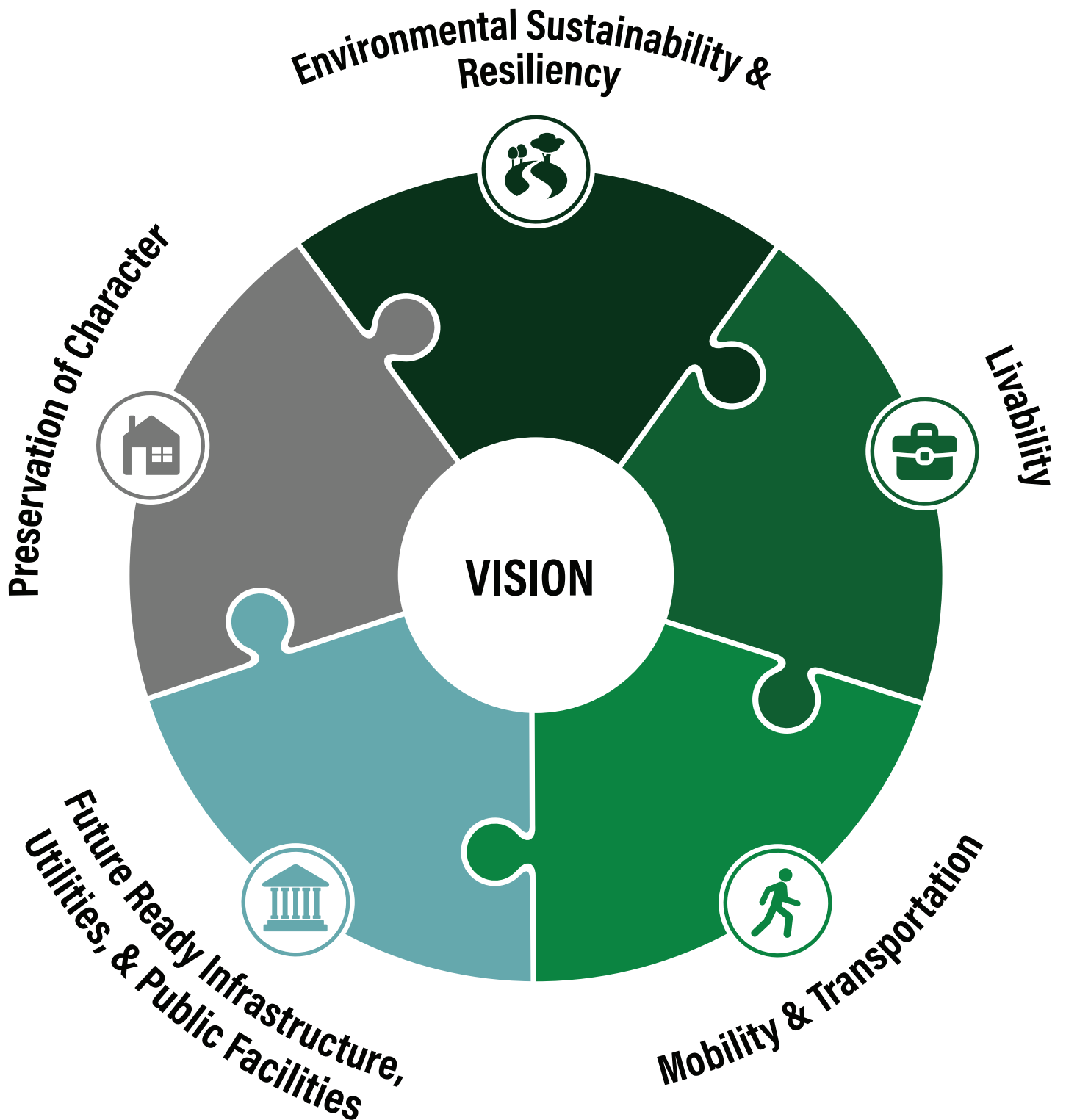


MISSION STATEMENT

The City of Fernandina Beach will implement changes and updates to the City's Comprehensive Plan and Land Development code, establish key partnerships, expand public outreach, and support capital investment that will accomplish the City's Vision Statement.

Adopted by Resolution 2022-37 on February 15, 2022

THE 5 KEY THEMES



Executive Summary

Growing, charming, appealing, and special are often the words we hear to illustrate Fernandina Beach today. Protected, natural, and united are what we hear to define its future. It comes as no surprise that these words both balance and reflect the community they describe.

Fernandina Beach is a vibrant, thriving waterfront city in Northeast Florida. A city which is not still. It's a community whose evolving cultural, historic, and natural riches are evident along every street, neighborhood, park, and coastline. Reaching beyond the aesthetic beauty of this physical place are the people who live here and bring forth the warmth and friendship that make this a community.

Fernandina Beach has historically embodied balance and inclusive in its population. Generations of families from an expansive range of wealth and racial backgrounds have made this community what we see today. As the world, the Nation, the State, and Nassau County continue to change and to grow, so will Fernandina Beach.

Fernandina Beach, like many other coastal communities, faces the pressures of rapidly escalating living costs, vulnerability from climate change, and pressure to develop its remaining natural environment. Actions from the past have formed the foundation of the present and will continue to be the point of departure for development of solutions required to successfully respond to the evolving community challenges. It is widely recognized that the community must take a holistic approach to make possible a future that reflects cherished values and preserves its most desirable features in a fast-growing County. The City's position and its value as a political subset of the County has changed over the past two decades, but it remains competent and capable of maintaining a leadership role to support its needs through effective and reciprocal partnerships to ensure that the City's perspective is heard. As the City moves through the next 25 years, the 2045 Vision serves to articulate Fernandina Beach's actionable mission and an implementing strategic plan with measurable goals and objectives.

The foundation of Fernandina Beach's 2045 Community Vision Plan is resiliency, sustainability, and preservation. Resiliency is simply described as the ability to bounce back to normal after a disruption (environmental, economic, or natural). To be resilient, the City must be proactive and diligent while working with its community partners and governmental agencies. Sustainability is meeting the needs of the present without compromising the future. This is achieved by taking demonstrable measures to balance community values, despite a changing population, without risking the small-town feeling so many have come to enjoy. Preservation is a process of maintaining and safeguarding against future damage. Through focused and swift action to preserve and protect its most critical natural and cultural features, the City will support the desired ambiance of Fernandina Beach in 2045.

To achieve this future, the City of Fernandina Beach must:

- build on forward-thinking strategies established to address its vulnerabilities and preserve its natural and cultural assets,
- continue to place the community and its residents first when making decisions,
- be a partner-leader in the community, region, and state to demonstrate commitment to values and communicate evolving needs, and
- take a balanced approach when making decisions that affect the historical fabric and structure of our city while meeting the future needs of our residents and businesses.

With this focus, the Fernandina Beach of 2045 will be a place where children raised here will return to raise their families, where newcomers are warmly greeted after a long career, where businesses continue to prosper and where those who have lived here for generations can still see and feel the community that they have always loved to call home.

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PROJECT TEAM



ACKNOWLEDGMENTS

Special acknowledgment to the residents of Fernandina Beach.

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Airport
Animal Services
Building
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City Clerk
Finance
Fire & Police
Golf Course
Human Resources
Information Technology
Maintenance
Marina
Parks & Recreation
Sanitation & Recycling
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Council on Aging

Fernandina Beach High School Foundation

Fernandina Beach Main Street

Historically Black Church Pastors

Racial Equality Coalition of Fernandina Beach

01 THE VISION

I. THE SHARED VISION

Developing a shared vision for the future is a challenging task, especially for communities as diverse and dynamic as Fernandina Beach. Every member of the community has their own views on how the City should evolve in the future and finding a shared vision can be onerous. The Vision 2045 public outreach process gave citizens of Fernandina Beach the chance to express their vision for the future of the City. This extensive and exhaustive process allowed the team to better understand what the people want their community to be like in the next 25 years.

A. Building the Vision

The vision is built from the shared input from the public, stakeholders, and City officials. Data and input from the planning workshop, surveys, presentations, outreach efforts, and stakeholder interviews was thoroughly analyzed to identify common themes, hopes, and aspirations for the future Fernandina Beach. Three major themes arose during the analysis that acted as a common thread throughout the different aspects of the public input process. These themes were resiliency, sustainability, and preservation.

B. The Vision's Foundation

Resiliency, sustainability, and preservation form the foundation of vision.

Resiliency

Resiliency has become a major concern among communities in the last 10 years. This is especially true for coastal communities. In the past decade, Fernandina Beach has experienced an economic recession, global pandemic, sea-level rise, hurricanes, rise of new technology,

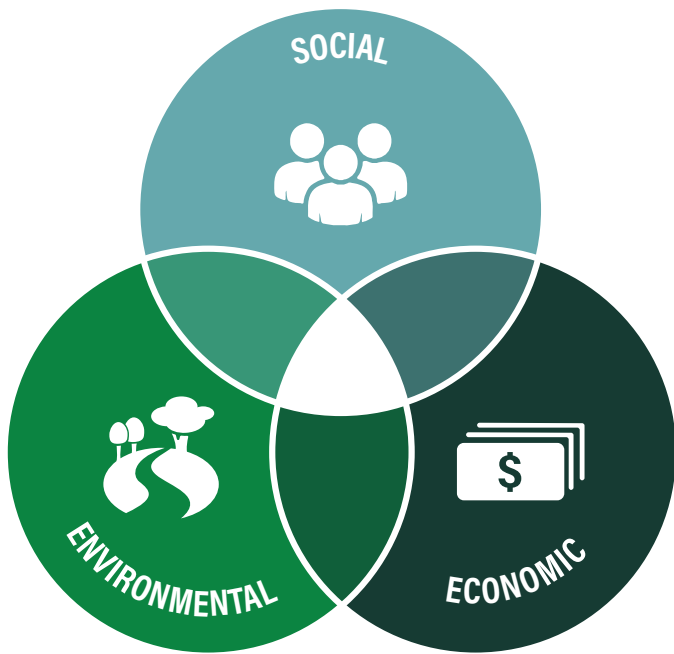
and increasing development, gentrification, displacement of low-income and minority residents, and population growth.

Resiliency is “the ability of a piece of infrastructure, system, environment, or community to sustain or recover its essential functions when presented with a disruption.” These disruptions can be environmental (sea-level rise, coastal erosion), economic (recession), or a natural or man-made disaster (hurricanes, oil spills, and pandemics). Resilient communities are able to bounce back from a disruption or disaster quicker and more easily return to normal life.

True resiliency looks at economic resiliency, social resiliency, and environmental resiliency. These three elements make up the triple bottom line and give the city a broader perspective on how different aspects of the community are affected by disruptions. Looking through the lens of the triple bottom line also allows a holistic recovery and prevents sacrificing one of the elements for the progress of another.

Environmental resiliency looks at how the City can better prepare itself for environmental disruptions such as sea-level rise, climate change, coastal erosion, and future hurricanes. This is a key issue due to the City's vulnerability to these disruptions.

Economic resiliency will analyze how the City can better position itself to recover from an economic downturn, adapt to changes in technology, and better compete with up-and-coming communities off-island and in the greater Jacksonville area.



Social resiliency looks at how all members of the community can prosper in the future. This includes identifying the social threats of gentrification and how lower-income and minority residents can adapt and remain a part of the Fernandina Beach community.

Sustainability and preservation also use the triple bottom line to identify the best strategies.

Sustainability

Sustainability is “meeting the needs of the present without compromising the ability of future generations to meet their own needs”. Sustainability in the context of the Vision2045 is identifying how Fernandina Beach can operate and improve in a way that doesn’t diminish the quality of life for our children and grandchildren that want to call this place home.

Preservation

Preservation is “the process of keeping something safe from damage or deterioration”. Preservation includes preservation of the natural environment (conservation), historic/cultural traditions, and the built environment. The preservation aspect of the plan identifies what the people love about Fernandina Beach and identifies strategies and plans to preserve those elements for future generations.

By looking at solutions through an economic, environmental, and social lens, we are able to ensure that Fernandina Beach will be an equitable and prosperous City for all of its citizens.

Photo: *Preserved Historic Courthouse (source: WGI)*





II. THEMES & GOALS

A. Purpose

Five themes arose from discussion with the public, stakeholders, and city leadership. These ideas are

1. Environmental Sustainability & Resiliency
2. Preservation of Character
3. Livability
4. Future Ready Infrastructure, Utilities, & Public Facilities
5. Mobility & Transportation

Chapter 2 introduces each of the five themes and goals to support the themes. Included is an introduction to the theme, a brief summary of the stakeholder input that lead to the development of the goals, and how the City is already supporting those goals. A more detailed analysis of the public input supporting the goals can be found in Appendix B.

Projects and recommendations were developed to accomplish each of the goals. A timeline for implementation of each project or recommendation is provided in Chapter 2 with further detail on the implementation in Chapter 3.

Theme	Goal
Environmental Sustainability & Resiliency	▪ Protect and increase the City's tree canopy ▪ Increase acreage of land dedicated to recreation and conservation ▪ Remove all septic tanks in the City ▪ Further improve protection of wetlands and coastal areas ▪ Increase the City's resiliency to climate change and sea-level rise
Preservation of Character	▪ Ensure preservation and upkeep of historic assets ▪ Preserve the existing building stock ▪ Ensure new buildings are in line with community character ▪ Reinforce community's social connections and small town charm
Livability	▪ Better balance tourism with the needs of residents ▪ Improve living conditions for seniors ▪ Expand affordable housing opportunities ▪ Ensure opportunities for young professionals and families ▪ Maintain socio-economic diversity
Future Ready Infrastructure, Utilities, and Public Facilities	▪ Establish a resilient Smart Grid that is optimized against future storms, supplied by renewable energy sources, supports electric vehicles (EVs), and supported by expanded and modernized broadband infrastructure ▪ Ensure all City owned and/or operated public facilities will incorporate sustainable future proofing (SFP) design principles
Mobility & Transportation	▪ Complete sidewalk and bike networks ▪ Improve accessibility for senior and disabled citizens ▪ Establish transit options around the island ▪ Establish transit connections to off-island populations and jobs

02 THE THEMES

THEME 1: ENVIRONMENTAL SUSTAINABILITY & RESILIENCY

What We Heard

Conservation of the natural environment was by far the number one concern brought up during public outreach. Protection of environmental assets consistently polled high in the online surveys, as well as during the planning workshop.

What We Are Doing Now

- Created City Tree Committee (CTC)
- Considering CTC recommendations for LDC Amendments
- Heritage Tree Program
- Tree replacement requirements
- Strong tree ordinance with mitigation requirements & strict penalties
- Hired urban forester/arborist in 2018
- Tree Management Plan 2019-2024
- City sponsored tree giveaways
- Established wildlife corridors
- Wetland fill prohibited in the Comprehensive Plan and LDC
- Established wetland buffers at 25 feet from delineation line
- Established Conservation Land Trust Fund in 2018
- Designation of 127 acres as conservation or recreation in 2021
- Revising criteria for nominating land for conservation
- Dune Management Program
- Funding obtained for Habitat Beach Conservation Plan
- Policy 5.08.06 in the Comprehensive Plan establishes wetland buffers and transition areas
- Policy 5.14.6 and 5.14.7 of the Comprehensive Plan encourages dedication to conservation easements but don't identify an incentive
- Policy 5.02.04 of the Comprehensive Plan calls for continual evaluations of Coastal Upland Protection Zone (CUPZ) and to adjust if needed
- Policy 5.07.06 of the Comprehensive Plan says the City shall consider expanding CUPZ to include more of Egan's Creek
- LDC requires Florida Friendly and drought tolerant landscape plans for new development
- Landscape buffer requirements in the LDC
- Objective 1.02.05 of the Comprehensive Plan encourages screening standards
- Objective 1.03.07 of the Comprehensive Plan protects scenic vistas
- Developing a Waterfront Resiliency Master Plan
- Policy 5.03.05 calls for a Post Disaster Redevelopment Plan that limits development in areas prone to storm surge
- Partner with Nassau County for Community Rating System (CRS) events and outreach opportunities
- Active participation in Local Mitigation Strategy (LMS) review of projects and priorities
- City leadership and staffing presence at activated Emergency Operations Center

THEME 1 : Environmental Sustainability & Resiliency

GOAL	Urgent / Quick Win	Short-Term	Mid-Term	Long-Term
Accomplished by 2045 <i>The end goal</i>	0-1 Years <i>Funding available or regulatory deadlines</i>	1-5 Years	6-15 Years	16-25 Years
The City has ensured protection and increased its tree canopy coverage.	Create a Tree Management Plan with data from CTC Report	Foster the creation of a volunteer group to support new tree plantings for first 2 growth cycles	Increase canopy by 5% in the next 15 years (2036), as identified in the CTC report	Increase tree canopy by 7% in next 20 years (2041)
	Allow for administrative review of design standard deviations when certain trees can be preserved	Create tree planting strategy around stormwater management facilities	Maximize preservation of environmental features by revising PUD guidelines to support clustered developments which minimize land area impacts beyond current minimum requirements	
	Identify areas for potential planting areas in parks, rights-of-way, retention ponds, the golf course, and local schools, as identified in the CTC report	Expand landscape buffers/tree preservation minimum requirements for size and plantings along Amelia Island Pkwy.		
	Adoption of 11 LDC code revisions identified in the CTC report	Increase tree plantings along the rights-of-way of Simmons Rd., Will Hardee Rd., and S 14th St. south of Sadler, and Jasmine to retain natural character		
	Designate areas for tree staging and storage of materials for installation, as identified in the CTC report	Establish a long-term tree maintenance and replacement plan for Bosque Bello Cemetery		
	Creation of an Interdepartmental Tree Unit (in progress), as identified in the CTC report			
The City increased acreage of land dedicated to conservation.	Create similar nomination structure to align with County goals for Conservation Land Acquisition and Management (CLAM) - like program development and implementation (in progress)	Develop Conservation Easement incentives for residential properties to reduce development potential		All parcels identified for conservation by the City's CLAM-like program will be purchased
	Establish goal for conservation land acquisition in acreage	Establish a long-term sustainable funding strategy for purchase of conservation lands		
There are no septic tanks in the City and all properties will be served by city sewer services.	Work with the Nassau County Department of Health to identify existing septic systems and determine age of systems – maintain updated listing for GIS	Create incentive program for septic households to connect to City Services. Program should also identify parcels in the County that could easily be connected to sewer.	35% Reduction in number of septic tanks in Fernandina Beach by 2030 (2021 Baseline)	80% Reduction in number of septic tanks in Fernandina Beach by 2040 (2021 Baseline)
	Modify criteria for connection to City Services to require compliance with City Comprehensive Plan and Land Development Code Standards.	Work with Health Department to prevent future approval of septic tanks in Fernandina Beach city limits		
		Prioritize the extension of service lines outside of the City Limits		
		No new septic tanks approved in Fernandina Beach by 2025		

THEME 1 : Environmental Sustainability & Resiliency				
GOAL	Urgent / Quick Win	Short-Term	Mid-Term	Long-Term
Accomplished by 2045 <i>The end goal</i>	0-1 Years <i>Funding available or regulatory deadlines</i>	1-5 Years	6-15 Years	16-25 Years
The City’s waterfronts, beaches, and wetlands are resilient to the impacts of humans and climate change.	Develop Habitat Beach Conservation Plan (funded)	Implement short-term strategies from Beach Habitat Conservation Plan	Implement mid-term strategies from Beach Habitat Conservation Plan	Full implementation of the Beach Habitat Conservation Plan
	Consider expanded wetland buffer requirements (in progress)	Establish comprehensive island-wide wildlife corridor with Nassau County		
	Establish temporary construction regulations for work in the floodplain	Expand and clarify the Coastal Upland Protection Zone (CUPZ)		
The City is resilient to the impacts of storm surge, sea-level rise, or flooding.	Develop a Hazard Mitigation Plan to become eligible for Building Resilient Infrastructure and Communities (BRIC) funding	*Build southern half of Downtown Waterfront Park (Lots C & D)		
	Strengthen building requirements for 100- and 500-year flood plains so structures are more resilient	Establish Adaptation Action Areas, as appropriate (FL Statute 163.3164)		
	Create Resiliency Master Plan incorporating to following:	Prioritize infrastructure projects to mitigate risks within established Adaptation Action Areas		
	▪ Stormwater Master Plan	Establish a designated staff member or team to serve in a Chief Resiliency Officer capacity		
	▪ 2015 Vulnerability Assessment	▪ Consider joint entity/ partnership with Nassau County for consistency in messaging, policy, and processes		
	▪ Amelia River Shoreline Resiliency planning			
	▪ 2020 Nassau County Vulnerability Assessment			
		Develop a context specific Low-Impact Development Manual to address stormwater management		
		Update a Vulnerability Assessment and Sea Level Rise/Climate Change audit for public facilities		
		Implement recommendations in Stormwater Master Plan		
		Acquire last parcel in the Downtown Waterfront Park footprint.		
		*Build northern half of Downtown Waterfront Resiliency project (Lots A & B)		

* Indicates project is included in more than one objective

THEME 2: PRESERVATION OF CHARACTER

What We Heard

The evolving character of the City was a major concern identified in the outreach activities along with a desire to preserve Fernandina Beach's unique culture, aesthetic, and community.

What We Are Doing Now

- Architectural & design standards for Historic District and Old Town
- Identified contributing structures in Historic Districts
- Several buildings registered on the National Registry of Historic Properties (NRHP)
- Tax incentives for historic properties in historic districts (Sec. 74-151 and 74-152 through 74-167 of the LDC)
- Building code standards for non-historic district parcels
- Objective 1.2.6 of the Comprehensive Plan encourages character and density of new development be consistent with surrounding neighborhood
- Objectives 1.2.12 and 1.2.13 of the Comprehensive Plan protect the Historic District and require overlay requirements to protect character
- Objectives 11.3 and 11.08 of the Comprehensive Plan encourage reuse of existing building stock
- City published "Properties of Concern" list
- Developed Bosque Bello Cemetery Master Plan
- Pursuing for NRHP for Bosque Bello Cemetery
- City adopted non-discrimination Ordinance protecting sexual orientation and gender identity

THEME 2 : Preservation of Character				
GOAL	Urgent / Quick Win	Short-Term	Mid-Term	Long-Term
Accomplished by 2045 <i>The end goal</i>	0-1 Years <i>Funding available or regulatory deadlines</i>	1-5 Years	6-15 Years	16-25 Years
All historic properties eligible for designation are designated and documented to be in good physical condition.	Restore Peck Center (funded)	Implement short-term projects in Bosque Bello Master Plan including construction of columbaria	Full Implementation of Bosque Bello Master Plan	Obtain historic designation of structures that become eligible between 2035-2045
	Update the 2015 Bosque Bello Master Plan to include columbaria	Obtain National Register of Historic Places (NRHP) designation for Bosque Bello Cemetery	Obtain historic designation of structures that become eligible between 2021-2035	
Fernandina Beach retains its architectural charm by encouraging building preservation and adaptive reuse instead of demolition and new construction.		Work with Nassau County to adopt ad valorem tax incentive for historic properties		
		Undertake architectural survey of buildings outside the Historic District to identify architecturally contributing buildings (similar to Historic District and Old Town)	Expand preservation incentives to include those architecturally contributing structures outside of the Historic District	Establish a resource bank of local design professionals and engineers to provide low-cost service to property owners at risk of enforcement violations or demolition by neglect
All new construction in Fernandina Beach reinforces the City’s small town charm and respect the neighborhood’s unique character.	Coordinate with Nassau County on implementation of wayfinding project to ensure island-wide consistency	Adopt a hybrid form-based code that ensures new construction reflects and reinforces the community’s character	Develop corridor redevelopment strategies for 14th St., Sadler Rd., S. Fletcher Ave., and Main Beach	
	Work with Nassau County to design and construct gateway entry features funded by the bed tax	Explore Neighborhood Conservation Districts to further tailor new construction standards to reflect neighborhood character	Develop architectural standards for community facilities to establish consistency in design of new structures	
		Update 8th Street Mixed-Use Small Area Overlay to include requirements for mixed-use structures	Revise Planned Unit Development (PUD) standards to reduce minimum land area to qualify as a PUD	
		Explore revisions to PUD Standards to incentivize creation of workforce housing forms that are consistent with surrounding development patterns (i.e. duplex, tri-plex, quad-plex units)		
		Explore revisions to PUD standards to strengthen architectural guidance for residential design		

THEME 2 : Preservation of Character				
GOAL	Urgent / Quick Win	Short-Term	Mid-Term	Long-Term
Accomplished by 2045 <i>The end goal</i>	0-1 Years <i>Funding available or regulatory deadlines</i>	1-5 Years	6-15 Years	16-25 Years
Fernandina Beach is an equitable and diverse community through its built environment and community programs.	Create a Peck High School History Display (funded)	Develop island-wide strategic plan in partnership with Nassau County	Partner with non-government organizations and local civic groups to create a living history exhibit	
	Develop a Black and Hispanic outreach strategy that builds on pastoral outreach efforts already underway	Establish community clean-up/amnesty days for removal of junk and debris	Develop storytelling audio or video project of long-time residents to be used at events or as part of a video tour	
	Encourage City Staff to join non-profit organizations and take leadership roles in them	Partner with organizations to support and expand mentor programs	Develop requirements for new construction to include pedestrian spaces that promote socialization and gathering (commercial, subdivisions, PUDs)	
	Designate City representatives that will ensure a City presence at minority or underrepresented community events	Develop outreach strategy to advertise existing resources and services offered by the City and local organizations		
	Continue to protect and maintain its parks and City owned ROWs	Obtain NRHP status for Peck High School	Develop requirements for new construction to include Universal Design standards to ensure equitable access.	
	Translate government documents into Spanish			

THEME 3: LIVABILITY

What We Heard

Economic and social resiliency issues were prevalent during discussions with City leadership, stakeholders, and the general public. These issues include the lack of affordable housing options, accessibility obstacles, ensuring adequate job opportunities exist for young and mid-career professionals, and providing excellence in recreational services and programming which support all age ranges and addressing design measures for aging in place.

What We Are Doing Now

- Bed tax for Amelia Island is at 5%
- Short term vacation rental regulations
- Objective 11.3.15 of the Comprehensive Plan encourages historic and cultural tourism
- Objective 12.4 of the Comprehensive Plan promotes year-round tourism that balances needs of citizens and tourists
- City has conducted parking studies that show there is no parking deficit right now but that could change with further growth or changes in tourism trends.
- SR 200/A1A Corridor Master Plan being conducted by the County
- Public housing is available within City limits
- Affordable housing bonus program
- Accessory dwelling units (ADUs) allowed everywhere except for Old Town
- City waives impact fees for affordable housing projects
- Housing Authority advises Commission on affordable housing
-
- Objective 3.3 of the Comprehensive Plan supports increased inventory of affordable housing options
 - Policy 3.1.2 encourages the City to promote a mixture of housing types
 - Policy 3.3.1 says the City needs to routinely examine the LDC to ensure it doesn't create barriers to affordable housing
- Paratransit Program through Council on Aging
- Senior meet & greet, senior trips, and fitness classes at Atlantic and MLK Center offered through the Parks and Recreation Department
- Policy 3.3.5 of the Comprehensive Plan states City will adopt LDC regulations that allow seniors to age in place
- City supports a diversified economy
- Good working relationship with the Mills
- Working with industrial and commercial entities to ensure new developments or investments do not hamper the working waterfront
- Working waterfront defined in the Comprehensive Plan
- Objective 2.11 of the Comprehensive Plan ensures protection of working waterfront

THEME 3 : Livability

GOAL	Urgent / Quick Win	Short-Term	Mid-Term	Long-Term
Accomplished by 2045 <i>The end goal</i>	0-1 Years <i>Funding available or regulatory deadlines</i>	1-5 Years	6-15 Years	16-25 Years
Fernandina Beach balances the needs of residents and visitors by capitalizing on its tourism economy to reinvest in the local community.	Coordinate with Nassau County on design and implementation of infrastructure projects being funded through the bed tax	Work with Nassau County to add a High Impact Tourism tax to existing 5% bed tax. Revenues can be used for City infrastructure impacted by tourists like streets, streetscape enhancements, beach access, beach sanitation, dune protection, emergency rescue services, shuttle services, and multi-use trails	Complete Centre Street and downtown improvements to provide consistent streetscape design	
	Enforce the 3-hour parking limit downtown to increase turnover of spaces			
	Require Neighborhood Impact Report for any special event that closes a public street	Identify which projects will be funded by the additional High Impact Tourism Tax		
	Create a downtown streetscape design and maintenance standards guidebook	Reconsider establishing a parking management strategy or paid parking program that exempts local residents		
	Create enhanced relationships with the Chamber of Commerce and Main Street to work with small businesses to retain existing businesses and foster new	Consider options to support development of industrial lands for growing economies such as aeronautical services		
Fernandina Beach is a livable and Multi-generation community where its citizens can age in place.	Reduce permit fees for new signs			
The city has housing stock available for its workforce, aging, and vulnerable populations.	*Waive permit review fees for residential homeowner improvements that support aging in place (ramps, grab bars, lifts)	Support creation of a CAPABLE program -Community Aging in Place (partners with Council on Aging)		
	*Provide funding to address existing sidewalk network gaps	*Expand para-transit options for seniors and disabled residents		
	Increase the impact fee exemption incentive for non-profits building affordable housing (currently \$25,000)	Create Workforce Housing Action Plan	Create a tiered criteria for access to public housing that supports upward mobility and increases unit turnover	Rebuild existing public housing at maximum density allowed by zoning when at the end of its lifespan
	Work with City housing authority to create an education program and strategies which support upward mobility	Update affordable housing bonus program		
		Explore a hybrid form-based code that allows for a diversity of housing types		
		Explore revisions to PUD regulations to support affordable housing units		
		Establish architectural standards for duplex, triplex, and quadplex housing forms		

* Indicates project is included in more than one objective

THEME 3 : Livability				
GOAL	Urgent / Quick Win	Short-Term	Mid-Term	Long-Term
Accomplished by 2045 <i>The end goal</i>	0-1 Years <i>Funding available or regulatory deadlines</i>	1-5 Years	6-15 Years	16-25 Years
Fernandina Beach remains an attractive, viable location for young and mid-career professionals to make their home and raise families.	Participate in school career fairs	Evaluate the existing and future job sectors and trends to identify where additional jobs can be supported locally and if hurdles exist which prevent jobs from locating in the City.		
	Ensure that revisions to the Parks and Recreation Master Plan serves to address the needs of residents at all ages and abilities	Establish HS intern program for trades, engineering, project management, or general government services		
	Support initiatives to increase the number of schools and daycare facilities			
The City will increase its economic resiliency by diversifying its industry sectors, supporting existing businesses, and maintaining its working waterfront.	Streamline permit process for new business locating to the City (update guides, processes, and key contacts)	Conduct an audit of government operations and services to identify ways to be more customer service focused	Create a partnership with Nassau Co. Economic Development Board (NCEDB) to attract aeronautical uses at the airport	Implement mid- and long-term recommendations from the customer service audit
	Partner with the Chamber of Commerce to determine where processes can be optimized in support of existing businesses as they relocate or expand.	Reduce permit fee for sign permits	Develop incentive program for qualified target businesses seeking to locate in Fernandina Beach	
		Eliminate Local Business Tax Receipt for new businesses in their first year in the City (currently \$52.50)	Implement short-term recommendations from the customer service audit	
		Create internship program in City government for local students		
		Partner with Nassau County Economic Development Board (NCEDB) to identify targeted industries and tactics to attract them to the City		

* Indicates project is included in more than one objective

THEME 4: FUTURE READY INFRASTRUCTURE, UTILITIES, & PUBLIC FACILITIES

What We Heard

A major theme discussed by City leaders was the need to reinvest in the City's infrastructure in a way that sets Fernandina Beach up to thrive in the future.

This is accomplished through future-proofing the City's utilities and assets. Future ready infrastructure and facilities meet our current needs, while being flexible, reliable, and scalable to handle future requirements and technologies. This can refer to smart grids, electrical vehicle charging networks, expanded broadband and fiber for working at home, and decentralized power production.

This goal will optimize the City's infrastructure is adaptable to future needs and technologies.

What We Are Doing Now

- Policy 11.4 of the Comprehensive Plan says the City shall encourage use and production of renewable energy
- Policy 3.6.2 of the Comprehensive Plan says the City will encourage use of renewable energy in residential structures
- City approved the Cogen plant at Rayonier
- Currently switching City street lights to LEDs
- Policy 11.6.5 of the Comprehensive Plan says the City will encourage burial of utilities in the historic areas
- AT&T currently supplies broadband on Amelia Island
- Policy 12.6.4 of the Comprehensive Plan says the City will investigate availability of broadband service via existing providers, wireless networks, or municipally owned facilities to support expansion
- Conducted a financial analysis on costs of new City Hall vs renovating the existing building
- Policy 2.13.7 the Comprehensive Plan calls for full ADA compliance in all parking lots
- Conceptual design for Waterfront Park approved in 2009, revision approved in 2012
- Conducted Cost Analysis for Waterfront Park
- Engineering drawings for Lot B unveiled in 2016
- Approval for engineering design of Front Street in 2019
- Objective 5.5.14 of the Comprehensive Plan ensures riverfront development be compatible with the working waterfront

THEME 4 : Future Ready Infrastructure, Utilities, and Public Facilities				
GOAL	Urgent / Quick Win	Short-Term	Mid-Term	Long-Term
Accomplished by 2045 <i>The end goal</i>	0-1 Years <i>Funding available or regulatory deadlines</i>	1-5 Years	6-15 Years	16-25 Years
Fernandina Beach has a resilient Smart Grid that is optimized against future storms, powered by renewable energy, supports EVs, and supported by expanded and modernized broadband infrastructure. <i>*Note: City would facilitate broadband/fiber build-out through a private utility provider, not invest in a public network.</i>	Begin coordination with Florida Public Utilities on utility burying plan and prioritized	Create a plan for a public EV charging network by establish priority areas for installation of public EV charging stations and micro-grids	Bury overhead utilities in Historic District and S.R. A1A by 2030	Full burial of all overhead utilities by 2045
	Coordination with Nassau County to include utility burial and broadband installation on island-wide infrastructure improvement projects funded through the bed tax	Create a plan for the adoption of an electric municipal fleet	25% installation of public EV charging network (possible partnership with utilities for installation and maintenance)	80% installation of public EV charging network (possible partnership with utilities for installation and maintenance)
	Obtain utility provider strategic plans to determine areas of alignment with City goals	Identify locations for municipal solar grids	All electric vehicles in municipal fleet by 2035	
	Adopt “Dig Once” policy to minimize cost of broadband or fiber installation for private utility companies.	Explore additional locations for solar grid infrastructure	Update local building code standards to ensure new buildings are compatible with Electric Vehicle (EV) charging needs and renewable energy production	
	Establish consistent point of contact with utility providers	Create task force to streamline regulations for EV charging stations and small-scale solar installation		
	Support initiatives of local industry to provide power supply to the grid	100% of all street lights converted to LED		
All City owned and/or operated public facilities are environmentally and fiscally sustainable.	Undertake cost/benefit analysis to determine most economically feasible option for new City Hall	Renovate existing or construct new City Hall	*Full renovation of MLK Recreation Center	Make enterprise funds revenue positive by 2040
	Adopt Sustainable Future Proofing (SFP) design principles for public buildings.	Require a cost/benefit analysis for renewable energy production and energy efficiency elements for all public facility renovations or new construction	*Full renovation of Atlantic Recreation Center	
	Undertake study to determine feasibility of a Public/Private Partnership (P3) of public facilities to lower construction and maintenance costs.	*Construct northern half of Waterfront Resiliency Project (Lots A & B)	Conduct study to determine options for Fire Station #1 expansion	
	Construct new Fire Station #2 near Airport	Renovation of former Fire Station #2 into headquarters for Ocean Rescue		
	Adopt an ordinance to provide a policy for the utilization of P3 projects.	Identify P3 developers to determine feasibility for partnership on publicly owned properties		
	*Construct southern half of Waterfront Resiliency Project (Lot C & D)	Establish a working group to create a reuse plan/strategy for city facilities, property, and outdated strucutres		

* Indicates project is included in more than one objective

THEME 5: MOBILITY & ACCESSIBILITY

What We Heard

Mobility, traffic, and parking were the second most significant concerns of the public following conservation. Residents, stakeholders, and City leadership voiced throughout the public participation process that the ability to safely and comfortably walk and bike around the City was a primary desire. Amelia Island is recognized as a “Bike Friendly Community” and maintaining and building on that success going forward is a goal for the City.

What We Are Doing Now

- Fernandina has a system of bike lanes and multi-use paths
- City is connected to the rest of the island via the Amelia Island Trail
- Amelia Island certified “bike-friendly community”
- Paratransit service for seniors operated via Council on Aging
- NassauTRANSIT runs express buses between major county communities and to Jacksonville
- Objective 1.5.4-1.5.5 of the Comprehensive Plan encourages redevelopment into walkable/mixed use areas
- Objectives 1.6.3 of the Comprehensive Plan calls to identify areas to become Neighborhood Planning Areas or issue heritage/conservation overlays
- Objective 1.6.7 and 1.8.4-1.8.6 of the Comprehensive Plan calls for use overlays to transform suburban corridors into mixed use corridors

THEME 5 : Mobility & Accessibility				
GOAL	Urgent / Quick Win	Short-Term	Mid-Term	Long-Term
Accomplished by 2045 <i>The end goal</i>	0-1 Years <i>Funding available or regulatory deadlines</i>	1-5 Years	6-15 Years	16-25 Years
All areas of the City are easily and safely accessible by walking or biking.	Create Vision Zero Coalition for safety and injury prevention	Pass Vision Zero Ordinance	Analyze alternative bike route to Fletcher Ave.	Achieve Gold level Bicycle Friendly Community status
	Create Safe Routes to School (SRTS) Initiative	Complete walk audit to identify needs and accessibility obstacles	Achieve Silver level Bicycle Friendly Community status	Address “low priority” gaps in sidewalk and bicycle network with focus on improvements for SRTS
	Begin walk audit to identify and prioritize (high, medium, low) gaps in sidewalk and bike networks as well as any accessibility obstacles.	Re-stripe standard crosswalk markings to be high-visibility markings	Completion of traffic calming and complete street design projects on Fletcher and Atlantic Avenues	
	Adopt context sensitive Complete Street policy based on Goal 2 of the Comprehensive Plan	Address “high priority” gaps in sidewalk and bicycle network with focus on improvements for SRTS	Address “medium priority” gaps in sidewalk and bicycle network with focus on improvements for SRTS	
	Support Nassau County measures to provide context sensitive complete streets on County maintained roadways	Request FDOT to include complete street design projects for Fletcher and Atlantic Avenues be included in the 5-year work program	Adopt mobility fee to support alternative transportation options	
	Support Nassau County traffic calming streetscape project on Sadler Road	Coordinate with North Florida Transportation Planning Organization (TPO) to identify and prioritize funding for complete streets	Collaborate with a third party vendor, existing businesses and hotels to develop a non-city run bike share program	
	Amend LDC to require developer funded trail improvements when identified in Trails Plan	*Develop requirements for new construction to include Universal Design standards to ensure equitable access.		
		Conduct a mobility study to explore the option of a mobility fee to fund alternative mobility improvements		

* Indicates project is included in more than one objective

THEME 5 : Mobility & Accessibility

GOAL	Urgent / Quick Win	Short-Term	Mid-Term	Long-Term
Accomplished by 2045 <i>The end goal</i>	0-1 Years <i>Funding available or regulatory deadlines</i>	1-5 Years	6-15 Years	16-25 Years
All ages and abilities are able to navigate the island without the need for a car.	Conduct a mobility study to identify the best mobility options for Fernandina Beach Study should look at alternative mobility, park-and-ride options, circulators, shuttles, paratransit, golf carts, and autonomous vehicle infrastructure	*Establish island-wide shuttle network for hotels and tourist destinations. Implement curbside management strategies for pick up/drop off/ deliveries Implement recommendations of the mobility study.	Evaluate the success or shortcoming of an island-wide shuttle network and consider expansion to support residential needs. Reassess every two years. Continue to fund implementation measures provided by the mobility study.	
	Begin dialogue with Jacksonville Transit Authority (JTA) and other partner agencies to provide transit service to Fernandina Beach. Establish ridership goals, transit nodes, and potential routes Establishment of mobility fee or Transportation Demand Management (TDM) strategies and policies	Identify City’s responsibilities in bringing JTA bus/trolley service to island. Partner with JTA on studies to determine demand and public preferences in a JTA route	Launch a pilot program for a bus/ trolley route connecting Fernandina Beach with off-island population centers and job nodes	Upgrade pilot bus/ trolley program into a permanent transit link to off-island
The number of single occupancy vehicle trips originating off island remain at or below 2022 levels.				
The City is a place where senior and/or disabled citizensexperiences are as accessible as possible	Create a working group to work with the disabled community to identify barriers they face	*Conduct a walk audit to identify accessibility barriers *Waive permit fees for residential homeowner improvements that support aging in place (ramps, grab bars, lifts) Require Universal Design standards for new public facilities that go above and beyond ADA requirements to ensure equitable access. (accessible vs welcoming to disabled citizens) Ensure ADA accessibility & mobi mats at 25% of public beach access points Improve the 4 dedicated beach access points at Seaside, Main Beach, North Beach and #37 Access to allow for a user to get from a vehicle to the water unassisted	*Expand existing paratransit options for seniors and disabled residents Grant / assistance program for commercial properties to make ADA and accessibility improvements (funding, technical assistance) *Full renovation of MLK Recreation Center (ensure renovation includes wheelchair accessible equipment and beach style entrance to the pool) *Full renovation of Atlantic Rec Center (ensure renovation includes wheelchair accessible equipment and beach style entrance to the pool)	

* Indicates project is included in more than one objective.

03 IMPLEMENTING THE VISION

I. IMPLEMENTATION STRATEGY

A. Types of changes

The projects and recommendations identified for each goal in Chapter 2 fall into 7 main categories. They will either require modifications to the Comprehensive Plan, LDC, or zoning regulations; establishment of a new City program or service; undertake an additional planning study; require a partnership with another entity, outreach or engagement with a community; action by the City government; or inclusion into the City's Capital Improvements Plan.

Comprehensive Plan or LDC Update

The Comprehensive Plan is the foundation for determining future land uses, transportation strategies, housing policies, conservation efforts, and funding for projects and programs. Florida requires cities to keep their comprehensive plans up to date. Ensuring that elements in the Vision 2045 Plan are incorporated into the Comprehensive Plan is essential to ensure that all projects and recommendations are in line with the community's long-term plan.

The Land Development Code (LDC) standardizes specific zoning and development regulations such as land use, density, height, parking, architecture, and site plan layout. The LDC's specific and legally binding requirements for development are the primary driver on how a development looks, functions, and operates. Updates are needed to the code to ensure that future development and redevelopment are in line with the Vision and Comprehensive Plans.

New City Program

Some recommendations call for the creation of a new City-funded program or new staff position. Some of these recommendations may be handled by existing staff but others may require the hiring of new employees to carry out the program's functions.

Additional Planning Study

The Vision Plan offers broad and high level recommendations. Some objectives recommend further analysis or an additional planning study to dig deeper and more thoroughly than the Vision Plan analysis.

Action

Project requires an action or designation from the City.

Partnership

Several recommendations are for the City to collaborate with other entities or organizations to archive a common goal while the City acts as the project's prime.

Outreach & Engagement

Some recommendations are focused around outreach and engagement of underrepresented communities and populations.

Capital Improvements Project

Capital improvements are major investments or upgrades to public infrastructure or a public facility. Projects that fall under this category include major streetscape projects, new pedestrian or bike infrastructure, and construction of new parks or City-owned buildings.

THEME 1 : Environmental Sustainability & Resiliency								
Project or Recommendation	Type	Phase	Urgent	Short-Term	Mid-Term	Long-Term	Funding	Partners
GOAL: Protect and increase the tree canopy								
Create a Tree Management Plan with data from City Tree Committee (CTC) Report	Additional Planning Study	Complete	X				City Staff	City Tree Committee, Sierra Club
Allow for administrative review of design standard deviations when certain trees can be preserved	Comp Plan/LDC Update	Complete	X				N/A	City Tree Committee
Identify areas for potential planting areas in parks, rights-of-way, retention ponds, the golf course, and local schools	Additional Planning Study	Complete	X				Tree Fee Revenue	City Tree Committee Keep Nassau Beautiful
Adoption of 11 LDC code revisions identified in the CTC report	Comp Plan/LDC Update	Complete	X				N/A	City Tree Committee
Designate areas for tree staging and storage of materials for installation	Action	Complete	X				Tree Fee Revenue	City Tree Committee
Creation of an interdepartmental Tree Unit	New City Program	Complete	X				City Staff	City Tree Committee
Foster the creation of a volunteer group to support new tree plantings for first 2 growth cycles	New City Program	In Progress		X			City Staff and Volunteer Support	City Tree Committee Keep Nassau Beautiful Amelia Island Tree Conservancy
Create tree planting strategy around stormwater management facilities	Additional Planning Study	In Progress		X			Tree Fee Revenue	Nassau County Property owners
Expand landscape buffers/tree preservation minimum requirements for size and plantings along Amelia Island Pkwy	Partnership/ LDC Update	Not Started		X			N/A	Nassau County City Tree Committee
Increase tree plantings on County Rights-of-Way such as Simmons Rd., Will Hardee Rd., and S. 14th St. south of Sadler, Jasmine St. to retain natural character	Partnership	Not Started		X			Tree Fee Revenue	Nassau County City Tree Committee Keep Nassau Beautiful Amelia Island Tree Conservancy
Establish a long-term tree maintenance and replacement plan for Bosque Bello Cemetery	Additional Planning Study	Not Started		X			Tree Fee Revenue	City Tree Committee
Increase canopy by 5% in the next 15 years (2036)	Benchmark				X		Tree Fee Revenue and Land Acquisition	Nassau County City Tree Committee Keep Nassau Beautiful Amelia Island Tree Conservancy
Maximize preservation of environmental features by revising PUD guidelines to support clustered developments which minimize land area impacts beyond current minimum requirements	Comp Plan/LDC Update	Not Started			X		N/A	Local Development Community
Increase tree canopy by 7% in next 20 years (2041)	Benchmark					X	Tree Fee Revenue and Land Acquisition	Nassau County City Tree Committee Keep Nassau Beautiful Amelia Island Tree Conservancy

THEME 1 : Environmental Sustainability & Resiliency								
Project or Recommendation	Type	Phase	Urgent	Short-Term	Mid-Term	Long-Term	Funding	Partners
GOAL: The City increased acreage of land dedicated to recreation and conservation.								
Create similar nomination structure to align with County goals for Conservation Land Acquisition and Management (CLAM) - like program development and implementation	New City Program	In Progress	X				Land & Water Conservation Fund (LWCF) Grant	Nassau County North Florida Land Trust
Establish goal for conservation land acquisition in acreage	Action	Not Started	X				N/A	Nassau County, North Florida Land Trust
Develop Conservation Easement incentives for residential properties to reduce development potential	New City Program	Not Started		X			Depends on Established Goal	Nassau County, North Florida Land Trust
Establish a long-term sustainable funding strategy for purchase of conservation lands	Action	Not Started		X			As directed by goal established	Nassau County, North Florida Land Trust
<i>All parcels identified for conservation by the City's CLAM-like program will be purchased</i>	<i>Benchmark</i>					X	Depends on Established Goal	Nassau County, North Florida Land Trust
GOAL: There are no septic tanks in Fernandina Beach and all properties will be connected to City utilities.								
Work with the Nassau County Department of Health to identify existing septic systems and determine age of systems – maintain updated listing for GIS	Partnership	Not Started	X				Staff Time	Department of Health
Create incentive program for septic households to connect to City Services. Program should also identify parcels in the County that could easily be connected to sewer	New City Program	Not Started		X			Depends on connection location and number of properties	Nassau County
Modify criteria for connection to City Services to require compliance with City Comprehensive Plan and LDC	Amend Application for Connection to Services	In Progress	X				Staff Time	Nassau County, Department of Health
Work with Health Department to prevent future approval of septic tanks in Fernandina Beach City limits	Partnership	Not Started		X			Staff Time	Nassau County Department of Health
<i>No new septic tanks approved in Fernandina Beach by 2025</i>	<i>Benchmark</i>			X			N/A	Department of Health
<i>35% Reduction in number of septic tanks in Fernandina Beach by 2030 (2021 Baseline)</i>	<i>Benchmark</i>				X		N/A	Nassau County, Department of Health
<i>80% Reduction in number of septic tanks in Fernandina Beach by 2040 (2021 Baseline)</i>	<i>Benchmark</i>					X	N/A	Nassau County, Department of Health

THEME 1 : Environmental Sustainability & Resiliency								
Project or Recommendation	Type	Phase	Urgent	Short-Term	Mid-Term	Long-Term	Funding	Partners
GOAL: The City's waterfronts, beaches, and wetlands are resilient to the impacts of humans and climate change								
Consider Coastal Upland Protection Zone (CUPZ) expansion	Comp Plan/LDC Update	Proposed		X			Staff Time	FEMA, Residents, Local Development Community
Develop Habitat Beach Conservation Plan	Additional Planning Study	Funded	X				CIP, USFWC Grant	AI Sea Turtle Watch and Beach Clean up Parters
Expand wetland buffer requirements	Comp Plan/LDC Update	In Progress	X				Staff Time	Residents and Businesses
Establish temporary construction regulations for work in the floodplain	Comp Plan/LDC Update	Not Started	X				Staff Time	Development Community
Implement short-term strategies from Beach Habitat Conservation Plan	Action	Not Started		X			Depends on Project	Nassau County, AI Sea Turtle Watch
Establish comprehensive island-wide wildlife corridor networks with Nassau County	Partnership	Not Started		X			Coastal Partnership Initiative (CPI) Grant	Nassau County
Implement mid-term strategies from Beach Habitat Conservation Plan	Action	Not Started			X		Coastal Partnership Initiative (CPI) Grant	AI Sea Turtle Watch
Full implementation of the Beach Habitat Conservation Plan	Action	Not Started				X	Coastal Partnership Initiative (CPI) Grant	AI Sea Turtle Watch
GOAL: The City will be resilient to the impacts of storm surge, sea-level rise, and flooding								
Develop a Hazard Mitigation Plan	Additional Planning Study	Not Started	X				Resilient Florida	FEMA, Nassau County
Strengthen above the existing building requirements for 100- and 500-year flood plains	Comp Plan/LDC Update	Proposed	X				BRIC Program	FEMA, Development Community, Chamber of Commerce
Decrease maximum impervious surface ratio outside of the Central Business District and 8th St. small area overlay	Comp Plan/LDC Update	Not Started	X				Staff Time	Development Community
Build southern half of Downtown Waterfront Park (Lots C & D)	Capital Improvement	Engineering In Progress		X			Resilient Florida Grant, CIP, Bond, P3	P3 Developer
Establish Adaptation Action Areas, as appropriate	Additional Planning Study	Funded		X			Resilient Florida, BRIC Program	Florida DEO, DEP, SJRWMD
Prioritize infrastructure within Adaptation Action Areas	Action	Not Started		X			BRIC Program	Local Community
Establish a designated staff member or team to serve in a Chief Resiliency Officer capacity	New City Program	Not Started		X			Depends on form decided	Nassau County Florida Department of Environmental Protection
Form joint entity/partnership with Nassau County for resiliency measures	Partnership	Not Started		X			Staff Time	Nassau County
Develop Low-Impact Development Manual	Action	Not Started		X			Stormwater Revenue	Development Community
Update the Vulnerability Assessment and Sea Level Rise/Climate Change audit of public facilities	Additional Planning Study	Funded		X			BRIC Program Resilient Florida Grant	Local Community
Implement recommendations in Stormwater Master Plan	Additional Planning Study	In Progress		X			Project Specific Costs, Grants and Revenue	Area Residents/ Businesses
Create Vulnerability Assessment and Resiliency Master Plan	Additional Planning Study	Funded		X			Resilient Florida	Local Community
Acquire last parcel in Waterfront Park footprint	Action	Not Started		X			Grants, Partnerships, General Revenue	Nassau County
Build northern half of Downtown Waterfront Park (Lots A & B)	Capital Improvement	Conceptual		X			Resilient Florida Grant, CIP, Bond, P3	P3 Developer

THEME 2 : Preservation of Character								
Project or Recommendation	Type	Phase	Urgent	Short-Term	Mid-Term	Long-Term	Funding	Partners
GOAL: All historic properties eligible for designation will be designated and be in good physical condition								
Restore Peck Center	Capital Improvement	Funded	X				Grants and City CIP	Peck High School Foundation, Amelia Island Museum of History, Amelia Island Restoration Foundation
Update 2015 Bosque Bello Master Plan to include columbaria needs	Planning Study	Not Started	X				Staff and Volunteer Time	Friends of Bosque Bello, Florida Public Archaeology Network (FPAN), Amelia Island Museum of History, Amelia Island Genealogical Society
Implement short-term projects in Bosque Bello Master Plan	Action	In Progress		X			Depends on Project	City Tree Committee FL Public Archeology Network (FPAN) Amelia Island Genealogy Society
Obtain NRHP designation for Bosque Bello Cemetery	Action	In Progress		X			Staff and Volunteer Time	FL Public Archeology Network (FPAN)
Work with Nassau County to adopt ad valorem tax incentive for historic properties	Partnership	In Progress		X			Staff Time	Nassau County, FB Main Street, Amelia Island Restoration Foundation
Full Implementation of Bosque Bello Master Plan	In Progress	In Progress			X		Depends on Project	Friends of Bosque Bello
Obtain for historic designation of structures that become eligible between 2021-2035	Action	Not Started			X		Depends on number of structures/ Staff Time	Local Residents and Businesses
Obtain for historic designation of structures that become eligible between 2035-2045	Action	Not Started				X	Depends on number of structures/ Staff Time	Local Residents and Businesses
GOAL: Fernandina Beach will retain its architectural charm by encouraging building preservation and adaptive reuse instead of demolition and new construction								
Undertake architectural survey of buildings outside the Historic District to identify architecturally contributing buildings (similar to Historic District and Old Town)	Additional Planning Study	Not Started		X			DHR Grant	Area Residents and Businesses
Expand preservation incentives to include these architecturally contributing structures outside of the Historic District	New City Program	Not Started			X		Local Grants	Property Owners
Establish a resource bank of local design professionals and engineers to provide low-cost service to property owners at risk of enforcement violations or demolition by neglect	New City Program	Not Started				X	Community Development Block Grant	Community Partners and local businesses

THEME 2 : Preservation of Character							
Project or Recommendation	Type	Phase	Urgent	Short-Term	Mid-Term	Long-Term	Funding Partners
GOAL: All new construction in Fernandina Beach will be reinforce the City’s small town charm and respect the neighborhood’s unique character							
Coordinate with Nassau County on implementation of wayfinding project to ensure island-wide consistency	Partnership	In Process	X				Bed Tax Nassau County, Amelia Island TDC
Work with Nassau County to design and construct gateway entry features	Partnership	Proposed	X				Bed Tax Nassau County, Amelia Island TDC
Adopt a hybrid form-based code that ensures new construction reflects and reinforces the community’s character	Comp Plan/LDC Update	Not Started		X			Annual Budget/ Staff Time Local Residents and Businesses and the Development Community
Create Neighborhood Conservation Districts to further tailor new construction standards to reflect neighborhood character.	Comp Plan/LDC Update	Not Started		X			Staff Time/ Annual Budget Local Residents and Development Community
Consider an update 8th Street Mixed-Use Small Area Overlay to include requirements for mixed-use structures	Comp Plan/LDC Update	Proposed		X			Staff Time FB Main Street, Businesses, Residents, Development Community
Revise PUD Standards to incentivize creation of workforce housing forms that are consistent with surrounding development patterns (i.e. duplex, tri-plex, quad-plex units).	Comp Plan/LDC Update	Proposed		X			Staff Time Residents and Development Community, Nassau County EHAC
Revise PUD standards to strengthen architectural guidance for residential design	Comp Plan/LDC Update	Proposed		X			Staff Time Residents and Development Community
Develop corridor redevelopment strategies for 14th Street, Sadler Road, S. Fletcher Avenue, and Main Beach	Additional Planning Study	Not Started			X		Staff Time Nassau County, FDOT
Develop architectural standards for community facilities to establish consistency in design of new structures	Additional Planning Study	Not Started			X		Staff Time Nassau County
Revise Planned Unit Development (PUD) standards to reduce minimum land area to qualify as a PUD	Comp Plan/LDC Update	Not Started			X		Staff Time Local Community and Development Community

THEME 2 : Preservation of Character								
Project or Recommendation	Type	Phase	Urgent	Short-Term	Mid-Term	Long-Term	Funding	Partners
GOAL: Fernandina Beach will be an equitable and diverse community though its built environment and programs.								
Create a Peck High School History Display	Action	In Process	X				Staff Time/ DHR Grant	Amelia Island Museum of History Peck High School Foundation
Develop a Black and Hispanic outreach strategy that builds on pastoral outreach efforts already underway	Outreach	In Progress	X				Staff Time	Nassau Racial Equality Coalition Historically Black Church pastors
Encourage City Staff to join non-profit organizations and take leadership roles in them	Outreach	Not Started	X				Staff Time	City Staff and local non-profits
Designate City representatives that will ensure a City presence at minority or underrepresented community events	Outreach	Not Started	X				Staff Time	4 the Culture
Translate government documents into Spanish	Action	In Progress	X				Staff Time	Local Businesses and Residents
Develop island-wide strategic plan in partnership with Nassau County	Partnership	Not Started		X			Staff Time	Nassau County
Establish community clean-up/amnesty days for removal of junk and debris	New City Program	Not Started		X			Depends on Project length and materials collected/ City Budget	Keep Nassau Beautiful
Partner with organizations to support and expand mentor programs	Action	Not Started		X			Staff Time	NE FL Builders Association Chamber of Commerce Mills
Develop outreach strategy to advertise existing resources and services offered by the City and local organizations	Outreach	Not Started		X			Staff Time	Nassau Racial Equality Coalition Historically Black Church pastors
Obtain National Register of Historic Places Designation for Peck High School	Action	In Progress		X			Staff Time	Amelia Island Museum of History Peck High School Foundation
Partner with non-government organizations to create a living history exhibit	Partnership	Not Started			X		Grant Funds/ Partner	Amelia Island Museum of History Peck High School Foundation
Develop storytelling audio or video project of long-time residents to be used at events or as part of a video tour	Partnership	Not Started			X		Grant Funds/ Partner	Amelia Island Museum of History
Develop requirements for new construction to include pedestrian spaces that promote socialization and gathering (commercial, subdivisions and PUDs	Comp Plan/LDC Update	Not Started			X		Staff Time	Development Community
Develop requirements for new construction to include Universal Design standards to ensure equitable access.	Comp Plan/LDC Update	Not Started			X		Staff Time	Development Community

THEME 3 : Livability									
Project or Recommendation	Type	Phase	Urgent	Short-Term	Mid-Term	Long-Term	Funding	Partners	
GOAL: Balance the needs of visitors and residents by capitalizing on tourism industry to reinvest in the local community.									
Coordinate with Nassau County on design and implementation of infrastructure projects being funded through the bed tax	Partnership	Not Started	X				Bed tax	Nassau County	
Enforce the 3-hour parking limit downtown to increase turnover of spaces	Action	Not Started	X				Staff Time	FBPD, Main Street	
Require Neighborhood Impact Report for any special event that closes a public street	Action	Not Started	X				N/A	Special Events Committee	
Create a downtown streetscape design and maintenance standards guide	Action	In Progress	X				DHR Small Matching Grant	Main Street, Business Owners, Historic District Council	
Enhance relationships with the Chamber of Commerce and Main Street to work with small businesses to retain existing business and foster new businesses	Action	In Progress	X				Staff Time	Chamber of Commerce and Main Street	
Reduce permit fees for signs	Action	Not Started	X				Reduced Revenue Collection	Chamber of Commerce and Main Street	
Consider options to support development of industrial lands for growing economies such as aeronautical services	Action	Not Started	X				Staff Time	Existing and New Industry, NCEDB	
Work with Nassau County to add 1% High Impact Tourism tax to existing 5% bed tax	Partnership	Not Started		X			Staff Time	Nassau County, Amelia Island TDC, NCEDB	
Identify which projects will be funded by the additional High Impact Tourism Tax	Action	Not Started		X			Staff Time	Nassau County, Amelia Island TDC, NCEDB	
Establishment of mobility fee or TDM strategies	Action	Not Started		X			Staff Time	Hotels	
Reconsider establishing a parking management strategy or paid parking program that exempts local residents	New City Program	Not Started		X			Revenue Generator	Local Community, Nassau County, AI TDC, Business Owners, Chamber of Commerce	
Complete Centre Street and downtown improvements to provide consistent streetscape design	Action	Not Started			X		High Impact Tourism Tax Revenue, Grants, Legislative Requests	Main Street, Business Owners, FPU, Historic District Council	
GOAL: Fernandina Beach will be a livable and Multi-generation community where its citizens can age in place.									
Waive permit plan review fees for residential homeowner improvements that support aging in place	Action	Not Started		X			Reduced Revenue Collection	Council on Aging	
Provide Funding to address existing sidewalk network gaps	Action	Not Started		X			CIP,, grants, private development	Safe Routes to School, Grants	
Support a CAPABLE -Community Aging in Place program	Partnership	Not Started			X		N/A	Council on Aging AARP Local Nursing Programs Baptist Medical Center	
Expand paratransit options for seniors and disabled residents	Partnership	Not Started			X		N/A	Council on Aging Federal Transit Administration	

THEME 3 : Livability							
Project or Recommendation	Type	Phase	Urgent	Short-Term	Mid-Term	Long-Term	Funding Partners
GOAL: The City will have housing stock available for its workforce, aging, and vulnerable populations.							
Create Workforce Housing Action Plan	Additional Planning Study	Not Started		X			Annual Budget Nassau County Nassau County SHIP Florida Housing Coalition Nassau Racial Equality Coalition
Update affordable housing bonus program	Comp Plan/LDC Update	Not Started		X			Staff Time St Johns County AARP Nassau County SHIP
Implement a hybrid form-based code that allows for a diversity of housing types	Comp Plan/LDC Update	Not Started		X			Staff Time AARP Florida Housing Coalition
Revise PUD regulations to support affordable housing units	Comp Plan/LDC Update	Not Started		X			Staff Time AARP Florida Housing Coalition
Create architectural standards for duplex, triplex, and quadplex housing forms	Comp Plan/LDC Update	Not Started		X			Staff Time Residents, Businesses and Development Community
Create a tiered criteria for access to public housing that supports upward mobility	Additional Planning Study	Not Started			X		Staff Time Housing Authority
Increase the impact fee exemption incentive for non-profits building affordable housing	Action	Not Started			X		Depends on determined exemption amounts Nassau County, Habitat for Humanity
Rebuild existing public housing at maximum density allowed by zoning in a phased manner to avoid displacement	Capital Improvement	Not Started				X	Community Development Block Grant HUD Habitat for Humanity AARP Nassau County SHIP
GOAL: Fernandina Beach remains an attractive, viable location for young and mid-career professionals to make their home and raise families.							
Participate in school career fairs	Action	In Process	X				Staff Time FBMS, FBHS
Ensure that revisions to the Parks and Recreation Master Plan serves to address the needs of residents at all ages and abilities	Action	In Progress	X				Staff Time Staff and Volunteer Support
Support initiatives seeking to increase the number of new schools and daycare facilities	Action	Not Started		X			Staff Time Chamber of Commerce
Evaluate the existing and future job sectors and trends to identify where additional jobs can be supported locally and if hurdles exist which prevent jobs from locating within the City limits	Action	Not Started		X			Staff Time Local Businesses, Chamber of Commerce, NCEDB
Establish a HS and College student internship program for various trades	Action	In Progress		X			Depends on program structure FBHS and local trade schools

THEME 3 : Livability								
Project or Recommendation	Type	Phase	Urgent	Short-Term	Mid-Term	Long-Term	Funding	Partners
GOAL: The City will increase its economic resiliency by diversifying its industry sectors, supporting existing businesses, and maintaining its working waterfront.								
Streamline Permit process for new businesses locating to the City	Action	Not Started	X				Building Dept Revenue, Internal Staff Support	Chamber of Commerce, NE Florida Builders Association
Partner with the Chamber of Commerce to determine where processes can be optimized in support of existing businesses as they relocate or expand.	Action	In Process	X				Staff Time	Chamber of Commerce
When adoption new regulations, consider the impacts of "unintended consequences" to existing local business and industrial operations	Action	In Progress	X				Staff Time	Chamber of Commerce, Main Street FB
Reduce permit fee for sign permits	Action	Not Started		X			Depends on Reduction Amount Determined	Chamber of Commerce, local businesses
Eliminate Local Business Tax Receipt for new businesses (excluding Resort Residential) in their first year in the City	Action	Not Started		X			Approximately \$4,600 Reduced Revenue	Chamber of Commerce
Create internship program in City government for local students	New City Program	Not Started		X			Depends on Sector of Government and length of internship	Local High schools and trade schools
Conduct a customer service focused audit of government operations and services to identify ways to be more customer focused	Additional Planning Study	In Progress		X			Staff Time	Chamber of Commerce NE FL Builders Association
Partner with Nassau County Economic Development Board (NCEDB) to identify targeted industries and tactics to attract them to the City	Partnership / Additional Planning Study	Not Started		X			Staff Time	Chamber of Commerce NCEDB
Create a partnership with Nassau Co Economic Development Board (NCEDB) to attract aeronautical uses at the airport	Partnership	Not Started			X		Staff Time	NCEDB
Develop incentive program for qualified target businesses seeking to locate in Fernandina Beach	New City Program	Not Started			X		Depends on incentives determined	Chamber of Commerce NCEDB
Implement short-term recommendations from the customer service audit	Action	Not Started			X		Depends on strategy, Annual budgets should cover	Local Residents and Businesses, Chamber of Commerce
Implement mid- and long-term recommendations from the customer service audit	Action	Not Started				X	Depends on strategy, Annual budgets should cover	Local Residents and Businesses, Chamber of Commerce

THEME 4 : Future Ready Infrastructure, Utilities, & Public Facilities								
Project or Recommendation	Type	Phase	Urgent	Short-Term	Mid-Term	Long-Term	Funding	Partners
GOAL: Fernandina Beach has a resilient Smart Grid that is optimized against future storms, powered by renewable energy, supports EVs, and supported by expanded and modernized infrastructure.								
Support the City's local mills expansion projects to supply power generation to the grid	Partnership	In Progress	X				N/A	Rayonier Advanced Materials, 8 Flags Energy, Westrock
Begin coordination with Florida Public Utilities on utility burying plan and prioritized project list	Partnership	Not Started	X				Staff Time	Florida Public Utility
Coordination with Nassau County to determine if utility burial and broadband installation can be included in streetscape upgrade project	Partnership	Not Started	X				Staff Time	Nassau County Florida Public Utility AT&T
Adopt “Dig Once” policy to minimize cost of broadband or fiber installation	New City Program	Not Started	X				N/A	Florida Public Utility AT&T
Establish consistent point of contact with utility providers	Action	Not Started	X				Staff Time	Florida Public Utility
Obtain Utility Providers Strategic Plans to determine areas of alignment with City goals	Action	Not Started	X				Staff Time	Florida Public Utility AT&T, Nassau County
Update local building code standards to ensure new buildings are compatible with Electric Vehicle (EV) charging needs and renewable energy production.	Comp Plan/LDC Update	Not Started		X			Staff Time	Florida Public Utility NE FL Builders Association
Create a plan for a public EV charging network by establishing priority areas for installation of public EV charging stations and micro-grids	Additional Planning Study	Not Started		X			US Dept of Energy State Energy Program (SEP)	US Dept of Energy State Energy Program (SEP), N FL Clean Fuels Coalition
Create a plan for the future adoption of an electric municipal fleet.	Additional Planning Study	Not Started		X			US Dept of Energy State Energy Program (SEP)	Climate Mayors Electric Vehicle Purchasing Collaborative and US Dept of Energy State Energy Program (SEP)
Identify locations for municipal solar grids	Action	Not Started		X			Staff Time	Florida Public Utility
Create internal working group to streamline regulations for EV charging stations and small-scale solar installation	Action	Not Started		X			Staff Time	N FL Clean Fuels Coalition
100% of all street lights converted to LED	Benchmark			X			Cost Estimates Underway	Provider, Main Street FB
Bury overhead utilities in Historic District and S.R. A1A by 2030	Benchmark				X		Uncertain Cost	Florida Public Utility
25% installation of public EV charging network	Benchmark				X		Partnership with FPU Infrastructure Bill	Florida Public Utility
All electric vehicles in municipal fleet by 2030	Benchmark				X		CIP	Climate Mayors Electric Vehicle Purchasing Collaborative and US Dept of Energy State Energy Program (SEP)
Full burial of all overhead utilities by 2045	Benchmark					X	N/A	Florida Public Utility
80% installation of public EV charging network	Benchmark					X	Partnership with FPU Infrastructure Bill	Florida Public Utility

THEME 4 : Future Ready Infrastructure, Utilities, & Public Facilities

Project or Recommendation	Type	Phase	Urgent	Short-Term	Mid-Term	Long-Term	Funding	Partners
GOAL: All City owned and/or operated public facilities will be environmentally and fiscally sustainable.								
Select option for City Hall (renovation vs new construction)	Action	In Progress	X				Funding to be determined with final decision making	FB MainStreet
Adopt sustainable future-proofing (SFP) design principles for public buildings	Comp Plan/LDC Update	Not Started	X				Staff Time	
Undertake study to determine feasibility of Public Private Partnerships (P3) of public facilities to lower construction and maintenance costs	Additional Planning Study	Not Started	X				City Budget	
Construct new Firehouse Station #2 near Airport	Capital Improvement	In Progress	X				CIP P3	P3 Developer
Adopt an ordinance to provide a policy for the utilization of P3 projects	Comp Plan/LDC Update	In Progress	X				Staff Time	
Select P3 developer to partner with, if desired	Action	Not Started	X				Staff Time	
Complete Waterfront Master Plan	Action	In Progress	X				Depends on elements Funded as CIP or as grants allow	
Renovate City Hall or construct new facility following cost-benefit analysis	Capital Improvement	Proposed		X			CIP or P3	P3 Developer
Require a cost/benefit analysis for renewable energy production and energy efficiency elements for all public facility renovations or new construction	Comp Plan/LDC Update	Not Started		X			City Staff Time and Bid Document Preparation	
Construct southern half of Downtown Waterfront Park (Lots C & D)	Capital Improvement	Engineering In Progress		X			Resilient Florida Grant CIP Bond P3	P3 Developer
Renovation of former Firehouse #2 into Ocean Rescue Headquarters	Capital Improvement	Conceptual		X			CIP P3	P3 Developer
<i>Full renovation of MLK Rec Center</i>	Capital Improvement	Proposed			X		CIP P3	P3 Developer
<i>Full renovation of Atlantic Rec Center</i>	Capital Improvement	Proposed			X		CIP P3	P3 Developer
Study to determine need for Firehouse #1 renovation and/or expansion	Additional Planning Study	Not Started			X		City Budget/ Staff Time	
Construct northern half of Downtown Waterfront Park (Lots A & B)	Capital Improvement	Conceptual			X		Resilient Florida Grant CIP Bond P3	P3 Developer
Conduct study to determine options for Firehouse #1	Capital Improvement	Not Started			X		CIP P3	P3 Developer
<i>Make enterprise funds revenue positive by 2040</i>	<i>Benchmark</i>					X	N/A	

THEME 5 : Mobility & Accessibility							
Project or Recommendation	Type	Phase	Urgent	Short-Term	Mid-Term	Long-Term	Funding Partners
GOAL: All ages and abilities will be able to navigate the island without the need for a car.							
Conduct a mobility study to identify the best mobility options for Fernandina Beach	Additional Planning Study	Not Started	X				City Budget North Florida TPO, Northeast Florida Regional Council, Nassau County, Council on Aging, Amelia Island Trails, Amelia Runners, Amelia Island Cycling
Establish island-wide shuttle network for hotels and tourist destinations	New City Program	Not Started		X			High Tourism Impact Tax, JTA, Federal Transit, State Grants Hotels, North Florida TPO, Nassau County, Council on Aging
Implement recommendations of the mobility study	Action	Not Started		X			North Florida TPO, Nassau County, Future Transit operators, Council on Aging,, Jacksonville Transit Authority (JTA) Depends on specific strategy
GOAL: The number of single occupancy vehicle trips originating off island will remain at or below 2022 levels.							
Begin dialogue with JTA to provide transit service to Fernandina Beach. Establish ridership goals, transit nodes, and potential routes	Action	In Progress	!				Staff Time Jacksonville Transit Authority (JTA)
Identify City's responsibilities in bringing JTA services to Amelia Island	Action	Not Started		X			Staff Time Jacksonville Transit Authority (JTA)
Partner with JTA on studies to determine demand and public preferences in a JTA route	Partnership	Not Started		X			Staff Time Jacksonville Transit Authority (JTA)
Launch pilot trolley program	Partnership	Not Started			X		Depends on Agreements Jacksonville Transit Authority (JTA)
Upgrade pilot program to permanent transit line	Partnership	Not Started				X	Depends on Agreements Jacksonville Transit Authority (JTA)

THEME 5 : Mobility & Accessibility								
Project or Recommendation	Type	Phase	Urgent	Short-Term	Mid-Term	Long-Term	Funding	Partners
GOAL: The City will be a place where senior and/or disabled citizens feel welcome and face minimal accessibility challenges.								
Create working group to work with seniors and disabled citizens to identify accessibility obstacles and priorities	Action	Not Started	X				Staff Time	Council on Aging AARP
Conduct a walk audit to identify accessibility barriers	Additional Planning Study	Not Started		X			Potential Partner Groups and City Staff Support	Senior & Disabled Citizen Working Group AARP
Waive permit fees for residential homeowner improvements that support aging in place (ramps, lifts) - The City Currently does not require permits for ramps.	Action	Not Started		X			Minimal Reduced Revenue	Council on Aging
Require Universal Design standards for new public facilities that go above and beyond ADA requirements to ensure equitable access	Comp Plan/LDC Update	Proposed		X			Staff Time	Local Development Community
Improve the 4 dedicated beach access points at Seaside, Main Beach, North Beach Park and Access #37 to allow a user to get from a vehicle to the water unassisted	Action	Not Started		X			High Tourism Impact Tax	Nassau County, Amelia Island TDC
Expand existing paratransit options for seniors	Partnership	Not Started			X		N/A	Council on Aging
Grant / assistance program for commercial properties to make ADA and accessibility improvements (funding, technical assistance)	New City Program	Not Started			X		Depends on scale of program	Council on Aging Main Street Fernandina Beach Chamber of Commerce
Full renovation of MLK Recreation Center	Action	Not Started			X		Pending Figure and Decisions	Local Community
Full renovation of Atlantic Recreation Center	Action	Not Started			X		Pending Figures and Decisions	Local Community

THEME 5 : Mobility & Accessibility								
Project or Recommendation	Type	Phase	Urgent	Short-Term	Mid-Term	Long-Term	Funding	Partners
GOAL: All areas of the City will be easily and safely accessible by walking or biking.								
Create a Vision Zero Coalition for safety and injury prevention	Action	Not Started	X				Staff Time	Vision Zero Network
Create Safe Routes to School Initiative	Action	Not Started	X				Staff Time	Schools
Conduct a walk audit to identify and prioritize (high, medium, low) gaps in sidewalk and bike network	Additional Planning Study	Not Started	X				Depends on Method	Senior & Disabled Citizen Working Group AARP,
Adopt Context sensitive Complete Street Policy based on Goal 2 of City Comprehensive Plan	Action	Not Started	X				Staff Time	Vision Zero Coalition
Re-stripe standard crosswalk markings to be high-visibility markings	Action	Not Started		X			Annual Budget	TPO / FDOT Nassau County
Adopt a Vision Zero Ordinance	Action	Not Started		X			Staff Time	Vision Zero Coalition
Address “high priority” gaps in sidewalk and bicycle network	Capital Improvements	Not Started		X			High Tourism Impact Tax (Tourist areas)	Nassau County, Amelia Island TDC, TPO, FDOT
Request FDOT to include complete street design projects for Fletcher and Atlantic Avenues be included in the 5-year work program	Partnership	Not Started		X			Staff Tlme	TPO / FDOT
Analyze alternative bike route to Fletcher Ave	Additional Planning Study	Not Started		X			TPO/ Annual Budget/ Staff Time	FDOT, Local Neighborhoods, Amelia Cycling, AI Trails
Coordinate with North Florida Transportation Planning Organization (TPO) to identify and prioritize funding for complete streets	Partnership	Not Started		X			TPO	TPO / FDOT
Support traffic calming and streetscape projects on Sadler Road	Capital Improvements	Not Started		X			Nassau County and High Tourism Impact Tax/ Bed Tax	Nassau County
Develop requirements for all new construction to include Universal Design standards to ensure equitable access.	Comp Plan/LDC Update	Not Started		X			Staff Time	Vision Zero Coalition, Council on Aging
Explore the option of a mobility fee to fund alternative mobility improvements	Additional Planning Study	Not Started		X			Annual Budget	TPO, NEFRC, JTA, COA
Silver level Bicycle Friendly Community status	Benchmark				X		City and County Staff	Nassau County, Amelia Island Trails, Amelia Cycling
Completion of traffic calming and complete street design projects on Fletcher and Atlantic Avenues	Capital Improvements	Not Started			X		TPO / FDOT	TPO / FDOT
Address “medium priority” gaps in sidewalk and bicycle network	Capital Improvements	Not Started			X		High Tourism Impact Tax (Tourist areas)	Nassau County, Amelia Island TDC
Adopt the mobility fee	Action	Not Started			X		Revenue Generator	Nassau County
Create and support a non-city run bike share program	Partnership	Not Started			X		High Tourism Impact Tax	Hotels, local businesses, marina
Gold level Bicycle Friendly Community status	Benchmark					X	City and County Staff	Nassau County, Amelia Island Trails, Amelia Cycling
Address “low priority” gaps in sidewalk and bicycle network	Capital Improvements	Not Started				X	CIP/ private development	Local development community

PLANNING ADVISORY BOARD AGENDA ITEM
City of Fernandina Beach



SUBJECT:

ITEM TYPE: Zoning Map Amendment >10 Acres

REQUESTED ACTION:

SYNOPSIS:

CITY ATTORNEY COMMENTS:

Daphne Forehand, Planner I

Kelly Gibson, Planning Director

Katie Newton, Legal Assistant

Date: May 04,
2022

Submitted By: Daphne Forehand, Planner I

PLANNING ADVISORY BOARD AGENDA ITEM
City of Fernandina Beach



SUBJECT:

ITEM TYPE: Future Land Use Map Amendment > 10 Acres

REQUESTED ACTION:

SYNOPSIS:

CITY ATTORNEY COMMENTS:

Daphne Forehand, Planner I

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Date: May 04,
2022

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