

## 2030 Comprehensive Plan, Future Land Use Element

### 'Seasonal Population' Legislative Updates Background Data & Analysis

\

#### Relevant Excerpts from the 2019 FERNANDINA BEACH EVALUATION AND APPRAISAL REVIEW (EAR)

##### Excerpt from Part 1, Section 3

The following amendments will be made to address statutory charges:

- Chapters 2011-139 and 2012-99, amending Sections 163.3177(6)(a)(4) and 163.3177(6)(a)(8), Florida Statutes, required and optional elements of the comprehensive plan; studies and surveys. The required updates relate to providing a balance of uses while allowing for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and businesses and accommodating the minimum amount of land needed to achieve these goals, and the analysis required to support changes to the future land use map.

The April 23, 2019 public workshop considered a draft of text addressing this issue. The text below has distributed as it has been used successfully to satisfy State requirements on this issue, and there was significant consensus on the additional, underlined text.

Objective: The amount of land designated for future land uses in the City shall, consistent with community vision, 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. This shall include data and analysis regarding the capacity of the future land use to accommodate the proposed amendment, and data and analysis addressing at least three aspects of seasonal population: hotel/motel occupants, short-term rentals, and occupancy of second homes.
- 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.

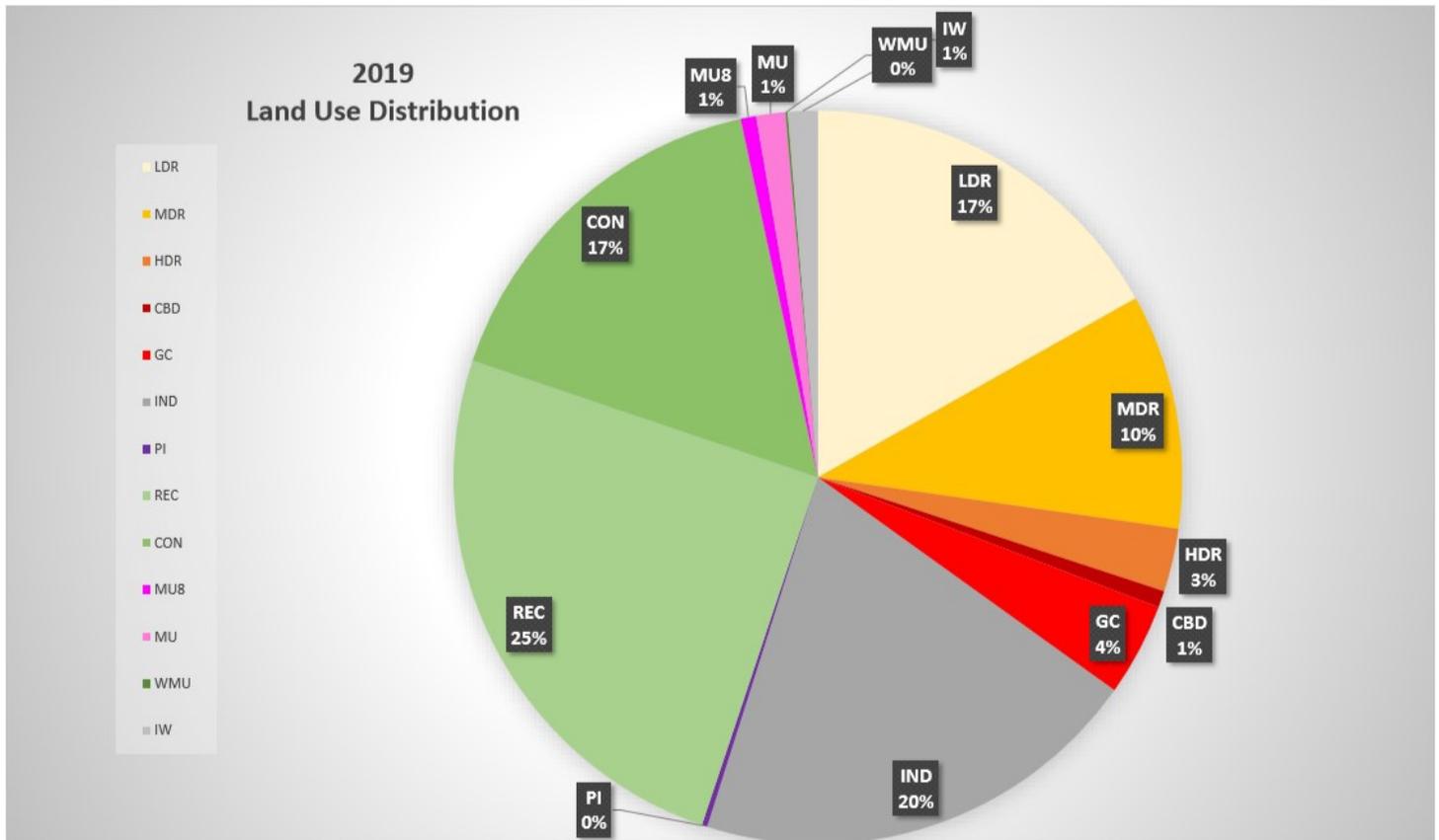
##### Excerpt from Part 2, Section 3

#### 3) Future Land Use Map Distribution

The City is comprised of four primary land use categories: Conservation/ Parks & Open Space, Residential, Commercial and Industrial as depicted on the Future Land Use Map (FLUM). Almost half (42%) of the City is held in conservation or recreational land use. The City's available residential land makes up another 29%. Just over 21% of the City is held as industrial land and about 4% of the City is commercial. The remaining land use designations are mixed use districts comprised of both commercial and residential uses (CBD, ORMU, and WMU) and public/ institutional lands (PI); combined, these categories hold the remaining 4% of the City's available land uses.

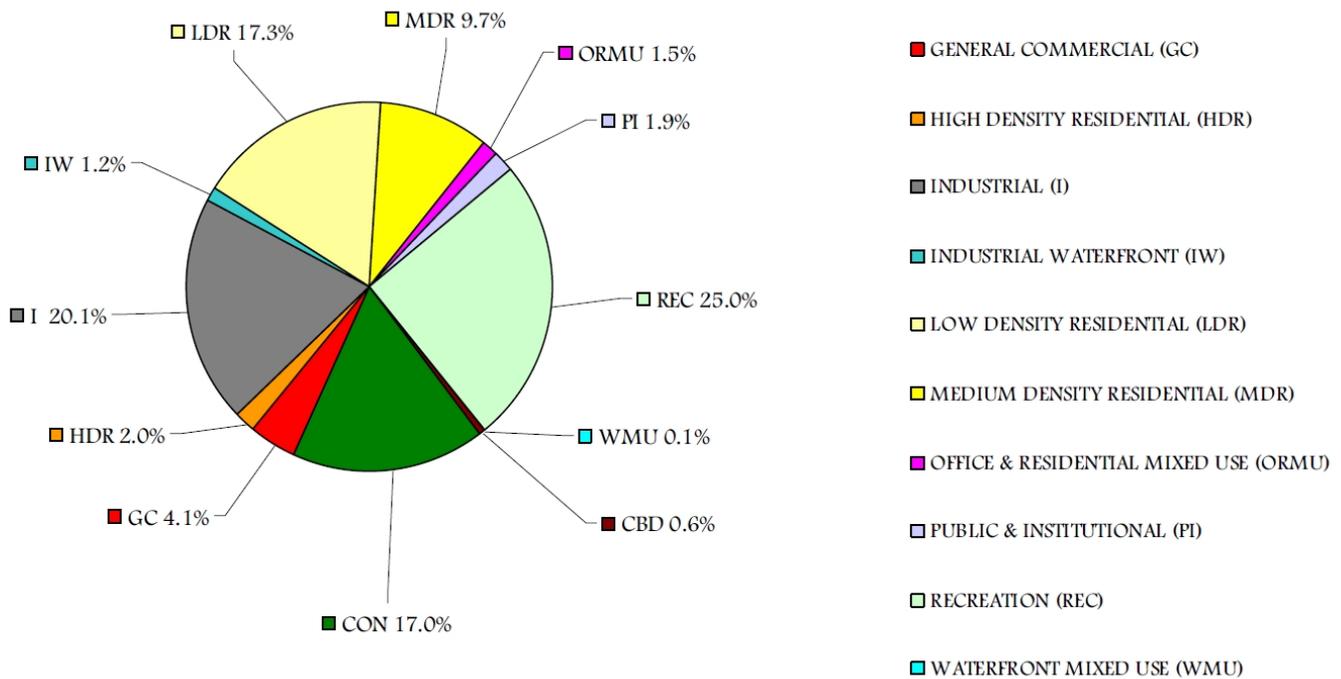
A comparison of the Future Land Use Map categories in 2009 and 2019 reveals that very little change has occurred to the overall land use composition the City. Some land use categories have marginally changed. The marked increase within the High-Density Residential land use category is attributed to a large-scale annexation within this district. The Central Business District witnessed an increase due to the previously anticipation conversion of lands for properties within the established Community Redevelopment Area (CRA). Nominal change occurred as part of the 8th Street effort which modified General Commercial and Medium Density Residential lands to a new 8th Street Mixed Use designation.

## 2019 Future Land Use Distribution



## 2009 Future Land Use Distribution

### FUTURE LAND USE ANALYSIS



Residential land uses in Fernandina Beach vary from low densities of four units per acre to high density allowing up to a maximum of ten units per acre. Higher densities are found primarily along the North/South Fletcher Avenue (A1A) beach area and the City's historic "Old Town" area, where the City maintains the original 1811 Spanish plat. The City permits residential, office and retail mixed uses in its Central Business District (CBD) at 34 dwelling units per acre, Office

& Residential Mixed Use (ORMU) at eight dwelling units per acre, and Waterfront Mixed Use (WMU) at two dwelling units per acre future land use categories. Commercial uses within the City are clustered around the dominant commercial “corridors,” located along the major roadways of A1A/S.R.200/ 8th Street, 14th Street and Sadler Road. Only a few commercial land use designations are found along the Fletcher Avenue/ A1A corridor.

Industrial (I) and Industrial Waterfront (IW) land use categories surround the City’s National Register designated historic downtown Central Business District area. West Rock and Rayonier pulp/paper mill factories are located on the north and south ends of downtown. Front Street historically held industrial waterfront related uses such as shrimp docks, processing plants and marinas. Today, the Front Street area is within the City’s Community Redevelopment Area (CRA) and most of the remaining privately-owned small IW properties are eligible to apply for a Waterfront Mixed Use land use designation that provides the opportunity to have both commercial/waterfront industrial and low-density residential uses. The area surrounding the City’s Airport is the other area allocated for industrial land uses.

It is anticipated that Low and Medium Density land use categories will witness the greatest amount of infill development. This equates to just over 700 new single-family residential structure within the 2045 planning horizon. **Table II-4** describes all Future Land Use Map categories containing residential density. Under the existing Future Land Use Map an estimated buildout on existing lots will bring approximately 1990 people to add to the City’s population on a total of 913 new residential structures.

<b><u>Table II-4.</u></b> <b><u>Vacant Residential Lands FLUM</u></b>	<b><u>Vacant Land (acres)</u></b>	<b><u>Density (dwelling units/acre)</u></b>	<b><u>Potential Residential Dwelling Units</u></b>	<b><u>Average Household size (2.18)</u></b>
CBD	<u>0.87</u>	<u>34</u>	<u>30</u>	<u>64</u>
MU	<u>3.97</u>	<u>8</u>	<u>32</u>	<u>69</u>
MU8	<u>0.72</u>	<u>18</u>	<u>13</u>	<u>28</u>
LDR	<u>54.26</u>	<u>4</u>	<u>217</u>	<u>473</u>
MDR	<u>62.37</u>	<u>8</u>	<u>499</u>	<u>1088</u>
HDR	<u>12.24</u>	<u>10</u>	<u>122</u>	<u>267</u>
WI	<u>0</u>	<u>2</u>	<u>0</u>	<u>0</u>
<b><u>TOTAL</u></b>	<b><u>134.43</u></b>	<b><u>84</u></b>	<b><u>913</u></b>	<b><u>1990</u></b>

*SOURCE: Fernandina Beach Future Land Use Map, US Census Bureau (Avg. Household Size)*