



St. Johns River Water Management District

David W. Fisk, Assistant Executive Director

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October 6, 2011

Mr. D. Ray Eubanks
Plan Review and Processing Administrator
Division of Community Planning
Florida Department of Economic Opportunity
2555 Shumard Oak Boulevard
Tallahassee, FL 32399-2100

Re: City of Fernandina Beach Proposed Comprehensive Plan Amendment
Amendment #11-1ER

Dear Mr. Eubanks:

St. Johns River Water Management District (District) staff have reviewed the above-referenced proposed comprehensive plan amendment. The proposed amendment is the Evaluation and Appraisal Report (EAR)-based amendment for the City of Fernandina Beach (City). District staff review focused on flood protection and floodplain management, wetlands and other surface waters, and regional water supply as they relate to important state resources and facilities, as outlined in *Florida Statutes*. In April 2011, City staff provided the District a draft version of the amendment. In May 2011, District staff reviewed the draft amendment and provided the City with preliminary comments. District staff have no comments on the proposed amendment, because the amendment addressed the District's preliminary comments and no adverse impacts to important state resources and facilities were identified.

If you have any questions or need additional information, please contact me at (386) 312-2369 or sfitzgib@sjrwm.com.

Sincerely,

A handwritten signature in blue ink, appearing to read "Steve Fitzgibbons".

Steve Fitzgibbons, AICP, Intergovernmental Planner
Office of Communications and Intergovernmental Programs

cc: Ray Eubanks, Florida Department of Economic Opportunity
Ana Richmond, Florida Department of Economic Opportunity
Brian Teeple, Northeast Florida Regional Planning Council
Jim Quinn, Florida Department of Environmental Protection

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**FLORIDA REGIONAL COUNCILS ASSOCIATION
LOCAL GOVERNMENT COMPREHENSIVE PLAN AMENDMENT REVIEW FORM 01**

Regional Planning Council: Northeast Florida Regional Council
Regional Planning Council Item No. City of Fernandina Beach Transmitted 11-1ER
Date Mailed to Local: October 7, 2011
Local Government Item No. Transmitted 11-1ER
Government and State Land Planning Agency: City of Fernandina Beach Transmitted 11-1ER

Pursuant to Section 163.3184, Florida Statutes, Council review of proposed amendments to local government comprehensive plans is limited to adverse effects on regional resources and facilities identified in the strategic regional policy plan and extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the region. A written report containing an evaluation of these impacts, pursuant to Section 163.3184, Florida Statutes, is to be provided to the local government and the state land planning agency within 30 calendar days of receipt of the amendment.

DESCRIPTION OF AMENDMENT

The City prepared an update of the Comprehensive Plan based on the findings in the EAR. The EAR-Based Amendment extends the planning period to the year 2030. Based on the findings in the EAR, the EAR-Based Amendment included updated policies based on current data; modified policies to better address local issues; deleted policies that are no longer relevant; and added new policies that articulate recommendations in the EAR and that respond to changes in legislative requirements.

The City does not have proposed changes to the Future Land Use Map.

The following is a summary of the changes to each of the elements of the City's Comprehensive Plan goals, objectives, and policies. Many of the polices pertain to requirements of HB 697 which is no longer in effect.

Future Land Use:

1. Better articulates and expands redevelopment incentives and strategies;
2. Allows for accessory dwellings in the Low and Medium Density Residential Land Use Categories;
3. Encourages mixed use development transition in existing Commercial Corridors;
4. Provides incentives for businesses to locate and stay in the Central Business District;
5. Promotes, requires, and directs that new development and redevelopment incorporate energy efficient and sustainable building practices and design;
6. Incentivizes new development and redevelopment projects that demonstrate compliance with the City's Sustainability goals;
7. Better articulates differences between non-conforming uses and non-conforming structures;
8. Identifies neighborhood planning areas as a means to achieve neighborhood stability and cohesion; and
9. Requires that all City projects on public property be designed and constructed utilizing low impact development (LID) practices and sustainable building strategies.

Multi-modal Transportation Element:

1. Encourages energy efficient transportation options;
2. Promotes stronger connections to roadway, bicycle, multi-use pathways and sidewalk facilities;
3. Considers both Level of Service and Quality of Service Standards

4. Establishes stricter policy language for vacation of rights-of-way;
5. Directs strategies for Downtown and Beach Area Parking;
6. Minimizes reliance on the existing roadway network and encourages reduction of greenhouse gas emissions through alternative transportation options;
7. Supports efforts towards completing trail opportunities and sidewalk connections; and
8. Encourages Scenic Byway designation along A1A/ Fletcher Ave.

The City will be incorporating and implementing a VMT-based mobility fee and the creation of such a plan is scheduled for 2012.

Comments:

- 1. The City may want to revise the term backlogged on page 60 Policy 2.09.05 to read as “Deficient” per HB 7207.**
- 2. The City may consider revising the language in Policy 2.02.12 (4).**

The mobility transportation fee should reflect the potential to reduce traffic impacts to the major roadway network through an increase in internal capture of trips and increase in pedestrian, bicycle, use of low speed alternative vehicles and community transit mode share.

Housing:

1. Ensure adequate sites for various housing types, including affordable housing, are available to meet established demand;
2. Perform a housing needs assessment and update it every 5 years;
3. Ensure the availability of public facilities at adopted level of service standards for all housing;
4. Encourage the preservation of safe and sanitary housing;
5. Encourage rehabilitation, reuse and maintenance of existing housing;
6. Establish a neighborhood planning program;
7. Encourage increasing the supply of affordable and workforce housing to meet demand;
8. Evaluate the adoption of incentives for development of affordable housing;
9. Ensure that sites zoned for group homes and foster care facilities will be available at suitable locations; and
10. Encourage energy efficiency and sustainable construction in the design and construction of new housing and in the rehabilitation of existing housing.

Public Facilities:

1. Encourages energy efficiency and sustainable construction in the design and construction of new housing and in the rehabilitation of existing housing;
2. Includes service aspects of the City provides both quantitative and qualitative level of service standards;
3. Establishes the need for a waste management plan including re-use and recycling strategies and goals;
4. Incentivizes use of low impact development (LID) and energy and water conservation strategies for new and infill development projects;
5. Requires use of low impact development (LID) and energy and water conservation strategies for all city projects;
6. Better addresses stormwater planning and coordination activities;
7. Identifies and maps locations of existing septic tanks;
8. Establishes policies to eliminate use of septic tanks within the City; and
9. Evaluates the ability to utilize reclaimed water for uses other than drinking water.

Conservation Element:

1. Expands public access to include all shorelines and waterways, not just beach access;
2. Protects the beaches and dune systems;
3. Decreases dependence on hard shoreline control systems;
4. Mitigates hazard threats, prepares for disasters and plans for post-disaster redevelopment;
5. Minimizes uses and development located in the Coastal High Hazard Area;
6. Recognizes sea-level rise as an area of concern;
7. Incorporates working waterfronts legislative requirements and plan for riverfront uses and development;
8. Ensure development is compatible and sensitive to coastal resources;
9. Maintains or improves water quality and encourage water conservation;
10. Protects and preserves wetlands;
11. Monitor dredge, fill and excavation activities;
12. Incorporates wildlife planning strategies;
13. Continues tree preservation and protection efforts and urban forestry programming;
14. Addresses air quality and reduce impacts from greenhouse gases;
15. Promotes energy conservation;
16. Identifies natural resource lands eligible for acquisition and preservation; and
17. Increases intergovernmental coordination regarding natural resources.

Comment:

- 1. The City may consider incorporating the adopted Nassau County PDRP suggested policies into applicable elements of the City's Comprehensive Plan with reference to the Nassau County PDRP document.**
- 2. The City is commended for the overall amendments Plan which are very inclusive and cognizant of good planning practices in particular the wildlife corridor and preservation related policies.**

Recreation and Open Space:

1. Engages in Parks, Recreation and Open Space Master Planning;
2. Inventories parks, recreation and open space based on the Statewide Comprehensive Outdoor Recreation Plan (SCORP);
3. Establishes equitable distribution of parks to ensure equal access to recreational facilities;
4. Utilizes green building standards/sustainable practices for new construction/renovation;
5. Utilizes sustainable materials and low-impact development practices in park construction;
6. Plants native landscaping and employs xeriscaping in parks to reduce irrigation, fertilizer and pesticide use;
7. Coordinates to ensure that fleet of vehicles and maintenance equipment is sustainable and energy efficient;
8. Emphasizes pedestrian and bicycle access to parks and recreation areas;
9. Identifies how open spaces are to be utilized;
10. Identifies and maps lands for potential acquisition as park space;
11. Develops recreational boating needs assessment and assessment of waterways networks;
12. Identifies shoreline and waterway accesses as part of the overall park and recreational facilities;
13. Continues variety of community services available to the public and continues community outreach and involvement; and
14. Addresses specific resources such as Egans Creek Greenway and Bosque Bello Cemetery.

Intergovernmental Coordination:

1. Identifies, inventories and assesses interlocal agreements;
2. Implements the Interlocal Agreement for Public School Facility Planning;
3. Evaluates the establishment of joint municipal planning areas for the City and Nassau County;
4. Establishes formal coordination mechanisms to implement the Nassau County Local Mitigation Strategy Update and the Nassau County Post Disaster Redevelopment Plan;
5. Coordinates with Nassau County, the St. Johns River Water Management District, the Ocean Highway and Port Authority, the State and applicable federal agencies to ensure that the City's and the other agencies' comprehensive and/or management plans are compatible and that regulations and standards contained within these plans are consistent;
6. Establishes level of service standards that are consistent among the City, County, School Board, service providers and other government agencies having responsibility for level of service standards;
7. Improves coordination between the City and other agencies; and
8. Improves coordination activities for Amelia Island through the Joint Local Planning Agency.

Capital Improvements:

1. Provides capital improvements that achieve and maintain level of service standards, correct existing deficiencies, accommodate future growth and provide for necessary replacements;
2. Ranks proposed capital improvements according to more specific criteria, including those that will promote energy efficiency and sustainability;
3. Requires that the Planning Department review the capital improvements plan annually to ensure that all needs identified in the Comprehensive Plan and/or development agreements are included;
4. Utilize development requirements included in the Comprehensive Plan and Land Development Code when making decisions regarding the issuance of development orders;
5. Manages fiscal resources to ensure the provision of needed capital improvements for previously issued development orders, future development and redevelopment;
6. Adopts a 20 year capital improvements program;
7. Budgets for capital improvements based on the adopted capital improvements plan;
8. Establishes minimum reserve levels for capital expenditures for each enterprise fund;
9. Adopts more specific level of service standards for parks, recreation and open space facilities, fire/rescue services, police services, bicycle and pedestrian facilities, boating facilities and waterway and shoreline access;
10. Establishes a level of service tracking system; and
11. Completes major renovations/new construction of City buildings to meet a green building rating system.

Historic Preservation:

1. Continues to conduct historic, cultural, and archaeological resource surveys as needed, and update and develop ordinances, guidelines, and databases that seek to protect and preserve cultural and historic resources;
2. Ensures protection of archaeological resources;
3. Establishes programs and policies that incentivize historic and cultural resource preservation;
4. Emphasizes the City's role in being a good steward and leader in protection of historic resources;
5. Encourages maintenance and preservation of historic structures;
6. Includes historic and cultural resources in post-disaster redevelopment planning;
7. Encourages compatible design and planning within and surrounding historic districts;
8. Increases community awareness of historic and cultural resource preservation;
9. Protects and revitalizes non-designated historic structures and neighborhoods;

- 10. Promotes historic preservation as a form of sustainable development;
- 11. Maintains and protects Bosque Bello Cemetery; and
- 12. Increases intergovernmental coordination regarding historic and cultural resource preservation.

1. ADVERSE EFFECTS TO SIGNIFICANT REGIONAL RESOURCES AND FACILITIES IDENTIFIED IN THE STRATEGIC REGIONAL POLICY PLAN

No adverse effects to significant regional resources and facilities were identified in the review of the transmitted amendment package.

2. EXTRAJURISDICTIONAL IMPACTS INCONSISTENT WITH THE COMPREHENSIVE PLANS OF LOCAL GOVERNMENTS WITHIN THE REGION

No extra-jurisdictional impacts that would be inconsistent with the Comprehensive Plan of an affected Local Government were identified in the review of the transmitted amendment.

Comments:

- *Map series: Staff anticipates that the City will need to incorporate several additional maps and revise the current maps during the course of the 2012 year to ensure that the adopted maps reflect the parallel efforts undertaken by the City for the new Multimodal Transportation Element of the Plan.*
- *Amend the SLOSH map: The City may consider the following changes to this map prior to the adoption of a Future Land Use map series to be consistent with statutory requirements and professionally acceptable standards.*
 1. *Change the title to reflect a required CHHA map to be included in the adopted Plan map series.*
 2. *Source should be the Northeast Florida Regional Council as opposed to NOAA.*
 3. *The representation of the data (changing the color scheme and the title) is inconsistent with and deviates from the statewide data as illustrated in the 2010 Statewide Regional Evacuation Study, specifically Volume 7 – The Storm Tide Atlases, which is the statutorily recognized data source.*

Request a copy of the adopted version of the amendment?

Yes No

Recommendation

Staff respectfully recommends that the Planning and Growth Management Policy Committee and the Council approve this report for transmittal to the Department of Economic Opportunity.