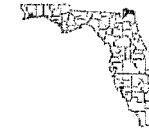


11. APPENDIX B: INFORMATIONAL BROCHURE

NASSAU COUNTY VISION 2032



The purpose of this brochure is to introduce you to Nassau County Vision 2032. One thing is certain: Nassau County is changing. What changes will the future bring? That depends on you. The goal of Nassau County Vision 2032 is to involve the residents of Nassau County in developing a long-range vision of what the County should look 10 and 25 years from now. Participating in Nassau County Vision 2032 gives you a voice in shaping what Nassau County will be like when your children and grandchildren grow up.

Please take time to read this brochure to learn how you can participate in the upcoming public meetings and be a part of positively shaping the future of Nassau County.

You can find more information about Nassau County Vision 2032 by visiting the project Web sites at <http://nassauvisioning2032.mgtamcr.com> or www.nassaucountyvision.com.

MEETING SCHEDULE AND LOCATIONS

Meetings will be held on the dates and in the communities listed below. All meetings are open to every resident of Nassau County. Meetings begin at 7:00 p.m. and will continue until attendees have provided their input.

Monday, February 18, 2008	Yulee High School 85375 Miner Road, Yulee
Tuesday, February 19, 2008	Hilliard Middle-High School 1 Flashes Avenue, Hilliard
Tuesday, March 18, 2008	Fernandina Beach High School 435 Citrona Drive, Fernandina Beach
Monday, April 21, 2008	Breville Community Center 7280 Atlantic Road, Breville
Tuesday, April 22, 2008	West Nassau High School 1 Warrior Drive, Callahan
Monday, May 12, 2008	Yulee Middle School 85439 Miner Road, Yulee
Tuesday, May 13, 2008	First Baptist Church of Boulogne 28226 Church Drive, Hilliard*
Tuesday, May 20, 2008	Fernandina Beach High School 435 Citrona Drive, Fernandina Beach

* Tentative Location.

TOPICS OF DISCUSSION

Come prepared to participate in discussions on the countywide topics listed below. The questions that follow are topics intended to get you thinking about the issues. If you've got other thoughts, we want to hear them!

- **Cultural Opportunities** – Are there enough libraries, art centers, historical sites, and museums?
- **Recreation & Open Space** – Are more public parks, bike and walk trails, and other recreational facilities needed?
- **Environment** – How can we protect the County's lands, waters, and wetlands while also making room for people to live and work?
- **Education & School Facilities Plan** – Are County schools meeting the needs of our children?
- **Infrastructure** – Should more roads be built, or is a bus or train system the answer to our busy highways?
- **Growth Management** – What should the County do to control where housing and businesses are built?
- **Economy & Workforce** – What can the County do so that our children don't have to move away to find work and affordable places to live?
- **Tourism** – How should Nassau County manage tourism?
- **Governance** – What should be role of County government and how should it implement your vision?
- **Health Care & Social Services** – Are the medical and social services you need available in the County?
- **Public Safety** – Does the County have enough policemen, firemen, and emergency medical workers?



12. APPENDIX C: PUBLIC INVOLVEMENT MEETINGS SCHEDULE



Nassau County Vision 2032



If you had the chance to affect the future,
what changes would you make?

Now is your chance. Nassau County is changing.
How do you want it to look in 25 years?

The Nassau County Board of Commissioners is inviting all residents
to attend the public meetings, participate in *Nassau County Vision 2032*,
and help to *positively* shape the future of Nassau County.

Monday, February 18, 2008	Yulee High School 85375 Miner Road, Yulee
Tuesday, February 19, 2008	Hilliard Middle-High School 1 Flashes Avenue, Hilliard
Tuesday, March 18, 2008	Femandina Beach High School 435 Citrona Drive, Femandina Beach
Monday, April 21, 2008	Bryceville Community Center 7280 Moates Road, Bryceville
Tuesday, April 22, 2008	West Nassau High School 1 Warrior Drive, Callahan
Monday, May 12, 2008	Yulee Middle School 85439 Miner Road, Yulee
Tuesday, May 13, 2008	First Baptist Church of Boulougne 28226 Church Drive, Hilliard (Tentative Location)
Tuesday, May 20, 2008	Femandina Beach High School 435 Citrona Drive, Femandina Beach

All meetings begin at 7:00 p.m. and will continue until attendees have provided their input.

*Together, let's set Nassau County on the path
to the future we all want.*

Persons with disabilities requiring accommodations in order to participate in this activity should contact (904) 548-4669 or Florida Relay Service at 1-800-955-8770 (voice)
or 1-800-955-8771 (TDD) at least 72 hours in advance of the meeting.

13. APPENDIX D: RESIDENT WRITTEN COMMENT FORM

NASSAU COUNTY VISION 2032 Resident Written Comment

Your opinion matters. If you do not desire to speak publicly, write your comments on the newsprint provided, or if you have additional thoughts that you would like to share, please complete this comment form and turn it into one of the meeting facilitators.

Please mark the appropriate box and provide your written comment in the space provided. A brief definition of each topic is provided.

- Cultural Opportunities and The Arts:** Availability of intellectual activities, groups, organizations, and/or facilities.
- Recreation & Open Space:** Indoor or outdoor recreation facilities such as parks, ball fields, or community centers; and outdoor space that is undeveloped and may or may not be open to public use.
- Environment:** Land, water, and air left in its natural state.
- Education & School Facilities Plan:** Instructional programs and the physical buildings, lands, and contents of the school system.
- Infrastructure:** Refers to the roads, airports, railways, utilities, public transportation systems, and parks and recreational facilities.
- Growth Management:** Methods used by government to ensure that as the population grows that there are services available to meet their demands. These are not necessarily only government services. Other demands such as the protection of natural spaces, sufficient and affordable housing, delivery of utilities, preservation of buildings and places of historical value, and sufficient places for the conduct of business are also considered.
- Economy & Workforce:** Economy means creating and sustaining jobs. Workforce means the employees that fill jobs.
- Tourism:** The practice of traveling for recreation or leisure and the services provided to those visitors.
- Governance:** The system of County government that has legal authority to regulate, zone, and enforce laws.
- Healthcare & Social Services:** Health care means medical and dental facilities and access to medical and dental care. Social service means medical and public assistance services provided by the government.
- Public Safety:** Police and fire protection, emergency medical transport services, disaster planning, and public health services.
- Other:** Topic does not fit into one of the other categories.

Thank you for comments and for helping to positively shape the future of Nassau County.

MGT
OF AMERICA, INC.



14. APPENDIX E: COMMENT THEMES FROM PUBLIC INVOLVEMENT MEETINGS

Please see following pages.

RECREATION & OPEN SPACE

Yulee High School, Monday, February 18, 2008

- **Develop park system**
 - Acquire as much park land now as possible, before it is developed.
 - The county needs to interconnect the green acres throughout the county with bike paths and trails for hiking.
 - Rails to trails; and bike and walking paths are needed.
 - There needs to be more places to go and commune with nature, and play tennis, run/walk, and exercise outdoors.
- **Develop opportunities for the youth**
 - "Keep our "youth's" needs in mind."
 - More parks with programs for youth of our county are needed.
 - Develop a park and recreation department in Yulee; and improve ballpark, football fields, and basketball courts throughout Yulee.
- **Remember all county residents when developing facilities**
 - "While making parks and playgrounds, let's not forget our senior in our community."
 - "Let us remember and keep in mind all the people."

Hilliard Middle-High School, Tuesday, February 19, 2008

- **Increased recreational opportunities**
 - The county needs to develop a skate park.
 - There need to be more biking, hiking, and walking trails.
 - A public swimming pool should be built on the west side of the county.

Fernandina Beach High School, Tuesday, March 18, 2008

- **Develop park system**
 - Acquire as much park, marsh, and open land now as possible.
 - New developments should be required to set aside a certain percentage of land for parks and open space.
 - Develop a system of trails for biking, walking, and hiking throughout the County.

**Nassau Vision 2032
Major Themes Compiled from Public Comments**

- **Opportunities for youth**
 - More recreational activities such as a water park, bowling alley, or skating rink are needed.
 - "Our kids need programs that focus on the natural environment."
- **Enjoying the beaches**
 - Leash and "clean-up" laws need to be enforced on the beaches.
 - Cars should not be allowed on American Beach.
 - Keep allowing driving at Peter's Pointe and at the south end of the island.
 - Horse riding should continue to be allowed on the beaches.

Stakeholder Interviews, October & November 2008

- **Develop park system**
 - The county needs to interconnect the green acres throughout the county with bike paths and trails for hiking.
 - "Develop the old railroad bed into a bike path."
 - Need to public access to the St. Mary's River.
 - There needs to be more focus on recreational facilities across the County. The establishment of a Park and Recreation Department would help with this effort.
- **Develop opportunities for the youth**
 - The County needs facilities for the youth such as a skate park, and swimming pool.

ENVIRONMENT

Yulee High School, Monday, February 18, 2008

- **Nassau County must protect its trees**
 - "I love our beaches and our trees."
 - "Save our trees!"
 - Nassau County needs a tree ordinance.
 - Without trees, the county will lose not only its quality of life but under mind tourism, which generates tax dollars.
 - "Saving trees, saves power, oil, etc. Three well-planned trees can save up to 20 percent of energy costs. Clear cutting waste energy!"
- **Recycling and litter control**
 - Recycling opportunities need to be enhanced.
 - There needs to be stricter enforcement of litter laws.

Nassau Vision 2032
Major Themes Compiled from Public Comments

Hilliard Middle-High School, Tuesday, February 19, 2008

- Y **Protect the water quality**
 - There are too many septic tanks in use. There needs to be a county water and sewer system.

Fernandina Beach High School, Tuesday, March 18, 2008

- Y **Nassau County must protect its trees**
 - The County needs a reasonable and working tree ordinance in place that protects old growth. Developers should be required to landscape and plant native vegetation along the roadside.
 - "NO CLEAR CUTTING!"
 - The County needs to plant more trees.
- Y **Restore and protect Egans Creek Greenway**
 - A decision needs to be made if Egans Creek is going to be fresh water or salt water. Once that decision is made, effort needs to be put in to restoring it.
 - "The destruction of the Greenway is a tragedy that must be reversed."
- Y **More needs to be done to preserve open space**
 - The County must do more to protect wetlands.
 - In areas where development is allowed, there needs to be strict enforcement standards for conserving and protecting open space, better storm water management, and protection for wildlife.
 - "Incorporate wildlife habitats into every building project – large and small scale."
- Y **Increase County recycling program**
 - The County needs to take steps to encourage recycling.

Stakeholder Interviews, October & November 2008

- Y **Keeping Nassau beautiful**
 - The County needs a tree ordinance.
 - The County must increase its conservation efforts to preserve open space.
 - There needs to be a balance between the environment and development.
 - There are too many temporary signs. The sign ordinance needs to be enforced.
 - More needs to be done to preserve Egans Creek Greenway.

Nassau Vision 2032
Major Themes Compiled from Public Comments

ECONOMY & WORKFORCE

Yulee High School, Monday, February 18, 2008

- **Attract new job opportunities to the county**
 - Tourism brings low wage salaries. The county needs higher paying "high tech" business to bring up the wages in the county.
 - The county needs to attract "green," color jobs.
 - Jobs in technology, clean-heavy manufacturing, biotechnology and health sciences should be attracted.
 - "We need additional industry so our kids can work at home!"
 - Tax incentives should be used to bring new employment to the county.
- **Job training**
 - Educate students for the jobs (technology) of the future.
 - There needs to be increased emphasis on trade and vocational training.
 - More money should be invested in technical trade schools
 - Give incentives to attract companies to the area to supply training and job referrals.
- **Affordable housing is needed**
 - The county needs an affordable housing policy.
 - Provide realistic options for workforce housing. Much traffic can be eliminated if people can live where or close to where they work.
 - Affordable housing for low income and senior citizens is needed.

Hilliard Middle-High School, Tuesday, February 19, 2008

- **Attract new job opportunities to the county**
 - The county needs more job opportunities for its residents. Many county residents have to travel to Duval County for work.

Fernandina Beach High School, Tuesday, March 18, 2008

- **Nassau County needs more affordable housing**
 - Affordable housing is needed in the County.
 - Nassau County should provide incentives for developers to build more affordable housing.
 - "We desperately need housing for the good folks who do the work – firemen, teachers, nurses, and others who make up the middle class."

**Nassau Vision 2032
Major Themes Compiled from Public Comments**

➤ **The County needs to attract industry**

- Strong, good paying jobs that provide benefits are needed in Nassau County.
- The County needs to attract companies that will bring higher paying jobs that will not adversely affect the environment.
- "Respect the mills and the high paying jobs they create."
- "Keep business taxes reasonable. Don't run small business out with too burdensome taxes."
- Use the schools as a resource to provide vocational training. The availability of a trained workforce will encourage employers to relocate to Nassau County.

Stakeholder Interviews, October & November 2008

➤ **The County needs to do more to attract industry**

- Intermodal transportation (I-95, airport, rail, port) could make Nassau County a hub for industry, transportation, and distribution center.
- The County needs to develop industrial parks to attract industry. The I-95, U.S. 17, A1A triangle needs to be developed with "clean" industry.
- A stable health care system will attract high tech and bio tech industry.
- Businesses must be attracted to the western part of the County to increase the tax base.
- Steps need to be taken to attract high paying jobs in light industry, manufacturing, information technology, and medical research.

➤ **The County needs more affordable housing options**

- There was overwhelming agreement that the County needs to do more to offer incentives (density bonus, lower impact, connection, inspection, and permitting fees) for the construction of affordable housing units.

➤ **The business climate needs to be improved**

- The permitting system is too difficult. The County inhibits business through the permitting process. The County needs to streamline how development is approved.
- The development approval process needs to be open and accountable.
- "It is 'painful' doing business with the County."

Nassau Vision 2032
Major Themes Compiled from Public Comments

TOURISM

Yulee High School, Monday, February 18, 2008

➤ **Tourism is good for Nassau County**

- "Tourism vital. We need to preserve and carefully expand the historic district and the harbor front!"
- Residents need more education on the importance of tourism to Nassau County. Nassau County's well-being and future growth opportunities are directly tied to tourism. County commissioners need to recognize and support tourism efforts through better decision making on construction and the elimination of green space in the county.
- Create bed tax opportunities for all of Nassau County, not just Amelia Island.

➤ **Tourism is not good for Nassau County**

- Tourism should not be Nassau County's main business. Tourism, for the most part, pays minimum wages.
- "With the economy going down, tourism goes down. The county is economically in a downward trend that is planned to continue over the next five years. People now can only pay for basics -- food, water, utilities, shelter, etc., not tourism. This county should not look to tourism in 2032!"

Hilliard Middle-High School, Tuesday, February 19, 2008

➤ **More outdoor tourism opportunities**

Fernandina Beach High School, Tuesday, March 18, 2008

➤ **Tourism is an important component of the local economy**

- "Tourism is vital to the County."
- More should be done encourage eco-tourism.
- Tax incentives and reduced taxes need to be provided in order to support the small businesses that are the lifeblood of Fernandina Beach.
- Tourism brings with it a demand for increased government services. The cost and benefit of tourism must be kept in balance.
- Amelia Island's beaches must be kept clean and safe.
- Downtown Fernandina Beach is driven by small business. It needs to be kept that way in order to maintain the small town feeling that attracts people to the area.
- Tourism is important to the economy of Nassau County but more needs to be done to attract industry to create a wider economic base.

**Nassau Vision 2032:
Major Themes Compiled from Public Comments**

- Y **More should be done to develop the marina**
 - Boating is an important component of the tourism industry. The water front should be developed to be more boat-friendly.

Stakeholder Interviews, October & November 2008

- Y **Tourism is an important component of the local economy**
 - Tourism should be encouraged.
 - The bed tax should be increased in order to market tourism.
 - The small town feel of Fernandina Beach needs to be maintained.
 - "Grow tourism."

Nassau Vision 2032
Major Themes Compiled from Public Comments

CULTURAL OPPORTUNITIES & THE ARTS

Yulee High School, Monday, February 18, 2008

- **Expand the public library system**
 - The library is the heart of the community. It needs more books and better space.
 - "Our libraries are too important to be treated as an optional 'cultural opportunity' -- shift library funding to infrastructure/impact fees."
 - "The county needs to plan funding appropriately in order to provide a growing, vibrant library system -- including buildings, computers, collections, and staff. Libraries are free -- no cost to enter."
- **Public funding for the arts**
 - The county needs to form and support an Arts Council that will support art/culture -- use state funds available for this purpose.
 - "We need more teaching of the fine arts to our children. Very important to develop critical teaching/thinking skills."
 - The county should financially support the existing arts organizations, who work to provide an outlet for fine and performing arts in the community.
 - "It is disgraceful that a county with our budget gives nothing to the arts."
- **Nassau County needs a conference center**
 - The county needs a combined conference/cultural arts center.
 - Nassau County needs a centrally located auditorium for music programs, banquets, etc., a Yulee library and a Yulee Historical Museum of local history.

Hilliard Middle-High School, Tuesday, February 19, 2008

- **Public library system**
 - The library needs to be open on Saturday and/or Sunday and later during the week.
 - "Expand libraries!"
- **Other opportunities**
 - There needs to be a venue for concerts, art exhibits, and trade shows.

Fernandina Beach High School, Tuesday, March 18, 2008

- **Performing Arts/Civic Center**
 - The County needs a venue for music and other performing arts.

**Nassau Vision 2032
Major Themes Compiled from Public Comments**

- Create a natural landscape amphitheater on Main Beach; support a performance venue in downtown Fernandina Beach.
- The County needs a performing arts/civic auditorium.
- Purchase the First Baptist Building
- All cultural activities should be placed under the direction of one department.
- "Most cultural facilities cost to operate and build in excess of fees received... If we want these items, we must be will to pay."

➤ **Public library system**

- Fernandina Beach needs a new library with space for films, lectures, musical performances, etc., and more money for books.
- Build a new, larger library facility in Fernandina Beach to serve the residents for the next 20 years.
- The library facilities should be expanded to include meeting rooms – essentially to promote opportunities for cultural education for adults.
- "The library is the educational and cultural center of a community. New residents or potential residents look at the library before moving here."

➤ **Exposure to fine arts and culture**

- Arts and cultural opportunities serve a dual purpose: they help with education and intellectual growth, and with tourism.
- The western part of the County is not as well served as Amelia Island when it comes to the arts and cultural opportunities.
- "Support art education and libraries with schools."
- Children need more exposure to the arts at school. Greater exposure to the arts broadens children's perspective and results in less delinquency problems.

Stakeholder Interviews, October & November 2008

➤ **Development of cultural facilities**

- The County needs cultural facilities like a small scale performing arts center but they should not duplicate what is already available in Jacksonville.
- The County needs additional libraries.
- More recreational facilities are needed in the western part of the County.
- The waterfront should be developed for recreational uses.

Nassau Vision 2032
Major Themes Compiled from Public Comments

EDUCATION & SCHOOL FACILITIES PLAN

Yulee High School, Monday, February 18, 2008

- Higher education campus in Nassau County
 - Nassau County needs a full-service college campus.
- School administration
 - The school superintendent should be appointed, not elected.
 - School board members should not be paid.
- Importance of well-rounded education
 - "I am proud of our "A" district."
 - "We need to prepare our students for their future, not our past! Technology is critical!"
 - "Education is our lifeblood. Quality education equates to quality people."
 - Vocational endeavors need to be increased because only a small percentage of students complete college, but all need to have employable skills.
 - There needs to be higher end classes like magnet schools.

Hilliard Middle-High School, Tuesday, February 19, 2008

- Build additional schools and upgrade facilities
 - Build separate middle and high schools in Hilliard.
 - Upgrade school buildings.
 - Make schools more secure.
 - Purchase land soon and pay for facilities in advance.
- Other educational opportunities
 - Need to expose student to the numerous different professions that exist, e.g. many different types of engineers, etc.
 - Start foreign language at early age.
 - Provide more choice in activities.

Fernandina Beach High School, Tuesday, March 18, 2008

- Increase the emphasis on math and science education
 - The schools need to put added emphasis on math and science education.

**Nassau Vision 2032
Major Themes Compiled from Public Comments**

- "Need to create focus on math and science."
- **Increase the access to vocational training**
 - Vocational and trade programs need to start at an earlier grade level.
 - "Develop a trade school/career education curriculum to training workers and cooperate with local businesses to formulate a plan for internship type opportunities in real growth industries. This will attract companies looking for a reliable, trained workforce."
- **More art education in the schools**
 - The County needs to increase the availability of art education.
- **Integrate schools and libraries**
 - The County needs to integrate programs with schools and libraries.
 - "Emphasize the degree to which an effective library is part of an adequate education and both develop an appropriate library and train students to use them to their maximum benefit."
- **Upgrade and improvements to school facilities**
 - The aging schools on the island need to be repaired, updated, or replaced.
 - The playgrounds at schools need to be improved.
- **Appointed, rather than elected school superintendent**
 - The superintendent of schools should be an appointed rather than an elected office.

Stakeholder Interviews, October & November 2008

- **Status of County school system**
 - Nassau County has a good school system but courses must become more challenging.

Nassau Vision 2032
Major Themes Compiled from Public Comments

INFRASTRUCTURE

Yulee High School, Monday, February 18, 2008

➤ **Improve road network**

- Anticipate growth via making a grid road system that developers "buy" once they are built.
- Upgrade primary roads to support future growth.
- Roads should be widened (with growth space) for future traffic.
- Need alternative route to and from Amelia Island for traffic relief and for emergency evacuation.
- It is critical that A1A be upgraded to provide secondary roads. The county cannot attract industry or evacuate effectively if that is not addressed.
- Create a secondary east/west corridor as an alternative to A1A – financed as a toll road.
- Install biking and walking paths along roads.

➤ **Impact fees must cover new development**

- Developers need to pay for the impact their developments have on roads, social services, libraries, etc.)
- Builders should be responsible and must pay for access road to their projects.
- The County should consider some road construction that ultimately is paid for by developments.
- Make developers responsible for school sites, infrastructure, and a share of the school's construction.

➤ **Need for mass transit**

- Nassau County needs a light rail transportation system.
- Prepare for mass transit by creating density "islands." Place density islands along current train or right of ways.
- A public transportation system between Nassau and Jacksonville is needed.

Hilliard Middle-High School, Tuesday, February 19, 2008

➤ **Improve road network**

- An interchange needs to be added at I-95 and highway 108.
- Sidewalks and a safe place to bike along highways are needed.

**Nassau Vision 2032
Major Themes Compiled from Public Comments**

- **Need for mass transit**
 - Some type of public transportation is needed for the west side of county.
- **Logging trucks**
 - Too many logging trucks are bypassing the truck stop.
 - A facility along railways for pulpwood truck to offload wood to be railed to the mills is needed.

Fernandina Beach High School, Tuesday, March 18, 2008

- **A solution needs to be found for traffic problems on A1A**
 - Parallel and alternate roads are needed to relieve the congestion along A1A.
 - A1A needs to be widened and service roads installed.
 - The traffic laws need to be enforced along A1A.
 - "Limit growth of A1A traffic – it is dangerous!"
 - Bike paths are needed on A1A and on other County roads.
- **Nassau County needs a public transportation system**
 - Nassau County needs a public transportation system—buses and/or rail—that will alleviate some of the traffic along A1A.
 - There needs to be light rail system that runs to Jacksonville.
- **An alternate route to the paper mills is needed**
 - An alternate route or method for getting logs to the mills on Amelia Island needs to be found besides transporting them by truck along A1A.
- **Concurrency and impact fees**
 - "Demand concurrency—no housing or strip mall development without road access."
 - Development should be limited to the carrying capacity of the infrastructure. If the capacity will be exceeded, developers should be required to pay for improvements.
- **Improvement are needed to the County utility system**
 - The County needs to develop and maintain a storm water master program. The system should include a natural filtration system and nitrogen converter.
 - Utilities should be placed underground. This will improve the look of the County and protect the utilities in the case of storms.
- **Improvements to American Beach**
 - American Beach needs a water and sewer system, paved roads, and fire hydrants.

**Nassau Vision 2032
Major Themes Compiled from Public Comments**

Stakeholder Interviews, October & November 2008

- **Improved road network**
 - Parallel and alternate roads are needed to relieve the congestion along A1A.
 - Limit access along A1A in order to facilitate the flow of traffic.
 - Another route on/off of Amelia Island is needed.
 - The County should consider the use of a toll road/expressway.
- **Upgrades and Improvements to services**
 - The County needs to replace wells and septic tanks with access to public water and sewer service.
 - Natural gas services in needed in the County.
 - Utility lines should be placed underground.
- **Impact fees charged and used in the County**
 - Impact fees are not covering expenses. Developers need to pay for the impact their developments have on roads, social services, libraries, etc.
 - The County needs to spend the impact fees that it has collected.
 - Developers and builders should be given incentives to build amenities and roads. Trade off density credits for building more parks and open space.
 - "Developers are willing to pay fair share on impact fees."
 - User fees, rather than impact fees should be assessed.
- **Need for mass transit system**
 - The County needs to develop a mass transit system possibly using the railroad right-of-ways.
 - The County needs an intra-county bus or transit system.
 - There should be a commuter train that runs from Nassau County to downtown Jacksonville.
 - Others felt that a bus or transit system was not feasible or sustainable.
 - Transportation is an inter-jurisdictional issue. Nassau County is not fairly represented on the Regional Planning Commission.

Nassau Vision 2032
Major Themes Compiled from Public Comments

GROWTH MANAGEMENT

Yulee High School, Monday, February 18, 2008

- Keeping Nassau County green
 - Develop A1A in beautiful way with trees saved and access roads to limit curb cuts.
 - Buffer commercial development with extensive landscaping.
 - Landscape medians for all roads of four lanes or more.
 - Interconnect park-green belt system that allows for preservation and recreation.
- Controlling growth
 - PUDs, if approved, should be connected and not be isolated pockets.
 - The future land use map and comprehensive plan needs to allow for mixed use/village type development.
 - Establish density nodes that would allow for seven or more units per acre with the expectation that one day mass transit would connect these nodes.
 - Dense areas could be balanced by a green space purchased from the "Density bonus fund" that would be funded by a .4% county sales tax.
 - Limit the number of strip malls.
 - Property rights must be protected.
 - The Planning and Zoning Board and Commissioners need to establish "measures of merit"/metrics to make decisions on development.

Hilliard Middle-High School, Tuesday, February 19, 2008

- Impact fees must cover new development
 - Close loopholes developers use to avoid building infrastructure for their developments.
 - Make it so that new construction pays for itself.
 - Insist on adequate impact fees for construction of roads, underground electric service, schools, etc.

Fernandina Beach High School, Tuesday, March 18, 2008

- Stop the overdevelopment of A1A
 - Limit the growth on A1A.
 - A1A does not need anymore strip malls. Too many stores are sitting vacant.

**Nassau Vision 2032
Major Themes Compiled from Public Comments**

- "Why do we continue to allow developers to cut down trees to build empty shopping centers?"
- Control development of commercial enterprises of all kinds so that the environment and its natural inhabitants are preserved and increase congestion is avoided.
- The Comprehensive Plan should be followed. Variances should not be allowed.
- There should be architectural standards for how commercial buildings look. "No more neon!"

Y **Concurrency and impact fees**

- Impact fees are needed to cover the cost of providing government services.
- Increase concurrency fees for development.
- Impact fees should be used to purchase land for greenways, parks, and natural preserves.

Y **Trees**

- Nassau County needs a tree ordinance.
- "Let's promote 'good' development. Support reasonable tree protection, setbacks, and density."
- "A1A corridor is ugly as home-made sin! What a hideous introduction to our island. Get a decent buffer/landscape ordinance and enforce it!"
- Enforce a buffer zone of trees in front of commercial developments.
- "To keep it beautiful is smart economically."

Y **Maintain the small town feeling of Amelia Island**

- Respect the unique character of Amelia Island.
- Residents need to support the shops, restaurants, and bed and breakfasts in the historic district.
- The proliferation of subdivisions on Amelia Island takes away from its historical feel.
- "Preserve what we have."

Stakeholder Interviews, October & November 2008

Y **Controlling growth**

- Builders are getting around zoning laws by staying under the limit of 749 housing units. This loophole should be closed.
- Sprawl can be controlled by requiring cluster and more dense development.
- The County needs development based on low-impact development practices.
- The County needs to get away from approving strip malls.
- Future land use changes should be approved by the voters.

Nassau Vision 2032
Major Themes Compiled from Public Comments

➤ **Building livable communities**

- Communities need to be built where people can both live and work.
- The communities need to be more resident friendly with walking and biking paths, ball fields and parks, and interconnected green space.
- More shopping opportunities are needed in the western part of the County.
- Developments should be built with only one way in and out. The road network in communities should be interconnected so that you can move between them.

Nassau Vision 2032
Major Themes Compiled from Public Comments

HEALTH CARE & SOCIAL SERVICES

Yulee High School, Monday, February 18, 2008

- > Health care must be affordable
 - Work to provide a framework to address the needs of the uninsured.
 - Affordable health care for all children and seniors, especially dental -- more clinics.
 - Affordable care for the elderly.
 - "I want to see our community responsive to the needs of your youngest, those without voices (medical, dental, and counseling, Big Brothers/Big Sisters.)"
- > Transportation for elderly to medical facilities
 - Expand transportation for elderly and disabled.
 - Transportation to and from these [medical] locations for the needy, physically impaired, and seniors.
- > Improve access to health care
 - Focus on providing incentives to expand and address long-term care resources and draw ancillary service providers to help expand the health care network.
 - More doctors and medical centers for the entire county.
 - Home care services are needed.

Hilliard Middle-High School, Tuesday, February 19, 2008

- > Improve access to health care
 - Medical facilities are needed on the west side of the county.
 - An assisted living facility and adult day care facility is needed on the west side of the county.

Fernandina Beach High School, Tuesday, March 18, 2008

- > Access to health care needs to increased
 - County medical facilities need to be staffed with more specialists.
 - There is need for emergency psychiatric care and support for the mental health community.
 - Medical facilities are needed in the western part of Nassau County.
 - Access to affordable health care is needed for all County residents.

**Nassau Vision 2032
Major Themes Compiled from Public Comments**

✓ **Services for the elderly**

- The County needs to be prepared to provide services to an aging population.
- The County needs a new senior community center.
- Affordable assisted living facilities are needed.
- Nassau County needs to develop a better system for transporting people to healthcare facilities.
- Libraries are important to all ages.
- The Council on Aging needs a new facility from which to provide services.

Stakeholder Interviews, October & November 2008

✓ **Access to health care needs to be improved**

- Lack of health care should be a top priority for the County. Additional health care facilities are needed throughout the County but particularly in the western portion of the County where a hospital is needed.

PUBLIC SAFETY

Yulee High School, Monday, February 18, 2008

✓ **Enhance the fire department**

- More support for fire departments – staff and equipment.
- Build adequate firehouses.
- Proper training of fire rescue personnel is needed.

✓ **Law enforcement**

- Law enforcement does a fine job in the county.
- "Better law enforcement – it's a must that we do better in the county."

✓ **Traffic must be controlled**

- "Traffic is out of control."
- Turnabouts and traffic circles for high traffic should be used in residential areas.
- The county should consider using safety cameras.
- "Enforce the speeding laws on A1A. Lower the danger!"

**Nassau Vision 2032
Major Themes Compiled from Public Comments**

Hilliard Middle-High School, Tuesday, February 19, 2008

- **Stop using volunteer fire department**
 - Build paid stations on west side of county and hire more paid firefighters.
 - "Quit wasting money on volunteers."
 - Funds allocated for volunteer fire stations should be turn into paid stations.

Fernandina Beach High School, Tuesday, March 18, 2008

- **Disaster planning and hurricane preparedness**
 - There needs to be a good evacuation plan for getting people off Amelia Island in the case of hurricane.
- **Safety on County roads**
 - An alternate route or method for transporting logs to the mills on Amelia Island needs to be found besides transporting them by truck along A1A.
 - More roads are needed to take some of the pressure off of A1A.
 - New roads that are constructed should have sidewalks.
- **Safety on the beaches**
 - Driving on the beaches should not be allowed; it is dangerous.
 - There should be speed limits for how fast vehicles can travel on the beaches.
 - Pedestrians should have the right of way in crosswalks.

Stakeholder Interviews, October & November 2008

- **Enhance the fire department**
 - The County needs additional fire stations.

Nassau Vision 2032
Major Themes Compiled from Public Comments

GOVERNANCE

Yulee High School, Monday, February 18, 2008

➤ **Form of county government**

- Consolidate government similar to Duval County.
- Expand commission to seven members and have district election of commissioners.
- Expand commission to seven members with five elected by district voters and two elected at-large.
- Nassau County needs a charter form of government.
- Nassau County does not need charter government.
- Empower the County Administrator.

➤ **County government needs to change the way it operates**

- Reduce rules and eliminate ordinances that create a drag on small businesses.
- County commission needs to be more accessible to the public.
- "Get rid of the "good old boy" system!"
- Commissioners need to trust staff/department heads. Delegate authority and decision-making.
- "The commissioners need to reinvent themselves and focus on the big picture. I think our public safety employees do an excellent job. Shame on our elected officials who say they would have to fire police officers and firefighters because of Amendment 1 passing."

Hilliard Middle-High School, Tuesday, February 19, 2008

- **Comments provided were more applicable to other topic areas and have been moved to the appropriate topic area.**

Fernandina Beach High School, Tuesday, March 18, 2008

➤ **Change in the structure the County government**

- The membership of County Commission should be increased in size.
- The County should consider changing to a charter form of government.
- The County should keep its current form of government.
- There needs to be more communication and cooperation among local governments.

**Nassau Vision 2032
Major Themes Compiled from Public Comments**

➤ **Responsiveness of County government**

- Better ordinance and zoning enforcement and adherence to the comprehensive plan.
- County Commission meetings should be televised and the Commission chambers should be restructured so that attendees can see and hear what is happening.
- County Commissioners need to be accountable to the people not to developers and special interest groups.

Stakeholder Interviews, October & November 2008

➤ **Changes in the manner in which County government is structured**

- While there were a few detractors, there was overwhelming support for changing the County to a Charter form of government.
- The County Commission needs to be expanded by two at-large seats.
- The western portion of the County needs additional representation.
- "The current climate of distrust to contempt must be changed."
- All government services should be consolidated under one governing board. The municipalities should be joined together.

➤ **Changes in the manner in which County government is managed**

- "The County needs to be holistic and proactive, not reactive."
- There needs to be more long-range planning and a sense of direction.
- "The needs of citizens need to be served, not the needs of developers."
- The County needs common goals that will help overcome the "east vs. west" conflict that now exist.
- A realistic Comprehensive Plan needs be developed, and then followed. There are too many variances approved.
- Conflicts between the Comprehensive Plan and the Future Land Use Map need to be reconciled. Changes to FLUM need to be out in the open.
- County Commissioners need to stop micro-managing staff. County staff can be an impediment. Hire competent staff then let them do their job.

➤ **Taxes in the County**

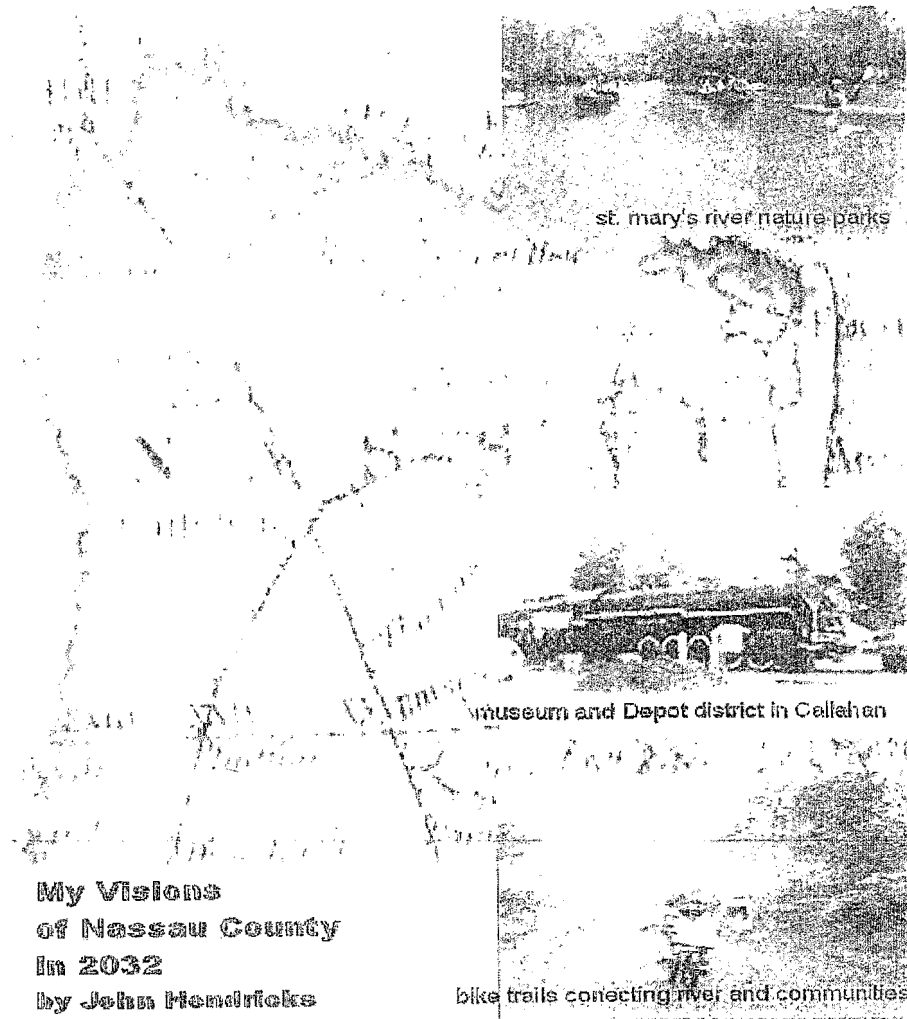
- The County should keep the five cent gas tax and use it to improve transportation.
- While taxes are up, there has been no noticeable increase in government services.
- The tax base will increase with growth.
- Keep the tax burden equitable. "Business owners are being taxed out of existence."
- Ballot initiatives should be used for revenue increases.
- To increase the tax base, incentives should be offered to developers.

**Nassau Vision 2032
Major Themes Compiled from Public Comments**

- The bed tax should be increased in order to market tourism.
- The County should consider the use of special taxing districts.
- The County is currently collecting sufficient revenue. It is not being properly managed or spent correctly.

15. APPENDIX F: VISION 2032 LETTERS

Please see following pages.



**My Visions
of Nassau County
In 2032
by John Hendricks**

bike trails connecting river and communities

Dear Community Visioning Committee:

I am happy that Community Visioning has been formed to give ordinary citizens the opportunity to express our opinions and ideas of how Nassau County should look in 2032. Unfortunately like a few folks, I work nights and I am not able to attend any of your Vision 2032 meetings. But as a life time resident of the area, I would like to briefly express my visions of what Nassau County should look like in twenty five years and what we can do today to obtain those goals.

ST. MARY'S RIVER FRONT NATURE PARKS:

The St. Mary's River begins its 130 mile trek deep in the Okefenokee Swamp and winds its way through forests and marshes to the Atlantic Ocean. It is a majestic and historic waterway that would be the envy of other cities and counties. It forms the serpentine boundary along the northern and western edge of Nassau County, giving us roughly eighty or so miles of prime river front at our finger tips. I would like to see more parks and areas along this beautiful river set aside for residents young and old to enjoy. Ralph E. Simmons State Forest is a start but I would love to see sites near Stokes Bridge, State Road 2 Bridge, and US 17 Bridge as well. With these river front nature parks we can promote Nassau County as a perfect place for canoeing, fishing, hiking and similar outdoor activities for citizen and visitor alike. But we need to preserve access and acquire land today to build these nature parks before we lose what little river frontage we have.

BIKE TRAILS:

Nassau County is not only beautiful along its river boundaries, but the interior of the county is scenic as well; full of pine strands, live oak thickets, and palmetto brush. Many species of bird and animal calls these ecosystems home, making it an ideal location for a nature trail. I would love to see Nassau County invest in bike trails to connect the river front nature parks to the inland communities and to Amelia Island. Within the next 25 years most of the road systems in Nassau County will need widening and upgrades. Most of the bike routes could follow along side existing roads. However, there is an abandoned rail bed that would be perfect as a bike and nature trail.

ABANDONED RAIL BED INTO NATURE/BIKE TRAIL:

In 1925 Seaboard Air Line blazed a nineteen mile path through these forests from Callahan to Gross (on US 17 at I 95) so its newly christened fleet of trains can move tourists rapidly to the Sunshine State. In the late 1980s its successor, CSX Transportation abandoned the line, leaving only a narrow dirt path as a reminder of the iron horse that once thundered through these woods. This abandoned rail bed would make an ideal nature trail: it is virtually straight and almost level throughout its entire length. Its northern terminus can be one of the proposed water front nature parks I mentioned in the paragraph above (US 17 Bridge) and the southern end would be in Callahan on Brandies Avenue at the CSX Transportation's main rail line. If we were to implement

this one simple idea, it would open up an entirely new set of possibilities for Nassau County to explore.

1) The trail could be expanded to connect with Georgia's coastal bike trail to the north and be expanded southward beside the proposed widening of US 301 and connect with Baldwin's rail trail. There have been proposals to extend Baldwin's trail southwesterly so it would connect with the Florida Trail, a 1400 mile scenic trail, thus making our trail a major link in a chain of Interstate nature paths.

2) The trail between Gross (US 17 and I 96) and Callahan can be accented every mile or two with kiosks that explain about Nassau's native floral and wildlife or expand on nearby historical sites such as the location of Nassau County's first courthouse in Evergreen or the Revolutionary battle of Alligator Bridge outside Callahan.

3) As the trail crosses the Mills Creek Bridge, a branch path of the trail can wind down the bank to the creek, creating a nice fishing spot. The branch could turn southward and run along the creek to State Road 200 where it could turn easterly and parallel the soon-to-be four lane road to Yulee and Amelia Island. Continuing with the abandoned railroad bed, the section of rail bed in Callahan between Page Street and US 1 already has some nice trees and vegetation and the path can become a narrow, linear park. Unlike most of the abandoned rail bed, the section between US 1 and the CSX Transportation line is wide enough to support buildings and parking. I would like to see on this stretch of rail bed a new historical museum dedicated to the different aspects of what made Nassau County what it is today. Where the trail meets the CSX main line, I envision a viewing stand to attract both local and out of town rail fans alike.

Rails to trails are nothing new. Communities throughout the country are finding out the many benefits of building them. So by simply purchasing the abandoned rail bed from Gross to Callahan, Nassau County would be creating not only a nature trail but an avenue of endless possibilities.

HISTORIC MUSEUM AND TRAIN VIEWING PLATFORM:

As I have briefly mentioned above, I would like to see a museum and a train viewing stand located on the wide part of the abandoned CSX rail bed. Nassau County's history is rich and colorful and spans many centuries from the early Timacucans through Spanish and British rules to nearly two centuries of American possession. Nassau County needs another museum to showcase the many important aspects of Nassau County's past and Callahan is an ideal location for such a facility. The bed makes for a perfect locale for a building that can serve as a museum that will attract both county residents and tourists alike. There is room to bring in old passenger rail cars whose interiors can hold various displays while the exteriors would fit right in the historic theme. If we lined the cars up in two rows and build a light atrium between them, a pleasant open-air gathering space would be formed in between them, ideal for outdoor events. The various

displays housed in the museum and rail cars would pertain not only to railroads; lumber and timber products, a Timucuan village, churches, schools, river life, the pioneer families, all would be covered. We need such a place to house all the artifacts that are out there before time and development erases them from our past for good.

Like the museum, a train viewing platform would be perfect as Callahan is the location of the junction of CSX's two main rail lines.

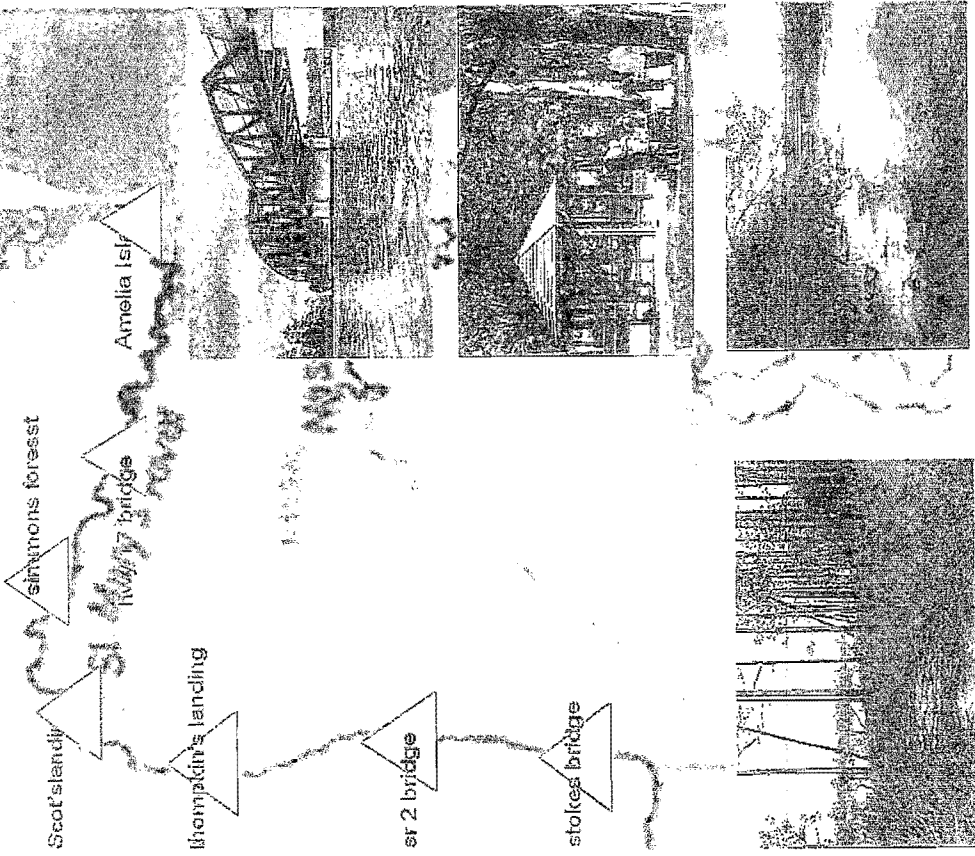
From this junction, the double track line runs northward to Folkston where their nationally renowned "Folkston Funnel" attracts 20,000 visitors a year. Those "rail fans" and their families bring money to Folkston and those same trains (60 to 75 per day) run right through Callahan, with one added advantage: Callahan has a clear view of the split in the line while Folkston does not. Anyone that doesn't understand the attraction of trains should take a short visit up to Folkston not only to see their viewing stand but stop by the local businesses and see what they have to say about the thousands of guests it now brings to their town.

CONCLUSION:

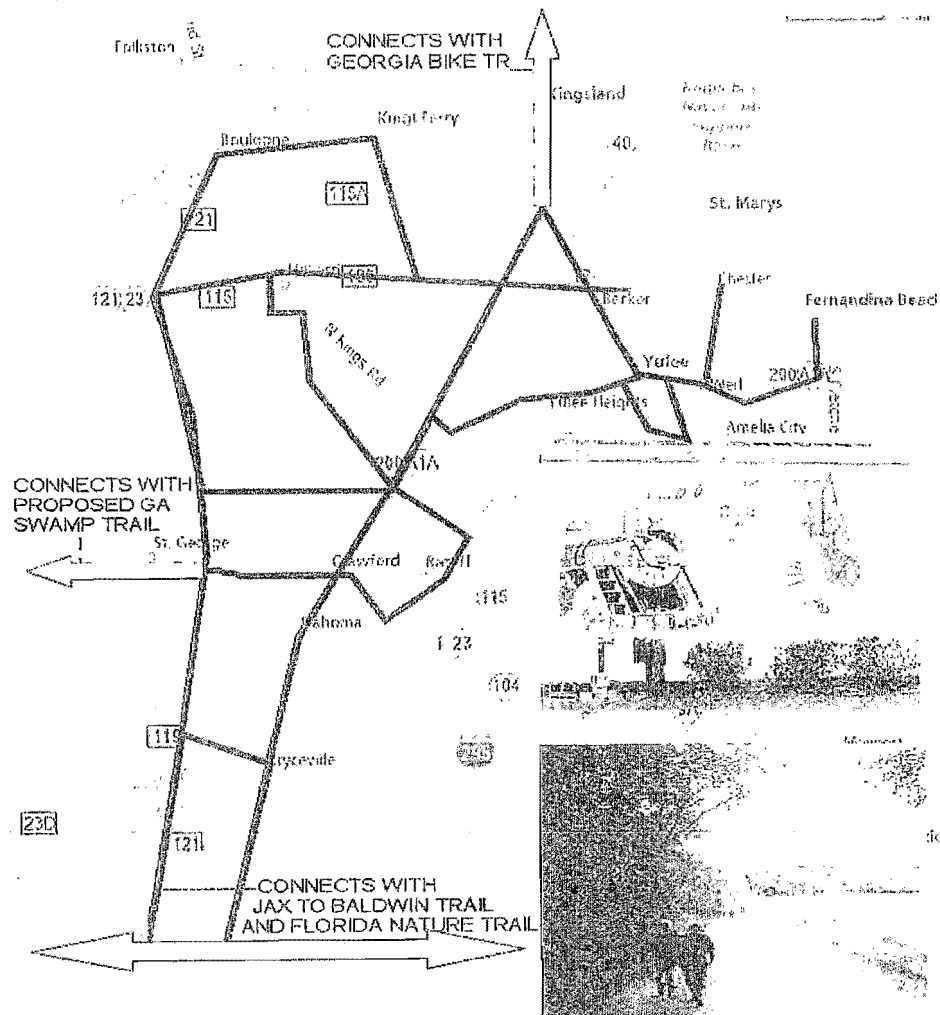
There are many other aspects I could expound upon, but I feel that these few ideas, once implemented, would serve several purposes that would benefit us in the present as well as in the future. They would also become the foundations for other ideas to be built upon. I am not the first to think of some of these notions, but I want to be one of the first to weave them together into a common tapestry of nature and history. River front parks along the St. Mary's River, a nature trail along the abandoned Gross-Callahan rail line, and a history museum and train viewing platform in Callahan all would attract residents and visitors alike. Most of the ideas are low maintenance ones and the museum when built could be run by local organizations and volunteers. The covered outdoor atrium would be a nice addition that our area presently does not have. I hope there are others in authority that shares these same visions as I have and will begin working together to implement these ideas. Growth has already begun in our County and we need to act now or the year 2032 will not be a pleasant vision for us or for future generations.

John Hendricks
P O Box 1846
Callahan, FL 32011
JHendricks459@aol.com

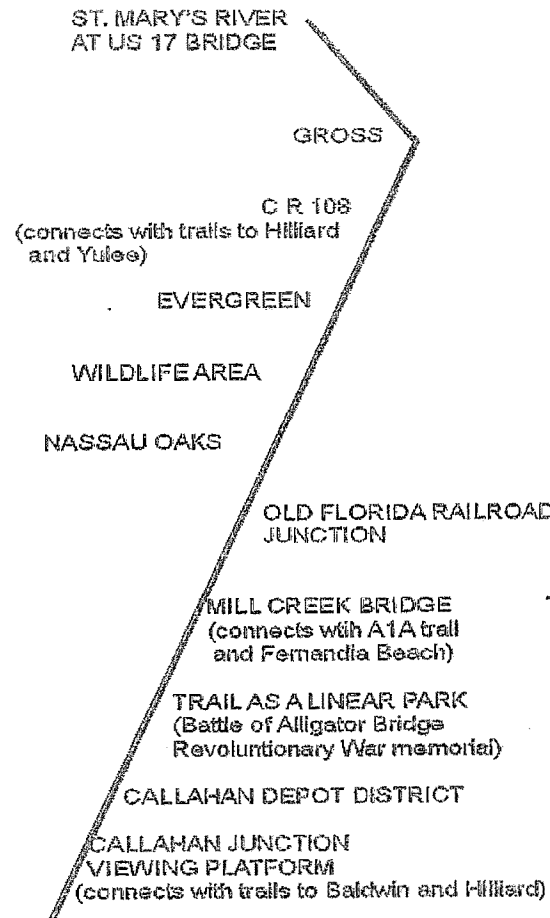
2032: NASSAU COUNTY RIVER PARKS



BIKE AND NATURE TRAILS LINK RIVER WITH COMMUNITIES



NASSAU RAIL TRAIL
Gross to Callahan Segment



Trails connect to river parks



Kiosks and picnic tables

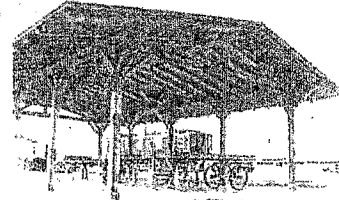
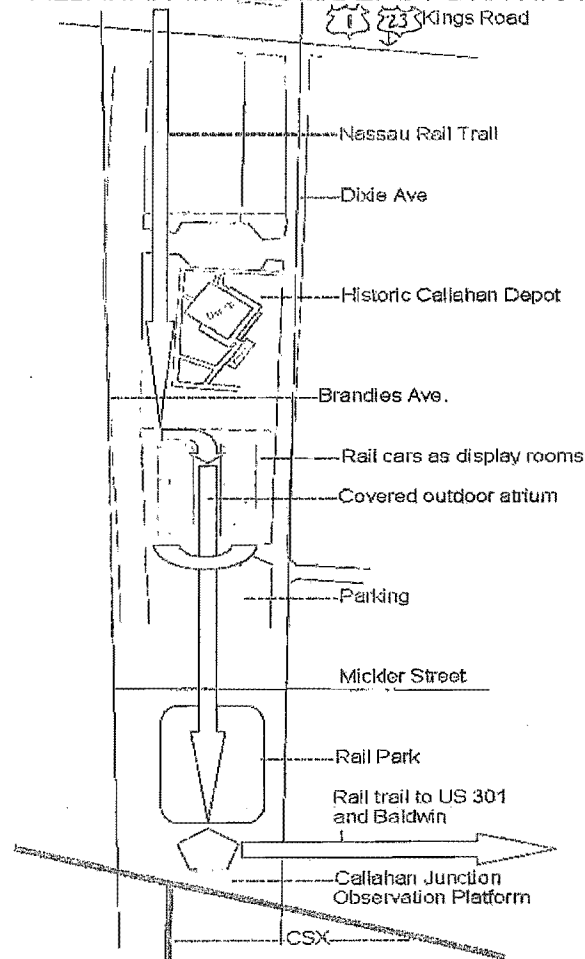


Trails offer various outdoor activities



Trail as a linear park between Page Street and US 1

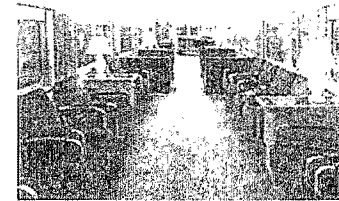
CALLAHAN MUSEUM/DEPOT DISTRICT



covered open air spaces



locomotive displays



train interiors as museum spaces



train exteriors as displays

RECEIVED
MAY 27 2008

May 22, 2008

To: Nassau County Visioning
From: Thomas C. Washburn
1609 Lake Park Drive
Fernandina Beach, FL 32034

Topics addressed and comments:

- **Environment:** I think we need to preserve wetlands for ecological reasons. I vote against any programs that "trade" one wetland area for another in the process of development projects.
- **Education:** I think we must address two issues. First, a system for reducing truancy must be developed and enforced. Second, the community and the school system must work diligently with students and their families to increase the rate of graduation from high school. Both of these mean much more effort must be put into teacher/parent relationships.
- **Infrastructure:** I think this county, in conjunction with adjoining counties must develop a sustainable, affordable public transportation system for all residents. This may mean a bus system or perhaps a light rail system. A second project must be to increase the development of access to walking and bicycle paths; this will be even more important as fuel availability lessens and prices increase.
- **Growth Management:** I think that we must work hard to develop affordable housing for all residents; this may help us avoid the elite nature of Hilton Head Island and to preserve the uniqueness and diversity of Amelia Island.
- **Economy and workforce:** I think the county government must review wage levels in the county and legislate a livable wage for all workers in the county.
- **Healthcare and Social Services:** I think we must develop funding mechanisms to ensure that all residents have access to affordable, quality health care (medical, dental, and mental). I believe the county (and city) government, in conjunction with state and federal governments must take responsibility for ensuring the health and welfare of all residents at all socioeconomic levels.
- **Public Safety:** I would extend my comments above to include the county health department; sufficient funds must be made available for epidemiological monitoring and research, as well as for environmental health monitoring and enforcement.

NASSAU COUNTY VISIONING PLAN PROJECT

Resident Written Comment

Your opinion matters. If you do not desire to speak publicly, write your comments on the newsprint provided, or if you have additional thoughts that you would like to share, please complete this comment form and turn it into one of the meeting facilitators.

Please mark the appropriate box and provide your written comment in the space provided. A brief definition of each topic is provided.

- Cultural Opportunities:** Intellectual opportunities.
- Recreation & Open Space:** Indoor or outdoor recreation facilities such as parks, ball fields, or community centers; and outdoor space that is undeveloped and may or may not be open to public use.
- Environment:** Land, water, and air left in its natural state.
- Education & School Facilities Plan:** Instructional programs and the physical buildings, lands, and contents of the school system.
- Infrastructure:** Refers to the roads, airports, railways, utilities, public transportation systems, and parks and recreational facilities.
- Growth Management:** Methods used by government to ensure that as the population grows that there are services available to meet their demands. These are not necessarily only government services. Other demands such as the protection of natural spaces, sufficient and affordable housing, delivery of utilities, preservation of buildings and places of historical value, and sufficient places for the conduct of business are also considered.
- Economy & Workforce:** Economy means jobs. Workforce means the employees that fill jobs.
- Tourism:** The practice of traveling for recreation or leisure and the services provided to those visitors.
- Governance:** The system of County government that has legal authority to regulate, zone, and enforce laws.
- Healthcare & Social Services:** Health care means medical and dental facilities and access to medical and dental care. Social service means medical and public assistance services provided by the government.
- Public Safety:** Police and fire protection, emergency medical transport services, disaster planning, and public health services.
- Other:** Topic does not fit into one of the other categories.

Please see other page for my comments.

Thomas C. Washburn

Thank you for attending and participating in tonight's meetings and for helping to *positively* shape the future of Nassau County.

MGT

Page 18



NASSAU COUNTY VISION 2032

Resident Written Comment

Please mark the appropriate box and provide your written comment in the space provided. A brief definition of each topic is provided.

- Cultural Opportunities and The Arts: Availability of intellectual activities, groups, organizations, and/or facilities.
- Recreation & Open Space: Indoor or outdoor recreation facilities such as parks, ball fields, or community centers; and outdoor space that is undeveloped and may or may not be open to public use.
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- Public Safety: Police and fire protection, emergency medical transport services, disaster planning, and public health services.
- Other: Topic does not fit into one of the other categories.

Provide work force information for residents @ libraries for avenue to investigate. however provide jobs @ both professional & para professional level. however staff assist residents & tourists w/ information. however direct tourists to local sites, businesses & other services. Provide more staff to library to help provide these services to residents & tourists.

Thank you for comments and for helping to positively shape the future of Nassau County.



NASSAU COUNTY VISION 2032

Resident Written Comment

Please mark the appropriate box and provide your written comment in the space provided. A brief definition of each topic is provided.

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- Public Safety: Police and fire protection, emergency medical transport services, disaster planning, and public health services.
- Other: Topic does not fit into one of the other categories.

Plan to aware that the large ILLS that are coming are bringing a lot of people (at least 1000 new people). These people, new residents consists require information resources. Libraries need to be prepared to handle large numbers of these new people. Library facilities are too small. Staff is too small & resources are few. We provide recreational & educational opportunities. So far, development has not provided any mitigation to this end.

Thank you for comments and for helping to positively shape the future of Nassau County.

MGT
OF AMERICA, INC.

What about impact fees to help support the future of the library system? Please investigate this possibility. Thank you.

