



AGENDA
FERNANDINA BEACH CITY COMMISSION
WORKSHOP
CITY COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034
AUGUST 4, 2015
4:00 PM

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. DISCUSSION

4.1 LONG-TERM PLANNING REGARDING INDUSTRIAL USES/HAZARDOUS MATERIALS

5. PUBLIC COMMENT

6. ADJOURNMENT

ANY PERSON WISHING TO APPEAL ANY DECISION MADE BY THE COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING WILL NEED A RECORD OF THE PROCEEDINGS, AND, FOR SUCH PURPOSES, MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS MADE.

Persons with disabilities requiring accommodations in order to participate should contact the City Clerk at (904) 310-3115 or TTY/TDD 711 (for the hearing or speech impaired).

CITY COMMISSION AGENDA ITEM
CITY OF FERNANDINA BEACH

SUBJECT: Discussion
Long-Term Planning Regarding Industrial Uses/Hazardous Materials

DEPARTMENT: City Attorney/Community Development

ATTACHMENTS: Ordinance Resolution
 Support Documents Other

RECOMMENDED ACTION: At the pleasure of the City Commission.

SUMMARY: On June 16, 2015, the City Commission reviewed an Ordinance at 1st reading regarding adding language to the Land Development Code limiting or prohibiting certain hazardous uses. Two citizens initiated the process, as is allowable under existing City processes. The City Commission denied the Ordinance at 1st reading and it was noted that another process should have been utilized. Commissioners expressed interest in reviewing the City Comprehensive Plan and how it could address community concerns regarding industrial uses.

City Comprehensive Plan Elements that are related to this discussion include Future Land Use, Conservation and Coastal Management, and Economic Development. Other elements, such as Recreation and Open Space and Historic Preservation, may also be relevant. Comprehensive Plans are intended to be broad policy documents that factor in an array of community concerns. The City Comprehensive Plan strives to balance community character and environmental protection while at the same time recognizing the diverse economy of our community. The entire Comprehensive Plan is available at www.fbfl.us/compplan. The Commission may wish to evaluate these Elements and direct specific changes without utilizing a visioning process. The Planning Board would be the first to see proposed changes to the Comprehensive Plan.

Another strategy is to engage in a community-wide visioning exercise that evaluates the long-term wishes and goals of the community, including residential, commercial and industrial residents. This type of exercise is intended to develop consensus about what future the community sees for itself, and then deciding what steps are necessary to get there. The City last did visioning projects in 1999 (Vision 2000) and an update in 2005 (Vision 2020). This type of process can set the stage for future Comprehensive Plan updates depending on the outcome. Visioning exercises are usually a six-month to one-year endeavor and staff recommends that a consultant be utilized to conduct such a program if this is of interest to the Commissioners. Existing City staff does not have the resources to conduct such a comprehensive community effort, which would include many community meetings, facilitations, focus groups and surveys, as well as using newer resources such as social media and websites for feedback. A consultant also provides a report that summarizes the process and makes suggestions as to proposed changes to the Comprehensive Plan.

This workshop is intended to gain a better understanding of the direction the Commissioners want to take regarding these issues. City staff agrees that these questions are a larger policy issue that should be addressed at the Commission-level; however, staff needs direction in order to assist the Commissioners and the community.

FISCAL IMPACT: None

CITY ATTORNEY COMMENTS: In order to best avoid misperceptions and potential lawsuits, a community visioning process is advised which will provide education and communication not possible without all of the stakeholders "at the table" participating in the discussions.

DEPARTMENT HEAD	Submitted by: Tammi Bach, City Attorney and Adrienne Burke, Community Dev. Director	Date: 7/27/15
	Requested Agenda	Date: 8/4/15

FINANCE DEPARTMENT	Approved as to Budget Requirements	Date:
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CITY ATTORNEY	Approved as to Form and Legality <i>TJB</i>	Date: 7/28/15
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CITY MANAGER	Approved Agenda Item for 8/4/15 <i>JM</i>	Date: 7/28/15
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COMMISSION ACTION:	<input type="checkbox"/> Approved As Recommended	<input type="checkbox"/> Disapproved
	<input type="checkbox"/> Approved With Modification	<input type="checkbox"/> Postponed to Time Certain
	<input type="checkbox"/> Other	<input type="checkbox"/> Tabled
