

# GOAL 9

## PORT FACILITIES ELEMENT





THIS PAGE INTENTIONALLY LEFT BLANK



# PORT FACILITIES ELEMENT

The primary purpose of this Master Plan is to clearly define the Port's direction for the future. The Ocean Highway and Port Authority believe this plan will enable the Port to best serve the needs of the surrounding region. The Port can achieve its objectives only if local government, business, industry, and the general citizenry understand the important role of the Port and support the policies and plans outlined in this Master Plan. This Master Plan provides the Ocean Highway and Port Authority a guide for short-range and long-range planning and development opportunities.

## PORT FACILITIES ELEMENT HIGHLIGHTS

1. Provides long and short-range planning and development strategies;
2. Opportunities for economic development; and
3. Strategies to retain the surrounding area's unique character.



THIS PAGE INTENTIONALLY LEFT BLANK



Objective 9.01.  
**Economic Development**

Page 9-1

# GOAL 9: PORT ELEMENT

---

Objective 9.02.  
**Operation and Expansion Planning**

Page 9-1

---

Objective 9.03.  
**Maintain Community Character**

Page 9-2

---

## **GOAL 9 | PORT FACILITIES ELEMENT**

THE GOAL OF THE PORT OF FERNANDINA SHALL BE TO STIMULATE ECONOMIC DEVELOPMENT WITHIN THE CITY OF FERNANDINA BEACH AND NASSAU COUNTY AND COOPERATE WITH THE CITY AND COUNTY IN ITS PLANNING FOR OPERATIONS AND EXPANSIONS WHILE STRIVING TO MAINTAIN THE UNIQUE CHARACTER OF THE CITY OF FERNANDINA BEACH.

### **OBJECTIVE 9.01.**

#### **ECONOMIC DEVELOPMENT**

The Ocean Highway and Port Authority shall continue to plan for and Maintain facilities to meet the long-term useful life of the Port facility.

##### **POLICY 9.01.01.**

The Ocean Highway and Port Authority shall utilize all available sources of funding to finance Port improvements. The Authority to the best of its ability will implement the Capital Improvements Program cited in section II of this document.

##### **POLICY 9.01.02.**

The Port Authority shall continue to coordinate with the U.S. Army Corps of Engineers to maintain and expand the Port facility Access shipping channel and turning basin as Port development continues.

##### **POLICY 9.01.03.**

The Port Authority shall continue to coordinate with the City of Fernandina Beach to identify opportunities for future economic development.

### **OBJECTIVE 9.02.**

#### **OPERATION AND EXPANSION PLANNING**

The Port Authority shall coordinate with County and City Commissions to ensure that Port development meets appropriate City and/or County standards or requirements.

##### **POLICY 9.02.01.**

The Port Authority shall abide by the Goals, Objectives and Policies of the City of Fernandina Beach Comprehensive Plan in its planning for operation or expansion of the Port facility.

##### **POLICY 9.02.02.**

Prior to any future expansion to the Port of Fernandina, all plans or proposals for expansion shall be reviewed by the City of Fernandina Beach or the County, as appropriate, for consistency in meeting all applicable land development regulations, building permits or other permit requirements. Future Port Development projects shall be consistent with the Port Master Plan and Port Master Plan Map. No port development or project inconsistent with the Port Master Plan shall be undertaken without prior review, input and adoption as a Comprehensive Plan Amendment by the City of Fernandina Beach.

##### **POLICY 9.02.03.**

Any impact to urban services or facilities (i.e., drainage, potable water, wastewater, traffic or solid waste) brought upon by the identified and approved Port Master Plan projects, which results in the degradation of an adjusted level of service standard for such service or facility, shall be mitigated to the satisfaction of

the City and/or the County, as appropriate, prior to the issuance of a building permit for the expansion.

**POLICY 9.02.04.**

The Port Authority shall not commence construction on any Port expansion program until all required permits and leases are secured.

**OBJECTIVE 9.03.**

**MAINTAIN COMMUNITY CHARACTER**

The Port Authority in operating the Port facility shall take all precautions to protect the environmental and historic assets of the City of Fernandina Beach.

**POLICY 9.03.01.**

The Port Authority, in cooperation with the U.S. Coast Guard and the U.S. Department of Transportation, shall prohibit the handling of unauthorized toxic materials and will be prepared to contain toxic spills that could occur at the Port facility site.

**POLICY 9.03.02.**

The Port Authority shall continue to coordinate with the Fernandina Beach Historic District Council to ensure preservation and restoration of significant historical sites that fall within the jurisdiction of the Port Authority facility. Where Port property is adjacent to the Historic District, a 30 foot landscaped buffer will be maintained.

**POLICY 9.03.03.**

The Port Authority will comply with the Land Development Code of the City of Fernandina Beach to ensure that adequate buffers and screening materials are constructed and maintained between the industrial zoning of the Port and the adjacent single family residential zoned areas.

**POLICY 9.03.04.**

Stormwater runoff at the Port facility shall comply with stormwater management requirements established by the St. Johns River Water Management District as well as federal state and local agencies.

**POLICY 9.03.05.**

The Port Authority shall continue to coordinate with the Department of Environmental Protection, Division of Marine Resources, the New England Aquarium, the Cumberland Sound Pilots Association and other interested organizations to support protection of manatee and right whale communities that are on the fringe of Port operations.

**POLICY 9.03.06.**

The Port Authority will continue to comply with the requirements of the permits from the Department of Environmental Protection in regard to maintaining and preserving the permanent conservation areas and the ten-foot-wide marshland mitigation area.

**POLICY 9.03.07.**

The Port Authority shall use best management practices during construction, operation and maintenance at the Port facility to ensure that water quality within the area of the Port facility will receive no degradation as a result of Port activity.



THIS PAGE INTENTIONALLY LEFT BLANK