

REVISED
A G R E E M E N T

THIS AGREEMENT, made and executed in duplicate this 9th day of December, 1975, by and between the Jacksonville Area Planning Board whose mailing address is 401 Courthouse, 330 East Bay Street, Jacksonville, Florida 32202, hereinafter called the "Consultant", and the Nassau County Board of County Commissioners, the governing body of Nassau County, a Political Subdivision of the State of Florida, hereinafter called the "County".

WHEREAS, the "Consultant" has submitted to the "County" a revised "701" Comprehensive Planning Work Program dated December 1975, identified as Exhibit "B" which is attached and made a part of this agreement, and

WHEREAS, the "County" has reviewed and approved said revised work program Exhibit B, dated December 1975, which outlines the six (6) planning elements to be completed under the terms of this agreement by the "Consultant" for and in consideration of the sum of Fifteen Thousand Dollars (\$15,000.00) during FY 75/76,

NOW THEREFORE, BE IT RESOLVED in consideration of the foregoing proposal of the "Consultant" as outlined in Exhibit B dated December 1975, of this agreement the "County" agrees to accept such proposal and the "Consultant" agrees to perform the services outlined therein,

BE IT FURTHER RESOLVED, that the method of payment to the consultant for work completed under the agreement, subject to filing of quarterly progress reports by the "Consultant" to the "County", shall be as follows:

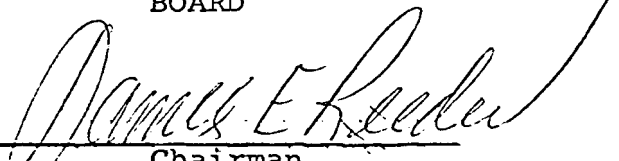
1. Ninety percent (90%) of the contract fee, Thirteen Thousand Five Hundred Dollars (\$13,500.00) shall be remitted to the "Consultant" as follows:
 - a. Four Thousand Dollars (\$4,000.00) on December 31, 1975.
 - b. Four Thousand Seven Hundred Fifty Dollars (\$4,750.00) on March 31, 1976 and June 30, 1976.
2. The final ten percent (10%) of the contract fee, One Thousand Five Hundred Dollars (\$1,500.00) shall be paid to the "Consultant" upon satisfactory completion of all services specified in Exhibit B of the agreement and the delivery of fifty (50) copies of all final documents to the "County", and distribution of copies as required by Florida D.C.A.

BE IT FURTHER RESOLVED, that said agreement is subject to the State of Florida, Department of Community Affairs approval of the revised work program, Exhibit B dated December 1975, of this agreement.

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed on the day and year first above written.


JACKSONVILLE AREA PLANNING
BOARD

By


Chairman

JACKSONVILLE AREA PLANNING
BOARD

By


Executive Director
FIRST PARTY

NASSAU COUNTY BOARD OF
COUNTY COMMISSIONERS

By _____
Chairman

ATTEST:

Clerk
SECOND PARTY

Approved as to Form

T. R. Welch
Assistant Counsel
City of Jacksonville

EXHIBIT B

December, 1975

REVISED COMPREHENSIVE PLANNING AND MANAGEMENT
PROGRAM FOR NASSAU COUNTY

With the assistance of the Jacksonville Area Planning Board and in accordance with appropriate federal and State of Florida guidelines, Nassau County is submitting the following revised work program and cost to the Florida Department of Community Affairs/Division of Technical Assistance.

Summary of Elements and Cost

1. Housing Element	\$ 3,400.00
2. Community Facilities Plan	3,200.00
3. Comprehensive Open Space, Parks and Recreation	2,800.00
4. Citizen Participation	1,500.00
5. Analysis of Physiographic Characteristics and Environmental Conditions	2,100.00
6. Historic Preservation	<u>2,000.00</u>
	\$ 15,000.00

Scope of Nassau County Work Program

1. Housing Element

In recognizing that it is the responsibility of units of local government to develop and implement local solutions to the housing needs of low and moderate income families and ensuring that it is continuously eligible for HUD grants for housing and other planning efforts, Nassau County proposes to undertake a housing study in accordance with appropriate State and Federal housing element requirements.

The purpose of this study is to appraise current housing and housing related problems in Nassau County; to identify obstacles to the solution of these problems; and to provide objectives and recommendations for future work with a view to attacking the overall problems in the county.

In addition to an introduction, there are four parts to this housing study. They are outlined as follows:

I. Housing Market Analysis

A. Housing Supply

1. Number of units 1960-1970
2. Number of additional units since 1970
3. Housing type (single-family, multi-family, and mobile homes) tenure, and location
4. Structural and environmental conditions (General location for lower income housing will be determined)
5. Value of housing (General location for lower income housing will be determined)
6. Availability of community services and facilities, such as water and sewer facilities, public transportation, recreational sites, and other community facilities
7. Location of employment
8. Local improvement programs, such as the relation of existing housing conditions to existing code enforcement or redevelopment programs
9. Previous planning and implementation programs completed or in process for the area

B. Estimate of Current Unmet Housing Need

Based on population data, socio-economic factors and housing cost information, estimates shall be developed for the unmet housing needs for assisted and unassisted housing, elderly and handicapped households, large size (4 or more minors) households, and households either displaced or to be displaced.

C. Projection of Housing Demand

Projections of housing requirements for the area shall be prepared for five and ten year periods with the first five years projected annually. Future requirements will be based on the following:

Expected growth of the area, estimates of the number of units which must be replaced and the estimated level of vacancies. Projections shall be made by housing types and by sales price and/or central ranges.

II. Statement of Housing Goals and Objectives

This section will specify broad housing goals and annual housing objectives related to a specific set of housing conditions in the county. Objectives will be stated in measurable terms whenever possible and cover a minimum of a three year planning period.

III. Statement of Proposed Programs

Specific steps and strategies necessary to achieve the goals and objectives outlined by the county shall be developed in this section. Housing programs will be established to indicate the answers to the queries of "what", "how", "when", and "by whom"?

IV. Statement of Program Evaluation

This section will contain procedures and criteria for evaluating the progress of programs toward achieving the established objectives. In the establishment of evaluation procedures as well as the housing goals, objectives and programs in the previous sections II and III, the county shall:

- a. Take into account all available evidence of the assumptions and statistical bases upon which the projection of zoning, community facilities and population growth is based.
- b. Provide for the elimination of the effects of discrimination in housing based on race, color, religion, sex or national origin and provide safeguards for the future.
- c. Take into account the need to preserve existing housing and neighborhoods through such measures as housing preservation, rehabilitation, improvements in housing management and maintenance, and the provision of adequate municipal services.

Data Sources

The information contained in this study shall be obtained from three major sources. In the winter of 1974 and as part of a Land Use Plan, the Jacksonville Area Planning Board conducted a windshield survey of housing condition and land use in Nassau County. Minor field updating of the initial windshield survey and interviews with local officials and other persons knowledgeable

about housing in the county will be the second and third sources of information. Finally all information will be supplemented by the published data available in previous planning studies for the County and the U.S. Census reports.

2. Community Facilities Plan

The Community Facilities Plan shall set forth proposed systems of public facilities for the Planning area, designed to provide a level and variety of public services and facilities appropriate to the anticipated sizes and compositions of the population to be served. The facilities proposed shall be based on accepted standards for the location and space requirements for each type of facility.

The Community Facilities Plan shall show and discuss the location, type, capacity, and area served by existing public facilities proposed to be retained; the capacity of area to be served by, and, in general, the extent of change for public facilities proposed to be improved or modified; and the type, capacity, and, in general terms, the locations of and areas to be served by proposed new public facilities. Public facilities such as schools, community centers, and major utility systems shall be studied in relation to the other available studies and plans of the Planning Area or portions of the Planning Area. Separate sections of the report shall discuss the portions of the Community Facilities Plan applying to any incorporated municipalities, to any other urban areas and the remainder of the Planning area. The Community Facilities Plan shall include such of the following as are applicable to the Planning Area:

A. Educational and Cultural Facilities

1. Schools

The portion of the Community Facilities Plan applying to schools shall show the type, location, and size of existing schools proposed to be retained, enlarged, or modernized, and, in general terms, proposed new school sites in the Planning Area. The plan shall also indicate the area or district and estimated school population served by each school.

2. Colleges and Universities

To the extent applicable and practicable, college and university facilities shall be shown in relation to the school plan as outlined above. Both public and private institutions shall be shown.

3. Libraries

As applicable, existing and proposed central and branch libraries shall be shown: To the extent applicable and practicable, they shall be shown in connection with the school plan as outlined above.

4. Other Educational and Cultural Facilities

As applicable, museums, zoos, botanical gardens, planetariums, etc., shall be shown. To the extent applicable and practicable, they shall be shown as part of a general educational and cultural plan in connection with the school plan.

B. Health Facilities

A plan for health facilities shall show to the extent applicable to the Planning Area the location, character, and capacity of medical centers, hospitals, health centers, clinics, and civil defense emergency depots and stations, including those proposed to be retained, those proposed to be altered or enlarged and those proposed to be built.

C. Welfare Services

The location of existing and proposed public or voluntary welfare agencies serving the Planning Area with programs of financial assistance and social services shall be shown.

D. Other Institutions

To the extent appropriate and practicable, the locations of major institutional developments serving all or portions of the Planning Area or larger geographical areas shall be shown in connection with other elements of the Community Facilities Plan. Community centers and other local institutional facilities shall be considered in relation to existing or anticipated studies of planning districts and neighborhoods.

E. Public Buildings

The plan for the locations and sites of public buildings shall show existing facilities proposed to be retained and new facilities proposed to be built. If it is appropriate and to provide for special groupings of public buildings as civic centers or community sub-centers, the details of such centers shall be considered

and shown to the extent applicable in existing or anticipated studies of the Planning Area. To the extent applicable and practicable, the following public buildings shall be shown in the Community Facilities Plan:

1. Government buildings such as municipal offices, county offices, post offices, and State and Federal buildings and court buildings;
2. Public safety buildings and facilities, fire and police stations, traffic and disaster control centers, and prisons;
3. Other public buildings and facilities such as public markets, civic auditoriums, and group-care facilities for children or the aged.

F. Public Utility Systems and Facilities

The Community Facilities Plan text shall discuss and the Community Facilities Plan Map shall show those portions of the Planning Area which are deemed to be adequately served by sewerage, water and other important utility systems at the present time, those portions of the Planning Area which are presently inadequately or only partially served by such systems, and those portions which do not have utility services at the present time. Among other things, the text of the report shall also discuss (and the map or maps shall show as appropriate) the sites of existing major utility facilities which are proposed to be retained, expanded or closed down; existing and anticipated plans for expansions or other major changes in the utility systems serving all or portions of the Planning Area; anticipated or proposed sites for new major utility facilities; the overall adequacy of the utility systems presently serving the Planning Area; major deficiencies in the existing utility systems serving the Planning Area; the capacities of existing utility systems as they relate to anticipated future demands; those portions of the Planning Area wholly or partially unserved by utilities at the present time which should have utility services to meet anticipated growth requirements; those portions of the Planning Area in which major improvements should be made to the existing utility facilities; those portions of the Planning Area in which the existing utility facilities are deemed to be adequate for the foreseeable future; and recommended priorities among the various portions of the Planning Area for providing the new, improved or expanded utility service.

A Community Facilities Plan Map for the Planning Area shall be prepared. One version of the map shall be prepared on a high-quality, non-fading opaque paper upon which the various community facilities shall be shown through the use of colors, symbols or patterns. Copies of the Community Facilities Plan map shall be placed in each copy of the Community Facilities Plan report. These copies should not be less than eight and one-half inches by eleven inches in size.

The text of the report and the Community Facilities Plan Maps shall be supplemented by such other illustrative or graphic materials as are determined to be necessary or desirable based on the findings and conclusions of the study.

3. Comprehensive Open Space, Parks and Recreation

The people of Nassau County are becoming more and more aware of the need for more outdoor recreation for the local citizens as well as for the tourists. This element will provide a comprehensive framework or plan for the development of public recreation facilities to meet the anticipated needs of the county.

This open space, parks and recreation element will consist of the following sections as herein described:

I. Introduction

This section will briefly define the scope of the study, outline its objectives and methodology and summarize recommended strategies for successful implementation. Also various forms of introductory data concerning the planning area will be included in this section along with an evaluation of previous endeavors undertaken in the pursuit of satisfactory recreation for Nassau County.

II. Familiarization with the State of the Art in Open Space and Recreation Planning

This section will investigate existing national, state and local trends in open space and recreation planning and determine their usefulness/applicability to Nassau County.

III. Analysis of Planning Area

This section will review the following characteristics of the planning area and elaborate upon their influence of open space and recreation.

A. Physiographic features (topography, climate, geology, soils)

- B. Land use, ownership, land use plans
- C. Socio-economic information (income, education, age mobility, population and economic projections)
- D. Recreational interests and leisure time preferences and needs
- E. Tourism characteristics and attitudes
- F. Transportation systems (highways, airports, waterways)
- G. Special resources (beach, streams, wildlife management areas, springs, etc.)

IV. Inventory of Existing Recreation Facilities and Their Administration

All of the existing public recreation facilities will be inventoried according to function, size and location. A thorough analysis will be made to evaluate the suitability of existing facilities regarding location and service area, the adequacy of site area, equipment and its condition, activities, usage, maintenance and upkeep to fulfill the function satisfactorily. The role of private recreation facilities and their impact on the provision of public recreation will be discussed.

V. Standards

This section will recommend appropriate standards for the planning area.

VI. Comparative Analysis

This section will evaluate the adequacy of existing facilities in comparison to the recommended minimum standards.

VII. The Plan

The plan will make a projection of the short range as well as long range future requirements for each type of recreation facility in different parts of the planning area. Recommendations will include corrective actions and improvements required to improve usage of existing facilities. Detailed and specific recommendations will be made for the location of various types of new facilities men-

tioning the type of activity to be provided at each facility. The plan will be a guide, concise enough to provide a framework for policy decisions but flexible enough to permit changes in needs of the local, metropolitan and regional recreation system.

VIII. Implementation

In order to meet recreational and open space needs, local units of government must have some grasp of the available implementation tools available.

This section will suggest implementation measures such as:

- A. Legal assessment and taxation measures (acquire and regulate land)
- B. Organization and management techniques
- C. Funding programs

4. Citizen Participation

I. Introduction

The objective of this citizen participation element is to provide a system which allows citizens of Nassau County to have an active voice in planning for the future of their area; and to provide the elected officials of that community a method by which they can communicate with its citizens. This objective is to make citizen participation an integral part of the process of government.

II. Committee Membership and Duties

The following activities will be followed:

- A. Establish a citizens planning advisory committee. This will be done during the first month of the planning program period.
- B. The committee membership shall be directly reflective of the socio-economic makeup of the community. It should also represent major business segments and civic interests. The committee will be a representative cross-section of the entire community.
- C. The advisory committee shall elect a chairman, vice-chairman, and secretary. Ex-officio members should include the planning and zoning director, the chairman of the Zoning Board Committee, and the chairman of the county commission.

- D. The first meeting will be held within the first 30 days after the beginning of the project. Remaining meetings will be held monthly. Notice of meetings will be mailed and also posted or published.
- E. The advisory committee will monitor the progress of the planning program, initiate suggestions to be included and keep the general public informed of the program through news releases or some other means.
- F. Meetings will be held at different locations in the community, for easier and wider public access.
- G. A planning education session will be held immediately after the formation of the advisory committee. A representative of the Department of Community Affairs and the Consultant (if applicable) will explain the 701 program in general and the community's program in particular, as well as the role of the advisory committee.
- H. With the assistance of the planning project contractor, quarterly reports will be made by the committee to the Department of Community Affairs, as an accompaniment to the required program progress reports. The report will consist of a summary of all committee meetings held during the previous quarter; an assessment of the planning program to date; a notation of problems or opportunities confronted during the quarter and an evaluation of the involvement of local citizens during the quarter.
- I. A final evaluation of the citizen participation program will be made by the project contractor at the end of the planning program and will be included in a report. The report will also include recommendations for future citizen participation and procedures for implementing recommendations contained in the planning program.

5. An Analysis of Physiographic Characteristics and Ecology

In order to produce a meaningful comprehensive plan in Nassau County, an understanding of the area's natural resources is necessary. This element will include an inventory and analysis of the existing conditions, land capability, and problems dealing with the County's environmental resource base and evaluate their effect on the suitability of undeveloped lands for future urban use.

Areas of physiographic and ecological significance to be analyzed include:

- I. Vegetation communities and wildlife refuges

- II. Soils (drainage and suitability of soils for development and agricultural pursuits)
- III. Geology, ground water resources, and possible recharge areas
- IV. Wetlands (fresh water swamps and salt water marshes)
- V. Surface water areas, drainageways (flood hazard areas)
- VI. Areas of a high degree of slope (topography)
- VII. Beaches
- VIII. Areas of mineral deposits

6. Historic Preservation

The Department of Housing and Urban Development requires that planning activities funded under Section 701 of the Housing Act of 1954, as amended, be carried out in accord with Section 106 of the National Historic Preservation Act of 1966 and Section 110(b)(4) of the National Environmental Policy Act of 1969. Accordingly, this element will attempt to accomplish the following:

- I. Seek to avoid adverse impacts on properties eligible for inclusion on or listed in the National Register of Historical Places.
- II. Consult with the Director of the Division of Archives, History and Records Management of the Florida Department of State, concerning criteria, standards, and procedures which should be used to avoid adverse impacts on National Register properties in the planning process.
- III. Prepare a historic preservation assessment when the assisted activities includes the preparation of plans or policies for development which may impact National Register properties. Such assessment shall include the following:
 - A. A summary or abstract of the proposed plans or policies;
 - B. The impact (beneficial and adverse) of the proposed plans or policies, if they are carried out;
 - C. Any adverse impacts which cannot be avoided should the proposed plans or policies be carried out;

- D. Alternatives to the proposed plans or policies;
 - E. The impact of proposed plans and policies on the long-term maintenance and enhancement of National Register properties; and
 - F. A statement setting forth applicable Federal, State and local controls or programs for conserving and enhancing historical properties.
- IV. Be appended to the resulting proposed plan or policy and accompany the plan or policy through all local deliberations leading to approval and any subsequent amendment of the plan or policy.
 - V. Be available to the public on a timely basis, including availability prior to any public hearings regarding the plan or policy.
 - VI. Procedures for Meeting Federal Requirements

At the earliest stages of the planning project, the local government shall identify properties located within the area of the project's potential environmental impact that are included in or eligible for inclusion in the National Register. An assessment of the impact of the project upon the properties identified shall be made by the local government to insure that the plan does not contain proposals which would have adverse effects on the properties identified.

Generally, adverse effects occur under conditions which include but are not limited to:

- A. Destruction or alteration of all or part of a property
- B. Isolation from or alteration of its surrounding environment
- C. Introduction of visual, audible, or atmospheric elements that are out of character with the property or alter its setting.
- D. Transfer or sale of a federally owned property without adequate conditions or restrictions regarding preservation, maintenance, or use.
- E. Neglect of a property resulting in its deterioration or destruction.

To identify properties included in the National Register, the local government shall consult the National Register, including monthly supplements.

To identify properties eligible for inclusion in the National Register, the local government shall, in consultation with the Director of the Division of Archives, History and Records Management of the Florida Department of State, apply the following criteria to all properties possessing historical, architectural, archeological, or cultural value located within the planning area; districts, sites, buildings, structures, and objects of State and local importance that possess integrity of location design, setting, materials, workmanship, feeling, and association, and:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of persons significant in our past; or
- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That have yielded, or may be likely to yield, information important in pre-history or history.

Criteria considerations. Ordinarily cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

- A. A religious property deriving primary significance from architectural or artistic distinction or historical importance.

B. A building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event.