



AGENDA
FERNANDINA BEACH CITY COMMISSION
WORKSHOP
JUNE 21, 2022
5:00 PM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. DISCUSSION**
 - 3.1 **VISION 2045-** *This item is placed on the agenda by the City Manager for additional clarification and direction regarding Vision Statement, Vision Plan, Comprehensive Plan, and Land Development Code.*
 - 3.2 **PROPERTY ACQUISITION -** *This item is placed on the agenda at the request of Commissioner Ross.*
- 4. ADJOURNMENT**

ANY PERSON WISHING TO APPEAL ANY DECISION MADE BY THE COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING WILL NEED A RECORD OF THE PROCEEDINGS, AND, FOR SUCH PURPOSES, MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS MADE. AT THE DISCRETION OF THE MAYOR, A RECESS MAY BE SCHEDULED EVERY NINETY MINUTES.

Persons with disabilities requiring accommodations in order to participate should contact the City Clerk at (904) 310-3115 or TTY/TDD 711 (for the hearing or speech impaired).

CITY COMMISSION AGENDA ITEM
City of Fernandina Beach



SUBJECT: Discussion - Vision 2045

ITEM TYPE: Discussion

REQUESTED ACTION:

SYNOPSIS:

FISCAL IMPACT:

CITY ATTORNEY COMMENTS:

CITY MANAGER RECOMMENDATION(S):

Dale Martin, City Manager 6/13/2022

Monica Benischeck, Administrative Services Manager 6/13/2022

Date: June 13, 2022

Submitted By: Dale Martin, City Manager

COMMISSION ACTION:



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

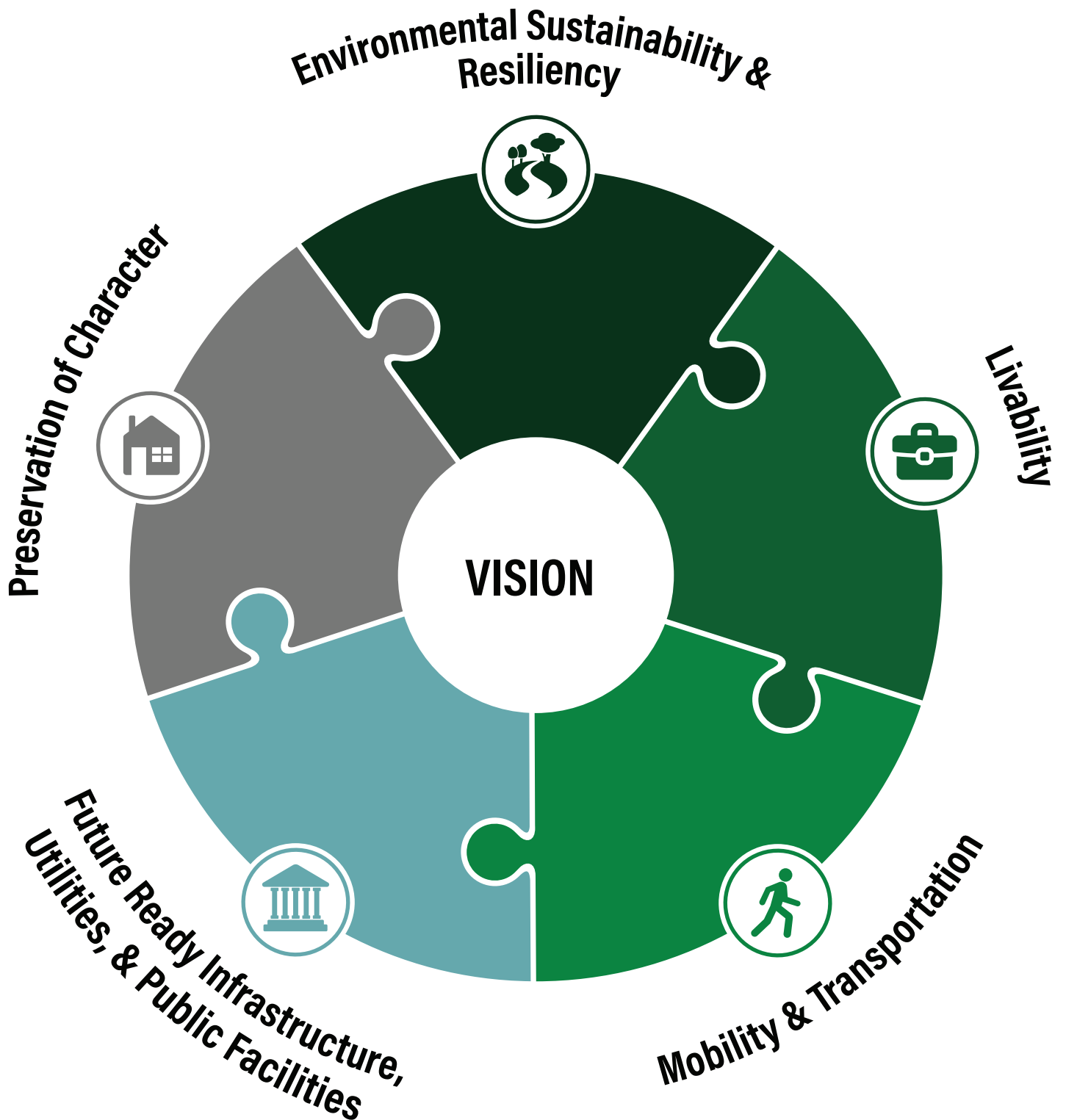


MISSION STATEMENT

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 inclusiveness 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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APPENDIX B - Community Engagement Summary	Separate Document
APPENDIX C - Resources & Case Studies	Separate Document

PROJECT TEAM



ACKNOWLEDGMENTS

Special acknowledgment to the residents of Fernandina Beach.

City of Fernandina Beach

City Council

Mike Lednovich (Mayor)
Len Kreger (Vice Mayor)
Bradley Bean
Ronald Ross
David Sturges

City Manager

Dale Martin

Planning Advisory Board

Department of Planning & Conservation

Project Lead: Kelly N. Gibson, AICP

City Departments

Airport
Animal Services
Building
City Attorney
City Clerk
Finance
Fire & Police
Golf Course
Human Resources
Information Technology
Maintenance
Marina
Parks & Recreation
Sanitation & Recycling
Stormwater
Utilities

Community Leaders & Groups

Nassau County Commission

Aaron Bell
John Martin

Nassau County Manager

Chamber of Commerce

LignoTech

Rayonier Advanced Materials

WestRock

Amelia Tree Conservancy

Builder's Association of NE Florida

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 workshops, 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,

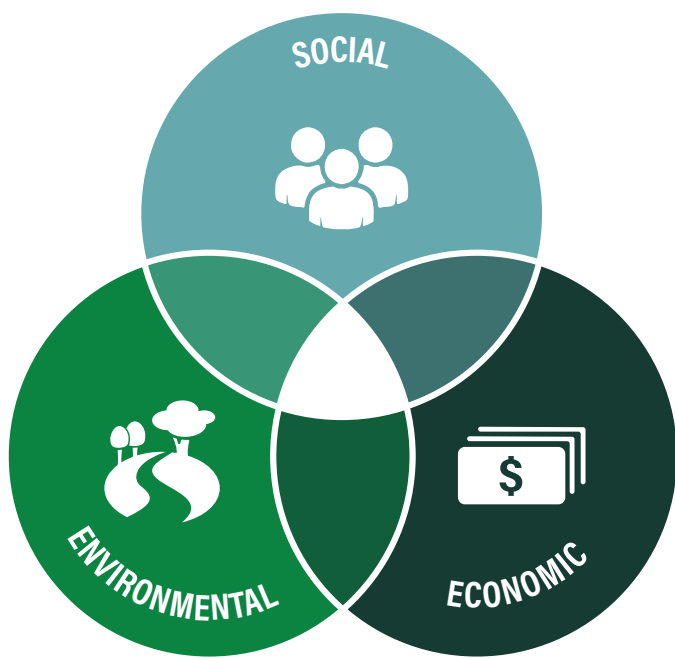
and increasing development, gentrification, displacement of low-income and minority residents, and population growth.

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, and 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 job markets

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 jurisdictional wetland 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 Year <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 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 Rd., and Jasmine St. 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 a long-term sustainable funding strategy for purchase of conservation lands		
	Establish goal for conservation land acquisition in acreage			
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 utilities. This 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.	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 Year <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 Beach Habitat 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 municipal code)
- Building code standards for non-historic district parcels
- Objective 1.2.6 of the Comprehensive Plan encourages that 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 Districts 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 Year <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		
All new construction in Fernandina Beach reinforces the City’s small town charm and respect the neighborhood’s unique character.		Undertake architectural survey of buildings outside the Historic Districts 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 Districts	Establish a resource bank of local design professionals and engineers to provide low-cost services to property owners at risk of enforcement violations or demolition by neglect
	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 revenues	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 Year <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 projects 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 mentoring 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, supporting adequate job opportunities 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 Centers 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
- Established a good working relationship with local industry
- 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 Year <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			
	Create a downtown streetscape design and maintenance standards guidebook	Identify which projects will be funded by the additional High Impact Tourism Tax		
	Create enhanced relationships with the Chamber of Commerce and Main Street to work with small businesses to retain existing businesses and foster new businesses	Reconsider establishing a parking management strategy or paid parking program that exempts local residents		
Fernandina Beach is a livable and Multi-generation community where its citizens can age in place.	Reduce permit fees for new signs	Consider options to support development of industrial lands for growing economies such as aeronautical services		
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
		Update affordable housing bonus program		
	Work with City of Fernandina Beach Housing Authority to create an education program and strategies which support upward mobility	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, tri-plex, and quad-plex 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 Year <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 County Economic Development Board (NCEDB) to attract aeronautical uses at the airport	Implement mid- and long-term recommendations from the government operations and customer services 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 fees for sign permits	Develop incentive program for qualified target businesses seeking to locate in Fernandina Beach	
		Eliminate Local Business Tax Receipt for new businesses (excluding resort rental dwelling permits and management licensing) in their first year in the City (currently \$52.50/ business)	Implement short-term recommendations from the government operations and customer services 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, AND PUBLIC FACILITIES

What We Heard

A major theme discussed by City leaders was the need to reinvest in the City's infrastructure which supports the City's ability 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. Future ready infrastructure can refer to smart grids, electrical vehicle charging networks, expanded broadband and fiber networks for at home employment, and decentralized power production.

Support towards this goal serves to optimize the City's infrastructure so that it is adaptable in addressing future community needs and technology advancements.

What We Are Doing Now

- Policy 1.1.4 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 Co-generation plant at Rayonier Advanced Materials and Lignotech Florida
- 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
- Continued support of co-generation electrical production, where feasible, to make the City self-sufficient in electrical generation capability.

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 Year <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		
All City owned and/or operated public facilities are environmentally and fiscally sustainable.	Support initiatives of local industry to provide power supply to the grid	100% of all street lights converted to LED		
	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

- Objective 2.07 supports context sensitive complete street design standards
- Objective 2.10 supports establishment of bicycle , pedestrian, and multi-use path connections as part of its roadway network
- Supported the creation of the 2016 Amelia Island Bicycle and Pedestrian Focus Area Study

What We Are Doing Now

- Fernandina Beach 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” at Bronze Level
- 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 Year <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 the service 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 citizens' experiences 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. (<i>Accessible vs Welcoming to disabled citizens</i>) 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 Recreation Center (ensure renovation includes wheelchair accessible equipment and beach style entrance to the pool)	

* 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 Year <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 S. Fletcher and Atlantic Avenues and for the projects to 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

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. Recommendations and projects may require modifications to the Comprehensive Plan, or Land Development Code (LDC); establishment of a new City program or service; an additional planning study; require a partnership with another entity, outreach or engagement with the community; action by the City government; or inclusion into the City's Capital Improvements Plan (CIP).

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 through periodic evaluation and updates. Incorporating the elements of the City's Vision 2045 Plan into its Comprehensive Plan is essential to ensuring that all projects and recommendations align 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 St. Johns River Water Management District Cost-Share Funding	Nassau County North Florida Land Trust St. Johns River Water Management District Dept. of Environmental Protection
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 St. Johns River Water Management District Dept. of Environmental Protection
Establish a long-term sustainable funding strategy for purchase of conservation lands	Action	Not Started		X			Depends on Established Goal	Nassau County, North Florida Land Trust St. Johns River Water Management District Dept. of Environmental Protection
All parcels identified for conservation by the City's CLAM-like program will be purchased	Benchmark					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
No new septic tanks approved in Fernandina Beach by 2025	Benchmark			X			N/A	Department of Health
35% Reduction in number of septic tanks in Fernandina Beach by 2030 (2021 Baseline)	Benchmark				X		N/A	Nassau County, Department of Health
80% Reduction in number of septic tanks in Fernandina Beach by 2040 (2021 Baseline)	Benchmark					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 waterfront, 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 Beach Habitat Conservation Plan	Additional Planning Study	Funded	X				CIP, USFWC Grant	AI Sea Turtle Watch and Beach Clean up Partners
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 locally adopted building requirements for the 100-and 500-year floodplains	Comp Plan/LDC Update	Proposed	X				BRIC Program	FEMA, Development Community, Chamber of Commerce
Consider decreasing the 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			Decision Dependent	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	Local Community
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 historic designation status of structures that become eligible between 2021-2035	Action	Not Started			X		Depends on number of structures/ Staff Time	Local Residents and Businesses
Obtain historic designation status 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 Districts 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 Districts	New City Program	Not Started			X		Local Grants	Property Owners
Establish a resource bank of local design professionals and engineers to provide low-cost services 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 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 provide incentives in the development 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 through its built environment and programs.								
Create a Peck High School History Display	Action	In Progress	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 mentoring 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 projects 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 parking 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 businesses 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, tri-plex, and quad-plex 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 Fernandina Beach 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, 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 Nassau County 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 Local Business Tax Receipt (LBTR) and permitting processes 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 Progress	X				Staff Time	Chamber of Commerce
When adopting 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 fees 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 County 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 governmental operations and 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 governmental operations and 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	Utility Provider, Main Street
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
Full renovation of MLK Rec Center	Capital Improvement	Proposed			X		CIP P3	P3 Developer
Full renovation of Atlantic Rec Center	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
Make enterprise funds revenue positive by 2040	Benchmark					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) <i>The City currently does not require permits for residential ramps.</i>	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 that FDOT include Complete Street design projects for Fletcher and Atlantic Avenues in their 5-year work program	Partnership	Not Started		X			Staff Time	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, local marinas
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

CITY COMMISSION AGENDA ITEM
City of Fernandina Beach



SUBJECT: Discussion - Property Acquisition

ITEM TYPE: Discussion

REQUESTED ACTION:

SYNOPSIS: Comm. Ross wishes to discuss property acquisition as part of the City's riverfront resiliency effort.

FISCAL IMPACT:

CITY ATTORNEY COMMENTS:

CITY MANAGER RECOMMENDATION(S):

Dale Martin, City Manager 6/9/2022

Katie Newton, Legal Assistant 6/10/2022

Date: June 09, 2022

Submitted By: Monica Benischeck, Administrative Services Manager

COMMISSION ACTION:

Water Front Park - Amelia River Resiliency Plan –

7 June 2022 City Commissioner Workshop

TOPIC: Purchase the Simmons / O'Steen Property

- Purchase of the property allows the acquisition of open park space at the foot of Centre Street to accommodate the increasing city population
- Purchase of the property allows the acquisition of open park space at the foot of Centre Street to accommodate the increasing city population number of residents visiting and living downtown.
- Purchase of the property will allow extension of the River Walk portion of the park to extend from the south end of parking lot D to Alachua Street.
- Purchase of the property will allow the extension of a sidewalk system to allow safe pedestrian access to waterfront parkland.
- Purchase of the property will allow additional parking spaces for waterfront park users.
- The purchase can be wholly funded with currently available funds in the Park & Recreation Impact Fee fund. [FY21-22 Balance Forward \$3,048,924.14]
- The City Commission adopted the Amelia River resiliency plan to prevent flooding of the historic downtown of Fernandina Beach
- City Commission Resolution 2021-2022 adopted a City Commission goal to draft a concept plan for Segments 6 & 7.
- The subject property is located in Segment 7 of the Amelia River resiliency plan.

- This is the section that is the lowest area and frequently floods

Subject Property

Parcel Number: 00-00-31-1760-0001-0020

Short Legal: Parts of Water Lots 1 & 2 , North Front Street

Owners: O' Steen Company LLP (2/3) & Simmons, Richard & Pamela (1/3), 759 North Edgewood Avenue, Jacksonville, FL., 32254

The land was originally purchased by the current group of owners in 1985.

The land is vacant and located in the CRA and Historic Districts.

The previously installed seawall has been in disrepair since at least 2004

The appraised value of the property as on 9 September 2020, as appraised by Diskin Property Research was \$2,299,980.00.



Nassau County 2021 Aerial of Subject Property

FINAL CRA SUBMITTAL

Unsanitary or unsafe conditions



(fig. 1.9) View south along Front Street between Alachua and Centre.

The condition of the property is largely unchanged since the initial CRA determination.



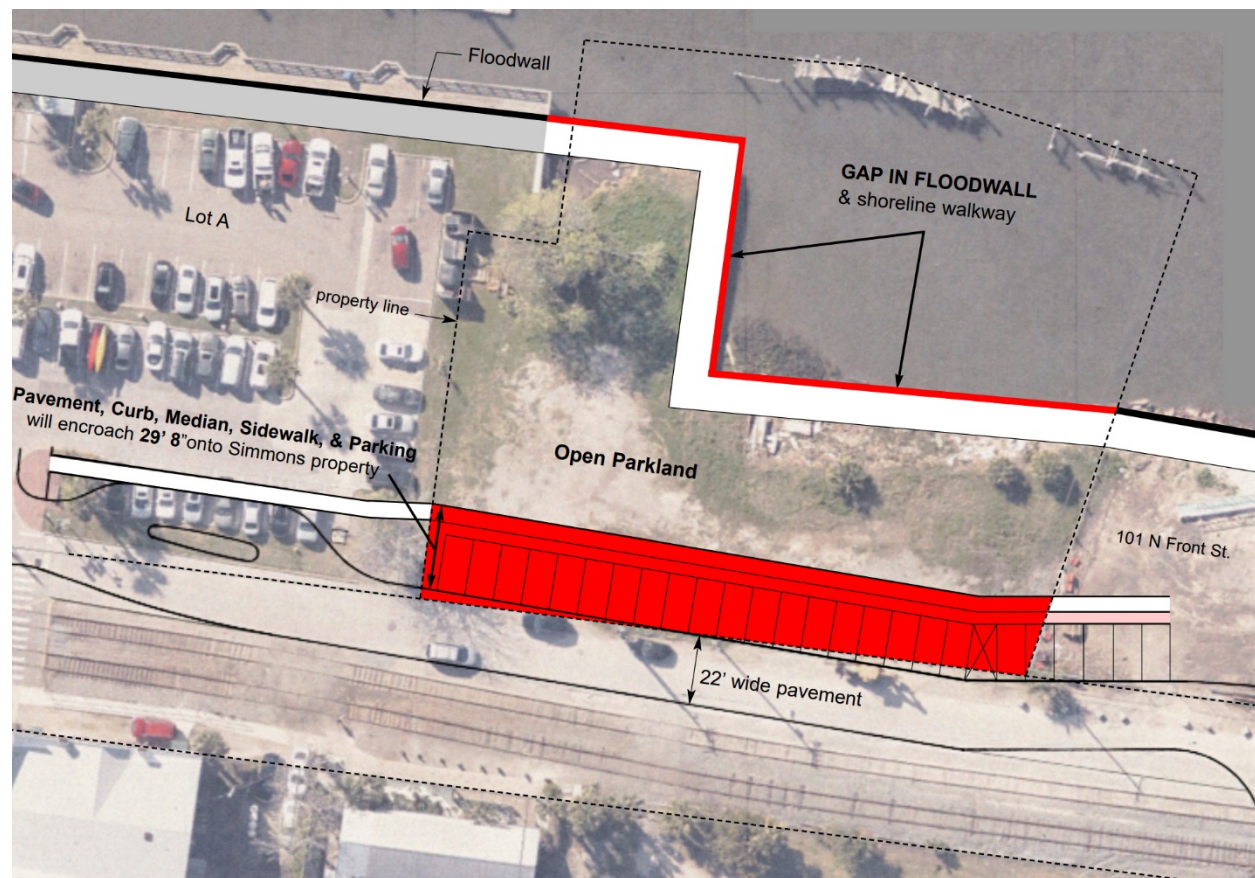
Same view as previous picture approximately 20 years later.

The Amelia River Resiliency Plan proposes to put a flood wall and associated river walk connecting the “parking lot A parcel” and 101 Front Street. Both parcels are owned by the City of Fernandina Beach.

The City has previously engaged with the owner of the subject property, to either purchase all or part of the property or to have an easement for the sea wall and river walk. On 20 January the City Manager wrote a letter to the property owners proposing to negotiate a purchase of a limited portion of the property or acquisition of easements. A formal response was requested by 5:00 PM, 17 February 2022.

There was no response from the property owners.

The area of the subject property and the adjacent City property to the north is where tidal flooding of North Front Street now occurs. This is the lowest point along the waterfront. Without incorporating this property into the seawall protection, the remainder of the project is not worth building.



The way forward:

City Attorney to present an offer to buy property at owner's appraised price of \$2,299,980.00 contingent on clear title. City to pay for title search and title insurance and one half of other closing costs except seller's legal fees. Seller to pay DOC stamps. Seller to have fifteen days to accept offer.

Fund the purchase with currently available Parks and Recreation Impact Fee money.

This will allow the use of the property for open park space, a river walk, parking for the park, pedestrian accessibility to the water front and will also have the added benefit of flood protection.

OR

Do nothing and abandon the expansion of the waterfront park and seawall resiliency project despite the fact that funding from sources other than City tax dollars are currently available to fund the continuation of the effort.

Be transparent and inform the public that **this** City Commission will not acquire the land to complete the waterfront and downtown flood protection. The waterfront will remain in its current state of disrepair and decay. The historic downtown will not be protected from flooding.

DISKIN PROPERTY RESEARCH
REAL ESTATE MARKET ANALYSTS
2938 WELLINGTON CIRCLE
TALLAHASSEE, FL 32309-6885

BARRY A. DISKIN, Ph.D., MAI, AI-GRS, CERT GEN RZ270

Telephone (850) 893-2400

APPRAISAL REPORT

OF

0.88 ACRE

LOCATED AT NORTH FRONT STREET

**CITY OF FERNANDINA BEACH
NASSAU COUNTY, FLORIDA**

**DATE OF VALUE
SEPTEMBER 9, 2020**

**DATE OF REPORT
MAY 8, 2021**

DISKIN PROPERTY RESEARCH
REAL ESTATE MARKET ANALYSTS
2938 WELLINGTON CIRCLE
TALLAHASSEE, FL 32309-6885

BARRY A. DISKIN, Ph.D., MAI, AI-GRS, CERT GEN RZ270

Telephone (850) 893-2400

May 8, 2021

Arthur I. Jacobs, Esq.
Jacobs, Scholz & Wyler
961687 Gateway Boulevard Suite 201-I
Fernandina Beach, FL 32034

Jackson Bowman, Esq.
Moore Bowman & Reese
300 West Platt Street, Suite 100
Tampa, Florida 33606

Re: 0.88-Acre Parcel on North Front Street, Nassau County, Florida
Parcel ID:00-00-31-1760-0001-0020
Owners: O'Steen Company, LLP (2/3) and Richard and Pamela Simmons (1/3)

Dear Mr. Jacobs and Mr. Bowman:

In keeping with our agreement, I submit an appraisal report for the indicated parcel. The purpose of this appraisal is to achieve an estimate of the market value of the fee simple interest, as of the date of value.

For this appraisal report, the findings and conclusions are summarized as outlined in the USPAP Standards Rule 2-2(a). I have maintained all materials collected during the analysis and investigation. These records are available for your review at a mutually agreeable time.

I certify that I have no past, present, or contemplated future interest in the subject property. My compensation for this assignment is not contingent on the opinion of value offered.

To the best of my knowledge and belief, the statements and opinions contained in this report are correct, subject to other conditions specifically mentioned. I also used aerial photographs and county plats to examine the characteristics of the subject parcel.

My opinion of the market value of the fee simple interest, as of the date of value, September 9, 2020, is:

\$2,300,000 (Rounded)

TWO MILLION THREE HUNDRED THOUSAND DOLLARS


Barry A. Diskin, Ph.D., MAI, AI-GRS
State-Certified General Real Estate Appraiser-RZ270

CERTIFICATION

I certify that, to the best of my knowledge and belief:

- ___ The statements contained in this report are true and correct.
- ___ The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- ___ I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- ___ I have appraised the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment
- ___ I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- ___ My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- ___ Compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- ___ The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute, which include the *Uniform Standards of Professional Appraisal Practice*.
- ___ Use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- ___ I inspected the subject property on February 27, 2021.
- ___ As of the date of this report, I have completed the continuing education program for designated members of the Appraisal Institute.

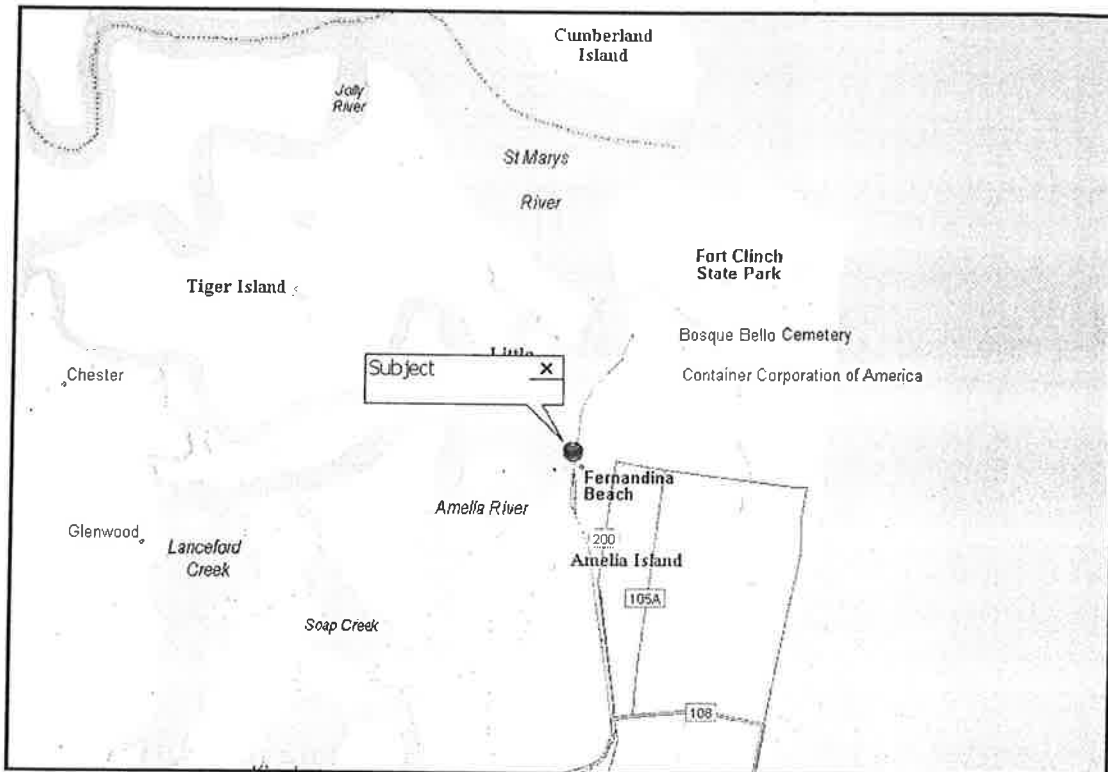
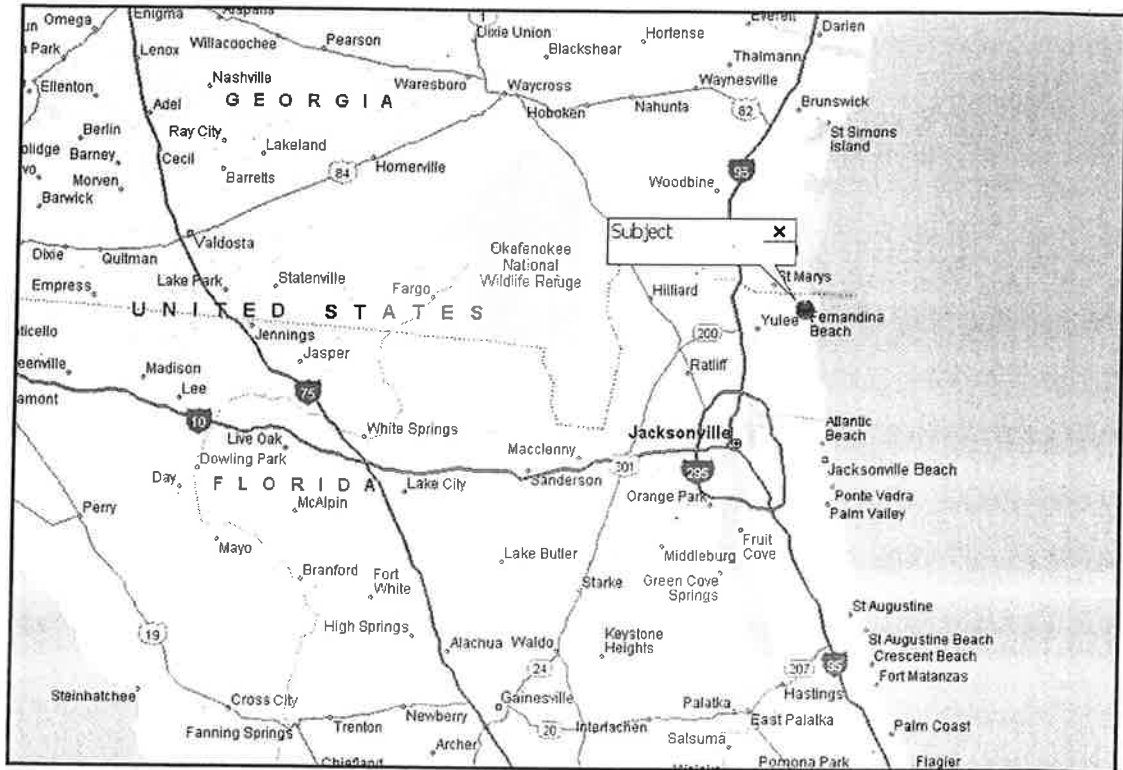


Barry A. Diskin, Ph.D., MAI, AI-GRS
State-Certified General Real Estate Appraiser-RZ270

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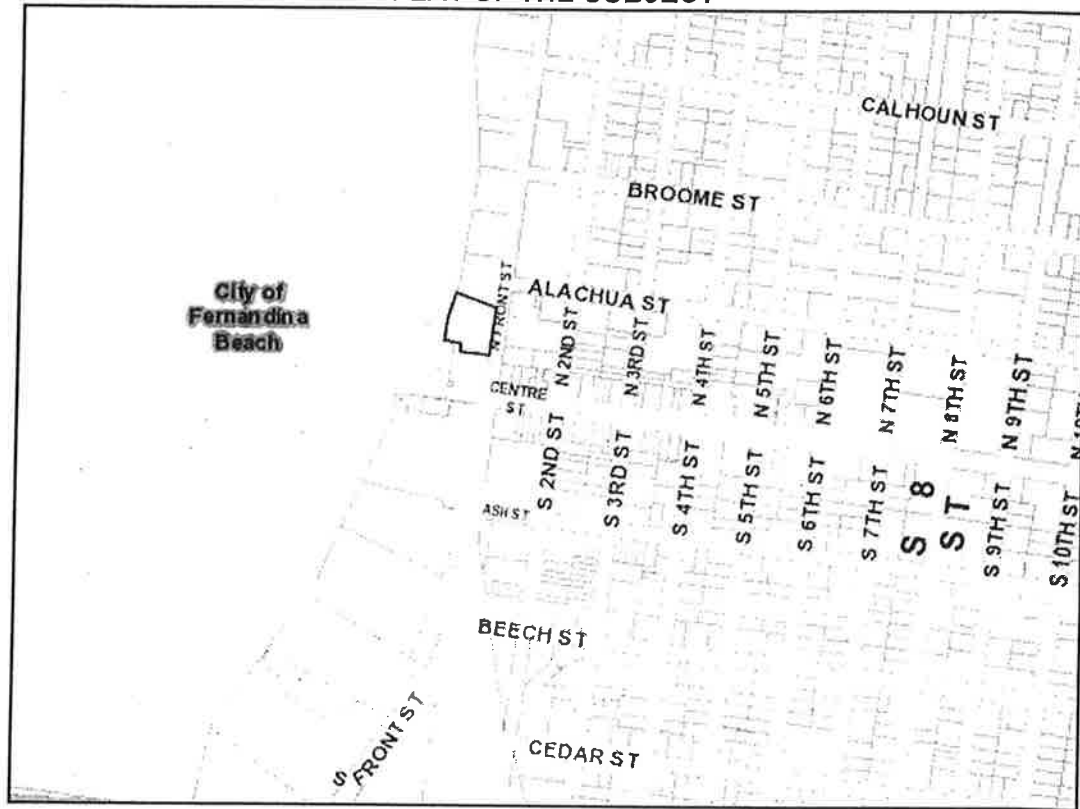
SUBJECT LOCATION MAPS



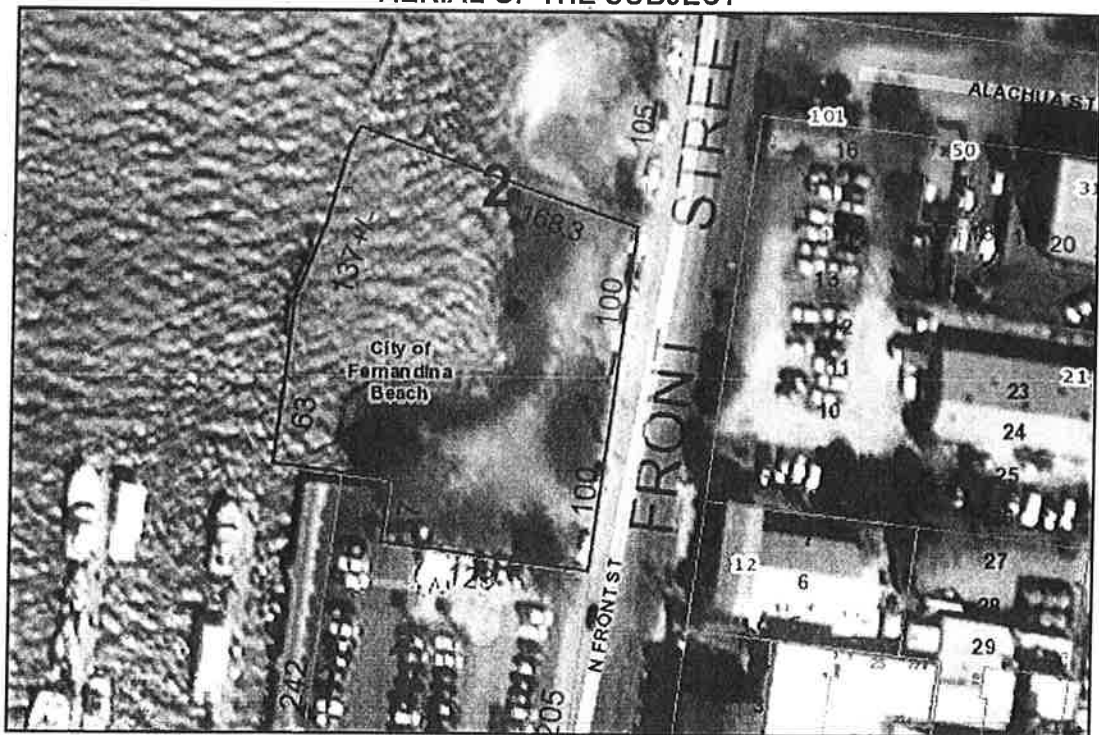
DISKIN PROPERTY RESEARCH

Real Estate Market Analysts

PLAT OF THE SUBJECT



AERIAL OF THE SUBJECT



DISKIN PROPERTY RESEARCH

Real Estate Market Analysts

Clients - Arthur I. Jacobs, Esq.
Jacobs, Scholz & Wyler
961687 Gateway Blvd. Suite 201-I
Fernandina Beach, FL 32034

Jackson Bowman, Esq.
Moore Bowman & Reese
300 West Platt Street, Suite 100
Tampa, FL 33606

Last Inspected by - Barry Diskin on February 27, 2021

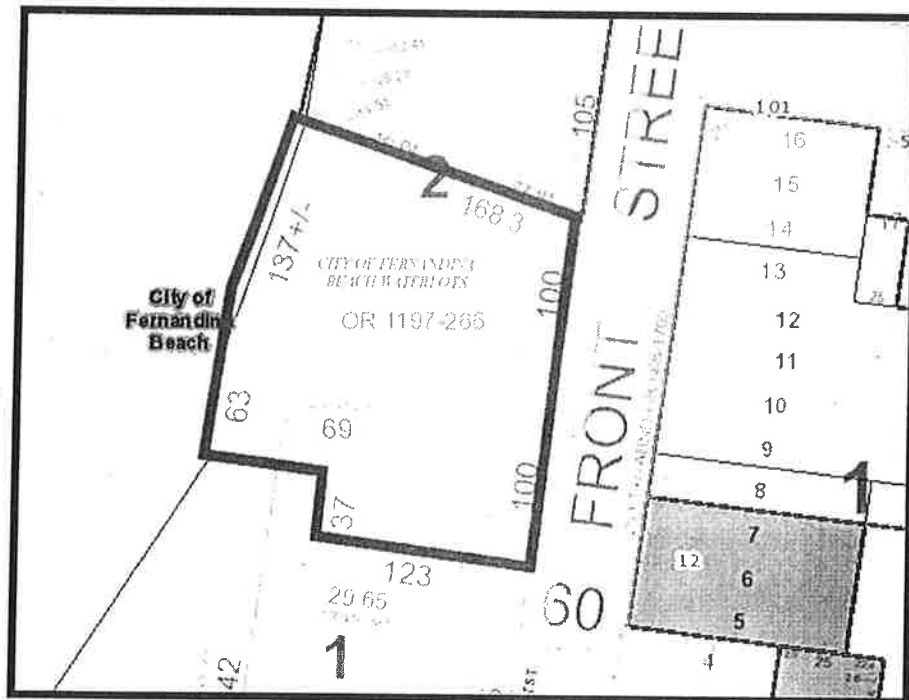
Subject Parcel

The subject site is located along the west side of North Front Street, south of Alachua Street and north of Centre Street, within the city limits of Fernandina Beach, Nassau County, Florida. The western boundary is submerged land within the Amelia River.

The subject parcel is identified in the Nassau County Property Appraiser's records as being owned by the O'Steen Company, LLP (2/3 interest) and Richard and Pamela Simmons (1/3 interest). The Nassau County Property Appraiser assigned the parcel identification number 00-00-31-1760-0001-0020.

Shape and Area

According to the Nassau County Property Appraiser's website (GIS Report), the subject has an irregular shape and totals 0.88 acre or 38,333 square feet. The easternmost portion of the property is uplands. We were not provided a survey. Based on my measurements, using GIS, I estimate about 0.49 acre to be uplands. The submerged portion is usable space. The shape and dimensions are depicted in the following image.



DISKIN PROPERTY RESEARCH

Real Estate Market Analysts

Access

The subject has access from the west side of North Front Street, a public, paved roadway.

Assessed Value

The 2020 just market value for the subject is \$756,240. Ad valorem taxes were \$9,308.02 with a millage rate of 19.5052.

Site Improvements

Site improvements include piers and dock structures and a collapsing seawall/bulkhead in poor condition.

Flood Zone

The flood zone status of the subject is depicted on FEMA FIRM Panel 12089C0237G. The subject is within Special Flood Hazard Area AE and has a base flood elevation of 10 feet.

Future Land Use and Zoning

The subject property falls under the jurisdiction of the city of Fernandina Beach. The city's comprehensive plan, zoning categories, overlays, and land development code include the long-term goals and intended patterns of harmonious growth for the city. The zoning categories, land development code, and overlays establish the source of development regulations that align with the comprehensive plan to meet those goals.

Future Land Use

The subject's future land use designation is Industrial Waterfront (IW). There is a reasonable likelihood that this could be changed to Waterfront Mixed Use (W-I) due to the subject's location within the Amelia River Community Redevelopment Area. This would add additional permissible uses and could increase density by 100%.

Zoning

The Fernandina Beach Land Development Regulations were created to accomplish the goals, objectives, and policies within the city's comprehensive plan.

Zoning Districts have been established to classify, regulate, and restrict the use of land, buildings, and structures. These districts also provide detailed requirements for area of yards and open spaces. They regulate the intensity of land use and promote orderly growth.

The subject is within the Industrial Waterfront (I-W) zoning district. Intended uses include water dependent and water-related:

- Manufacturing
- Assembling
- Storage
- Distribution
- Sales
- Port operations that are generally high intensity

The following uses *may* also be permissible, and shall be directly related to port activities:

- truck terminals;
- distribution centers;
- offices to support allowable uses;
- warehousing;
- manufacturing and processing;
- green technologies, and support services, which are an integral part of a port-related activity, such as parking facilities, restaurants, or clinics.

The subject is also within the boundaries of two zoning overlays; the Historic District and the Amelia River Community Redevelopment District.

Overlays

The overlays were established by ordinance. Site design standards in the overlay supersede the requirements for the underlying zoning district.

Historic District – New construction design shall be compatible in scale, materials, quality of construction with adjacent designated properties.

Development Standards - Proposed development will be based on the latest edition of *Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* from the US Secretary of Interior. Any proposed development must also comply with the Downtown Historic District Guideline (December 1999).

Amelia River Waterfront Community Redevelopment Area (CRA) – The CRA is intended to provide a broader mix of use. It supersedes zoning and is intended to encourage commercial uses. This area allows additional uses to promote revitalization of the working waterfront and adjacent areas.

As previously mentioned, there is a reasonable likelihood that the subject could be changed to the Waterfront Mixed Use land use due to its location within the Amelia River Community Redevelopment Area. A change may also increase the net density by 100%. Conditions for the increased density include:

- 1.) the dedication and acceptance of an easement to the city in order to build a public waterfront along the river and accessways from North Front Street to the waterfront; and;

- 2.) the dedication and acceptance of an easement for mid-lot or mid-block corridors in order to maintain view corridors to the river and to be used as pedestrian access. *(As a result of the city's purchase of the adjacent parcel immediately north of the subject, a riverfront easement in favor of the city already exists.)*

An additional benefit is parking; the developer of Office, Retail, or other Commercial uses may pay a fee in lieu of providing the required parking. (Source 8.01.02, E, 9. Amelia River Waterfront Community Redevelopment Area)

Waterfront Mixed Use (W-1)

According to the Fernandina Beach Land Development Code, 2.01.18 -

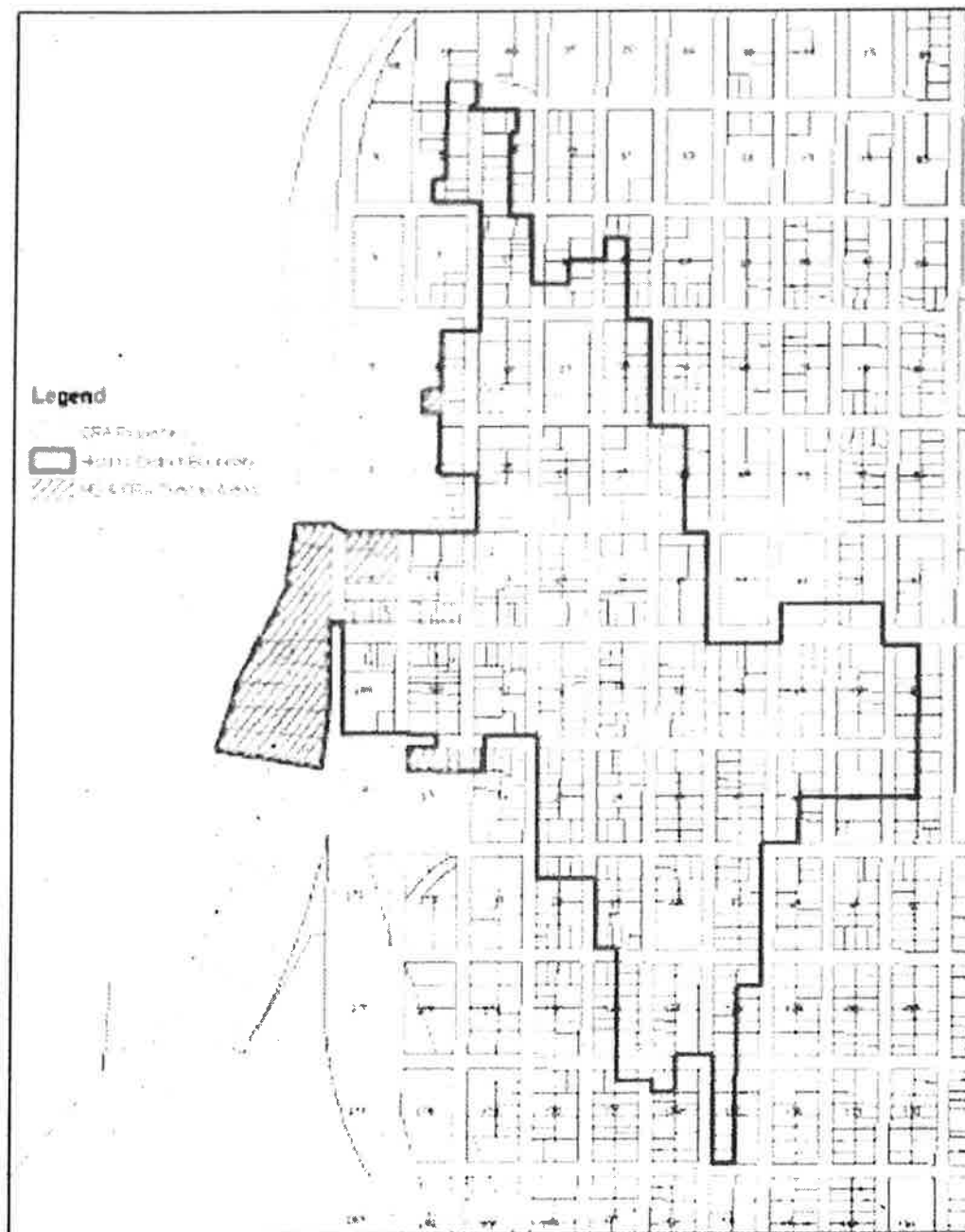
This district is intended for the development and/or redevelopment of waterfront land fronting the Amelia River within the CRA only. The Waterfront Mixed Use District recognizes the desire to maintain existing water relate uses while providing a wider range of uses to encourage deveopments which enhance the public's use of and access to the waterfront.

The following uses that would be permissible within the Waterfront Mixed Use land use include:

- Residential
- Commercial
- Retail stores
- Professional offices

The following graphic shows the outline of each overlay and the overlap area.

Overlay Outlines



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Development Setbacks

	I-W	W-I
Minimum Lot Width	75 feet	25 feet
Maximum Impervious Surface Ratio for lots	60%	60%
Maximum FAR for lots	75%	75%
Maximum Building Height	35	30 feet above BFE
Minimum Setbacks:		
Front	None	Not Required
Side	None	15 feet (north of Centre Street) 30-foot minimum view between buildings (south of Centre Street)
Rear	None	Not Required
Corner Lot side abutting street	None	

Note - Portions of the zoning description are provided in this report while the full district description is available as part of my workfile.

Easements and Encumbrances

No title work was provided. Our research located the following easement over the subject property.

An easement over the submerged lands of the property was established and reserved by the grantor, Island Seafood Company, when the property was purchased by Harold S. O'Steen, Howard K. O'Steen, and Richards S. Simmons on March 27, 1984 (Warranty Deed OR Book 417, Page 147).

The easement clearly states that the easement owner is responsible to maintain the present docks and walkways and any alterations, reconfigurations, or additions created by the grantor in good condition. Following is an excerpt.

Reference Point "A" and to close.

Party of the First Part (herein "Grantor") reserves for itself and its successors and assigns an easement over and upon the walkways and docks located on the water side of said lands for the purpose of docking, loading, unloading and maintaining fishing boats and other watercraft. The easements over said walkways shall be nonexclusive, but the easement over and upon the right to use said docks for mooring boats and other watercraft shall be exclusively Grantor's. Grantees shall not intentionally interfere with Grantor's aforesaid use of said docks. Grantor also reserves such riparian rights as are necessary for the use and maintenance of said docks and walkways. In connection with its use of the docks, Grantor may alter or reconfigure the docks, add docks and connect them to the walkway, provided such alterations, reconfigurations and/or additions do not unreasonably interfere with Grantees' use of the aforesaid lands and the walkway.

Grantor agrees to maintain in good condition the present docks and walkways and any alterations, reconfigurations or additions thereto created by Grantor. Parties of the Second Part (herein "Grantees") may add additional walkways to the existing walkway at their expense, but Grantees shall maintain in good condition any such additional walkways. Any additions constructed by Grantees shall not interfere with Grantor's use of the walkway and docks. Grantees shall maintain all driveways and loading ramps in good condition and shall not alter or relocate them without the consent of Grantor.

Assumption

For this assignment, we assume that the current owners, O'Steen Company, LLP (2/3 interest) and Richard and Pamela Simmons (1/3 interest) own the riparian rights to the subject property.

The use of this assumption might have affected the assignment results.

Purpose of the Appraisal

The purpose of this appraisal is to achieve an estimate of the market value of a waterfront property on the Amelia River that the city of Fernandina Beach seeks to acquire via eminent domain from the property owner, O'Steen Company, LLP (2/3 interest) and Richard and Pamela Simmons (1/3 interest)

Market Value and Fee Simple Defined

For purposes of this report, market value, as defined in Title 12, Chapter 1, Part 34, Subpart C, Code of Federal Regulation, Part 34.42(g) is:

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- (1) buyer and seller are typically motivated;
- (2) both parties are well informed or well advised, and acting in what they consider their own best interests;
- (3) a reasonable time is allowed for exposure in the open market;
- (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

Fee simple estate is defined as:

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.¹

¹The Appraisal Institute, *Dictionary of Real Estate Appraisal*, 6th edition (Chicago, IL: Appraisal Institute, 2015), p. 90.

Intended Use and Users of the Report

Arthur I. Jacobs, Esq., Jackson Bowman, Esq., and their respective clients are the intended users of the appraisal report. Attorney Jacobs and Attorney Bowman will use the appraisal report as a basis for establishing compensation to the property owners for the September 9, 2020 eminent domain proceeding taken by the city of Fernandina Beach. I prepared the analysis and report solely for Messrs. Jacobs and Bowman and their clients, the city of Fernandina Beach and the property owners, respectively.

Interest Considered

The fee simple interest of the subject property is being appraised. The interest considered in this analysis is explained in detail in the section titled, *Scope of the Assignment*.

Effective Date of Value

September 9, 2020

Date of Report

May 8, 2021

Sale History

The owners purchased the property on March 27, 1984. Given the age of the sale, it is not relevant to the current market value. Since that time, two \$100 transfers have occurred within the same entity.

There have been no transactions involving the subject property in the last three years. I am not aware of active listings or pending contracts for sale of the site during the months leading up to the September 9, 2020 taking.

Exposure Time

The concept of exposure time is sometimes misunderstood. It is the estimated length of time the subject property would have been marketed prior to the closing of the hypothetical transaction; an appraisal assumes a sale. The supposed closing date, September 9, 2020, is the effective date of value.

The likely exposure time for the O'Steen/Simmons parcel would have been 12-18 months.

NEIGHBORHOOD

The subject is located in Fernandina Beach, a small coastal town on Amelia Island. It is the northernmost city in Florida and the county seat of Nassau County. It is about 25 miles northeast of Jacksonville.

Amelia Island is 13 miles long and varies between 2 and 4 miles wide. The east boundary fronts the Atlantic Ocean and the west boundary fronts the Amelia River. There are two access roads to the island: SR A1A (aka SR 200) which, in the relevant area, has an average daily traffic county of 40,500. The entry point is near the middle of the island. The second access road is First Coast Highway, which enters the island at the southern tip. It has an average daily traffic count of 6,000. Communities on the island include Amelia City, American Beach, Fernandina Beach, and Old Town.

As of 2019, the population was 13,169, a 24.8% increase since 2000.

The island is a popular tourist destination with 13 miles of beaches along the Atlantic Ocean. Amenities include luxury resorts, a marina capable of accommodating 250-foot yachts, the Ritz Carlton Hotel, a municipal airport, and two state parks (Fort Clinch State Park at the northern tip and the Amelia Island State Park facility located near the southern tip of the island). Significant industry includes the Port of Fernandina and two paper mills (Rayonier Advanced Materials and WestRock).

St Mary's Entrance is the north inlet to Fernandina and Nassau Sound is a non-navigable inlet at the southern tip of the island.

Conde Nast Traveler Magazine ranked Amelia Island as Number 9 on its list of Top U.S. Islands.

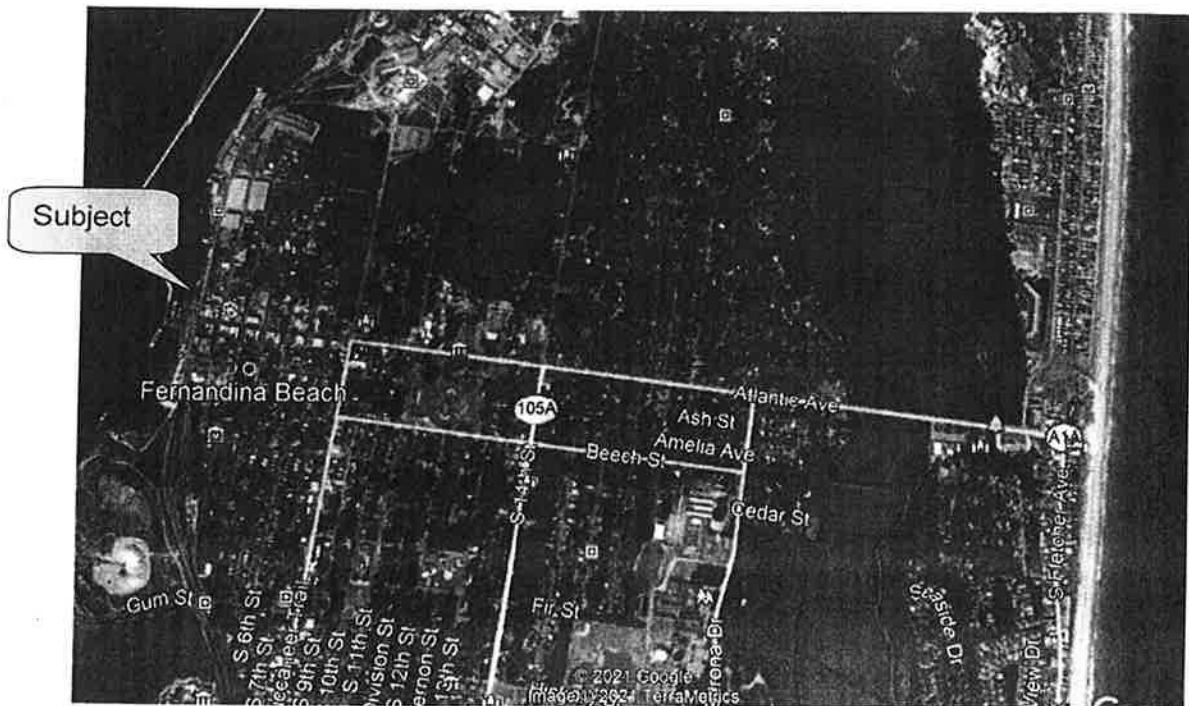
The subject site is on North Front Street immediately adjacent to a city-owned parking lot. To the north are the industrial properties. Across the street are restaurants and shops. To the south are the Oasis Marina at Fernandina Beach and Centre Street/Atlantic Avenue, the main east/west road from the river to the beach through the Central Business District.

Building Permits

From 2015 to 2019, single-family new construction permits increased 90%. According to local Realtors Gary and Fran Farnsworth, the residential real estate market is strong. In 2020, the average home sale price in the county was \$422,056. Condo prices averaged \$540,290.



City of Fernandina Beach



Scope of the Assignment - Description of the Work Process

In the 2020/2021 edition of USPAP, the scope of work is defined as:

the type and extent of research and analyses in an appraisal or appraisal review assignment.

The Scope of the Assignment section of the report is included to clarify the analyst's tasks and goals in the appraisal assignment. The following excerpts address the Scope of Work Rule.

For each appraisal and appraisal review assignment, an appraiser must:

1. identify the problem to be solved;
2. determine and perform the scope of work necessary to develop credible assignment results; and
3. disclose the scope of work in the report.

Identify the Problem to be Solved

According to the 2020/2021 edition of USPAP --

An appraiser must properly identify the problem to be solved in order to determine the appropriate scope of work. The appraiser must be prepared to demonstrate that the scope of work is sufficient to produce credible assignment results.

Problem Identification -- An appraiser must gather and analyze information about those assignment elements that are necessary to properly identify the

appraisal or appraisal review problem to be solved. The identification of the problem to be solved requires the appraiser to identify the following elements:

- client and any other intended users;
- intended use of the appraiser's opinions and conclusions;
- type and definition of value;
- effective date of the appraiser's opinions and conclusions;
- subject of the assignment and its relevant characteristics; and
- assignment conditions.

As presented earlier in the appraisal report, and using the criteria specified above, the appraisal problem for this assignment is presented in the following paragraph.

My task is to offer an opinion of the market value of the fee simple interest of the subject property as of the effective date of value, September 9, 2020.

It is my intent to achieve the opinion of value by following the appropriate guidelines and procedures of the USPAP and the state of Florida.

Scope of Work Acceptability

As presented in the 2020/2021 edition of the USPAP --

- The scope of work must include the research and analyses that are necessary to develop credible assignment results.
- An appraiser must not allow assignment conditions to limit the scope of work to such a degree that the assignment results are not credible in the context of the intended use.
- An appraiser must not allow the intended use of an assignment or a client's objectives to cause the assignment results to be biased.

For this appraisal report, the findings and conclusions are summarized as outlined in USPAP, Standards Rule 2-2(a). The supporting data and other material analyzed in the appraisal process are in my files, which I include by reference.

For information concerning the subject property, I relied on data obtained during a site inspection on February 27, 2020, the Nassau County Property Appraiser's Office, the city of Fernandina Beach Comprehensive Plan, Land Development Regulations, and Building Department, conversations with real estate brokers, and various applications of Google Earth.

Approaches Used

The subject is a 0.88-acre vacant waterfront tract. Existing site improvements are in poor condition and not usable.

Generally, when estimating land value only, the cost and income approaches are not relevant. The appraiser should then look to those procedures appropriate for land valuation. For the present case, I do not believe that exclusion of these two approaches, cost and income, negatively affects the credibility of the results.

For the sales comparison approach, I researched public records through the Nassau County Property Appraiser's database. I also looked at potential comparable sales in Camden County, Georgia. I compiled research to analyze and verify, when possible, sales of properties that were similar to the subject and that occurred within a relevant time period. Generally, I attempted to verify each transaction through the public records, the buyer, the seller, and/or a representative of either party with knowledge of the transaction.

As part of the appraisal process, I inspected the subject property and the parcels deemed comparable. I also used aerial photographs and county plats to examine the characteristics of the subject parcel in comparison to the comparable transactions. I researched the zoning and future land use categories for each of the transactions through the appropriate agencies. I compared the physical characteristics of the comparable sales to those of the subject site and reached a final opinion of value based on these analyses.

Highest and Best Use

The highest and best use concept is reflective of a basic assumption about real estate and market behavior; the price a buyer will pay for a property is based on his or her judgment about the most profitable use of the site or property. Therefore, sites and improved properties tend to be put to their highest and best use and, in this manner, maximize the profit potential for the property owner.

The determination of a property's highest and best use may or may not conform to the existing use of the site, because the alternative uses of the site may be restricted by the presence of improvements or legal constraints. The highest and best use is determined first for the land/site as though vacant and available to be put to its highest and best use. In this part of the analysis, no consideration is given any existing improvements. When appropriate, a second analysis considers the site as improved and factors in the present improvements to the investment decision.

Highest and best use is defined as:

The reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity.²

Land value is derived from potential land use and that value depends on the nature of the land's present or anticipated use. According to the concept of surplus productivity, the highest and best use of a site is that use which, among all reasonable alternative uses, yields the highest present land value after payments are made for labor, capital, and coordination.

Legally Permissible

Restrictions, including land use and zoning, must be considered, since they may preclude any other possible highest and best uses.

Permissible uses incorporate industrial and port-operation uses including, but not limited to: manufacturing, assembling, storage, distribution, sales, and port operations that are generally high intensity.

The following uses may also be permissible, and shall be directly related to port activities: truck terminals, distribution centers, offices to support allowable uses, warehousing, manufacturing and processing, green technologies, and support services, which are an integral part of a port-related activity, such as parking facilities, restaurants, or clinics.

A land use change to Waterfront Mixed Use would include the following permissible uses: residential, commercial, retail stores, and professional offices.

Physically Possible

Physical limitations must be considered, since construction may be either impossible or so costly that some uses cannot be reasonably considered. The following physical features affect the development potential of the subject property.

²The Appraisal Institute, *Dictionary of Real Estate Appraisal*, 6th edition (Chicago, IL: Appraisal Institute, 2015), p. 109.

- The subject is 0.88 acre, or 38,333 square feet. An estimated 0.49 acre is uplands and 0.39 acre or 16,988 square feet is submerged land within the Amelia River. Although there is a mix of uplands/submerged lands, waterfront properties often include over-the-water improvements such as dining, docks, and observation areas. I have assumed the property owner is allowed to create improvements that make use of the area over the submerged land.
- The size is sufficient for many of the legally permissible uses.
- The property has sufficient frontage along a paved, public roadway for any of the legally permissible uses.
- The shape is suitable for many of the legally permissible uses.
- The subject has about 200 feet of frontage along North Front Street.

Financially Feasible/Most Profitable Use

All uses that can reasonably be expected to produce a positive return are regarded as financially feasible and are considered. Among the financially feasible alternatives, the use that provides the highest rate of return or value is the highest and best use of the site if vacant. The most profitable use is determined by the property use that would be most readily accepted in its market area.

Based on the information provided throughout this section, it is my opinion that the most profitable use of the subject is to change to the Waterfront Mixed Use zoning/future land use with a small-scale waterfront commercial use. Based on nearby uses a restaurant, bar, or retail shop oriented toward tourism is the most profitable use.

Procedure to Reach an Opinion of Value

Recall that in the Scope of the Assignment section of the report, I explained that only the sales comparison approach to value was used. To apply this approach, the public records were researched for relevant closed transactions, and a search of the internet (as well as a personal inspection of the areas) was made for current listings.

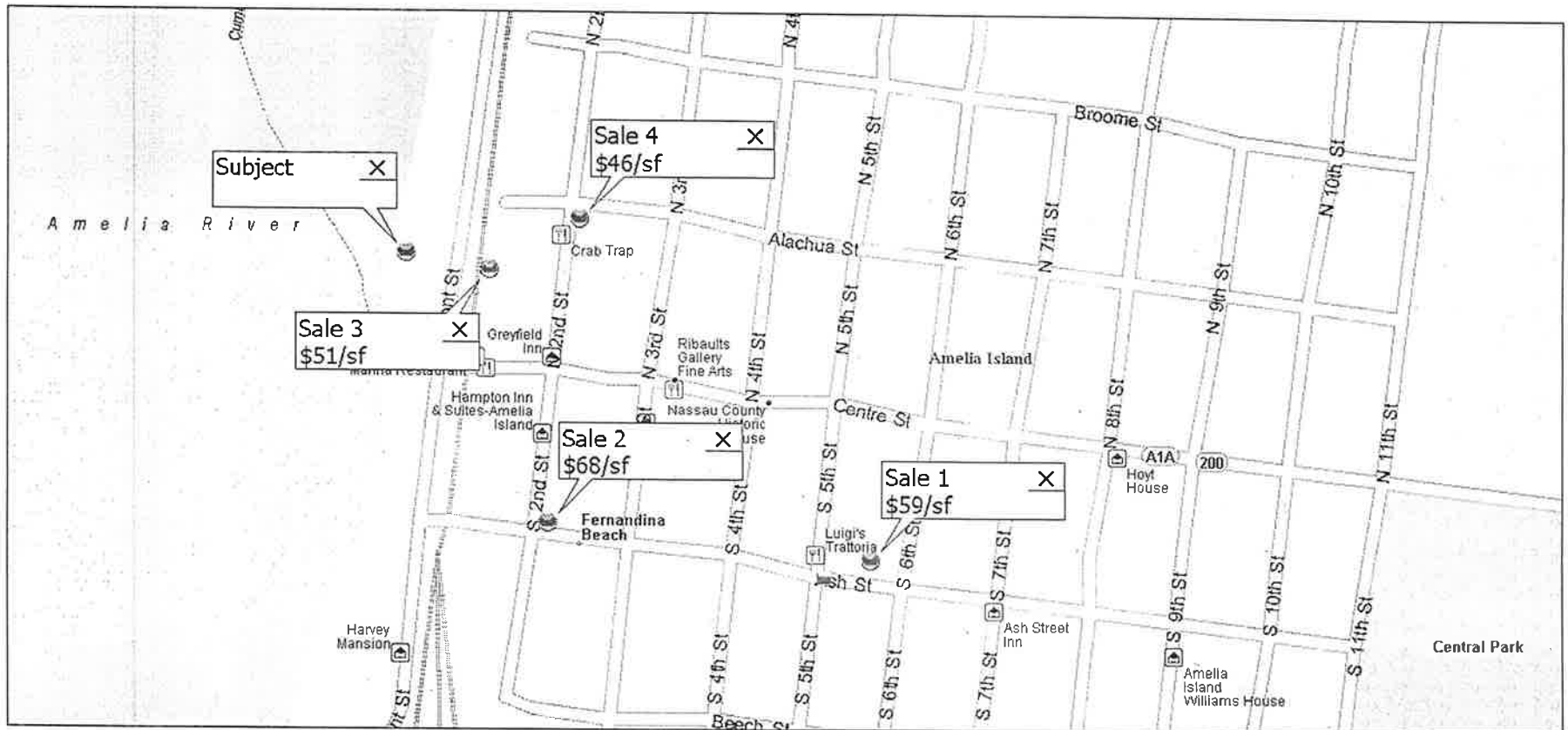
These data were compiled and analyzed to determine which sales were similar to the subject. Generally, attempts were made to verify each transaction through the public records, the buyer, the seller, and/or a representative of either party with knowledge of the transaction. Data concerning the comparable sales and additional data used to reach an opinion of value for the subject property are in my file, which is made part of this report by reference. To the best of my knowledge and belief, the statements and opinions contained in this report are correct, subject to other conditions specifically mentioned.

The subject and comparable transactions were inspected as part of the appraisal process. I also used aerial photographs and county plats to examine property characteristics. The zoning and future land use categories for each of the comparable parcels were researched through the appropriate governmental agencies. Comparisons of the characteristics of the comparable sales to those of the subject were made, and a final opinion of value was reached based on these analyses.

The sale data deemed most comparable to the subject property appear in the following table. The table is followed by a map indicating the location of each parcel in the data set. Typically, vacant land is quoted as either price per acre, price per lot, price per square foot, or price per front foot. Based on my research, the appropriate unit of comparison for the subject property is price per square foot. Specific details of each comparable transaction are presented in an appendix to this report.

Fernandina Beach v. O'Steen Land Sales					
	Subject	Sale One	Sale Two	Sale Three	Sale Four
Identification					
Parcel ID	00-00-31-1760-0001-0020	00-00-31-1800-0029-0070	00-00-31-1800-0269-0100	00-00-31-1800-0001-0080	00-00-31-1800-0009-0010
Address	North Front Street	511 Ash Street	30 S. 2nd Street	21 North Front Street	201 Alachua Street
Characteristics					
Size (SF)	38,333	12,632	12,502	39,204	17,500
Shape	Polygon	Rectangular	Square	Polygon	Rectangle
Jurisdiction	Fernandina Beach	Fernandina Beach	Fernandina Beach	Fernandina Beach	Fernandina Beach
FLU	Industrial Waterfront	Central Business District	Central Business District	Central Business District	Central Business District
Zoning	IW	C-3	C-3	C-3	C-3
Overlay(s)	Historic District & CRA	Historic District	Historic District	Historic District & CRA	Partial CRA
Transaction Information					
OR Book/Page		2363/1479	2243/1704	2381/149	2206/1358
Grantor		Coastal Newspapers	Gary E. Hill	Amelia Historic District Hotel	Alachua Land & Cattle LLC
Grantee		Kemp/Boyer Trust	Boat House Fernandina	Downtown Crab, LLC	Alachua Group LLC
Sale Date		5/27/2020	12/14/2018	7/31/2020	6/28/2018
Sale Price		\$725,000	\$1,100,000	\$2,000,000	\$780,000
Adjustment		\$18,200	-\$255,000		\$30,000
Adjusted Sale Price		\$743,200	\$845,000		\$810,000
Adjusted Price/SF		\$59	\$68	\$51	\$46

Comparable Transactions Locations



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Opinion of Value

The following is a discussion of the four comparable sale properties.

Sale One This 12,632-square-foot property is located about six blocks east of the subject site. It is at the northwest corner of Ash and South 6th Streets. It was improved at the time of purchase; the building was demolished soon after. We were unable to retrieve the actual demolition costs, so we obtained a cost estimate and made an upward adjustment of \$18,200 to the stated sale price. Superior features include its being a corner lot and its location within the Central Business District. Inferior characteristics include its not being on the waterfront and smaller size. The adjusted sale price is a reasonable indication of the value of the O'Steen/Simmons site. It is highly significant, however, that the Ash Street parcel does not include the benefit of a waterfront view.

Sale Two This transaction represents the sale of an improved property located a few blocks southeast of the subject. It is a 12,502-square-foot corner lot at the northeast intersection of Ash and South 2nd Streets. The sale price was adjusted to factor in the cost of existing improvements; this allowed me to achieve an extracted land value. Superior features include the corner attribute and its being within the Central Business District. Inferior characteristics include its not being on the waterfront and smaller size. The adjusted sale price is a good indication of value for the O'Steen/Simmons parcel.

Sale Three This 39,204-square-foot parcel is directly across the street from the subject site. The parcel is bordered at its west by railroad tracks. It has frontage on two streets (North Front and 2nd Streets). At the time of purchase, it was improved with a warehouse building. The listing indicated the improvements are to be demolished. Therefore, the warehouse will be razed and this cost will add to the effective price paid for the site. Similarities to the subject include the frontage along North Front Street and inclusion in the Historic District and the Community Redevelopment Area. Given that Sale Three is not on the river, notwithstanding a highly desirable river view, and the eventual cost to remove the existing building, the indicated price is lower than what should be anticipated for the O'Steen/Simmons site.

Sale Four The size of this parcel is 17,500 square feet. It is located one block northeast of the subject, at the northeast corner of Alachua and North 2nd Streets. There were significant improvements on the property at the time it was purchased, but, according to the grantee, it was purchased for land value only. The property is partially within the CRA. Its not being on the waterfront is a characteristic making it inferior to the subject parcel. It's a reasonable conclusion, therefore, that the indicated price of Sale Four is lower than what should be expected for the O'Steen/Simmons parcel.

Reconciliation

The four sale transactions include parcels with somewhat similar legal, physical, and economic influences. Each has access from a public roadway and the sizes bracket that of the subject.

SIGNIFICANCE OF THE RIVERFRONT

It is generally understood, if not axiomatic, that parcels adjacent to bodies of water will typically fetch higher prices than otherwise similar sites lacking the waterfront attribute. I attempted to apply accepted valuation research methods to establish a systematic adjustment to account for the subject property's adjacency to the Amelia River. Recall that none of the four parcels in the data set are located on a body of water.

The waterfront adjustment data from the various marketplace participants point to a value opinion near the top of the range found in the data set. Recall that the highest indication is from Sale Two at \$68 per square foot.

Discussions with real estate brokers and county assessing officers pointed to a 50 percent differential for a waterfront location. Some matched-pair indications supported that level of increase for being at the edge of the river. The paired-sale data, however, are sparse.

Scarcity

In real estate principles classes, the notion of scarcity and its relationship to value is of principal importance. The scarcity of an item, all other things equal, is accompanied by an increase in its price. The phenomenon is, of course, not unique to real estate but, instead, a common economic principle.

For the case at hand, based on my observations, available waterfront sites are rare near the subject site. Furthermore, the O'Steen/Simmons parcel is situated just south of those sites more likely to be associated with industrial use. The subject site is in the midst of the commercial/tourist activities.

Given the intended users of this report, it is not necessary to delve into a detailed discussion of the nearby uses. Briefly, however, the Salty Pelican is to the immediate east, a parking lot owned by the city of Fernandina Beach is to the immediate south, Brett's restaurant is two parcels to the south of the subject, and, generally, the atmosphere/character of the immediate parcels will be enhanced by the use of the subject in a fashion that complements the proximate restaurants, shops, and bars.

The westerly views at the water's edge are few in that part of Fernandina Beach. Adjacency to the river is a scarce feature. It's that scarcity that adds another component of value to the O'Steen/Simmons property.

Marginal Construction Cost

Given that the parcels included in the sales comparison data set do not have frontage on a body of water, I considered that additional construction cost for building over the water should be anticipated. To account for the marginal cost, I consulted with a structural engineer, two experienced builders, and an architect. Independently, each suggested that the extra cost would be limited to the foundation. Furthermore, the engineer and the architect, again independently, opined that the overall increase in the construction cost should be no more than 10 percent. With that in mind, it is my opinion that the value estimate for the site should not be at the top of the range of indicators.

Value Conclusion

Based on an analysis of the transactions, Sale Three is the most similar property to the subject with respect to location. The reader is reminded, however, that its water view is not equivalent to river frontage. The remaining three transactions also support my opinion of value. My estimate of the market value of the fee simple interest of the subject property, as of the date of value, September 9, 2020, is:

\$60 per square foot x 38,333 square feet (0.88 acres) = \$2,299,980

\$2,300,000 (Rounded)

TWO MILLION THREE HUNDRED THOUSAND DOLLARS

ASSUMPTIONS AND LIMITING CONDITIONS

1. This appraisal represents the best opinion of the analysts as to market value of the property as of the appraisal date. This appraisal report is intended to comply with the reporting requirements set forth under Standard Rule 2-2 (a) of the Uniform Standards of Professional Appraisal Practices.
2. The appraisers have no present or prospective interest in the property that is the subject of this report, and have no interest or bias with respect to the parties involved.
3. No furniture, furnishings, or equipment, unless specifically indicated herein, have been included in my value conclusion. Only the real estate has been considered.
4. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Practice of the Appraisal Institute.
5. The statements of fact contained in this report are true and correct; the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions, and conclusions.
6. No engineering survey was made or caused to be made by the appraisers, and any estimates of fill or other site work are based on visual observation. Therefore, accuracy is not guaranteed.
7. No test borings or typing and analysis of sub-soils were made or caused to be made by the appraisers. Soil of the subject parcel appears firm and solid, typical of the area; and subsidence in the area is unknown or uncommon. The appraisers, however, cannot warrant against such condition or occurrence.
8. Compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in, or the use of, this report.
9. Sub-surface rights (minerals, oil, or water) were not considered in this report.
10. Any tracts that, according to the survey, map or plat, indicate riparian and/or littoral rights are assumed to go with the property unless easements or deeds discovered by the appraisers are to the contrary.
11. Information as to the type and variety of trees, shrubs, and other vegetation mentioned in the report, if any, are believed correct from observation and personal knowledge, but no responsibility is assumed for complete accuracy.
12. The description and condition of physical improvements, if any, described in this report are based on visual observation. Since engineering tests were not conducted, no liability can be assumed for soundness of structural members.

13. All value estimates are contingent on zoning regulations and land use plans in effect as of the date of appraisal, and based on information provided by governmental authorities and employees.
14. This appraisal report covers only the premises discussed. No figures provided, analyses, or per-unit values derived should be construed as applicable to any other property, however similar they are or appear to be.
15. Distribution of the total valuation in this report between land and improvements applies only under the existing program of use. Separate valuations of land and improvements must not be used in any other manner, nor in conjunction with any other appraisal, and are invalid if so used.
16. Certain data used in compiling this report were furnished by the client, its counsel, employees, and/or agent, or from other sources believed reliable. These data have been checked for accuracy when possible, but no liability or responsibility may be assumed for complete accuracy.
17. A diligent effort was made to verify each comparable sale noted in the report. However, because many principals reside out of the area, or are entities for which no agent could be contacted within the time allowed for completion of this report, some of the sales may not have been verified.
18. No responsibility is assumed for matters legal in nature, nor is any opinion rendered concerning the title, which I assume to be good and merchantable. I assumed the property is free and clear of all liens or encumbrances, unless specifically enumerated within the report. I also have assumed responsible ownership and management as of the date of appraisal.
19. Consideration for preparation of this appraisal report is payment in full by the employer. Any responsibility by the appraisers for any part of this report is conditioned upon full and timely payment.
20. The appraisers, by reason of this report, are not required to give testimony in court with reference to the subject, nor obligated to appear before any governmental body, board, or agent, unless arrangements have been previously made.
21. Neither all nor any portion of the contents of this appraisal will be conveyed to the public through advertising, public relations, news, sales, or other media without the written consent and approval of the appraisers, particularly as to value conclusions, identity of the appraisers or firm with which they are connected, or any reference to the Appraisal Institute or to the MAI designation. Furthermore, neither all nor any portion of the contents of this appraisal will be used in connection with any offer, sale, or purchase of a security (as that term is defined in Section 2(1) of the Securities Act of 1933) without prior express written consent of the appraiser.
22. Possession of this report, or copy of the report, does not convey any right of reproduction or publication, nor may it be used by anyone but the client, the mortgagee, or its successors or assigns, mortgage insurers, or any state or federal

department or agency without the prior written consent of both the client and the appraisers, and, in any event, only in its entirety.

23. Before any loans or commitments are made predicated on value conclusions reported in this appraisal, the mortgagee should verify facts and valuation conclusions contained in this report with the appraiser.
24. Cost estimates for construction or reproduction of improvements, if any, were prepared with the assistance of data obtained from the Marshall and Swift Company. I have assumed these data are accurate.
25. Unless specifically stated in the report, the appraisers did not determine the flood plain status of the property appraised. If such data are available, it is recommended they be obtained prior to any development that might be contemplated.
26. Estimates of expenses, particularly as to assessment by the county property appraiser and subsequent taxes, are based on a review of historical or typical data. Such estimates are based on assumptions and projections which, as with any prediction, can be affected by external forces, many unforeseeable. While all estimates are based on my best knowledge and belief, no responsibility can be assumed that such projections will come true.
27. Liability for this appraisal assignment is limited only to the extent of the fee collected.
28. Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property, was not observed by the appraisers. I have no knowledge of the existence of such materials on or in the property. The appraisers, however, are not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.
29. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
30. Any proposed improvements are assumed to be completed in a good workmanlike manner in accordance with federal regulations and within the permitted and planned alignment.
31. The Americans with Disabilities Act (ADA) became effective January 26, 1992. I have not made a specific compliance survey and analysis of this property to determine whether it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since I have no direct

evidence relating to this issue, I did not consider possible non-compliance with the requirements of ADA in estimating the value of the property.

APPENDIX

COVID-19 INFLUENCE

The National Economy and This Value Conclusion

This appraisal is made in a time of Coronavirus uncertainty. The threat of the virus has had, at least, a short-term economic impact. The Dow Jones Industrial Average (DJIA) closed at its highest level ever on February 18, 2020 - 29,348. As of the effective date of value, September 9, 2020, the DJIA closed at 27,996. This is an increase from its lowest point on 3/18/2020 at 20,704.

The full extent of the spread of the disease continues to be unknown. The impact on real estate values, including residential real estate, is not measurable at this time. At this point, the forces at play are too unique for anyone to confidently predict their effect.

As with the S&L crisis of the late 1980s and 1990s, I expect residential real estate to be less affected than commercial real estate since overall desire for shelter should not be affected (although affordability is expected to be).

Appraisal methodology dictates that the process of valuing property in distressed markets is to first try to establish when users will return to the market. Second, estimate the value before the distressful event occurred—since that is where it, theoretically, will return—and, third, discount that value back to the effective date. At this time, there is no evidence that real estate markets have been affected, although there is reason to believe they have been. Accepting the condition that real estate markets have been affected, there is no consensus on when the real estate markets will recover or even if recovery will be necessary.

Given the concerns mentioned, the opinion of value I offer is accompanied by the following caution.

It is likely that property values will be negatively affected by the Coronavirus (COVID-19). The magnitude and the duration of the impact cannot be forecast at this time. Although no specific assumption or hypothetical condition is attached to the value conclusion presented, the reader should consider that a decline in property values from my conclusion is a strong probability.

APPENDIX

COMPARABLE LAND SALES

Sale One – Kemp/Boyer Trust



Location:	511 Ash Street Fernandina Beach
<u>Property Information</u>	
Parcel Number:	00-00-31-1800-0029-0070
Parcel Size:	12,632 Square Feet
Future Land Use:	Central Business District
Zoning:	C-3/Historic District Overlay

Transaction Information

Type of Instrument:	Special Warranty Deed
Grantor:	Coastal Newspapers, LLC
Grantee:	C. Todd Kemp, as Trustee of the C. Todd Kemp Living Trust dated June 2, 2004 and Brian K. Boyer, as Trustee of the Brian K. Boyer Living Trust dated June 2, 2004
Verification:	By Barry Diskin with Matt Entriiken, of Colliers on 2/7/2021
O.R. Book/Page:	2363/1479
Sale Date:	May 27, 2020
Sale Price:	\$725,000 + \$18,200 estimated demolition costs
Adjusted Sale Price	\$743,200
Adjusted Price per Square Foot	\$59 per Square Foot

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Real Estate Market Analysts

Sale One – Kemp/Boyer Trust

Comments:

This was an arm's-length transaction. The property was improved at the time of sale with a 3,626-square-foot building.

At the time of inspection, 3/5/2021, the building had been demolished. We were unable to obtain the exact costs of the demolition in a timely manner, so we presented aerials, photos, and size, to get a demolition cost estimate. Based on the quote, we made an upward adjustment of \$18,200.

The property was on the market for six months prior to the sale.

Sale Two – Boat House Fernandina



Location:

30 South 2nd Street
Fernandina Beach

Property Information

Parcel Number:

00-00-31-1800-0269-0100

Parcel Size:

12,502 Square Feet

Future Land Use:

Central Business District

Zoning:

C-3/Historic District Overlay

Transaction Information

Type of Instrument:

Warranty Deed

Grantor:

Gary E. Hill

Grantee:

Boat House Fernandina

Verification:

By Barry Diskin with Ed Boner of The Realty Source, on
2/27/2021

O.R. Book/Page:

2243/1704

Sale Date:

December 14, 2018

Sale Price:

\$1,100,000 - \$255,000 = \$845,000

Adjusted Price per Square Foot

\$68 per Square Foot

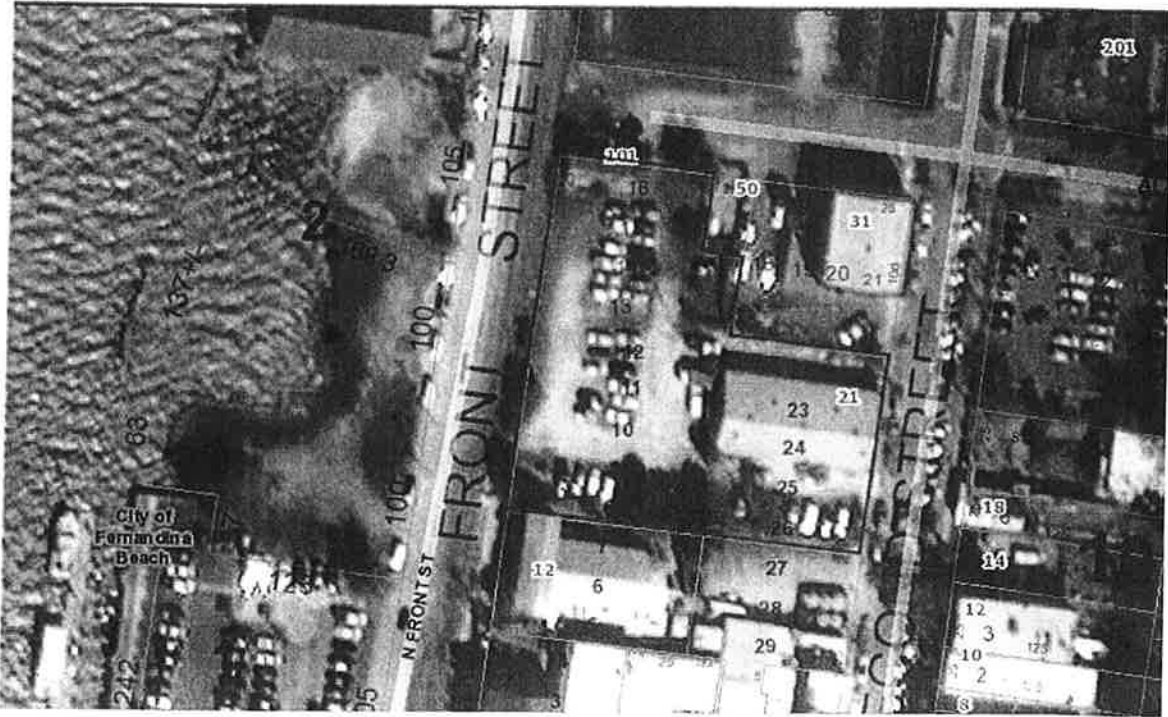
Comments:

This corner lot was improved and converted to a
restaurant after purchase. To estimate the land value,
we extracted the building cost from the sale price.

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Real Estate Market Analysts

Sale Three – Downtown Crab, LLC



Location:

21 North Front Street
Fernandina Beach

Property Information

Parcel Number:

00-00-31-1800-0001-0080

Parcel Size:

39,204 Square Feet

Future Land Use:

Central Business District

Zoning:

C-3/Historic District & CRA Overlay

Transaction Information

Type of Instrument:

Special Warranty Deed

Grantor:

Amelia Historic District Hotel

Grantee:

Downtown Crab, LLC

Verification:

By Barry Diskin with Tony Quattrochi of JDM Real Estate Services, on 2/16/2021

O.R. Book/Page:

2381/149

Sale Date:

July 31, 2020

Sale Price:

\$2,000,000

Sale Price per Square Foot

\$51 per Square Foot

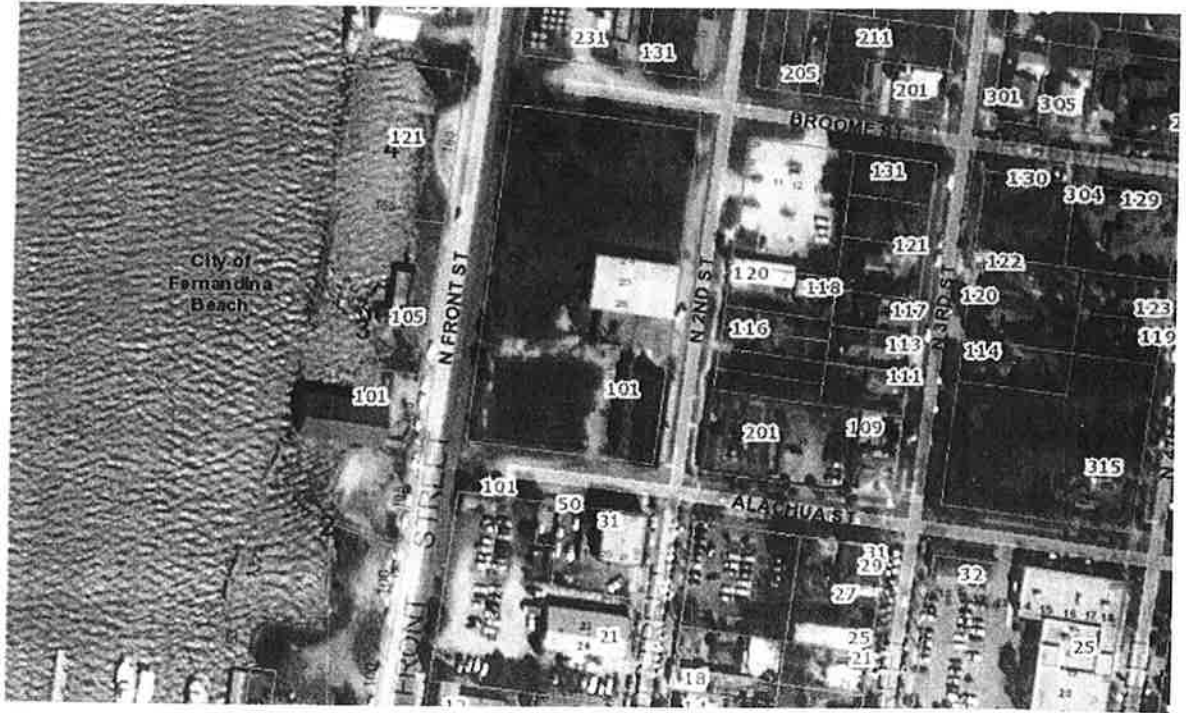
Comments:

This property is across Front Street from the subject parcel. It was an improved property advertised for demolition. As of the date of site visit, the building had not yet been removed. No demolition permit evidence was found. Therefore, no adjustment has been made.

DISKIN PROPERTY RESEARCH

Real Estate Market Analysts

Sale Four – Alachua Group, LLC



Location: 201 Alachua Street
Fernandina Beach, Florida

Property Information

Parcel Number: 00-00-31-1800-0009-0010
Parcel Size: 17,500 Square Feet
Future Land Use: Central Business District
Zoning: C-3/Partial CRA Overlay

Transaction Information

Type of Instrument: Corporate Warranty Deed
Grantor: Alachua Land & Cattle, LLC
Grantee: Alachua Group, LLC
Verification: By Barry Diskin with Tim Poynter, grantee, on 2/24/21
O.R. Book/Page: 2206/1358
Sale Date: June 28, 2018
Sale Price: \$780,000 + \$30,000 demolition costs
Adjusted Sale Price: \$810,000
Adjusted Price per Square Foot: \$46 per Square Foot
Comment: This was an improved property purchased for land value. The improvements were demolished at a cost of \$30,000. We made an upward adjustment for the expense.

DISKIN PROPERTY RESEARCH

Real Estate Market Analysts

APPENDIX

QUALIFICATIONS OF THE ANALYST

Qualifications of BARRY A. DISKIN

EDUCATION

- B.A. Economics, Georgia State University, 1971
M.B.A. Finance, Georgia State University, 1974
Ph.D. Land Economics & Real Estate, Georgia State University, 1982
Dissertation topic: "The Condominium Conversion Process: A Study of Market Characteristics, Physical Factors, and Locational Attributes Contributing to the Rate of Tenant Absorption"

PROFESSIONAL EXPERIENCE—Employment

- September 1980-May 2015:* College of Business, Florida State University
Member of the Real Estate faculty (final rank: Professor)
August 1991–August 1993: College of Business, Florida State University
Chairman of the Faculty
August 1984–1997: Real Estate Research Center, Florida State University
Director
September 1985–Present: Principal in the firm, Diskin Property Research
January 2015–July 2019: Board Member and Chair – Audit and Tax Compliance Committee of the National Stormwater Trust
December 2016–Present: Member of the teaching faculty of the Appraisal Institute

PROFESSIONAL HONORS AND ACTIVITIES

- Professor Emeritus in the College of Business, Florida State University (fall 2015–Present)
The Ernst & Young Inclusive Excellence Award for Accounting and Business School Faculty 2009 Honors
Francis J. Nardozza Scholar, College of Business, Florida State University, 2007-2015
University Teaching Award, Florida State University, 2000
Teacher Incentive Award, Florida State University, 1994
Appraisal Journal (Journal of the Appraisal Institute), Academic Editorial Board Member
Real Estate Issues (Journal of the Counselors of Real Estate), Member of the Editorial Board – Term ended December 2020
Journal of Financial Services, Member of Editorial Board, 1995–2007
Journal of Real Estate Literature, Member of the Editorial Board 1996–1998
Postdoctoral Award, Homer Hoyt Institute, 1985
First Place, National Dissertation Competition, American Real Estate and Urban Economics Association, 1982
Omicron Delta Epsilon (Honor Society in Economics)
Beta Gamma Sigma (Honor Society in Business)

AFFILIATIONS

American Real Estate and Urban Economics Association (1985-2015)
American Real Estate Society (1990-2015)
Appraisal Institute (1991-present)
Counselors of Real Estate (2008-2020)
Real Estate Counseling Group of America (2012-present)
National Association of Realtors (2008-2020)

LICENSES AND CERTIFICATIONS

MAI—Designation of the Appraisal Institute
AI-GRS—Appraisal Institute General Review Specialist
Florida Real Estate Broker's License
Florida State-Certified General Real Estate Appraiser—RZ270
Georgia Certified Real Estate Appraiser—002369
Pennsylvania Certified General Real Estate Appraiser—GA004351

PUBLICATIONS, PRESENTATIONS, AND RESEARCH GRANTS — Partial Listing

- "They Paved Paradise: Appraising a Parking Lot," with David C. Lennhoff, *Appraisal Journal*, spring 2020, Volume LXXXVIII, Number 2
- "Watch Your Real Estate Language," With Jack P. Friedman and Jack C. Harris, *Real Estate Issues*, Volume 39, Number 1, 2014
- "Advertising and Promotion of Expert Services," With Jack P. Friedman and Nicholas Ordway, *Real Estate Issues*, Volume 38, Number 1, 2013.
- Real Estate Handbook*. Eighth edition. With Jack P. Friedman and Jack C. Harris. Hauppauge, NY: Barron's Educational Series, 2013.
- "Marketing Yourself as an Expert Witness," With Jack P. Friedman and Nicholas Ordway, *Right of Way*, July/August 2013.
- "Valuing Commercial Properties by Brand," Presentation before the Florida United Tax Managers Association (FUTMA), May 23, 2012.
- "The Effect of Natural Gas Pipelines on Residential Value," With Jack P. Friedman, Spero C. Peppas, and Stephanie R. Peppas, *Right of Way*, January/February 2011.
- Real Estate Handbook*. Seventh edition. With Jack P. Friedman and Jack C. Harris. Hauppauge, NY: Barron's Educational Series, 2009.
- "A Better Understanding of Appraisals and Appraisers – Part 1," With Jack P. Friedman. *CPA Wealth Builder*, October 2008
- "Nuclear Waste Disposal: A Taxing Real Estate Issue." With Jack P. Friedman. *Real Estate Issues*, Summer 2006.
- "Taxation of 'Branding' Leasehold Improvements." With Jack P. Friedman. *Property Tax Alert*, March 2006.
- "Inventory Valuation," With Jack P. Friedman. *Property Tax Alert*, September 2006.
- "A Survey of Practices for the Assessment of Nuclear Waste in Dry Storage," *Journal of Property Tax Assessment and Administration*, Volume 2, Issue 3, 2005. With Jack P. Friedman

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Real Estate Market Analysts

- Real Estate Handbook*. Sixth edition. With Jack P. Friedman and Jack C. Harris. Hauppauge, NY: Barron's Educational Series, 2005.
- "Questioning the Property Tax Division's Ratio Studies." With Jack P. Friedman and George Kimeldorf. Paper presented at Texas Association of Property Tax Professionals 16th Annual Conference, September 2003.
- "Questioning the Property Tax Division of the State Comptroller's Office: Do Appraisals Adequately Represent Sales?" With Jack P. Friedman and George Kimeldorf. *Assessment Journal*, spring 2003.
- "A Corridor Within a Corridor: A Case Study of Fiber Optics Corridor Valuation." With Liz W. Citron. *Journal of Property Valuation and Taxation*, Fall 2002.
- "Some Issues in the Appraisal of Public Utility Property for Ad Valorem Tax Purposes." With Jack P. Friedman. *Journal of Property Valuation and Taxation*, Fall 2001.
- "Codes of Ethics in Business: An Attitudinal Snapshot of Millennial Professionals." With Spero C. Peppas. *International Journal of Business Disciplines*, Summer 2001.
- "Fully Depreciated Assets in the Appraisal of Public Utility Property for Ad Valorem Tax Purposes." With Jack P. Friedman. *Journal of Property Tax Management*, winter 2001.
- "College Courses in Ethics: Do They Really Make a Difference?" With Spero C. Peppas, World Association for Case Method Research and Application. Paper presented at International Conference in Creative Teaching, January 2001
- "College Courses in Ethics: Do They Really Make a Difference?" With Spero C. Peppas. *The International Journal of Educational Management*, Volume 15, Numbers 6 and 7 (2001).
- "Public Utility Property Ad Valorem Taxation: Regulatory Formulas Prevail over Economics." With Jack P. Friedman. *Journal of Property Tax Management*, Fall 2000.
- "A New Guide for Home Buyers." With Professor H. Glenn Boggs. Grant from the Florida Real Estate Commission Education Trust Fund. The project was completed in July 2000.
- "Use of the Income Approach for Valuation of Agricultural Lands." Presentation to the American Law Institute/American Bar Association, January 6, 2000, San Francisco, California.
- "Ethical Perspectives: Are Future Marketers Any Different?" With Spero C. Peppas. *Teaching Business Ethics*, February 2000.
- Presentation to the American Law Institute/American Bar Association meeting in Tampa, Florida, on October 28, 1999. My paper was on the influence of the Internet on the appraisal process.
- "Predisposition Toward Moral Hazard: The Case for Real Estate." With Spero C. Peppas, *The Ethics and Critical Thinking Journal*, March 1999.
- "Advances in Private Property Protection Rights: States in the Vanguard." With Frank Vickory. *American Business Law Journal*, Volume 34, Number 4 (Summer 1997).
- Testimony before the Mobile Home Study Commission of the Florida Legislature on October 11, 1996. My purpose was to explain the concept of Neighborhood Effect to the legislators and commissioners.
- Presentation to the Eminent Domain Committee of the Florida Bar Association in July 1996, Orlando. My topic was "The Significance of the Appropriate Unit of Comparison in Condemnation Suits."
- Presentation for the Conflict Resolution Consortium of the Florida State University College of Law. I taught the land economics unit to the participants of the seminar on the new Private Property Protection Rights law.

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Real Estate Market Analysts

- "Property Tax Inequities: An Examination of Major Florida Metropolitan Areas." With Stacy Sirmans. A study sponsored by The Education and Research Foundation of The Florida Real Estate Commission, November 1993.
- "Vertical Inequity in the Taxation of Real Property." With Stacy Sirmans. *National Tax Journal*, March 1995.
- "The Effect of Anchor Tenant Loss on Shopping Center Rents." With Dean Gatzlaff and Stacy Sirmans. *The Journal of Real Estate Research*, Volume 9, Number 1 (1994): 99-110.
- "An Examination of the Earnings of Real Estate Appraisers." With Dean Gatzlaff. *The Journal of Real Estate Research*, Volume 9, Number 1 (1994): 507-524.
- "Tenant Loss and Shopping Center Rents." With G. Stacy Sirmans and Dean Gatzlaff. In *Megatrends in Shopping Centers*, ed. John D. Benjamin. 1995.
- "The Impact of Ground Subsidence (Sinkholes) on Real Property Values." With Dean Gatzlaff, Patrick Maroney, Ann Butler, Claude Lilly, Richard Corbett, and Kevin Eastman. A study conducted for the Florida Department of Insurance funded by the Florida Legislature, December 1992.
- "Insurance Agent Computer Usage." With Steven M. Cassidy. *The CPCU Journal*, Volume 44, Number 2 (1991): 108-113.
- "The Influence of Hazardous Materials on the Insurance Industry." With Steven M. Cassidy and Patrick Maroney. Paper presented at the annual meeting of the American Risk and Insurance Association, August 1991, San Diego, California.
- "Lender Perceptions of Value Influences of Asbestos Contamination in Income-Producing Buildings." With Joel B. Haynes and Michael A. McElveen. *Assessment Digest*, November/December 1990.
- "Valuation of Anchor Department Stores." With Michael A. McElveen. *Assessment Digest*, September/October 1990.
- "Valuation of Anchor Department Stores." With Michael A. McElveen. Paper presented before the annual meeting of the International Association of Assessment Officers (IAAO) in Fort Worth, Texas, September 1989, and at the meeting of the Shopping Center Assessment Network in Milwaukee in March 1990.
- "Identifying Sources of Bias in Appraisal Values of Properties Held in Pooled Real Estate Funds." With Stuart Fletcher. Paper presented at the annual meeting of the American Real Estate Society in Lake Tahoe, Nevada, March 29, 1990.
- "Manufactured Housing: An Alternative to Site-Built Homes." With Karen Lahey and Michael Lahey. *The Real Estate Appraiser and Analyst*, Winter 1989.
- "Portfolio Allocations for Apartment Owners." With Karen Lahey and Michael Lahey. *The Journal of Real Estate Appraisal and Economics*, Fall 1989.
- "Student Perceptions of Real Estate Investment." With Steven A. Cassidy. *The Journal of Real Estate Appraisal and Economics*, Spring 1990.
- "Multi-family Housing Bonds: A Primer." With Margaret M. Joslin, Esq., and Joel B. Haynes. *Real Estate Review*, summer 1988.
- "Tort Reform and Real Estate Professionals." With Patrick F. Maroney and Harold P. Tuttle. *The Appraisal Journal*, October 1988.
- "Tax-Exempt Bonds and Residential Rental Property after the Tax Reform Act of 1986." With Margaret M. Joslin, Esq., and Joel B. Haynes. *Journal of Real Estate Finance*, winter 1988.
- "Tax-Exempt Multi-family Housing Bonds." With Margaret M. Joslin, Esq., and Joel B. Haynes. *Real Estate Accounting and Taxation*, Winter 1988.

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Real Estate Market Analysts

- "Computer Acceptance and Implementation by Professional Appraisers." With Karen E. Lahey and V. Michael Lahey. *The Appraisal Review*, 34 (October 1987).
- "Professional Appraisers' Use of Computer Technology." With V. Michael Lahey and Karen E. Lahey. *The Appraisal Journal*, April 1988.
- "Appraisers' Perspectives on Industry Regulation: Is It Time?" With Patrick Maroney and Frank Vickory. *The Appraisal Journal*, July 1987.
- "The Relationship between Educational Achievement and Violations of the Florida Real Estate License Law." With Patrick F. Maroney. Paper presented at the national meeting of the National Association of Real Estate Educators, May 21, 1987, Chicago, Illinois.
- "Computer Usage by Real Estate Appraisers." With V. Michael Lahey and Karen E. Lahey. Paper presented at the national meeting of the American Real Estate Society, April 1987, Orlando, Florida.
- "The Need to Regulate Real Estate Appraisers." With Patrick Maroney and Frank Vickory. *The Real Estate Appraiser and Analyst*, Summer 1986.
- "The Need for Regulation of Appraisers." With Patrick Maroney and Frank Vickory. Paper presented at the annual meeting of the Southwest Pacific Business Law Conference, April 1986, Los Angeles, California.
- "Space Rental Perceptions and Problems in Mobile Home Parks: The Florida Experience." With Joel B. Haynes. *The Appraisal Journal*, October, 1985.
- "Is the Appraiser to Blame?" With Dennis Tosh. *Real Estate Appraiser and Analyst*, June 1985.
- "The Use of Computer Technology by Members of the Appraisal Profession." With James R. DeLisle. *Appraisal Journal*, April 1985. This study was funded partially by the American Institute of Real Estate Appraisers.
- "Application of Logit Analysis to the Determination of Tenant Absorption in Condominium Conversion." With Armen Tashchian. *Journal of the American Real Estate and Urban Economics Association*, summer 1984.
- "Satellite Teleconferencing: A Revolutionary Communications System for Businesses." With Ellen Thrower. *Business*, summer 1984.
- "Lender Reaction to Proposed Rent Control Legislation in Florida Mobile Home Parks." With Joel B. Haynes. *Journal of Property Management*, January 1984.
- "Condominium Conversion: Factors Leading to High Pre-sale Rates." With Joseph Rabianski. *The Real Estate Securities Journal*, 5, no. 3 (1984).
- "The Impact of Condominium Conversion on the Rental Market of Metropolitan Atlanta, Georgia." With Joseph Rabianski. Contract Study for the United States Department of Housing and Urban Development (July 1982).

PROFESSIONAL EXPERIENCE—Selected Assignments

- February 2019–October 2020:* Appraisals for five-county eminent domain project for Gulf Power Company. Assignment involves various North Florida counties.
- June 2019–Present:* Assignment to review an appraisal for litigation involved a medical office building and helipad in Pensacola, Florida.
- April 2018–January 2019:* Consultant to the Escambia County Property Appraiser for the Portofino Condominium Property Tax Challenge at Pensacola Beach/Santa Rosa Island
- February 2018–Present:* Appraisal for Property Tax Challenge for Grande Vista Timeshare HOA members
- March 2018–June 2018:* Appraisal Review for Property Tax Challenge for an airport parking facility owner in Milwaukee, Wisconsin
- April 2018–January 2019:* Eminent Domain Appraisals for Florida Gas Transmission Company. This route is in rural Hillsborough County.
- Spring 2017–December 2018:* Appraisal Review for Eminent Domain matter at the Philadelphia International Airport - My client was the property owner
- March 2016:* Appraisals for Relocation Project for Florida Gas Transmission – Broward and Miami-Dade Counties. FGT asked to move natural gas pipeline out of the right-of-way of the Florida Turnpike
- March 2016–February 2018:* Appraisal for Property Tax Challenge for Universal Studios
- May–July 2016:* Review for case involving the effect of mercaptan on property value for Florida Gas Transmission and Southern Natural Gas.
- January 2014–2017:* Three-county assignment for Florida Southeast Connection. The project involves natural gas pipeline routing and the subsequent taking of easements across Osceola, Polk, and Okeechobee Counties.
- February 2015–May 2016:* Appraisal services to Nestle Waters of America for a property tax challenge at its water-bottling plant in Madison County, Florida.
- Spring 2012–Fall 2013:* Contract with Florida Power and Light to analyze and testify before the Florida Division of Administrative Hearings concerning the effect of high voltage transmission lines on property values.
- Summer 2013–Winter 2014:* Appraised nuclear power plant and accompanying corridors for Duke Energy at its facility in Crystal River, Florida.
- Winter 2013–September 2014:* Analysis and appraisal for the Town of Ponce Inlet in an eminent domain lawsuit following a remand by the 5th DCA of Florida.
- September 2011–2012:* Under contract with FDIC to review various appraisals and reviews for potential litigation involving the mortgage crisis.
- January 2011–2012:* Appraisal services and testifying to defend property tax challenge on various fractured condominiums in Florida.
- September 2010–2012:* Under Contract with Florida Gas Transmission Company to appraise easements for right-of-way across a sixty-parcel project in Miami-Dade County.
- October 2008–May 2012:* Under contract to review the methods employed by various County Property Appraisers involving property tax challenges for a major chain drugstore.
- January 2008–2014:* Contract with Florida Gas Transmission Company to appraise easements for right-of-way across 15 counties in the Florida Panhandle.

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August 2004–September 2006: Appraisal services to Dollar General Corporation for a property tax challenge at its distribution center in Alachua County, Florida. *May 2006–2009:* Market analysis for Transwestern Pipeline in three Arizona counties. The analysis concerns 260 miles of pipeline. Construction began in 2007.

July 2005–Spring 2006: Appraisal services to Nestle Waters of America for a property tax challenge at its water-bottling plant in Madison County, Florida.

Spring 2001–October 2004: Consultant and appraiser for Florida Power and Light. Provided testimony and/or research for tax assessment challenge in Okeechobee County, Florida.



January 20, 2022

Mr. Steve Simmons
O'Steen Company, LLP
759 North Edgewood Ave
Jacksonville FL 32254-3013

Mr. Simmons:

The City of Fernandina Beach wishes to re-initiate discussions with you regarding the role of your property located on N. Front Street in Fernandina Beach (Parcel ID 00-00-31-1760-0001-0020). The City desires to address two issues related to the subject property.

First, the City has initiated a significant effort to protect the downtown area from recurring tidal flooding, storm surges, and sea level rise. The proposed effort will extend, in general, along the entirety of Front Street, using seawalls and earthworks constructed to an elevation of nine feet as measured by North American Vertical Datum (NAVD). The initial phase at the southern City parking area on S. Front Street, which includes a concrete riverwalk, is nearing completion.

Your property is at the lowest elevation on Front Street (approximately five feet NAVD), making it the most susceptible to flooding and increasing the vulnerability of other properties. For the project to be ultimately effective, it is critical to have the protective barrier extend unbroken along Front Street, including on your property.

Second, the City, with the collaboration of State and railroad officials, will soon begin construction to re-open the Alachua Street railroad crossing. This effort was originally initiated in 2005, and when completed this year, should provide greater access to N. Front Street and the Amelia River waterfront. The enhanced access is intended to be for both vehicles and pedestrians, but the narrow N. Front Street right-of way between Alachua and Centre Streets and the necessity to maintain two-way traffic on N. Front Street, precludes the ability to incorporate a sidewalk (and likely parking) on the west (water) side of N. Front Street. The acquisition or use of a limited portion of your property along N. Front Street would allow for the construction of a sidewalk (and/or on-street parking).

The City seeks your interest in assisting with these two efforts. The City is prepared to negotiate the purchase of a limited portion of your property or the acquisition of easements (at a cost reflective of your recent appraisal) necessary to construct, at City cost, the proposed improvements. If you wish to discuss the proposed scope and improvements with City staff, or if you have a different alternative for a successful private-public partnership, please contact me to schedule a meeting. The City Commission desires a formal response from you to this offer no later than 5:00 PM, Thursday, Feb. 17, 2022.

Thank you. I look forward to hearing from you.

Sincerely,

Dale L. Martin
City Manager