



FUTURE LAND USE ELEMENT

The primary purpose of the Future Land Use Element is to provide for an effective and efficient balance of the City's anticipated growth demands with its goals for protecting its natural and cultural resources. Further, the goal of the Future Land Use Element is to encourage land uses that promote economic viability for the community while reducing adverse impacts on the natural or cultural environment. The objectives and policies within the Future Land Use Element serve to facilitate its goal through provisions for energy efficient development, growth management, natural resource protection, redevelopment, nonconformities, community character, land use categories, commercial and mixed use land conversion, airport facilities, and availability of land for infrastructure and public school facilities. This element is arguably the most important element in the City's Comprehensive Plan as it lays the foundation upon which the rest of the Plan is built.

FUTURE LAND USE ELEMENT HIGHLIGHTS

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.

Potential Addition to the Future Land Use Element

Objective: The amount of land designated for future land uses in the City shall allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and business.

Policy: Future Land Use Map amendments shall include the following analyses:

- a. An analysis of the availability of facilities and services.
- b. An analysis of the sustainability of the plan amendment for its proposed use considering the character of undeveloped land, soils, topography, natural resources, and historic resources on site.
- c. An analysis of the minimum amount of land needed to achieve the goals and requirements of the Objective above.



3 HOUSING ELEMENT

The goal of the Housing Element of the Comprehensive Plan is to ensure that the City supports the provision and maintenance of an adequate inventory of safe, sanitary and energy efficient housing in suitable neighborhoods at affordable costs that meets the needs of the City's present and future residents. This element provides policies and objectives that generally focus on meeting demand for a variety of housing types, reducing or eliminating substandard housing, providing for affordable housing, and providing sites for group homes and group residential facilities.

HOUSING ELEMENT HIGHLIGHTS

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.



HISTORIC PRESERVATION ELEMENT

The Historic Preservation Element is intended to protect and preserve the historic and cultural resources within the City of Fernandina Beach and to promote public awareness of the benefits of preserving such resources. This is the first time the City has had a Historic Preservation Element in the Comprehensive Plan. Consideration of the needs for future survey and study of cultural and historic resources in the community are a part of this element, as are policies that strengthen and support historic preservation practices that have been a part of Fernandina Beach since the 1970's. The Element goal is that the City shall ensure preservation and protection of historic, archaeological, paleontological, and cultural resources within Fernandina Beach.

HISTORIC PRESERVATION ELEMENT HIGHLIGHTS

1. Continue 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. Ensure protection of archaeological resources;
3. Establish programs and policies that incentivize historic and cultural resource preservation;
4. Emphasize the City's role in being a good steward and leader in protection of historic resources;
5. Encourage maintenance and preservation of historic structures;
6. Include historic and cultural resources in post-disaster redevelopment planning;
7. Encourage compatible design and planning within and surrounding historic districts;
8. Increase community awareness of historic and cultural resource preservation;
9. Protect and revitalize non-designated historic structures and neighborhoods;
10. Promote historic preservation as a form of sustainable development;
11. Maintain and protect Bosque Bello Cemetery; and
12. Increase intergovernmental coordination regarding historic and cultural resource preservation.



PUBLIC SCHOOL FACILITIES ELEMENT

The City, working in coordination with the Nassau County School Board, Nassau County, and the towns of Callahan and Hilliard, adopted school concurrency elements in 2008. This element provides the necessary integration of planning for public school capacity with comprehensive planning by ensuring the availability of public schools prior to approval of residential construction. Although no longer required by state law, the City has retained this element in order to strengthen the connection between school planning, general land use, and comprehensive planning.

PUBLIC SCHOOL FACILITIES ELEMENT HIGHLIGHTS

1. Sets levels of service standards to be achieved and maintained;
2. Requires a that a financially feasible public school capital facilities program be adopted to ensure that the adopted level of service standards are met;
3. Provides for a process and uniform methodology for proportionate share mitigation; and
4. Ensures coordination of public school planning.