

## Thoughts to Share April 23, 2019

### Future Land Use Element

We don't want more growth

Decrease development, focus on conservation

Emphasis on reuse

Track seasonal population and have targets. Tourism has 3 parts: Owner who occupies seasonally, short term stay (hotels and AirBnB), and day visitors

FLUM modifications must consider Coastal Upland Protection Zone (opinion- ignored on Amelia Gallery plat approval)

FLUM Policy 1.02.04: Zoning changes in conflict

Airport Changes: proposed development does not fit Policy 1.08.04

Eliminate Policy 3.03.10

Add City Commissioners!

Visioning goal of increasing conservation land.

We make FLU Map changes monthly that are in conflict with this element. The City has a sub-par Planning Department that cannot put together a decent staff report.

Adopt the Monroe County Environmental resources FLUM amendment application with Fernandina limits included (see scans.)

According to staff all FLUM amendments are compatible and are recommended for approval. They ignore incompatible elements and goals.

Adopt Monroe County, FL process where the developer does the legwork to satisfy requirements.

Set concrete standards for energy efficiency and sustainable building practices and design in Comp Plan.

Neighborhood planning areas need to recognize a sense of place/character.

The onus needs to be on the developer during the development permitting process. We need strong applications that meet citizen desire for better site design techniques.

Green infrastructure practices must be adopted to protect our valuable terrestrial and aquatic resources from direct impacts of development.

We need defined conservation areas to protect high priority animal habitat areas. We need rules that protect a site's natural character.

We need wording to protect maritime forest, tidal creeks and marsh hammocks.

Limit impervious surfaces and keep grading and land disturbing activities to a minimum so natural buffers and vegetation are protected.

Need a plan for the waterfront: Port to Railroad from Dade to Lime, including:

Elevations

Protection

Housing

Floating Structures for Housing

Commerce

Return Central Park to a park:

Relocate tennis, pickleball, baseball to recreational areas

Close Atlantic Avenue in Park

Trees/Lakes/Walking Area

Bulldoze City Hall- Relocate government services

Prioritize redevelopment

Increase parks and open space

Parking should be considered as part of any project. Please consider a moratorium on accepting new permits for housing. We are up to our ears now.

Reduce impacts on the environment.

Incentives are important in creating housing for our teachers, firemen and police.

More jobs created with incentives to bring better small businesses that pay higher salaries.

Deal with the parking scenario to help business growth in downtown.

Truly do need to put a stop on more residential development until we deal with the traffic patterns and bicycle paths/lanes.

Create a combination of housing/apartments with shopping/food/restaurants for remote workers.

Prioritize redevelopment over new development to the maximum extent possible.

Allow for accessory dwellings subject to sustainability and infrastructure limitations.

Incentivize adaptive reuse over new development.

Prioritize social/family wellbeing over commercial wants.