



AGENDA
PLANNING ADVISORY BOARD
WORKSHOP

WEDNESDAY, APRIL 13, 2016
3:00 P.M.

CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034

1. CALL TO ORDER / ROLL CALL / DETERMINATION OF QUORUM

2. NEW BUSINESS

2.1. REVIEW AND DISCUSS COMP PLAN AMENDMENTS FOR THE PORT

These amendments are anticipated to return for formal PAB consideration at the regular meeting on May 11, 2016.

Documents: [Policy Comparison with Public Revisions_April 2016_PAB Workshop.pdf](#)

3. COMMENTS BY THE PUBLIC

4. ADJOURNMENT

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 (904) 310-3115 or through the Florida Relay Services at 711 at least 24 hours in advance to request such accommodations.

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.

Comparison of Proposed and Current Port Policies

Section 163.3177(6) (g) 8, Florida Statutes, requires port related policies to be included in the Coastal Management Element of the local government's Comprehensive Plan. The recommended policies below are intended to be added to the City's Conservation and Coastal Management Element as a new section. Following each Proposed Objective and Policy are references to the Current Port Element Policies or an indication of a New Objective or Policy. The current policies have been included, beginning on page 9, for comparison purposes.

Proposed Policies:

GOAL 5P

The Ocean Highway and Port Authority intends to plan and develop the Port in accordance with market forecasts and the community's commercial and industrial resources, to create jobs and stimulate local and regional economic development while striving to maintain the unique character of the City of Fernandina Beach. (Similar to Goal 9)

OBJECTIVE 5P.01

Port Development

The Ocean Highway and Port Authority shall pursue the phased planning and development, consistent with the Port Master Plan, to provide appropriate support facilities that will accommodate projected waterborne commerce demand, and appropriate support facilities. (New Objective)

Policy 5P.01.01

The Ocean Highway and Port Authority shall acquire land and work with other land owners as needed to support Port development and economic growth. The addition of lands to the Port's ownership shall prompt a revision to the Port Master Plan. (New Policy)

Policy 5P.01.02

The Ocean Highway and Port Authority shall plan and develop waterfront and supporting upland infrastructure to accommodate the demand projections in the Port Master Plan and subsequent user commitments. The anticipated on-site development includes extending the existing wharf, site improvements, storage areas, cargo-handling equipment and other infrastructure needed for user service. Prior to any future expansion to the Port of Fernandina, all plans or proposals for expansion shall be reviewed by the City of Fernandina Beach or the County, as appropriate, for consistency in meeting all applicable Comprehensive Plan policies, land development regulations, building permits or other permit requirements. (Similar to Objective 9.02, Policy 9.02.01 and 9.02.02)

Policy 5P.01.03

The Ocean Highway and Port Authority shall coordinate with the U.S. Army Corps of Engineers and other applicable local, regional, state and federal regulatory agencies and stakeholders for the resumption of maintenance dredging and initiation of new dredging as needed to accommodate the identified waterborne commerce operations. (Similar to proposed Policy 9.01.03)

Policy 5P.01.04

The Ocean Highway and Port Authority shall provide adequate maintenance and upkeep of its in-water and upland facilities to derive the best use from its infrastructure. (Similar to Objective 9.01)

Comparison of Proposed and Current Port Policies

OBJECTIVE 5P.02

Economic Diversification

The Ocean Highway and Port Authority shall explore opportunities to develop synergies between its waterborne commerce operations and other economic resources in the area. (New Objective)

Policy 5P.02.01

The Ocean Highway and Port Authority shall seek potential users to achieve maximum site utilization and pursue expansion and development when new facilities will support economic growth. (New Policy)

Policy 5P.02.02

The Ocean Highway and Port Authority shall explore complementary upland development opportunities through the authority of its Charter. (New Policy)

Policy 5P.02.03

The Ocean Highway and Port Authority shall continue its participation in Foreign Trade Zone 64 with JAXPORT and shall explore possible partnering opportunities. (New Policy)

OBJECTIVE 5P.03

St. Mary's River Entrance Channel and Amelia River Access

The Ocean Highway and Port Authority shall pursue maintenance and new dredging activities at the St. Mary's River Entrance Channel and Amelia River to provide the water depths needed to serve ships and barges anticipated to call at the Port. To the extent possible, consistent with the development and expansion needs of the Port, maintenance and new dredging activities and the management of spoil material shall be pursued in a manner respectful of the State Comprehensive Plan's goals and policies addressing stewardship of water resources, coastal and marine resources, and natural systems. (New Objective)

Policy 5P.03.01

The Ocean Highway and Port Authority shall pursue maintenance and new dredging activities at the St. Mary's River Entrance and the Amelia River to provide water depths need to serve ships and barges anticipated to call at the Port. (New Policy)

Policy 5P.03.02

The Ocean Highway and Port Authority shall pursue deepening and widening the Amelia River Channel and turning basin in proximity to the Port area to achieve the water depths and width needed to serve the ships and barges that are anticipated to call at the Port. (New Policy)

Policy 5P.03.03

The Ocean Highway and Port Authority shall undertake maintenance dredging, as required to ensure safe navigational conditions for the ships and barges calling at its facilities. (New Policy)

Policy 5P.03.04

The Ocean Highway and Port Authority shall identify an environmentally acceptable spoil site for the disposal of the dredged material the channel dredging projects generate. (New Policy)

Comparison of Proposed and Current Port Policies

OBJECTIVE 5P.04

Intracoastal Connections

To take better advantage of its proximity to the Intracoastal Waterway, the Ocean Highway and Port Authority shall support initiatives to improve Intracoastal connections, including shallow-water barge facilities, if appropriate to meet the requirements of Port users or to serve complementary industrial facility development in the region. (New Objective)

Policy 5P.04.01

The Ocean Highway and Port Authority shall cooperate with entities seeking to improve conditions along the Intracoastal Waterway and promote more barge traffic. (New Policy)

Policy 5P.04.02

The Ocean Highway and Port Authority shall consider synergies with industrial users that can be served by barge as well as by road and rail. (New Policy)

OBJECTIVE 5P.05

Highway Access and Connectivity

The Ocean Highway and Port Authority shall collaborate with local and state agencies to develop the intermodal connections needed for the efficient movement of goods to and from its facilities. (New Objective)

Policy 5P.05.01

The Ocean Highway and Port Authority shall develop internal roads to serve the Port users which provide efficient access to the proximate off-Port, city, county and state highway network and shall coordinate the development of its on-Port roads with the City, County and Florida Department of Transportation. (New Policy)

Policy 5P.05.02

The Ocean Highway and Port Authority shall work with the City, the TPO, the Florida Department of Transportation, the local community and other entities to gain funding for any needed improvements to roads over which Port truck traffic must travel. (New Policy)

OBJECTIVE 5P.06

Rail Service and Connectivity

The Ocean Highway and Port Authority shall collaborate with Genesee & Wyoming and CSX to obtain the best possible service and interchanges. (New Objective)

Policy 5P.06.01

The Ocean Highway and Port Authority shall continue its use of the on-site rail line and shall seek opportunities for more efficient use of the rail line. (New Policy)

Policy 5P.06.02

The Ocean Highway and Port Authority shall work with Genesee & Wyoming and CSX to identify and pursue improvements to the off-Port rail infrastructure, which could facilitate goods movement to and from the Port. (New Policy)

Comparison of Proposed and Current Port Policies

OBJECTIVE 5P.07

Airport Service and Connectivity

The Ocean Highway and Port Authority shall collaborate with local airports to develop the intermodal connections needed for the efficient movement of goods to and from its facilities. (New Objective)

Policy 5P.07.01

The Ocean Highway and Port Authority shall work with Jacksonville International Airport, Cecil Commerce Center, Fernandina Beach Municipal Airport and Hilliard Airpark to explore service opportunities for the efficient movement of goods through the Port. (New Policy)

OBJECTIVE 5P.08

Natural Resource Preservation and Protection

In carrying out its development activities and day-to-day operations, the Ocean Highway and Port Authority shall conserve and protect natural resources including forests, wetlands, fish, marine life, and wildlife, and shall cooperate with federal, state, regional and local agencies in developing sound environmental policies and measures to minimize the environmental impacts of Port development and operations. (New Objective)

Policy 5P.08.01

The Ocean Highway and Port Authority shall limit specific and cumulative impacts on water quality to maintain the integrity of the Amelia River and maintain the applicable water standards. In so doing, the Ocean Highway and Port Authority shall design the drainage system on its property to meet NPDES, Florida Department of Environmental Protection, and St. Johns River Water Management District water quality standards and shall coordinate its efforts with federal, state, regional, county and city governmental agencies. (Similar to Policy 9.03.04 and 9.03.07)

Policy 5P.08.02

The Ocean Highway and Port Authority avoid projects that destroy or significantly degrade identified wetlands and wildlife habitat or by providing mitigation measures. (Similar to Policy 9.03.06; revised based on SJRWMD comment)

Policy 5P.08.03

The Ocean Highway and Port Authority shall continue to coordinate with the Department of Environmental Protection, Division of Marine Resources, the New England Aquarium, the Cumberland Sound Pilots Association and other interested organizations to support protection of manatee and right whale communities that are on the fringe of Port operations. (Policy 9.03.05)

Policy 5P.08.04

The Ocean Highway and Port Authority shall use best management practices during construction, operation and maintenance at the Port facility. (Similar to Policy 9.03.07)

Comparison of Proposed and Current Port Policies

OBJECTIVE 5P.09

Protection from Natural Hazards

The Ocean Highway and Port Authority shall implement the measures required by the City of Fernandina, Nassau County and other agencies to protect human life and property from natural hazards. (Similar to Policy 9.03.01)

Policy 5P.09.01

The Ocean Highway and Port Authority shall see that any habitable, non-residential buildings in special flood hazard areas are designed and constructed to reduce the potential for flooding and wind damage. (New Policy)

Policy 5P.09.02

The Ocean Highway and Port Authority shall see that all buildings are designed and constructed in accordance with the Unified Florida Building Code or as approved by the local government. (New Policy)

Policy 5P.09.03

The Ocean Highway and Port Authority shall prepare a hurricane evacuation contingency plan and keep its plan up to date, ensuring that it is consistent with city and county emergency plans. (New Policy)

Policy 5P.09.04

The Ocean Highway and Port Authority shall implement post-disaster redevelopment procedures to reduce or eliminate exposure to human life and property to natural hazards. These procedures shall include the structural modification or removal of facilities that have experienced repeated storm damage. (New Policy)

OBJECTIVE 5P.10

Protection from Manmade Disasters

The Ocean Highway and Port Authority shall reduce exposure to human life and property to harm from manmade disasters by implementing sound safety and security programs. (Similar to Policy 9.03.01)

Policy 5P.10.01

To provide a safe operating environment, the Ocean Highway and Port Authority shall implement required Federal, state and local safety and health measures and see that operations are conducted in accordance with those measures. (New Policy)

Policy 5P.10.02

The Ocean Highway and Port Authority shall prepare and implement the security plan mandated and approved under state and federal guidelines, consistent with funding availability. (New Policy)

Policy 5P.10.03

The Ocean Highway and Port Authority, in cooperation with all federal authorities, shall prohibit the handling of unauthorized toxic materials and will be prepared to contain toxic spills that could occur at the Port facility site. (Similar to Policy 9.03.01)

Comparison of Proposed and Current Port Policies

OBJECTIVE 5P.11

Budgetary Process

The Ocean Highway and Port Authority shall implement a budgetary process that balances Port revenues, operating expenses, and capital expenditures needed to satisfy the anticipated market demand and capture new market share. (New Objective)

Policy 5P.11.01

The Ocean Highway and Port Authority shall monitor tariffs and fees charged by neighboring ports, both north and south, and shall implement a competitive fee structure. (New Policy)

Policy 5P.11.02

The Ocean Highway and Port Authority shall update its capital improvement plan annually to reflect budgetary and market changes, prioritizing implementation to obtain the best return on facility investments. (New Policy)

OBJECTIVE 5P.12

Funding Opportunities

The Ocean Highway and Port Authority shall pursue diverse funding opportunities to accelerate the rate at which it can implement its capital improvement program. (Similar to Policy 9.01.01)

Policy 5P.12.01

The Ocean Highway and Port Authority shall prepare a briefing for area legislators in the fall of each year to reacquaint them with the Port's economic impact on the region and the importance of its needs being addressed in the state's budget process. (New Policy)

Policy 5P.12.02

The Ocean Highway and Port Authority shall actively seek grant funds from state and federal sources and shall supplement funding needs not met by grants with loans from commercial lending institutions and/or governmental entities. (New Policy)

Policy 5P.12.03

The Ocean Highway and Port Authority shall explore opportunities for public/private partnerships in the development of maritime and industrial facilities. (New Policy)

OBJECTIVE 5P.13

Compatibility with City's Comprehensive Plan

The Ocean Highway and Port Authority shall work with the City of Fernandina to see that port maintenance and expansion activities are compatible with and support the programs and policies contained in the City's Comprehensive Plan. (New Objective)

Policy 5P.13.01

The Ocean Highway and Port Authority shall coordinate its planning and development efforts with the City of Fernandina to ensure that the Port's planned projects and land uses are consistent with the City's Comprehensive Plan and compatible with adjacent land uses. It shall also evaluate proposed amendments to the City's Comprehensive Plan, particularly the Conservation and Coastal Management Element, as to potential impacts on Port activities. (Similar to Policy 9.02.01)

Comparison of Proposed and Current Port Policies

Policy 5P.13.02

The Ocean Highway and Port Authority shall reduce any land use conflicts by installing and maintaining adequate buffer zones between Port property and adjacent potentially incompatible land uses. (Similar to Policy 9.03.02 and Policy 9.03.03)

Policy 5P.13.03

The Ocean Highway and Port Authority shall coordinate with the City to ensure the provision of adequate infrastructure and utilities for Port operations. (Similar to Policy 9.02.03)

OBJECTIVE 5P.14

Plan Implementation Coordination

The Ocean Highway and Port Authority shall be proactive in coordinating its development efforts with local, state and federal permitting agencies and with private stakeholders to ensure that its development and operations are carried out in accordance with the public interest and regulatory requirements. (Similar to Objective 9.03)

Policy 5P.14.01

The Ocean Highway and Port Authority shall be sensitive to the concerns of local interests in implementing its development program and shall seek out the best possible environmental solutions to controversial issues. (New Policy)

Policy 5P.14.02

The Ocean Highway and Port Authority shall comply with the provisions of the eventual permits governing its in-water and upland development program, and shall work with local, state and federal agencies to achieve a sound balance between its expansion requirements and the need to protect the surrounding environment. (Similar to Policy 9.02.04)

OBJECTIVE 5P.15

Governmental and Agency Coordination

The Ocean Highway and Port Authority shall coordinate its development and expansion program with applicable agencies to promote sound planning and economic growth. (New Objective)

Policy 5P.15.01

The Ocean Highway and Port Authority shall support the economic development initiatives of the City of Fernandina Beach, by pursuing activities that expand opportunities in trade, industry and manufacturing. (Similar to Policy 9.01.03)

Policy 5P.15.02

The Ocean Highway and Port Authority shall support the economic development initiatives of Nassau County, by pursuing activities that expand opportunities in trade, industry and manufacturing. (New Policy)

Policy 5P.15.03

In addition to city and county governments, the Ocean Highway and Port Authority shall cooperate with the Northeast Florida Regional Council; the St. Johns River Water Management District; the Florida Departments of Transportation, Environmental Protection and Economic Opportunity; the U.S. Army Corps of Engineers, and other

Comparison of Proposed and Current Port Policies

applicable agencies in implementing the goals, objectives and policies of the Port Master Plan. (Similar to Objective 9.02)

OBJECTIVE 5P.16

Collaboration with Local and Regional Maritime, Commercial and Industrial Interests

To help achieve its primary goal of economic development, the Ocean Highway and Port Authority shall cooperate with other Northeast Florida interests as they seek to expand the region's commercial and industrial base. (New Objective)

Policy 5P.16.01

The Ocean Highway and Port Authority shall participate in the efforts of local and regional groups pursuing area wide economic development. (New Policy)

Policy 5P.16.02

The Ocean Highway and Port Authority shall cooperate with JAXPORT to pursue areas of common interest, such as cargo handling synergies, regional promotional campaigns and special funding opportunities. (New Policy)

Comparison of Proposed and Current Port Policies

The following are the current Goals, Objectives and Policies in Element 9 of the Comprehensive Plan. Following each item is a reference to the Proposed Policies above where it is addressed.

Current Port Facilities Element:

GOAL 9 | Port Facilities ELEMENT

THE GOAL OF THE PORT OF FERNANDINA SHALL BE TO STIMULATE ECONOMIC DEVELOPMENT WITHIN THE CITY OF FERNANDINA BEACH AND NASSAU COUNTY AND COOPERATE WITH THE CITY AND COUNTY IN ITS PLANNING FOR OPERATIONS AND EXPANSIONS WHILE STRIVING TO MAINTAIN THE UNIQUE CHARACTER OF THE CITY OF FERNANDINA BEACH. (Similar to proposed Goal 5P)

OBJECTIVE 9.01.

Economic Development

The Ocean Highway and Port Authority shall continue to plan for and Maintain facilities to meet the long-term useful life of the Port facility. (Similar to proposed Policy 5P.01.04)

Policy 9.01.01.

The Ocean Highway and Port Authority shall utilize all available sources of funding to finance Port improvements. The Authority to the best of its ability will implement the Capital Improvements Program cited in section II of this document. (Similar to proposed Objective 5P.12)

Policy 9.01.02.

The Port Authority shall continue to coordinate with the U.S. Army Corps of Engineers to maintain and expand the Port facility Access shipping channel and turning basin as Port development continues. (Similar to proposed Policy 5P.01.03)

Policy 9.01.03.

The Port Authority shall continue to coordinate with the City of Fernandina Beach to identify opportunities for future economic development. (Similar to Proposed Policy 5P.15.01)

Objective 9.02.

Operation and Expansion Planning

The Port Authority shall coordinate with County and City Commissions to ensure that Port development meets appropriate City and/or County standards or requirements. (Similar to proposed Policy 5P.01.02 and Policy 5P.15.03)

Policy 9.02.01.

The Port Authority shall abide by the Goals, Objectives and Policies of the City of Fernandina Beach Comprehensive Plan in its planning for operation or expansion of the Port facility. (Similar to proposed Policy 5P.01.02 and Policy 5P.13.01)

Comparison of Proposed and Current Port Policies

Policy 9.02.02.

Prior to any future expansion to the Port of Fernandina, all plans or proposals for expansion shall be reviewed by the City of Fernandina Beach or the County, as appropriate, for consistency in meeting all applicable land development regulations, building permits or other permit requirements. Future Port Development projects shall be consistent with the Port Master Plan and Port Master Plan Map. No port development or project inconsistent with the Port Master Plan shall be undertaken without prior review, input and adoption as a Comprehensive Plan Amendment by the City of Fernandina Beach. (Similar to proposed Policy 5P.01.02)

Policy 9.02.03.

Any impact to urban services or facilities (i.e., drainage, potable water, wastewater, traffic or solid waste) brought upon by the identified and approved Port Master Plan projects, which results in the degradation of an adjusted level of service standard for such service or facility, shall be mitigated to the satisfaction of the City and/or the County, as appropriate, prior to the issuance of a building permit for the expansion. (Similar to proposed Policy 5P.13.03)

Policy 9.02.04.

The Port Authority shall not commence construction on any Port expansion program until all required permits and leases are secured. (Similar to proposed Policy 5P.14.02)

Objective 9.03.

Maintain Community Character

The Port Authority in operating the Port facility shall take all precautions to protect the environmental and historic assets of the City of Fernandina Beach. (Similar to proposed Objective 5P.14)

Policy 9.03.01.

The Port Authority, in cooperation with the U.S. Coast Guard and the U.S. Department of Transportation, shall prohibit the handling of unauthorized toxic materials and will be prepared to contain toxic spills that could occur at the Port facility site. (Similar to proposed Policy 5P.10.03)

Policy 9.03.02.

The Port Authority shall continue to coordinate with the Fernandina Beach Historic District Council to ensure preservation and restoration of significant historical sites that fall within the jurisdiction of the Port Authority facility. Where Port property is adjacent to the Historic District, a 30 foot landscaped buffer will be maintained. (Similar to proposed Policy 5P.13.02)

Policy 9.03.03.

The Port Authority will comply with the Land Development Code of the City of Fernandina Beach to ensure that adequate buffers and screening materials are constructed and maintained between the industrial zoning of the Port and the adjacent single family residential zoned areas. (Similar to proposed Policy 5P.13.02)

Policy 9.03.04.

Stormwater runoff at the Port facility shall comply with stormwater management requirements established by the St. Johns River Water Management District as well as federal state and local agencies. (Similar to proposed Policy 5P.08.01)

Comparison of Proposed and Current Port Policies

Policy 9.03.05.

The Port Authority shall continue to coordinate with the Department of Environmental Protection, Division of Marine Resources, the New England Aquarium, the Cumberland Sound Pilots Association and other interested organizations to support protection of manatee and right whale communities that are on the fringe of Port operations. (Similar to proposed Policy 5P.08.03)

Policy 9.03.06.

The Port Authority will continue to comply with the requirements of the permits from the Department of Environmental Protection in regard to maintaining and preserving the permanent conservation areas and the ten-foot-wide marshland mitigation area. (Similar to proposed Policy 5P.08.02)

Policy 9.03.07.

The Port Authority shall use best management practices during construction, operation and maintenance at the Port facility to ensure that water quality within the area of the Port facility will receive no degradation as a result of Port activity. (Similar to proposed Policy 5P.08.01 and Policy 5P.08.04)