

American Beach Pavilion, American Beach,
Fernandina, Fla.



American Beach Community Survey Results

January 11, 2020



The Survey

December 2019

Online + Mailed to Property Owners

The Numbers*

Total surveys taken: **161**

Total surveys taken by property owners of American Beach: **68**

Survey taken by resident (non-property owner): **1**

Average length of property ownership: **17.9 years**

29 Part-time residents | **24** Full-time residents

**not everyone filled out a response to each question*

In your opinion, what are the three most important things to protect in American Beach ?

In your opinion, what are the three most important things to enhance in American Beach?

What top three changes or improvements would you like to see in American Beach?

Q7: Develop a community-based **Master Plan** that defines the vision of future development in American Beach. A Master plan can include future plans for public spaces, parks, art, etc.

A **Master Plan** is not connected to a CRA.

Property owner and resident answers (<i>Not every person answered every question</i>)				
Question	Definitely would support	Probably would support	Probably would not	Definitely would not
Q7: Develop Community-Based Master Plan	37	23	2	6

Q8: Create a **Conservation District** to manage and protect natural land and water resources. A **Conservation District** is typically a zoning overlay that could have a design review board or design guidelines. It is usually focused on uses, mass and scale of sites.

Property owner and resident answers <i>(Not every person answered every question)</i>				
Question	Definitely would support	Probably would support	Probably would not	Definitely would not
Q8: Create Conservation District	32	24	7	4

Q9: Create a **Historic District that would identify historic resources in American Beach and establish a historic designation to protect and enhance historic resources. A **Historic District** contains more stringent rules, which set specific design guidelines and are administered by a design review board.**

Property owner and resident answers <i>(Not every person answered every question)</i>				
Question	Definitely would support	Probably would support	Probably would not	Definitely would not
Q9: Create Historic District	34	17	10	6

Q10: Establish a **Community Redevelopment Area (CRA)** using Tax Increment Financing strategies that directs revenues generated by properties within the **CRA** to fund improvement projects.

Property owner and resident answers <i>(Not every person answered every question)</i>				
Question	Definitely would support	Probably would support	Probably would not	Definitely would not
Q10: Establish CRA	33	13	7	12

Q11: Establish a **Municipal Service Taxing District** where additional taxes are levied within a designated area to fund improvement projects. **A Municipal Service Taxing District** is a special taxing district that helps fund improvements in a community area and provide additional services based on community desires.

Property owner and resident answers <i>(Not every person answered every question)</i>				
Question	Definitely would support	Probably would support	Probably would not	Definitely would not
Q11: Establish MSTU	10	27	9	19

Q12: Update existing **zoning regulations** to establish new standards better aligned with the historic development pattern of American Beach.

Property owner and resident answers <i>(Not every person answered every question)</i>				
Question	Definitely would support	Probably would support	Probably would not	Definitely would not
Q12: Update Zoning Regs	39	17	8	4

Recommended next steps based on survey results...

1) Update Zoning Regulations (estimated 3 - 4 months)

- Have draft for review at next meeting on February 22
- Initial discussion with Planning + Zoning Board – March 3
- Major concerns to ensure are adequately addressed include: residential nature of neighborhood and limiting size/scale of new construction

2) Create Master Plan (estimated one year)

- Master Plan process could involve establishing conservation or historic district overlay
- PEO Department has budget to bring in a facilitator to assist in the process
- Can start steps on this process while working on the zoning

3) Continue Exploring CRA (can be concurrent with Master Plan)

- Bring Finding of Necessity to the Board of County Commissioners
 - They have to make legislative finding to accept the FON
 - The next step would be creation of a Community Redevelopment Agency
- Master Plan could serve as basis for CRA Master Plan (or stand alone if CRA is not created)
- *Recommend community meetings outside of County-led meetings to give community an opportunity to work together on goals and support for CRA*

Contact Information:

Adrienne Burke, AICP, Esq. | Director
aburke@nassaucountyfl.com

Valerie Feinberg, AICP | Assistant Director
vfeinberg@nassaucountyfl.com

(904) 530-6300



NASSAU COUNTY
DEPARTMENT OF
PLANNING AND
ECONOMIC
OPPORTUNITY
FLORIDA

www.nassaucountyfl.com/americanbeach

Upcoming Meetings:

- February 22 – Next Community Meeting
 - At American Beach Community Center @ 11am-1pm
- March 3 – Zoning discussion with PZB
 - at BOCC Chambers: 96135 Nassau Place, Yulee @ 6pm
- March 21 or 28 (*tentative*) – Meeting re: County water/sewer initiative
 - At American Beach Community Center @ time TBD