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AMENDMENT OF REVISED AGREEMENT  
BETWEEN NASSAU COUNTY AND THE  
JACKSONVILLE AREA PLANNING BOARD  
FY 75/76 NASSAU COUNTY  
"701" COMPREHENSIVE PLANNING PROGRAM

THIS AGREEMENT, executed this 11<sup>th</sup> day of March 1976,  
by and between the Jacksonville Area Planning Board, party of the  
first part, and the Nassau County Board of Commissioners, party  
of the second part,

WITNESSETH, that paragraphs (1) and (2) of the agreement  
between the parties hereto entered into on the 9th day of December,  
1975, is hereby amended to read as follows:

- (1) Thirteen Thousand Dollars (\$13,000.00) shall be  
remitted to the "Consultant" as follows:
  - a. Four Thousand Dollars (\$4,000.00) on March 1, 1976.
  - b. Four Thousand Five Hundred Dollars (\$4,500.00) on  
March 31, 1976 and June 30, 1976.
- (2) The final Two Thousand Dollars (\$2,000.00) of the contract  
fee 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 the Florida Department of Community Affairs.

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

JACKSONVILLE AREA PLANNING BOARD

ATTEST: Hallen C. Capps  
Board Secretary

By [Signature]  
Chairman

By [Signature]  
Executive Director

NASSAU COUNTY BOARD OF COMMISSIONERS

ATTEST: [Signature]

By John H. Armstrong Sr.  
Chairman

REVISOR Day

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 upon execution this Revised Agreement shall cancel and supercede that certain Agreement dated September 30, 1975, by and between the parties hereto, provided however that this Revised Agreement shall be effective as of September 30, 1975,

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:

EB  
1-12-76

11. 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.

12. 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 revision 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

*James E. Reeder*  
Chairman

JACKSONVILLE AREA PLANNING  
BOARD

By

*Edward D. Baker*  
Executive Director  
FIRST PARTY

CERTIFIED TO BE A TRUE COPY,  
*James E. Reeder*  
STATE OF FLORIDA AT LARGE  
NOTARY PUBLIC

Notary Public, State of Florida at Large  
My Commission Expires July 15, 1976  
Bonded By American Fire & Casualty Co.

NASSAU COUNTY BOARD OF  
COUNTY COMMISSIONERS

By John F. Armstrong Sr.  
Chairman

ATTEST:

W. C. Day  
Clerk  
SECOND PARTY

Approved as to Form

Thomas R. Welch  
T. R. Welch  
Assistant Counsel  
City of Jacksonville

A G R E E M E N T

THIS AGREEMENT, made and executed in duplicate this 30th day of September, 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 September 25, 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, which outlines the four (4) 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 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" on a quarterly basis as follows:
  - a. Three Thousand Dollars (\$3,000.00) on September 30, 1975.
  - b. Three Thousand Five Hundred Dollars (\$3,500.00) on December 31, 1975; 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 One Hundred (100) copies of all final documents to the "County".

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 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

JACKSONVILLE AREA PLANNING  
BOARD

By \_\_\_\_\_  
Chairman

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

## 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 background 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 describe 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, the adequacy



### 3. Citizen Participation

#### A. 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.

#### B. Committee Membership and Duties

The following activities will be followed:

1. Establish a citizens planning advisory committee. This will be done during the first month of the planning program period.
2. 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.
3. 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 Commission, and the chairman of the county commission.
4. The first meeting will be held within the first 30 days after the beginning of the project. Remaining meetings will be held monthly.
5. Advertised meetings for public participation will be held at least every three months.
6. 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.
7. Meetings will be held at different locations in the community, for easier and wider public access.
8. 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.

9. 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 of the required program progress reports. The report will consist of minutes 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.
10. 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.

4. An Analysis of Physiographic Characteristics and Environmental Conditions

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 and problems dealing with the County's natural resources. Goals and policies will be established for their utilization and preservation, and techniques will be identified to assist in their legal protection.

Areas of environmental significance to be analyzed include:

- I. Vegetation and wildlife.
- II. Soils (drainage and suitability of soils for development and agricultural pursuits).
- III. Geology, Ground Water Resources, Recharge Areas.
- IV. Wetlands (fresh water swamps and salt water marshes).
- V. Surface Water Areas, Drainage (flood hazard areas).
- VI. Topography and slope
- VII. Beaches
- VIII. Mineral Deposits

EXHIBIT B

September, 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.

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. There 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)

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 type 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. 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:

of land 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.

An assessment of existing parks and recreation departments will be inserted in this section also.

V. Standards

This section will review meaningful standards established by other reputable agencies, organizations and associations and select appropriate standards for the planning area.

VI. Comparative Analysis

This section will show where the area stands in relation to existing facilities and the established 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 mentioning 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 describe effective implementation measures such as:

1. Legal assessment and taxation measures (acquire and regulate land)
2. Organization and management techniques
3. Funding programs