



**AGENDA
PLANNING ADVISORY BOARD
REGULAR MEETING
OCTOBER 8, 2025
5:00 PM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034**

- 1. CALL TO ORDER / ROLL CALL / DETERMINATION OF QUORUM**
- 2. PLEDGE OF ALLEGIANCE**
- 3. APPROVAL OF MEETING MINUTES**
 - 3.1 Approval of Minutes for the Regular Meeting of August 13, 2025.
- 4. OLD BUSINESS**
- 5. NEW BUSINESS**
- 6. BOARD BUSINESS**
 - 6.1 Guest Speaker - Updates on recent and ongoing utility improvements within the City limits.
 - 6.2 Discussion Items
 1. Legislative Updates by City Attorney Teresa Prince
 2. 2045 Vision Plan Updates and Preparation for the Comprehensive Plan Evaluation and Appraisal Review (EAR) by City Staff.
 3. Discussion and consensus on incorporating the PAB Sadler Road Overlay Vision into the 2045 Vision Plan Updates.
 4. Discussion and consensus on incorporating the following into the 2045 Vision Plan Updates: the community vision of preservation of open spaces, visual corridors, the character of the neighborhood as it relates to LDC 1.03.04 regarding the Demolition of Structures on Substandard Lots, and LDC 1.03.05 concerning the Construction or Demolition of Structures on Combined Lots.
 5. Re-assess the establishment of priorities for LDC items.
- 7. STAFF REPORT**
- 8. PUBLIC COMMENT**
- 9. ADJOURNMENT**

NEXT PAB REGULAR MEETING IS SCHEDULED FOR NOVEMBER 12, 2025.

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



**MINUTES
PLANNING ADVISORY BOARD
REGULAR MEETING
AUGUST 13, 2025
5:00 PM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034**

1. CALL TO ORDER @ 5:00 PM

ROLL CALL / DETERMINATION OF QUORUM

MEMBERS PRESENT:

Richard Doster (Chair)	Daphne Forehand (Vice-Chair)
Victoria Robas	Mark Bennett
Nick Gillette	Peter Stevenson

MEMBERS ABSENT:

Barbara Gingher

OTHERS PRESENT:

Margaret Pearson, Senior Planner
Teresa Prince, City Attorney
Mia Sadler, Recording Secretary

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF MEETING MINUTES

3.1 Approval of Minutes for the Regular Meeting of July 9, 2025.

ACTION TAKEN: A motion was made by Member Stevenson, seconded by Member Robas, to approve the Minutes for the Regular Meeting of July 9, 2025, as presented.

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

4. OLD BUSINESS

There was no Old Business to be presented.

5. NEW BUSINESS

There was no New Business to be presented.

6. STAFF REPORT

6.1 Introduction and update from Glenn Akramoff (Project Manager) on Planning Staff changes

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Chair Doster welcomed and introduced new City Attorney Teresa Prince.

Ms. Prince introduced herself and is looking forward to working with this board.

Ms. Pearson introduced Glenn Akramoff, new City Capital Project Manager.

Mr. Akramoff introduces himself as the project manager and provided some personal and professional background information having resided and worked in Washington State. He served as a consultant and helped local governments communities regarding rehabilitation.

Mr. Akramoff summarized staffing updates, particularly the new leadership role with the Planning and Conservation Department. He mentioned the departure of the Director, Kelly Gibson, and more a more recent vacancy created by the departure of the Planning Technician, Morgan Ohlendorf. He explained future plan to fill those vacancies and the ongoing evaluation of what is needed to help the Department function a peak performance.

Mr. Akramoff then explained that he is working on organizational assessments for the departments of Planning & Conservation, Building, and Code Enforcement and that this report will include culture, structure, systems, better definition of external forces and strategies to manage them, creation of performance metrics, and process mapping. The final report, which should be available within a few weeks, will summarize findings in these areas and outline recommendations for each of the departments.

Mr. Akramoff opened the discussion for questions.

Member Gilette asked about time and staff availability, particularly regarding the fee schedule and if fees are appropriately being applied to certain reviews.

Mr. Akramoff described how he evaluates productivity hours in relation to how staff is paid.

Member Stevenson expressed his frustration with the management of the City lacking a strategic plan. It seems to be merely managed from year to year or from election to election in which plans are short term and money driven. He recommended establishing a strategic plan that carries over a longer period.

Mr. Akramoff explained that, in his short time with the City, he has noticed this trend as well, especially in capital projects. He agrees with Mr. Stevenson, noted that the community needs to be better informed or educated on City projects, that although he admitted that this takes a lot of heavy lifting, it would help the community come together and talk about the difficult issues.

Ms. Pearson mentioned that as newer Staff members, she is excited help evaluate where we want to go and conceptualize the future of the City. She turned attention to the current text amendments in process of being adopted. City Commissioners seem to be in favor of these amendments and not communicated any negative feedback. She noted that some minor amendments regarding PUD were moved along but that unfortunately, the PUD standards amendment was not successfully moved along as City Commissioners requested that further research be done regarding the acreage determination. Lastly, as far as clarifying Section 1.03.04 and 1.03.05, the City Legal Department is evaluating that aspect of the Land Development Code.

Ms. Prince shared that she met with the City Manager and related that this Section's interpretation is a top priority for the City to assess and move to the forefront.

Chair Doster urged the City Manager and City Attorney to understand the history of the section of the code.

Ms. Prince assured the Board that all parties are seriously considering the history as well as bringing an impartial understanding of the codes. She noted that she is working with Mr. Akramoff to understand the best way to move

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forward with this important interpretation.

Ms. Pearson then brought up the Sadler Road overlay. She explained that, in this current time of transition, the next step as directed by management, is to put this analysis on hold for now. It can be revisited during the Comprehensive Plan update.

Ms. Pearson mentioned the Municode project and provided a status update and that although there were some delays with Municode personnel, there is hope that this could be accomplished this year.

Board Discussion was opened by Chair Doster.

Chair Doster spoke of the challenges brought by LDC Section 1.03.04 and 1.03.05 having been on the Board's To-Do list for a long time and appreciates legal review of the section. He is also concerned about the "pause" on the Sadler Road overlay, he believes that it is important and there is a lot of momentum to get that project accomplished.

Ms. Pearson explains that the Comprehensive Plan process will take place within the year and then we can integrate the Sadler Road overlay ideas into the elements of the plan.

Mr. Akramoff explained that the department is looking at what is written with limited interpretation. We have been noticing gaps that conflicts which need to be cleaned up. He stated that lists of LDC sections with issues are being created by departments and will be combined into a master list so we can have a clear picture of what we need to prioritize. He invited the PAB to add to our list and reaffirmed that planning Staff is committed to doing the right thing

Member Stevenson called attention to SB 784 (Plat Approval) and SB 1730 (Live Local) and emphasized the need to work on language to integrate these changes into the LDC and stated the Board needs to understand these bills because of the implication of the newly passed state laws. He expressed frustration regarding a project on S. 14th Street which has had multiple reviews by the TRC regarding parking standard and spoke of the challenge of such project's challenges being publicized and impacting on the City's perception.

Ms. Prince mentioned that she will bring legislative updates regarding new laws that affect the Planning Advisory Board. Staff has already been working on amending the LDC regarding SB 784 in order to avoid violation of state laws. Planning staff have been working on creating a flow chart of the process. She spoke about the City Manager would be responsible for signing off of plats. Prince will be prepared with legislative reports at the next meeting.

Ms. Pearson described the process of how it is being done today.

Member Stevenson responded to Ms. Prince comments and stated that the City might have to be on the defensive to maintain the City's way of life as the state continues to legislate over local planning laws. Member Forehand agreed with Member Stevenson about the importance of local planning initiatives, especially for commercial redevelopment.

Ms. Prince discussed quasi-judicial cases and evidence regarding what can be considered in rezoning cases. She will distribute information about competent substantial evidence. Attendees to meetings should be aware of what the PAB can or cannot legally do or defend.

Member Gillette mentioned that PUDs remain quasi-judicial as re-zoning would and would require public input. Now there isn't a way for plats to come before this Board and for public input.

Member Robas spoke on SB 180 and expressed concerns about its implications to the LDC and the Comprehensive Plan. The authority to use these documents is given through Florida Statutes. She referred to 163.2511, 163.3253, and 163.3161, and read aloud what local governments are permitted to do through comprehensive planning. She explained that this Board, the local planning agency (SB 163.1374), is supposed to be concerned with community planning and urges the Board to be reminded of their responsibilities as Board Members. Member Robas explained that SB 180 is complicated and requires some time to understand. She summarized a report from the 1000 Friends of Florida and their opposition to SB 180 and its implication for local planning power.

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Ms. Prince acknowledged what Member Robas presented and voiced concerns that could be far-reaching in relation to local governments across the state. She plans to share more information with Staff which will be shared with Board Members.

Chair Doster pointed out that “home rule” is an important issue for city planning functions.

Ms. Robas explained that the Board needs more information on how this bill will affect this Board and impact the community.

7. BOARD BUSINESS

7.1 Discussion - Updates on LDC Text Amendments and Board priorities.

8. PUBLIC COMMENT

Pat Smedley, 1744 S. 15th Street, voiced that she believes that the PAB has no authority regarding Live Local. She is concerned about the S. 14th Street/Darius project and wants to hear a resolution about the ambiguity over the parking issue brought before the TRC and which LDC Section applies. She is unclear about the leadership of the TRC especially with this upcoming meeting.

Ms. Pearson shared updates and noted that there has been a legal interpretation in which the underlying zoning requirements have to be met. The applicant has pulled their application from the meeting on Thursday. Mr. Akramoff will chair the TRC moving forward.

Ms. Prince explained that she was involved with the Darius case when the property was annexed in the past and is removed from the case. Mr. Harrison Poole will be the legal counsel on this case.

Ms. Pearson said that the owner has reached out verbally to withdrawal their application, but not yet in writing and also have to voice if they wish to withdrawal and extend their application. Mr. Akramoff mentioned that the City has received, in writing, that the case will be withdrawn from the TRC meeting.

Margaret Kirkland, 1377 Plantation Point drive, spoke about “Home Rule” and its crucial nature to the culture of Fernandina Beach. She explains the dramatic changes happening throughout the state and its impact locally on the economy, the environment, and social fabric. She pointed out that this Board has a great deal of expertise.

Paul Lore, 17 S. 7th Street, stated that he values the work of this Board and their efforts to maintain the charm of Fernandina Beach. Mr. Lore discussed his opposition to Paid Parking and how it is connected to the PAB. He is concerned about the City and its Historic District. Member Stevenson responded to Mr. Lore and said that they were discussing it from the perspective of revenue enhancement to the City of Fernandina.

The Board clarified that it never appeared on the PAB agenda.

Member Bennett asked who he could talk to in planning. Mr. Akramoff stated that he can call or email him, his number is (904) 310-3105.

9. ADJOURNMENT 6:08 PM

Mia Sadler, Recording Secretary

Richard Doster, Chair



(Excerpted for the Planning Advisory Board)

Affordable Housing (Oppose) – Passed (Live Local Act)

CS/CS/SB 1730 (Calatayud) revises the land use policy provisions within the Live Local Act, subsections 125.01055(7) and 166.04151(7), Florida Statutes. It also amends the optional municipal and county affordable housing provisions of sections 125.01055(6) and 166.01055(6), Florida Statutes. CS/CS/CS/HB 943 (Lopez, V.), the House companion of the bill, did not pass.

The bill authorizes, but does not require, a municipality or county to authorize an affordable housing development on any parcel, including any contiguous parcel, owned by a religious institution and containing a house of worship, regardless of the underlying zoning. At least 10 percent of the units of such development must be affordable.

The bill includes “any flexibly-zoned area” permitted for commercial, industrial, or mixed-use (such as a planned unit development) in the list of zoning categories in which a Live Local Act project may be located. Specifically, it authorizes a Live Local Act project in portions of such areas that are permitted for commercial, industrial, or mixed-use. The bill specifies that a local government may not require a Live Local Act project to obtain a density transfer or amendment to a development of regional impact. In addition, it prohibits a local government from requiring more than 10% of the total square footage of mixed-use residential projects to be used for nonresidential purposes. It specifies that a local government may not restrict the height of a proposed Live Local Act project below the highest currently allowed or allowed on July 1, 2023, for a building located within one mile of the project. The bill also adds the date of July 1, 2023, to the density and floor

area ratio provisions in current law. It specifies that the term “floor area ratio” includes floor lot ratio and lot coverage. The bill also addresses proposed developments on parcels with a contributing structure or building within a historic district listed in the National Register of Historic Places before January 2000, or on parcels with a structure or building individually listed in the National Register. For such developments, the bill authorizes a county or municipality to restrict the height of a proposed development to the highest currently allowed, or allowed on July 1, 2023, height for a commercial or residential building located in its jurisdiction within $\frac{3}{4}$ mile of the proposed development, or three stories, whichever is higher. The term “highest currently allowed” in this paragraph includes the maximum height allowed for any building in a zoning district, irrespective of any conditions. A county or municipality must administratively approve the demolition of an existing structure associated with such a development if the proposed demolition otherwise complies with all state and local regulations. If the proposed development is on a parcel with a contributing structure or building or is on a parcel with a structure or building individually listed as described above, the county or municipality may administratively require the proposed development to comply with local regulations relating to architectural design, provided it does not affect height, floor area ratio, or density of the proposed development.

The bill specifies that Live Local Act projects are subject to administrative approval by a local government, without further action required by the governing body or any quasi-judicial or administrative board or reviewing body, if the development satisfies the local government’s land development regulations for multifamily uses and is consistent with the comprehensive plan. If requested by an applicant, the local government must reduce parking requirements by at least 15% if the project is within $\frac{1}{4}$ mile of a transit stop, within $\frac{1}{2}$ mile of a major transit hub, and parking is available within 600 feet of the project. The bill authorizes a local government to permit an adjacent parcel of land to be included within a proposed multi-family development authorized under the Live Local Act. It excludes the Wekiva Study Area and the Everglades Protection Area from the Live Local Act.

The bill directs courts to give priority to civil actions filed against a local government for violation of subsections 125.01055(7) or 166.04151(7) and specifies that fees and costs must be awarded to a prevailing party in such action, not to exceed \$250,000.

It defines the terms “commercial use,” “industrial use,” and “mixed-use.” It excludes home-based businesses, cottage food operations, and vacation rentals from the definition of “commercial.” It also excludes from the definitions of “commercial,” “industrial,” and “mixed-use” uses that are accessory, temporary, ancillary, or incidental to the allowable uses. Also excluded from these definitions are recreational use, such as golf courses, tennis courts, swimming pools, and clubhouses, within an area designated for residential use.

The bill prohibits a municipality or county from imposing a building moratorium that has the effect of delaying the permitting or construction of a Live Local Act project, except as specified. It authorizes a local government to impose such a moratorium by ordinance for no more than 90 days in any three-year period. Before adopting such a moratorium, the local government must prepare an assessment of the governmental entity’s need for affordable housing. The assessment must be posted on the local government’s website and included in the local government’s business impact estimate for the moratorium ordinance. It requires a court to award attorney fees and costs to a prevailing party, not to exceed \$250,000, in an action brought for a violation of the moratorium requirements. The bill exempts moratoria imposed to address flooding, stormwater management, necessary repair of sanitary sewer, or unavailability of potable water if such moratoria apply equally to all types of multifamily or mixed-use residential development.

Beginning November 1, 2026, the bill requires municipalities and counties to provide an annual report to the Department of Economic Opportunity that includes the following for the previous fiscal year: a summary of any litigation involving the Live Local Act; a list of Live Local projects approved or proposed (including size, density, intensity, number of units, number of affordable units and associated household income). The Department must aggregate the reported information and submit the aggregated reported information to the Governor and Legislature annually.

The bill authorizes an applicant for a proposed development with an application submitted prior to July 1, 2025, to notify the county or municipality of its intent to proceed under the

Live Local Act as it existed at the time of application or its intent to submit a revised application to proceed under the Live Local Act as revised by the bill.

It creates section 420.5098, Florida Statutes, to establish legislative intent to support the development of affordable workforce housing for employees of hospitals, health care facilities, and governmental entities, using federal low-income housing tax credits, local or state funds, or other sources of funding to create a preference for housing for such employees.

Platting/Issuance of Address and Individual Parcel Identification Numbers (Oppose)

– *Passed*

CS/CS/CS/SB 784 (Ingoglia) (companion CS/CS/CS/HB 381 (Holcomb)) amends section 177.071, Florida Statutes, to require that plat or replat submittals be reviewed and approved administratively. A county or municipal governing body must designate an administrative authority to review, process, approve, approve with conditions, or deny the submittal. The appropriate governing body's designee has seven days from receipt of the application to acknowledge the application, provide information regarding the plat approval process, identify any missing information in the application, and inform the applicant of applicable timeframes for reviewing, approving, or processing the application. Unless the applicant requests an extension of time, the administrative authority shall approve, approve with conditions, or deny the submittal within the timeframe identified in the written notice. If the submittal is not approved, the administrative authority must notify the applicant in writing of the specific reasons, with citations, for the denial. The administrative authority may not request or require the applicant to file a written extension of time. The bill also makes conforming changes to section 177.111, Florida Statutes.

Recovery Residences (Monitor) – *Passed*

CS/CS/HB 1163 (Owen) and CS/CS/CS/SB 954 (Gruters) address the regulation of certified recovery residences and establish new mandates on local governments regarding the accommodation and oversight of such facilities. The bills require each municipality and county to adopt an ordinance by January 1, 2026, establishing

procedures for reviewing and approving accommodations for certified recovery residences under the Americans with Disabilities Act and federal and state fair housing laws. The ordinance must provide for the approval or denial of an accommodation request within 60 days of receiving a completed application.

Emergency Preparedness and Response (Oppose) – Passed

CS/CS/SB 180 (DiCeglie) is a comprehensive bill revising Florida's emergency preparedness and response infrastructure. Of note to municipalities, the bill:

- Authorizes the Department of Environmental Protection (DEP) to waive or reduce local government match requirements until July 2026 for beach erosion projects impacted by Hurricanes Debby, Helene, or Milton
- The bill directs municipalities to develop a post-storm permitting plan to expedite recovery and rebuilding by providing for special building permit and inspection procedures following a hurricane or tropical storm. It requires the plan to be updated no later than May 1 annually and must, at a minimum:
 - o Ensure sufficient personnel are prepared and available to expeditiously manage post-disaster building inspection, permitting, and enforcement tasks
 - o Anticipate conditions that would necessitate supplemental personnel for such tasks and address methods for fulfilling such personnel needs, including through mutual aid agreements, arrangements with private sector contractors, or supplemental state or federal funding
 - o Include training requirements and protocols for supplemental personnel to ensure compliance with local floodplain management requirements that apply within the county or municipality
 - o Account for multiple or alternate locations where building permit services may be offered in person to the public during regular business hours
 - o Specify a protocol to expedite the permitting procedures and, if practicable, to waive or reduce applicable fees
 - o Identify the types of permits frequently requested following a hurricane or tropical storm and methods to expedite the processing of such permits

- o Specify procedures and resources necessary to promote expeditious debris removal
- The bill requires that each county and municipality publish on its website annually by May 1 a hurricane and tropical storm recovery permitting guide for residential and commercial property owners that must describe:
 - o The types of post-storm repairs that require a permit and applicable fees
 - o The types of post-storm repairs that do not require a permit
 - o The post-storm permit application process and specific modifications the local government commonly makes to expedite the process, including physical locations where permitting services will be offered
 - o Local requirements for rebuilding specific to the county or municipality, including elevation requirements following substantial damage and substantial improvement pursuant to the National Flood Insurance Program (NFIP) and any local amendments to the building code
 - o As soon as practicable following a hurricane or tropical storm, a county or municipality within an area declared to be in a state of emergency must publish updates on its website with the information required above, specific to such storm, including any permitting fee waivers or reductions

For 180 days after a state of emergency is declared in an area, the county or municipality that is located entirely or partially within 100 miles of the track of a hurricane or a tropical storm may not increase building permit or inspection fees and must have employees and supplemental personnel available during normal business hours to process permits.

- CS/CS/SB 180 was also amended to provide that a local government that is participating in the National Flood Insurance Program may not adopt or enforce an ordinance for substantial improvements or repairs to a structure that includes a cumulative substantial improvement (CSI) period. The bill defines the CSI period as the period during which an aggregate of improvements or repairs is considered for purposes of determining substantial improvement. A lookback ordinance typically requires property owners to account for the cumulative value of past improvements or repairs made over a

certain number of years when determining whether a structure meets the threshold for substantial improvement, in order to prevent owners from breaking up major repairs into smaller projects over time to avoid triggering the FEMA 50% rule.

- CS/CS/SB 180 was amended to add language pertaining to stormwater management systems. The bill now provides that by September 1, 2026, the Department of Environmental Protection (DEP) must submit a Flood Inventory and Restoration Report to DEM. DEP must work with water management districts, local governments, and operators of public and private stormwater management systems to compile the necessary information for the report. Furthermore, DEP must review and update the report on a biannual basis. The report must provide information regarding compliance with the inspection and maintenance schedules, include any additional revisions based on storm event experience, and revise the list of facilities as new flooding events take place and new projects are implemented to alleviate infrastructure deficiencies that led to flood events. DEP must submit an updated report to DEM by September 1 of each year in which the report is due.

- CS/CS/SB 180 was further amended to require the Office of Program Policy Analysis and Government Accountability (OPPAGA) to conduct a study on actions taken by local governments after hurricanes related to comprehensive plans, land development regulations, and procedures for review, approval, or issuance of site plans, permits, or development orders. OPPAGA must make recommendations to the Legislature regarding options to remove impediments to the construction, reconstruction, or redevelopment of any property damaged by a hurricane and prevent the implementation by local governments of burdensome or restrictive procedures and processes.

The bill was amended to add the provision from CS/HB 1535 that restricts the ability of local governments to regulate land use and development following a hurricane. For one year after a hurricane makes landfall, local governments located within 100 miles of the storm's track may not impose construction moratoriums, enact more restrictive comprehensive plan amendments or land development regulations, or implement new procedures that make development approvals more burdensome.

However, the bill makes several exceptions to provide that an impacted local government may enforce such provisions if:

- The associated application is initiated by a private party other than the impacted local government, and the property that is the subject of the application is owned by the initiating private party
- The proposed comprehensive plan amendment was submitted to reviewing agencies before landfall
- The proposed comprehensive plan amendment or land development regulation is approved by the state land planning agency

The bill was further amended to add the provision from CS/HB 1535 that limits regulatory authority by applying these restrictions to counties listed in federal disaster declarations for Hurricanes Debby, Helene, and Milton, as well as the municipalities within those counties. These affected jurisdictions may not impose construction moratoriums or adopt restrictive land development policies before October 1, 2027. However, an exception allows such amendments if initiated by a private party who owns the property in question. The amendment also ensures that any local regulations violating these provisions are considered void from the outset.

Additionally, the bill creates a legal cause of action for residents and businesses to challenge unlawful regulations or moratoriums, allowing successful plaintiffs to obtain injunctive relief and recover attorneys' fees unless the local government withdraws the contested regulation within 14 days of receiving notice. This provision is intended to apply retroactively to August 1, 2024, and will render null and void any restrictive land development ordinance or regulation adopted by a city on or after that date.



Upcoming

Planning Projects for The City of Fernandina Beach
Vision Plan Updates and Preparation for the
Comprehensive Plan Evaluation and Appraisal Review (EAR)

The City of Fernandina Beach's 2045 Vision Plan has been a key document guiding the community's decisions in recent years. As the City has progressed and gathered more pertinent data (including vulnerability assessments and adaptation planning), the City will be reviewing the existing 2045 Vision Plan. This review will also broaden the conversation to incorporate new ideas and factors concerning resilience, transportation/mobility, and the character of the community which will segway into the next phase describe below.

The City is currently in the early stages of creating a timeline and budget for an update to the comprehensive plan. This process will take place in stages over the next two years and will involve validating and enhancing ideas from the 2045 Vision Plan review above, integrating recent legal changes, and local updates to the community's goals, objectives, and policies within the Comprehensive Plan. The City plans to kick off the Comprehensive Plan Evaluation and Appraisal Review (EAR) process by September 1, 2026. According to Rule Chapter 73C-49 of the Florida Administrative Code, local governments are required to evaluate every seven years whether there is a need to update their comprehensive plan to align with changes in State Requirements since the last adoption. The City conducted this review in 2019 and made EAR-based amendments in 2020. Since then, several updates to state planning law have taken place. Consequently, the City will draft and forward the suggested EAR-based amendments to FloridaCommerce and the relevant state review agencies by August 31, 2027.

Previous EAR Timeline Start	Previous EAR Amendment Adoptions	Next EAR Timeline Start	EAR Adoption
September 1, 2019	City adopted its EAR Amendments in 2020.	September 1, 2026	August 31, 2027

The planning team will soon make a presentation to the City Commission and Planning Advisory Board (PAB) to introduce the 2045 Vision Plan update project, its scope, and timeline for creating the Evaluation and Appraisal Review (EAR) letter that needs to be submitted to FloridaCommerce by September 1, 2026.



MEMORANDUM

TO: City Commission
VIA: City Manager, Sarah Campbell
DATE: June 25, 2025
SUBJECT: Planning Advisory Board's Intent to Initiate Sadler Road Redevelopment Overlay Process

City Commissioners,

This memo serves to inform you of the Planning Advisory Board's (PAB) intent to formally initiate the process for consideration of a Redevelopment Overlay District along the Sadler Road corridor. This effort is in keeping with the Commission and Board established goals in 2025 for contemplation of redevelopment generally. Over the past two months, the PAB has dedicated significant workshop time to defining this project, identifying its necessary data inputs for research and analysis, and establishing a preliminary boundary. The next step in this planning process will be the preparation of a comprehensive public participation plan.

I. Purpose & Vision for Overlay District

The proposed overlay district along Sadler Road is intended to support the revitalization of aging or underutilized commercial areas, creating a destination activity center by encouraging walkable, mixed-use development that reflects Fernandina Beach’s small-town coastal identity. This initiative aligns directly with the city’s Comprehensive Plan, particularly:

- **Objective 1.04:** Encourages infill and redevelopment.
- **Policy 1.04.04:** Defines “destination activity centers” as future land use of Sadler Rd
- **Objective 1.06:** Preserves and enhances community character.
- **Objective 1.01:** Supports energy-efficient, compact development.

This overlay aims to create a vibrant, pedestrian-friendly environment that enhances economic vitality while maintaining our unique community character.

II. Key Takeaways from City and Nassau County Overlays

The PAB reviewed existing and developing overlay districts within the City and Nassau County to inform our approach and identify best practices and potential pitfalls:

- **8th Street Mixed Use Overlay:** An overlay established in 2016 with demonstrated outcomes including significant investment within the corridor and introduction of residential mixed use. This overlay contains nominal design standards while retaining the prior range of uses permitted under the original zoning districts and supports a pedestrian focused development. The overlay was created and a



corresponding Future Land Use category and Zoning district was applied to the corridor.

- **William Burgess Overlay:** This successful overlay applies form-based code and transect zoning to promote compact, mixed-use neighborhoods. Its phased implementation has proven effective in attracting new development, offering a valuable model for the City's consideration.
- **SR 200/A1A Overlay:** This overlay primarily focused on access management and signage regulation. A key lesson learned here is that its boundary did not consistently follow parcel lines, which led to significant application and interpretation issues. We are committed to avoiding this by strictly adhering to property lines for our overlay.
- **Timber to Tides Overlay:** Currently in development, this overlay blends elements of the William Burgess model with wider corridor strategies, including community-specific design standards. It is strongly rooted in community feedback and aligns with multimodal transportation and environmental goals, providing relevant insights for our community engagement efforts.

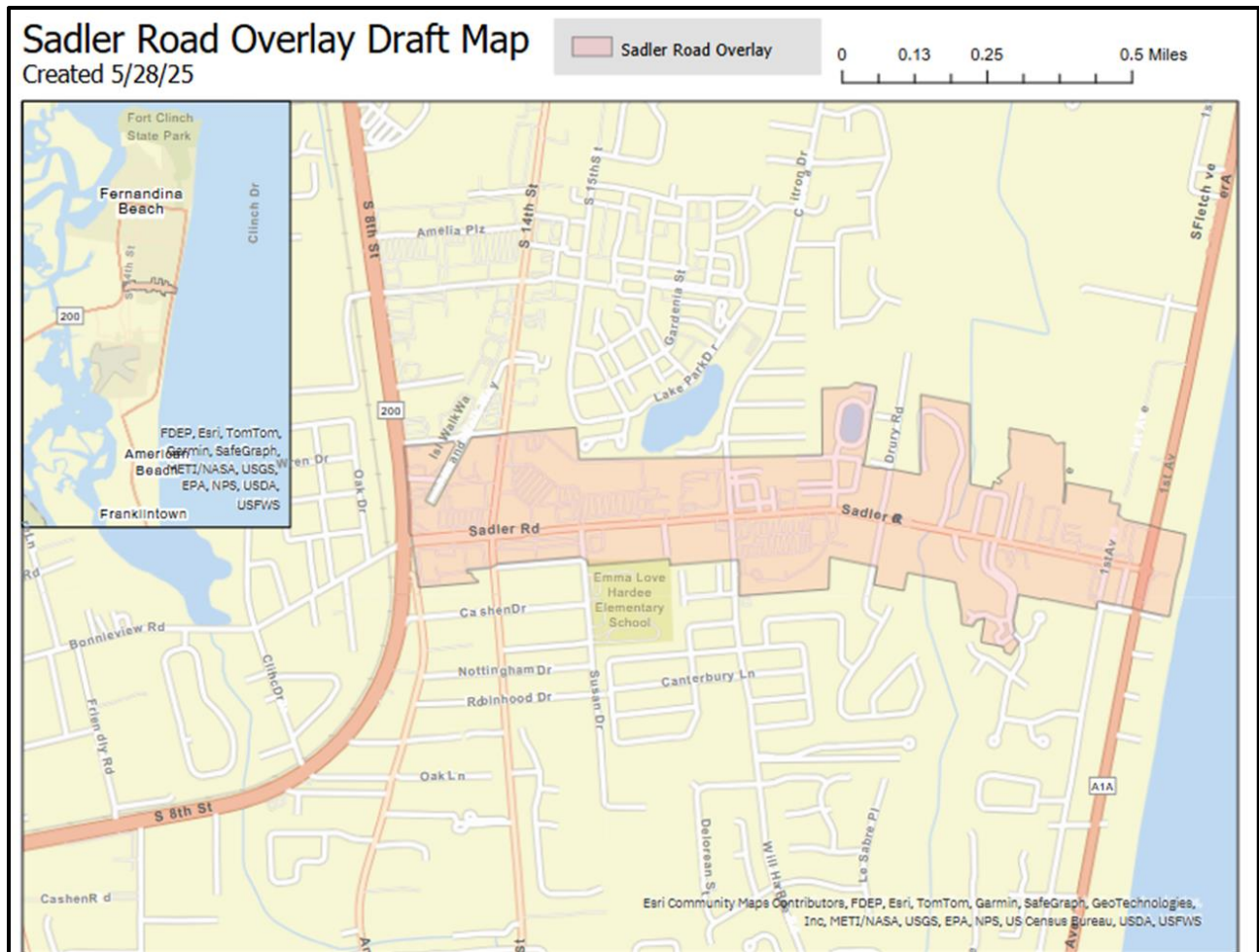
III. Coordination with Nassau County

Given the overlapping growth areas, the PAB recommends initiating a coordination meeting with Nassau County Planning staff early in our process to discuss this proposed overlay. We will also consider aligning design guidelines where applicable, particularly if traffic and infrastructure impacts extending beyond the city limits.

IV. Boundary Recommendations for Sadler Road

Based on our workshops, the PAB has established the following preliminary boundary recommendations for the Sadler Road Redevelopment Overlay:

- Boundaries should **strictly follow existing property lines**, avoiding arbitrary buffers or measurements from the road centerline.
- The district should include **both sides of Sadler Road** and potentially extend one parcel deep from the frontage, depending on the intensity of the proposed uses for specific areas.
- The City's GIS department will be utilized to generate accurate and definitive overlay boundary maps.
- The overlay will be established as an incentive to encourage the desired development pattern, though an **“opt-in” approach** for new and redeveloping properties.
- Boundaries will include Conservation and Recreation zoned land for the purpose of consistency in the corridor, but are not intended or will be allowed to develop



We look forward to keeping the Commission informed as this important initiative progresses. The PAB and Planning Staff would appreciate your feedback, support, and participation in this process. Our staff point of contact is Margaret Pearson, Senior Planner. Please feel free to reach out with any questions you may have about this exciting project.



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

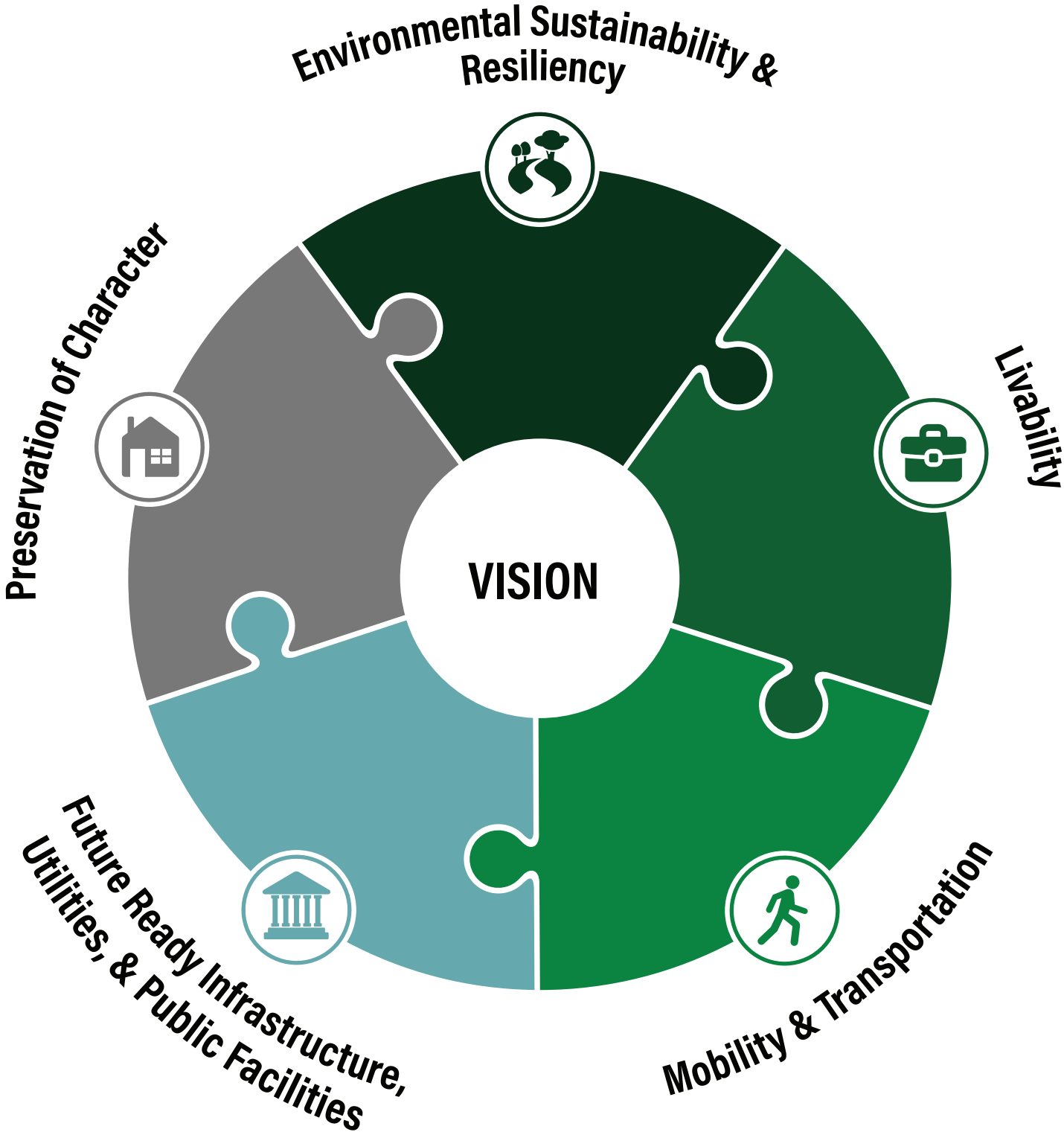


MISSION STATEMENT

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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PROJECT TEAM



ACKNOWLEDGMENTS

Special acknowledgment to the residents of Fernandina Beach.

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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

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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,

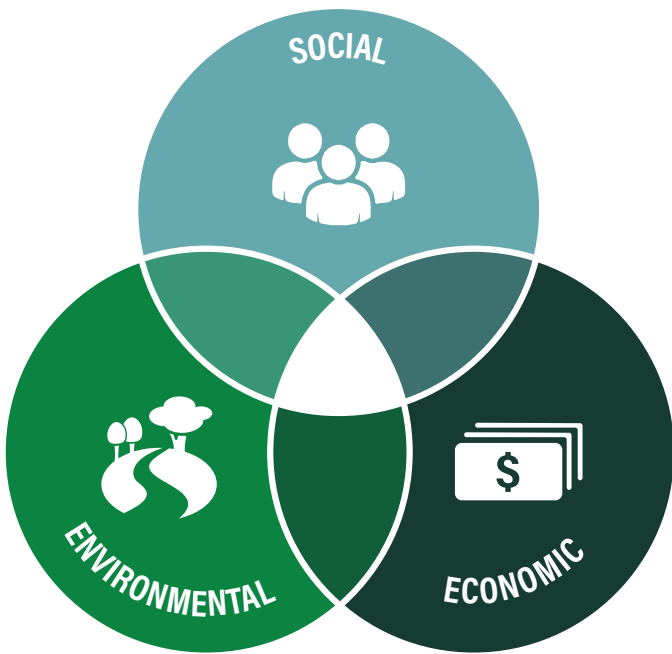
and increasing development, gentrification, displacement of low-income and minority residents, and population growth.

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 led 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	<ul style="list-style-type: none"> ▪ 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	<ul style="list-style-type: none"> ▪ 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	<ul style="list-style-type: none"> ▪ 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	<ul style="list-style-type: none"> ▪ 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	<ul style="list-style-type: none"> ▪ 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.	<p>Create a Tree Management Plan with data from CTC Report</p> <p>Allow for administrative review of design standard deviations when certain trees can be preserved</p> <p>Identify potential planting areas in parks, rights-of-way, retention ponds, the golf course, and local schools, as identified in the CTC report</p> <p>Adoption of 11 LDC code revisions identified in the CTC report</p> <p>Designate areas for tree staging and storage of materials for installation, as identified in the CTC report</p> <p>Creation of an Interdepartmental Tree Unit (in progress), as identified in the CTC report</p>	<p>Foster the creation of a volunteer group to support new tree plantings for first 2 growth cycles</p> <p>Create tree planting strategy around stormwater management facilities</p> <p>Expand landscape buffers/tree preservation minimum requirements for size and plantings along Amelia Island Pkwy.</p> <p>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</p> <p>Establish a long-term tree maintenance and replacement plan for Bosque Bello Cemetery</p>	<p>Increase canopy by 5% in the next 15 years (2036), as identified in the CTC report</p> <p>Maximize preservation of environmental features by revising PUD guidelines to support clustered developments which minimize land area impacts beyond current minimum requirements</p>	<p>Increase tree canopy by 7% in next 20 years (2041)</p>
The City increased acreage of land dedicated to conservation.	<p>Create similar nomination structure to align with County goals for Conservation Land Acquisition and Management (CLAM) - like program development and implementation (in progress)</p> <p>Establish goal for conservation land acquisition in acreage</p>	<p>Develop conservation easement incentives for residential properties to reduce development potential</p> <p>Establish a long-term sustainable funding strategy for purchase of conservation lands</p>		<p>All parcels identified for conservation by the City's CLAM-like program will be purchased</p>
There are no septic tanks in the City and all properties will be served by City sewer services.	<p>Work with the Nassau County Department of Health to identify existing septic systems and determine age of systems – maintain updated listing for GIS</p> <p>Modify criteria for connection to City Services to require compliance with City Comprehensive Plan and Land Development Code.</p>	<p>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.</p> <p>Work with Health Department to prevent future approval of septic tanks in Fernandina Beach City limits</p> <p>Prioritize the extension of service lines outside of the City Limits</p> <p>No new septic tanks approved in Fernandina Beach by 2025</p>	<p>35% Reduction in number of septic tanks in Fernandina Beach by 2030 (2021 Baseline)</p>	<p>80% Reduction in number of septic tanks in Fernandina Beach by 2040 (2021 Baseline)</p>

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		
The City is resilient to the impacts of storm surge, sea-level rise, or flooding.	Establish temporary construction regulations for work in the floodplain	Expand and clarify the Coastal Upland Protection Zone (CUPZ)		
	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		
	<ul style="list-style-type: none"> ▪ Stormwater Master Plan ▪ 2015 Vulnerability Assessment ▪ Amelia River Shoreline Resiliency Planning ▪ 2020 Nassau County Vulnerability Assessment 	Establish a designated staff member or team to serve in a Chief Resiliency Officer capacity		
		<ul style="list-style-type: none"> ▪ Consider joint entity/ partnership with Nassau County for consistency in messaging, policy, and processes 		
		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 a 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 Work with Nassau County to adopt ad valorem tax incentive for historic properties	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.		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
All new construction in Fernandina Beach reinforces the City's small town charm and respect the neighborhood's unique character.	Coordinate with Nassau County on implementation of wayfinding project to ensure island-wide consistency	Adopt a hybrid form-based code that ensures new construction reflects and reinforces the community's character	Develop corridor redevelopment strategies for 14th St., Sadler Rd., S. Fletcher Ave., and Main Beach	
	Work with Nassau County to design and construct gateway entry features funded by the Bed Tax 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.	<p>Create a Peck High School History Display (funded)</p> <p>Develop a Black and Hispanic outreach strategy that builds on pastoral outreach efforts already underway</p> <p>Encourage City Staff to join non-profit organizations and take leadership roles in them</p> <p>Designate City representatives that will ensure a City presence at minority or underrepresented community events</p> <p>Continue to protect and maintain its parks and City right-of-ways</p> <p>Translate government documents into Spanish</p>	<p>Develop island-wide strategic plan in partnership with Nassau County</p> <p>Establish community clean-up/amnesty days for removal of junk and debris</p> <p>Partner with organizations to support and expand mentoring programs</p> <p>Develop outreach strategy to advertise existing resources and services offered by the City and local organizations</p> <p>Obtain National Register of Historic Preservation (NRHP) status for Peck High School</p>	<p>Partner with non-government organizations and local civic groups to create a living history exhibit</p> <p>Develop storytelling audio or video projects of long-time residents to be used at events or as part of a video tour</p> <p>Develop requirements for new construction to include pedestrian spaces that promote socialization and gathering (commercial, subdivisions, PUDs)</p> <p>Develop requirements for new construction to include Universal Design standards to ensure equitable access.</p>	

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.	<p>Coordinate with Nassau County on design and implementation of infrastructure projects being funded through the Bed Tax</p> <p>Enforce the 3-hour parking limit downtown to increase turnover of spaces</p> <p>Require Neighborhood Impact Report for any special event that closes a public street</p> <p>Create a downtown streetscape design and maintenance standards guidebook</p> <p>Create enhanced relationships with the Chamber of Commerce and Main Street to work with small businesses to retain existing businesses and foster new businesses</p> <p>Reduce permit fees for new signs</p>	<p>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</p> <p>Identify which projects will be funded by the additional High Impact Tourism Tax</p> <p>Reconsider establishing a parking management strategy or paid parking program that exempts local residents</p> <p>Consider options to support development of industrial lands for growing economies such as aeronautical services</p>	<p>Complete Centre Street and downtown improvements to provide consistent streetscape design</p>	
Fernandina Beach is a livable and Multi-generation community where its citizens can age in place.	<p>*Waive permit review fees for residential homeowner improvements that support aging in place (ramps, grab bars, lifts)</p> <p>*Provide funding to address existing sidewalk network gaps</p>	<p>Support creation of a CAPABLE program -Community Aging in Place (partners with Council on Aging)</p> <p>*Expand para-transit options for seniors and disabled residents</p>		
The city has housing stock available for its workforce, aging, and vulnerable populations.	<p>Increase the impact fee exemption incentive for non-profits building affordable housing (currently \$25,000)</p> <p>Work with City of Fernandina Beach Housing Authority to create an education program and strategies which support upward mobility</p>	<p>Create Workforce Housing Action Plan</p> <p>Update affordable housing bonus program</p> <p>Explore a hybrid form-based code that allows for a diversity of housing types</p> <p>Explore revisions to PUD regulations to support affordable housing units</p> <p>Establish architectural standards for duplex, tri-plex, and quad-plex housing forms</p>	<p>Create a tiered criteria for access to public housing that supports upward mobility and increases unit turnover</p>	<p>Rebuild existing public housing at maximum density allowed by zoning when at the end of its lifespan</p>

* 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
<p>Fernandina Beach remains an attractive, viable location for young and mid-career professionals to make their home and raise families.</p>	<p>Participate in school career fairs</p> <p>Ensure that revisions to the Parks and Recreation Master Plan serves to address the needs of residents at all ages and abilities</p> <p>Support initiatives to increase the number of schools and daycare facilities</p>	<p>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.</p> <p>Establish High School intern program for trades, engineering, project management, or general government services</p>		
<p>The City will increase its economic resiliency by diversifying its industry sectors, supporting existing businesses, and maintaining its working waterfront.</p>	<p>Streamline permit process for new business locating to the City (update guides, processes, and key contacts)</p> <p>Partner with the Chamber of Commerce to determine where processes can be optimized in support of existing businesses as they relocate or expand</p>	<p>Conduct an audit of government operations and services to identify ways to be more customer service focused</p> <p>Reduce permit fees for sign permits</p> <p>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)</p> <p>Create internship program in City government for local students</p> <p>Partner with Nassau County Economic Development Board (NCEDB) to identify targeted industries and tactics to attract them to the City</p>	<p>Create a partnership with Nassau County Economic Development Board (NCEDB) to attract aeronautical uses at the airport</p> <p>Develop incentive program for qualified target businesses seeking to locate in Fernandina Beach</p> <p>Implement short-term recommendations from the government operations and customer services audit</p>	<p>Implement mid- and long-term recommendations from the government operations and customer services audit</p>

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

* 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 “Bicycle Friendly Community” and maintaining and building on that success going forward is a goal for the City

What We Are Doing Now

- 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
- 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.	<p>Conduct a mobility study to identify the best mobility options for Fernandina Beach</p> <ul style="list-style-type: none"> Study should look at alternative mobility, park-and-ride options, circulators, shuttles, paratransit, golf carts, and autonomous vehicle infrastructure 	<p>*Establish island-wide shuttle network for hotels and tourist destinations</p> <p>Implement curbside management strategies for pick up/drop off/deliveries</p> <p>Implement recommendations of the mobility study</p>	<p>Evaluate the success or shortcoming of an island-wide shuttle network and consider expansion to support residential needs. Reassess the service every two years.</p> <p>Continue to fund implementation measures provided by the mobility study</p>	
The number of single occupancy vehicle trips originating off island remain at or below 2022 levels.	<p>Begin dialogue with Jacksonville Transit Authority (JTA) and other partner agencies to provide transit service to Fernandina Beach</p> <p>Establish ridership goals, transit nodes, and potential routes</p> <p>Establishment of mobility fee or Transportation Demand Management (TDM) strategies and policies</p>	<p>Identify City's responsibilities in bringing JTA bus/trolley service to island</p> <p>Partner with JTA on studies to determine demand and public preferences in a JTA route</p>	<p>Launch a pilot program for a bus/trolley route connecting Fernandina Beach with off-island population centers and job nodes</p>	<p>Upgrade pilot bus/trolley program into a permanent transit link to off-island</p>
The City is a place where senior and/or disabled citizens' experiences are as accessible as possible	<p>Create a working group to work with the disabled community to identify barriers they face</p>	<p>*Conduct a walk audit to identify accessibility barriers</p> <p>*Waive permit fees for residential homeowner improvements that support aging in place (ramps, grab bars, lifts)</p> <p>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>)</p> <p>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</p>	<p>*Expand existing paratransit options for seniors and disabled residents</p> <p>Grant / assistance program for commercial properties to make ADA and accessibility improvements (funding, technical assistance)</p> <p>*Full renovation of MLK Recreation Center (ensure renovation includes wheelchair accessible equipment and beach style entrance to the pool)</p> <p>*Full renovation of Atlantic Recreation Center (ensure renovation includes wheelchair accessible equipment and beach style entrance to the pool)</p>	

* 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
<i>Increase canopy by 5% in the next 15 years (2036)</i>	<i>Benchmark</i>				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
<i>Increase tree canopy by 7% in next 20 years (2041)</i>	<i>Benchmark</i>					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
<i>All parcels identified for conservation by the City's CLAM-like program will be purchased</i>	<i>Benchmark</i>						X Depends on Established Goal	Nassau County, North Florida Land Trust
GOAL: There are no septic tanks in Fernandina Beach and all properties will be connected to City utilities.								
Work with the Nassau County Department of Health to identify existing septic systems and determine age of systems – maintain updated listing for GIS	Partnership	Not Started	X				Staff Time	Department of Health
Create incentive program for septic households to connect to City Services. Program should also identify parcels in the County that could easily be connected to sewer	New City Program	Not Started		X			Depends on connection location and number of properties	Nassau County
Modify criteria for connection to City Services to require compliance with City Comprehensive Plan and LDC	Amend Application for Connection to Services	In Progress	X				Staff Time	Nassau County, Department of Health
Work with Health Department to prevent future approval of septic tanks in Fernandina Beach City limits	Partnership	Not Started		X			Staff Time	Nassau County Department of Health
<i>No new septic tanks approved in Fernandina Beach by 2025</i>	<i>Benchmark</i>			X			N/A	Department of Health
<i>35% Reduction in number of septic tanks in Fernandina Beach by 2030 (2021 Baseline)</i>	<i>Benchmark</i>				X		N/A	Nassau County, Department of Health
<i>80% Reduction in number of septic tanks in Fernandina Beach by 2040 (2021 Baseline)</i>	<i>Benchmark</i>					X	N/A	Nassau County, Department of Health

THEME 1 : Environmental Sustainability & Resiliency

Project or Recommendation	Type	Phase	Urgent	Short-Term	Mid-Term	Long-Term	Funding	Partners
GOAL: The City's 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 National Register of Historic Preservation (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 Progress	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
<i>100% of all street lights converted to LED</i>	<i>Benchmark</i>			X			Cost Estimates Underway	Utility Provider, Main Street
<i>Bury overhead utilities in Historic District and S.R. A1A by 2030</i>	<i>Benchmark</i>				X		Uncertain Cost	Florida Public Utility
<i>25% installation of public EV charging network</i>	<i>Benchmark</i>				X		Partnership with FPU Infrastructure Bill	Florida Public Utility
<i>All electric vehicles in municipal fleet by 2030</i>	<i>Benchmark</i>				X		CIP	Climate Mayors Electric Vehicle Purchasing Collaborative and US Dept of Energy State Energy Program (SEP)
<i>Full burial of all overhead utilities by 2045</i>	<i>Benchmark</i>					X	N/A	Florida Public Utility
<i>80% installation of public EV charging network</i>	<i>Benchmark</i>					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
<i>Make enterprise funds revenue positive by 2040</i>	<i>Benchmark</i>					X	N/A	

THEME 5 : Mobility & Accessibility

Project or Recommendation	Type	Phase	Urgent	Short-Term	Mid-Term	Long-Term	Funding	Partners
GOAL: All ages and abilities will be able to navigate the island without the need for a car.								
Conduct a mobility study to identify the best mobility options for Fernandina Beach	Additional Planning Study	Not Started	X				City Budget	North Florida TPO, Northeast Florida Regional Council, Nassau County, Council on Aging, Amelia Island Trails, Amelia Runners, Amelia Island Cycling
Establish island-wide shuttle network for hotels and tourist destinations	New City Program	Not Started		X			High Tourism Impact Tax, JTA, Federal Transit, State Grants	Hotels, North Florida TPO, Nassau County, Council on Aging
Implement recommendations of the mobility study	Action	Not Started		X			North Florida TPO, Nassau County, Future Transit operators, Council on Aging,, Jacksonville Transit Authority (JTA)	Depends on specific strategy
GOAL: The number of single occupancy vehicle trips originating off island will remain at or below 2022 levels.								
Begin dialogue with JTA to provide transit service to Fernandina Beach. Establish ridership goals, transit nodes, and potential routes	Action	In Progress	X				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
<i>Silver level Bicycle Friendly Community status</i>	<i>Benchmark</i>				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
<i>Gold level Bicycle Friendly Community status</i>	<i>Benchmark</i>					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

PAB LDC Elements of Revisions Under Consideration *Updated: 9/30/25*

Completed Tasks	<p style="text-align: center;">Community Character</p> <p style="text-align: center;">The distinct identity of a place. It is the collective impression a neighborhood or town makes on residents and visitors.</p>	<p style="text-align: center;">Natural Resources Protection/Conservation</p> <p style="text-align: center;">The careful management and upkeep of natural resources like water, soil, forest, ocean, and wildlife to ensure their availability for ucrrent and future generations.</p>	<p style="text-align: center;">Sustainability</p> <p style="text-align: center;">A development model that can meet the needs of the present without compromising the ability of future generations to meet their own.</p>
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Revisions Under Consideration

PUD	1.03.04/1.03.05 clarity	Landscaping: Florida Friendly Clean-up Ordinance	Commercial Redevelopment (Sadler Rd Overlay)	Parking Standards-Medical Offices and Beauty Salon Standards	Design Incentives	Impervious Surface Ratio	Density	Dark Skies	Dune Protection	Parking: General	Landscaping: General	Tree Protection	Examine Home Rule Options	Update Private Property Rights Element	Neighborhood Planning Strategies
High	High	High	High	High											
No action taken by City Commission. Staff suggests this be discussed in a joint meeting	Staff suggests incorporating in Vision 2045 planning	Approved July 2025	Staff suggests incorporating in Vision 2045 planning	Approved July 2025											
2025	ASAP	2025	2025	2025											
Revision language drafted and recommended for approval by PAB at 6/11/25 meeting. No action was taken	LDC section under legal review	Amendments have been adopted by City Commission July 2025	Memo outlining project sent to City Manager for discussion with Commissioners 6/25/25	Amendments have been adopted by City Commission July 2025	Specific strategies/incentives for design of spaces		No increase-consider reducing			Tied to Commercial Redevelopment				More robust with emphasis on neighbors	Define neighborhoods/create maps
															