

Fernandina Beach 2045 Comprehensive Plan Working Draft

Planning Advisory Board

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Comp Plan/LCD Working Group:

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Comp Plan/LDC Working Group Document

- ▶ This document is a working draft to advance the dialog started in the EAR meetings in 2019.
- ▶ This working group was organized by ATC, but goes substantially beyond ATC in affiliation, interest and focus.
- ▶ Our approach, in general, has involved:
 - ▶ reviewing other Florida Comp Plans,
 - ▶ reviewing City documents we were able to locate,
 - ▶ reviewing County documents,
 - ▶ updating ourselves on relevant content areas,
 - ▶ incorporating input from experts in our community and
 - ▶ working with the foundation provided by the 2030 Comprehensive Plan.
- ▶ Further research and expertise are needed.

Our Context: The Hazards We Face

- Changing weather patterns (e.g., Gulf Stream)
- Flooding from heavy rain events
- Sea level rise (documented in Fernandina Beach since 1897).
 - Between 8" and 6.1' by 2100, according to Andre Desilet's Downtown Waterfront Sea Level Rise Study, January 9, 2019.
- Storm surge
 - Most of Amelia Island would be impacted by a Category 1 storm surge, not accounting for sea level rise, according to the Nassau County Vulnerability Assessment conducted by Balmoral group and reported on April 3, 2020.
- The State is now focusing on sustainability & resiliency.

Fundamental Definitions

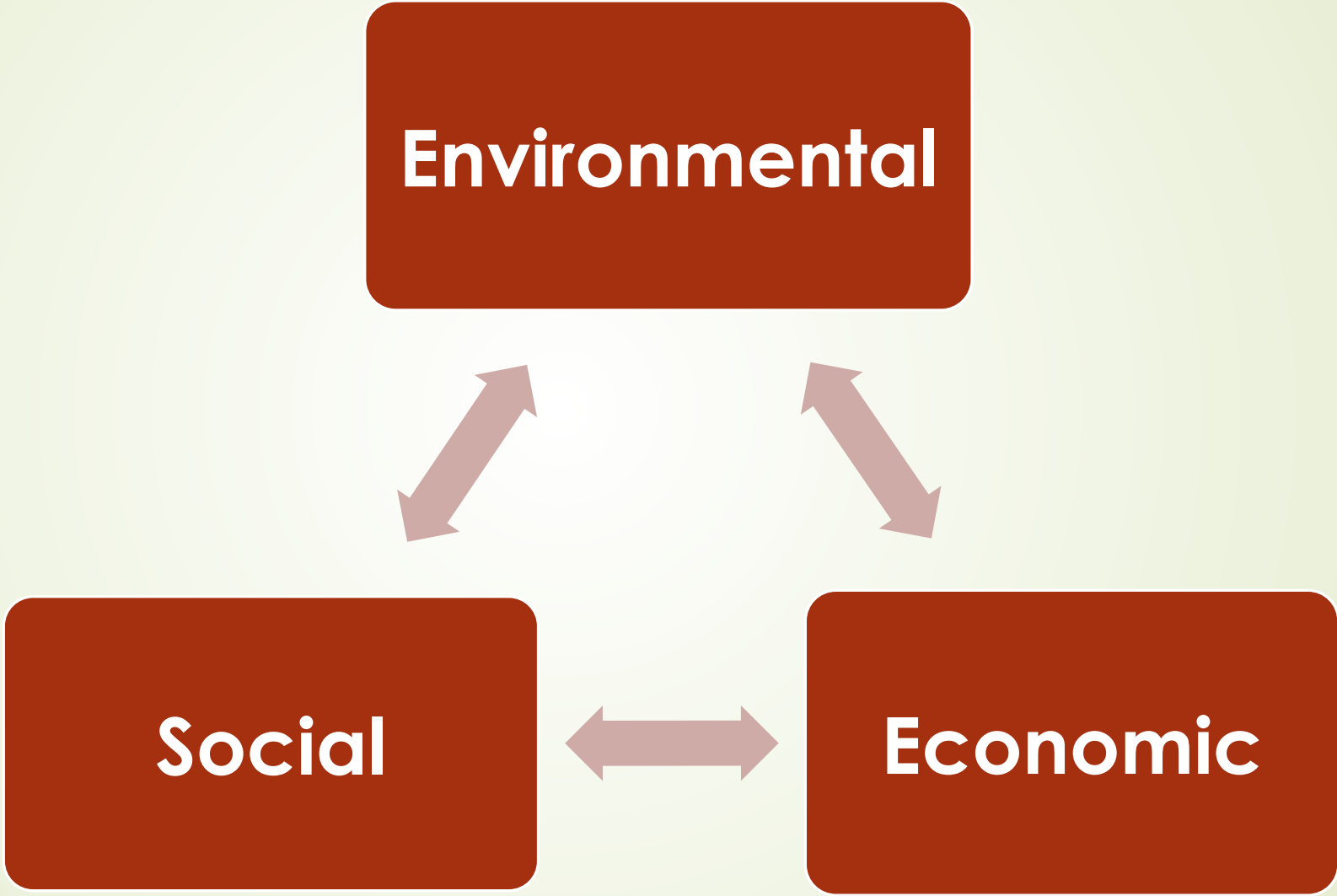
➤ Resilience:

- the ability of the environment, economy or community to renew itself after natural or man-made disruption/disaster strikes.

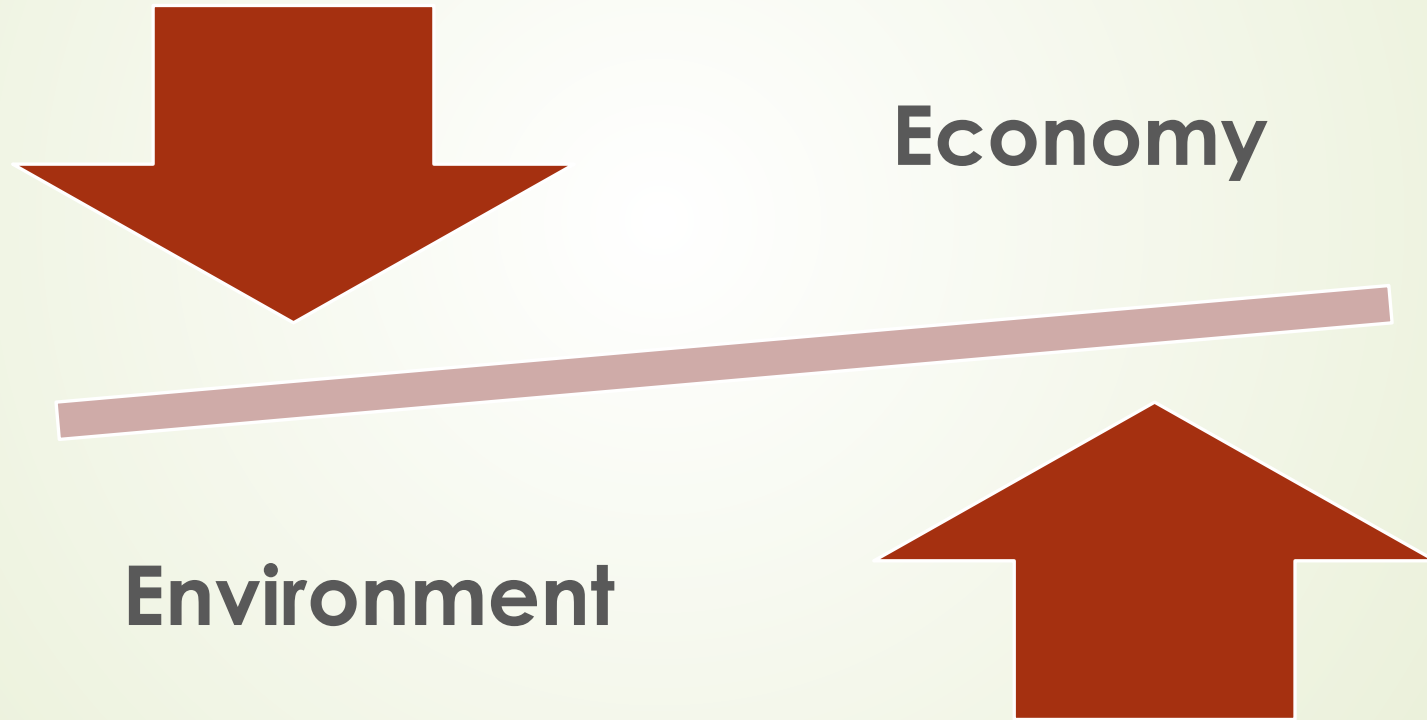
➤ Sustainability:

- The UN World Commission on Environment and Development: “sustainable development is development that meets the needs of the present without compromising the ability of future generations to meet their own needs.”
- Charter for the UCLA Sustainability Committee: “the integration of environmental health, social equity and economic vitality in order to create thriving, healthy, diverse and resilient communities for this generation and generations to come. The practice of sustainability recognizes how these issues are interconnected and requires a systems approach and an acknowledgement of complexity.”

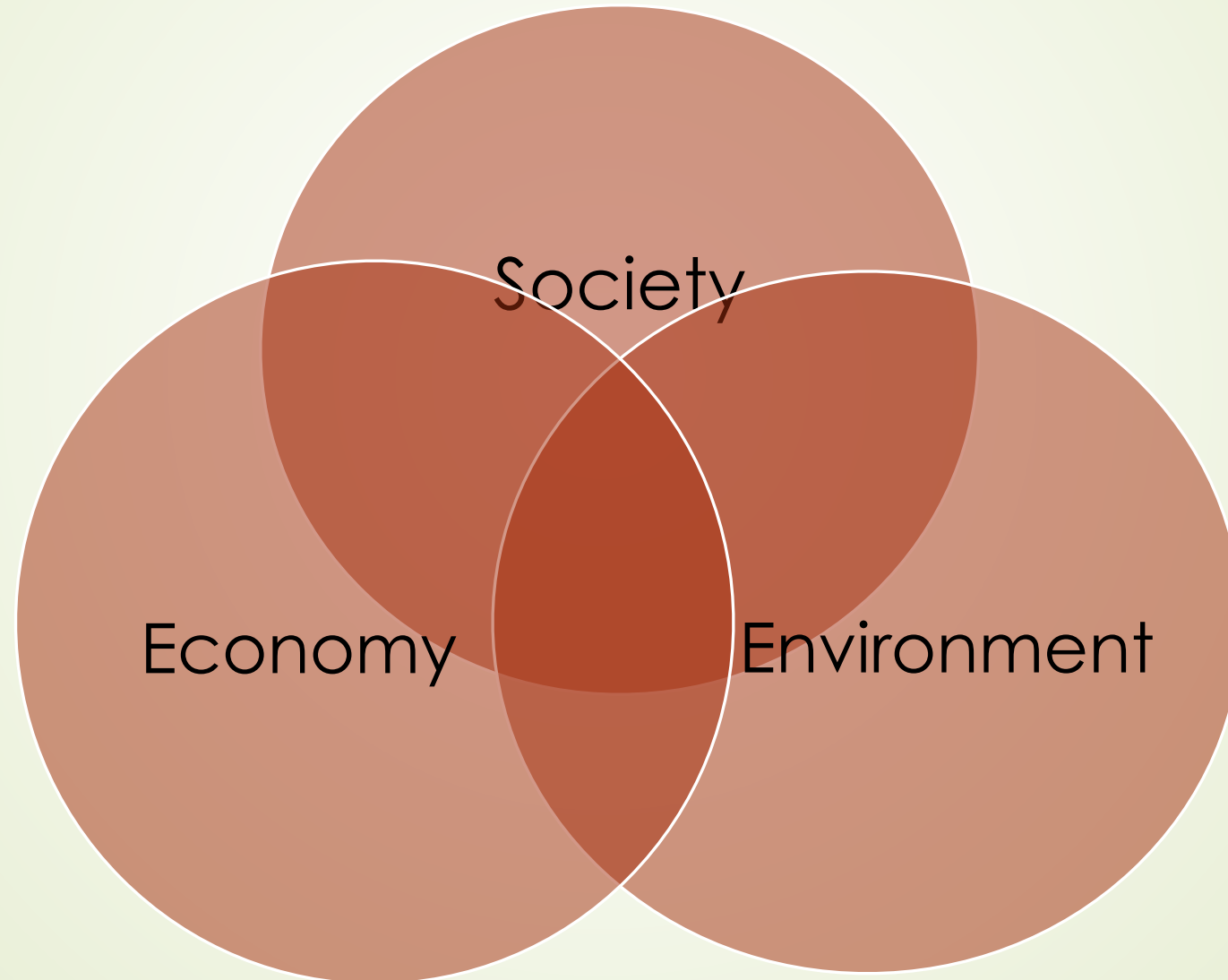
Sustainability & Resilience




Traditional View of the Relationship Between the Economy and the Environment:



Current View: Systems Integration—an Interdependent Synergy





What Constitutes an Asset? (beyond traditional financial accounting)

Two broad categories of assets in Fernandina Beach that are often overlooked in terms of monetary value:

- Environmental resources
- The character (sense of place) of Fernandina Beach




Moving Forward: A Sustainable & Resilient Environment

- Conserve land & protect landmass
 - Protect critical areas (wetlands, maritime hammock, waterways, dunes)
 - Build our dunes
 - Designate Adaptation Action Areas to focus projects and support funding efforts
 - Protect our environmental infrastructure (water resources/assets, trees & vegetation and air quality)
 - Protect wildlife
 - Identify expert leadership and coordinated long-term planning: Floodplain Manager & Chief Resiliency Officer
 - Continue conservation measures (energy, water, etc.)
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Moving Forward: A Sustainable & Resilient Economy

- Analyze & adapt to the dynamics of our 21st-century economy
 - Diversify our economy to increase its sustainability and resilience
 - Institute thorough long-term planning of capital improvements & other aspects of our budget
 - Hire expert leadership: Chief Financial Officer (CFO)
 - Manage growth—redefine growth
 - Protect our assets:
 - Environmental
 - Historical
 - Character (sense of place)
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Moving Forward: A Sustainable & Resilient Economy— cont.

- Update fiscal planning:
 - Based on the dynamics of our 21st-century economy and microeconomy
 - Incorporating our environmental assets into financial reporting
- Educate and train young people for a successful future
- Achieve a self-sustaining marina, golf course and airport through analysis of market niche, expert management and accountability.



Moving Forward: Rebuilding Public Trust for a Sustainable and Resilient Community

- Enhance transparency and communication
 - Enhance integrity and accountability
 - Enhance community engagement and participation
 - Enhance equity and address housing needs of all segments of our community
 - Address looming mobility crisis
 - Demonstrate expert leadership & long-term planning: CFO
 - Utilize all approaches to build environmental, social and economic resilience.
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Questions?

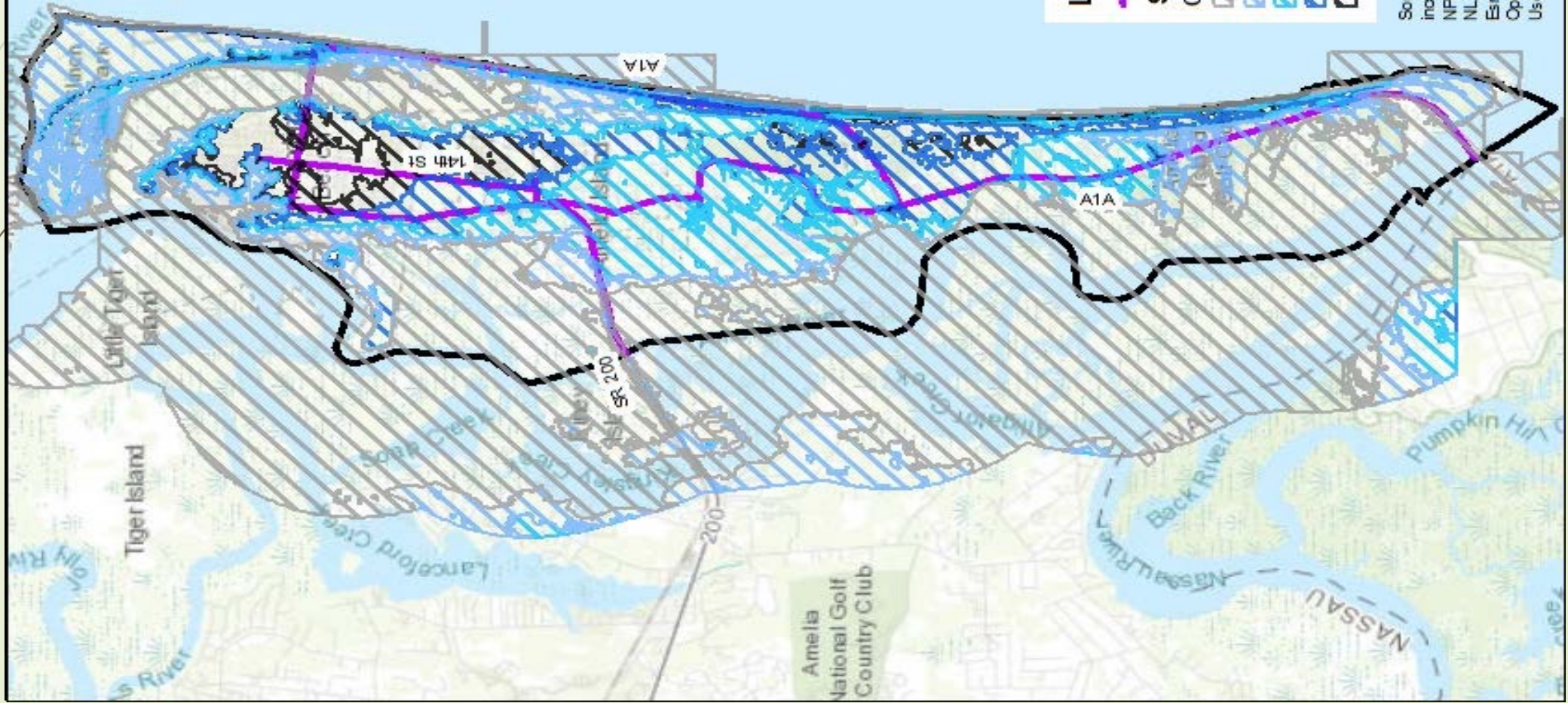
Thank you!!!



Selected References

- ▶ Andre Desilet, Stormwater Utility Manager. City of Fernandina Beach--Downtown Waterfront Sea Level Rise Study, January 9, 2019.
- ▶ Nassau County Vulnerability Assessment: Phase II. Balmoral Group. April 3, 2020.
- ▶ Portney, K. E. (2013). *Local Sustainability Policies and Programs As Economic Development: Is the New Economic Development Sustainable Development?* *Cityscape*, 15, 1st ser., 45-62. doi:JSTOR
- ▶ Westerman, Martin (2020). *The Value of Green Urban Assets and The True Cost of Development*. *The Nature of Cities*. <https://www.thenatureofcities.com/2020/08/12/the-value-of-green-urban-assets-and-the-true-costs-of-development/>
- ▶ Hawken, Paul (1997) *Natural Capitalism*, Mother Jones. <https://www.motherjones.com/politics/1997/03/naturalcapitalism>.
- ▶ Godschalk, David R. Rouse, David C. (2015) *Sustaining Places: Best Practices For Comprehensive Plans*, American Planning Association, PAS 578 Report, 63 pgs.
- ▶ Edwards, Andres R. *The Sustainability Revolution: Portrait of a Paradigm Shift*, New Society Publishers, 2007.
- ▶ College of Liberal Arts and Sciences/Bureau of Economic and Business Research (2020) *City of Fernandina Beach Small-Area Population Estimates and Projections*, Bureau of Economic and Business Research, University of Florida, Gainesville, Florida.

Nassau County Vulnerability Assessment: Phase II. Balmoral Group. Apr. 3, 2020



Legend

Evacuation Routes

Storm Surge

Cat

- 1
- 2
- 3
- 4
- 5

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeBCo, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community



Research Needed:

- Study the 21st-century dynamics of our economy
 - Study the capacities of our barrier island
 - Complete research for Adaptation Action Areas
 - Identify wildlife corridors
 - Study options and develop expertise for managing traffic
 - Study approaches to gentrification and homelessness in FB
 - Research the foundation for each of the items listed in the slides with recommendations.
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