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**PART VI      ADDITIONAL RECOMMENDATIONS**

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FT. CLINCH STATE PARK FISHING PIER AND BEACH DUNE



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**Summary**

**Part VI** provides additional recommendations for updating the Comprehensive Plan. These recommendations are divided into three sections.

The first section includes recommended changes in the timeframes, data and analysis, definitions, format and style to be applied on a universal basis throughout the Plan. The second includes recommended changes to the Goals, Objectives, and Policies of the Plan. These are recommended changes as they relate either to state law or to one of the four identified major issues. The third section includes a list of recommended supplemental plans or studies. These are plans, studies or mapping needs to address the major issues, are required by law, or are recommended by an existing policy in the Plan and are still relevant to the future growth of the City.

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**Additional Recommendations for Plan Elements**

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**FUTURE LAND USE ELEMENT**

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1. Better articulate and expand redevelopment incentives and strategies;
2. Develop a stand alone “Historic Preservation Element;”
3. Consider policy revisions for inclusion of accessory dwellings in the Low Density Residential Land Use Category ;
4. Consider policies to further encourage mixed use development transition in existing Commercial Corridors;
5. Develop policies that provide incentives for businesses to locate and stay in the Central Business District;
6. Develop policies that promote, require and direct that new development and redevelopment incorporate sustainable building practices and design;
7. Provide incentives for new development and redevelopment projects that demonstrate compliance with the City’s Sustainability goals; and
8. Develop policies that require that all City projects on public property be designed and constructed utilizing low impact development (LID) practices and sustainable building strategies.

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**TRAFFIC CIRCULATION ELEMENT**

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1. Consider a “way-finding” objective to develop a cohesive signage program;
2. Complete a Bicycle and Pedestrian Facilities Assessment;
3. Fund a Mobility Study as required by 2009’s SB 360;
4. Develop policies to encourage energy efficient transportation options;
5. Support an inter-local agreement between the Port Authority and the City and address transportation impacts of the Port within this element;
6. Include policy language that considers impacts to the bicycle and pedestrian network when evaluating land use decisions;
7. Examine waterway mobility feasibility;
8. Develop policies that promote a stronger connection to roadway, bicycle and sidewalk facilities;
9. Implement Planning Department review of the annual Capital Improvements Program (CIP);
10. Develop a list of potential Rights-of-Way for future acquisition;
11. Consider levels of service standards for atypical roadway facilities (i.e. Old Town, North Beach Area, etc.);
12. Consider stricter policy language for vacation of rights-of-way;
13. Consider new objective for Beach Parking and access points;
14. Develop educational outreach materials and programming to promote bicycle safety;
15. Develop polices to minimize use of the roadway network and encourage reduction of green house gas emissions through alternative transportation options;
16. Develop policies in support of the Amelia Island Trail Network;
17. Seek Scenic Byway designation along A1A/ Fletcher Ave.

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**HOUSING ELEMENT**

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1. Perform a housing needs assessment to determine the number, type, and condition of existing housing units and use this information to project future housing needs based on growth projections. A housing needs assessment would provide data including, but not limited to, projected housing shortages, deficiencies in existing housing stock (ex. affordable housing units), and the number of units that are substandard or are in need of rehabilitation. A local, regional and state analysis of housing trends should also be included that provides information including, but not limited to, items such as home size, type of unit (ex. single family), and whether the housing unit is attached or detached. Information contained in the assessment can be used by the City to justify funding requests for programs relating to the provision of affordable housing and programs that assist with the rehabilitation of substandard housing. This information can also be provided to the private and non-profit sectors to assist in the delivery of appropriate housing units.
2. Create additional incentives for the provision of affordable housing by the private and non-profit sectors.
3. Create policies for rehabilitation and demolition that are specific to housing that is within historic districts and/or the Community Redevelopment Area (CRA), which follow design guidelines.
4. Create a task force to address affordable housing issues.
5. Assess the feasibility of creating a partnership with Nassau County, the Fernandina Beach Housing Authority, and private or non-profit groups to address implementation of affordable housing programs.
6. Create policies that would implement the recommendations resulting from the evaluation of the neighborhood preservation major issue which called for the City to explore the creation of regulations that would foster maintenance of existing homes, allow for reasonable expansion, and retain elements of community character, but prevent demolitions.
7. Develop neighborhood planning needs assessment
8. Consider creating an outreach/educational program on housing choices for the community highlighting such topics as energy efficiency, resource consumption, etc.

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**PUBLIC FACILITIES ELEMENT**

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1. Finalize Master stormwater drainage plan;
2. Include Fire/ Rescue and Police Facilities as part of this element and provide quantitative and qualitative level of service (LOS) standards;
3. Create waste management plan including re-use and recycling strategies and goals;
4. Develop a Water Conservation Objective;
5. Implement a green purchasing policy for the City;
6. Require use of low impact development (LID) and energy and water conservation strategies for new and infill development projects and all city projects;
7. Develop water conservation educational materials and outreach programs;
8. Explore policies and/ or enact “fertilizer” ordinance to limit nutrient loading of adjacent water bodies;
9. Address stormwater planning and use of stormwater facilities for landscape irrigation;
10. Establish a system for annual coordination activities with the St. Johns Water Management District;
11. Develop LOS standards that address green house gas emission reduction and energy conservation goals;
12. Review Florida’s energy requirements and building guideline for state buildings and consider working towards these requirements; (House Bills 697 and 7135)
13. Identify and map locations of existing septic tanks;
14. Develop policies to eliminate use of septic tanks within the City
15. Require use of reclaimed water at the City’s golf course; and
16. Establish more stringent polices for non-potable use of reclaimed water with the City taking a more proactive approach to developing its water system for delivery of reclaimed water

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**CONSERVATION AND COASTAL MANAGEMENT ELEMENT**

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1. Incorporate working waterfronts legislative requirements;
2. Review living shorelines versus hard shore modifications;
3. Investigate sea-level rise; and reconciling how CHHA may need to include sea-level rise, not just hazards;
4. Reconcile how allowing repetitive rebuilding in CHHA discourages population away from CHHA;
5. Incorporate stormwater management and non-point source pollution;
6. Develop policies for air quality and climate change from ozone depletion and CO2/greenhouse gases;
7. Create water efficiency and water conservation goals;
8. Consider tree policies linked to air quality, community health, community aesthetics and energy efficiency;
9. Additional commitment to specific resources like Egans Creek, Greenway, and Waterfront;
10. Encourage or require programs such as Clean Marinas;
11. Develop wildlife planning strategies; and
12. Incorporate policies to support eco-based tourism.

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**RECREATION AND OPEN SPACE ELEMENT**

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1. Establish more specific quantitative and qualitative level of service standards for all parks and recreation facilities;
2. Address specific resources such as Egans Creek Greenway, Ft. Clinch and the Waterfront area;
3. Plant native landscaping and employ xeriscaping in parks to reduce irrigation, fertilizer and pesticide use;
4. Utilize sustainable materials in park construction and low-impact development practices;
5. Utilize green building standards/sustainable practices for new construction/renovation;
6. Encourage open space or park area to be used for community gardens where appropriate;
7. Develop recreational boating needs assessment;
8. Identify and map lands for potential acquisition as park space;
9. Implement wildlife planning strategies for open space areas including identifying corridors and planting wildlife friendly vegetation;
10. Encourage environmental education strategies in parks and recreation areas;
11. Emphasize pedestrian and bicycle access to parks and recreation areas;
12. Identify how open spaces are to be utilized;
13. Research feasibility of Audubon International’s Cooperative Sanctuary Program for Golf Courses designation for the City’s Golf Course;
14. Identify shoreline and waterway accesses as part of the overall park and recreational facilities;
15. Establish equitable distribution of parks to ensure equal access to recreational facilities;
16. Establish community outreach and involvement strategies; and
17. Coordinate to ensure that fleet of vehicles and maintenance equipment is sustainable and energy efficient.

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**INTERGOVERNMENTAL COORDINATION ELEMENT**

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1. Identify all planning issues and agencies for which coordination is necessary for the provision of services and the use of resources to ensure that none have been overlooked;
2. Create an inventory / tracking system for inter-local coordination activities;
3. Determine whether formal agreements are necessary for coordination, or if some of the policies can be revised to reflect that informal coordination is sufficient;
4. Review Nassau County’s comprehensive plan, and the plans of other governmental agencies to identify policies contained in the City’s comprehensive plan that should be compatible with those of other agencies; and

5. Organize this element in a manner such that policies that are related fall under the same objective to avoid repetition. There were multiple instances where staff identified policies under different objectives that appear to be redundant.

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**CAPITAL IMPROVEMENTS ELEMENT**

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1. Create policy statements directing that the Planning Department review the annual proposed Capital Improvements Plan/ budget amendments for compliance with the Comprehensive Plan's stated Goals, Objectives and Policies regarding adopted level of service standards for potable water, sewer facilities, streets maintenance and parks & recreational facilities. The Planning Department's review would analyze projects based on the anticipated population growth needs of the community and reference where land development orders have been issued but projects have not been started. Additionally, this review would provide a direct connection to ensuring that the stated goals of the Comprehensive Plan are included within its Five Year Capital Plan and not continuously overlooked;
2. Develop a data set, tracking mechanisms and procedures to better assess existing public facilities for purposes of minimum level of service determinations and update facility demand requirements and capacity load;
3. Develop green purchasing policies;
4. Continue to utilize existing review processes during Future Land Use change considerations and the site plan review process to assess the adopted level of service standards included in the Capital Improvements Element of the Comprehensive Plan to assess the impacts of new development and redevelopment on existing public facilities;
5. Create policies that define level of service standards and or minimum criteria for fire/ rescue facilities, police facilities, bicycle and pedestrian facilities, boating and waterway/ shoreline access;
6. Establishing minimum reserves for major capital expenditures for each enterprise fund; and
7. Directing policies for the creation of a twenty (20) year capital improvements plan and budget to better plan for capital expenditures. The twenty year plan would outline which public facilities will need to be replaced within the next twenty years based on maintenance schedules, and would also project which new public facilities will be needed based on growth projections and other anticipated needs.

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**PORT ELEMENT**

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1. Incorporate Port Element policies throughout the City's Comprehensive Plan;
2. Evaluate and address traffic impacts on the surrounding neighborhood; and
3. Facilitate coordinated outreach efforts such as developing recycling programs and/or goals, include policy statements to encourage reuse of existing facilities or materials, utilizing low impact development practices and incorporating sustainable building and design strategies.

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**PUBLIC SCHOOL FACILITIES ELEMENT**

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1. Facilitate coordinated outreach efforts such as developing recycling programs and/or goals, providing information about safe biking and sidewalk availability, or participating in community health programming; and
2. Additional considerations may include statements to encourage reuse of existing facilities or materials, utilizing low impact development practices and incorporating sustainable building and design strategies.

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**Recommended Additional Plans or Studies**

- Downtown Market Study to develop overall marketing strategy
- Green Local Government Designation Requirements
- Bicycle and Pedestrian Needs Assessment
- Mobility Assessment (as required by SB 360)
- Energy Conservation Plan
- Economic and Taxation Assessment for Annexation
- 20-year Capital Improvements Program
- Stormwater Management Plan (working)
- 10 –year Water Supply Plan
- Housing Needs Assessment
- Boating Needs Assessment
- City-wide Parking Needs Assessment
- Park & Recreation Master Plan
- Urban Forestry Assessment (working)
- Neighborhood Plans
- Reconnaissance-level Architectural Survey of remainder of city limits
- Community and Regional Food Planning Assessment
- Waste Management Plan (to include recycling, waste reduction strategies, etc.)

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**Additional Mapping Needs**

- Energy Conservation Areas depicted on Future Land Use Map
- Wetlands depicted on Future Land Use Map
- Water & Sewer Facilities Map
- Conservation Easements Map
- Right-of-Way (ROW) Map and ROW Acquisition Map
- Conservation Lands Acquisition Target Map
- Bicycle Network Map
- Sidewalk Network Map
- Existing Land Use Map
- Integrated building permit tracking system and mapping

