

THE CITY OF FERNANDINA BEACH
EAR- BASED AMENDMENTS
PROPOSED COMPREHENSIVE PLAN REVISIONS

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City Commission Work Session
July 19, 2011 from 5:00-6:00pm

Growth Management & Comprehensive Planning

- Adopted by the 1985 Legislature, The Local Government Comprehensive Planning and Land Development Regulation Act, also known as, Florida's Growth Management Act - requires all of Florida's 67 counties and 410 municipalities to adopt Local Government Comprehensive Plans that guide future growth and development.

- Comprehensive plans contain chapters or "elements" that address future land use, housing, transportation, infrastructure, coastal management, conservation, recreation and open space, intergovernmental coordination, and capital improvements.
 - ▣ A key component of the Act is its "concurrency" provision that requires facilities and services to be available concurrent with the impacts of development.

2011 Legislation: "Community Planning Act"

Generally does the following:

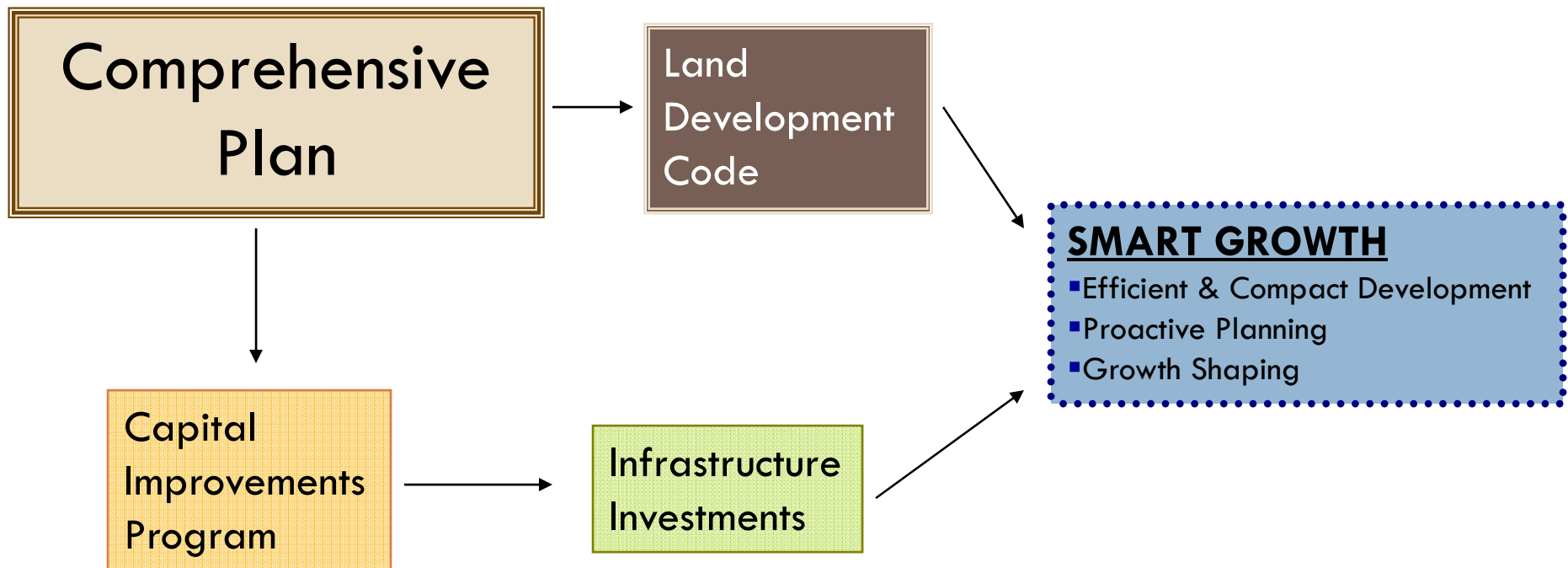
1. Streamlines growth management regulations by repealing Rule 9J-5, eliminating state mandated concurrency for roads + schools and removes seldom used portions of the law.
2. Reduces the review time for most comp plan amendments
3. Limits state agency review on most plan amendments to impacts on state resources or facilities.
4. Provides significant incentives to encourage the state's largest land owners (15,000 acres or greater) to develop long-term plans (sector planning) rather than develop piecemeal.
5. Eliminates DRI review for "job producing" developments.

Its Practical Effect...

- We, as the local government, now have the flexibility to adopt plans that meet our community's unique conditions & circumstances.
 - ▣ *Now is the time to “step-up” and show how sound planning can contribute to economic growth, responsible patterns of development and a better quality of life for our citizens!*

Comprehensive Plan + Land Development Code

- Comprehensive Plan is like the City's Constitution
- Land Development Regulations execute directives set forth in the Comprehensive Plan



Evaluation & Appraisal Report

- Identify Major Issues for the Community
- Review past actions of our local government in implementing the Plan
- Assess the degree to which plan objectives have been achieved
- Assess both successes and shortcomings of the Plan
- Identify ways that the Plan should be changed
- Ensure effective intergovernmental coordination
- A Statutory Requirement to review and update our Comprehensive Plan every seven (7) years. *(Requirement Retained)*

EAR Requirements 2009 Adopted Report

STATUTORY UPDATES

- ~~Accessory Dwelling Units and Affordable Housing~~
- Water Supply Planning
- ~~Multi-modal Transportation Planning~~
- ~~Energy Efficient Land Use Strategies~~
- ~~Preserve Recreation and Commercial "Working Waterfronts"~~
- Coastal High Hazard Area- Evacuation and Definitions
- ~~Financial Feasibility~~

MAJOR ISSUES

- Neighborhood Preservation
- Sustainability
- Annexation Planning
- Enhanced Wetlands Protection

Common Themes in Revisions

- Multi-Modal Transportation
- Affordable Housing
- Annexation Planning
- Enhanced LOS Metrics
- Incentives for Green Development Techniques
- Neighborhood Planning
- Climate Change & CHHA
- Resource Protection
- Community Outreach
- Historic Preservation
- Energy Efficient Land Use Patterns to Reduce GHGs
- Wetlands Protection
- Long- Range Capital Improvement Planning

From the EAR to the EAR-based Amendments

Public Outreach:

1. Active use EAR Website
2. Utility Mailing/ Flyers
3. Ask-A-Planner- Monday's
4. Request for Presentations
5. Appointments Options
6. Community Workshops- 4
7. Newspaper Ads
8. Monthly Updates at PAB Meetings

- Staff/ PAB identified Element Champions
 - March 2010
- Research/ Drafting
 - March- October 2010
 - Staff coordinated with Element Champions & Department Directors
 - Staff generated research documents and LDC cross reference tools
- **1st** Drafts out to Planning Staff/ Element Champions
 - October- December 2010 (*Each Planner & CDD Director Reviewed*)
 - Revisions December- January
- **2nd** Drafts out to Element Champions/ Department Directors
 - January- March 2011
 - 2nd Circulation between Planning Staff
 - Revisions March- April 2011
- Preparation for Community Workshops and Release of Drafts to Public
 - February- April 2011
 - Draft Release Friday, April 29, 2011
 - Community Workshops May 23-26, 2011
- Planning Advisory Board Meetings
 - Special Meeting May 31st – 5:00PM (To Review Public Comments)
 - Regular Meeting June 8th – 5:00PM (To Discuss and Review Draft Elements)
 - Special Meeting June 15th – 5:00PM (To Discuss and Review Draft Elements)
 - Special Meeting June 22nd – 5:00PM (To Discuss and Review Draft Elements)
 - Regular Meeting July 13th – 5:00PM (To Finalize Elements for Recommendation to CC)

Anticipated Timeframe for Adoption

What's Next?

Next Step:

City Commission takes action then transmittal to State Agencies

- Planning Advisory Board Meetings
 - Regular Meeting October 12th- 5PM (Board Update Only)
- City Commission Meetings
 - Workshop July 19th – 5:00PM
 - Regular Meeting – 1st Reading to transmit to DCA- August 2nd
 - Workshop October 18th- 5:00PM- Update on ORC Received
- Transmittal to State- August 5th, 2011
 - State Coordinated 30 Day Review- Expected ORC by or before September 5th, 2011
- Adoption of Changes- Regular City Commission Meeting
 - 2nd Reading/ Adoption Hearing on November 1st, 2011 (possibly sooner depending on compliance report)
- 30 Day Challenge Period

*Begin Land Development Code Amendments for implementation of changes as adopted
Anticipated Adoption of All LDC Amendments by November 2012*

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Elements in the Comprehensive Plan

- 1) Future Land Use Element *(Staff: Gibson/ Champion: Bennett)*
- 2) Multi-modal Transportation Element *(Staff: Gibson/ Champion: Bradford)*
- 3) Housing Element *(Staff: Gooding/ Champion: Beal)*
- 4) Public Facilities Element *(Staff: Gibson/ Champion: Kostich)*
- 5) Conservation & Coastal Management Element *(Staff: Dessy/ Champion: Kreger)*
- 6) Parks & Recreation Element *(Staff: Dessy/ Champion: Bartelt)*
- 7) Intergovernmental Coordination Element *(Staff: Gooding/ Champion: Condit)*
- 8) Capital Improvements Element *(Staff: Gooding/ Champion: Condit)*
- 9) Port Element – *No Proposed Changes*
- 10) Public Schools Facilities Element – *No Proposed Changes*
- 11) Historic Preservation Element- *New! (Staff: Dessy/ Champions: HDC & Harrison)*

Goal 1: Future Land Use Element

- Mandatory element per state statute.
- **Still includes** LDC regulations & zoning/FLU maps ensure availability of adequate levels of services subject to concurrency management are in place, policies to discourage sprawl, land use categories, requirements for commercial development and natural resource protection.
- **New topics include** water supply planning, energy efficient development and sustainable growth strategies, neighborhood planning and community character, increased focus on infill/ redevelopment in targeted areas, clarification of nonconforming structures and uses, focus on increased mixed use land use categories in commercial areas.

Goal 2: Traffic Circulation Element

Renamed: Multi-Modal Transportation Element

- Optional element per 2011 legislation.
- **Still includes** land development and traffic circulation coordination, safe and effective roadway network, level of service standards for roadway, and consistency with land use element.
- **New topics include:** strategies for mobility and creation of a multi-modal network (i.e. bicycle, pedestrian, low-speed alternative vehicles), strategies to reduce Vehicle Miles Traveled, enhanced coordination, more specific direction to the LDR for parking requirements and on-site circulation, adds Quality of Service measurements, network maintenance requirements, Airport planning and Waterways planning.

Goal 3: Housing Element

- Mandatory element per state statute.
- **Still includes** LDC regulations & zoning/FLU maps ensure adequate sites for a mix of housing; provision of adequate infrastructure to support housing; affordable housing; and group homes/foster care facilities.
- **New topics include** housing needs assessment; housing preservation; more policies encouraging the provision of affordable/workforce housing; and energy efficiency & sustainability.

Goal 4: Public Facilities & Services Element

- Mandatory element per state statute.
- **Still includes:** Levels of Service requirements, potable water, wastewater, stormwater and sanitation objectives.
- **New topics include:** More specifically addresses stormwater requirements, more emphasis on recycling programs and adds the following objectives to the Element:
 - Fire Rescue Services
 - Law Enforcement & Police Services
 - Animal Services
 - Fernandina Beach Harbor Marina
 - Golf Course

Goal 5: Conservation & Coastal Management Element

- Conservation is a mandatory element for all jurisdictions per state statute, and coastal management element is mandatory for coastal jurisdictions
- **Still includes** public access, beach + dune preservation, hazard mitigation, coastal high hazard areas, coastal protection, water quality, wetlands, dredge/fill activities, air quality, land acquisition + preservation
- **New topics include** disaster preparedness/post-disaster redevelopment, waterfront planning, water conservation, excavation activities, wildlife planning, tree preservation + urban forestry, energy conservation, intergovernmental coordination

Goal 6: Recreation & Open Space Element

- Optional element per 2011 legislation
- **Still includes** availability of parks, recreation facilities + open space, access to recreational areas, open space, land acquisition
- **New topics include** parks, recreation + open space master planning, parks + recreation facility management, boating + waterways, parks + recreation community services, Bosque Bello

Goal 7: Intergovernmental Coordination Element

- Mandatory element per state statute.
- **Still includes** establishing consistent level of service standards; planning for public schools in the City; and coordinating with Nassau County, SJRWMD, and state and regional agencies to ensure implementation of plans and regulations.
- **New topics include** identifying and/or updating interlocal agreements (new or existing); considering establishment of joint municipal planning areas; and adding more specific coordination activities.

Goal 8: Capital Improvements Element

- Mandatory element per state statute.
- **Still includes** ranking criteria for proposed projects; guidelines for evaluating new development impacts; fiscal resource management; LOS standards; and school concurrency.
- **New topics include** going from a 5 year to a 20 year schedule; updated ranking criteria for proposed projects; Planning Department review for consistency; LOS standards for other City services; LOS tracking system; and sustainability.

Goal 9: Port Element

- Mandatory Element per statute.
- **No Changes** to the existing element are proposed.
- Recommendation in EAR report to modify formatting for consistency with the rest of the Plan.
- Nassau County Ocean Highway & Port Authority has appointed Commissioner Brian Reeves to work with City Staff in updating the Element.
- An electronic modifiable version of the draft has been obtained.
- Public Outreach and/or workshops are expected.
- Revisions anticipated within 12-18 months or Summer 2013 (at the latest).
- PAB and City Commission Action will be required to adopt changes.

Goal 10: Public Schools Facilities Element

- **No Changes** to the existing element are proposed. This element became a requirement of the 2005 growth management legislation, the element was required to be adopted by 2008.
- 2011 legislation removes requirement for Public Schools Facilities Planning if adopted, this becomes an “optional element” with no state level review

Goal 11: Historic Preservation Element (NEW!)

- Optional element per state statute
- NEW element – never been in plan before
- Addresses many topics that are already part of City's preservation program such as the Historic District Council, survey work, design guidelines, and community outreach
- Highlights **new topics** – archaeology, neighborhood preservation, sustainability, Bosque Bello planning

QUESTIONS?

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