

# American Beach

American Beach Property Owners' Association

June 14, 2018



# American Beach Today

- National Register Historic District
- Specific Zoning Districts in Nassau County Land Development Code
- No Local Protections for Historic Structures or Neighborhood
- County-owned vacant Evans Rendezvous site

## ARTICLE 9-A. - RESIDENTIAL, SINGLE-FAMILY—AMERICAN BEACH: RS-ZAB

INTENT: The purpose of the Residential Single-Family District—American Beach, RS-ZAB, is to protect and preserve the unique residential character of American Beach, and to allow for the orderly expansion of single-family development in the American Beach area.

Section 9-A.01. - Permitted uses and structures.

Single-family

(Ord. No. 200



NPS Form 10-900  
(Rev. 10-90)

United States Department of the Interior  
National Park Service

## NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

### 1. Name of Property

historic name AMERICAN BEACH HISTORIC DISTRICT

other names/site number \_\_\_\_\_

### 2. Location

DEC 19 2001

NAT. REGISTER OF HIST. PLACES  
NATIONAL PARK SERVICE

OMB No. 1024-0018

1532

# Potential Strategies

- Vision Plan/Master Plan
- Placemaking
- Update Existing Zoning
- Conservation District
- Historic District
- CRA/Taxing District
- Heirs Property
- Grant Opportunities
- Tax Incentives
- Evans Rendezvous Plan
- Historic Resource Survey

Plan →  
Goals/Objectives →  
Action Items





# Vision Plan/Master Plan

- Community-based
- Big picture/long-range
- Can incorporate planning strategies
- Can include future plans for public spaces, parks, art, etc.
- Not reinventing the wheel....look at past efforts around design guidelines, etc.
- What is the GOAL of a vision plan?



**Warehouse Arts District**  
**Deuces Live**  
**JOINT ACTION PLAN**



## GREATER HILL DISTRICT Master Plan



## macon arts alliance

The Macon Arts Alliance with assistance from various development partners is conducting a:

### **Neighborhood and Cultural District Master Plan Request for Qualifications**

#### **Introduction**

Macon Arts Alliance is seeking qualified consultants to submit proposals for a Neighborhood and Cultural District Master Plan for the Fort Hawkins Neighborhood and Mill Hill - East Macon Arts Village. Consultants will be expected to have an expertise in Neighborhood Planning, Cultural District Planning, Asset-based Community Development, Public Participation, Land Development Regulations, Land Use Planning, Land Trusts, Multimodal Transportation, Growth Management, and Housing. It is expected that the consultant will be technically proficient in the development of concepts in graphic and textual form.

# Placemaking

- Community Center
- Evans Rendezvous
- Wayfinding/Signage
- Murals/Public Art/Artists in Residence
- Historic Markers/Heritage Trail
- Community Events



Social and cultural importance of lively neighborhoods and inviting public spaces...

Placemaking is both a process and a philosophy. It is centered around observing, listening to, and asking questions of the people who live, work, and play in a particular space in order to understand their needs and aspirations for that space and for their community as a whole. With this knowledge, we can come together to create a common vision for that place.

- Project for Public Spaces  
([www.pps.org](http://www.pps.org))

## AMERICAN BEACH'S African Arts &



### Culture Marketplace

AMERICAN BEACH COMMUNITY CENTER  
& MUSEUM  
1600 JULIA STREET,  
AMELIA ISLAND, FL 32034

**2nd Saturday**  
**March - December 2018**  
**12 pm to 9 pm**

- CULTURAL
- FOOD VENDOR
- GAMES
- MUSIC
- MOVIES
- FAMILY FRIENDLY
- AND MORE



for more  
information:

904.510.7036



American Beach Museum

[americanbeach4us@gmail.com](mailto:americanbeach4us@gmail.com)

[www.AmericanBeachMuseum.org](http://www.AmericanBeachMuseum.org)



# Update Existing Zoning

- Lot width maximums
- Landscaping/Parking
- Signage
- Architectural Standards

## Existing Zoning Districts

- Residential, Single-Family – American Beach (RS-2AB)
- Residential, General 1 – American Beach (RG-1AB)
- Commercial, Neighborhood – American Beach (CN-AB)
- Commercial, General – American Beach (CG-AB)

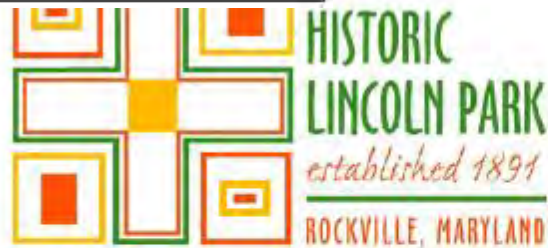
**Code available** at [municode.com](http://municode.com)  
(search library: Florida → Nassau  
County → Appendix A: Land  
Development Code)

**Map available** at [nassauflpa.com](http://nassauflpa.com)  
(select Map Search: zoom in to American Beach, select Map Layers at top, expand Planning + Growth Management box, check Unincorporated Nassau County Zoning box)



# Conservation District

- “Historic district light”
- Usually a zoning overlay
- Could have a design review board...or not
- Could have design guidelines...or not
- Usually focused on uses, mass and scale of sites
- Emphasis on community goals and vision



**APPROVED AND ADOPTED  
LINCOLN PARK NEIGHBORHOOD  
CONSERVATION DISTRICT PLAN**

# Historic District

- Most stringent review
- Would require update to County codes to have a process to create a district
- Design review board
- Design Guidelines

## Example: Old Town Historic District

- National Register Site
- Local Historic District
- Specific Zoning Districts
- Review by COFB Historic District Council
- Unique in that district focuses on the plat, not the architecture



## OLD TOWN FERNANDINA PRESERVATION AND DEVELOPMENT GUIDELINES



# CRA/Taxing/Special Districts

- Community Redevelopment Areas
  - Comply with Florida Statutes
  - Requires Finding of Necessity (“blight”)
  - Requires CRA Board and Master Plan
  - Tax Increment Financing
- Municipal Service Taxing Districts
- Special Districts

## Funding a CRA: Tax Increment Financing

- Began in California in 1952; increased in 1980s to fund urban renewal projects
- Dollar value of all real property in an area is determined at a fixed date = “frozen value”
- Pursuant to a plan, tax revenues from increases in real property value deposited into CRA Trust Fund and dedicated to the redevelopment area
- Can be used immediately, saved for a particular project, or bonded to maximize funds



# Heirs Property

- Helping families ensure property stays in the family
- Title and probate issues
- Property ownership questions and education



**HEIRS PROPERTY  
INFORMATION WORKSHOP**

East End Community Complex  
9397 East Oglethorpe Highway  
Midway, Georgia 31320

**Workshop Topics:**

- Heirs Determination
- Property Titles
- Wills and Life Estate
- How Taxes are Assessed
- Deed Searches
- Tax Exemptions

**Presentations By:**  
Georgia Heirs Property Law Center  
Liberty County Tax Commissioner  
Probate Court of Liberty County  
Liberty County Assessors  
USDA Rural Development

**Points of Contact:**

Debra Attical 912-442-0508 dattical@cityofrichmond.org	Bob Sprinkel 912-876-2164 bob.sprinkel@libertycountygga.com
Angela Powell 912-408-8000 Angela@etrga.com	Georgia Holliday 912-876-5582 georgia.holliday@libertycountygga.com

2018



**GEORGIA HEIRS PROPERTY  
LAW CENTER**

# Grant Opportunities

- Florida Division of Historical Resources
  - Small Matching Grants – Survey and Education
  - Special Category Grants – Bricks + Mortar
  - Grants are for government and nonprofits
- National Trust for Historic Preservation
  - Variety of funding opportunities for small grants
  - African American Cultural Heritage Action Fund
- Florida Humanities Council, Visit Florida, etc.



# Historic Preservation Tax Incentives

- Federal
  - Tax credits for income-producing historic properties that meet specific criteria
- Local
  - Florida statute authorizes two types of historic preservation ad valorem tax exemptions
    - One for historic properties used for commercial and open to the public
    - One for restoration and rehabilitation projects: commercial and residential
  - Currently the County does not have these adopted, but the City of Fernandina Beach does

# Evans Rendezvous

- County owned
- Working with Facilities Director on proper mothballing of structure
- Draft County Recreation Plan (not adopted) called for site to be a historic park, but did not have specifics
- Need to make a plan



# Historic Resource Survey

- County applied for state Department of Historical Resources Small Matching Grant
- Survey would...for all of Nassau County outside of COFB:
  - update existing Florida Master Site File forms for currently included sites
  - survey areas for potential additions to the Florida Master Site File
  - recommend preservation strategies for the County
- Includes buildings, sites, objects, and if scope permits, cemeteries
- If awarded, project will start in July 2019



## HISTORICAL CEMETERY FORM

Electronic Version 1.1.0

Original? YES

### GENERAL INFORMATION

Cemetery Name Mt. Olive Baptist Church Cemetery Mul

Alternate Names >>

Project Name An Archaeological Survey of Unincorporated Nassau

County Nassau Ownership Type Private-Corporate-Non-Profit National

Mapping Mapping

USGS 7.5' Map Name Publication Date >> KCI

Site # NA01014  
Recorder Site#   
Field Date 3/14/2004

STATE OF FLORIDA  
DEPARTMENT OF STATE  
Division of Archives, History  
and Records Management  
08-HSP 3A 772

FLORIDA MASTER  
SITE FILE

Site No. 8 Na 77 1009--  
Site Name Calida Hotel-Callahan 830--

SEE SITE FILE STAFF FOR  
ORIGINAL PHOTO(S) OR MAP(S)

FDAHRM 802--

Other Name(s) for Site 930--

Other Nos. for Site 908--

Type of Site building 832--



# Contact us...



NASSAU COUNTY  
**DEPARTMENT OF  
PLANNING AND  
ECONOMIC  
OPPORTUNITY**  
FLORIDA

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