

Baseline 0.0 WMP Requirements 17 September 12

Order	SEC No.	Level 1 SECTION TEXT	LEVEL 2 SECTION TEXT	LEVEL 3 SECTION TEXT	LEVEL 4 SECTION TEXT	LEVEL 5 SECTION TEXT	REQ ID	MANDATORY REQUIREMENTS	"MUST"	RECOMMENDED
1	1	INTRODUCTION								
2	2	EXISTING CONDITIONS ANALYSIS	Future Land Use	Industrial			1	The intensity of industrial development SHALL NOT exceed a floor area ratio of 0.50.		
3	2	EXISTING CONDITIONS ANALYSIS	Future Land Use	Industrial			2	Residential uses SHALL NOT be permitted within the industrial land use category.		
4	2	EXISTING CONDITIONS ANALYSIS	Future Land Use	Industrial			3	This provision SHALL NOT prohibit residences for night watchmen or custodians whose presence on industrial sites is necessary for security purposes.		
5	2	EXISTING CONDITIONS ANALYSIS	Future Land Use	Industrial			4	Industrial sites SHALL be buffered from residential neighborhoods		
6	2	EXISTING CONDITIONS ANALYSIS	Future Land Use	Summary of Land Use Issues			5	Any modification to the land uses along the waterfront SHALL therefore be limited to a floor area ratio of 0.75.		
7	2	EXISTING CONDITIONS ANALYSIS	Zoning	Summary of Zoning-Related Issues			200			Side yard setbacks for waterfront properties SHOULD also be allowed view corridors to the water

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1	1	INTRODUCTION								
8	2	EXISTING CONDITIONS ANALYSIS	Public Infrastructure				201			It SHOULD be noted that difficulty arose in researching the condition of existing utilities as City staff and maps might be inaccurate.
9	2	EXISTING CONDITIONS ANALYSIS	Public Infrastructure	Water Distribution System			202			Based on an initial review the following improvements SHOULD be considered:
10	2	EXISTING CONDITIONS ANALYSIS	Public Infrastructure	Water Distribution System			203			Replace the 2" and 4" galvanized cast iron pipes throughout the City.
11	2	EXISTING CONDITIONS ANALYSIS	Public Infrastructure	Water Distribution System			204			Construct a water main along Front Street to 6th Street
12	2	EXISTING CONDITIONS ANALYSIS	Public Infrastructure	Water Distribution System			205			Replace the 4" water main on Front Street from Front Street to 3rd Street
13	2	EXISTING CONDITIONS ANALYSIS	Public Infrastructure	Water Distribution System			206			Connect the 6" water on Ash Street to 8" main Front Street
14	2	EXISTING CONDITIONS ANALYSIS	Public Infrastructure	Water Distribution System			207			Replace the 6" water main in the Front Street right-of-way between Front Street and 2nd Street
15	2	EXISTING CONDITIONS ANALYSIS	Public Infrastructure	Water Distribution System			208			Replace water service connections. Water main replacement or street construction is occurring.

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1	1	INTRODUCTION								
16	2	EXISTING CONDITIONS ANALYSIS	Public Infrastructure	Sanitary Sewer Collection System						
17	2	EXISTING CONDITIONS ANALYSIS	Public Infrastructure	Sanitary Sewer Collection System			209			The existing pipe SHOULD be inspected (video taped) to determine the condition of the mains and a maintenance timetable.
18	2	EXISTING CONDITIONS ANALYSIS	Public Infrastructure	Sanitary Sewer Collection System			210			This existing pipe SHOULD be inspected with a slip liner or replaced by PIP that meets the City's current criteria.
19	2	EXISTING CONDITIONS ANALYSIS	Public Infrastructure	Roadways			211			A survey SHOULD be conducted to understand the extent of the right-of-way as it relates to existing pavement, easement and adjacent properties.
20	2	EXISTING CONDITIONS ANALYSIS	Public Infrastructure	Roadways			212			If possible, the railroad track SHOULD be reduced to a single track to a vehicular and pedestrian corridor.

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1	1	INTRODUCTION							
21	2	EXISTING CONDITIONS ANALYSIS	Public Infrastructure	Roadways			213		SHOULD the planning of Front identify the need to open Broon to vehicular traffic, consideratio SHOULD be given to traffic cal elements and restrictions on tru
22	2	EXISTING CONDITIONS ANALYSIS	Public Infrastructure	Stormwater System			214		The City SHOULD also consider inlets and pipe systems when pa adding sidewalks to streets with swales.
23	2	EXISTING CONDITIONS ANALYSIS	Public Infrastructure	Stormwater System			215		The City SHOULD be cognizan issue as it reviews development within the CRA.
24	2	EXISTING CONDITIONS ANALYSIS	Public Infrastructure	Electrical Distribution System			216		In order to facilitate redevelopn private property, the City SHOI coordinate with Florida Public U encourage the burial of lines and the overall electrical distributio upgraded and maintained to cur standards.

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1	1	INTRODUCTION							
25	3	COMMUNITY INVOLVEMENT OVERVIEW							
26	4	REDEVELOPMENT PLAN	Redevelopment Plan Vision Statement				217		Redevelopment efforts for Fernal Beach's waterfront area <u>SHOULD</u> Maintain views and access to the
27	4	REDEVELOPMENT PLAN	Redevelopment Plan Vision Statement				218		Redevelopment efforts for Fernal Beach's waterfront area <u>SHOULD</u> Establish a sense of place along the edge
28	4	REDEVELOPMENT PLAN	Redevelopment Plan Vision Statement				219		Redevelopment efforts for Fernal Beach's waterfront area <u>SHOULD</u> Maintain the character of Fernal Beach as reflected in its working waterfront and historic district.

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1	1	INTRODUCTION							
29	4	REDEVELOPMENT PLAN	Purpose of Redevelopment Initiatives	Initiatives for Waterfront and Transitional Areas			220		Although the reconstruction of Front Street may not be immediate, planning efforts SHOULD be initiated to identify the most viable design solution.
30	4	REDEVELOPMENT PLAN	Purpose of Redevelopment Initiatives	Initiatives for Waterfront and Transitional Areas			221		As individual properties develop along Front Street, their plans SHOULD accommodate the redesign of Front Street.
31	4	REDEVELOPMENT PLAN	Purpose of Redevelopment Initiatives	Initiatives for Waterfront and Transitional Areas			222		On the west side of Front Street, setbacks SHOULD also be considered to allow views to the Amelia River.
32	4	REDEVELOPMENT PLAN	Purpose of Redevelopment Initiatives	Initiatives for Public Waterfront Lands			223		That is, the construction of major park improvements SHOULD be completed first as some of the existing parkland may be needed to stage construction efforts.

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1	1	INTRODUCTION							
33	4	REDEVELOPMENT PLAN	Purpose of Redevelopment Initiatives	Initiatives for Public Waterfront Lands			224		As funds become available, the City SHOULD redesign the upland area of the public waterfront property to include recreational amenities and allow public gathering space to host a programmed events.
34	4	REDEVELOPMENT PLAN	Objectives & Strategies	Waterfront & Transitional Area Initiatives	Objective 1. City Marina Facilities	Strategy 1.1: (timeframe – immediate to mid-term)	6	The City SHALL work toward the redesign of the City’s marina facility to alleviate siltation problems to allow the marina to operate at an optimal level.	
35	4	REDEVELOPMENT PLAN	Objectives & Strategies	Waterfront & Transitional Area Initiatives	Objective 1. City Marina Facilities	Strategy 1.1: (timeframe – immediate to mid-term)	225		a) The City SHOULD immediately consider proceeding with “Phase 1” of the marina’s construction plans before the permit expiration in 2005. “Phase 1” includes revenue generating improvements in the northern portion of the facility.

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1	1	INTRODUCTION							
36	4	REDEVELOPMENT PLAN	Objectives & Strategies	Waterfront & Transitional Area Initiatives	Objective 1. City Marina Facilities	Strategy 1.1: (timeframe – immediate to mid-term)			The City SHALL work toward the redesign of the City's marina facility to alleviate siltation problems to allow the marina to operate at an optimal level.
37	4	REDEVELOPMENT PLAN	Objectives & Strategies	Waterfront & Transitional Area Initiatives	Objective 1. City Marina Facilities	Strategy 1.1: (timeframe – immediate to mid-term)	226		b) In the short to mid-term, the SHOULD proceed with the remaining phases of the permitted plans for the marina. The City may need to revise the Plans to ensure the design remains suitable for its needs.
38	4	REDEVELOPMENT PLAN	Objectives & Strategies	Waterfront & Transitional Area Initiatives	Objective 1. City Marina Facilities	Strategy 1.2: (timeframe – short-term)	7		The City SHALL consider public/private partnerships in the redesign of marina facilities to assist in funding initial improvements and continued maintenance of the marina facility.

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1	1	INTRODUCTION							
39	4	REDEVELOPMENT PLAN	Objectives & Strategies	Waterfront & Transitional Area Initiatives	Objective 1. City Marina Facilities	Strategy 1.2: (timeframe – short-term)	227		<p>a) The City SHOULD coordinate with property owners to the north to obtain an easement over water rights that allow for the northern extension of the marina facility. As an incentive for providing the easement, the City should offer incentives such as allowing for a broader mix of uses than those currently permitted; or, providing additional support during permitting through the City and other agencies.</p>

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1	1	INTRODUCTION							
40	4	REDEVELOPMENT PLAN	Objectives & Strategies	Waterfront & Transitional Area Initiatives	Objective 1. City Marina Facilities	Strategy 1.2: (timeframe – short-term)	8	The City SHALL consider public/private partnerships in the redesign of marina facilities to assist in funding initial improvements and continued maintenance of the marina facility.	
41	4	REDEVELOPMENT PLAN	Objectives & Strategies	Waterfront & Transitional Area Initiatives	Objective 1. City Marina Facilities	Strategy 1.2: (timeframe – short-term)	228		b) The City SHOULD partner with developer(s) of these parcels to assist with capital improvement and on-going maintenance costs if any additional bulkhead improvements are desired to compliment development of private facilities.

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1	1	INTRODUCTION							
42	4	REDEVELOPMENT PLAN	Objectives & Strategies	Waterfront & Transitional Area Initiatives	Objective 2. Promote a mix of uses		9	However, any change in allowable land uses SHALL be consistent with the Coastal Management Element of the Comprehensive Plan, particularly the Coastal High Hazard Area requirements.	
43	4	REDEVELOPMENT PLAN	Objectives & Strategies	Waterfront & Transitional Area Initiatives	Objective 2. Promote a mix of uses		229		Keeping in mind that maintaining a "working waterfront" is a primary objective of the community and redevelopment effort, the City SHALL take a proactive position in accommodating a broader mix of uses with design controls.
44	4	REDEVELOPMENT PLAN	Objectives & Strategies	Waterfront & Transitional Area Initiatives	Objective 2. Promote a mix of uses	Strategy 2.1: (timeframe - immediate)	10	The CRA SHALL work with private property owners to prepare an amendment(s) to the Comprehensive Plan to establish a new land use district(s) for the waterfront and transitional areas.	

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1	1	INTRODUCTION								
45	4	REDEVELOPMENT PLAN	Objectives & Strategies	Waterfront & Transitional Area Initiatives	Objective 2. Promote a mix of uses	Strategy 2.2: (timeframe - immediate)	11	The CRA SHALL work with private property owners to prepare an amendment to the Zoning Code to establish new zoning district(s) and performance standards for the waterfront and transitional areas.		
46	4	REDEVELOPMENT PLAN	Objectives & Strategies	Waterfront & Transitional Area Initiatives	Objective 2. Promote a mix of uses	Strategy 2.3: (timeframe - immediate)	12	The CRA SHALL work with private property owners and the Historic District Council to prepare development standards for the waterfront and transitional areas.		
47	4	REDEVELOPMENT PLAN	Objectives & Strategies	Waterfront & Transitional Area Initiatives	Objective 2. Promote a mix of uses	Strategy 2.3: (timeframe - immediate)	13	The intent of the development standards SHALL be to maintain the character of the area.		

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1	1	INTRODUCTION							
48	4	REDEVELOPMENT PLAN	Objectives & Strategies	Waterfront & Transitional Area Initiatives	Objective 2. Promote a mix of uses	Strategy 2.3: (timeframe - immediate)	230		Development standards SHOULD architectural style, height restrictions, building setbacks, view corridors, water, building massing, signage, landscaping, and screening of urban site elements such as parking and dumpsters.
49	4	REDEVELOPMENT PLAN	Objectives & Strategies	Waterfront & Transitional Area Initiatives	Objective 2. Promote a mix of uses	Strategy 2.4: (timeframe - as needed)	231		(CONDITIONAL) In order to ensure that the “working waterfront areas” that the City SHOULD prioritize commercial uses, the City SHOULD consider requiring a developer’s agreement that developers of residential product SHALL have purchasers sign a release recognizing the noise, odor, and visual reality of commercial waterfront uses.

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1	1	INTRODUCTION							
50	4	REDEVELOPMENT PLAN	Objectives & Strategies	Waterfront & Transitional Area Initiatives	Objective 3. Utilities		14	The City SHALL evaluate and prioritize improvements to municipal utilities within the waterfront and transitional areas of the CRA.	
51	4	REDEVELOPMENT PLAN	Objectives & Strategies	Waterfront & Transitional Area Initiatives	Objective 3. Utilities	Strategy 3.1: (timeframe – immediate to mid-term)	15	A more detailed analysis of the water and sewer system SHALL be conducted to determine the most critical areas in need of improvement.	
52	4	REDEVELOPMENT PLAN	Objectives & Strategies	Waterfront & Transitional Area Initiatives	Objective 3. Utilities	Strategy 3.1: (timeframe – immediate to mid-term)	232		The City SHOULD consider a cost sharing arrangement with other agencies if TIF funds are used to finance this project.

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1	1	INTRODUCTION							
54	4	REDEVELOPMENT PLAN	Objectives & Strategies	Waterfront & Transitional Area Initiatives	Objective 3. Utilities	Strategy 3.2: (timeframe – immediate to mid-term)	234		The existing gravity sewer lines be video taped to determine the of the lines.
55	4	REDEVELOPMENT PLAN	Objectives & Strategies	Waterfront & Transitional Area Initiatives	Objective 3. Utilities	Strategy 3.3: (timeframe – immediate to mid-term)	235		The master lift station at Front Alachua Street SHOULD be and determine the current capacity and current flow to the station.
56	4	REDEVELOPMENT PLAN	Objectives & Strategies	Waterfront & Transitional Area Initiatives	Objective 3. Utilities	Strategy 3.4: (timeframe – immediate to mid-term)	16	The TRC SHALL make recommendations to the Community Redevelopment Agency regarding infrastructure priorities, and the design and construction of infrastructure.	
57	4	REDEVELOPMENT PLAN	Objectives & Strategies	Waterfront & Transitional Area Initiatives	Objective 3. Utilities	Strategy 3.4: (timeframe – immediate to mid-term)	236		The CRA SHOULD appoint a C Infrastructure Technical Review Committee.

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1	1	INTRODUCTION							
58	4	REDEVELOPMENT PLAN	Objectives & Strategies	Waterfront & Transitional Area Initiatives	Objective 3. Utilities	Strategy 3.5: (timeframe – immediate to mid-term)	237		Based upon the resulting priorities, the City SHOULD pursue redevelopment opportunities to upgrade or retrofit wastewater facilities
59	4	REDEVELOPMENT PLAN	Objectives & Strategies	Waterfront & Transitional Area Initiatives	Objective 3. Utilities	Strategy 3.6: (timeframe – immediate to mid-term)	238		The City SHOULD , whenever possible, incorporate a series of improvements into a consolidated project to avoid additional time and expense caused by piecemeal projects.
60	4	REDEVELOPMENT PLAN	Objectives & Strategies	Waterfront & Transitional Area Initiatives	Objective 4. Pedestrian and Vehicular Circulation		17	The City SHALL support improved pedestrian and vehicular circulation through the following strategies:	
61	4	REDEVELOPMENT PLAN	Objectives & Strategies	Waterfront & Transitional	Objective 4. Pedestrian and Vehicular Circulation	Strategy 4.1: (timeframe –	18	With either of the above scenarios, the City SHALL	

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1	1	INTRODUCTION							
62	4	REDEVELOPMENT PLAN	Objectives & Strategies	Waterfront & Transitional Area Initiatives	Objective 4. Pedestrian and Vehicular Circulation	Strategy 4.1: (timeframe - immediate)	239		As a key roadway facility for the waterfront area, an assessment of the Front Street corridor SHOULD be prioritized in order to ensure that the right-of-way is planned to accommodate future improvements.
63	4	REDEVELOPMENT PLAN	Objectives & Strategies	Waterfront & Transitional Area Initiatives	Objective 4. Pedestrian and Vehicular Circulation	Strategy 4.1: (timeframe - immediate)	240		Wastewater collection and the electrical distribution improvements SHOULD also be part of a Front Street reconstruction project.
64	4	REDEVELOPMENT PLAN	Objectives & Strategies	Waterfront & Transitional Area Initiatives	Objective 4. Pedestrian and Vehicular Circulation	Strategy 4.1: (timeframe - immediate)	241		In order to determine the spatial requirements within the corridor, a survey of the existing right-of-way SHOULD be prepared.

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1	1	INTRODUCTION								
65	4	REDEVELOPMENT PLAN	Objectives & Strategies	Waterfront & Transitional Area Initiatives	Objective 4. Pedestrian and Vehicular Circulation	Strategy 4.1: (timeframe - immediate)	242			Using the survey as the framework initiate the planning and design the City SHOULD consider the elimination of one of the two rail tracks in the redesign of Front Street
66	4	REDEVELOPMENT PLAN	Objectives & Strategies	Waterfront & Transitional Area Initiatives	Objective 4. Pedestrian and Vehicular Circulation	Strategy 4.1: (timeframe - immediate)	243			Using the survey as the framework initiate the planning and design the City SHOULD consider the coordination with property owners on Front Street to allow a sidewalk over their property combined with possible coordination with property owners on the east side of Front Street to allow a frontage laneway adjacent to rail tracks, where possible to allow buildings to “front” on Front Street

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1	1	INTRODUCTION								
67	4	REDEVELOPMENT PLAN	Objectives & Strategies	Waterfront & Transitional Area Initiatives	Objective 4. Pedestrian and Vehicular Circulation	Strategy 4.2: (timeframe - immediate)	19	Once a design solution for Front Street is determined, the City SHALL design and construct improvements for this roadway.		
68	4	REDEVELOPMENT PLAN	Objectives & Strategies	Waterfront & Transitional Area Initiatives	Objective 4. Pedestrian and Vehicular Circulation	Strategy 4.3: (timeframe - immediate)	20	The City SHALL consider connecting Alachua Street to Front Street for vehicular and pedestrian traffic to enhance circulation in the area.		
69	4	REDEVELOPMENT PLAN	Objectives & Strategies	Waterfront & Transitional	Objective 4. Pedestrian and	Strategy 4.3: (timeframe -	21	The City SHALL consider connecting Alachua Street to		

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1	1	INTRODUCTION							
70	4	REDEVELOPMENT PLAN	Objectives & Strategies	Waterfront & Transitional Area Initiatives	Objective 4. Pedestrian and Vehicular Circulation	Strategy 4.3: (timeframe - immediate)	244		This improvement SHOULD be to accommodate the design of I Street.
71	4	REDEVELOPMENT PLAN	Objectives & Strategies	Waterfront & Transitional Area Initiatives	Objective 4. Pedestrian and Vehicular Circulation	Strategy 4.4: (timeframe - immediate)	22	The City SHALL consider creating a pedestrian crossing in the existing Broome Street right-of-way to Front Street.	
72	4	REDEVELOPMENT PLAN	Objectives & Strategies	Waterfront & Transitional Area Initiatives	Objective 4. Pedestrian and Vehicular Circulation	Strategy 4.4: (timeframe - immediate)	23	If a full access point is necessary, traffic calming measures and a limitation on truck traffic SHALL be considered for Broome Street.	
73	4	REDEVELOPMENT PLAN	Objectives & Strategies	Waterfront & Transitional Area Initiatives	Objective 4. Pedestrian and Vehicular Circulation	Strategy 4.5: (timeframe - immediate)	24	The City SHALL coordinate with property owners to develop sidewalks within the right-of-way as necessary.	

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1	1	INTRODUCTION								
75	4	REDEVELOPMENT PLAN	Objectives & Strategies	Waterfront & Transitional Area Initiatives	Objective 4. Pedestrian and Vehicular Circulation	Strategy 4.7: (timeframe - immediate)	25	The City SHALL consider design elements consistent with the Centre Street hardscape areas to create stronger pedestrian linkages between Centre Street and the waterfront.		
76	4	REDEVELOPMENT PLAN	Objectives & Strategies	Waterfront & Transitional Area Initiatives	Objective 4. Pedestrian and Vehicular Circulation	Strategy 4.8: (timeframe - immediate)	26	The City SHALL consider developing way-finding signage throughout the historic downtown area to include the waterfront.		
77	4	REDEVELOPMENT PLAN	Objectives & Strategies	Waterfront & Transitional Area Initiatives	Objective 4. Pedestrian and Vehicular Circulation	Strategy 4.9: (timeframe - immediate)	246			To alleviate conflicts with pedestrian traffic, the City SHALL restrict street sweeping and refuse collection to early morning and hours within the CRA.
78	4	REDEVELOPMENT PLAN	Objectives & Strategies	Waterfront & Transitional Area Initiatives	Objective 5. Public Access to the Water		27	Redevelopment efforts SHALL enhance pedestrian facilities along the waterfront.		

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1	1	INTRODUCTION								
80	4	REDEVELOPMENT PLAN	Objectives & Strategies	Waterfront & Transitional Area Initiatives	Objective 5. Public Access to the Water	Strategy 5.2: (timeframe – short to long-term)	29	The CRA SHALL consider in its redesign of the marina facility and park, the inclusion of a “community icon” or focal feature at the foot of Centre Street.		
81	4	REDEVELOPMENT PLAN	Objectives & Strategies	Waterfront & Transitional Area Initiatives	Objective 5. Public Access to the Water	Strategy 5.3: (timeframe – short to long-term)	247			The CRA SHOULD plan and design a “riverwalk” system along the waterfront wherever practical, throughout the redevelopment area.
82	4	REDEVELOPMENT PLAN	Objectives & Strategies	Waterfront & Transitional Area Initiatives	Objective 5. Public Access to the Water	Strategy 5.4: (timeframe – short to long-term)	248			The CRA SHOULD coordinate with property owners to allow for right-of-way or easements over private property to accommodate the riverwalk system.
83	4	REDEVELOPMENT PLAN	Objectives & Strategies	Waterfront & Transitional Area Initiatives	Objective 5. Public Access to the Water	Strategy 5.5: (timeframe – short to long-term)	249			As an incentive for providing waterfront property and/or a pedestrian connection to the waterfront, the CRA SHOULD work with property owners to provide...

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1	1	INTRODUCTION							
84	4	REDEVELOPMENT PLAN	Objectives & Strategies	Waterfront & Transitional Area Initiatives	Objective 6. Protect view corridors to the River		250		A significant portion of the land waterfront is private property. / of maintaining connections to the waterfront, the CRA SHOULD efforts to maintain view corridors particularly at the foot of east/w
85	4	REDEVELOPMENT PLAN	Objectives & Strategies	Waterfront & Transitional Area Initiatives	Objective 6. Protect view corridors to the River	Strategy 6.1: (timeframe – with design standards)	30	The CRA SHALL consider the provision of view corridors when establishing design standards for the area.	
86	4	REDEVELOPMENT PLAN	Objectives & Strategies	Waterfront & Transitional Area Initiatives	Objective 6. Protect view corridors to the River	Strategy 6.2: (timeframe – with design standards)	251		The CRA SHOULD work with landowners to incorporate water areas in conjunction with redevelopment efforts, wherever practical.

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1	1	INTRODUCTION							
87	4	REDEVELOPMENT PLAN	Objectives & Strategies	Waterfront & Transitional Area Initiatives	Objective 7. Parking		31	As part of efforts to redesign the marina and park areas, the City SHALL evaluate the reconfiguration of existing parking facilities and the relocation of parking to lands east of the railroad tracks.	
88	4	REDEVELOPMENT PLAN	Objectives & Strategies	Waterfront & Transitional Area Initiatives	Objective 7. Parking	Strategy 7.1: (timeframe – with park redesign)	32	The City SHALL allow for enhanced park facilities between the parking lot and the river.	
89	4	REDEVELOPMENT PLAN	Objectives & Strategies	Waterfront & Transitional Area Initiatives	Objective 7. Parking	Strategy 7.2: (timeframe – with park redesign)	33	The City SHALL evaluate alternative locations for parking facilities to the east of Front Street.	
90	4	REDEVELOPMENT PLAN	Objectives & Strategies	Waterfront & Transitional Area Initiatives	Objective 7. Parking	Strategy 7.2: (timeframe – with park	252		Primary consideration SHOULD to City-owned property and right

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1	1	INTRODUCTION							
92	4	REDEVELOPMENT PLAN	Objectives & Strategies	Waterfront & Transitional Area Initiatives	Objective 7. Parking	Strategy 7.3: (timeframe – with park redesign)	253		SHOULD structured parking be at some point in the future, the architectural character and scale SHOULD be consistent with the District.
93	4	REDEVELOPMENT PLAN	Objectives & Strategies	Waterfront & Transitional Area Initiatives	Objective 8. Maintaining a “Working Waterfront”		35	The CRA SHALL encourage the continuation of water-related commercial enterprise in the area	
94	4	REDEVELOPMENT PLAN	Objectives & Strategies	Waterfront & Transitional Area Initiatives	Objective 8. Maintaining a “Working Waterfront”	Strategy 8.1: (timeframe – on-going)	36	The CRA SHALL maintain a GIS database of available properties that are appropriate for new businesses to locate in the Area.	
95	4	REDEVELOPMENT PLAN	Objectives & Strategies	Waterfront & Transitional Area Initiatives	Objective 8. Maintaining a “Working Waterfront”	Strategy 8.2: (timeframe – on-going)	37	The CRA SHALL consider public-private partnerships that could assist marine-related businesses to locate in the Area.	
96	4	REDEVELOPMENT PLAN	Objectives & Strategies	Waterfront & Transitional Area Initiatives	Objective 8. Maintaining a “Working Waterfront”	Strategy 8.3: (timeframe – on-going)	38	The CRA SHOULD work with the	

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1	1	INTRODUCTION							
97	4	REDEVELOPMENT PLAN	Objectives & Strategies	Waterfront & Transitional Area Initiatives	Objective 9. Protect and Celebrate the City's History & Natural Environment		255		The City SHOULD make effort: integrate historic and environmental education elements and preserve redevelopment efforts where pra
98	4	REDEVELOPMENT PLAN	Objectives & Strategies	Waterfront & Transitional Area Initiatives	Objective 9. Protect and Celebrate the City's History & Natural Environment	Strategy 9.1: (timeframe – as part of park and/or riverwalk design)	256		The CRA SHOULD incorporate and environmental education el its waterfront park and/or river design.
99	4	REDEVELOPMENT PLAN	Objectives & Strategies	Waterfront & Transitional Area Initiatives	Objective 9. Protect and Celebrate the City's History & Natural Environment	Strategy 9.1: (timeframe – as part of park and/or riverwalk design)	257		The City SHOULD coordinate v Amelia Island Museum of Histo local environmental groups in tl planning and design of these ele
100	4	REDEVELOPMENT PLAN	Objectives & Strategies	Waterfront & Transitional Area Initiatives	Objective 9. Protect and Celebrate the City's History & Natural Environment	Strategy 9.2: (timeframe – as part of park and/or riverwalk design)	258		The use of indigenous species fo landscape material, and environ sensitive development options S be evaluated in the design of the waterfront park.

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1	1	INTRODUCTION							
102	4	REDEVELOPMENT PLAN	Objectives & Strategies	Waterfront & Transitional Area Initiatives	Objective 9. Protect and Celebrate the City's History & Natural Environment	Strategy 9.4: (timeframe – as part of park and/or riverwalk design)	259		The City SHOULD incorporate facility with marina and park improvements.
103	4	REDEVELOPMENT PLAN	Objectives & Strategies	Waterfront & Transitional Area Initiatives	Objective 9. Protect and Celebrate the City's History & Natural	Strategy 9.5: (timeframe – as part of park and/or riverwalk	260		The CRA SHOULD promote ad reuse of existing structures wher to maintain the historic sense of
104	4	REDEVELOPMENT PLAN	Objectives & Strategies	Waterfront & Transitional Area Initiatives	Objective 10. Clean-up Efforts		39	The CRA SHALL encourage basic clean-up efforts as a relatively inexpensive means of reducing a condition of blight within the CRA.	
105	4	REDEVELOPMENT PLAN	Objectives & Strategies	Waterfront & Transitional Area Initiatives	Objective 10. Clean-up Efforts		40	The CRA SHALL maintain close communication with the City's Code Enforcement officer and Board to encourage monitoring and enforcement within the Area in a timely manner.	
106	4	REDEVELOPMENT PLAN	Objectives & Strategies	Waterfront & Transitional Area Initiatives	Objective 10. Clean-up Efforts		41	The CRA SHALL promote clean-up and amnesty days.	

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1	1	INTRODUCTION							
107	4	REDEVELOPMENT PLAN	Objectives & Strategies	Waterfront & Transitional Area Initiatives	Objective 11. Marketing and Programming		42	The CRA SHALL promote the waterfront area through marketing and programming that will increase general use of the area.	
108	4	REDEVELOPMENT PLAN	Objectives & Strategies	Waterfront & Transitional Area Initiatives	Objective 11. Marketing and Programming		261		The waterfront area SHOULD to be enjoyed by the entire community. Raising the profile of the area can encourage general maintenance and redevelopment of blighted properties.
109	4	REDEVELOPMENT PLAN	Objectives & Strategies	Waterfront & Transitional Area Initiatives	Objective 11. Marketing and Programming	Strategy 11.1: (timeframe – on-going)	43	The CRA SHALL promote the waterfront area through sponsoring or coordinating with community groups to organize weekly, monthly, quarterly and annual events.	
110	4	REDEVELOPMENT PLAN	Objectives & Strategies	Waterfront & Transitional Area Initiatives	Objective 11. Marketing and Programming	Strategy 11.2: (timeframe – on-going)	262		The CRA SHOULD coordinate tourism and economic development organizations to promote awareness.

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111	4	REDEVELOPMENT PLAN	Objectives & Strategies	Waterfront & Transitional Area Initiatives	Objective 11.1: Marketing and Programming	Strategy 11.3: (timeframe – on-going)	44	The CRA SHALL keep the community informed of redevelopment efforts by preparing a newsletter of CRA initiatives.	
112	4	REDEVELOPMENT PLAN	Objectives & Strategies	Waterfront & Transitional Area Initiatives	Objective 11.1: Marketing and Programming	Strategy 11.4: (timeframe – on-going)	263		In order to promote the area, the CRA SHOULD prepare a brochure for highlighting existing facilities, programmed events and other points of interest within the waterfront area.
113	5	GENERAL STRATEGY FOR FUNDING, FINANCING, MANAGEMENT AND PROMOTION							
114	5	GENERAL STRATEGY FOR FUNDING, FINANCING, MANAGEMENT AND PROMOTION	Identification and Securing Equitable Funding and Financing Mechanisms				264		The CRA SHOULD identify and describe feasible sources of funding and financing to support the redevelopment initiatives described in this Plan.

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116	5	GENERAL STRATEGY FOR FUNDING, FINANCING, MANAGEMENT AND PROMOTION PROGRAMS	Programs that Encourage Public-Private Partnerships				46	Each partnership opportunity SHALL be evaluated on a case-by-case basis for its overall value and impacts.	
117	5	GENERAL STRATEGY FOR FUNDING, FINANCING, MANAGEMENT AND PROMOTION PROGRAMS	Tax Increment Revenue Forecasts				47	The alternative sets reflect a range of parameters in which sound financial planning SHALL occur.	
118	5	GENERAL STRATEGY FOR FUNDING, FINANCING, MANAGEMENT AND PROMOTION PROGRAMS	Tax Increment Revenue Forecasts				48	Even with input from the property owners and City staff, any development occurring beyond 2010 SHALL be considered largely conjectural in all of the scenarios because the basis for such growth is speculative at this point.	
119	5	GENERAL STRATEGY FOR FUNDING, FINANCING, MANAGEMENT AND PROMOTION PROGRAMS	Tax Increment Revenue Forecasts				49	Given the nature of economic cycles and future uncertainties, the near term analysis SHALL be considered materially more reliable than the term extending past the year 2010.	

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120	5	GENERAL STRATEGY FOR FUNDING, FINANCING, MANAGEMENT AND PROMOTION PROGRAMS	Tax Increment Revenue Forecasts				50	This analysis, while useful for planning, SHALL be repeated periodically to account for major changes, additions and deletions as they occur.	
121	5	GENERAL STRATEGY FOR FUNDING, FINANCING, MANAGEMENT AND	Capital Improvement Plan and Operating Budget				51	The work plan SHALL be formalized and reviewed annually as part of the City's and CRA's capital improvement process.	
122	5	GENERAL STRATEGY FOR FUNDING, FINANCING, MANAGEMENT AND	Candidate Projects - Opinion of Costs				265		Plan identifies a number of candidate projects that can and SHOULD be implemented, as funds become available.
123	5	GENERAL STRATEGY FOR FUNDING, FINANCING, MANAGEMENT AND	Candidate Projects - Opinion of Costs				266		It SHOULD be noted that detailed engineering analyses are necessary to design and construct specific projects.
124	5	GENERAL	Funding Sources				52	Many of the sources listed also	

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125	5	GENERAL STRATEGY FOR FUNDING, FINANCING, MANAGEMENT AND	Funding Sources				267		Federal government - The CRA investigate opportunities for fur the federal government particul related to transportation improv and waterfront redevelopment
126	5	GENERAL STRATEGY FOR FUNDING, FINANCING, MANAGEMENT AND PROMOTION PROGRAMS	Application of Sources				53	In general, it SHALL be noted that tax increment is not a viable source of funding for bond debt.	
127	5	GENERAL STRATEGY FOR FUNDING, FINANCING, MANAGEMENT AND PROMOTION PROGRAMS	Neighborhood Impact Assessment				54	The displacement of permanent residents is not foreseen as an element of this Plan. However, if the relocation of permanent residents is required as a result of the development or redevelopment activities, the City of Fernandina Beach and CRA SHALL provide assistance to	
128	6	IMPLEMENTATION PLAN	The Redevelopment Trust Fund				55	Once the Fernandina Beach Redevelopment Plan has been adopted by resolution, the City of	

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129	6	IMPLEMENTATION PLAN	Eminent Domain Powers				56	The CRA SHALL be prohibited from exercising any greater authority for eminent domain than could be exercised by the City.	
130	6	IMPLEMENTATION PLAN	Daily Administration				57	The City SHALL assign a staff member to act as project manager for the implementation of the Plan.	
131	6	IMPLEMENTATION PLAN	Duration of the Plan						The redevelopment initiatives and work program described in the Waterfront Area Community Redevelopment Plan funded through tax
132	6	IMPLEMENTATION PLAN	Plan Modification				58	If the City of Fernandina Beach Community Redevelopment Agency deems that the Waterfront Area Community Redevelopment Plan be amended it SHALL make a recommendation to the City of	
133	6	IMPLEMENTATION PLAN	Plan Modification				59	The City of Fernandina Beach SHALL hold a public hearing after	

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134	6	IMPLEMENTATION PLAN	Severability				60	If any provision of the Waterfront Area Community Redevelopment Plan is held to be unconstitutional or otherwise legally infirm, such provisions SHALL NOT affect the remaining portions of the Plan.		
135	6	IMPLEMENTATION PLAN	Safeguards, Controls, Restrictions or Covenants						All redevelopment activities undertaken in the CRA MUST be consistent with this Plan, the City's	
136	Appendix A	CONFORMITY WITH THE CITY'S COMPREHENSIVE PLAN	Future Land Use Element	Goal 1.0						

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137	Appendix A	CONFORMITY WITH THE CITY'S COMPREHENSIVE PLAN	Future Land Use Element	OBJECTIVE 1.01. GROWTH MANAGEMENT			61	The City SHALL implement growth management techniques to ensure that land use decisions are consistent with the FBCP, to provide land development regulations consistent with accepted planning principles and practices, to ensure that public services and facilities are provided when needed by development, to control instances of sprawl, and to encourage creativity in land use and design.	
138	Appendix A	CONFORMITY WITH THE CITY'S COMPREHENSIVE PLAN	Future Land Use Element	OBJECTIVE 1.01. GROWTH MANAGEMENT	Policy 1.01.01		62	The City SHALL ensure that new development that is not contiguous to City services occurs in an orderly and economical manner.	
139	Appendix A	CONFORMITY WITH THE CITY'S COMPREHENSIVE PLAN	Future Land Use Element	OBJECTIVE 1.01. GROWTH MANAGEMENT	Policy 1.01.01		63	New development SHALL be staged for urbanization in a manner that minimizes additional public investments in City services.	

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140	Appendix A	CONFORMITY WITH THE CITY'S COMPREHENSIVE PLAN	Future Land Use Element	OBJECTIVE 1.01. GROWTH MANAGEMENT	Policy 1.01.03		64	The City SHALL ensure that the location, scale, timing, and design of development is coordinated with the availability of public facilities and services. The purpose of these regulations is to	
141	Appendix A	CONFORMITY WITH THE CITY'S COMPREHENSIVE PLAN	Future Land Use Element	OBJECTIVE 1.01. GROWTH MANAGEMENT	Policy 1.01.13		65	The City SHALL ensure that the image, function, architecture, and ambiance of the historic downtown further the use and development of downtown as the ceremonial, civic, and cultural	
142	Appendix A	CONFORMITY WITH THE CITY'S COMPREHENSIVE PLAN	Future Land Use Element	OBJECTIVE 1.01. GROWTH MANAGEMENT	Policy 1.01.13		66	Toward this end, the City SHALL preserve and enhance the identity design, and vitality of the downtown, including the designated historic preservation district and the adjacent fringe area.	
143	Appendix A	CONFORMITY WITH THE CITY'S COMPREHENSIVE PLAN	Future Land Use Element	OBJECTIVE 1.01. GROWTH MANAGEMENT	Policy 1.02.08		67	The City SHALL provide for the preservation of open space for scenic vistas, especially along Egans Creek, the Atlantic Ocean, and the Amelia River.	
144	Appendix A	CONFORMITY WITH THE CITY'S COMPREHENSIVE PLAN	Future Land Use Element	OBJECTIVE 1.01. GROWTH MANAGEMENT	Policy 1.02.08		68	Such enhancement SHALL	

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145	Appendix A	CONFORMITY WITH THE CITY'S COMPREHENSIVE PLAN	Future Land Use Element	OBJECTIVE 1.03 REDEVELOPMENT			69	The City SHALL reduce blight through redevelopment, renewal, and removal and replacement of blighted structures and uses.		
146	Appendix A	CONFORMITY WITH THE CITY'S COMPREHENSIVE PLAN	Future Land Use Element	OBJECTIVE 1.03 REDEVELOPMENT	Policy 1.03.01		70	The City SHALL encourage needed redevelopment and renewal through incentives such as Density or intensity bonuses;		
147	Appendix A	CONFORMITY WITH THE CITY'S COMPREHENSIVE PLAN	Future Land Use Element	OBJECTIVE 1.03 REDEVELOPMENT	Policy 1.03.02		71	The City SHALL encourage needed redevelopment and renewal through incentives such as Provision of alternative site design requirements in designated		
148	Appendix A	CONFORMITY WITH THE CITY'S COMPREHENSIVE PLAN	Future Land Use Element	OBJECTIVE 1.03 REDEVELOPMENT	Policy 1.03.03		72	The City SHALL encourage needed redevelopment and renewal through incentives such as Provision of overlay districts		
149	Appendix A	CONFORMITY WITH THE CITY'S COMPREHENSIVE PLAN	Future Land Use Element	OBJECTIVE 1.03 REDEVELOPMENT	Policy 1.03.04		73	The City SHALL encourage needed redevelopment and renewal through incentives such as Provision of development guidelines in designated historic districts		

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151	Appendix A	CONFORMITY WITH THE CITY'S COMPREHENSIVE PLAN	Future Land Use Element	OBJECTIVE 1.03 REDEVELOPMENT	Policy 1.03.02		75	The City SHALL seek funding to assist in the reduction and elimination of blight.	
152	Appendix A	CONFORMITY WITH THE CITY'S COMPREHENSIVE PLAN	Future Land Use Element	OBJECTIVE 1.03 REDEVELOPMENT	Policy 1.03.04		76	The City SHALL coordinate with private sector interest groups concerned with enhancing the central business district in order to direct efforts to achieve a public and private partnership in improving the image and function of the central commercial core area, including	
153	Appendix A	CONFORMITY WITH THE CITY'S COMPREHENSIVE PLAN	Future Land Use Element	OBJECTIVE 1.03 REDEVELOPMENT	Policy 1.03.05		77	Design strategies SHALL provide physical themes for development and redevelopment opportunities that are consistent with and reinforce the historic character of architecture, as well as its	
154	Appendix A	CONFORMITY WITH THE CITY'S COMPREHENSIVE PLAN	Future Land Use Element	OBJECTIVE 1.05 HISTORIC RESOURCES			78	The City SHALL preserve and protect designated historic resources, including historically significant housing.	

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155	Appendix A	CONFORMITY WITH THE CITY'S COMPREHENSIVE PLAN	Future Land Use Element	OBJECTIVE 1.05 HISTORIC RESOURCES	Policy 1.05.01		79	The Historic District Council SHALL maintain an inventory of historic and archaeological resources within the City, including historic houses.	
156	Appendix A	CONFORMITY WITH THE CITY'S COMPREHENSIVE PLAN	Future Land Use Element	OBJECTIVE 1.05 HISTORIC RESOURCES	Policy 1.05.02		80	The City SHALL continue to protect and preserve significant archaeological sites, historic sites, and historic housing.	
157	Appendix A	CONFORMITY WITH THE CITY'S COMPREHENSIVE PLAN	Future Land Use Element	OBJECTIVE 1.05 HISTORIC RESOURCES	Policy 1.05.03		81	The City SHALL continue to provide assistance to the private sector to preserve the City's historic nature.	
158	Appendix A	CONFORMITY WITH THE CITY'S COMPREHENSIVE PLAN	Future Land Use Element	OBJECTIVE 1.05 HISTORIC RESOURCES	Policy 1.05.04		82	The City SHALL work closely with all government agencies and the Historic District Council to provide and exchange information necessary for the protection of all	
159	Appendix A	CONFORMITY WITH THE CITY'S COMPREHENSIVE PLAN	Future Land Use Element	OBJECTIVE 1.05 HISTORIC RESOURCES	Policy 1.05.05		83	The Historic District Council SHALL develop guidelines for the renovation and remodeling of structures in the historic district.	

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160	Appendix A	CONFORMITY WITH THE CITY'S COMPREHENSIVE PLAN	Future Land Use Element	OBJECTIVE 1.05 HISTORIC RESOURCES	Policy 1.05.05		84	Upon adoption of the guidelines by the City Commission, building permit applications for repairs, alterations, or additions to existing structures, or construction of new buildings in the historic district, SHALL be reviewed for compliance with the guidelines, and then referred to the Historic District Council for	
161	Appendix A	CONFORMITY WITH THE CITY'S COMPREHENSIVE PLAN	Future Land Use Element	OBJECTIVE 1.05 HISTORIC RESOURCES	Policy 1.05.06		85	The Historic District Council and the Planning Advisory Board SHALL jointly develop guidelines for proposed land uses within the historical district.	
162	Appendix A	CONFORMITY WITH THE CITY'S COMPREHENSIVE PLAN	Future Land Use Element	OBJECTIVE 1.05 HISTORIC RESOURCES	Policy 1.05.07		86	The Department of State, Division of Historical Resources, Bureau of Historic Preservation SHALL make the determination of significant archaeological sites, historic sites, and historic structures.	
163	Appendix A	CONFORMITY WITH THE CITY'S COMPREHENSIVE PLAN	Future Land Use Element	OBJECTIVE 1.05 HISTORIC RESOURCES	Policy 1.05.07		87	The Historic District Council SHALL make an individual determination of locally significant historic sites and structures.	
164	Appendix A	CONFORMITY WITH THE CITY'S COMPREHENSIVE PLAN	Future Land Use Element	OBJECTIVE 1.05 HISTORIC RESOURCES	Policy 1.05.08		88	The FLUM SHALL depict the historic district as an overlay	

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165	Appendix A	CONFORMITY WITH THE CITY'S COMPREHENSIVE PLAN	Future Land Use Element	OBJECTIVE 1.05 HISTORIC RESOURCES	Policy 1.05.08		89	Areas delineated as being within the historic district SHALL be planned and managed using a regulatory framework designed to preserve the form, function, image, residential balance, and	
166	Appendix A	CONFORMITY WITH THE CITY'S COMPREHENSIVE PLAN	Future Land Use Element	OBJECTIVE 1.05 HISTORIC RESOURCES	Policy 1.05.09		90	The City SHALL provide for protection and preservation of its historic resources by participating in the National Historic Register Program	
167	Appendix A	CONFORMITY WITH THE CITY'S COMPREHENSIVE PLAN	Future Land Use Element	OBJECTIVE 1.05 HISTORIC RESOURCES	Policy 1.05.09		91	The City SHALL provide for protection and preservation of its historic resources by incorporating the standards of the federal National Flood Insurance Program	
168	Appendix A	CONFORMITY WITH THE CITY'S COMPREHENSIVE PLAN	Future Land Use Element	OBJECTIVE 1.05 HISTORIC RESOURCES	Policy 1.05.09		92	The City SHALL provide for protection and preservation of its historic resources by ensuring that surrounding infrastructure is maintained	
169	Appendix A	CONFORMITY WITH THE CITY'S	Traffic & Circulation Element	OBJECTIVE 2.05 BICYCLE AND PEDESTRIAN			93	The City SHALL encourage and promote the safe integration and utilization of bicycle and	

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170	Appendix A	CONFORMITY WITH THE CITY'S COMPREHENSIVE PLAN	Traffic & Circulation Element	OBJECTIVE 2.05 BICYCLE AND PEDESTRIAN WAYS	Policy 2.05.01		94	The City SHALL ensure the safe movement of bicycles and pedestrians.	
171	Appendix A	CONFORMITY WITH THE CITY'S COMPREHENSIVE PLAN	Coastal and Conservation Element	OBJECTIVE 5.03 HAZARD MITIGATION			95	The City SHALL protect the safety of residents and visitors through limitations on development within the Coastal High Hazard Area and through maintaining evacuation routes and standards for evacuation times.	
172	Appendix A	CONFORMITY WITH THE CITY'S COMPREHENSIVE PLAN	Coastal and Conservation Element	OBJECTIVE 5.03 HAZARD MITIGATION	5.03.09		96	The City SHALL coordinate coastal area population densities with hurricane evacuation plans.	
173	Appendix A	CONFORMITY WITH THE CITY'S COMPREHENSIVE PLAN	Coastal and Conservation Element	OBJECTIVE 5.03 HAZARD MITIGATION	5.03.09		97	The City SHALL enforce land development regulations which ensure that land use decisions impacting population density within the category 1 evacuation area as delineated in the	

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175	Appendix A	CONFORMITY WITH THE CITY'S COMPREHENSIVE PLAN	Coastal and Conservation Element	OBJECTIVE 5.03 HAZARD MITIGATION	5.03.14		99	The City SHALL protect the coastal zone, through programs eliminating unsafe conditions and inappropriate uses	
176	Appendix A	CONFORMITY WITH THE CITY'S COMPREHENSIVE PLAN	Coastal and Conservation Element	OBJECTIVE 5.03 HAZARD MITIGATION	5.03.14		100	The City SHALL protect the coastal zone, through programs identifying mechanisms for the relocation of structures significantly damaged in major hurricane events	
177	Appendix A	CONFORMITY WITH THE CITY'S COMPREHENSIVE PLAN	Coastal and Conservation Element	OBJECTIVE 5.03 HAZARD MITIGATION	5.03.14		101	The City SHALL protect the coastal zone, through programs ensuring that land acquisition programs include provisions for the possible redirection of funds to acquire estuarine properties	
178	Appendix A	CONFORMITY WITH THE CITY'S COMPREHENSIVE PLAN	Coastal and Conservation Element	OBJECTIVE 5.03 HAZARD MITIGATION	5.03.14		102	The City SHALL protect the coastal zone, through programs that discourage the rebuilding	

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179	Appendix A	CONFORMITY WITH THE CITY'S COMPREHENSIVE PLAN	Coastal and Conservation Element	OBJECTIVE 5.04. WATER-RELATED FACILITIES.			103	The City SHALL protect shorelines and waterfront lands in order to ensure adequate and appropriate locations for water-dependent and water-related uses.	
180	Appendix A	CONFORMITY WITH THE CITY'S COMPREHENSIVE PLAN	Coastal and Conservation Element	OBJECTIVE 5.04. WATER-RELATED FACILITIES.	5.04.01		104	The City SHALL guide and direct the location of all future water-dependent and water-related uses according to the following criteria:.	
181	Appendix A	CONFORMITY WITH THE CITY'S COMPREHENSIVE PLAN	Coastal and Conservation Element	OBJECTIVE 5.04. WATER-RELATED FACILITIES.	5.04.01	Criteria A:	105	The City SHALL ensure the marinas are directed to preferred locations, such as those adjacent to existing channels and passes, and in areas where little dredging and maintenance would be required.	
182	Appendix A	CONFORMITY WITH THE CITY'S COMPREHENSIVE PLAN	Coastal and Conservation Element	OBJECTIVE 5.04. WATER-RELATED FACILITIES.	5.04.01	Criteria B:	106	The City SHALL ensure the development of dry dock facilities to locations that are upland of marina sites	

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184	Appendix A	CONFORMITY WITH THE CITY'S COMPREHENSIVE PLAN	Coastal and Conservation Element	OBJECTIVE 5.04. WATER-RELATED FACILITIES.	5.04.01	Criteria D:	108	The City SHALL ensure the protection of the shoreline and waterfront areas in order to provide locations for marine/estuarine related uses, such as commercial and	
185	Appendix A	CONFORMITY WITH THE CITY'S COMPREHENSIVE PLAN	Coastal and Conservation Element	OBJECTIVE 5.04. WATER-RELATED FACILITIES.	5.04.01	Criteria E:	109	The City SHALL ensure the prohibition of construction of causeways within estuaries and requiring bridges with pilings instead	
186	Appendix A	CONFORMITY WITH THE CITY'S COMPREHENSIVE PLAN	Coastal and Conservation Element	OBJECTIVE 5.04. WATER-RELATED FACILITIES.	5.04.02		110	The City SHALL develop and implement standards for marinas and marine-related facilities that include setbacks, height limitations, parcel size, architectural guidelines, maintenance, containment of stormwater runoff, wastewater disposal, and washdown water for dry storage areas.	
187	Appendix A	CONFORMITY WITH THE CITY'S COMPREHENSIVE PLAN	Coastal and Conservation Element	OBJECTIVE 5.04. WATER-RELATED FACILITIES.	5.04.03		111	Existing marina facilities SHALL be allowed to continue operation provided these facilities meet the City's adopted operational standards.	

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188	Appendix A	CONFORMITY WITH THE CITY'S COMPREHENSIVE PLAN	Coastal and Conservation Element	OBJECTIVE 5.05 COASTAL PROTECTION			112	The City SHALL protect coastal native vegetation, wetlands, living marine resources, coastal barriers, and wildlife habitat, by restricting development that will cause an adverse impact to these natural resources.	
189	Appendix A	CONFORMITY WITH THE CITY'S COMPREHENSIVE PLAN	Coastal and Conservation Element	OBJECTIVE 5.05 COASTAL PROTECTION	5.05.01		113	The City SHALL maintain water quality at the designated standards for the appropriate water body classification.	
190	Appendix A	CONFORMITY WITH THE CITY'S COMPREHENSIVE PLAN	Coastal and Conservation Element	OBJECTIVE 5.05 COASTAL PROTECTION	5.05.02				
191	Appendix A	CONFORMITY WITH THE CITY'S	Coastal and Conservation Element	OBJECTIVE 5.05 COASTAL PROTECTION	5.05.03		114	The City SHALL restrict development that could adversely impact the quality of natural	

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192	Appendix A	CONFORMITY WITH THE CITY'S COMPREHENSIVE PLAN	Coastal and Conservation Element	OBJECTIVE 5.05 COASTAL PROTECTION	5.05.03		115	When impacts are allowable to marine life, wildlife, water quality and other natural resources, the impacts SHALL be mitigated according to the rules and regulations of the DEP and the SJRWMD	
193	Appendix A	CONFORMITY WITH THE CITY'S COMPREHENSIVE PLAN	Coastal and Conservation Element	OBJECTIVE 5.05 COASTAL PROTECTION	5.05.04		116	The City SHALL continue to coordinate with all relevant regulatory agencies to ensure all new development or redevelopment activities, which have the potential to impact aquatic preserves, have been properly reviewed and permitted within the guidelines of the Ft. Clinch State Park and the Nassau/St. Johns River	
194	Appendix A	CONFORMITY WITH THE CITY'S COMPREHENSIVE PLAN	Coastal and Conservation Element	OBJECTIVE 5.05 COASTAL PROTECTION	5.05.05		117	The City will actively pursue the protection and enhancement of water quality and quantity for wildlife propagation, fishing, shellfishing, recreation, navigation, and other related activities, and SHALL restore class II waters to their original condition.	
195	Appendix A	CONFORMITY WITH THE CITY'S COMPREHENSIVE PLAN	Coastal and Conservation Element	OBJECTIVE 5.05 COASTAL PROTECTION	5.05.05		118	Activities to accomplish this policy SHALL prohibit future development and activities that would degrade existing class II	

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196	Appendix A	CONFORMITY WITH THE CITY'S COMPREHENSIVE PLAN	Coastal and Conservation Element	OBJECTIVE 5.05.06 COASTAL PROTECTION	5.05.06		119	Docks and piers SHALL not obstruct or materially alter natural water flow or restrict navigation	
197	Appendix A	CONFORMITY WITH THE CITY'S COMPREHENSIVE PLAN	Coastal and Conservation Element	OBJECTIVE 5.05.07 COASTAL PROTECTION	5.05.07		120	The City SHALL identify, regulate, and mitigate adverse impacts to water resources.	
198	Appendix A	CONFORMITY WITH THE CITY'S COMPREHENSIVE PLAN	Coastal and Conservation Element	OBJECTIVE 5.07 COASTAL HIGH-HAZARD AREAS			121	The City SHALL protect property residents, and visitors within the coastal high hazard area.	
199	Appendix A	CONFORMITY WITH THE CITY'S COMPREHENSIVE PLAN	Coastal and Conservation Element	OBJECTIVE 5.07 COASTAL HIGH-HAZARD AREAS			122	Protection SHALL be provided through appropriate designations on the Future Land Use Map to ensure that population is directed	

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201	Appendix A	CONFORMITY WITH THE CITY'S COMPREHENSIVE PLAN	Coastal and Conservation Element	OBJECTIVE 5.07 COASTAL HIGH-HAZARD AREAS	5.07.01		124	Nonresidential construction within the coastal high hazard area SHALL meet storm and floodproofing standards exceeding those required for a 100-year storm	
202	Appendix A	CONFORMITY WITH THE CITY'S COMPREHENSIVE PLAN	Coastal and Conservation Element	OBJECTIVE 5.07 COASTAL HIGH-HAZARD AREAS	5.07.01		125	If a structure located within the CHHA receives storm damage in excess of fifty (50) percent of its appraised value, all such damaged structures SHALL be required to meet all current laws and	
203	Appendix A	CONFORMITY WITH THE CITY'S COMPREHENSIVE PLAN	Coastal and Conservation Element	OBJECTIVE 5.07 COASTAL HIGH-HAZARD AREAS	5.07.02		126	Proposed development SHALL be evaluated for impacts on traffic circulation, evacuation routes, critical locations, on-site hurricane shelter provisions, and proximity to off-site shelter	
204	Appendix A	CONFORMITY WITH THE CITY'S COMPREHENSIVE PLAN	Coastal and Conservation Element	OBJECTIVE 5.07 COASTAL HIGH-HAZARD AREAS	5.07.03		127	The City SHALL not allow public expenditures for infrastructure improvements that subsidize increases in development in the CHHA.	

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205	Appendix A	CONFORMITY WITH THE CITY'S COMPREHENSIVE PLAN	Coastal and Conservation Element	OBJECTIVE 5.07 COASTAL HIGH-HAZARD AREAS	5.07.04		128	The City, through the land development regulations, SHALL prohibit any additional medium- or high-density residential development in the CHHA.	
206	Appendix A	CONFORMITY WITH THE CITY'S COMPREHENSIVE PLAN	Coastal and Conservation Element	OBJECTIVE 5.07 COASTAL HIGH-HAZARD AREAS	5.07.05		129	The City SHALL maintain a list of infrastructure facilities located in the CHHA that could be relocated, mitigated or replaced should State funding become available for such activities.	
207	Appendix A	CONFORMITY WITH THE CITY'S COMPREHENSIVE PLAN	Coastal and Conservation Element	OBJECTIVE 5.07 COASTAL HIGH-HAZARD AREAS	5.07.06		130	The City SHALL continue to allow development within the CHHA	
208	Appendix A	CONFORMITY WITH THE CITY'S COMPREHENSIVE PLAN	Coastal and Conservation Element	OBJECTIVE 5.07 COASTAL HIGH-HAZARD AREAS	5.07.06		131	The City SHALL direct population concentrations, including nonresidential development, away from the areas designated as the category 1 and 2 inundation zones as depicted on the most recent SLOSH map.	

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210	Appendix A	CONFORMITY WITH THE CITY'S COMPREHENSIVE PLAN	Coastal and Conservation Element	OBJECTIVE 5.07 COASTAL HIGH-HAZARD AREAS	5.08.07		133	The City SHALL limit the density of dwelling units within FEMA designated 100-year floodplains to the low-density land use classification (zero (0) to four (4) dwelling units per acre) so that existing flood storage is maintained and allowable densities do not create potential	
211	Appendix A	CONFORMITY WITH THE CITY'S COMPREHENSIVE PLAN	Coastal and Conservation Element	OBJECTIVE 5.07 COASTAL HIGH-HAZARD AREAS	5.09.03		134	The City's land development regulations SHALL include special requirements for preservation and conservation areas.	
212	Appendix A	CONFORMITY WITH THE CITY'S COMPREHENSIVE PLAN	Coastal and Conservation Element	OBJECTIVE 5.07 COASTAL HIGH-HAZARD AREAS	5.09.03		135	Such special requirements SHALL limit development that will destroy or harm the natural functions of the river, lakes, floodplains, harbors, and beaches and shores.	

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FINDING OF NECESSITY	OBJECTIVE	OBJECTIVE TOPIC	STRATEGY	STRATEGY TIMEFRAME	REQUIREMENTS	RECOMMENDED STRATEGY	COMPLETION STATUS	LEAD	PARTNERS	FUNDED (Y/N)	FUNDING SOURCE	OUTCOME
Develop Street Layout + Parking Facilities	4	Pedestrian and Vehicular Circulation	4.1	Immediate	Once a design solution for Front Street is determined, the City SHALL design and construct improvements for this roadway.	This improvement SHOULD be planned to accommodate the design of Front Street.	90%	EVY MANAGER JEV COHEN & ASSOCIATES		N		PENDING FINAL DESIGN AND CONSTRUCTION DOCUMENTS
Develop Street Layout + Parking Facilities	4	Pedestrian and Vehicular Circulation	4.1	Immediate	The City SHALL consider connecting Nichols Street to Front Street for bicycle and pedestrian traffic to enhance circulation in the area.	This improvement SHOULD be planned to accommodate the design of Front Street.	80%	JEV COHEN & ASSOCIATES	STV PERRYDOT	Y	EDAN	PENDING CONSTRUCTION OF VEHICLE AND PEDESTRIAN ACCESS
Characterization of Site or Other Improvements	5	Protect and Celebrate the City's History & Natural Environment	5.1		The City SHOULD make efforts to integrate historic and environmental education elements and preservation into redevelopment efforts where practical.	The CRA SHOULD incorporate historic and environmental education elements in its recreation park and/or river walk design.	90%	STV LEAH EVY JEV COHEN & ASSOCIATES	WATERFRONT	N		CONSIDERATION OF HISTORIC AND ENVIRONMENTAL EDUCATION WAS GIVEN IN THE DESIGN OF THE WATERFRONT PARK.