

STATE OF FLORIDA  
DIVISION OF ADMINISTRATIVE HEARINGS

DEPARTMENT OF COMMUNITY  
AFFAIRS,

Petitioner,

and

RAY ROBERTS, ERIC TITCOMB,  
ROBERT WEINTRAUB, AND  
JULIE FERREIRA,

Intervenors,

vs.

DOAH Case No. 10-10520GM

NASSAU COUNTY,

Respondent,

and

TERRAPOINTE LLC,

Intervenor.

\_\_\_\_\_ /

**STIPULATED SETTLEMENT AGREEMENT**

THIS STIPULATED SETTLEMENT AGREEMENT is entered into by and between the State of Florida, Department of Community Affairs, Nassau County, and TerraPointe LLC, as a complete and final settlement of all claims raised in the above-styled proceeding.

**RECITALS**

WHEREAS, the State of Florida, Department of Community Affairs (DCA or Department), is the state land planning agency and has the authority to administer and enforce the Local Government Comprehensive Planning and Land Development Regulation Act, Chapter 163, Part II, Florida Statutes; and

WHEREAS, Nassau County (Local Government) is a local government with the duty to adopt comprehensive plan amendments that are “in compliance;” and

WHEREAS, the Local Government adopted Comprehensive Plan Amendment 10-2ER (Plan Amendment) by Ordinance No. 2010-11 on October 18, 2010; and

WHEREAS, the Plan Amendment proposes to change land use designations on the Future Land Use Map (FLUM) series, the Future Transportation Map Series (FTMS), and policies in the comprehensive plan for the FLUM Amendment East Nassau Community Planning Area (ENCPA), Objective FL. 13 (ENCPA) and underlying policies, and related FLUM series map FLUM-6 (ENCPA Master Land Use Plan), Map FTMS-5 (Nassau County Needs Network 2035), Map FTMS-11 (Long Term Transportation Needs 2030), Transportation Element Policy T.02.05, and Capital Improvements Element Policy CI.08.02; and

WHEREAS, the Department issued its Statement and Notice of Intent regarding the Amendment on December 7, 2010; and

WHEREAS, as set forth in the Statement of Intent, the Department contends that the Amendment is not “in compliance”; and

WHEREAS, pursuant to Section 163.3184(10), Florida Statutes, DCA has initiated the above-styled formal administrative proceeding challenging the Amendment; and

WHEREAS, the Local Government disputes the allegations of the Statement of Intent regarding the Amendment; and

WHEREAS, TerraPointe LLC, was granted intervenor status by an order entered on December 28, 2010; and

WHEREAS, the parties wish to avoid the expense, delay, and uncertainty of lengthy litigation and to resolve this proceeding under the terms set forth herein, and agree it is in their respective mutual best interests to do so;

NOW, THEREFORE, in consideration of the mutual covenants and promises hereinbelow set forth, and in consideration of the benefits to accrue to each of the parties, the

receipt and sufficiency of which are hereby acknowledged, the parties hereby represent and agree as follows:

**GENERAL PROVISIONS**

1. Definitions. As used in this agreement, the following words and phrases shall have the following meanings:

- a. Act: The Local Government Comprehensive Planning and Land Development Regulation Act, as codified in Part II, Chapter 163, Florida Statutes.
- b. Agreement: This stipulated settlement agreement.
- c. Comprehensive Plan Amendment or Plan Amendment: Comprehensive plan amendment 10-2ER adopted by the Local Government on October 18, 2010, as Ordinance No. 2010-11.
- d. DOAH: The Florida Division of Administrative Hearings.
- e. In compliance or into compliance: The meaning set forth in Section 163.3184(1)(b), Florida Statutes.
- f. Notice: The notice of intent issued by the Department to which was attached its statement of intent to find the plan amendment not in compliance.
- g. Petition: The petition for administrative hearing and relief filed by the Department in this case.
- h. Remedial Action: A remedial plan amendment, submission of support document or other action described in the statement of intent or this agreement as an action which must be completed to bring the plan amendment into compliance.
- i. Remedial Plan Amendment: An amendment to the plan or support document, the need for which is identified in this agreement, including its exhibits, and which the local government must adopt to complete all remedial actions. Remedial plan amendments adopted pursuant to this Agreement must, in the opinion of the Department, be consistent with and substantially similar in concept and content to the ones identified in this Agreement or be otherwise acceptable to the Department.

j. Statement of Intent: The statement of intent to find the Plan Amendment not in compliance issued by the Department in this case.

k. Support Document: The studies, inventory maps, surveys, data, inventories, listings or analyses used to develop and support the Plan Amendment or Remedial Plan Amendment.

2. Department Powers. The Department is the state land planning agency and has the power and duty to administer and enforce the Act and to determine whether the Plan Amendment is in compliance.

3. Negotiation of Agreement. The Department issued its Notice and Statement of Intent to find the Plan Amendment not in compliance, and filed the Petition in this case to that effect. Subsequent to the filing of the Petition the parties conferred and agreed to resolve the issues in the Petition, Notice and Statement of Intent through this Agreement. It is the intent of this Agreement to resolve fully all issues between the parties in this proceeding.

4. Dismissal. If the Local Government completes the Remedial Actions required by this Agreement, the Department will issue a cumulative Notice of Intent addressing both the Remedial Plan Amendment and the initial Plan Amendment subject to these proceedings. The Department will file the cumulative Notice of Intent with the DOAH. The Department will also file a request to relinquish jurisdiction to the Department for dismissal of this proceeding or for realignment of the parties, as appropriate under Section 163.3184(16)(f), Florida Statutes.

5. Description of Provisions not in Compliance and Remedial Actions; Legal Effect of Agreement. Exhibit A to this Agreement is a copy of the Statement of Intent, which identifies the provisions not in compliance. Exhibit B contains Remedial Actions needed for compliance. Exhibits A and B are incorporated in this Agreement by this reference. This Agreement constitutes a stipulation that if the Remedial Actions are accomplished, the Plan Amendment will be in compliance.

6 Remedial Actions to be Considered for Adoption. The Local Government agrees to consider for adoption by formal action of its governing body all Remedial Actions described in Exhibit B no later than the time period provided for in this Agreement.

7 Adoption or Approval of Remedial Plan Amendments. Within 60 days after execution of this Agreement by the parties, the Local Government shall consider for adoption all Remedial Actions or Plan Amendments and amendments to the Support Documents. This may be done at a single adoption hearing. Within 10 working days after adoption of the Remedial Plan Amendment, the Local Government shall transmit 3 copies of the amendment to the Department as provided in Rule 9J-11.011(5), Florida Administrative Code. The Local Government also shall submit one copy to the regional planning agency and to any other unit of local or state government that has filed a written request with the governing body for a copy of the Remedial Plan Amendment and a copy to any party granted intervenor status in this proceeding. The Remedial Plan Amendment shall be transmitted to the Department along with a letter which describes the remedial action adopted for each part of the plan amended, including references to specific portions and pages.

8. Acknowledgment. All parties to this Agreement acknowledge that the "based upon" provisions in Section 163.3184(8), Florida Statutes, do not apply to the Remedial Plan Amendment.

9. Review of Remedial Plan Amendments and Notice of Intent. Within 30 days after receipt of the adopted Remedial Plan Amendments and Support Documents, the Department shall issue a Notice of Intent pursuant to Section 163.3184, Florida Statutes, for the adopted amendments in accordance with this Agreement.

a. In Compliance: If the adopted Remedial Actions satisfy this Agreement, the Department shall issue a cumulative Notice of Intent addressing both the Plan Amendment and the Remedial Plan Amendment as being in compliance. The Department shall file this cumulative notice with DOAH and shall move to realign the parties or to have this proceeding dismissed, as may be appropriate.

b. Not in Compliance: If the Remedial Actions do not satisfy this Agreement, the Department shall issue a Notice of Intent to find the Plan Amendment not in compliance and shall forward the notice to DOAH for consolidation with the pending proceeding.

10. Effect of Amendment. Adoption of any Remedial Plan Amendment shall not be counted toward the frequency restrictions imposed upon plan amendments pursuant to Section 163.3187(1), Florida Statutes.

11. Purpose of this Agreement; Not Establishing Precedent. The parties enter into this Agreement in a spirit of cooperation for the purpose of avoiding costly, lengthy and unnecessary litigation and in recognition of the desire for the speedy and reasonable resolution of disputes arising out of or related to the Plan Amendment. The acceptance of proposals for purposes of this Agreement is part of a negotiated agreement affecting many factual and legal issues and is not an endorsement of, and does not establish precedent for, the use of these proposals in any other circumstances or by any other local government.

12. Approval by Governing Body. This Agreement has been approved by the Local Government's governing body at a public hearing advertised at least 10 days prior to the hearing in a newspaper of general circulation in the manner prescribed for advertisements in Section 163.3184(16)(c), Florida Statutes. This Agreement has been executed by the appropriate officer as provided in the Local Government's charter or other regulations.

13. Changes in Law. Nothing in this Agreement shall be construed to relieve either party from adhering to the law, and in the event of a change in any statute or administrative regulation inconsistent with this agreement, the statute or regulation shall take precedence and shall be deemed incorporated in this Agreement by reference.

14. Other Persons Unaffected. Nothing in this Agreement shall be deemed to affect the rights of any person not a party to this Agreement. This Agreement is not intended to benefit any third party.

15. Attorney Fees and Costs. Each party shall bear its own costs, including attorney fees, incurred in connection with the above-captioned case and this Agreement.

16. Effective Date. This Agreement shall become effective immediately upon execution by the Department and the Local Government.

17. Filing and Continuance. This Agreement shall be filed with DOAH by the Department after execution by the parties. Upon the filing of this Agreement, the administrative proceeding in this matter shall be stayed by the Administrative Law Judge in accordance with Section 163.3184(16)(b), Florida Statutes.

18. Retention of Right to Final Hearing. Each party hereby retains the right to have a final hearing in this proceeding in the event of a breach of this Agreement, and nothing in this Agreement shall be deemed a waiver of such right. Any party to this Agreement may move to have this matter set for hearing if it becomes apparent that any other party whose action is required by this Agreement is not proceeding in good faith to take that action.

19. Construction of Agreement. All parties to this Agreement are deemed to have participated in its drafting. In the event of any ambiguity in the terms of this Agreement, the parties agree that such ambiguity shall be construed without regard to which of the parties drafted the provision in question.

20. Entire Agreement. This is the entire agreement between the parties and no verbal or written assurance or promise is effective or binding unless included in this document.

21. Governmental Discretion Unaffected. This Agreement is not intended to bind the Local Government in the exercise of governmental discretion which is exercisable in accordance with law only upon the giving of appropriate public notice and required public hearings.

22. Multiple Originals. This Agreement may be executed in any number of originals, all of which evidence one agreement, and only one of which need be produced for any purpose.

23. Captions. The captions inserted in this Agreement are for the purpose of convenience only and shall not be utilized to construe or interpret any provision of this Agreement.

In witness whereof, the parties hereto have caused this Agreement for DOAH Case No. 10-10520GM to be executed by their undersigned officials as duly authorized.

**DEPARTMENT OF COMMUNITY AFFAIRS**

Approved as to form and legality:

By: J. Thomas Beck  
Thomas Beck, Director  
Division of Community Planning

Lynette Norr  
Lynette Norr  
Assistant General Counsel

5-11-11  
Date

5-11-11  
Date

**NASSAU COUNTY**

Approved as to form and legality:

By: Walter J. Gantner

5/23/11  
Date

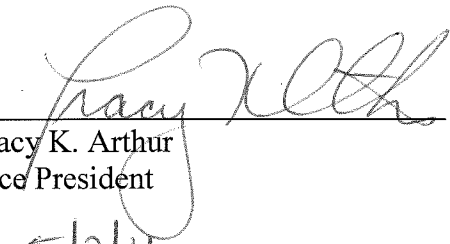
5/23/11  
Date



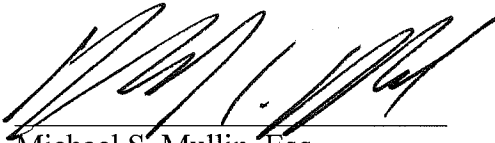
DOAH Case No. 10-10520GM

**TERRAPOINTE LLC**

By:

  
\_\_\_\_\_  
Tracy K. Arthur  
Vice President  
  
5/3/11  
\_\_\_\_\_  
Date

Approved as to form and legality:

  
\_\_\_\_\_  
Michael S. Mullin, Esq.  
Rogers Towers, P.A.  
  
5/23/11  
\_\_\_\_\_  
Date

# Exhibit A

STATE OF FLORIDA  
DEPARTMENT OF COMMUNITY AFFAIRS

IN RE: NASSAU COUNTY  
COMPREHENSIVE PLAN AMENDMENT  
10-2ER; FUTURE LAND USE MAP  
AMENDMENT EAST NASSAU  
COMMUNITY PLANNING AREA;  
OBJECTIVE FL.13 (EAST NASSAU  
COMMUNITY PLANNING AREA) AND  
UNDERLYING POLICIES; RELATED  
FLUM SERIES MAP FLUMS-6 (EAST  
NASSAU COMMUNITY PLANNING  
AREA); FUTURE TRANSPORTATION MAP  
SERIES FTMS-5 (NASSAU COUNTY -  
NEEDS NETWORK 2035); FUTURE  
TRANSPORTATION MAP SERIES FTMS-  
11 (LONG TERM TRANSPORTATION  
NEEDS 2030); TRANSPORTATION  
ELEMENT POLICY T.02.05; AND CAPITAL  
IMPROVEMENTS ELEMENT POLICY  
CI.08.02 ADOPTED BY ORDINANCE NO.  
2010-11 ON OCTOBER 18, 2010

Docket No. 10-2ER-NOI-4501-(A)-(N)

STATEMENT OF INTENT TO FIND THE  
COMPREHENSIVE PLAN AMENDMENT  
NOT IN COMPLIANCE

The Florida Department of Community Affairs, pursuant to Section 163.3184(10), Florida Statutes, and Rule 9J-11.012(6), Florida Administrative Code, hereby issues this Statement of Intent to find a portion of the Comprehensive Plan Amendment 10-2ER ("Amendment") adopted by Nassau County by Ordinance No. 2010-11, on October 18, 2010, Not In Compliance based upon the Objections, Recommendations, and Comments Report (ORC Report) issued by the Department on July 13, 2010, and changes made to the amendment at the time of adoption. The ORC Report is hereby incorporated into this document by reference.

The portions of the County's Evaluation and Appraisal Report based amendments found not in compliance are those pertaining to the East Nassau County Planning Area Future Land Use Map amendment that redesignates approximately 22,675 acres of Nassau County Agriculture (16,633 acres), Low Density Residential (217 acres) and Conservation I (5,825 acres) to Nassau County Mixed Use (MU-CPA) land use category. The amendment establishes development potential for the site at 24,000 dwelling units and 11,000,000 square feet of non-residential, the related text amendments in Objective FL.13 (East Nassau Community Planning Area) and its underlying policies, the related FLUM Series Map (FLUMS-6, East Nassau Community Planning Area: Master Land Use Plan), Future Transportation Map Series FTMS-5 (Nassau County - Needs Network 2035), Future Transportation Map Series FTMS-11 (Long Term Transportation Needs 2030), Transportation Element Policy T.02.05, and Capital Improvements Element Policy CI.08.02.

The Department finds that the identified portions of the Amendments are not "in compliance", as that term is defined in Section 163.3184(1)(b), Florida Statutes (F.S.), for the following reasons:

**I. Inconsistent provisions.** The inconsistent provisions of the Amendment under this subject heading are as follows:

**A. Urban Sprawl:** The East Nassau Community Planning Area (ENCPA) amendment, its guiding Objective FL.13, and its implementing policies demonstrate 8 indicators of urban sprawl. The indicators of urban sprawl, per Rule 9J-5.006(5)(g), F.A.C., are the following:

- Promotes premature conversion of rural land to urban uses and fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, and geologic formations (bluffs on the St. Marys River).
- Fails to maximize use of existing public facilities and services. While this area may be in the JEA service area, there are no existing public facilities in the area east of US 17 and north to the St. Marys River.
- Fails to maximize use of future public facilities and services. With the residential development not clustered close to the employment and regional centers, the future public facilities and services will not be efficient because the facility lines and roads will have to be longer than with clustered development. Also, the resort development is separated by long distances from the employment and regional centers.
- Allows for substantial areas to develop in excess of demonstrated need.
- Designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while leaping over undeveloped lands which are available and suitable for development.
- Discourages infill development or the redevelopment of existing neighborhoods and communities.
- Fails to encourage an attractive and functional mix of uses. The majority of the acres outside of the employment and regional centers have a dominate land use of residential.
- Results in the loss of significant amounts of functional open space. This area is currently undeveloped open space, any development, would mean the loss of functional open space.

The County has not supported the amendment with a planning rationale for the ENCPA that is strong enough to overcome the indicators of urban sprawl. For instance, the County indicates the East Nassau Connector (proposed County Road 108) project is needed to alleviate traffic off of State Road 200/A1A. While this is a good planning goal, the commitment to ensure the parallel facility will be built is extremely limited. The road is only depicted on the Future Transportation Needs Map and included in the long-term needs list in the Transportation and Capital Improvements Element. There are no policies stating who will be responsible for the building of the road or timing for the road to be built in correlation with development. Also, the amendment has included development controls pursuant to Rule 9J-5.006(5)(j), F.A.C., which states that development controls may affect the determination regarding urban sprawl. However, the development controls lack meaningful and predictable guidelines and standards adequate to counter the urban sprawl indicators the amendment demonstrates.

For example, the Rule states that phasing of urban land use types, densities, intensities, extent, locations, and distribution over time, as measured through the permitted changes in land use within each urban land use category in the plan, and the timing and location of these changes is one of the development controls that can be included to discourage sprawl. The ENCPA Policy FL.13.10 gives a phasing schedule that only includes one phase for the first five years and then the second phase for build-out. This phasing schedule does not contain specifics for the type of non-residential development that will be allowed in the first phase or where the development will be allowed, which does not ensure the type of non-residential will be job creation types. Also, with only one phase before build-out, the phasing schedule does not ensure the connection between job creation land uses and residential land uses, and may allow more houses to be built without creating jobs close to them, which may lead to more urban sprawl.

The jobs-to-housing balance ratio, another control referenced by the Rule, is only established for the build-out of the development. If the development is not required to meet the jobs-to-housing ratio until build-out, then the development may not ensure the jobs-to-housing balance is met in the interim and the County could end up with a larger supply of houses and more of its citizens driving to work out of the County; again this would lead to more urban sprawl.

Minimum densities, another development control referenced by the Rule, are established for all land use sub-categories except Tier 3 of the residential neighborhood, which encompasses a large spread out area of the ENCPA; therefore, the minimum densities are not meaningful and predictable in Tier 3. Furthermore, the minimum densities for Tier 1 and 2 are five dwelling units and 2.5 dwelling units, respectfully; these densities are not transit supportive and do not lead to energy efficient development patterns.

The amendment fails to include meaningful and predictable guidelines and standards to ensure that the development controls listed in Rule 9J-5.006(5)(j), F.A.C., will be implemented. Therefore, the indicators of urban sprawl are not mitigated and the amendment fails to discourage urban sprawl. Also, the amendment is internally inconsistent with the FLUE Objective 1.06 (Discourage Urban Sprawl) and the implementing FLUE Policies 1.06.03 and 1.06.06, which state the County will avoid the proliferation of urban sprawl.

Furthermore, the comprehensive plan does not promote energy conservation, energy efficient land use patterns and greenhouse gas reduction strategies, pursuant to Section 163.3177(6)(a), F.S.

Therefore, the amendment is not consistent with the following requirements: Sections 163.3177(2), (6)(a); 187.201(9)(b) 1., 3., 7., and 10., and (11)(b)4. and 6., (15)(b)1., and 2.,

(17)(b)1. and 2., and (25)(b)7., F.S.; Rules 9J-5.005(2)(a), (5)(a) and (6); 9J-5.006(3)(b)8., and (5), F.A.C.

**B. Need:** The County has not demonstrated a need to redesignate additional acreage on the Future Land Use Map to accommodate projected growth during the planning period. The ENCPA would increase potential residential development by over 17,000 dwelling units and 11,000,000 square feet of non-residential. The County's needs analysis indicates there is a demand for 14,944 dwelling units based on the population projections for the planning timeframe of 2030. Based on the analysis provided, there is an available capacity of 44,027 dwelling units resulting in a land use needs multiplier of 2.95 times the amount needed to accommodate the projected increase in population in the planning period. With the ENCPA amendment, the multiplier would increase to 4.09. Thus, this FLUM amendment is inconsistent with Section 163.3177(6)(a), F.S. and Rule 9J-5.006(2)(c), F.A.C., which require that the future land use plan be based upon an analysis of the amount of land required to accommodate anticipated growth. While the County states that the number of dwelling units is needed to balance out the number of jobs proposed, the County's jobs-to-housing goal for the ENCPA (0.84) is set at the low end of preferable spectrum, according to the data and analysis proffered by the County, for the jobs-to-housing balances (0.8 to 1.2). Also, the placement of much of the residential acreage is not close to the employment center, which counters the point the County is trying to put forth about the jobs being close to housing.

Therefore the amendment is not consistent with the following provisions: Sections 163.3177(6)(a), and (8); 187.201(15)(b)6., and (25)(b)7., F.S.; Rules 9J-5.005(2)(a); 9J-5.006(2)(b) and (c), F.A.C.

**C. Lack of Percent Distribution of Mix of Uses in the ENCPA Sub-Categories:** The ENCPA is to be one of the mixed use land use categories allowed in the County. The Resort Development land use subcategory does not ensure a mix of uses since the minimum non-residential allowed is 0.00 F.A.R. Thus, the Resort Development subcategory (established in FLUE Policy FL.13.07F) does not contain a percent distribution of mix of land use or other guidelines to implement mixed use controls consistent with the requirement of Rule 9J-5.006(4)(c), F.A.C.

Therefore, the amendment is not consistent with the following requirements: Section 163.3177(6)(a); 187.201(15)(b)3., (25)(b)7., F.S.; Rules 9J-5.005(6); 9J-5.006(4)(c), F.A.C.

**D. Future Transportation Map Series, Transportation and Capital Improvements**

**Elements are not Coordinated with Florida of Department of Transportation's Plans:** The new interchange on Interstate 95 at the East Nassau Connector Project shown on Future Transportation Map Series Map FTMS-5 (Nassau County - Needs Network 2035), and Future Transportation Map Series Map FTMS-11 (Long Term Transportation Needs 2030), and listed in the tables in Transportation Element Policy T.02.05, and Capital Improvements Element Policy CI.08.02 has not been demonstrated to be coordinated with the plans and programs of the Florida Department of Transportation. The interchange project is not listed in the Florida Department of Transportation's Adopted Work Program or Strategic Intermodal System 2035 Cost Feasible Plan. The Department of Transportation has commented that the project has to be approved through an Interchange Justification Report, which has not been performed, and the interchange does not meet the current Access Management spacing requirements in Rule 14-97.003, F.A.C.



Thus, this amendment does not coordinate the County's future transportation planning with the Florida Department of Transportation's Adopted Work Program or Strategic Intermodal System 2035 Cost Feasible Plan.

Therefore, the amendment is not consistent with the following requirements: Sections 163.3177(6)(a) and (j), (9)(h); 187.201(15)(b)1., (19)(b)3., and (25)(b)7., F.S.; and Rules 9J-5.005(2)(a); 9J-5.016(2)(e); 9J-5.019(3)(g), and (4)(b)3., F.A.C.

## II. Recommended Remedial Actions.

*These inconsistencies may be remedied by the following recommendation:*

**Sections A and B:** Revise the amendment to be limited to those portions of the site between I-95 and US17 and to emphasize opportunities for industrial and office land uses with supportive residential. Revise the amendment to include a needs analysis that demonstrates how much housing will be needed when it is tied to the non-residential development to meet the County's target jobs to housing balance ratio. Then include specific policies that regulate how many dwelling units will be allowed to develop based on a number of jobs created through time based on the needs analysis. Revise the amendment and associated Objective FL.13 to ensure a limited mix of uses and an efficient land use pattern that does not promote urban sprawl. Furthermore, the comprehensive plan should include policies that set forth the County's overall jobs to housing goals and what actions will be taken to reach these goals. Also, revise the amendment to allow limited development on environmentally suitable portions of the site and supported by a demonstration of need.

**Section C:** Revise ENCPA Policy FL.13.07F to ensure a mix of uses for the Resort

Development subcategory pursuant to Rule 9J-5.006(4)(c), F.A.C., which requires mixed use land uses to contain a percentage distribution among the mix of uses.

**Section D:** Revise the amendment package to remove the new Interstate 95 interchange with the East Nassau Connector Road shown on Future Transportation Map Series Map FTMS-5 (Nassau County - Needs Network 2035), and Future Transportation Map Series Map FTMS-11 (Long Term Transportation Needs 2030), and listed in the table in Transportation Element Policy T.02.05 and Capital Improvements Element Policy CI.08.02. Also, revise the Transportation Element's data and analysis to remove any mention of the interchange in the Long Range (2030) Transportation Improvements.

### III. CONSISTENCY WITH THE STATE COMPREHENSIVE PLAN

**A. Inconsistent provisions.** The Amendment is inconsistent with the State Comprehensive Plan goals and policies set forth in Section 187.201, Florida Statutes, are included in the citations above.

**B. Recommended remedial action.** These inconsistencies may be remedied by revising the Amendment as described above in Section I.

### CONCLUSIONS

1. The Amendments identified above are not consistent with the State Comprehensive Plan;


2. The Amendments identified above are not consistent with Chapter 9J-5, F.A.C.;

3. The Amendments identified above are not consistent with the requirements of Chapter 163, Part II, F.S.;

4. The Amendments identified above are not "in compliance," as defined in Section 163.3184(1)(b) F.S.; and,

5. In order to bring the Amendment into compliance, the City may complete the recommended remedial actions described above or adopt other remedial actions that eliminate the inconsistencies.

Executed this 7<sup>th</sup> day of December 2010, at Tallahassee, Florida.

  
\_\_\_\_\_  
Charles Gauthier, AICP  
Director, Division of Community Planning  
Department of Community Affairs  
2555 Shumard Oak Boulevard  
Tallahassee, Florida 32399

## **EXHIBIT B**

**Note:** HIGHLIGHTED TEXT indicates changes made from the adopted plan of 10/18/2010 based upon the stipulated settlement agreement with the Florida Dept. of Community Affairs (DCA) \_\_\_/\_\_\_/2011

### **Future Land Use Element**

Policy FL.01.02:

#### **H) Multi-Use (MU)**

The primary purpose and intent of the Multi-Use designation is to accommodate, in a more innovative fashion, development or redevelopment of areas in a larger size and scale.

The guiding principles of this designation are to:

- Plan for communities, not a single use suburban development;
- Create community identity, a sense of place and definition through urban form;
- Promote innovative design standards through development orders and implementation of county development regulations;
- Facilitate mixed-use development with horizontal and vertical land use integration;
- Reduce the need for automobile travel by promoting multimodal transportation options;
- Promote energy efficiency and reductions in vehicle miles traveled (VMT);
- Create walkable neighborhoods connected by multi-use paths, recreational trails and streets:
- Provide opportunities for workforce housing;
- Provide economic development opportunities; and
- Protect and strengthen existing environmental systems and habitats

1. An area designated Multi-Use on the adopted Future Land Use Map (FLUM) shall meet the following criteria:

- a) An area designated Multi-Use on the FLUM shall include a contiguous geographically defined area consisting of a minimum of 250 gross acres. For purposes of these criteria, areas divided only by a public right-of-way shall be considered contiguous. Smaller isolated tracts of land that are under common ownership with the primary Multi-Use area and which are located within a ½ mile of the primary Multi-Use area may also be included.
- b) An area designated Multi-Use on the FLUM shall consist of a mixture of at least three (3) different land uses, with no single land use exceeding seventy (70) percent. One (1) of the three (3) required land uses shall be residential and provide for a minimum of seven-hundred fifty (750) dwelling units.
- c) Future Land Use Element (FLUE) policies identifying a development program, underlying land use sub-categories, the desired urban form and general development guidelines for a Multi-Use area shall be adopted in conjunction with an amendment for the Multi-Use FLUM designation. As part of the specific Multi-Use policies, the development program distribution and the location of underlying land use sub-categories shall be generally depicted on a Master Land Use Plan.
- d) The underlying land use sub-categories of a Multi-Use area, as generally depicted on the Master Land Use Plan, may consist of existing FLUM designations or new designations established to address the unique character of the Multi-Use area.
- e) Any land area that is amended to Multi-Use after July 1, 2010, shall be subsequently shown as such on the adopted FLUM and recognized by the County as a "Community Planning Area". The FLUM shall delineate the defined geographical boundary and name for each adopted Community Planning Area.

## EXHIBIT B

Note: HIGHLIGHTED TEXT indicates changes made from the adopted plan of 10/18/2010 based upon the stipulated settlement agreement with the Florida Dept. of Community Affairs (DCA) \_\_\_/\_\_\_/2011

### Future Land Use Element

- ~~f)~~ In conjunction with, or subsequent to the adoption of a Comprehensive Plan amendment to Multi-Use, development in areas that are or may be designated Multi-Use on the adopted FLUM shall be reviewed and approved as either a Development of Regional Impact (DRI) under Chapter 380.06, F.S.; or Florida Quality Development (FQD) under Chapter 380, F.S.
- gf) Development within an area designated Multi-Use on the FLUM is to be designed so as to minimize the impact on natural resources and systems. Prior to the adoption of any FLUM amendment to Multi-Use, appropriate environmental studies must be completed as part of the application process in order to guide development away from the environmentally sensitive areas identified on the site. Such studies should utilize professionally recognized methodologies and should be based upon best available information, including the Florida Natural Areas Inventory (FNAI), the National Wetlands Inventory (NWI), SJRWMD Land Use Cover maps (FLUCCS) and the Uniform Mitigation Assessment Methodology (UMAM) adopted by DEP.
- hg) An area designated Multi-Use on the adopted FLUM may be authorized to use a proportionate share contribution in accordance with the provisions of Florida Statutes Chapter 163.3180(12) and pursuant to development order approval by the Board of County Commissioners.
- ij) In conjunction with, or subsequent to, the adoption of a Comprehensive Plan amendment for the Multi-Use FLUM designation, all properties involving development applications shall be rezoned as one or more districts, consistent with the uses, densities and intensities of the underlying land use sub-category.

2. The following are approved Multi-Use designations:

- a) The **Three Rivers Development of Regional Impact (DRI)**, which carries the Multi-Use Designation on the Future Land Use Map (Ordinance 2006-81), shall allow the following land uses: Residential (to include Low, Medium and High Density) up to 3,200 dwelling units, retail uses up to 500,000 square feet of aggregate gross floor area; Office uses up to 50,000 square feet of aggregate gross floor area; Industrial uses up to 2500,000 square feet of aggregate gross floor area; Dry Storage of watercraft of up to 300; Recreation uses, Public Building and Grounds, and Conservation, consistent with the Multi-Use Designation. The development rights may be utilized only within the boundaries of the Three Rivers DRI. Within limits, the Developer may exchange land uses by utilizing the Land Use Conversion Tables contained in the Three Rivers Development Order.
- b) The **PLM West Development of Regional Impact (DRI)**, which carries the Multi-Use Designation on the Future Land Use Map (Ordinance 2006-79), shall allow the following land uses: Residential (to include Medium and High Density (up to a maximum of six hundred seventy (670) dwelling units), Recreation and Conservation
- c) The **East Nassau Community Planning Area (ENCPA)**, which carries the Multi-Use Community Planning Area designation on the Future Land Use Map (Ordinance 2010-11), shall allow the following land uses: Residential (to include Low, Medium and High Density) up to 24,000 dwelling units, Non-Residential uses up to 11,000,000 square feet of aggregate gross floor area, consistent with

## **EXHIBIT B**

**Note:** HIGHLIGHTED TEXT indicates changes made from the adopted plan of 10/18/2010 based upon the stipulated settlement agreement with the Florida Dept. of Community Affairs (DCA) \_\_\_/\_\_\_/2011

### **Future Land Use Element**

the Multi-Use Community Planning Area designation. The development rights may be utilized only within the boundaries of the East Nassau Community Planning Area (ENCPA) and all development must abide by the development standards specified under Objective FL.13 and its associated policies in the Future Land Use Element of this Plan.

## EXHIBIT B

Note: HIGHLIGHTED TEXT indicates changes made from the adopted plan of 10/18/2010 based upon the stipulated settlement agreement with the Florida Dept. of Community Affairs (DCA) \_\_\_/\_\_\_/2011

### Future Land Use Element

#### OBJECTIVE FL.13

##### *East Nassau Community Planning Area*

Consistent with the Multi-Use Community Planning Area land use provisions of Future Land Use Element Policy FL.01.02, the East Nassau Community Planning Area (ENCPA) is hereby created and adopted. The principles and standards of the following policies will be implemented during future development orders within the ENCPA and are enforceable as provided for in Chapter 163, F.S. The ENCPA shall recognize the inherent, integral relationship between transportation, land use and urban design and the degree that these elements affect one another and shall provide high value regional employment and economic development opportunities through the promotion of compatible and financially sustainable land use patterns. To facilitate the use of multiple modes of transportation, leading to a reduction in automobile use and vehicle miles traveled, development shall be in the form of complete communities that discourage urban sprawl; strengthen long range transportation planning efforts through creation of parallel transportation corridors, walkable and transit-supporting environments; preserve environmental resources; and create a greater diversity of housing types and prices.

#### Policy FL.13.01

##### *Development Principles*

Nassau County shall promote a sustainable and efficient land use pattern within the ENCPA by requiring development within the ENCPA to incorporate the following development principles:

- A) Protect certain unique physical and visual characteristics of the ENCPA which include bluff topography, the St. Mary's River, Lofton Creek and significant historic or archaeological resources; and
- B) Create a connected network of community amenities consisting of public parks, multi-use pathways, schools and playfields; and
- C) Provide a variety of housing types with the higher residential densities near village centers; and
- D) Design communities that support alternative modes of transportation with an emphasis on bicycle and pedestrian mobility and the opportunity for rail or bus rapid transit component located along the existing railroad corridor and U.S. 17 corridor; and
- E) Dedicated rights-of-way designed to accommodate necessary utility infrastructure, dedicated bike lanes and a variety of transit opportunities; and
- F) Enable regional employment and activity centers that encourage targeted economic development and job-supporting uses that maximize the benefits of existing or reserved highways, rail and transit-accommodating corridors; and
- G) Conserve energy, conserve water resources and reduce greenhouse gas emissions through innovative, energy-efficient building construction and development practices; and
- H) Establish a Conservation and Habitat Network of uplands, wetlands, blackwater creeks and wildlife corridors that define, connect and protect significant natural habitats; and

## EXHIBIT B

**Note:** HIGHLIGHTED TEXT indicates changes made from the adopted plan of 10/18/2010 based upon the stipulated settlement agreement with the Florida Dept. of Community Affairs (DCA) \_\_\_/\_\_\_/2011

### **Future Land Use Element**

- I) Accommodate a new interchange at Interstate 95 to serve the ENCPA and facilitate implementation of the Long Range Transportation Plan.

#### **Policy FL.13.02**

##### ***Definitions and Interpretations***

For the purpose of Objective FL.13 and its supporting Policies, the following terms, phrases, words and their derivations shall have the meaning contained herein, except where the context clearly requires otherwise. Terms not otherwise defined herein shall be first interpreted by reference to the Nassau County Land Development Code, if specifically defined therein; and secondly by reference to generally accepted planning, engineering, or other professional terminology if technical, and otherwise according to common usage, unless the context clearly indicates otherwise. In each case, the range of allowable uses shall be broadly interpreted so as to allow those types of uses compatible with listed uses in these ENCPA policies and consistent with the overall intent of the applicable land use sub-category.

- A) Block: A unit of land bounded by streets or a combination of streets and public land, railroad rights-of-way, waterways, or other barrier to the continuity of development.
- B) Block, Civic: A block where civic space or uses exceed 75% of the total block land area.
- C) Block, Mixed-Use: A block with a minimum of two (2) land uses, with one (1) of the land uses being residential. For any mixed use block containing only 2 land uses, neither land uses shall represent less than 25% of the total block floor area. For any mixed use block containing three (3) or more land uses, none of the land uses shall contain less than 15% of the total block floor area.
- D) Block, Office: A block where office uses exceed 75% of the total block floor area.
- E) Block, Residential: A block where residential uses exceed 75% of the total block floor area.
- F) Block, Retail: A block where retail, eating/drinking and service uses exceed 75% of the total block floor area.
- G) Common Area: Any portion of a development designed and intended to be used in common by the owners, residents or tenants of the development. These areas may contain such complementary structures and improvements as are necessary and appropriate for the benefit and enjoyment of the owners, residents or tenants.
- H) Common Open Space: All open space, or portions thereof, including landscaping, screening, and buffering, which is part of a common area.
- I) Density (Residential): The number of residential dwelling units per unit of land.
- J) Density, Average Net (Residential): The residential density, based on the area of a development site, less waterbodies, wetlands, designated public lands, conservation uplands, public open space and stormwater management areas.



## EXHIBIT B

**Note:** HIGHLIGHTED TEXT indicates changes made from the adopted plan of 10/18/2010 based upon the stipulated settlement agreement with the Florida Dept. of Community Affairs (DCA) \_\_\_/\_\_\_/2011

### Future Land Use Element

- K) **Development Site:** The property under consideration for a development, which may contain one or more potential building sites. Where the development site may contain more than one building site, any applicable development site setback requirements may be established from the development site perimeter.
- L) **Intensity (of Use):** The bulk or mass of a use upon a building site or development site, as expressed by either residential density or non-residential floor area ratio (F.A.R.), which is the gross floor area of all buildings or structures on a development site divided by its developable area.
- M) **Minimum/Maximum Intensity Criteria:** In land use sub-categories where mixed use development is permitted or required, a development site shall meet the following minimum and/or maximum intensity criteria.
1. Minimum intensity criteria:
    - a) Residential development shall meet the minimum residential average net density required within the land use sub-category; or
    - b) Non-residential development shall meet the minimum F.A.R. required within the land use sub-category; or
    - c) Where both residential and non-residential development is proposed or required, the percentage sum of both the minimum residential average net density and the minimum F.A.R., when calculated separately, equals or exceeds 100%.
  2. Maximum intensity criterion:
    - a) Where both residential and non-residential development is proposed or required, the maximum residential average net density and maximum F.A.R. standards shall be considered and applied separately.
- N) **Preliminary Development Plan (PDP):** The procedures, review criteria and application requirements provided for in the Nassau County Land Development Code. To ensure that development in the ENCPA achieves the principles of Policy FL.13.01, the PDP shall include a minimum of one-hundred (100) gross acres.

### Policy FL.13.03

#### *Green Development Practices*

Development within the ENCPA shall promote sustainable community and building design techniques and energy conservation strategies consistent with recognized green building standards. These techniques and strategies shall be established during the Nassau County development review process and shall include the following:

- A) Protecting and enhancing natural systems, as provided for in Policy FL.13.07 (A);
- B) Considering surface waters, conservation lands and environmental open space as a visual amenity;

## EXHIBIT B

**Note:** HIGHLIGHTED TEXT indicates changes made from the adopted plan of 10/18/2010 based upon the stipulated settlement agreement with the Florida Dept. of Community Affairs (DCA) \_\_\_/\_\_\_/2011

### **Future Land Use Element**

- C) Encouraging alternative modes of transportation that reduce the average vehicle miles traveled and greenhouse gas emissions;
- D) Developing incentives for water conservation;
- E) Incorporating Florida water-wise vegetation and natural (native) planting area into site landscaping to limit and reduce the use of potable water;
- F) Providing education to promote green living practices; and
- G) Promoting energy conservation by encouraging green building practices.

#### **Policy FL.13.04**

##### ***Recreational Trails and Multi-Use Pathways***

As a means of promoting walkability and connectivity, recreational trails and multi-use pathways shall be required as an integral component of development in the ENCPA. Such trails and pathways may be developed in lieu of a sidewalk when located alongside an arterial, collector or local roadway. In addition, minimum design and safety standards for all recreational trails and multi-use paths shall be established during the Nassau County development review process.

#### **Policy FL.13.05**

##### ***Multi-Modal Transportation District Design***

In accordance with the requirements of Chapter 163.3184 F.S. and subject to approval by the Florida Department of Community Affairs (DCA) and the Florida Department of Transportation (FDOT), Nassau County may designate the ENCPA Regional Center as a Multi-Modal Transportation District (MMTD). In anticipation of a future designation, development within the ENCPA Regional Center shall incorporate the following:

- A) A complementary mix and range of land uses, including educational, recreational, and cultural uses;
- B) Interconnected networks of streets designed to encourage walking and bicycling, with traffic-calming where desirable;
- C) Appropriate densities and intensities of use within walking distance of transit stops;
- D) Daily activities within walking distance of residences, allowing independence to persons who do not drive; and
- E) Public uses, streets, and squares that are safe, comfortable, and attractive for the pedestrian, with adjoining buildings open to the street and with parking not interfering with pedestrian, transit, automobile, and truck travel modes.

## **EXHIBIT B**

**Note:** HIGHLIGHTED TEXT indicates changes made from the adopted plan of 10/18/2010 based upon the stipulated settlement agreement with the Florida Dept. of Community Affairs (DCA) \_\_\_/\_\_\_/2011

### **Future Land Use Element**

#### **Policy FL.13.06**

##### ***U.S. 17 Transit Oriented Development (TOD)***

Transit Oriented Development (TOD) areas are designated on the Master Land Use Plan along the existing U.S. 17 and adjacent rail corridor. The Transit Oriented Developments (TOD) will be designed to support a multimodal transportation center. The TODs shall consist of residential, commercial, office, and employment generating land uses that benefit from the adjacent rail and highway corridor and will be designed to encourage walking, biking and transit ridership. The TODs shall be characterized by the following:

- A) Compact building and site design;
- B) A walking and biking environment;
- C) A mix of transit-supportive uses;
- D) Attention to pedestrian access;
- E) Highest concentration of population and employment will be located closest to transit stations;
- F) Transit-supportive parking;
- G) Development within an area designated as TOD shall contain the following percentage of block types.
  - 1. Mixed Use Blocks - 15% to 80%
  - 2. Retail Blocks - 0% to 50%
  - 3. Office Blocks - 0% to 60%
  - 4. Residential Blocks - 15% to 60%
  - 5. Civic Blocks - 5% to 30%; and
- H) On-site parking for commercial and office land uses shall be located behind or beside buildings fronting on primary streets (excluding internal access lanes).

#### **Policy FL.13.07**

##### ***Land Use Sub-Categories***

The following land use sub-category descriptions and general development guidelines and standards shall be used by Nassau County in conjunction with the adopted ENCPA Master Land Use Plan (FLUMS-6) to implement the criteria of Objective FL.13:

##### **Conservation and Habitat Network (CHN)**

##### **Regional Center (RC)**

## EXHIBIT B

**Note:** HIGHLIGHTED TEXT indicates changes made from the adopted plan of 10/18/2010 based upon the stipulated settlement agreement with the Florida Dept. of Community Affairs (DCA) \_\_\_/\_\_\_/2011

### Future Land Use Element

Employment Center (EC)

Village Center (VC)

Residential Neighborhood (RN) [and Neighborhood Center (NC)]

Resort Development (RD)

- A) **Conservation and Habitat Network (CHN):** The Conservation and Habitat Network as depicted on Map FLUMS-6 (Master Land Use Plan) is designed to provide viable environmental communities that are sustained during and after development of the ENCPA. The CHN consists of natural waterbodies, wetlands, buffers and other uplands which will not be converted to development uses, but will allow for a variety of passive and nature-oriented recreational uses including, but not limited to, canoeing/kayaking, equestrian activities, walking/hiking and bicycle trails as well as timber management. The CHN contains the connected wetland strands encompassing over 80% of the ENCPA wetlands; and over 80% of the mapped 100 year floodplain. The CHN, as placed under a conservation easement, may be used as mitigation areas for state, Federal and local wetland permitting; and as protected habitats to fulfill state and Federal protected species permitting requirements.

#### 1. CHN General Guidelines and Standards

The Conservation and Habitat Network shall be subject to the following general guidelines and standards:

- a) Prior to development of portions of the ENCPA that abut boundaries of the CHN which preserve wildlife habitat, a management plan shall be developed that promotes maintenance of native species diversity in such areas and which may include provision for controlled burns.
- b) New roadway crossings of wildlife corridors within the CHN for development activity shall be permitted in conjunction with the design of the internal road network, but shall be minimized to the greatest extent practical.
- c) Road crossings within the CHN will be sized appropriately and incorporate fencing or other design features as may be necessary to direct species to the crossing and enhance effectiveness of such crossings.
- d) Prior to commencement of development within the ENCPA, an environmental education program shall be developed for the CHN and implemented in conjunction with a property owners association, environmental group or other community association or governmental agency so as to encourage protection of the wildlife and natural habitats incorporated within the CHN.
- e) The boundaries of the CHN are identified on Map FLUMS-6. The boundaries of the CHN shall be formally established as conservation tracts or placed under conservation easements when an abutting development parcel to portions of the CHN undergoes development permitting in accordance with the requirements of the St. John's River Water Management District (SJRWMD) and pursuant to the following criteria:

## EXHIBIT B

**Note:** HIGHLIGHTED TEXT indicates changes made from the adopted plan of 10/18/2010 based upon the stipulated settlement agreement with the Florida Dept. of Community Affairs (DCA) \_\_\_/\_\_\_/2011

### Future Land Use Element

- i. As to wetland edges forming the CHN boundary, the final boundary shall be consistent with the limits of the jurisdictional wetlands and associated buffers as established in the applicable SJRWMD permit;
  - ii. As to upland edges forming the CHN boundary, the final boundary shall be established generally consistent with Map FLUMS-6, recognizing that minor adjustments may be warranted based on more or refined data and any boundary adjustments in the upland area shall (i) continue to provide for an appropriate width given the functions of the CHN in that particular location (i.e., wetlands species or habitat protection), the specific site conditions along such boundary and the wildlife uses to be protected and (ii) ensure that the integrity of the CHN as a wildlife corridor and wetland and species habitat protection area is not materially and adversely affected by alteration of such boundary; and
  - iii. Boundary modifications meeting all of the criteria described in this Policy subsection shall be incorporated into the Conservation and Habitat Network and the ENCPA Master Land Use Plan upon issuance of the applicable SJRWMD permits and shall be effective without the requirement for an amendment to the Nassau County Future Land Use Map, ENCPA Future Land Use Element Policies or any other Nassau County Comprehensive Plan Elements defined in Chapter 163, F.S.
- f) Silvicultural and agricultural activities allowed in the Agricultural classification of the Future Land Use Element of the Nassau County Comprehensive Plan, excluding residential land uses, shall continue to be allowed within the CHN. When the final boundaries of any portion of the CHN are established as described above, a silvicultural management plan will be developed in accordance with best management practices to protect the overall conservation objective of such portion of the CHN.
- B) **Regional Center (RC):** The Regional Center land use sub-category shall be used to reflect compatible locations for a mixture of high density residential, highway commercial/interchange-related uses, regional-scale retail, commercial, hotel, office, business/research parks and light industrial development. The Regional Center shall provide residential and employment opportunities designed to be supported by the adjacent highway and rail corridors, while encouraging multi-modal transportation options and Transit Oriented Development ("TOD") as located on the Master Land Use Plan.
- Range of Allowable Uses: Residential, retail (including highway-oriented, regional malls), vehicle sales, restaurants, big box retailers, and hotels/motels), office, research parks, personal services, business service and light industrial, parks/plazas and other civic uses, public facilities, transit stations and other land uses that are similar and compatible.
- Average Net Density: Minimum - 4.0 du/ac.; 7.0 du/ac. in the TODs Maximum - 30 du/ac.
- Intensity\*: Minimum - 0.25 F.A.R.; 0.50 F.A.R. in the TODs Maximum - 3.00 F.A.R.

## EXHIBIT B

**Note:** HIGHLIGHTED TEXT indicates changes made from the adopted plan of 10/18/2010 based upon the stipulated settlement agreement with the Florida Dept. of Community Affairs (DCA) \_\_\_/\_\_\_/2011

### Future Land Use Element

*\* Where residential and non-residential uses are included within the same structure, floor area ratio will exclude those portions devoted to residential dwelling units.*

#### 1. Regional Center General Development Guidelines

Development within the Regional Center land use sub-category shall be zoned to one or more zoning districts consistent with the uses, densities, intensities described above, which zoning shall include County approval of a Preliminary Development Plan (PDP) and shall be consistent with the following general development guidelines:

- a) The Regional Center shall be designed to incorporate the key elements of a Multi-Modal Transportation District, pursuant to Policy FL.13.05.
- b) Residential development shall be permitted as detached single family units, attached townhomes, multi-family units; and live-work units; residential units may be located above ground floor commercial and professional office. Residential development within the Regional Center is not subject to density bonuses found elsewhere in the Comprehensive Plan.
- c) Subject to a binding agreement, shared parking areas shall be permitted for all Regional Center uses, including any public and civic land uses. The County's land development regulations may provide reduced minimum parking ratios for development located with a 15-minute walk of a rail transit stop or within a 5-minute walk of a feeder transit line.
- d) Development shall be designed to incorporate landscaping and pedestrian amenities such as benches and bicycle parking along neighborhood sidewalks and multi-use paths.
- e) Development shall be designed to incorporate high quality plazas and parks that serve residents, employees and visitors of the Regional Center.
- f) Development shall be designed to accommodate feeder bus/transit stops.

- C) **Employment Center (EC):** The Employment Center land use sub-category is intended to provide residential, office, research park, technology, office and service uses, manufacturing, warehousing distribution, commercial and civic uses that serve greater Nassau County and the region. Employment Centers shall be located adjacent to or near other intense land uses and potential transit corridors, including Interstate 95, U.S. Highway 17, S.R. 200/ A-1-A and existing rail lines.

Range of Allowable Uses: Multi-family residential dwellings (whether free standing or part of a mixed use structure), office, personal services, research park, high technology, high value business industry and service uses, manufacturing, warehousing distribution, commercial, hotel and civic uses, public facilities, transit stations and other land uses that are similar and compatible.

Average Net Density: Minimum - 5.00 du/ac. Maximum - 20.00 du/ac.

Intensity\*: Minimum - 0.00 F.A.R. Maximum - 1.00 F.A.R.

## EXHIBIT B

**Note:** HIGHLIGHTED TEXT indicates changes made from the adopted plan of 10/18/2010 based upon the stipulated settlement agreement with the Florida Dept. of Community Affairs (DCA) \_\_\_/\_\_\_/2011

### **Future Land Use Element**

*\* Where residential and non-residential uses are included within the same structure, floor area ratio will exclude those portions devoted to residential dwelling units.*

#### 1. Employment Center General Development Guidelines

Development within the Employment Center land use sub-category shall be zoned to one or more zoning districts consistent with the uses, densities and intensities described above. Such zoning shall be subject to County approval of a Preliminary Development Plan (PDP) and shall be consistent with the following general development guidelines:

a) Development in the Employment Center land use sub-category shall be subject to the following land use mix percentage requirements:

- i. Office, research park and business service - 15% to 90%;
- ii. Industrial (manufacturing and warehousing distribution) - 0% to 60%;
- iii. Support retail, hotel and services - 0% to 10%;
- iv. Civic, public facilities and transit stations - 10% minimum; and
- v. Residential - 0% to 10%

b) Shared parking areas and garages shall be permitted for all Employment Center uses, including any civic and public facilities.

c) Development shall be designed to incorporate landscaping and pedestrian amenities such as benches and bicycle parking along sidewalks and multi-use paths and streets.

d) Development shall be designed to accommodate feeder bus, bus rapid transit and other transit stops.

D) **Village Center (VC):** The purpose of the Village Center land use sub-category is to recognize areas within the ENCPA which shall include a mixture of higher density residential development and larger-scale commercial, office or civic (including schools) land uses are appropriate. Village Centers are intended to support the needs of more than one neighborhood.

Range of Allowable Uses: Single family, two-family, ancillary (accessory) dwelling units; multi-family residential either free standing or in mixed use structures, retail sales, personal services, business and professional offices, recreational and commercial-working waterfront uses, parks/plazas, recreation and open spaces, government, other public uses and other land uses that are similar and compatible.

Average Net Density: Minimum - 7.0 du/ac. Maximum - 20.0 du/ac.

Intensity\*: Minimum - 0.20 F.A.R. Maximum - 1.00 F.A.R.

*\* Where residential and non-residential uses are included within the same structure, floor area ratio will exclude those portions devoted to residential dwelling units.*

#### 1. Village Center General Development Guidelines

Development within the Village Center land use sub-category shall be zoned to one or more zoning districts consistent with the uses, densities, intensities described above.

## EXHIBIT B

**Note:** HIGHLIGHTED TEXT indicates changes made from the adopted plan of 10/18/2010 based upon the stipulated settlement agreement with the Florida Dept. of Community Affairs (DCA) \_\_\_/\_\_\_/2011

### Future Land Use Element

Such zoning shall be subject to County approval of a Preliminary Development Plan (PDP) and shall be consistent with the following general development guidelines:

- a) Residential development shall be permitted as single family, multi-family or attached live-work units and shall be permitted above ground floor commercial and professional office.
- b) On-site parking for commercial and office land uses shall be located behind or beside buildings fronting on primary streets.
- c) Shared parking areas shall be encouraged for all Village Center uses, including any public and civic land uses.
- d) Sites shall be designed to incorporate landscaping and pedestrian amenities such as benches and bicycle parking along neighborhood sidewalks and multi-use paths.
- e) Sites shall be designed to incorporate plazas and parks that serve the Village Center and surrounding neighborhoods.
- f) Sites shall be designed to accommodate existing or future feeder bus/transit stops.

- E) **Residential Neighborhood (RN):** The Residential Neighborhood ("RN") land use sub-category is intended to create a variety of residential densities, housing types and neighborhoods that are organized around a community Village Center. Development shall be designed using compact land use patterns that are conducive to walking or bicycling.

All neighborhoods shall be served by a connected transportation network suitable for pedestrians, bicycles and motorized vehicles. Streets are to be constructed for slower vehicular travel speed and designed to accommodate transit through reservation of bus bays, etc. Neighborhoods should also be designed to provide public parks and accessible open space, including multi-use paths and trails.

The RN land use sub-category shall be based on a three-tiered residential density approach around designated Village Centers. Tier 1 shall be adjacent to, and generally within, a ¼ mile of designated Village Centers and shall include the highest minimum average net densities of the three (3) tiers. Tier 2 shall be generally located within one (1) mile of designated Village Centers and include slightly lower minimum average net densities. Tier 3 shall be generally located beyond one (1) mile from Village Centers and provide opportunities for the lowest minimum average net densities and large rural lots, while allowing for a clustered residential development pattern. The allowable uses and average net densities for each tier are described below.



## EXHIBIT B

**Note:** HIGHLIGHTED TEXT indicates changes made from the adopted plan of 10/18/2010 based upon the stipulated settlement agreement with the Florida Dept. of Community Affairs (DCA) \_\_\_/\_\_\_/2011

### Future Land Use Element

Average Net Density Proximate to Village Centers:

Development Tier	Minimum Average Net Density	Maximum Average Net Density
Tier 1 - Adjacent to and generally within ¼ mile from Village Centers	5.0 du/ac.	N/A
Tier 2 - Generally between ¼ and one (1) mile from Village Centers	2.5 du/ac.	N/A
Tier 3 - Generally beyond one (1) mile from Village Centers	N/A	0.50 du/ac.*

*\*Where residential development is not clustered as described in Policy FL. 13.07(E)(2)(b), Tier 3 shall be limited to a maximum residential density of one (1) dwelling unit per 10 gross developable acres.*

Range of Allowable Uses: Single family detached, two-family, townhomes and multi-family residential; ancillary (accessory) dwelling units; clustered residential lots (in Tier 3); parks; schools and day care centers; other public/civic facilities; and neighborhood scale commercial and office (in Neighborhood Centers), and other land uses that are similar and compatible.

#### 1. Residential Neighborhood General Development Guidelines - Tiers 1 and 2 Only

Development in Tiers 1 and 2 of the Residential Neighborhood land use sub- category shall be zoned to one or more zoning districts consistent with the uses, densities, intensities described above. Such zoning shall be subject to County approval of a Preliminary Development Plan (PDP) and shall be consistent with the following general development guidelines:

- a) Private neighborhood parks, plazas and civic areas shall provide an identity for individual neighborhoods.
- b) Community or regional parks and community facilities shall be located near or adjacent to planned and existing public school facilities. Joint-use recreational facilities with a public school facility shall be encouraged.
- c) Private neighborhood parks are improved areas and shall provide recreational space and may include such amenities as informal play fields, play equipment, seating areas and other such improvements.
- d) Private neighborhood parks shall be generally a minimum of ¼ acre in size and publicly accessible.
- e) Public schools shall be located in accordance with Objective 10.3 of the Public Schools Facilities Element.
- f) Stormwater management areas shall be designed as a visual amenity and may count towards the minimum park and common open space requirements when publicly accessible.

## **EXHIBIT B**

**Note:** HIGHLIGHTED TEXT indicates changes made from the adopted plan of 10/18/2010 based upon the stipulated settlement agreement with the Florida Dept. of Community Affairs (DCA) \_\_\_/\_\_\_/2011

### **Future Land Use Element**

- g) Transit stops, where public transit is available, should be incorporated as a focal point and designed as a civic feature in a visible and secure setting of the neighborhood.

#### **2. Residential Neighborhood General Development Guidelines - Tier 3 Only**

Within Tier 3, the County shall establish measures to achieve the desired rural land use pattern. Development in Tier 3 shall be zoned in one or more districts consistent with the uses, densities, intensities described above. Such zoning shall be subject to County approval of a Preliminary Development Plan (PDP) and shall be consistent with the following general development guidelines:

- a) Development shall not exceed an average maximum density of one (1) dwelling unit per ten (10) gross acres. However, where development is clustered to preserve open space, the County shall permit densities up to an average maximum net density of one (1) dwelling unit per two (2) acres.
- b) Clustered development areas shall contain a minimum of eight (8) lots and a maximum of thirty (30) lots, with a maximum front lot width of 150 feet.

#### **3. Neighborhood Center (NC) General Development Guidelines**

The Residential Neighborhood land use sub-category may contain centrally located "Neighborhood Centers" that serve as a focal point of a neighborhood and provide limited neighborhood-serving land uses designed to support the daily needs of residents in accordance with the following criteria.

**Range of Allowable Uses:** General retail, personal services, offices, attached residential and civic uses including religious institutions, day care facilities, parks/plazas, other neighborhood- serving uses, and other land uses that are similar and compatible.

**Average Net Density:** Consistent with the Residential Neighborhood land use sub-category criteria above

**Intensity:** Maximum - 0.20 F.A.R.

Development within Neighborhood Centers shall be zoned to one or more zoning districts consistent with the uses, densities, intensities described above. Such zoning shall be subject to County approval of a Preliminary Development Plan (PDP) and shall be consistent with the following general development guidelines:

- a) The gross land area for Neighborhood Centers shall include a maximum of twelve (12) acres and shall include a park square or green of at least one (1) acre in area.
- b) Residential development shall be permitted as attached live-work units or located above ground floor commercial and professional office.
- c) Shared parking areas shall be permitted for all neighborhood center uses, including any public and civic land uses.

## EXHIBIT B

**Note:** HIGHLIGHTED TEXT indicates changes made from the adopted plan of 10/18/2010 based upon the stipulated settlement agreement with the Florida Dept. of Community Affairs (DCA) \_\_\_/\_\_\_/2011

### **Future Land Use Element**

- F) **Resort Development (RD):** The Resort Development land use sub-category is intended for a mixture of seasonal and year-round housing types in a neighborhood- like setting. Non-residential uses such as hotels, restaurants and resort-serving commercial, retail and service uses shall be permitted in the Resort Development land use sub-category.

Range of Allowable Uses: Seasonal and year-round single family detached, two-family, townhomes, apartments, condominiums, timeshares, and ancillary (accessory) dwelling units; parks; golf courses; resort commercial, personal services and office uses; recreational and commercial-working waterfront uses; hotels; educational facilities and day care; other civic facilities essential to neighborhood residents; and other land uses that are similar and compatible.

Average Net Density: Minimum - 4.0 du/ac. Maximum - 20.0 du/ac.

Intensity\*: Minimum - 0.00 Maximum - 2.00 F.A.R.

*\* Where residential and non-residential uses are included within the same structure, floor area ratio will exclude those portions devoted to residential dwelling units.*

#### 1. Resort Development General Development Guidelines

Development in the Resort Development land use sub-category shall be zoned to one or more zoning districts consistent with the uses, densities, intensities described above. Such zoning shall be subject to County approval of a Preliminary Development Plan (PDP) and shall be consistent with the following general development guidelines:

a) Neighborhood parks may provide recreational space and include such amenities as play fields, play equipment, seating areas and other such improvements. Open space may provide alternatives to parks when it provides areas for uses such as hiking, biking or picnicking.

b) Parks shall be a minimum of ¼ acre in size. Parks shall be privately owned and maintained, unless accepted for public dedication.

### Policy FL.13.08

#### ***General Development Standards***

When applicable, the following General Development Standards shall be addressed for development within each land use sub-category, with more specific development standards established during the Preliminary Development Plan (PDP) review process.

- A) Block size and connectivity standards;
- B) Minimum and maximum lot area and size;
- C) Maximum lot depth and width;
- D) Principle building setbacks (buildings close to and oriented to the street);

## EXHIBIT B

**Note:** HIGHLIGHTED TEXT indicates changes made from the adopted plan of 10/18/2010 based upon the stipulated settlement agreement with the Florida Dept. of Community Affairs (DCA) \_\_\_/\_\_\_/2011

### **Future Land Use Element**

- E) Other building setbacks (including balconies, canopies, accessory structures, porches, stoops, driveways, other encroachment limitations, etc.);
- F) Building heights measured by the number of stories;
- G) Accessory dwelling unit standards;
- H) Street-front building transparency standards (window and doors);
- I) Other building façade and street orientation standards;
- J) Parking location, delivery and loading standards;
- K) Multi-use pathways, sidewalks and roadway standards (conflicts between pedestrian and vehicular movements decided in favor of the pedestrian);
- L) Street cross sections;
- M) Alley requirements for residential lots less than sixty-feet (60') in width;
- N) Common open space and storm water retention location and general design;
- O) Landscaping standards;
- P) Pedestrian amenities such as benches and bicycle parking along neighborhood sidewalks and multi-use paths;
- Q) Buffering and screening standards;
- R) Sign standards;
- S) Public, civic and park space standards; and
- T) Public area lighting standards.

#### **Policy FL.13.09**

##### ***St. Marys River Greenway***

The St Mary's River Greenway ("Greenway") shall consist of areas with uniquely high topography adjacent to the St Mary's River or Bells River in locations as depicted on the adopted ENCPA Master Land Use Plan (Map FLUMS-6). The Greenway shall be developed in a manner to protect the view shed to and from the river bluffs and preserve portions of the unique visual and physical characteristics of the riverfront and its bluffs. The following development guidelines shall be enforced to ensure consistency with this Policy:

- A) The Greenway shall have an average minimum width of one-hundred feet (100'), with a minimum width of fifty feet (50');

## EXHIBIT B

**Note:** HIGHLIGHTED TEXT indicates changes made from the adopted plan of 10/18/2010 based upon the stipulated settlement agreement with the Florida Dept. of Community Affairs (DCA) \_\_\_/\_\_\_/2011

### **Future Land Use Element**

- B) Development within the Greenway shall include points of public access for the purposes of providing non-vehicular pedestrian connectivity to key locations in the resort area and to the internal ENCPA multi-use pathway system; and
- C) Development within the Greenway shall be limited to river access facilities, observation decks and walkways, educational or conservation centers, golf courses, walking trails and other passive recreational uses. Golf course areas within the Greenway shall not be permitted within the minimum required fifty feet (50') buffer area.

#### **Policy FL.13.10**

##### ***Sustainable Development Program***

For the purpose of providing a more sustainable land use pattern, the ENCPA has been designed to restrict development within the designated Conservation Habitat Network and to establish a new regional employment center for Nassau County. Given the significant economic development potential formed by access to planned regional rail service along the U.S. 17 corridor, two existing interchanges and a planned new interchange for Interstate 95, these areas of the ENCPA are uniquely situated to foster job growth and have been designated as a regional employment center. To ensure that a functional land use mix is realized through the ENCPA, the following maximum development program quantities are hereby established:

<b>2010 - 2015 MAXIMUM ENCPA DEVELOPMENT PROGRAM</b>	
Residential	1,200 Dwelling Units
Non-Residential	1,210,000 Sq. Ft.
<b>2030 MAXIMUM ENCPA DEVELOPMENT PROGRAM (Cumulative)</b>	
Residential	24,000 Dwelling Units
Non-Residential	11,000,000 Sq. Ft.

#### **Policy FL.13.11**

##### ***Jobs-to-Housing Balance***

The ENCPA shall provide a functional mix of land uses to assist the County in achieving a countywide jobs-to-housing balance goal of 1.19 jobs per employed resident. The primary intent for establishing an appropriate jobs-to-housing balance program is to:

- A) Support sustainable, energy efficient development patterns by placing residential and non-residential uses in close proximity to each other and thereby, effectively reduce commuting distances for a significant percentage of ENCPA and county residents;
- B) Encourage land use patterns that help attract additional job growth for Nassau County; and

## EXHIBIT B

**Note:** HIGHLIGHTED TEXT indicates changes made from the adopted plan of 10/18/2010 based upon the stipulated settlement agreement with the Florida Dept. of Community Affairs (DCA) \_\_\_/\_\_\_/2011

### **Future Land Use Element**

- C) Maintain a mix of residential and non-residential land uses within the ENCPA that will meet or exceed the established jobs-to-housing balance ratio at buildout, while taking market conditions into consideration.

For purposes of this Policy, ENCPA development shall be considered to have an acceptable jobs-to-housing balance (JHB) if the ratio of proposed jobs to the number of projected employed residents (jobs divided by employed residents) meets or exceeds 0.84 at buildout. Calculations shall be based upon 1.21 employed residents per household and typical 450 square feet per employee by land use.

#### **Policy FL.13.12**

##### ***Distribution of Uses by Land Use Sub-Category***

The following minimum and maximum uses within each ENCPA land use sub-category are required to implement mixed-use controls, ensure an appropriate spatial relationship between housing and services and demonstrate the ability to achieve the desired jobs-to-housing balance ratio in Nassau County. The specific mixture of uses shall be established and monitored by the County during the Development of Regional Impact and monitored through the Preliminary Development Plan review process.

<b>Land Use Sub-Category</b>	<b>Maximum Residential Uses* (dwelling units)</b>	<b>Minimum Non-residential Uses* (Building Sq. Ft.)</b>
Regional Center and Employment Center (combined**)	7,500-9,000**	9,000,000 - 10,000,000
Resort Development	2,500 - 3,500	400,000 - 500,000
Village Center	2,000 - 3,000	700,000 - 850,000
Residential Neighborhood	9,000 - 11,000	150,000 - 200,000

\* Total residential units and non-residential square footage shall not exceed the committed development program of 24,000 residential units and 11,000,000 square feet of non-residential uses

\*\* Residential Uses in the Employment Center land use subcategory shall not exceed 1,500 units

#### **Policy FL.13.13**

##### ***Silvicultural and Agricultural Activities***

The size and scope of the ENCPA contemplates a long range planning horizon and the desire to allow for continued silvicultural and agricultural activities until parcels are otherwise developed. Silvicultural and agricultural activities, which include residential uses at a density not to exceed one dwelling unit per 20 acres, shall be allowed within planned development parcels of the ENCPA until such time as building permits are issued for a development parcel. Thereafter, such activities shall be limited to the range of allowable uses for the applicable land use sub-category, unless silvicultural and agricultural uses are otherwise provided for by the development order applicable to such parcel.

## **EXHIBIT B**

**Note:** HIGHLIGHTED TEXT indicates changes made from the adopted plan of 10/18/2010 based upon the stipulated settlement agreement with the Florida Dept. of Community Affairs (DCA) \_\_\_/\_\_\_/2011

### **Future Land Use Element**

#### **Policy FL.13.14**

##### ***Master Land Use Plan***

The East Nassau Community Planning Area (ENCPA) Master Land Use Plan, illustrated at a measurable scale on Map FLUMS-6, is adopted as part of the Future Land Use Map series. It is a guide for the development pattern within the ENCPA and depicts the general location of land use sub-categories required to support the ENCPA development principles and policies. The character of each land use sub-category is further defined by residential density, range of permitted uses and non-residential intensities. The Master Land Use Plan may be modified in conjunction with a ~~Development of Regional Impact (DRI) or DRI modification, to the extent the DRI program is applicable to the land subject to such modification, or in conjunction with a Preliminary Development Plan without a Comprehensive Plan amendment, provided that:~~

- A) The modification does not increase or decrease the ENCPA boundary; and
- B) The modification does not increase the overall development program as identified in Policy FL.13.10; and
- C) The modification is found consistent with the development principles and respective ENCPA FLUE policies; and
- D) The modification is approved in conjunction a development order, resolution or ordinance adopted by the Board of County Commissioners pursuant to public notice and public hearing; and
- E) Modifications to the Conservation Habitat Network (CHN) boundaries shall follow the general guidelines and standards set forth in Policy 1.11.7(A)(1).

#### **Policy FL.13.15**

##### ***Common Open Space***

In addition to water bodies, wetlands, greenways and conservation areas which appear on the ENCPA Master Land Use Plan (Map FLUMS-6), the ENCPA land use sub-categories shall include areas designated as common open space. Common open space shall be in the form of neighborhood parks, squares, mews, greens, recreational trails and/or multi-use paths and shall be distributed throughout each respective Preliminary Development Plan. Stormwater facilities that are designed as a visual project amenity may also be counted towards this requirement.

#### **Policy FL.13.16**

##### ***Public Water and Wastewater Utilities***

All development within the ENCPA shall be served by central water and wastewater service.

## **EXHIBIT B**

**Note:** HIGHLIGHTED TEXT indicates changes made from the adopted plan of 10/18/2010 based upon the stipulated settlement agreement with the Florida Dept. of Community Affairs (DCA) \_\_\_/\_\_\_/2011

### **Future Land Use Element**

#### **Policy FL.13.17**

##### ***New Interstate 95 Interchange***

The new Interstate 95 interchange depicted on the East Nassau Community Planning Area (ENCPA) Master Land Use Plan (MLUP) serving the regional center is conceptual in nature. Illustration of the interchange has been provided as an aid for understanding the components of the County's long range transportation network and its location does not bind any public or private entity for its future construction. A final decision on the planning design and construction of an interchange in this general location shall be subject to federal and state requirements for interchange justification.



## EXHIBIT B

**Note:** HIGHLIGHTED TEXT indicates changes made from the adopted plan of 10/18/2010 based upon the stipulated settlement agreement with the Florida Dept. of Community Affairs (DCA) \_\_\_/\_\_\_/2011

### Transportation Element

#### Policy T.02.05

The transportation improvements identified in the following tables shall be included as long term unfunded needs in the Nassau County Capital Improvements Element (CIE) and shall be considered by the County when it adopts annual updates to the Schedule of Capital Improvements. These lists of improvements shall also be considered in any transportation analysis prepared by an applicant for DRI approval as may be required for any development within the East Nassau Community Planning Area (ENCPA).

<b>Long Term Transportation Needs:</b>			
<b>Improvements to Existing Roadway Segments</b>			
Link ID#	Road Segment	From	To
40	I-95	Duval County Line	SR 200/ A1A
41	I-95	SR 200/ A1A	U.S. 17/SR 5
44	SR 200/A1A	I-95	Yulee Rd
45/45A/46	SR 200/A1A	U.S. 17/SR 5	Blackrock Road
47/48	SR 200/A1A	Old Nassauville Rd	Amelia Island Parkway
49	Pages Dairy Road	U.S. 17/SR 5	Chester Road
52	Chester Road	SR 200/ A1A	Pages Dairy Road
53	Chester Road	Pages Dairy Road	Blackrock Road
54A	Miner Road	Haddock Road	SR 200/A1A
55	U.S. 17/SR 5	Duval County Line	Harts Road
57	U.S. 17/SR 5	SR 200/A1A	Pages Dairy Road
58	U.S. 17/SR 5	Pages Dairy Road	Goodbread Road
59	U.S. 17/SR 5	Goodbread Road	I-95
60	U.S. 17/SR 5	I-95	State Line

<b>Long Term Transportation Needs:</b>		
<b>New Roadway Segments Within Urban Development Area</b>		
Road Segment	From	To
CR 108 Extension	Chester Road	U.S. 17
East Nassau Connector	CR 108	East Frontage Road
East Nassau Connector	East Frontage Road	I-95 (New Interchange)
East Frontage Rd	U.S. 17	SR 200/A1A

## EXHIBIT B

**Note:** HIGHLIGHTED TEXT indicates changes made from the adopted plan of 10/18/2010 based upon the stipulated settlement agreement with the Florida Dept. of Community Affairs (DCA) \_\_\_/\_\_\_/2011

### Transportation Element

Long Term Transportation Needs: Long Range Transit Improvements		
Station	From	To
Town Center	Regional Center TOD @ U.S. 17	-Duval County line*

*\* Coordinate with Duval County and JTA for extension to Jacksonville International Airport*

#### Policy T.02.06

In recognition of the need to provide a parallel east-west corridor to support development within the East Nassau Community Planning Area, Nassau County and the landowner shall enter into a right-of-way reservation agreement. The execution of the right-of-way agreement shall be a condition of development approval. The roadway, within the right-of-way, shall be evaluated based upon level of service standards as determined by Nassau County.

#### Policy T.02.0607

The County will consider and encourage, where feasible, greenways to link existing and proposed nature reserves, parks, cultural and historic sites with each other.

## EXHIBIT B

**Note:** HIGHLIGHTED TEXT indicates changes made from the adopted plan of 10/18/2010 based upon the stipulated settlement agreement with the Florida Dept. of Community Affairs (DCA) \_\_\_/\_\_\_/2011

### Capital Improvements Element

#### Policy CI.08.02

The transportation improvements identified in the following tables shall be included as long term unfunded needs in the Nassau County Capital Improvements Element (CIE) and shall be considered by the County when it adopts annual updates to the Schedule of Capital Improvements. These lists of improvements shall also be considered in any transportation analysis prepared by an applicant for DRI approval as may be required for any development within the East Nassau Community Planning Area (ENCPA).

Long Term Transportation Needs: Improvements to Existing Roadway Segments			
Link ID#	Road Segment	From	To
40	I-95	Duval County Line	SR 200/ A1A
41	I-95	SR 200/ A1A	U.S. 17/SR 5
44	SR 200/A1A	I-95	Yulee Rd
45/45A/46	SR 200/A1A	U.S. 17/SR 5	Blackrock Road
47/48	SR 200/A1A	Old Nassauville Rd	Amelia Island Parkway
49	Pages Dairy Road	U.S. 17/SR 5	Chester Road
52	Chester Road	SR 200/ A1A	Pages Dairy Road
53	Chester Road	Pages Dairy Road	Blackrock Road
54A	Miner Road	Haddock Road	SR 200/A1A
55	U.S. 17/SR 5	Duval County Line	Harts Road
57	U.S. 17/SR 5	SR 200/A1A	Pages Dairy Road
58	U.S. 17/SR 5	Pages Dairy Road	Goodbread Road
59	U.S. 17/SR 5	Goodbread Road	I-95
60	U.S. 17/SR 5	I-95	State Line

Long Term Transportation Needs: New Roadway Segments Within Urban Development Area		
Road Segment	From	To
CR 108 Extension	Chester Road	U.S. 17
East Nassau Connector	CR 108	East Frontage Road
East Nassau Connector	East Frontage Road	I-95 (New Interchange)
East Frontage Rd	U.S. 17	SR 200/A1A

## EXHIBIT B

**Note:** HIGHLIGHTED TEXT indicates changes made from the adopted plan of 10/18/2010 based upon the stipulated settlement agreement with the Florida Dept. of Community Affairs (DCA) \_\_\_/\_\_\_/2011

### **Capital Improvements Element**

<b>Long Term Transportation Needs: Long Range Transit Improvements</b>		
<b>Station</b>	<b>From</b>	<b>To</b>
Town Center	Regional Center TOD @ U.S. 17	-Duval County line*

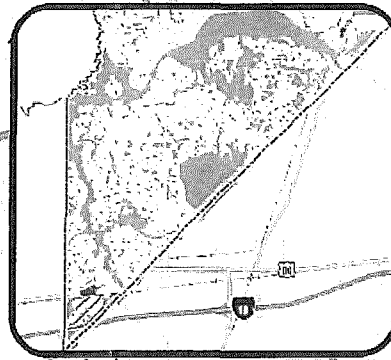
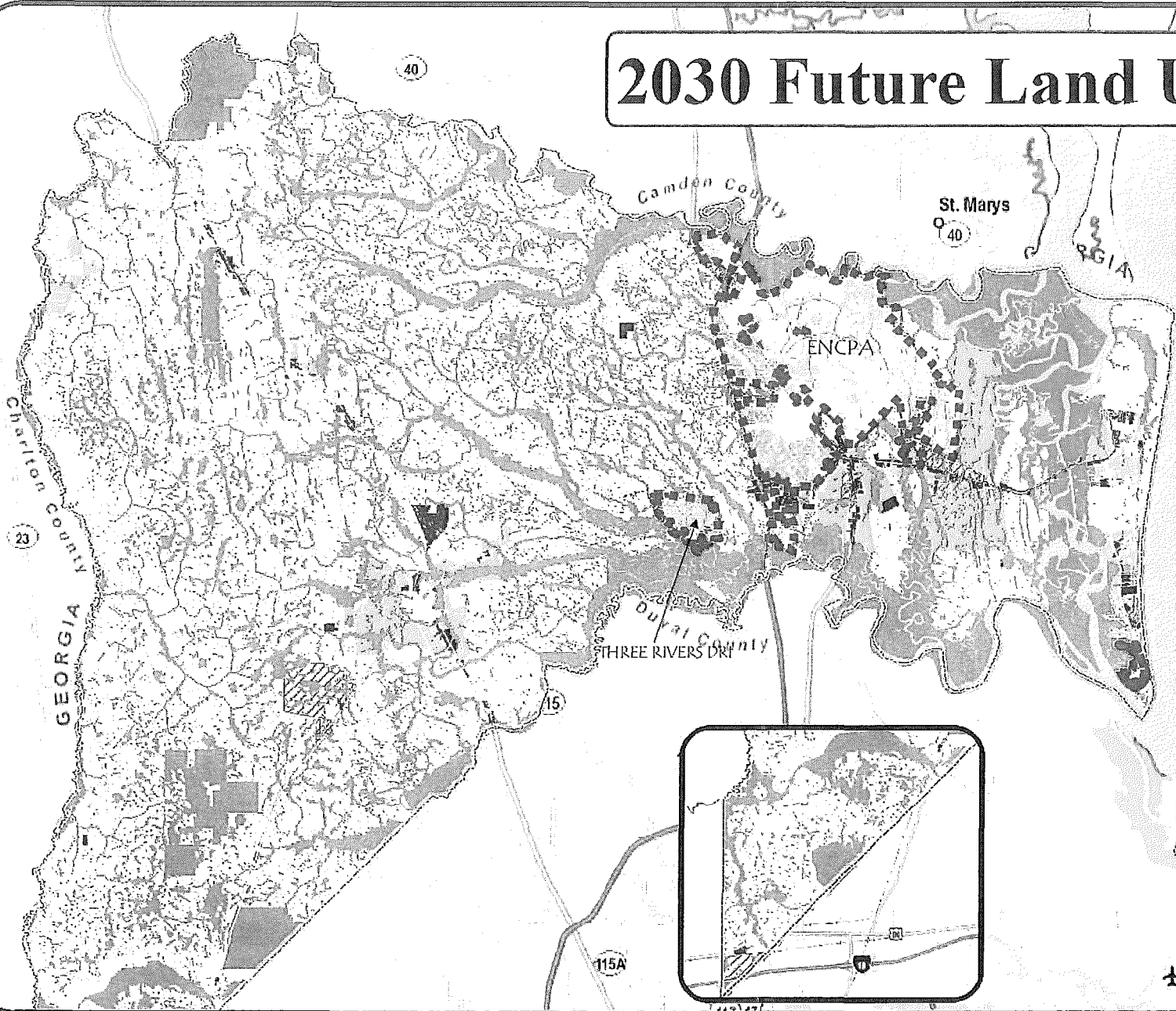
*\* Coordinate with Duval County and JTA for extension to Jacksonville International Airport*

**EXHIBIT B**

**Maps**

- 1. FLUMS-1 (2030 Future Land Use Map)**
- 2. FLUMS-6 (ENCPA Master Land Use Plan)**
- 3. FTMS-5 (2035 LRTP Needs Network, Nassau County)**
- 4. FTMS-11 (Long Term Transportation Needs 2030)**













# 2030 Future Land Use Map

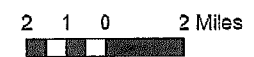


## Future Land Use Map Series FLUMS-1

reduced size representation of adopted 24"x 36" map

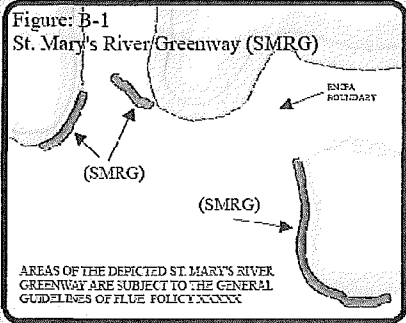
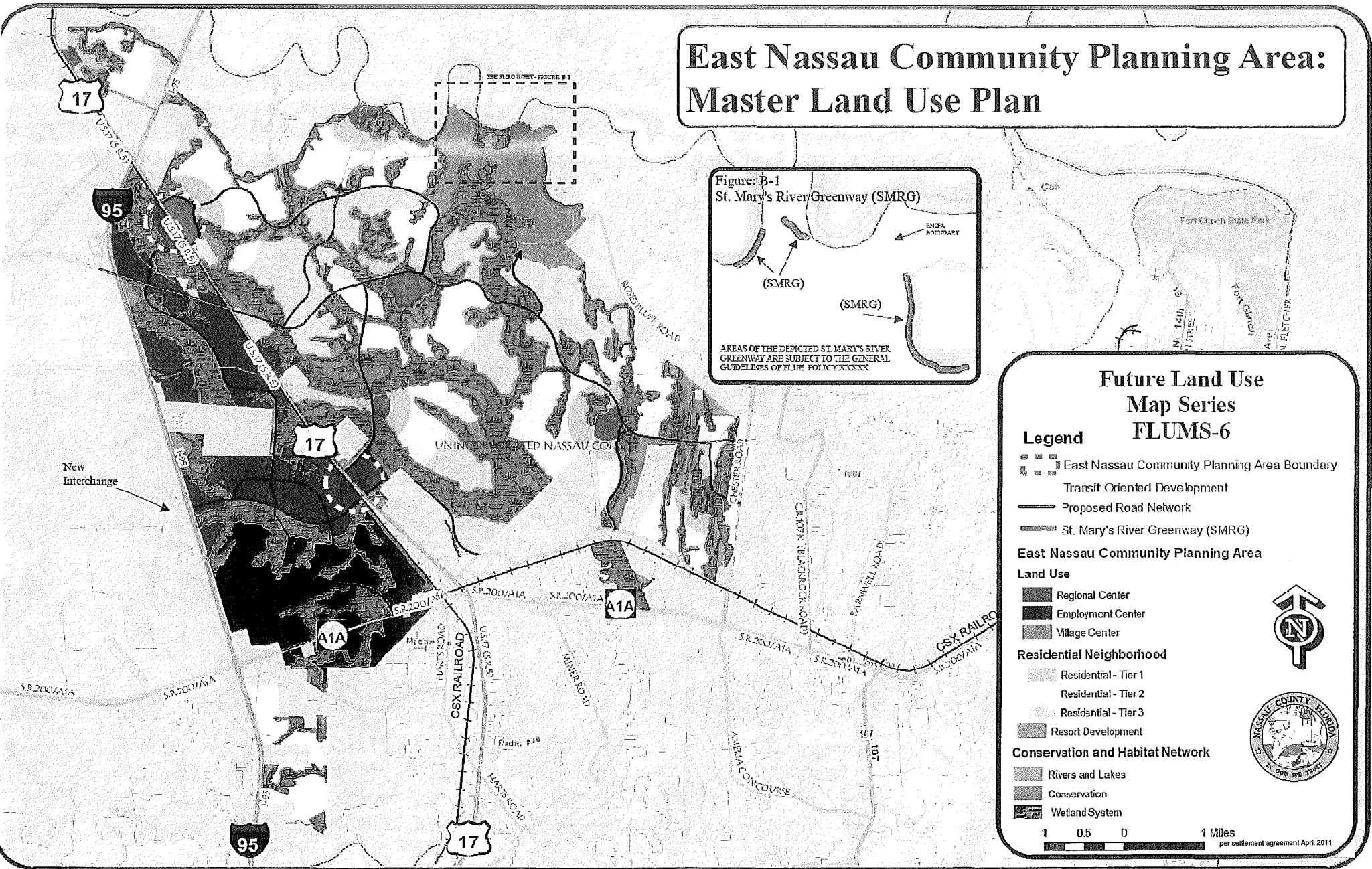
### Legend

-  CONSERVATION I and II
-  MULTI-USE
-  AGRICULTURAL
-  COMMERCIAL
-  HIGH DENSITY
-  INCORPORATED
-  INDUSTRIAL
-  LOW DENSITY
-  MEDIUM DENSITY
-  PUBLIC BUILDING FACILITIES
-  RECREATION
-  WATER



per settlement agreement April 2011

# East Nassau Community Planning Area: Master Land Use Plan



## Future Land Use Map Series FLUMS-6

**Legend**

- East Nassau Community Planning Area Boundary
- Transit Oriented Development
- Proposed Road Network
- St. Mary's River Greenway (SMRG)

**East Nassau Community Planning Area**

**Land Use**

- Regional Center
- Employment Center
- Village Center

**Residential Neighborhood**

- Residential - Tier 1
- Residential - Tier 2
- Residential - Tier 3
- Resort Development

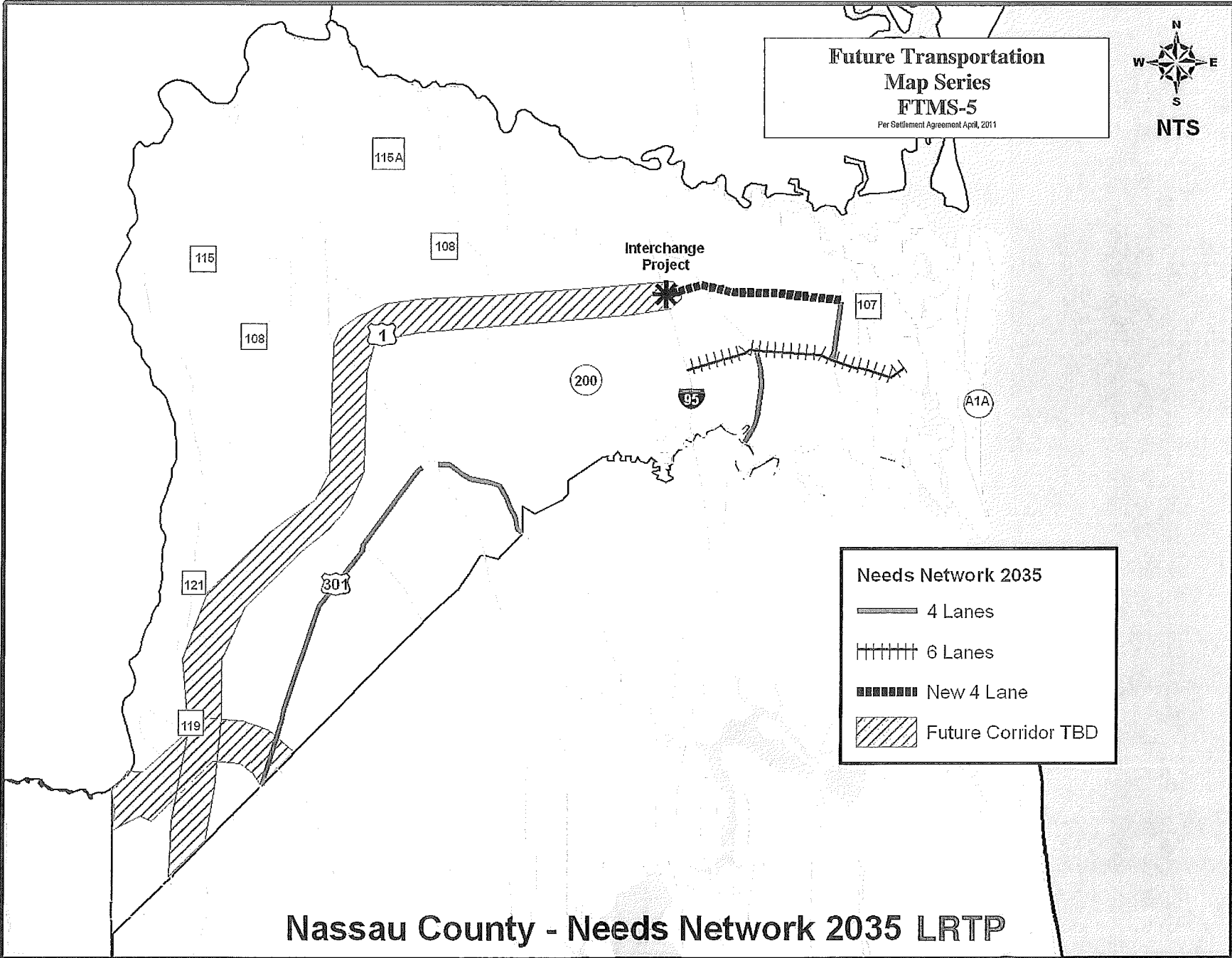
**Conservation and Habitat Network**

- Rivers and Lakes
- Conservation
- Wetland System

1 0.5 0 1 Miles  
per settlement agreement April 2011

**Future Transportation  
Map Series  
FTMS-5**

Per Settlement Agreement April, 2011



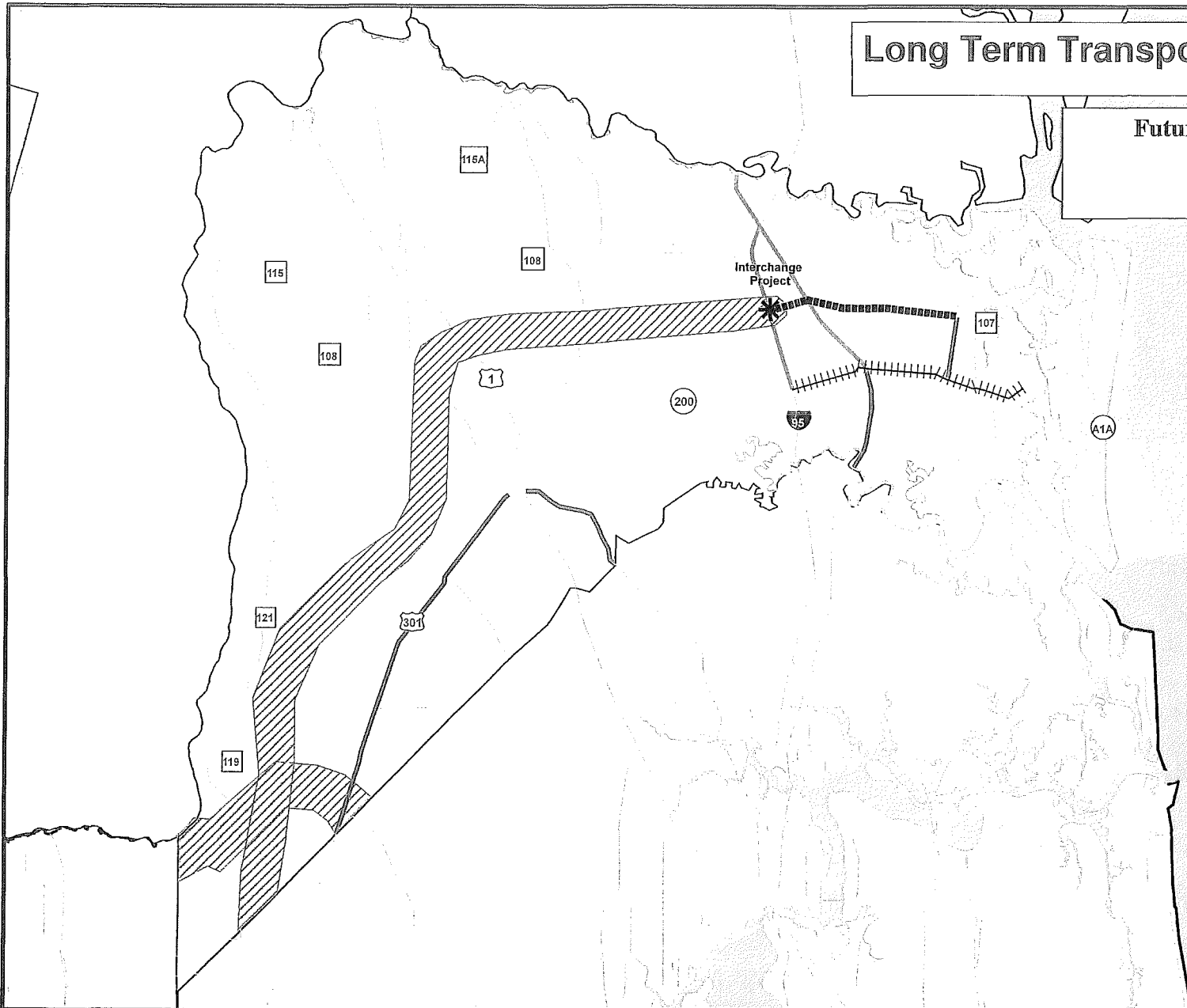
**Nassau County - Needs Network 2035 LRTP**



# Long Term Transportation Needs 2030

## Future Transportation Map Series FTMS-11

Per Settlement Agreement April, 2011



### Legend

#### Needs Network 2035

- 4 Lanes
- ||||| 6 Lanes
- New 4 Lane
- Future Corridor TBD
- - - - - Additional Lanes Needed



This map is for reference use only. Data provided are derived from multiple sources with varying levels of accuracy. This product is for informational purposes and may not have been prepared for, legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

Created by: Northeast Florida Regional Council