

ORDINANCE NO. 2010 - 11

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA CREATING AND ADOPTING THE 2030 NASSAU COUNTY COMPREHENSIVE PLAN; AMENDING THE RECREATION AND OPEN SPACE, TRANSPORTATION (FORMERLY TRAFFIC CIRCULATION), PUBLIC SCHOOL FACILITIES, PUBLIC FACILITIES, HOUSING, CONSERVATION, COASTAL MANAGEMENT, REGIONAL COORDINATION (FORMERLY INTERGOVERNMENTAL COORDINATION), FUTURE LAND USE AND CAPITAL IMPROVEMENTS ELEMENTS OF THE NASSAU COUNTY COMPREHENSIVE PLAN; PROVIDING FOR AMENDMENTS TO THE 2010 COMPREHENSIVE PLAN BASED ON THE 2008 EVALUATION AND APPRAISAL REPORT; PROVIDING FOR CONSIDERATION OF THE STRATEGIES AND OBJECTIVES OF THE VISION 2032 FINAL REPORT; PROVIDING FOR DATA AND ANALYSIS SUPPORTING ADOPTION OF GOALS, OBJECTIVES AND POLICIES; PROVIDING FOR ADOPTION OF AMENDMENTS, ADDITIONS AND DELETIONS TO THE GOALS, OBJECTIVES AND POLICIES OF THE ELEMENTS COMPRISING THE 2030 COMPREHENSIVE PLAN; PROVIDING FOR ADOPTION PURSUANT TO CHAPTER 163.3187, FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, Section 163.3191, F.S. requires a local government's comprehensive plan to be periodically reviewed through an Evaluation and Appraisal Report in accordance with a schedule promulgated by the Florida Department of Community Affairs; and

**WHEREAS**, Nassau County adopted its Evaluation and Appraisal Report on July 14, 2008 ; and

**WHEREAS**, the Department of Community Affairs issued a sufficiency determination on September 23, 2008 finding the Nassau County Evaluation and Appraisal Report (EAR) sufficient; and

**WHEREAS**, Section 163.3191(10), F.S. requires a local government to complete EAR-based amendments within 24 months of the date the Evaluation and Appraisal Report is found sufficient ; and

**WHEREAS**, the Planning and Zoning Board, in their capacity as the Local Planning Agency for Nassau County, reviewed the proposed amendments and conducted public hearings on January 12, January 19, February 9, February 11, February 16, February 23, March 2, March 3, March 16, March 23, March 30, April 6, April 13 and April 20, 2010 and recommended approval of the proposed amendments; and

**WHEREAS**, on May 10, 2010 the Board of County Commissioners authorized transmittal of the proposed amendments to the Department of Community Affairs; and

**WHEREAS**, on July 13, 2010 the Department of Community Affairs issued an Objections, Recommendations and Comments Report addressing the proposed amendments; and

**WHEREAS**, Nassau County has considered and addressed the Objections, Recommendations and Comments Report issued by the Department of Community Affairs; and

**WHEREAS**, public notice of all public hearings has been provided in accordance with Chapters 163 and 125, F.S.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA:**

**SECTION 1. FINDINGS**

This action complies with Chapter 163, Part II, Florida Statutes and Rule 9J-5, F.A.C.

**SECTION 2. EAR-BASED AMENDMENTS**

The goals, objectives and policies of the Recreation & Open Space, Transportation (including the Future Transportation Map Series), Public School Facilities (including School Concurrency and Future Public Schools Maps), Public Facilities, Housing, Conservation, Coastal Management, Regional Coordination, Future Land Use (including the Future Land Use Map series) and Capital Improvements Elements of the Nassau County Comprehensive Plan are hereby amended and adopted as set forth in Appendix "A" attached hereto and made a part hereof. These goals, objectives, policies and maps constitute the 2030 Nassau County Comprehensive Plan.

**SECTION 3. CONFLICTING PROVISIONS**

All ordinances, or parts of ordinances, in conflict with this action are hereby repealed to the extent of such conflict.



**SECTION 4. SEVERABILITY**

It is the intent of the Board of County Commissioners of Nassau County, Florida, and is hereby provided, that if any section, subsection, sentence, clause, phrase, or provision of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, such invalidity or unconstitutionality shall not be so construed as to render invalid or unconstitutional the remaining provisions of this Ordinance.

**SECTION 5. EFFECTIVE DATE**

This Ordinance shall be filed with the Office of the Secretary of State. This Ordinance shall become effective upon the earlier of:

- i. The Department of Community Affairs issues a final order determining the adopted amendments are found to be in compliance; or
- ii. The Administration Commission issues a final order determining the adopted amendments to be in compliance.


ADOPTED THIS EIGHTEENTH DAY OF OCTOBER, 2010 BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA.

BOARD OF COUNTY COMMISSIONERS,  
NASSAU COUNTY, FLORIDA



MICHAEL H. BOYLE,  
Its: Chair

ATTEST as to Chairman's Signature:




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JOHN A. CRAWFORD  
Its: Ex-Officio Clerk

*EAC*  
*10/21/10*

Approved as to form by the  
Nassau County Attorney



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DAVID A. HALLMAN,  
County Attorney



Note: **HIGHLIGHTED TEXT** indicates changes made from Transmittal Draft of 5/10/2010 based upon the Objections, Recommendations, and Comments (ORC) Report issued by the Florida Dept. of Community Affairs (DCA) 7/13/2010

## Nassau County 2030 Comprehensive Plan Capital Improvements Element (CI) Goals, Objectives and Policies

### Goal **9.0**

Based on the premise that existing taxpayers should not have to bear the financial burden of growth-related infrastructure needs, **Nassau County will** Ensure the orderly and efficient provision of infrastructure necessary to serve existing and future population and development in a manner that creates a fiscally sustainable community.

### OBJECTIVE **9.01**CI.01

Capital improvements shall be provided to: correct existing deficiencies, accommodate desired future growth and replace worn-out or obsolete facilities as indicated in the **Five-Year** Schedule of Improvements. Capital improvements in the context of the Comprehensive Plan shall include the traffic circulation system, potable water, sewage, solid waste, drainage, and recreation and open space facilities.

### Policy **9.01.01**CI.01.01

Capital improvements in the context of the Comprehensive Plan shall be defined as those improvements which are limited to a one time minimum expenditure of \$50,000 including land, buildings, design and permitting and do not include expenditures for equipment, operations and maintenance costs.

### Policy **9.01.02**CI.01.02

The County shall maintain and annually update ~~the~~ a minimum five(5)-year Schedule of Capital Improvements detailing the expenditures necessary for each new or renovated public facility, ranked in a list of need priorities and then compared with estimated funds available.

### Policy **9.01.03**CI.01.03

Review all current deficiencies reported in the Comprehensive Plan and identify facility needs in accordance with the following criteria:

- A) Facilities that are needed to protect, or that eliminate a hazard to, the public health, welfare or safety.
- B) Facilities that must be upgraded to eliminate existing capacity deficits.
- C) Facilities required to serve development areas that have vested development approval prior to adoption of the plan.
- D) Facilities required to serve redevelopment areas identified in the comprehensive plan.
- E) Facilities needed to provide service to new development in accord with the land use element of the plan.

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- F) Facilities that will serve the identified needs in future plans of the St. Johns River Water Management District and other state agencies that may provide public facilities within the County.

Policy ~~9.01.04~~ CI.01.04

Review projects with each department and appropriate consultants or other sources to provide best cost and time estimates for each proposed facility. Prior to undertaking capital improvements, consider the availability of recurring revenues to fund operational costs.

Policy ~~9.01.05~~ CI.01.05

The ~~Five-Year~~ Schedule of Capital Improvements shall include all identified facility needs identified in the Comprehensive Plan Elements and/or adopted as part of a Proportionate Fair Share or Development Agreement.

Policy ~~9.01.06~~ CI.01.06

Identify funding sources available for each capital improvement contained on the five(5)-year Schedule of Capital Improvements.

Policy ~~9.01.07~~ CI.01.07

Review and monitor outstanding development orders and agreements to ensure public facility obligations are being met and appropriately incorporated into the five(5)-year Schedule of Capital Improvements.

Policy ~~9.01.08~~ CI.01.08

Review all proposed new capital facilities against the criteria contained in the various Comprehensive Plan Elements to ensure that the proposed facilities are in conformance with the planned goals and objectives.

Policy ~~9.01.09~~ CI.01.09

Include adoption of a five(5)-year Capital Budget with an annually updated five(5)-year Schedule of Improvements no later than the adoption of the annual governmental budget of Nassau County.

~~Policy 9.01.10~~

~~The County will issue long-term debt only for the purpose of financing capital improvement projects that cannot be financed from current revenues or fund balance/retained earnings and for refunding outstanding debt when sufficient cost savings can be realized or it is advantageous to do so.~~



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Policy CI.01.10

The County shall consider adoption of an expanded 10 to 15 year capital improvements plan for use in long-term concurrency management, projecting future infrastructure needs, estimating future costs and revenue, guiding future growth to appropriate areas, and use as a criterion for review of FLUM amendments.

OBJECTIVE **9.02** CI.02

The County shall adopt Level of Service (LOS) standards against which the adequacy and deficiencies of facilities may be measured.

Policy **9.02.01** CI.02.01

Nassau County adopts the **following** Level of Service (LOS) standards for public facilities and services as shown below:

A) Transportation

1. LOS for County Roads

	<u>Minimum LOS for Rural Segments</u>	<u>Minimum LOS for Segments that are in Areas Transitioning to Urban or Areas over 5000 not in Urbanized Areas</u>
<u>Minor Arterials</u>	<u>D</u>	<u>D</u>
<u>Collectors (Major and Minor)</u>	<u>D</u>	<u>D</u>

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2. LOS for State, SIS and FIHS Facilities

	SIS AND FIHS FACILITIES		TRIP FUNDED FACILITIES AND OTHER STATE ROADS <sup>3</sup>	
	Limited/Access Highway(4) (Freeway)	Controlled Access Highway(4)	Other Multilane <sup>4</sup>	Two-lane <sup>4</sup>
	Rural Areas	<u>B</u>	<u>B1</u>	<u>B</u>
Transitioning Urbanized Areas, Urban Areas, or Communities	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>
Urbanized Areas Under 500,000	<u>C(D)</u>	<u>C</u>	<u>D</u>	<u>D</u>
Urbanized Areas Over 500,000	<u>D(E)</u>	<u>D</u>	<u>D</u>	<u>D</u>
Roadways Parallel to Exclusive Transit Facilities	<u>E</u>	<u>E</u>	<u>E</u>	<u>E</u>
Inside TCMA's	<u>D(E)</u>	<u>E</u>	--	-- <sup>2</sup>
Inside TCEAs <sup>2</sup> and MMTDs <sup>2</sup>	--	--	--	--
<i>Level of service standards inside of parentheses apply to general use lanes only when exclusive through lanes exist.</i>				
<i>1. For rural two-lane facilities, the standard is C.</i>				
<i>2. Means the Department must be consulted as provided by Section 163.3180(5), (7), or (15), Florida Statutes, regarding level of service standards set on SIS or TRIP facilities impacted by TCMA's, MMTDs, or TCEAs respectively.</i>				
<i>3. Means the level of service standards for non TRIP facilities may be set by local governments in accordance with Rule 9J-5.0055, F.A.C.</i>				
<i>4. It is recognized that certain roadways (i.e., constrained roadways) will not be expanded by the addition of through lanes for physical, environmental, or policy reasons. In such instances, a variance to the level of service may be sought pursuant to Section 120.542, Florida Statutes.</i>				
<i>NOTE: Level of service letter designations are defined in the Department's 2002 Quality/Level of Service Handbook.</i>				

B) Public School Facilities

1. LOS for Elementary Schools: 95% of permanent FISH capacity
2. LOS for Middle and High Schools: 100% of permanent FISH capacity
3. LOS for Combination Schools (Grades K-8 or 6-12, for example): 100% of permanent FISH capacity



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C) Recreation and Open Space

Type	Service Radius	Minimum Size	Area /1000 Residents	Site Characteristics and Facilities
<u>Community Parks</u>	<u>1-2 miles</u>	<u>10 Acres</u>	<u>3.35 Acres</u>	<u>May include areas suited for intense recreation facilities such as athletic complexes and large swimming pools. Easily accessible to nearby neighborhoods and other neighborhoods</u>
<u>Regional Parks-General</u>	<u>County-wide: 30 miles/1 hour drive</u>	<u>30 Acres</u>	<u>10 Acres</u>	<u>Size and location may vary with the primary purpose of the park. May include areas suited for camping, nature and bridle paths, picnicking, fishing, and other resource based facilities.</u>
<u>Regional Parks-Beach Access</u>	<u>County-wide</u>	<u>Variable</u>	<u>.25 Acre</u>	<u>At .5 mile linear increments with adequate space for parking</u>
<u>Regional Parks-Boat Facility</u>	<u>County-wide</u>	<u>Variable</u>	<u>.40 Acre</u>	<u>1 ramp lane per 5,000 population</u>

D) Potable Water

Provider	LOS gpd per capita	peak factor
<u>JEA</u>	<u>100.0</u>	<u>2.0</u>
<u>Nassau Amelia Utilities</u>	<u>81.0</u>	<u>1.5</u>

E) Sanitary Sewer

Provider	LOS gpd per capita	pk
<u>JEA</u>	<u>85</u>	<u>1.2</u>
<u>Nassau Amelia Utilities</u>	<u>76.8</u>	<u>1.2</u>

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F) Solid Waste

Measure	LOS
<u>Lbs. per capita/day</u>	<u>4.91 lbs.</u>
<u>Tons per capita/year</u>	<u>.90 ton</u>
<u>Fill Rate per capita/year (cubic yards)</u>	<u>1.4 cy</u>

G) Stormwater Management

1. Projects which discharge or contribute runoff to downstream areas which are not volume sensitive and have adequate capacity to accept and convey stormwater runoff from the project site without increasing flood levels shall limit peak rates of discharge for developed conditions to pre-developed or existing conditions for the 5-year, 10-year, and 25-year design storm event.
2. Projects which discharge or contribute runoff to downstream areas which are volume sensitive and/or do not have adequate capacity to accept and convey stormwater runoff from the project site without increasing flood levels shall provide detention of the 25-year discharge volume for developed conditions such that the volume released from the project during the critical time period is no greater than the volume released under pre-developed or existing conditions during the same time period. For the purposes of this requirement the critical time period shall be the storm duration based on the 24-hour duration rainfall event unless a detailed hydrologic study of the contributing watershed demonstrates otherwise.
3. All projects shall meet state water quality discharge standards as regulated by the St. Johns River Water Management District pursuant to Rule 40C-42 F.A.C., and must submit of a copy of a valid St. Johns River Water Management District permit as part of the development review process.

PUBLIC FACILITY CATEGORY ————— COUNTY STANDARD

Traffic Circulation

Minimum Acceptable Level of Service

TABLE 9-1

<u>Road Classification</u>	<u>Minimum LOS for Rural Segments</u>	<u>Minimum LOS for Segments that are in Areas Transitioning to Urban or Areas over 5000 not in Urbanized Areas</u>
<u>Freeways</u>		
<u>• I-95 (SIS)</u>	<u>B</u>	<u>C</u>
<u>• I-10 (SIS)</u>	<u>B</u>	<u>C</u>
<u>Principal Arterials</u>	<u>C</u>	<u>D</u>



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<del>• US 1 (SIS)</del>	<del>B</del>	<del>C</del>
<del>• SR 15</del>	<del>C</del>	<del>D</del>
<del>• US 90</del>	<del>C</del>	<del>D</del>
<del>• US 301/SR 200 from southern County line to I-95 (SIS)</del>	<del>B</del>	<del>C</del>
<del>• US 17</del>	<del>C</del>	<del>D</del>
<del>• SR 200 (non-intrastate portion)</del>	<del>C</del>	<del>D</del>
<del>• US 301 (non-intrastate portion)</del>	<del>C</del>	<del>D</del>
<del>Minor Arterials</del>	<del>D</del>	<del>D</del>
<del>Collectors (Major and Minor)</del>	<del>D</del>	<del>D</del>

**Width (ROW) Roadway (Minimum typical section)**

<del>Arterial</del>	<del>125 Feet</del>
<del>Collector</del>	<del>90 Feet</del>
<del>Local</del>	<del>60 Feet</del>

**Sanitary Sewer Facilities**

<del>Fernandina Beach</del>	<del>172 gallons per capita per day with 1.2 peak factor</del>
<del>Nassau-Amelia Utilities</del>	<del>76.8 gallons per capita per day with 1.2 peak factor</del>
<del>JEA</del>	<del>85 gallons per capita per day with 1.2 peak factor</del>
<del>Sewer Facilities built after 2000</del>	<del>85 gallons per capita per day with 1.2 peak factor</del>

**Potable Water**

<del>Fernandina Beach</del>	<del>170.9 gallons per capita per day with 1.6 peak factor</del>
<del>Nassau-Amelia Utilities</del>	<del>81 gallons per capita per day with 1.5 peak factor</del>
<del>JEA</del>	<del>100 gallons per capita per day with 2.0 peak factor</del>
<del>Potable Water Facilities Built after 2000</del>	<del>100 gallons per capita per day with 2.0 peak factor</del>

~~Solid Waste Facilities~~ ~~Average Solid Waste Generation Rate~~  
~~4.19 pounds per capita per day~~

**Stormwater Management**

~~Water Quality~~ ~~Applicable local standards as well as water quality standards specified by~~

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Chapter 40C-42 F.A.C. shall apply.

~~LOS~~ ~~Retention shall meet SJRWMD Chapter 40C-44, Environmental Resource Permit for Surface Water Systems and SJRWMD Chapter 40C-42, Environmental Resource Permits: Regulation of Stormwater Management Systems.~~

~~Recreation~~

<del>Facility</del>	<del>LOS: Acres per Number of Persons (Basis)</del>
<del>Regional Park</del>	<del>10 ac/1000 (Countywide seasonal)</del>
<del>Community Park</del>	<del>2 ac/1000 (unincorporated permanent)</del>
<del>Community Park (passive)</del>	<del>1 ac/1000 (unincorporated permanent)</del>
<del>Play area (neighborhood)</del>	<del>.5 ac/1000 (unincorporated permanent)</del>
<del>Beach Access</del>	<del>.5 ac/1000 (Countywide seasonal)</del>
<del>TOTAL</del>	<del>14 ac/1000</del>

~~The County shall project and generally locate recreation facilities based on the following planning standards. These standards are for planning purposes only and shall be used to help determine when and where grant funds and county funds could be used to improve county recreation facilities.~~

<del>Facility</del>	<del>Units Per Number of Persons</del>
<del>Picnic Tables/Shelters</del>	<del>1: 1500</del>
<del>Tennis</del>	<del>1: 4000</del>
<del>Football/Soccer</del>	<del>1: 3000</del>
<del>Basketball/Multi-Use</del>	<del>1: 2500</del>
<del>Ball Diamonds</del>	<del>1: 2000</del>
<del>Swimming Pool</del>	<del>1:12500</del>
<del>Play Apparatus</del>	<del>1: 2500</del>
<del>Boat Ramps</del>	<del>1: 5000</del>

	<del>2000</del>	<del>2005</del>	<del>2010</del>	<del>2015</del>	<del>2020</del>
<del>Nassau County</del>	<del>57,663</del>	<del>65,759</del>	<del>74,900</del>	<del>83,300</del>	<del>92,000</del>
<del>Callahan</del>	<del>962</del>	<del>1,274</del>	<del>1,658</del>	<del>1,976</del>	<del>2,322</del>
<del>Fernandina</del>	<del>10,549</del>	<del>11,621</del>	<del>12,331</del>	<del>12,824</del>	<del>13,337</del>
<del>Beach</del>					
<del>Hilliard</del>	<del>2,702</del>	<del>2,920</del>	<del>3,174</del>	<del>3,498</del>	<del>3,883</del>
<del>Unincorporated</del>	<del>43,450</del>	<del>49,944</del>	<del>57,737</del>	<del>65,001</del>	<del>72,457</del>

~~Sources: Bureau of Economic and Business Research, Nassau County Growth Management Dept.~~



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Policy ~~9.02.02~~ CI.02.02

The County shall continually review the established local capital improvement LOS criteria on the basis of consistency with the ~~Five-Year-Schedule~~ of Capital Improvements ~~Schedule~~, local comprehensive planning activities, cost feasibility and effectiveness, relative magnitude and term of need, the ability to use other jurisdictional capital improvements through interlocal agreements, and overall budget impacts.

Policy ~~9.02.03~~ CI.02.03

The County may permit a temporary deviation of one LOS below the adopted levels of service for roads or segments of roads for one period of not more than three fiscal years, where the transportation project is scheduled for construction in the first three years of the applicable adopted FDOT Five-Year Work Program, or in the first three years of a County five-year Schedule of Capital Improvements.

Policy ~~9.02.04~~ CI.02.04

A development impacting one or more roadway segments operating below the adopted LOS may be allowed to proceed under the terms of a proportionate fair share agreement or a Development of Regional Impact development order entered into pursuant to Sec. 163.3180(16), F.S. or Sec. 163.3180(12), respectively.

Policy ~~9.02.05~~ CI.02.05

The acreage, or equivalent funds, required for the necessary parks and recreation facilities and services is dedicated to, or acquired by, the County prior to the issuance of a residential certificate of occupancy.

Policy ~~9.02.06~~ CI.02.06

Potable water, sewer, solid waste and ~~drainage~~ stormwater management facilities must be in place and available for use prior to the issuance of certificates of occupancy.

~~Policy 9.02.07~~

~~Nassau County will adopt a Public School Facilities Element, update the public school facilities interlocal agreement and implement school concurrency pursuant to Sec. 163.3180(13), F.S. by the date specified by the Dept. of Community Affairs.~~

OBJECTIVE ~~9.03~~ CI.03

The County shall establish a system for prioritizing the scheduling of capital improvements to mitigate existing or projected deficiencies and to accommodate new growth at the adopted LOS. Projects are reviewed annually by the various County agencies and included in the county budget as needed.

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Policy **9.03.01** CI.03.01

Upon **plan** adoption, improvements scheduled in the Capital Improvement Element to eliminate existing public facility deficiencies, shall be predicated on the following criteria to ensure that the projects are ranked in an appropriate order of need:

- A) Priority A - projects currently underway for which the County is fully committed and/or are so urgently needed that implementation cannot be delayed. Also included, are expansions of existing systems for which revenue bonds have been issued.
- B) Priority B - projects needed to maintain a function at the adopted level of service or to comply with State or Federal mandates.
- C) Priority C - projects not necessary to maintain an adopted level of service, but desirable as soon as funds can reasonably be made available, or projects which need further study.
- D) Priority D - projects which are desirable, but can be safely deferred beyond the third year of the five year projection in the Schedule of Capital Improvements.

Policy **9.03.02** CI.03.02

Nassau County shall continually review the established capital improvement prioritizing criteria on the basis of: the maintenance of LOS standards, the Concurrency Management System, County comprehensive planning activities, cost feasibility and effectiveness, relative magnitude and term of need, intergovernmental agreements to use other jurisdictional capital improvements and overall budget impacts.

OBJECTIVE **9.04** CI.04

The County shall continue to limit the expenditure of public funds **that subsidize development** in coastal high hazard areas (CHHA). The CHHA is the area below the elevation of the category 1 storm surge line as established by a Sea, Lake and Overland Surges from Hurricanes (SLOSH) computerized storm surge model.

Policy **9.04.01** CI.04.01

Public expenditures in The County shall, where feasible, limit public expenditures that subsidize development within the ~~high hazard coastal areas~~ coastal high hazard area (CHHA) shall be limited to those which are deemed necessary to:

- A) ~~The maintenance of existing infrastructure;~~ and maintain existing level-of-service standards;
- B) ~~Those improvements included in the Coastal Management Element~~ maintain the health, safety and welfare of the residents of these areas, and;
- C) facilitate public access to natural open space and recreation areas.



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**Policy 9.04.02**

~~Only those public expenditures necessary for the health, safety and welfare of the residents of these areas as well as such improvements as are deemed to be required to facilitate use of the public natural open space and recreation areas may be funded.~~

**OBJECTIVE 9.05 CI.05**

The County shall continue to coordinate development or redevelopment proposal approvals consistent with existing services availability, or time development impacts to be concurrent with the programmed provision of required infrastructure in the **Five-Year** Schedule of Capital Improvements so as to maintain the adopted Level of Service.

**Policy 9.05.01 CI.05.01**

The County shall adopt, as part of the Land Development Code, a concurrency management system to guide the development approval process by conditioning development orders upon the availability of public facilities at the adopted Level of Service.

**Policy 9.05.02 CI.05.02**

The County shall utilize existing and improved development permitting procedures to review development proposals for compliance with the County's adopted LOS, and where appropriate, the time frame for implementation of additional facility improvements shall be determined.

**Policy 9.05.03 CI.05.03**

To the extent practicable, the County shall channel development into area where services are, or will be made, available at the adopted LOS.

**Policy 9.05.04 CI.05.04**

County approval of proposed development or redevelopment projects shall be based on the condition that project related infrastructure is available at the adopted level of service standards.

**Policy 9.05.05 CI.05.05**

Land use decisions and timing shall be reviewed against existing and future facilities as proposed in the adopted **Five-Year** Schedule of Capital Improvements for maintenance of the adopted Level of Service.

**OBJECTIVE 9.06 CI.06**

The County shall continue to enforce the Land Development Code to ensure that new development pays its **fair** share of costs necessary to maintain the level of service standards adopted herein.

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Policy ~~9.06.01~~ CI.06.01

The County shall require the construction and/or posting of financial surety of project related infrastructure improvements necessary to accommodate the development of vacant parcels or substantial redevelopment of existing properties.

Policy ~~9.06.02~~ CI.06.02

The County may require the actual construction of off-site road improvements and/or dedications of right-of-way in accordance with Sec. 163.3180(16). A credit against impact fees shall be granted for such contributions to the extent that all or a portion of the contribution is used to address the same capital infrastructure improvements contemplated by the impact fee.

Policy ~~9.06.03~~ CI.06.03

Nassau County shall ~~may~~ collect impact fees for transportation, parks and recreation, fire-rescue, law enforcement and administrative capital facilities. The amount of the impact fee cannot exceed the cost per unit of demand needed to accommodate new development at the adopted LOS standard less the value of future non-impact fee revenues that will also be used to pay for the needed capital facility expansion.

Policy ~~9.06.04~~ CI.06.04

Cooperate with the Nassau County School Board to collect education impact fees for the capital improvements ~~necessitated~~ necessary to serve new residential developments.

OBJECTIVE ~~9.07~~ CI.07

The County shall identify dedicated funding sources, non-ad valorem revenue streams, developer contributions, impact fees, grants and other possible fiscal resources to ensure the provision of needed capital improvements

Policy ~~9.07.01~~ CI.07.01

The County shall consider project cost projections based on inflation and contingency costs.

Policy ~~9.07.02~~ CI.07.02

Nassau County's adopted ~~Five-Year~~ Schedule of Capital Improvements shall incorporate specific funding sources for identified projects.

Policy ~~9.07.03~~ CI.07.03

The Budget Officer shall prepare annual estimates of available capital funding sources.



Note: **HIGHLIGHTED TEXT** indicates changes made from Transmittal Draft of 5/10/2010 based upon the Objections, Recommendations, and Comments (ORC) Report issued by the Florida Dept. of Community Affairs (DCA) 7/13/2010

Policy **9.07.04** CI.07.04

The County shall annually update its **Five-Year** Schedule of Capital Improvements in accordance with Sec. 163.3177 and the goals, objectives and policies of this Comprehensive Plan.

OBJECTIVE **9.08** CI.08

The County shall continue to coordinate with the Florida Department of Transportation and the **First Coast Metropolitan North Florida Transportation** Planning Organization to advocate the inclusion and funding of certain long-range transportation improvements which are necessary to support development and maintain level of service standards within Nassau County. The County shall document these long-range transportation improvements through the following policies. **In addition, as plans and funding are provided for these improvements within the 5-year horizon, the County shall include the appropriate segments in its 5-year Schedule of Capital Improvements.**

**Policy 9.08.01**

**SR A1A/SR 200 U.S. Highway 17 to Old Nassauville Road (widen from 4 to 6 lanes). FDOT Right-of-Way acquisition is currently scheduled for 2008/2009. Construction is a part of the First Coast MPO Long Range Transportation Plan and is the subject of a proportionate fair share payment by the Three Rivers Development of Regional Impact.**

Policy CI.08.01

The County will develop and adopt a long term concurrency management system in coordination with the Florida Department of Transportation. The long term concurrency management system will include addressing designated districts, areas or facilities where significant backlog exists, the cost of eliminating the backlog, identification of tax, proportionate fair share or other revenue-raising efforts, and the inclusion of FDOT in review and approval of methodology for projects impacting S.R. 200. The County's long term concurrency management system shall be adopted by December 31, 2011.

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 required for any development within the East Nassau Community Planning Area (ENCPA).



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Long Term Transportation Needs: Improvements to Existing Roadway Segments			
Link (D#)	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

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



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**OBJECTIVE 9.09 CI.09**

The County shall manage the timing of residential growth to ensure adequate school capacity is available consistent with adopted level of service standards for public school concurrency.

**Policy 9.09.01 CI.09.01**

Consistent with the Inter-local Agreement, the uniform, district-wide level-of service standards shall be based upon the Florida Inventory of School Houses (FISH) maintained by the Department of Education (DOE). They are initially set and are hereby adopted as shown in Table 9.2. These standards shall be consistent with the Inter-local Agreement agreed upon by the School District, and the local governments within Nassau County.

**Policy 9.09.02 CI.09.02**

The County hereby incorporates by reference the **Nassau County** School District's Five-Year Facilities Work Program for fiscal years **2007-08 2010-11** through **2011-12 2015-16**, adopted September ~~13, 2007~~ **9, 2010** that includes school capacity sufficient to meet anticipated student demands projected by the County and municipalities, in consultation with the School Board's projections of student enrollment, based on the adopted level of service standards for public schools.

**Policy 9.09.03 CI.09.03**

The County, in coordination with the School Board, shall annually update the Capital Improvements Element by adopting by reference the School District's Five-Year Facilities Work Program, to ensure maintenance of a financially feasible capital improvements program and to ensure level of service standards will continue to be achieved and maintained during the five-year planning period.

**Policy 9.09.04 CI.09.04**

The County shall ensure that future development pays a proportionate share of the costs of capital facility capacity needed to accommodate new development and to assist in maintaining adopted level of service standards.

**Policy 9.09.05 CI.09.05**

The County shall amend the adopted concurrency management system to include public school facilities as part of the development approval process by conditioning development orders upon the availability of public school facilities at the adopted Level of Service.

### Schedule Of Capital Improvements

Summary By Project Type  
Fiscal Years 2010-2011 Through 2014-2015

	Tentative Work Program FY 10/11 - FY 14/15											TOTAL 10/11 - 14/15 CAPITAL \$	TOTAL ALL PROJECT YEARS
	FY 10/11		FY 11/12		FY 12/13		FY 13/14		FY 14/15				
	total estimated actual cost to date (begin 07/08)	Capital \$	Financial Operating Impact \$	Capital \$	Financial Operating Impact	Capital \$	Financial Operating Impact	Capital \$	Financial Operating Impact	Capital \$	Financial Operating Impact		
Transportation	\$ 7,453,312	\$ 12,355,777	\$ -	\$ 3,984,385	\$ -	\$ 500,000	\$ -	\$ 8,255,000	\$ -	\$ -	\$ -	\$ 25,095,162	\$ 32,548,474
Parks & Recreation	\$ 3,238,709	\$ 320,392	\$ 81,359	\$ -	\$ 87,760	\$ -	\$ 95,880	\$ -	\$ 104,126	\$ -	\$ 112,874	\$ 320,392	\$ 3,559,101
Potable Water (NAU)	\$ 34,560	\$ 332,640	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 332,640	\$ 367,200
Sanitary Sewer (NAU)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 56,000	\$ 56,000	\$ 56,000
Stormwater Management	\$ 100,000	\$ 300,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300,000	\$ 400,000
<b>TOTAL CAPITAL IMPROVEMENT PROJECTS</b>	<b>\$ 10,826,581</b>	<b>\$ 13,308,809</b>	<b>\$ 81,359</b>	<b>\$ 3,984,385</b>	<b>\$ 87,760</b>	<b>\$ 500,000</b>	<b>\$ 95,880</b>	<b>\$ 8,255,000</b>	<b>\$ 104,126</b>	<b>\$ -</b>	<b>\$ 168,874</b>	<b>\$ 26,104,194</b>	<b>\$ 36,930,775</b>











Schedule Of Capital Improvements  
 PARKS & RECREATION PROJECTS  
 Fiscal Years 2010-2011 Through 2014-2015

Dept.	Account	Project Name	Project Description	Funding Sources	Approved Projects										TOTAL ALL PROJECT YEARS	
					total actual cost to date through 07/01/11	FY 10/11	FY 11/12	FY 12/13	FY 13/14	FY 14/15	TOTAL 10/11 - 14/15 CAPITAL					
Recreation	009 Fund 09142519	American Beach Community Center	Community Center and Museum at American Beach for cultural and recreational purposes	One Cent Sales Tax COBES Grant and Int General Approp. (001)	\$ 172,000 \$ 386,376 -	\$ 38,000	\$ 22,242	\$ 25,540	\$ 20,308	\$ 33,103	\$ 37,383	\$ 30,000	\$ 36,000	\$ 386,376	002,028	
				Project Total	\$ 988,474	\$ 30,000	\$ 22,842	\$ 25,540	\$ 20,308	\$ 33,103	\$ 37,383	\$ 30,000	\$ 30,000	\$ 988,474	988,474	
	300 Fund COFF	Compassio Park	Trail, Rest Room, Fishing Pier, Picnic Pavilions and Restroom	REGDOR Grant One Cent Sales Tax General Approp. (001)	\$ 60,870 \$ 53,000 \$ 357,810	\$ 53,000	\$ 44,382	\$ 57,870	\$ 62,317	\$ 64,237	\$ 70,456	\$ 70,456	\$ 70,456	\$ 208,020	208,020	
				Project Total	\$ 748,420	\$ 53,000	\$ 44,382	\$ 57,870	\$ 62,317	\$ 64,237	\$ 70,456	\$ 70,456	\$ 70,456	\$ 70,456	\$ 208,020	208,020
	001 & 141 lump 5203774	Nassau Lakes Community Park	Community Park, Grassy Restroom, Play Area, and Pavilion	General Approp. (001) General Fund	\$ 17,740 -	\$ 187,643	\$ 32,212	\$ 4,135	\$ 4,341	\$ 4,568	\$ 4,785	\$ 4,785	\$ 4,785	\$ 197,543	197,543	
				Project Total	\$ 17,740	\$ 187,643	\$ 32,212	\$ 4,135	\$ 4,341	\$ 4,568	\$ 4,785	\$ 4,785	\$ 4,785	\$ 4,785	\$ 197,543	197,543
	001 Fund 01720572- 5203774	Kingsley BIR Parking Improvements	Expand Gravel Parking Lot, Includes cost for Professional Services.	General Approp. (001)	\$ 17,740	\$ 198,752	\$ 4,135	\$ 4,341	\$ 4,568	\$ 4,785	\$ 4,785	\$ 4,785	\$ 4,785	\$ 198,752	217,500	
				Project Total	\$ 17,740	\$ 198,752	\$ 4,135	\$ 4,341	\$ 4,568	\$ 4,785	\$ 4,785	\$ 4,785	\$ 4,785	\$ 4,785	\$ 198,752	217,500
<b>TOTAL PARKS &amp; RECREATION PROJECTS</b>					\$ 3,238,709	\$ 320,392	\$ 81,359	\$ 87,760	\$ 95,880	\$ 104,126	\$ 112,874	\$ 320,392	\$ 320,392	\$ 3,559,101	693,800	







Schedule Of Capital Improvements

**STORMWATER MANAGEMENT PROJECTS**

Fiscal Years 2010-2011 Through 2014-2015

Approved Projects

Dept.	Account	Project Name	Project Description	Funding Sources	Tentative Work Program FY 10/11 - FY 14/15										TOTAL 10/11-14/15 CAPITAL \$	TOTAL ALL PROJECT YEARS		
					FY 10/11		FY 11/12		FY 12/13		FY 13/14		FY 14/15					
					total actual cost to date (begin 07/08)	Capital \$	Financial Operating Impact \$	Capital \$	Financial Operating Impact	Capital \$	Financial Operating Impact	Capital \$	Financial Operating Impact	Capital \$			Financial Operating Impact	
Road & Bridge	63461541 563305 DRAIP	Drainage Improvements	Drainage improvements to County roads	One Cent Sales Tax	\$ 100,000	\$ 300,000										\$ 300,000	\$ 400,000	
					\$ -											\$ -	\$ -	
					\$ -												\$ -	\$ -
					\$ -												\$ -	\$ -
					\$ -												\$ -	\$ -
			Project Total	\$ 100,000	\$ 300,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300,000	\$ 400,000		
<b>TOTAL STORMWATER MGMT PROJECTS</b>					\$ 100,000	\$ 300,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300,000	\$ 400,000		



## Coastal Hazard Mitigation Sub-Element (CHZ)

### Goal **5.0**

~~The County shall manage, use, conserve and protect the coastal resources along with protecting human life from natural disasters.~~ Promote the responsible management of its coastal area, balancing the provision of water-dependant and water-related uses with the protection of life and property from natural disasters and the preservation of natural resources.

### OBJECTIVE ~~5.03-CHZ.01~~

The County shall ~~make every reasonable effort to~~ ensure the public safety from coastal hazards, health and welfare from the effects of natural and technological hazards. ~~It will participate with all applicable state and federal agencies to ensure public safety~~ by keeping disaster preparedness plans current and coordinated within the region and with adjacent jurisdictions.

### Policy ~~5.03.01~~

~~Within one year of adopting the EAR based plan amendment; the County will revise its Land Development regulations to further reduce the vulnerability of future development in the 100-year flood plain. Such revisions shall include:~~

- ~~a. Implementation of road concurrency requirements to ensure evacuation capability;~~
- ~~b. Adoption of policies regarding the siting of infrastructure facilities in hazardous areas; and~~
- ~~c. Alerting potential purchasers of property in hazard areas of the potential consequences of construction in such areas.~~

### Policy ~~5.03.02~~ CHZ.01.01

The County, ~~by reference, incorporates~~ most recent edition of the Nassau County Comprehensive Emergency Management Plan ~~into the Coastal Management Element.~~ (CEMP) shall be used as the operational guide in preparation of, response to, and recovery from a tropical storm, hurricane or other emergency. Responsibility for coordination of the Comprehensive Emergency Management Plan with the County Comprehensive Plan shall be designated to the County Planning Growth Management Director.

### Policy ~~5.03.03~~

~~The County shall not subsidize public facilities within the CHHA, other than those, which are deemed necessary to maintain existing level of service standards, and those which are directly related to public access and/or recreation areas.~~

Note: **HIGHLIGHTED TEXT** indicates changes made from Transmittal Draft of 5/10/2010 based upon the Objections, Recommendations, and Comments (ORC) Report issued by the Florida Dept. of Community Affairs (DCA) 7/13/2010

#### **OBJECTIVE 5.04**

~~Upon Plan adoption, the County shall review annually, and where possible revise its Comprehensive Emergency Management Plan to ensure continued safety for its residents during the post-disaster reconstruction/rehabilitation period.~~

##### **Policy 5.04.01**

~~The Nassau County Comprehensive Emergency Management Plan shall be used as the operational guide in preparing for, responding to, and recovering from natural and technological hazards requiring emergency actions by local government officials.~~

##### **Policy 5.04.02**

~~The County hereby adopts, by reference, its Post Disaster Plan which describes facilities and sites designed to serve as local, state and federally sponsored emergency assistance locations. Examples of such facilities include disaster application centers, citizen assistance centers, disaster field offices; include temporary housing sites and debris disposal locations.~~

##### Policy CHZ.01.02

The County shall adopt and maintain a Post Disaster Redevelopment Plan (PDRP) to provide the County and its incorporated municipalities with a strategic, interdisciplinary plan for guiding action and decision making during the disaster recovery and redevelopment periods, as well as identifying actions that can be implemented prior to a disaster to expedite the recovery process.

##### Policy CHZ.01.03

The County shall incorporate the findings and recommendations of the County's Local Mitigation Strategy (LMS) and adopted Post Disaster Redevelopment Plan (PDRP) into the goals objectives and policies of this Plan and into the updates of its Comprehensive Emergency Management Plan (CEMP) to ensure continued safety for its residents during the post-disaster reconstruction/rehabilitation period.

##### **Policy 5.04.03** CHZ.01.04

The County shall coordinate the development and maintenance of its Post Disaster Redevelopment Plan (PDRP) with other state and regional post-disaster plans and programs among the relevant local, regional and state governments, districts or agencies.



Note: **HIGHLIGHTED TEXT** indicates changes made from Transmittal Draft of 5/10/2010 based upon the Objections, Recommendations, and Comments (ORC) Report issued by the Florida Dept. of Community Affairs (DCA) 7/13/2010

Policy ~~5.04.04~~ CHZ.01.05

The County shall update its hurricane evacuation plan and disaster preparedness plan, based on the recommendations of the NEFRPC's most recent Northeast Florida Hurricane Evacuation Study (HES) , 1998. ~~In addition, the County shall update its hurricane evacuation plan and disaster preparedness plan every five years thereafter. Also, the County will re-evaluate the effectiveness of hurricane evacuation plan and disaster preparedness plan immediately after a major disaster event to recommend appropriate improvements~~ As updates to the HES become effective, the county will re-evaluate the goals, objectives and policies of this Plan relating to hurricane evacuation and disaster preparedness.

~~Policy 5.04.05~~

~~The County shall update its hurricane evacuation plan showing evacuation routes, hurricane hazards, safety procedures, shelters, and other pertinent information for its citizens.~~

~~Policy 5.04.06~~

~~The County will continue to implement its Emergency Disaster Preparedness Plan (as amended). The county Emergency Services Director shall be responsible for coordinating post disaster activities with fire, law enforcement, medical and support services through scheduled quarterly meetings.~~

~~Policy 5.04.06A~~

~~Consistent with the Comprehensive Emergency Management Plan (as amended), the County will perform an initial damage assessment, immediately following a natural disaster event, in order to determine the extent of damage and prioritize allocation of recovery resources. If the scope of damage exceeds the County's ability to recover, the County shall declare a local state of emergency, pursuant to Chapter 252, F.S. Once a local state of emergency has been declared, the county will request assistance from the Florida Division of Emergency Management (DEM).~~

~~Policy 5.04.06B~~

~~The County, in cooperation with the incorporated municipalities of Nassau County, will coordinate the implementation of the Nassau County Local Mitigation Strategy (LMS), with this Coastal Management Element so as to reduce potential damage from natural disasters.~~

Policy ~~5.04.06C~~ CHZ.01.06

The County shall facilitate periodic meetings of the Local Mitigation Strategy Working Group for the purpose of coordinating and implementing LMS strategies.

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#### Policy ~~5.04.06D~~ CHZ.01.07

The Local Mitigation Strategy Working Group will be charged with making recommendations related to implementing, updating, revising and coordinating local mitigation strategies and initiatives. Major issues of the LMS Working Group will be concerned with include:

1. Maintaining a uniform list of mitigation goals and objectives and initiatives to address hazard mitigation;
2. coordination between the county and the three municipalities;
3. identifying sources and disbursement of state and federal recovery funds;
4. pre-identifying potential post-disaster mitigation projects; and
5. relocating of infrastructure.

#### ~~Policy 5.04.06E~~

~~Structures located seaward of the Coastal Construction Control Line (CCCL) exhibiting damage from a naturally occurring storm event, greater than 50 percent of its tax-assessed market value, shall be required to obtain all applicable permits and comply with all applicable building codes coastal construction prior to reconstruction.~~

#### ~~Policy 5.04.06F~~

~~Consistent with National Flood Insurance Program (NFIP) requirements, any structure predating 1989 FEMA Flood Insurance Rate Maps (FIRMs) and located within a flood hazard area that sustains "substantial damage" due to a natural disaster (i.e. repair costs that exceed 50% or more of the building's value) shall be required to be elevated a minimum of twelve (12) inches above the base flood elevation (BFE), as depicted on current FIRMs.~~

#### OBJECTIVE 5.04A CHZ.02

~~Upon Plan adoption,~~ The County shall manage post disaster redevelopment to improve the survival of rebuilt structures and required infrastructure.

#### ~~Policy 5.04A.01~~

~~In accordance with rule 9J-5.003(17), F.A.C., The county hereby designates the "Coastal High-Hazard Area" (CHHA) as identified as a Category 1 Evacuation Zone as defined in Chapter 9J-5 F.A.C.~~

#### Policy CHZ.02.01

Consistent with the Comprehensive Emergency Management Plan (as amended) and the Post-Disaster Redevelopment Plan, the County will perform an initial damage assessment, immediately following a natural disaster event, in order to determine the extent of damage and prioritize allocation of recovery resources. If the scope of damage exceeds the County's ability to



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recover, the County shall declare a local state of emergency, pursuant to Chapter 252, F.S. Once a local state of emergency has been declared, the county will request assistance from the Florida Division of Emergency Management (DEM).

Policy ~~5.04A.02~~ CHZ.02.02

The Engineering Services Director, with required support, shall survey disaster sites immediately following the emergency occurrence to identify immediate repair and clean-up actions required to protect public health and safety and shall coordinate with the Director of Emergency Management to accomplish priority tasks.

Policy ~~5.04A.03~~ CHZ.02.03

Roadway segments located within low lying areas that are used as hurricane evacuation routes ~~shall~~ should be considered for ~~elevation~~ elevation or ~~rerouting~~ rerouting in subsequent capital budgets during post-hazard ~~disaster re-~~construction.

Policy ~~5.04A.04~~ CHZ.02.04

In the event that sanitary sewer and potable water facilities are damaged hurricane activity, the facilities shall be subject to post disaster redevelopment policies and regulations that require damaged ~~structures and~~ facilities to be reconstructed at an elevated height or otherwise flood proofed in accordance with existing building and development regulations.

~~Policy 5.04A.05~~

~~F.E.M.A., National Weather Service and Regional Planning Council data, which are pertinent to Nassau County hurricane damage mitigation, shall be incorporated into this element of the Plan through the amendment process specified in s 163.3187 F.S.~~

Policy ~~5.04A.06~~ CHZ.02.05

~~The County shall require, through land development regulations, that~~ Redevelopment plans within the CHHA shall include reduced densities and the minimization of public facilities and expenditures to a level no greater than that necessary to support land uses in the effected areas as shown on the Future Land Use Map.

Policy ~~5.04A.07~~ CHZ.02.06

The County shall develop plans and criteria for immediate repair and clean up in addition to long term repair and redevelopment. These plans shall also address removal, modification or relocation of damaged infrastructure and unsafe structures. The level of reconstruction that will be permitted in an area of damage in terms of intensity and density of use shall be consistent with the Goals, Objectives and Policies expressed in this Plan.

Note: **HIGHLIGHTED TEXT** indicates changes made from Transmittal Draft of 5/10/2010 based upon the Objections, Recommendations, and Comments (ORC) Report issued by the Florida Dept. of Community Affairs (DCA) 7/13/2010

Policy **5.04A.08** CHZ.02.07

Following a storm event, the Engineering Services Department shall assess all county facilities damaged from storm activity in the CHHA, and shall make recommendations to reduce future expenditures and potential damage risks.

Policy CHZ.02.08

Structures located seaward of the Coastal Construction Control Line (CCCL) exhibiting damage from a naturally occurring storm event, greater than 50 percent of its tax assessed market value, shall be required to obtain all applicable permits and comply with all applicable building codes coastal construction prior to reconstruction.

Policy CHZ.02.09

Consistent with National Flood Insurance Program (NFIP) requirements, any structure predating 1989 FEMA Flood Insurance Rate Maps (FIRMs) and located within a flood hazard area that sustains "substantial damage" due to a natural disaster (i.e. repair costs that exceed 50% or more of the building's value) shall be required to be elevated a minimum of twelve (12) inches above the base flood elevation (BFE), as depicted on current FIRMs.

Policy CHZ.02.10

Consistent with the PDRP, the County will, following a natural disaster event, support the local business community through the disaster impact assessment, needs identification, infrastructure restoration, employee assistance and disaster recovery funding that fosters economic resumption.

OBJECTIVE **5.05** CHZ.03

~~Upon Plan adoption, t~~ The County shall develop a maximum evacuation time based upon the most recent Northeast Florida Hurricane Evacuation Study (HES) of 1998, and shall implement a plan within 6 months of the date of adoption of this ordinance an evacuation plan based on this time.

Policy CHZ.03.01

The County will develop, in the Land Development Code(LDC), a process to evaluate all new development and redevelopment within designated hurricane evacuation zones and recommend development conditions when necessary in order to maintain consistency with established hurricane evacuation times in the most recent Northeast Florida Hurricane Evacuation Study (HES).

Policy **5.05.01** CHZ.03.02

Existing roadways designated by the County or State as evacuation routes shall be given priority for capital improvement expenditures over other transportation facilities.



Note: **HIGHLIGHTED TEXT** indicates changes made from Transmittal Draft of 5/10/2010 based upon the Objections, Recommendations, and Comments (ORC) Report issued by the Florida Dept. of Community Affairs (DCA) 7/13/2010

Policy **5.05.02** CHZ.03.03

Critical roadway links causing congestion or evacuation routes for Category 1 through 3 hurricanes shall receive high priority for capital improvement expenditures. The critical roadway locations/segments, as identified by the Northeast Florida Hurricane Evacuation Study, shall include the following:

- ~~1. A1A (Buccaneer Trail from O'Neil through Yulee)~~
- ~~2. A1A (Buccaneer Trail/Sadler Road/South 14th Street Intersection)~~
- ~~3. I-95 northbound on-ramps~~
- ~~4. I-95 north bound~~
- ~~5. U.S. 301 and U.S. 1 in Callahan~~
  1. Sadler Road, from SR105/A1A (Fletcher Ave.) to SR 200/A1A
  2. SR 200/A1A, from CR 107(Nassauville Road) to US 17
  3. I-95, through entire County (Duval Co. line to Ga. State line)
  4. SR 200/A1A, from US 17 to, and including, intersection with US 1(Callahan)
  5. US 301, between US 1 and Norfolk Southern Railroad

Policy CHZ.03.04

Consistent with Sec. 163.3180(6), F.S., no roadway impact will be considered *de minimis* if it would exceed the adopted level-of-service standard of any affected designated hurricane evacuation routes.

Policy **5.05.03** CHZ.03.05

New or replacement bridges on evacuation routes spanning major or marked navigable waterways shall not be draw bridges.

Policy **5.05.04** CHZ.03.06

Roadway segments located within low lying areas that are utilized for hurricane evacuation routes shall be considered for elevation increases during construction or reconstruction.

Policy **5.05.05** CHZ.03.07

~~Adopt requirements in~~ The Land Development Regulations Code shall establishing minimum crown elevations for new road construction for roads constructed within Special Flood Hazard Areas and areas subject to flooding from a Class Category 1 hurricane, ~~as depicted in the Hurricane Storm Surge Atlas developed by the NEFRC.~~ in the most recent Northeast Florida Hurricane Evacuation Study (HES).

~~Policy 5.05.06~~

~~All new construction within the Coastal High Hazard Area will be required to meet the County Concurrency Management Plan and 9J-5.0055(2)(c) F.A.C. for concurrency.~~



Note: **HIGHLIGHTED TEXT** indicates changes made from Transmittal Draft of 5/10/2010 based upon the Objections, Recommendations, and Comments (ORC) Report issued by the Florida Dept. of Community Affairs (DCA) 7/13/2010

#### Policy 5.05.06A

~~To maintain the maximum evacuation time, the County shall not allow an overall increase in the density of land use that is allowed by the Future Land Use Map within the Coastal High Hazard Area (CHHA).~~

#### OBJECTIVE 5.06 CHZ.04

~~Upon Plan adoption, t~~ The County ~~Office of~~ Emergency ~~Services Management Department~~ will continue to ~~strive to~~ provide required levels of emergency sheltering for County residents, through implementing the following policies:

#### Policy 5.06.01 CHZ.04.01

~~Off-Island Public school sites, facilities, except for those located on Amelia Island, will be designated designed for use as emergency shelters as coordinated by the local government and the American Red Cross in coordination with the Nassau County School Board, municipal governments and other appropriate agencies.~~

#### Policy 5.06.02 CHZ.04.02

New non-residential construction over 10,000 square feet ~~shall~~ may be reviewed by the County to determine its potential for serving as an ~~hurricane~~ emergency shelter based upon its construction, size, and location.

#### Policy 5.06.02A CHZ.04.03

~~By 2005, The County will, conduct a survey of schools, municipally-owned, and county-owned buildings to identify those buildings that are appropriately designed and located to serve as hurricane evacuation shelters. Once this survey is completed, The County will in coordination with the Nassau County School Board, municipal governments and other appropriate agencies solicit state funding from the Florida Division of Emergency Management to decrease the deficit of "safe" increase public shelter capacity for by retrofitting existing primary shelter facilities schools, municipally owned, and county-owned buildings to serve as emergency shelters.~~

#### Policy 5.06.02B CHZ.04.04

~~Within one year of adoption of the EAR-based plan amendment~~ As part of the annual update of the Schedule of Capital Improvements, the Engineering Services Department shall assist the Emergency Management Department in assessing the vulnerability of public infrastructure within the Coastal High Hazard Area (CHHA).

#### OBJECTIVE 5.07 CHZ.05

~~Upon Plan adoption, t~~ The County, ~~through its Future Land Use Map and Development Orders~~ shall direct population concentrations away from ~~known or predicted high hazard areas~~ the coastal high hazard area (CHHA) as defined herein. ~~As identified by the time of EAR-based plan~~



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~~adoption, the county shall utilize the procedures County's Emergency Management Plan for assisting the special-needs population in an emergency, as amended.~~

#### Policy CHZ.05.01

In accordance with Sec. 163.3178(2)(h), F.S., The county hereby designates the "Coastal High-Hazard Area" (CHHA) as the area below the elevation of the category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model.

#### Policy CHZ.05.02

The County shall not amend the Future Land Use Map (FLUM) within the boundaries of the defined Coastal High-Hazard Area (CHHA) unless at least one of the following conditions is met:

1. The requested change does not increase residential density;
2. The requested change can be determined to not exceed the established hurricane evacuation times pursuant to Sec. 163.3178(9)(a)1 and 2; or
3. Appropriate mitigation is provided for the requested change to reduce impacts on hurricane evacuation times pursuant to Sec. 163.3178(9)(a)3.

#### Policy ~~5.07.01B~~ CHZ.05.03

Development within the ~~F.E.M.A. FIRM V Zone~~ Coastal High Hazard Area (CHHA) as defined shall be limited through County restrictions regarding the provision of water/sewer/road facilities to service ~~V Zone~~ areas within the CHHA where infrastructure facilities have been damaged/ ~~or~~ destroyed by storm forces.

#### ~~Policy 5.07.01C~~

~~New development within the designated Coastal High Hazard Area will be limited to:~~

- ~~1. Infill (following the policies set forth in this plan for development in flood-prone areas);~~
- ~~2. PUDs with construction clustered on the upland portion of the site; or,~~
- ~~3. Development under a DRI in which site planning addresses the issue of flooding.~~

#### Policy ~~5.07.03~~ CHZ.05.04

A statement shall be included on all new subdivision plats located within areas of potential storm surge inundation ~~that~~ (i.e. "The area as depicted hereon is subject to storm surge inundation during a Category 1, 2, 3, 4, ~~and~~ or 5 hurricane").

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Policy **5.07.03A** CHZ.05.05

The County shall ~~evaluate and determine the appropriateness of~~ **prohibit** the location within the CHHA of new ~~adult congregate~~ **assisted** living facilities, nursing homes, and other similar **medical** facilities that serve the county's special needs population ~~within the CHHA~~.

Policy **5.07.03B** CHZ.05.06

Within the CHHA, the County will not make infrastructure improvements to accommodate development ~~more greater than the~~ density or intensity than allowed by the ~~comprehensive plan map~~ Future Land Use Map (FLUM).

OBJECTIVE **5.12** CHZ.06

~~Upon Plan adoption, t~~ The County shall limit public expenditures ~~that subsidize development permitted~~ in coastal high hazard areas. ~~except for the restoration or enhancement of natural resources.~~

Policy CHZ.06.01

The County shall not subsidize public facilities within the CHHA, other than those which are deemed necessary to:

- A) maintain existing level-of-service standards;
- B) maintain the health, safety and welfare of the residents of these areas, and;
- C) facilitate public access to natural open space and recreation areas.

**Policy 5.12.01**

~~The County shall promote compact growth within the barrier island whereby the cost of providing public facilities and services that benefit development is borne by those individuals who receive direct benefit. For example, the establishment of Municipal Taxing Units or Benefit Units.~~

Policy **5.12.02** CHZ.06.02

The County shall review its ~~Zoning Code and Subdivision regulations~~ Land Development Code and make **required** revisions as necessary to control development on the barrier island in the hurricane vulnerability zone (i.e. Level 1-3 evacuation zones) in a manner that will reduce vulnerability to hurricane forces.

Policy **5.12.03** CHZ.06.03

The ~~Emergency Management Department~~ County shall review proposed development plans to ensure that public infrastructure (~~water, sewer, roads~~) is located in a manner that provides least susceptibility to hurricane impact. Where in-place infrastructure is destroyed by hurricane forces,



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replacement of such facilities shall be engineered to ~~provide least~~ reduce exposure to hurricane forces.

Policy ~~5.12.04~~ CHZ.06.04

Consistent with DCA Rule 9J-5.012(3)(c)(8), the County shall identify and assess all infrastructure located within the CHHA to determine its vulnerability. This vulnerability assessment will be based on ~~data from FIRMs, The Arbiter of Storms (TAOS) computer model, and other~~ data and analysis contained in the adopted Local Mitigation Strategy. Any decision to abandon or relocate infrastructure outside the CHHA following a natural disaster will be based on a benefit-cost analysis of vulnerable infrastructure consistent with the methodology provided for in the Local Mitigation Strategy.

## Nassau County 2030 Comprehensive Plan Coastal Management Element (CEV) (CHZ) (WDU) Goals, Objectives and Policies

### Coastal Environment Sub-Element (CEV)

#### Goal 5.0

~~The County shall manage, use, conserve and protect the coastal resources along with protecting human life from natural disasters.~~ Promote the responsible management of its coastal area, balancing the provision of water-dependant and water-related uses with the protection of life and property from natural disasters and the preservation of natural resources.

#### OBJECTIVE CEV.01

~~Upon Plan adoption,~~ The County shall protect, ~~and~~ conserve ~~and enhance~~ the remaining coastal barrier dunes and establish construction standards to minimize the impact of man-made structures on the dunes and beaches. ~~through implementing the following policies:~~

#### Policy 5.02A.01

~~The County will seek professional evaluation from DEP's Office of Beaches and Coastal Systems and the U.S. Army Corps of Engineers before permitting any coastal structure proposed for controlling beach erosion.~~

#### Policy 5.02A.02 CEV.01.01

No motorized vehicles will be allowed on dune systems except in an emergency situation as designated by the local civil defense agency.

#### Policy 5.02A.03

~~The County shall request a re-evaluation of the CCCL by the Florida Department of Environmental Protection at least once every five (5) years following the adoption of the 2000 EAR-based amendments.~~

#### Policy 5.02A.04 CEV.01.02

In order to help protect the primary and secondary dune system and mitigate the effects of a storm surge, criteria shall be incorporated in the Land Development Regulations Code ~~within one year of the adoption of the EAR-based plan amendment~~ that require the following:

1. Site plan review shall be required for all new beachfront construction.
2. Vegetated oak hammock and dune interface areas, where they exist, shall be preserved to ensure protection of primary and secondary dune



systems. Site plan review and on-site inspections during construction shall require that vegetated areas shall not be destroyed beyond 30 feet outside of the immediate building area.

3. Excavation shall be confined to construction zones containing building pads, drainage structures, parking and drives and recreational uses with maximum efforts made to minimize damage in all areas of the dune system.
4. Any excavation in the primary or secondary dune system shall not reduce existing crest elevations below twenty-six feet (26') mean sea level.
5. Any breaches or blowouts in the primary dune system shall be indicated on the site plan and shall be filled and revegetated per permits obtained through DEP.
6. Excavation of primary and secondary dunes shall be prohibited, unless there no other development alternatives on site.
7. In the event of unpermitted destruction or damage to dunes, the developer shall reconstruct or repair the damage to pre-construction conditions.

Policy **5.02A.04A** CEV.01.03

The County shall continue to recognize the Florida Department of Environmental Protection (DEP) Coastal Construction Control Line (CCCL), as established by Chapter 161.053, F.S. Construction encroachment, except for the following, shall be prohibited oceanward of the CCCL.

1. federal, state and locally permitted erosion control stabilization and beach renourishment projects;
2. the construction of dune cross-over structures and other minor structures;
3. public navigational projects, markers or other control structures;
4. maintenance and/or restoration of legal nonconforming structures not requiring greater than 50 percent reconstruction, per Federal Emergency Management Agency (FEMA) regulations;
5. use of emergency equipment and/or activities, such as removal of ordinance and debris, to protect life and/or loss of upland property;
6. structural and non-structural stabilization techniques to protect coastal buildings from a 25 year or less storm event.

OBJECTIVE **5.02B** CEV.02

~~Upon Plan adoption, The County shall strive to restore support the restoration of altered beaches through implementing the following policies: or dune systems.~~

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Policy ~~5.02B.01~~ CEV.02.01

The County, in coordination with SAISSA and the City of Fernandina Beach, shall apply to appropriate State ~~DEP~~ agencies and the U.S. Army Corps of Engineers to acquire grant funding for the restoration of altered beaches or dunes on Amelia Island where such alteration occurs over time.

Policy ~~5.02B.02~~ CEV.02.02

The County shall request State of Florida Department of Environmental Protection (DEP) and the U.S. Army Corps of Engineers to notify them of any pending projects for dredging in the St. Marys channel in order to obtain joint agreements with appropriate public agencies to mitigate impacts to the beach area at Fort Clinch State Park and to enhance and renourish the public beaches of Amelia Island.

~~Policy 5.02B.03~~

~~Fill-in beach areas shall be restricted to materials characteristic of the beach, which are compatible with those currently in place.~~

OBJECTIVE ~~5.09~~ CEV.03

~~Upon Plan adoption,~~ The County will cooperate with federal and state agencies (~~i.e., Corps of Engineers, DEP~~) in the protection, enhancement, and restoration of the environmental quality of the coastal area. ~~through implementing the following policies:~~

~~Policy 5.09.01~~

~~The County will continue to cooperate with DEP to improve and maintain water quality at the appropriate standards for particular water body classifications.~~

Policy ~~5.09.02~~ CEV.03.01

The County shall not issue a development permit prior to the review by the appropriate state and/or federal regulatory agencyies having jurisdiction for projects that may impact ~~the~~ coastal barrier islands, coastal wetlands, living marine resources or coastal habitat known to be supporting endangered or threatened species of plant or animal.

~~Policy 5.09.03~~

~~The County will restrict development proposals, which could adversely impact the coastal area, both individually and cumulatively. New development on Amelia Island shall not be permitted unless there exists available central sewer capacity for connection.~~



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**Policy 5.09.04**

~~Projects which result in the loss of coastal resources will only be permitted in cases of overriding public benefit.~~

Policy ~~5.09.05~~ CEV.03.02

Development that will impact coastal wetlands shall comply with the regulations of the U.S. Army Corps of Engineers, SJRWMD, DEP ~~EPA~~ and other ~~state/federal~~-state, federal and regional agencies as appropriate.

**Policy 5.09.06**

~~Assure that new development does not interfere or restrict water from entering wetlands or estuaries to maintain normal biological productivity.~~

**Policy 5.09.07**

~~Development orders shall be designed to protect the type, nature, and function of floodplains, wetlands, waterways, inlets, estuaries, lakes and wildlife habitat occupied by endangered or threatened species by limiting encroachment, removal of native vegetation, pollution discharge, dredge and fill, drainage, or other impacts associated with development.~~

Policy ~~5.09.08~~ CEV.03.03

The County shall establish coordinating procedures with adjacent counties and municipalities to establish intergovernmental agreements for coordinating efforts in preventing estuarine pollution, controlling surface water runoff and protecting living marine resources.

**Policy 5.09.08A**

~~Lands considered for acquisition by the County as greenways and conservation/preservation areas shall include coastal lands vulnerable to hurricane impacts.~~

**OBJECTIVE 5.10** CEV.04

Dredging and filling in the coastal areas shall be discouraged.

**Policy 5.10.01**

~~The construction of canals and other man-made navigable waterways shall not be approved by the County until all federal and state permits have been acquired.~~

Policy CEV.04.01

The County shall require all dredge and fill operations to utilize mitigation techniques and obtain all applicable federal, state and local permits.

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Policy ~~5.10.02~~ CEV.04.02

All approved dredge and/or fill activities shall be conducted in a manner, which minimizes adverse impacts on natural ecosystems, water quality, and allow for adequate flushing.

Policy ~~5.10.03~~ CEV.04.03

All dredge spoil material shall be placed on suitable disposal sites approved by all agencies with jurisdiction.

Policy ~~5.10.04~~ CEV.04.04

Approved best management practices, published by the Florida Department of Environmental Regulation, shall be used before, during and after construction to reduce siltation and erosion.

Policy ~~5.10.05~~ CEV.04.05

The County shall permit riprap landward of the mean high water line and Coastal Construction Control Line (CCCL) only on parcels of land adjacent to existing shoreline erosion structures. In other areas vegetative buffers should be utilized.

OBJECTIVE ~~5.11~~ CEV.05

~~Upon Plan adoption,~~The County shall implement the following policies to ~~protect, conserve or enhance~~ minimize the impact of new development on coastal wetlands, living marine resources, coastal barriers and wildlife habitat and historic/archaeological resources.

~~Policy 5.11.01~~

~~The County shall adopt land development regulations, which limit specific and cumulative impacts of development or redevelopment on coastal resources.~~

Policy CEV.05.01

Development orders in the coastal planning area shall be designed to protect the type, nature, and function of floodplains, wetlands, waterways, inlets, estuaries, and wildlife habitat that is occupied by endangered or threatened species by limiting encroachment, removal of native vegetation, pollution discharge, dredge and fill, drainage, or other impacts associated with development.

Policy CEV.05.02

Coastal resources and associated natural communities that support the health of the St. Marys-Nassau watershed and the associated estuarine systems should be priority areas for preservation. Preservation methods may include incentives such as transfer of development



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rights, mitigation credits, wetland and open space credits, conservation easements and or, through fee simple or less than fee acquisition.

#### Policy CEV.05.03

Proposed development projects in the coastal area shall be reviewed at the time of issuing a building permit or development order to determine potential impacts on designated historic sites. When such construction or other development activity may impact adversely on a historic/archaeological site, the proposed development must provide sufficient buffering (spatial separation, physical wall, or other method approved by the County Planning and Zoning Board) before a permit is issued.

#### OBJECTIVE ~~5-13~~ CEV.06

~~Upon Plan adoption,~~ The County shall maintain or improve the environmental quality of ~~its~~ the estuarine systems of the St. Mary's and Nassau Rivers through implementing the following policies:

#### Policy ~~5-13.01~~ CEV.06.01

Marinas and boat ramps shall be located in areas where they create a minimum adverse impact to water quality and existing marine habitat.

#### Policy ~~5-13.02~~ CEV.06.02

The County will seek professional evaluation regarding the impact upon environmental quality of estuarine systems prior to permitting any structure proposed for controlling bank erosion.

#### Policy ~~5-13.03~~ CEV.06.03

Construction sites, which border estuarine systems must control surface water run-off during and after construction activities to a level equal to or less than that, which occurred prior to construction.

#### ~~Policy 5-13.04~~

~~New development on the barrier island will require central water and sewer hook-up when available before a building permit or development order to proceed will be issued.~~

#### Policy ~~5-13.05~~ CEV.06.04

Marinas that ~~cater to~~ have live-aboard craft shall be equipped with sewage pump-out and collection systems for vessels.

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Policy ~~5-13.06~~ CEV.06.05

On an ongoing basis, The County shall ~~request that coordinate with~~ the ~~FDEP~~ Florida Department of Environmental Protection (DEP) and the Florida Fish and Wildlife Conservation Commission to periodically review its the policies of the Coastal Management Element and provide recommendations for improving County protection of the Ft. Clinch State Park and Nassau-St. Johns River Marshes Aquatic Preserves . ~~These recommendations, upon approval by the Board of County Commissioners shall, through the amendment process, be made part of the Coastal Management Element.~~

Policy ~~5-13.07~~ CEV.06.06

~~The County Building Official shall coordinate with~~ The County Department of Health to shall ensure that septic tanks and septic tank drainfields are located at setback distances prescribed by appropriate Administrative Codes.

~~Policy 5-13.08~~

~~The County hereby adopts the State designation of Class III and II waters as defined in the 1996 Water Quality Assessment for the State of Florida (305(b) Report), as the minimum water quality standard for the waters of the Coastal Zone (exclusive of the Aquatic Preserves) of Nassau County. The County will regulate development within the Coastal Zone consistent with DEP water management objectives for maintaining the Class III and II designations. Class III waters are suitable for "Recreation, propagation, and maintenance of a healthy, well-balanced population of fish and wildlife." Class II waters are held to a higher quality standard.~~

Policy ~~5-13.09~~ CEV.06.07

Nassau County shall limit the amount of stormwater discharge into the waters of the coastal ~~zone~~ planning area by:

1. Requiring all new development in the coastal ~~zone~~ planning area to utilize on-site retention or detention methods consistent with the provisions of the Stormwater Management Sub-Element prior to discharge;
2. Requiring new development in the coastal planning area to utilize natural drainage features, ~~such as impounded and unimpounded wetlands and swales,~~ to the maximum extent possible for stormwater management;
3. ~~Requiring all new development to retain, at minimum, the first one (1) inch of stormwater runoff.~~

~~Policy 5-13.10~~

~~The County shall require all dredge and fill operations to utilize proper mitigation techniques and devices, in addition to obtaining all applicable federal, state and local permits.~~



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#### **OBJECTIVE 5.14**

~~Upon Plan adoption, the County shall provide for the protection, preservation or sensitive reuse of historic resources through implementing the following policies:~~

##### ~~Policy 5.14.01~~

~~Historic resources shall be protected through designation as historic sites by the state or County. Such designated sites shall require site plan review procedures for proposed alterations or remodeling that will ensure, through the permitting process, that the proposed activity will not degrade or destroy the historical/archaeological significance of the site.~~

##### ~~Policy 5.14.02~~

~~Adaptive reuse of historic structures shall be given priority over actions that would harm or destroy the historic value of such resources. Adaptive reuse shall include the permitting of historic structures to be remodeled or rehabilitated for a use that would be nonconforming to adjacent properties so long as the remodeling/rehabilitation does not affect the historical significance of the structure and the proposed use is, or can be made, compatible with adjacent land uses.~~

##### ~~Policy 5.14.03~~

~~Proposed development projects shall be reviewed at the time of issuing a building permit or development order to determine potential impacts on known historic sites. When such construction or other development activity may impact adversely on a historic/archaeological site, the proposed development must provide sufficient buffering (spatial separation, physical wall, or other method approved by the County Planning and Zoning Board) before a permit is issued.~~

#### **OBJECTIVE ~~5.15~~ CEV.07**

~~Upon Plan adoption, t~~ The County shall establish level of service standards, areas of service and phasing of infrastructure in the coastal area **that help to protect the coastal environment and character** through implementing the following policies:

##### Policy CEV.07.01

The County shall review its Land Development Code and make revisions as necessary to control development in the coastal planning area in a manner that will be compatible with existing water-dependant uses, will reduce vulnerability to hurricane forces and will protect natural resources.

##### Policy CEV.07.02

New development on Amelia Island will require connection to a central water and sewer system when capacity is available before a certificate of occupancy will be issued.

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#### **Policy 5.15.01**

~~Levels of Service for potable water, sanitary sewer, drainage, and solid waste specified in the Public Facilities Element shall pertain also to the County's coastal area. Levels of Service for roads as specified in the Traffic Circulation Element shall pertain also to the County's coastal area.~~

#### **Policy 5.15.02**

~~Potable water and sanitary sewer service areas within the unincorporated areas of the barrier island shall be served by Nassau County through the governmentally County-owned utility, Nassau-Amelia Water.~~

#### **Policy 5.15.03**

~~Potable water and sanitary sewer infrastructure shall be phased into operation on the barrier island as development proceeds. Such phasing will follow the requirement of 9J-5.0055(2)(a) since no construction is permitted on the island without hook-up to a centralized sewer system.~~



## Nassau County 2030 Comprehensive Plan Conservation Element (CS) Goals, Objectives and Policies

### Goal 6.0

~~The County shall~~ **The County shall** ~~c~~Conserve, ~~utilize~~ and protect and enhance the natural resources that are important to the economy, health, and quality of life of County residents ~~of the area, including air, water, wetland, waterwells, estuaries, water bodies, soils, minerals, vegetative communities, wildlife, wildlife habitat, and other natural and environmental resources,~~ **ensuring** that adequate resources are available for future generations.

#### OBJECTIVE ~~6.01~~ CS.01

~~Upon Plan adoption, t~~ **The** County will ensure that it has adequate water supplies, of a quality sufficient for its intended use to meet existing and projected future demands ~~by implementing the following policies.~~

#### Policy ~~6.01.01~~

~~The County shall require, consistent with the rules of the SJRWMD, that wastewater be reused where practical. New wastewater treatment plants shall be required to provide for the reuse and/or disposal of wastewater by best available technology, including for agricultural or landscaping irrigation, percolation, or other permitted measures unless data are presented to support claims for the inability to support such reuse.~~

#### Policy ~~6.01.02~~ CS.01.01

~~Within one year of adopting the EAR based plan amendment, t~~ **The** County shall ~~request the City of Fernandina Beach and industry to jointly coordinate with~~ participate in the preparation of the SJRWMD 2010 Water Supply Plan to determine the need for alternative water supplies to help meet future demands. ~~The study will consider, at a minimum, the feasibility of using various water supply alternatives such as desalinization, transfer of water, and wastewater reuse as a potential alternative water supply source.~~

#### Policy ~~6.01.03~~ CS.01.02

The County shall ~~withhold development rights to~~ only permit future land development to proceed if ~~unless infrastructure (which includes~~ adequate water supply capacity ~~and facilities)~~ is available concurrent with the impacts of that development in accordance with 9J-5.0055(2) (a), (b) and (c). ~~1. The County will form a study group to coordinate with the State of Florida and the SJRWMD to uniformly collect and analyze water use data every two years to determine water use trends, including projections and water quality, to ensure adequate future water supplies for all reasonable and beneficial users.~~



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Policy ~~6.01.04~~ CS.01.03

~~Within one year after the adoption of the EAR-based amendment, t~~ The County's Land Development Regulations Code (LDC) shall ~~be revised to~~ include criteria provisions, such as reduced densities and reduced impervious surfaces in areas of high aquifer recharge to protect the functions of natural drainage systems and natural groundwater aquifer recharge areas, as identified by the St. Johns River Water Management District.

Policy ~~6.01.05~~ CS.01.04

Voluntary water conservation measures as defined by the St. Johns River Water Management District shall be promoted and become mandatory during water shortage emergencies for all potable water users including domestic, public, institutional, industrial, commercial and agricultural.

Policy ~~6.01.06~~ CS.01.05

The County shall continue to enforce the Uniform Energy Conservation Construction Code that requires water conserving plumbing fixtures and devices in new construction.

Policy CS.01.06

The County shall, in cooperation with the St. Johns River Water Management District (SJRWMD), include provisions in its Land Development Code (LDC) shall to incentivize the use of Low Impact Development (LID) techniques such as bio-retention facilities, rain gardens, vegetated rooftops, rain barrels, and permeable pavements, to reduce the impact of built areas and promote the natural movement of water within the watershed.

OBJECTIVE ~~6.02~~ CS.02

The County shall protect natural communities and ecological systems that ~~are sensitive to development impacts and~~ provide important natural functions for maintenance of environmental quality and wildlife habitats.

Policy ~~6.02.01~~ CS.02.01

~~Within one year after the adoption of the EAR-based amendment, t~~ The County shall ~~adopt revised~~ maintain or expand LDRs regulations in the Land Development Code (LDC) that provide for tree protection standards on ~~the barrier island~~ Amelia Island.

Policy ~~6.02.02~~ CS.02.02

~~Within one year after the adoption of the EAR-based amendment, recoomend t~~The County shall adopt LDRs regulations in the Land Development Code (LDC) that require clustering of developments in order to preserve wetlands, important native vegetative communities, and other



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environmentally sensitive communities, by reducing or prohibiting development in the sensitive areas of the property.

**Policy 6.02.03**

~~A buffer of natural vegetation as established in Policy 1.04A.02 shall be provided where wetlands occur.~~

Policy ~~6.02.03A~~ CS.02.03

~~During construction, development~~ The County will monitor construction sites for NPDES requirements including the ~~shall~~ use of temporary fabric barriers or similar means to mitigate the impacts of silt and untreated stormwater runoff.

Policy CS.02.04

The Land Development Code shall include requirements to preserve/replace the natural/native vegetation along perennial streams and waterways as defined in best management practices for silviculture to maintain the ecological functions of the area, to control erosion, and to retard runoff.

Policy ~~6.02.03B~~ CS.02.05

For existing development that has a direct impact on adjacent wetlands and water bodies, retrofitting for stormwater control shall be required when a building permit is issued for construction, rehabilitation or reconstruction activities, if the cost of the activity is 60% or more of the structure's value.

Policy ~~6.02.03C~~ CS.02.06

Wetlands identified by the ~~1994-95~~ most recent SJRWMD land use and cover inventory are mapped ~~on~~ as part of the Future Land Use Map series. All wetlands, as verified by jurisdictional field delineation at the time of project permitting, are designated as Conservation ~~land use on the~~ Future Land Use Map and shall be protected by policies contained within this Plan.

Policy ~~6.02.03D~~ CS.02.07

Wetlands shall be defined pursuant to the methodology prescribed in ~~Section Chapter 373.019 Florida Statutes and Section 373.421~~ Florida Statutes and Rule 62-343, F.A.C.

**Policy 6.02.03E**

~~Marine wetlands are defined as areas with a water regime determined primarily by tides and where the dominant vegetation is salt tolerant plant species.~~

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**Policy 6.02.03F**

~~Major riverine systems are defined as the St. Mary's and Nassau Rivers.~~

**Policy 6.02.03G**

~~Reserved.~~

**Policy 6.02.03H CS.02.08**

Incompatible land uses ~~are~~ shall be directed away from wetlands by the following mechanisms:

- ~~3.A)~~ Development shall first avoid wetland impacts and then minimize impacts when they are unavoidable.
- ~~1.B)~~ Residential densities in Upland buffers required for development adjacent to wetlands shall be as described by ~~6.02.03g, above~~ Future Land Use Element Policy FL.04.01(A-J).
- ~~2.C)~~ The Land Development Code (LDC) shall require the clustering of non-agricultural land uses away from wetlands ~~is required~~.

**Policy 6.02.03I CS.02.09**

Where appropriate, freshwater wetlands shall be incorporated into stormwater management plans in order to ensure the continuity of natural flow ways.

**Policy 6.02.03J CS.02.10**

Proposed development on parcels containing wetlands shall direct land uses away from wetlands by clustering the development to maintain the largest contiguous wetland area practicable and to preserve the pre-development wetland conditions. ~~This policy shall be implemented through the application of federal and state wetland permitting programs where the applicant~~ Proposed development shall first seek to avoid wetland impacts and then to minimize impacts when they are unavoidable consistent with state and/or federal permitting programs. (Note: This policy is not intended to duplicate any federal or state wetlands permitting program).

**Policy 6.02.03K CS.02.11**

Where projects have unavoidable adverse impacts to wetlands, mitigation shall be required in order to ensure that the project does not result in a net loss of wetland functions. Mitigation requirements shall be determined using the Uniform Mitigation Assessment Methodology (UMAM) adopted by DEP and binding on local governments. ~~A no net loss of wetland functions is presumed to occur for projects receiving federal and state permits and having an overall mitigation ratio of not less than 1 acre mitigated for 1 acre impacted. Removal of invasive exotics vegetation shall not be considered as part of the overall mitigation ratio.~~



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Policy ~~6.02.03L~~ CS.02.12

The polices of the Conservation Element shall not be construed to prevent timbering operations so long as timbering operations utilize Best Management Practices specified in the most recent Silviculture Best Practices Handbook published by the Florida Department of Agriculture and Consumer Services, Division of Forestry to minimize the effects on the wetlands.

~~Policy 6.02.03M~~

~~At least 25% of all open space required for planned developments shall be preserved as natural areas as per the following standards:~~

- ~~a. The preservation requirements for the preservation and restoration of natural areas are calculated on the gross acreage of the project site, less the non-littoral zone area of any existing man-made water body.~~
- ~~b. The purpose of these preservation requirements is to set aside the required portion of the site to preserve existing native vegetative communities and/or to restore the required portion of the site to support the establishment of native vegetative communities.~~

~~Natural areas therefore can be comprised of:~~

- ~~1. Existing native vegetative communities;~~
- ~~2. Wetland and upland areas known to be utilized by endangered and threatened species or serve as corridors for the movement of wildlife shall be preserved and protected in order to facilitate the movement of wildlife through the site:
  - ~~a. Upland habitat shall be part of the preservation requirement when wetlands alone do not constitute the entire requirement.~~
  - ~~b. Preserved natural areas shall be connected throughout the project area and be connected to off-site natural areas to the greatest extent possible.~~
  - ~~c. Passive uses such as nature trails are allowed in the natural areas.~~~~
- ~~3. Natural areas, especially preserved wetlands, shall be interconnected within the site and to other wetland areas or wildlife corridors off-site.;~~
- ~~4. Wetland flow ways through the project shall be maintained.~~

Policy ~~6.02.04~~ CS.02.13

Stormwater management systems, including rerouting and maintenance of drainage ditches and control of development in areas of sheetflow, shall be used where appropriate, to enhance the hydrologic conditions of stressed or impacted wetlands.

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Policy ~~6.02.05~~ CS.02.14

All construction in floodplains and floodways shall be required to comply with FEMA, Federal Insurance Administration, and County building codes.

Policy ~~6.02.06A~~ CS.02.15

Silviculture activities shall be encouraged to follow the best management practices outlined in the publication titled most recent Silviculture Best Management Practices Handbook published by the ~~(Revised May 1993,~~ Florida Department of Agriculture and Consumer Services, Division of Forestry)

Policy ~~6.02.07~~ CS.02.16

Waterfront developments shall be designed to ensure that stormwater runoff and erosion do not affect ambient water quality of adjacent waters in accordance with Chapters 381 and 62-600, F.A.C.

~~Policy 6.02.08~~

~~The natural functions and hydroperiods of wetlands and floodplains shall be maintained.~~

~~Policy 6.02.09~~

~~Within one year of adopting the EAR based plan amendment LDRs Land Development Regulations shall be adopted that require in new development to be reviewed for the establishment and acquisition of natural Greenways where they may provide links between nature reserves, parks, cultural and historic sites, natural wetlands, beaches and other water bodies. Non-linking expansion or extension of green ways will be considered to help preserve natural floodplains, wetlands and native habitat or wildlife movement routes. Greenway corridors may be used for resource conservation or recreation (i.e.: bike trails). Acquisition may be by purchase, easement TDR, or public/private partnership.~~

~~Policy 6.02.09A~~

~~Upon adoption of the EAR based plan amendment, the County shall form a citizens committee to identify areas of the county suitable for greenway designation. The committee will explore federal, state, regional and local programs and funding sources to acquire and preserve the identified area.~~

**OBJECTIVE CS.03**

The County shall seek to preserve and expand its "green infrastructure" by creating and protecting a network of waterways, wetlands, woodlands, wildlife habitats, greenways, and other natural areas which sustain clean air, water, and natural resources; provide for a sustainable economy; provide recreational opportunities and enrich the quality of life for County residents and visitors.



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#### Policy CS.03.01

The County should actively seek to acquire and/or manage natural lands for its green infrastructure that can provide the strategic connection of ecosystem components that are crucial for maintaining the values and services of natural systems. This may be achieved through purchase, donation, conservation easement, clustering of development rights on the least sensitive areas of a site, public/private partnerships, development agreements or development orders.

#### Policy CS.03.02

The County should consider the establishment of a land acquisition fund for the public acquisition of important areas of green infrastructure. Such a fund will utilize a "willing seller" approach; and its establishment will require the approval of a majority of the electorate.

#### Policy CS.03.03

In order to avoid habitat fragmentation, roads crossings within areas designated Conservation (CSV I and II) on the Future Land Use Map (FLUM) will be minimized and incorporate fences and other features to direct wildlife to safe crossings.

#### Policy CS.03.05

Incentives shall be included in the Land Development Code (LDC) for the sale, donation, or granting of conservation easements on suitable sites that will contribute to the County's green infrastructure. These incentives shall give priority to sites that may provide strategic connections of ecosystem components, including links between nature reserves, parks, cultural and historic sites, natural wetlands, beaches and other water bodies. Non-linking sites may be considered to help preserve natural floodplains, wetlands, and native habitat or wildlife movement routes.

#### OBJECTIVE 6.03 CS.04

~~Upon Plan adoption, t~~ The County shall protect the water resources of the County from contamination by industrial wastewater disposal and sewage effluent disposal systems ~~utilizing the following policies.~~

#### Policy ~~6.03.04~~ CS.04.01

New septic tank systems ~~will continue to~~ must be permitted prior to the issuance of a building permit and inspected and approved by the County Health Department prior to issuance of a certificate of occupancy for any structure.

#### Policy CS.04.02

The Land Development Code (LDC) shall continue to maintain a minimum 100- foot horizontal setback for septic systems from the St. Marys River.



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#### OBJECTIVE ~~6.04~~ CS.05

Throughout the planning period, water quality relating to the impacts of point and non-point pollution sources to surface waters within the County will be maintained or improved.

#### Policy ~~6.04.01~~ CS.05.01

The ~~adopted~~ LDR's Land Development Code (LDC) shall contain provisions to ensure adequate retention/detention of stormwater runoff to maintain surface water quality, to ensure percolation and reduce adverse impacts to drainage canals, surface water, and groundwater. National Pollutant Discharge Elimination System (NPDES) baseline and target criteria shall be incorporated as applicable.

#### ~~Policy 6.04.02~~

~~Industries which are permitted discharge into the water bodies of the County must meet all applicable state and federal guidelines for water quality.~~

#### Policy ~~6.04.03~~ CS.05.02

The County shall monitor its closed landfills in compliance with standards established by federal, state, and local laws, regulations, and guidelines.

#### OBJECTIVE ~~6.05~~ CS.06

~~Upon adoption of the EAR-based plan amendment, t~~ The County shall ~~implement measures as indicated below to~~ conserve, appropriately use and protect fisheries, wildlife, wildlife habitat, marine habitat, and native plant communities in a healthy environment and for the enjoyment of future generations.

#### ~~Policy 6.05.01~~

~~The County shall consider the recommendations of its greenway committee to acquire, through donations or purchase, environmentally sensitive land to assure their conservation and protect their availability for future generations.~~

#### ~~Policy 6.05.02~~

~~The County shall consider the recommendations of its greenway committee as to whether to establish a land acquisition fund for the public acquisition of important areas of natural habitat and environmentally sensitive land, through federal, state, and regional land acquisition programs.~~

#### Policy ~~6.05.02A~~ CS.06.01

The County shall ~~strive~~ seek to acquire management agreements for flatwoods and forests of the St. Mary's River Basin that would favor the continued management of the timber resources on a sustainable, long term basis, applying Best Management Practices as described in the most



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recent Florida Division of Forestry publication: Silviculture Best Management Practices Handbook, ~~revised May 1993 and Policy 6.02.06A.~~

#### Policy ~~6.05.03~~ CS.06.02

The County shall request that the Florida Division of Forestry, the Florida Fish and Wildlife Conservation Commission, the U.S. Fish and Wildlife Service, the St. Johns River Water Management District, and other appropriate agencies work together with landowners ~~of tracts of land~~ to ensure wise proper management of endangered and threatened species of plants, fish, wildlife, and their habitat in which they are located. These agencies shall also be requested to assist in development of the County's land development regulations and future ordinances for protection of these resources. The County will participate ~~by~~ in the implementing ~~ation of land-use~~ and land development regulations and incentives/disincentives necessary to protect endangered and threatened species and the habitat in which they are located, such as establishing a beach lighting ordinance, the use of greenways and other natural buffers, and reduced densities or intensities of uses adjacent to preserved habitat in order to conserve wildlife populations and habitat.

#### Policy CS.06.03

The County shall include provisions in the Land Development Code that encourage the use of drought tolerant and native vegetation in landscape design for future developments.

#### Policy ~~6.05.03A~~

~~The County shall define Listed Species as those plants and animals that are formally listed as Endangered, Threatened, or a Species of Special Concern, or as a commercially-exploited plant by the US Department of the Interior, Fish and Wildlife Service (50 CFR 17.11-12) or the Florida Fish and Wildlife Conservation Commission (Chapter 39-27 F.A.C.) or the Florida Department of Agriculture and Consumer Services (Section 581 F.S.).~~

#### Policy ~~6.05.04~~ CS.06.04

The County shall coordinate with appropriate agencies to prohibit or limit marinas and prohibit discharges under applicable law in legislatively designated Outstanding Florida Waters, Class II Waters, Wild and Scenic Rivers, and other sensitive areas designated for protection.

#### Policy ~~6.05.05~~

~~The County shall coordinate with adjacent local governments in the protection of endangered or threatened species and the habitat in which they exist.~~

#### Policy ~~6.05.06~~

~~The County shall initiate, subject to available resources, the inventory, mapping, and protection of endangered and threatened species of plants and wildlife and the habitat in which they exist to ensure their continued survival.~~



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**Policy 6.05.07**

~~The County will request assistance from the Florida Fish and Wildlife Conservation Commission or the Federal Wildlife Service in determining the viability of known populations of threatened and endangered species and recommended protection measures.~~

Policy ~~6.05.08~~ CS.06.06

Marinas and ports proposed for siting adjacent to Department of Environmental Protection (DEP) designated manatee sanctuaries, foraging areas, or in or adjacent to freshwater or warm water discharge habitat areas must receive DEP approval prior to requesting County permits for construction.

Policy ~~6.05.09~~ CS.06.07

The County's ~~land development regulations~~ Land Development Code (LDC) shall ~~be revised~~ contain provisions to specify require that developments proposed adjacent to ~~"Outstanding Florida Waters"~~, aquatic preserves, wildlife sanctuaries, wildlife refuges, wildlife management areas, state or national preserves, state forests, and or publicly owned parks or gardens ~~and wildlife management areas~~ in the County shall be environmentally compatible in order to conserve wildlife populations and habitat through the use of buffers, lower densities and intensities of use, adjacent to boundaries, etc.

Policy ~~6.05.10~~ CS.06.08

The County, shall cooperate and seek partnerships with its adjacent jurisdictions, Federal and State agencies, non-profit organizations and private landowners ~~should cooperate~~ to retain the significant habitats for native wildlife and vegetation. If on-site habitat of threatened or endangered species should be disturbed by new development, similar habitat should be protected, through land bank mitigation, with an emphasis on viability by virtue of its size, configuration, and connecting habitat.

Policy CS.06.09

The County shall seek an active role in the management of lands owned by the State of Florida, the St. Johns River Water Management District, and other public agencies to ensure the maximum enjoyment and benefit to County residents from the use and management of these lands.

OBJECTIVE ~~6.06~~ CS.07

~~Upon Plan adoption, t~~ The County will ensure that air quality shall be maintained or improved throughout the County, by meeting or exceeding those minimum standards established by state and federal agencies.



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Policy ~~6.06.01~~ CS.07.01

~~Industry~~ All commercial and industrial uses located ~~in~~ in the County shall be required to meet or exceed the air quality standards established by state and federal agencies.

Policy ~~6.06.02~~ CS.07.02

~~If To minimize the impact of~~ vehicular traffic ~~is found to be an on~~ air quality ~~problem,~~ methods should be investigated to reduce vehicle traffic by including bikeways, pedestrian ways, public transportation, and other means into the County's transportation system where applicable.

OBJECTIVE ~~6.07~~ CS.08

The County ~~will strive to reduce energy consumption both for the public and private sectors~~ shall promote water and energy conservation strategies to support the protection of the County's natural resources

~~Policy 6.07.01~~

~~The County will promote energy conservation in public and private buildings.~~

~~Policy 6.07.02~~

~~Building and landscape design along with solar and other alternate energy sources should be investigated and encouraged where appropriate to reduce the amount of energy required of new construction.~~

Policy CS.08. 01

The County shall encourage energy-efficient land use patterns within the Urban Development Area and Rural Transitioning Areas as shown on the Development and Preservation Framework found in the background data and analysis for this Plan, promoting a compact mixture of residential and non-residential uses in order to conserve energy and reduce greenhouse gas emissions.

Policy CS.08.02

The County shall encourage energy efficiency in the design and construction of new housing, and shall consider integration of the United States Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) Green Building Rating System or another nationally recognized green building rating system into the Land Development Code to promote sustainable site development, water savings, and energy efficiency.

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**Policy CS.08.03**

The County shall consider a requirement that buildings financed by, constructed by, or substantially renovated by the County be designed or retrofitted to meet the United States Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) rating system, or another nationally recognized green building rating system.

**Policy CS.08.04**

The County shall, through the Land Development Code, promote the use of renewable energy resources by allowing appropriate placement of structures for the generation of wind and solar energy to be permitted in residential areas.

**Policy CS.08.05**

The County shall adopt provisions in the Land Development Code to promote the use of Florida Friendly Landscaping techniques and native or adapted plants in order to reduce potable water consumption for irrigation for new development.

**Policy CS.08.06**

The County shall require the use of Florida Friendly Landscaping techniques and native or adapted plants in order to reduce potable water consumption.

**Policy CS.08.07**

The County shall promote the use of Low Impact Development (LID) techniques approved by the St. Johns River Water Management District within new subdivisions in order to protect the water resources of the County, preserve open space, minimize land disturbance and link green infrastructure components.

**Policy CS.08.08**

The County shall promote the use of Energy Star or equivalent high-efficiency appliances and fixtures to reduce energy use in public and private buildings.

**Policy CS.08.09**

The County shall continue to promote those land uses that sequester carbon emissions, such as agriculture and timber production, therefore improving the air quality of the County.



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**OBJECTIVE 6.08 CS.09**

The County will ensure that **unique agricultural/silvicultural soils** and water resources for agriculture and silviculture will be conserved and managed.

**Policy 6.08.01 CS.09.01**

The County will support and work with the Nassau County Soil and Water Conservation District (SWCD) office to develop methods and educate the agricultural community about soil conservation and erosion control practices.

**Policy 6.08.02**

~~Experimental agricultural programs will be supported to strengthen the County's agricultural base.~~

**Policy CS.09.02**

The County shall coordinate with the Nassau County Soil and Water Conservation District (SWCD), the Florida Dept. of Agriculture and Consumer Services (DACS), and the County Extension Agent to explore programs that will protect the integrity of agricultural land and strengthen the County's agricultural base.

**OBJECTIVE 6.09 CS.10**

~~Upon Plan adoption,~~ t The County shall conserve, appropriately use and protect mineral deposits of economic value.

**Policy 6.09.01 CS.10.01**

Impacts from mining operations within the County's forested wetlands shall be minimized, through avoidance of disruption of occupied endangered or threatened species habitat or through requiring restoration of similar habitat when mining is approved in forested wetland. Mining operations and restoration of mined areas must meet the standards of Rule 62C-16.0051 FAC. For mining in wetlands, these standards include Rule 62C-16.0051 (5), (6), (7), (9) and (10). Any mining approval by the County will be subject to approval from environmental permitting agencies and local government.

**Policy 6.09.02 CS.10.02**

The County shall prohibit any mining operations, which would negatively impact the quality and quantity of groundwater supplies of existing users.

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### **Policy 6.09.03**

~~The County shall protect areas of economically valuable mineral deposits from premature development through programs such as Transfer of Development Rights which encourage the reservation of lands for future uses.~~

### **Policy 6.09.04 CS.10.03**

The County shall regulate mining operations as follows: Commercial mining operations include man-made water bodies or dry pits greater than 20 feet in depth, measured from the top of the bank. Mining operations shall be permitted only in Agricultural (up to 5 acres) and the Industrial land use category (5 acres or more). No mining operations including or petroleum, natural gas, and liquid natural gas drilling shall be permitted within 200 660 feet of a property line. ~~Mining operations impacting 5 acres of surface area or less or more acres of surface area will be regulated through LDRs to restrict the extent of borrow pits and dredge and fill activities to within 200 feet of property lines or wetland boundaries and to a depth not to exceed the top layer of overlying strata protecting potable water aquifers~~

### **Policy 6.09.04A**

~~Impacts from mining operations within the County's forested wetlands shall be minimized, through avoidance of disruption of occupied endangered or threatened species habitat or through requiring restoration of similar habitat when mining is approved in forested wetland. Mining operations and restoration of mined areas must meet the standards of Rule 62C-16.0051 FAC. For mining in wetlands, these standards include Rule 62C-16.0051 (5), (6), (7), (9) and (10).~~

### **Policy 6.09.04B**

~~The County, within its ability to do under state law, shall prohibit any mining operations, which would negatively impact the quality and quantity of groundwater supplies of existing users.~~

### **Policy 6.09.05**

~~Within one year of adopting the EAR-based plan amendment, Nassau County shall adopt LDRs that: 1.define buffer zones around mining and borrow pit areas. The LDRs will also define and resources which cannot be restored and restrict mining and borrow pit activities to land outside those buffers;2.require identification and protection of archaeological properties on sites proposed for mining/borrow pits; and, 3.restrict the use of land that contains economically recoverable mineral deposits and lies outside environmentally sensitive areas to activities that will not preclude later extraction of those minerals.~~

### **OBJECTIVE 6.10 CS.11**

~~Upon Plan adoption, t~~ The County shall take appropriate measures to safeguard its residents and natural resources from dangers of hazardous materials. Measure:County will implement measures to protect is residents and natural resources against hazardous materials as outlined in the local mitigation strategy.



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Policy ~~6.10.01~~ CS.11.01

Commercial and industrial establishments which use, treat, store, generate or transport toxic or hazardous substances shall submit annual reports, as required by state and federal regulations, which identify the materials and how these materials will be handled and disposed.

OBJECTIVE CS.12

The County will coordinate with the Department of State, Division of Historical Resources to protect historic and archaeological resources within the County.

Policy CS.12.01

The County shall maintain an inventory of historic resources within the County based on information obtained from the Florida Master Site File maintained by the Florida Dept. of State.

Policy CS.12.02

The County shall protect and preserve known significant archaeological and historic resources by pursuing state funds for the purchase of specific sites in eminent danger of destruction by the encroachment of development.

Policy CS.12.03

The County shall provide incentives in the Land Development Code to encourage the preservation and sensitive redevelopment of historic areas.

## Nassau County 2030 Comprehensive Plan Future Land Use Element (FL) Goals, Objectives and Policies

### Goal 1.0

~~To Effectively manage growth and development by designating areas for anticipated future development which satisfy market demand in a cost-efficient and environmentally acceptable manner.~~ encourage~~ing~~ and o/accommodate~~ing~~ land uses which make Nassau County a viable community, create~~ing~~ a sound revenue base and offering diverse opportunities for a wide variety of living, working, shopping, and leisure activities, with minimum adverse impacts on the natural environment.

### OBJECTIVE 1.01FL.01

~~Upon adoption of the EAR based Plan amendment,~~ The County will shall use the Future Land Use Map to correlate future land uses with the appropriate environmental conditions, and the availability of supporting infrastructure, and where they are most compatible with surrounding land uses.

### Policy 1.01.01

~~Protect estuaries by mitigating the harmful effects of sanitary sewer wastewater and stormwater discharge into Class II and Class III waters by implementing the policies of this comprehensive Plan, which include, but are not limited to, initiating a countywide storm water management plan, requiring the use of best management practices for silviculture requiring the provision of natural vegetated upland buffers between developed areas and wetlands and water bodies as established in Policy 1.04A.02, and establishing criteria for reuse as cited in Policy 1.04A.07.~~

### Policy 1.01.02

~~Criteria shall be included in the Land Development Regulations to include requirements to preserve/replace the natural/native vegetation along perennial streams and waterways as defined in best management practices for silviculture to maintain the natural beauty of the area, to control erosion, and to retard runoff.~~

### Policy 1.01.03

~~Protect natural resources by working closely with various local, state, and federal agencies in collecting information, coordinating development permitting and reporting violations of laws and regulations, which would have a negative impact on the environment.~~



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#### **Policy FL.01.01**

**The County shall permit future development to proceed consistent with the land use categories, overlay districts, master land use plans, and other maps in the adopted Future Land Use Map Series. The Future Land Use Map Series in effect as of the 2002 EAR-based amendment adoption (DCA No. 01-1ER ) shall remain in full force and effect except as specifically added, deleted, or modified herein.**

#### **Policy 1.01.04**

~~Require that consideration of amendments to the Future Land Use Map pertaining to the availability of supporting infrastructure in accordance with Chapter 9J-5.0055(2) (a), (b), and (c) F.A.C.~~

#### **Policy 1.01.05**

~~Ensure through the Zoning Code and Subdivision Regulations that future land uses provide for drainage and stormwater management, open space, and safe and convenient on-site traffic flow, considering needed vehicle parking.~~

#### **Policy 1.01.06**

~~Require that post-development conditions for stormwater run-off shall equal or be less than pre-development run-off conditions. These standards will be incorporated into the revised land development code.~~

#### **Policy 1.01.07**

~~This policy addresses development standards within the 100-year floodplain. The land use designation of the 100-year floodplain is Conservation III (as per Policy of this Plan). The Conservation III land use designation is an overlay zone. Development within Conservation III areas (e.g., the 100-year flood plain) may develop as allowed by the underlying land use, unless otherwise restricted by the policies of this Comprehensive Plan and the County's Flood Plain Ordinance. Nassau County shall include controls in its Land Development Regulations, based upon the latest version of the Flood Insurance Rate Maps and model "Flood Damage Prevention Ordinance" promulgated by FEMA to establish the location of the 100-year floodplain and flood prone areas in Nassau County. The LDRs then, shall require new construction in these areas to meet FEMA regulations. Our policy will be to control development in flood-prone areas to match FEMA requirements to qualify for Community Rating System.~~

~~In addition, the following criteria will apply to development in the 100-year floodplain:~~

- ~~a. Clearing of native vegetation will be minimized in the 100-year floodplain by requiring a 60% open space ratio for all new development. However, if the 100-year floodplain is also within a jurisdictional wetland, the following shall apply: —~~

~~Conservation I and II (jurisdictional wetlands), the clearing of native vegetation shall not be allowed except for that which is required to construct the dwelling and accessory structures and to maintain transportation access. Agricultural uses are allowed if they use BMPs, where available, and have received all required~~



~~regional and state permits. Passive recreation uses are also allowed in all jurisdictional wetlands. This requirement shall apply to all jurisdictional wetlands, regardless of whether the wetland is located within the 100-year floodplain.~~

- b. ~~Use of septic tanks in flood-prone areas will be restricted as specified by the County Department of Health and all such sewage disposal systems may be required to connect to central sewage systems when system collection lines are made available consistent with Chapter 381.0065, Florida Statutes. The availability of public sewer facilities, as defined by this statute is described below:~~

~~"Available," as applied to a publicly owned or investor-owned sewerage system, means that the publicly owned or investor-owned sewerage system is capable of being connected to the plumbing of an establishment or residence, is not under a Department of Environmental Protection moratorium, and has adequate permitted capacity to accept the sewage to be generated by the establishment or residence; and:~~

- ~~1. For a residential subdivision lot, a single-family residence, or an establishment, any of which has an estimated sewage flow of 1,000 gallons per day or less, a gravity sewer line to maintain gravity flow from the property's drain to the sewer line, or a low pressure or vacuum sewage collection line in those areas approved for low pressure or vacuum sewage collection, exists in a public easement or right-of-way that abuts the property line of the lot, residence, or establishment.~~
- ~~2. For an establishment with an estimated sewage flow exceeding 1,000 gallons per day, a sewer line, force main, or lift station exists in a public easement or right-of-way that abuts the property of the establishment or is within 50 feet of the property line of the establishment as accessed via existing rights-of-way or easements.~~
- ~~3. For proposed residential subdivisions with more than 50 lots, for proposed commercial subdivisions with more than 5 lots, and for areas zoned or used for an industrial or manufacturing purpose or its equivalent, a sewerage system exists within one-fourth mile of the development as measured and accessed via existing easements or rights-of-way.~~
- ~~4. For repairs or modifications within areas zoned or used for an industrial or manufacturing purpose or its equivalent, a sewerage system exists within 500 feet of an establishment's or residence's sewer stub-out as measured and accessed via existing rights-of-way or easements.~~
  - ~~a. Any development within a flood-prone area will maintain the natural topography and hydrology of the development site.~~



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## **OBJECTIVE 1.02**

~~Upon Plan adoption, the County will locate future land uses where they appear most compatible with surrounding land uses and will establish the following policies to implement the redevelopment and renewal of blighted areas.~~

### **Policy 1.02.01**

~~Future industrial development shall be located in planned industrial parks or in areas with compatible surrounding land uses.~~

### **Policy 1.02.02**

~~The Land Development Regulations will include criteria to reduce the intrusion of incompatible commercial, industrial and other land uses into residential areas.~~

### **Policy 1.02.03**

~~Permit future development to proceed only in accordance with land uses designated on the Future Land Use Map.~~

### **Policy 1.02.04**

~~Promote the clustering of planned commercial land uses through incentives and regulations such as density bonuses and improved access.~~

### **Policy 1.02.05 FL.01.02**

All **Land Development** regulations adopted to implement this Plan and development permits issued shall be consistent with the land use categories described below and spatially displayed on the Future Land Use Map. The Future Land Use Map shows the proposed general distribution and location of land for various purposes. The categories establish long-range, maximum **(and in some cases minimum)** densities and intensities of land uses.

Density refers to the number of dwelling units per gross acre. The gross land area includes all land owned within the property boundaries of the subject parcel. While the basic concept of density is straightforward, factors affecting the actual yield of a parcel may include the existence of jurisdictional wetlands **(Conservation I and II)**, submerged areas, and the availability of **public** facilities and services. Intensity is measured by Floor Area Ratio (FAR) and Impervious Surface Ratio (ISR). Floor Area Ratio is the ratio of the total floor area of building(s) divided by the gross area of the lot or parcel on which it is constructed. The Impervious Surface Ratio equals the total area of impervious surface divided by the lot area. Impervious surface area includes any hard surfaced area that does not readily absorb or retain water such as main and accessory buildings, parking and driveways, sidewalks and other paved or roofed areas.

Designated land use categories to be used for FLUM **-Designations** are as follows:

### **~~Conservation (CSV I, II, III and IV)~~**

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## Agriculture (AGR)

~~Parcels under single ownership of 320 acres or more: 1 unit per 20 acres~~

~~Parcels under single ownership under 320 acres: 1 unit per 1 acre~~

## ~~Recreational (REC)~~

Low Density Residential (LDR)

Medium Density Residential (MDR)

High Density Residential (HDR) ~~Bonus (greater than 5 dwelling units per acre up to 10 dwelling units per acre with bonus density to 12) subject to approval by the Board of County Commissioners based on a recommendation of the Planning and Zoning Board and Staff.~~  
Public Buildings and Grounds (P)

Commercial (~~C~~) (COM)

~~Other Public Facilities (PF)~~

Industrial (~~I~~) (IND)

Recreation (REC)

Public Buildings and Facilities (PBF)

## Conservation (CSV I and II)

Multi-Use

### A) Agriculture

#### ~~1. Agriculture (Crops/Pasture/Silviculture)~~

Agriculture land, in a parcel 320 acres or more, used primarily for the cultivation of silviculture, crops or other active agricultural uses. Agriculture designated land may be developed at a density not to exceed 1 unit per 20 acres. Agriculture land in a parcel of 320 acres or less may be developed at a density not to exceed one unit per one acre.

#### ~~2. Exceptions~~

Notwithstanding the density assigned for Agriculture designated lands on the Future Land Use Map, the following exceptions apply:

- a.1. Parcels of property twenty (20) acres or less which are not shown on the Future Land Use Map and are single lots of record which were established by deed of record on or before January 28, 1991 may be developed at the density provided for the parcel on current zoning maps.
- b.2. The land development regulations shall provide for the use of a parcel of property solely as a homestead by an individual who is the grandparent, parent, stepparent, adopted parent, sibling, child, stepchild, adopted child, or grandchild of the person who conveyed the parcel to said individual, notwithstanding the



density or intensity of use assigned to the parcel by the Future Land Use Map of the Comprehensive Plan. Such a provision shall apply only once to any individual. The regulations to implement this policy shall provide procedures for lot splits or subdivision of land for the purpose of conveying a lot or parcel to individuals meeting these requirements for the establishment of a homestead and shall provide for a minimum lot size of the lot so created and the remaining lot. Lot splits or subdivisions of land permitted pursuant to this policy shall be subject to compliance with all other applicable Comprehensive Plan policies and Federal, State, Regional, and County regulations.

- ~~e.3.~~ Parcels of Agriculture land under individual ownership that have been held by the current owner for a minimum of 5 years and upon which the Homestead Exemption is current may be sold at a maximum of two (2) one acre parcels per year ~~subject to subdivision regulations~~
- ~~d. 4.~~ Any other application to subdivide Agricultural~~e~~ designated land shall be considered favorably for revision through the plan amendment process so long as the proposed subdivision of land furthers:
  - ~~1.a)~~ A concentration of development that will enhance the potential for implementing central/regional water/sewer systems; or
  - ~~2.b)~~ Contributing to the development of mixed-use communities that provide for integrated live/work/recreation population centers; and
  - ~~3.c)~~ The clustering of permitted development within agricultural designated lands so as to minimize potential impact on the agricultural productivity of the areas.

**NOTE:**

- ~~1.~~ The exceptions noted above relate to density only; any development must ~~(a)~~ be consistent with the other provisions of the Plan including, but not limited to, concurrency.
- ~~2.~~ Agricultural land uses provide for a variety of agricultural activities and shall be protected from the intrusion of land uses that are incompatible with the conduct of agriculture.

**B) Residential**

The Low-, Medium- and High- Density Residential land use category~~ies~~ provides for a variety of ~~land-use~~ densities and housing types. ~~Residential land use permits including~~ single-family detached, ~~(including~~ mobile homes), single-family attached, duplex, and multi-family housing. Parcels of land designated for residential land use are intended to be used predominately for housing and shall require buffering from intrusion of land uses that are incompatible with residential ~~density of from 1 unit per acre to 12 units per acre.~~ uses.

~~Uses permitted in areas designated residential (low, medium or high)~~ The primary uses in the Low-, Medium- and High- Density Residential land use categories shall may include residential uses at the applicable density; ~~neighborhood and community commercial uses on a scale suited to the residential developments to be served;~~ and community/public facilities approved pursuant to an exception or conditional use permit, such as water and wastewater facilities, electric power substation and transmission facilities, emergency medical, fire protection and police facilities, parks and schools.



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Within a Planned Unit Development (PUD) or similar master planned developments, neighborhood and community commercial uses may be permissible on a scale suited to the residential developments to be served. Such uses should provide adequate access from a collector or arterial roadway and provide adequate setbacks, buffers, and other design features to ensure compatibility with surrounding residential uses.

**Residential land use is divided into four categories of density:**

The maximum gross densities permitted in Residential land use categories are as follows:

1. Agriculture land in single ownership parcels under 320 acres: 1 unit per 1 acre.
2. Low Density Residential: ~~greater than 1 dwelling units per acre~~ up to 2 dwellings per gross acre.
3. Medium Density Residential: ~~Greater than 2 dwelling units per acre~~ up to 3 dwelling units per gross acre
4. High Density Residential: Greater than ~~5~~ 3 dwelling units per acre up to 10 dwelling units per gross acre ~~with bonus density to 12 units per acre and subject to approval by the Board of County Commissioners based on a recommendation of the Planning and Zoning Board and Staff.~~

An affordable housing density bonus may be awarded to qualifying master-planned development projects in all residential land use categories pursuant to the requirements of Policy FL.01.03.

Residential development within a permitted DRI, PUD or otherwise established subdivision by an issued development order shall be limited to the number of dwelling units approved in the DRI or development order.

Residential development within the 100-year floodplain shall be required to meet FEMA regulations, ~~the requirements of Policy 1.01.07~~ and County Department of Health regulations regarding the installation of septic tanks.

Mobile homes will be permitted in accordance with 320.8285(5) F.S.; manufactured homes will be permitted in accordance with 553.38(2) F.S. and Community Residential homes shall be permitted in accordance with 419.001(2) and (3) F.S.

### C) Commercial (COM)

Land designated for Commercial use is intended for activities that are predominately associated with the sale, rental, and distribution of products or the performance of service. ~~Commercial land uses shall be physically (wall, vegetative screen) or spatially (distance) buffered from adjacent land uses of lesser density or intensity of use.~~

Typical uses in the Commercial land use category may include medical or professional offices, shopping centers and other retail uses of varying intensity, vehicle sales and service, restaurants of all types, hotels and other lodging, personal services and other similar commercial or professional services. Commercial land uses should be physically or spatially buffered from adjacent land uses of lesser density or intensity of use.

The ~~intensity of~~ **specific criteria for** commercial land use is controlled by the ~~Zoning Code (Land Development Regulation)~~, Land Development Code which specifies permitted and conditional



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uses; Floor Area Ratios (FARs) or lot coverage restrictions, parking area requirements for various types of commercial activity, height restrictions, signage, etc.

~~Commercial land use includes offices, retail, lodging, restaurants, services, commercial parks, shopping centers, construction and demolition debris disposal facility or other similar business activities. Public/institutional uses and recreational uses are allowed within the commercial land use category.~~

The maximum intensity of commercial use shall not exceed:

Maximum Commercial Intensity Standards			
FAR	.40 (40%)	ISR	.67 (67%)

Public facilities such as water and wastewater facilities, electric power substation and transmission facilities, emergency medical, fire protection and police facilities, parks and schools shall be permitted at appropriate locations. Specific criteria for the siting of public facilities in this category shall be included in the Land Development Code.

D) Industrial (IND)

Land designated for Industrial use is intended for activities that are predominately associated with the manufacturing, assembly, processing, or storage of products. ~~Industrial land uses~~ and provides for a variety of intensities of use including heavy industry, light industry, and industrial park operations. Industrial development should be located in areas with access to major transportation assets and other supporting infrastructure.

Typical uses in the Industrial land use category may include office and research parks; wholesaling, warehousing, storage, or distribution establishments; manufacturing, packaging or fabricating; food processing; railroad facilities and freight, trucking, or shipping terminals.

The specific criteria for industrial land use is controlled by the Land Development Code which specifies permitted and conditional uses; Floor Area Ratios (FARs) or lot coverage restrictions, parking area requirements, height restrictions, signage, etc.

The maximum intensity of industrial land use shall not exceed:

Maximum Industrial Intensity Standards			
FAR	.50 (50%)	ISR	.75 (75%)

Commercial mining operations ~~that impact an area of 5 acres or more~~ shall be permitted only under Industrial land use. These operations, including oil, gas, mineral, rock and sand extraction shall be regulated the standards of 62C-16.0051 FAC.

Public facilities such as water and wastewater facilities, electric power substation and transmission facilities, emergency medical, fire protection and police facilities shall be permitted at appropriate locations. Schools and recreational facilities are not permitted in the Industrial land use category. Specific criteria for the siting of public facilities in this category shall be included in the Land Development Code.

E) Recreation (REC)

Land designated for recreation is intended for a variety of leisure time activities. Included in this



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land use classification are both resource-based and activity-based sites and facilities. Resource-based sites and facilities are oriented toward natural resources; activity-based sites and facilities are those that require major development for the enjoyment of a particular activity. Activity-based site and facilities include ball fields, golf courses, tennis courts, etc.; resource-based facilities include lakes, hiking trails, wilderness campsites, etc.

~~The use of land for recreational purposes shall follow performance standard guidelines that control noise, pollution, etc., to ensure compatibility with adjacent land uses.~~

The impervious surface land coverage ratio (ISR) of recreation land use should not exceed .5 (50 percent) for active recreational development; .1 (10 percent) for passive recreational development.

**F) Public Buildings and Grounds Facilities (PBF)**

Lands designated ~~in this category of use~~ Public Buildings and Facilities include a broad variety of public and ~~quasi-public activities such as hospitals, schools, churches, governmental buildings, etc.~~ and institutional activities.

Typical uses will include hospitals, churches, government offices, emergency medical, fire protection and police facilities, parks and other recreational facilities, and schools.

Other uses permitted in this category may include water and wastewater facilities, stormwater/drainage control structures, electric power substation and transmission facilities, and any other public or institutional use.

The siting of public buildings and grounds facilities shall be controlled by ~~Zoning Regulations, the Land Development Code~~ which will specify floor area ratios (FARs) or lot coverage restrictions, height restrictions, signage, parking area requirements etc. The land development regulations should also specify the means of include public participation in the permitting process for community input regarding compatibility of public buildings and facilities with surrounding land uses.

The intensity of development in this land use category shall not exceed:

Maximum Public Building and Grounds Intensity Standards			
FAR	.40 (40%)	ISR	.67 (67%)

**G. Other Public Facilities**

~~Lands designated as Other Public Facilities are intended for use as potable water, sanitary sewer treatment facilities, landfill, stormwater/drainage control structures, etc. The siting of public facilities shall be controlled by Zoning Regulations that include public participation in the permitting process. Public facilities construction, as measured by land coverage, shall not exceed 90 percent of impervious surface with height restrictions specified in implementing LDRs.~~

**H. SR 200/A1A Access Management Overlay District**

~~Consistent with Policy 2.05.07 of the Traffic Circulation Element, the SR 200/A1A Access Management Overlay District is created. The SR 200/A1A Access Management Overlay District~~



~~provides a further means for the County to manage development along SR 200/A1A. This district is shown in map form as part of the Future Land Use Map Series. It lies generally within 1000 feet of each side of SR 200/A1A and stretches from Edwards Road (which is one mile west of the I-95 and SR 200/A1A interchange) to the Intracoastal Waterway. The following policies, in addition to the countywide access management requirements specified by Policy 2.05.06 of the Traffic Circulation Element shall also apply to development within the 200/A1A Access Management Overlay District:~~

- ~~1. Direct access to SR 200/A1A shall be controlled to preserve the safety, efficiency, and character of this regionally important transportation route. Individual property access shall not be provided to SR 200/A1A where alternative access is available, or can be provided by the land developers, as defined in the LDRs.~~
- ~~2. Accessibility to land development along SR 200/A1A shall be provided through the use of parallel roads side streets, joint access driveways and cross access easements connecting adjacent developments.~~
- ~~3. Activity centers with unified access and circulation systems shall be required. The purpose for requiring such centers is to provide an alternative to strip development with individual driveways.~~
- ~~4. Activity centers shall be centered at and extend outward in a radius at the following intersections:  
  
SR 200/A1A and I-95  
SR 200/A1A and SR 107  
SR 200/A1A and SR 107 (Nassauville Road)  
SR 200/A1A and US 17  
SR 200/A1A and SR 200A (Old Chester Road)~~
- ~~5. Development standards for Activity Centers shall include:  
  
Driveways within 500 of the Activity center's intersection shall be prohibited unless otherwise allowed by state law.  
  
Adjacent non-residential properties shall provide a cross access drive and pedestrian access to allow circulation between sites.  
  
All other standards of the SR 200/A1A Overlay District shall apply to development proposed within an Activity Center.~~
- ~~6. In accordance with the State Road 200/A1A Access Management Study, Florida Department of Transportation, 1995 future developments should be set back an additional 25 feet on each side of the existing right-of-way.~~
- ~~7. When issuing any permit for access to any State Road in Nassau, the County shall document that it has followed the criteria and procedures for State Highway System Connection Permits in F.A.C. Rule 14-96. In addition, the County shall require the applicant, as appropriate, to document that the permit request is consistent with the Florida Department of Transportation's Access Management Rule (F.A.C. Rules 14-96 and 14-97), the Access Management Classification System and Standards in F.A.C. Rule 14-97.~~



### **I-G) Conservation (CSV I and II)**

The Conservation **(CSV I and II)** land uses **categories** shall designate land areas of ecological value within the County on which development must proceed with restrictions. These are areas, which may be altered by development and so must be protected. Development on conservation lands in private ownership shall take place only in such a manner that will ensure the long-term function of natural hydrologic or ecological systems. Conservation ~~I, II~~ lands (which are jurisdictional wetlands) may be developed with all permitted development clustered on the upland portion of the site or on that portion of the site which will be least environmentally impacted by construction/development. Other permitted uses include passive recreation and silviculture. Development for purposes other than recreation or residential may be allowed as a special exception. If there is an indication that a wetland is present on a proposed development site, the developer shall be required to provide a wetland determination.

Consistent with Policy **6.02.03k CS.02.11** of the Conservation Element, the Conservation land use designation is defined in the following manner:

**Conservation I (CSV I):** This land use designation includes all jurisdictional wetlands. This category of land use is not an overlay district and is shown on the Future Land Use Map. Land uses allowed in this category include passive recreation uses, residential and agriculture uses that use BMPs and have received all required regional and state permits. Density shall be one unit per five acres or less. The only fill allowed in this type of wetland shall be the minimum necessary to allow for the construction of the proposed dwelling(s) clustered at the density allowed and for transportation access. A natural vegetative upland buffer, as established in Policy **1.04A.02-FL.04.01**, shall be required and maintained between developed areas and contiguous (i.e., non-isolated) wetlands to protect the water quality of the wetlands.

~~Conservation II: This land use designation includes all jurisdictional wetlands under two acres in size. This category of land use is not an overlay district and is shown generally on the Future Land Use Map. Land uses allowed in this category include passive recreation uses, residential and agriculture uses that use BMPs and have received all required regional and state permits. Density shall be one unit per five acres or less. The only fill allowed in this type of wetland shall be the minimum necessary to allow for the construction of the proposed dwelling(s) clustered at the density allowed and for transportation access. The clearing of native vegetation shall not be allowed except for that which is required to construct the dwelling and accessory structures and to maintain transportation access. A natural vegetative upland buffer, as established in Policy 1.04A.02, shall be required and maintained between developed areas and contiguous (i.e., non-isolated) wetlands to protect the water quality of the wetlands.~~

~~Conservation III: This land use designation includes all 100 year floodplains as determined by Federal Emergency Management Agency Criteria. This land use designation is an overlay district. As such, the Future Land Use Map shows an underlying land use designation. Density shall be as allowed by the underlying land use. Development shall be protected from flooding as required by the Nassau County floodplain regulations. A natural vegetative upland buffer, as established in Policy 1.04A.02, shall be required and maintained between developed areas and contiguous (i.e., non-isolated) wetlands to protect the water quality of the wetlands.~~

**Conservation IV (CSV II):** This land use designation is for publicly owned conservation lands. Development is limited to that which is allowed by the site's management plan or guidelines as administered by a State, Federal, or County agency. For County lands that have no management plan or guidelines, development shall be limited to that which is deemed appropriate by a state or federal agency.



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A natural vegetative upland buffer, as established in Policy **1.04A.02-FL.04.01**, shall be required and maintained between developed areas and contiguous (i.e., non-isolated) wetlands to protect the water quality of the wetlands.

**J. Overlays-Districts**

**1. Planned Unit Development (PUD)**

~~Planned Development may be applied as an optional overlay district over any underlying land use when application is made by the developer under the Zoning Code (Land Development Regulations) and when the County Planning Board approves such application as being an improvement in land use utilization over that permitted by Zoning Code categories.~~

~~The PUD land use overlay will not require a Future Land Use Element amendment so long as the proposed use does not increase the intensity\* or density of use specified on the Future Land Use Map for the underlying land use.~~

- a. ~~Intensity of use is based upon the mix of land use activities requiring no greater demand for traffic, water, sewer and solid waste than the designated underlying land use.~~

~~The PUD overlay can allow mixed uses and can disregard traditional zoning requirements, such as set back line and lot coverage requirements in order to achieve better site design. The PUD designation allows the developer and County to negotiate elements of site designated density in order to achieve individual goals. The PUD overlay may not increase the density and intensity of use specified for the Limited Development Overlay.~~

~~The PUD primarily is residential in nature with the following acceptable mix of uses:~~

~~Residential—no less than 65 percent  
Commercial—no greater than 15 percent  
Recreational—As determined by the LDRs.~~

~~Residential, commercial and recreational land uses within the PUD shall carry the same intensity/density of use as defined in Policy 1.02.05, B. (Residential), C. (Commercial), and E. (Recreational).~~

~~The PUD overlay is granted upon application of the developer; hence, it is not a designation that can be shown in advance on the Future Land Use Map.~~

3. ~~Conservation-III (100-Year Flood Plain)- See item "I", above.~~
4. ~~SR 200/A1A Access Management Overlay District. See item "H", above.~~
5. ~~White Oak Plantation Limited Development Overlay~~

~~The existing White Oak Plantation was established in 1938 and has expanded over the years to 6,430.56 acres, agriculturally, especially silviculturally based, single user property which presently supports other uses that are not commonly found in agricultural areas of the County. These uses include a large animal conservation program, supported by the Howard Gilman Foundation, a conference facility which seats forty (40), a dance studio and entertainment space that seats seventy-five (75), about forty (40) rooms of lodging, eleven (11) residences for key staff,~~



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~~administrative space for White Oak Plantation and Gilman Building Products, a variety of indoor and outdoor recreational facilities, and various buildings and sheds associated with agricultural, conservation and maintenance activities. Under this White Oak Plantation Limited Development Overlay these existing uses of the property may be expanded to the extent described below. These uses are found to be compatible with the objectives of this Nassau County Comprehensive Plan.~~

~~The uses and activities allowed under this Limited Development Overlay and related conditions are as follows:~~

- ~~1. Traditional agricultural and silviculture uses subject to appropriate best management practices.~~
- ~~2. Environmental conservation, research and education programs associated with animal conservation and the property's natural resources including veterinary, zoological, environmental, silviculture and agricultural sciences.~~
- ~~3. An internationally known conservation center specializing in the breeding of rare and endangered animal species.~~
- ~~4. Resource-based recreational uses that are common to agricultural lands including hunting, fishing, boating, hiking, bird watching, nature study, horseback riding and similar activities.~~
- ~~5. A golf course.~~
- ~~6. A conference facility to seat no more than sixty (60) conferees.~~
- ~~7. Entertainment space, dance studio, and a rehearsal and workshop space with no more than eighty (80) seats.~~
- ~~8. Lodging associated with all Plantation activities not to exceed eighty (80) rooms.~~
- ~~9. Residences for key staff, not to exceed Twenty (20).~~
- ~~10. Administrative space for the Howard Gilman Foundation, Gilman Building Products and other Foundation entities of no more than 45,000 square feet (but not including offices that make up no more than fifteen (15) percent of the space in agricultural, maintenance or other primary use building or small ancillary offices that support predominantly outdoor activities).~~
- ~~11. Various buildings and sheds associated with agricultural, conservation and maintenance activities.~~
- ~~12. Facilities-based indoor and outdoor recreational and entertainment uses and activities including tennis, swimming, field sports, bowling, billiards, dining and food services, lounge and bar, fitness and health, and other similar uses used for the entertainment of guests.~~
- ~~13. White Oak shall continue to provide and maintain its own roadway, potable water, sewage disposal, fire fighting, security, stormwater, and solid waste collection and recycling systems.~~



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- ~~14. White Oak shall continue to maintain all internal roadways and parking areas appropriate to their function, with White Oak determining the selection of surface material, and in such manner to support emergency access.~~
- ~~15. White Oak shall adhere to the following procedures in adhering to the technical codes adopted by Nassau County.~~
  - ~~a. White Oak will retain an engineer or architect who will serve as an Inspector pursuant to Section 105.3 of the Code. Such engineer or architect shall submit his/her credentials pursuant to Section 468 F.S. to the County Building Official who will certify such architect or engineer as being qualified to perform building inspections;~~
  - ~~b. White Oak will file the standard building permit application and two drawing sets with wind loading design signed and sealed by an engineer;~~
  - ~~c. Upon issuance of the building permit, the qualified inspector shall perform all inspections except the Certificate of Occupancy as required by the Code and file certified inspection reports on all inspections that are required by the adopted code;~~
  - ~~d. The County Building Official shall be responsible for the Certificate of Occupancy inspection;~~
  - ~~e. The County building Official or Building Department staff may visit any building project that is permitted pursuant to this paragraph at any time during construction and make such inspections as the Building Official deems necessary.~~
- ~~16. All future buildings and animal facilities shall be at least 100 feet from any property line.~~
- ~~17. Because the terms and conditions of this Overlay are detailed and site specific, Development review requirements shall not apply to development associated with the uses and activities allowed under this Limited Development Overlay. Only building and related permits (electrical, plumbing, etc.), where required, will be necessary for further implementation of this Overlay.~~
- ~~18. Commencing in the year 1996, and in January of each year, White Oak will submit to Nassau County a status report describing the development activity of the preceding year and enumerating the total number of residences, lodging units, entertainment/dance studio seats, and square footage of administrative space.~~
- ~~19. This overlay does not exempt the owner from obtaining appropriate required permits from the State of Florida, the United States Government, or the St. Johns River Water management District, or Nassau County, except as Nassau County codes are affected by the language of this Overlay.~~
- ~~20. — Since this Overlay was adopted by the County Commission prior to the adoption of the County's Concurrency Ordinance, the development contemplated by this Overlay is exempt from the Concurrency Ordinance. Any change in the Limited Development Overlay that will increase impacts or demand for solid waste, potable water, sanitary sewer, drainage, recreation or streets and intersections should be subject to concurrency review.~~



## K.H. Multi-Use

~~Land designated for~~ The primary purpose and intent of the Multi-Use designation is intended to accommodate, in a more innovative fashion, development or redevelopment of areas in a larger size and scale. ~~The major purposes of this designation are to facilitate mixed-use development with horizontal and vertical land use integration, reduce the need for automobile travel, provide incentives for quality development and give definition to the urban form. Design, aesthetics, environmental protection and enhancements, are to be emphasized as part of the Multi-Use land use designation. This designation will only be applied to areas that are of regional significance and offer a more practical means of their illustration of the Future Land Use Map (FLUM).~~

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

~~Areas which are appropriate for the Multi-Use designation include development which meets or exceeds the thresholds for a Development of Regional Impact (DRI), Florida Quality Development (FQD), or Regional Activity Centers (RAC) under Chapter 380, Florida Statutes, or areas which have been approved as a Transportation Management Area with a Chapter 163 Agreement (TMA). These are the only areas to which the Multi-Use designation may apply. Developments in the multi-use category are authorized to use a proportionate share contribution provision in accordance with the provisions of Florida Statutes 163.3180(12) concerning transportation improvements.~~

~~The density and intensity of land uses permitted within the Multi-Use land use category shall be specified in the Future Land Use Element of the county's Comprehensive Plan. Additionally, this land use Category would also still follow the set of circumstances under which proposed development in the designated area would be required to be reviewed through the provisions of Chapter 380, Florida Statutes DRI process, or through the provisions of an approved TMA.~~

~~For an area to qualify for the Multi-Use land use category, the following criteria must be met:~~

- ~~1. This land use designation shall not be approved where other land use designations within the county land use plan provide sufficient flexibility for the existing or proposed land uses.~~
- ~~2. The density and intensity of land uses permitted within this category shall include at least two (2) different land uses and of these no one land use can exceed seventy (70) percent of the land area involved in the particular amendment.~~
- ~~3. Multi-Use land uses will be of regional significance and either a DRI, RAC, FQD or TMA.~~
- ~~4. Multi-Use uses of this magnitude shall be a DRI, FQD, RAC or TMA and may be located in such areas as in community redevelopment areas and~~



~~areas surrounding regional community facilities such as airports, ports, convention centers or governmental complexes, commerce centers, regional activity centers and areas near a major arterial roadway which are planned for intensive development.~~

- ~~5. Each Multi-Use land use designation shall be a defined geographical area, delineated on the Future Land Use Map (FLUM) of the Future Land Use Element of the 2000-2010 Comprehensive Plan. In addition, on the Map within the defined geographical area, the name of the multi-use development shall be inserted with an asterisk. Elsewhere on the map next to the asterisk shall be a cross-reference to the specific policy in the Future Land Use Element which refers to the development by name. Within that policy shall be enumerated all the future land use categories which will be utilized by the development without specific locations so that any land use category may be used anywhere in the development subject to the requirements of other applicable local land development.~~
- ~~6. The Multi-Use category differs from the Mixed Use Floating District in that there is no prescribed mix of uses and a comprehensive plan amendment will be required to obtain such a FLUM designation. Unlike the Mixed Use category, the Multi-Use category permits transportation impacts to be mitigated through the use of a proportionate share formula pursuant to Florida Statute 163.3180(12).~~

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.



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- 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.
- g) 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.
- h) 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.
- i) 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:

- ~~(1)~~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.
- ~~(2)~~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- ), 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 the Multi-Use Community Planning Area designation. The development rights



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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.

### Policy FL.01.03

The Land Development Code (LDC) shall include provisions for the awarding of an affordable housing density bonus for master-planned developments. The developer of an eligible development must enter into a development agreement with the County that will ensure that the development meets the following criteria:

- A) Eligible developments may claim a density bonus of one (1) market-rate unit for each affordable unit constructed up to and not to exceed 150 percent of the maximum density permitted by the underlying Future Land Use Map designation.
- B) Eligible developments must provide housing units that meet the criteria for "affordable" as defined in Sec. 420.0004 (3), Florida Statutes, for a period of no less than five (5) years.
- C) Affordable housing units in eligible developments shall be mixed with, and not clustered together or segregated in any way from, market-rate units of the same type.
- D) If the eligible development contains a phasing plan, the phasing plan shall provide for the development of affordable housing units concurrently with the market-rate units. No phasing plan shall provide that the affordable housing units built are the last units in an eligible development.
- E) The exterior appearance of affordable housing units in an eligible development shall be made similar to market-rate units by the provision of exterior building materials and finishes substantially the same in type and quality.
- F) In the case of for-sale affordable units, purchasers would have to be income-qualified, and appreciation of the dwelling unit would be calculated on the basis of certain listed factors to ensure that the unit remains affordable in the case of resale.
- G) In the case of for-rent affordable units, the development agreement would establish an income-qualification process to ensure that the affordable units are rented to eligible households.
- H) Eligible developments may not be located within a designated Coastal High Hazard Area (CHHA)
- I) Eligible developments must demonstrate the ability to maintain adopted Level of Service (LOS) standards for all applicable public facilities.

### OBJECTIVE FL.02

The County shall adopt the following overlay districts to be used in conjunction with the Future Land Use Map to promote more efficient development patterns, preserve community character, and protect natural resources.



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## Policy FL.02.01

### Planned Unit Development (PUD) Overlay District

A Planned Unit Development (PUD) may be applied as an overlay district to any residential land use designation(s) pursuant to the adoption of an ordinance authorizing a development order for a PUD, as required by the Land Development Code.

The purpose of a Planned Unit Development (PUD) is to allow site-specific design requirements (i.e. set back lines, lot coverage requirements, open space requirements, etc.). The PUD designation allows the developer and County to negotiate elements of use and site design in order to achieve more efficient development patterns which can lower costs for infrastructure, reduce traffic congestion, create more livable communities, and preserve open space. They generally provide for a balanced blend of mixed residential uses as well as some commercial uses and recreation areas to serve the residents of the development.

A PUD overlay will not require a Future Land Use Map amendment so long as the proposed uses within the PUD are permitted by and do not increase the density or intensity of uses specified on the underlying Future Land Use Map designation(s) and/or other overlay districts. Density refers to the number of dwelling units per gross acre. The gross land area includes all land owned within the property boundaries of the subject parcel. Intensity of use is based upon the mix of land use activities requiring no greater demand for traffic, water, sewer and solid waste than the designated underlying land use.

The PUD primarily is residential in nature with the following acceptable mix of uses:

Residential - no less than 65 percent of the gross land area

Commercial - no greater than 15 percent of the gross land area

Recreation - no less than 20 percent of the gross land area

Residential, commercial and recreational land uses within the PUD shall abide the same maximum density or intensity of use as defined in Policy **FL.01.02** for the Low-, Medium- and High-Density Residential , Commercial and Recreation land use categories.

## Policy FL.02.02

### 100 -Year Floodplain Overlay District

This overlay includes all 100-year floodplains as determined by Federal Emergency Management Agency (FEMA) criteria. Development must be protected from flooding as required by the Nassau County floodplain regulations.

Development within the 100 year flood plain may develop as allowed by the underlying Future Land Use Map (FLUM) category unless otherwise restricted by the policies of this Comprehensive Plan and the County's Flood Plain Ordinance. Nassau County shall include controls in its Land Development Regulations based upon the latest version of the Flood Insurance Rate Maps promulgated by FEMA to establish the location of the 100-year floodplain and flood prone areas in Nassau County. The Land Development Code (LDC), shall require new construction in these areas to meet FEMA regulations. County policy will be to control development in flood prone areas to match FEMA requirements to qualify for Community Rating System.



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In addition, the following criteria will apply to development in the 100-year floodplain:

A) Clearing of native vegetation will be minimized in the 100-year floodplain by requiring a 60% open space ratio for all new development. However, if the 100-year floodplain is also within a jurisdictional wetland (Conservation I), the clearing of native vegetation shall not be allowed except for that which is required to construct the dwelling and accessory structures and to maintain transportation access.

Agricultural uses are allowed if they use Best Management Practices (BMPs), where available, and have received all required regional and state permits. Passive recreation uses are also allowed in all jurisdictional wetlands.

B) Use of septic tanks in flood prone areas will be restricted as specified by the County Department of Health and all such sewage disposal systems may be required to connect to central sewage systems when system collection lines are made available consistent with Chapter 381.0065, Florida Statutes.

C) Any development within a flood prone area will maintain the natural topography and hydrology of the development site.

### Policy FL.02.03

#### SR 200/A1A Access Management Overlay District

The SR 200/A1A Access Management Overlay District provides a further means for the County to manage development along SR 200/A1A. This district is shown in map form as part of the Future Land Use Map Series. It lies generally within 1000 feet of each side of SR 200/A1A and stretches from Edwards Road (which is one mile west of the I-95 and SR 200/A1A interchange) to the Intracoastal Waterway. The following policies, in addition to the countywide access management requirements specified by the Transportation Element shall also apply to development within the 200/A1A Access Management Overlay District:

A) Direct access to SR 200/A1A shall be controlled to preserve the safety, efficiency, and character of this regionally important transportation route. Individual property access shall not be provided to SR 200/A1A where alternative access is available, or can be provided by the land developers, as defined in the Land Development Code (LDC).

B) Accessibility to land development along SR 200/A1A shall be provided through the use of parallel roads side streets, joint access driveways and cross access easements connecting adjacent developments. Adjacent non-residential properties shall provide a cross access drive and pedestrian access to allow circulation between sites.

C) In accordance with the State Road 200/A1A Access Management Study, (Florida Department of Transportation, 1995) future developments should be set back an additional 25 feet on each side of the existing right-of-way.



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#### Policy FL.02.04

##### St. Marys River Overlay District

The intent of the St. Marys River Overlay District is to protect and preserve the beautiful and unique St. Marys River, which possess excellent water quality, outstanding natural habitats, diverse wildlife, and have considerable recreational value.

The St. Marys River Overlay District applies to those properties along the St. Marys River within the upper and lower St. Marys River Basin that lie within Nassau County, Florida. The Overlay District shall be applicable to all Zoning Districts and may be supplemental to the requirements of each Zoning District. Minimum lot requirements for all parcels in all zoning districts within the district are as follows:

##### A. Minimum lot width:

1. One hundred (100) feet for lots directly adjacent to the riverbank.
2. Lots not directly adjacent to the riverbank shall be the same as the underlying zoning district as set forth in the land development regulations.

##### B. Minimum lot area:

1. Lots directly adjacent to the riverbank - one (1) acre.
2. Lots not located directly on the riverbank shall be the same as the underlying zoning district as set forth in the land development regulations.

The minimum yard requirements of the underlying zoning district shall apply, as set forth in the land development regulations.

Existing lots of one acre or less and existing structures, as of June 23, 2003 (the date of the adoption of this overlay by Ordinance 2003-34) are grandfathered in as conforming uses.

On-site sewage and disposal systems are prohibited within one hundred (100) feet of the riverbank, measured from the mean high-water line of the tidally influenced portions or from the normal annual flood line of the St. Marys River (whichever is more restrictive). "Tidally influenced" shall mean subject to the ebb and flow of the tides and has as its boundary a mean high-water line as defined in Section 177.27(15), Florida Statutes. All other State, Federal, and local regulations shall be applicable.

#### Policy FL.02.05

##### White Oak Plantation Limited Development Overlay District

White Oak Plantation is an agricultural- and silvicultural- based single-user property which supports other uses that are not commonly found in agricultural areas of the County. These uses include a large animal conservation program, supported by the Howard Gilman Foundation, a conference facility, a dance studio and entertainment space, lodge, residences for staff,



administrative space for White Oak Plantation and Gilman Building Products, a variety of indoor and outdoor recreational facilities, and various buildings and sheds associated with agricultural, conservation and maintenance activities. Under this White Oak Plantation Limited Development Overlay these existing uses of the property may be expanded to the extent described below. These uses are found to be compatible with the objectives of this Nassau County Comprehensive Plan.

- A) The uses and activities allowed under this Limited Development Overlay and related conditions are as follows:
1. Traditional agricultural and silvicultural uses subject to appropriate best management practices.
  2. Environmental conservation, research and education programs associated with animal conservation and the property's natural resources including veterinary, zoological, environmental, silvicultural and agricultural sciences.
  3. An internationally known conservation center specializing in the breeding of rare and endangered animal species.
  4. Resource-based recreational uses that are common to agricultural lands including hunting, fishing, boating, hiking, bird watching, nature study, horseback riding and similar activities.
  5. A golf course.
  6. A conference facility.
  7. Entertainment space, dance studio, and a rehearsal and workshop space.
  8. Lodge associated with all Plantation activities not to exceed one hundred twenty (120) rooms.
  9. Residences for use by White Oak Plantation, including residences for staff.
  10. Administrative space for the Howard Gilman Foundation, Gilman Building Products and other Foundation entities of no more than 45,000 square feet (but not including offices that make up no more than fifteen (15) percent of the space in agricultural, maintenance or other primary use building or small ancillary offices that support predominantly outdoor activities).
  11. Various buildings and sheds associated with agricultural, conservation and maintenance activities.
  12. Facilities-based indoor and outdoor recreational and entertainment uses and activities including tennis, swimming, field sports, bowling, billiards, dining and food services, lounge and bar, fitness and health, and other similar uses used for the entertainment of guests.
  13. An education/learning center and nature center



14. White Oak Plantation shall continue to provide and maintain its own roadway, potable water, sewage disposal, fire fighting, security, stormwater, and solid waste collection and recycling systems.
15. White Oak Plantation shall continue to maintain all internal roadways and parking areas appropriate to their function, with White Oak determining the selection of surface material, and in such manner to support emergency access.
16. White Oak Plantation shall adhere to the following procedures in adhering to the technical codes adopted by Nassau County.
  - a. White Oak Plantation will retain an engineer or architect who will serve as an Inspector pursuant to Section 105.3 of the Code. Such engineer or architect shall submit his/her credentials pursuant to Section 468 F.S. to the County Building Official who will certify such architect or engineer as being qualified to perform building inspections;
  - b. White Oak Plantation will file the standard building permit application and two drawing sets with wind loading design signed and sealed by an engineer;
  - c. Upon issuance of the building permit, the qualified inspector shall perform all inspections except the Certificate of Occupancy as required by the Code and file certified inspection reports on all inspections that are required by the adopted code;
  - d. The County Building Official shall be responsible for the Certificate of Occupancy inspection;
  - e. The County building Official or Building Department staff may visit any building project that is permitted pursuant to this paragraph at any time during construction and make such inspections as the Building Official deems necessary.
17. All future buildings and animal facilities shall be at least 100 feet from any property line.
18. Because the terms and conditions of this Overlay are detailed and site specific, Development review requirements shall not apply to development associated with the uses and activities allowed under this Limited Development Overlay. Only building and related permits (electrical, plumbing, etc.), where required, will be necessary for further implementation of this Overlay.
19. This overlay does not exempt the owner from obtaining appropriate required permits from the State of Florida, the United States Government, or the St. Johns River Water management District, or Nassau County, except as Nassau County codes are affected by the language of this Overlay.
20. Since this Overlay was adopted by the County Commission prior to the adoption of the County's Concurrency Ordinance, the development contemplated by this Overlay is exempt from the Concurrency Ordinance.



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OBJECTIVE ~~1.03~~ FL.03

~~Upon Plan adoption, t~~ The County shall implement the following policies to eliminate or reduce land uses inconsistent with ~~the County's character and~~ the Future Land Use Map.

Policy FL.03.01

All enacted or amended regulations within in the Land Development Code shall be consistent with this adopted comprehensive plan, and any regulations existing at the time of adoption which are not consistent with the adopted comprehensive plan, or element or portion thereof, shall be amended so as to be consistent.

Policy ~~1.03.01~~ FL.03.02

Provisions in the Land Development ~~Regulations~~ Code (LDC) shall be adopted which set standards for buffering and separation between land uses of different densities or intensity of use so as to minimize interference between uses.

~~Policy 1.03.02~~

~~The County Building Official annually shall review the condition of structures that are suspected to be substandard and when found to be deficient, require that they be brought into compliance with adopted building codes.~~

~~Policy 1.03.03~~

~~Land Development Regulations shall provide density bonus incentives to direct commercial and multi-family into "cluster" development patterns, eliminating or reducing strip or ribbon developmen follows major County or state roads.~~

~~Policy 1.03.04~~

~~The County shall adopt and implement land use controls such as minimum set-back and property access points adjacent to major roadways in order to minimize hazardous traffic conditions and maximize traffic flow.~~

~~Policy 1.03.05 Land Development Regulations will be amended to provide language that discourages Future Land Use Map changes that increase density.~~

OBJECTIVE ~~1.04A~~ FL.04

Upon Plan adoption, The County shall ~~take positive action to protect natural resources~~ create land use policies for the avoidance and minimalization of environmental damage while allowing appropriate new development through implementation of the following policies:



#### Policy 1.04A.01

~~Nassau County shall assume an active role in protecting the integrity of agricultural land by enforcing Future Land Use Element Policies regarding agricultural land use densities.~~

#### Policy ~~1.04A.02~~ FL.04.01

The County shall restrict development in conservation areas to the maximum extent possible short of a "taking". Development in Conservation (~~Limited Development~~) I will be permitted at a density no greater than 1 unit per 5 acres with permitted density clustered on the upland portion of the parcel or on that part of the parcel that will be least environmentally affected by construction/development. Where the Future Land Use Map identifies an underlying land use of less density, the density of the underlying land use will prevail. Development will be prohibited in areas designated as Conservation-~~Preservation II~~ (Policy FL.01.02 (G)).

- A) Land alteration activity which destroys, reduces, impairs or otherwise adversely impacts a wetland or natural water body shall be prohibited unless specifically authorized and permitted by all applicable state and federal permitting agencies having jurisdiction, or as otherwise authorized by law
- B) A minimum undisturbed natural vegetative upland buffer of twenty five (25) feet shall be required and maintained between developed areas and contiguous (i.e., non-isolated) wetlands to protect the water quality of the wetlands. The twenty five (25) feet shall be measured from the St. Johns River Water Management District or Florida Department of Environmental Protection wetland jurisdictional line. It is the objective of this requirement that a minimum twenty five (25) foot upland buffer be established in all areas except for those circumstances where an averaging of the buffer width, because of an unavoidable buffer reduction, achieves a greater overall upland buffer width. In no instance shall the upland buffer be less than fifteen (15) feet, except for those areas adjacent to unavoidable wetland impacts such as road crossings.
  - 1. The buffering requirements stipulated above shall only apply to projects for which a permit is not required by the St. Johns River Water Management District (SJRWMD). Projects which do require such permitting shall reflect the buffers approved by SJRWMD upon submittal of development plans for County approval.
- C) In all cases, the applicable buffer shall be depicted on all site plans development plans, and other documents submitted to authorize the review for development.
- D) Upland buffers shall be maintained in their natural vegetated condition. Native vegetation removed or destroyed within the upland buffer in violation of this Policy shall be restored. These areas shall be replanted with comparable native vegetative species as were removed or destroyed.
- E) Noxious and exotic plant materials can be removed. Dead vegetation can be removed. Limbing can occur within the buffers, provided that the limbs to be removed are less than three (3) inches in diameter.
- F) An access way ~~of no more than twenty (20) feet~~ may be provided through the upland buffer.
- G) Agriculture and silviculture operations using "Best Management Practices" in the conduct of their operations shall be exempt form Policy 1.04A.02.



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- H) All developments shall be subject to the buffer requirements as set forth in Land Development Regulations or other applicable regulatory documents on the date the Development Order was issued for that development.
- I) No development shall be permitted to deviate from these wetland buffer requirements except as authorized by the appropriate County, Regional, State and/or Federal agency and/or as authorized by law. Nassau County shall permit deviation from these standards only in those instances where the applicable Regional, State or Federal agency or applicable law has authorized the proposed deviation. In any case where a deviation is granted, it shall be the minimum necessary to permit reasonable use or access.
- J) In the event this Policy is found to be in specific conflict with any other County policy on the protection of wetlands, estuaries and natural water bodies, the more restrictive shall apply.

Policy ~~1.04A.02A~~ FL.04.02

The County shall not approve any plats that create lots that are not developable due to wetland constraints.

Policy ~~1.04A.02B~~ FL.04.03

An owner of an existing undevelopable wetland parcel that also owns an adjacent non-wetland parcel shall be required to combine the two parcels for development purposes so that the proposed development can be designed according to wetland protection policies of this Comprehensive Plan.

Policy ~~1.04A.03A~~ FL.04.04

In order to maintain the overall ecological integrity of the wetlands community, silviculture activities shall be encouraged to follow the best management practices outlined in the ~~publications titled~~ most recent Silviculture Best Practices Handbook (~~Revised May 1993,~~ published by the Florida Department of Agriculture and Consumer Services, Division of Forestry).

~~Policy 1.04A.03B~~

~~The silviculture policies of this plan are consistent with the 1993 edition of the Florida Department of Agriculture and Consumer Services, Best Management Practices Handbook. As new editions of the Handbook are published, this plan will be reviewed to ensure that it remains consistent with each new edition.~~

~~Policy 1.04A.04~~

~~The County shall require that the quantity of stormwater runoff after development be equal or less than that which occurred prior to development.~~



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#### Policy 1.04A.05

~~The County shall require that wastewater be reused where practical. New wastewater treatment plants shall be required to provide for the reuse and/or disposal of wastewater by best available technology, including agricultural or landscaping irrigation, percolation, or other permitted measures unless data are presented to support claims that such reuse will impact an unreasonable economic or engineering demand on the plant ownership.~~

#### Policy ~~1.04A.06~~ FL.04.04

The County shall control the number of septic tanks ~~sited in environmentally sensitive areas~~ through permitting only the units approved by the County Health Department based upon their determination of the soils' ability to function as an acceptable drain field. ~~Explore and establish a timetable or plan to extend public sewer lines where feasible to environmentally sensitive areas where population justifies it.~~

#### Policy ~~1.04A.07~~ FL.04.05

The County shall regulate mining operations as follows: Commercial mining operations include man-made water bodies or dry pits greater than 20 feet in depth, measured from the top of the bank. Mining operations shall be permitted only in Agricultural (up to 5 acres) and the Industrial land use category (5 acres or more). No mining operations ~~including or~~ petroleum, natural gas, and liquid natural gas drilling shall be permitted within ~~200~~ 660 feet of a property line. ~~Mining operations impacting 5 acres of surface area or less or more acres of surface area will be regulated through LDRs to restrict the extent of borrow pits and dredge and fill activities to within 200 feet of property lines or wetland boundaries and to a depth not to exceed the top layer of overlying strata protecting potable water aquifers~~

#### Policy ~~1.04A.07A~~ FL.04.06

Impacts from mining operations within the County's forested wetlands shall be minimized, through avoidance of disruption of occupied endangered or threatened species habitat or through requiring restoration of similar habitat when mining is approved in forested wetland. Mining operations and restoration of mined areas must meet the standards of Rule 62C-16.0051 FAC. For mining in wetlands, these standards include 62C-16.0051 (5), (6), (7), (9) and (10).

#### Policy 1.04A.07B

~~The County, within its ability to do under state law, shall prohibit any mining operations, which would negatively impact quality and quantity of groundwater supplies of existing users.~~

#### Policy ~~1.04A.07C~~ FL.04.07

~~Nassau~~ The County shall adept LDRs include provisions in the Land Development Code (LDC) that:

- A) Define buffer zones around mining areas to protect surrounding land uses and natural resources ~~which cannot be restored and restrict mining activities to land outside those buffers;~~



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- B) Require identification and protection of archaeological ~~properties~~ resources on sites proposed for mining;
- C) ~~restrict the use of land that contains economically recoverable mineral deposits and lies outside environmentally sensitive areas to activities that will not preclude later extraction of those minerals.~~ Prohibit any mining operations which would negatively impact quality or quantity of groundwater supplies;
- D) Limit commercial mining operations to the Industrial Heavy (IH) zoning district (or to an equivalent successor zoning district to be adopted by the County) requiring a conditional use approval; and
- E) Limit commercial mining in areas where it is not compatible with existing development

#### OBJECTIVE ~~1.04B~~ FL.05

~~Upon Plan implementation, t~~ The County will coordinate with the Department of State, Division of Historical Resources ~~in the protection of~~ to protect historic and archaeological resources within the County. ~~The Building Official shall review available materials prior to issuing a building permit or other development order to determine whether the proposed development will impact an identified historical/archaeological site.~~

#### Policy ~~1.04B.01~~ FL.05.01

The ~~Planning and Zoning Department~~ County shall maintain an inventory of historic and archaeological resources within the County based on information obtained from the Florida Master Site File maintained by the Florida Dept. of State.

#### Policy ~~1.04B.02~~

~~The County shall protect and preserve known significant archaeological and historic sites through:~~

- ~~1. Pursuing state funds for the purchase of specific sites in eminent danger of destruction by the encroachment of development; and,~~
- ~~2. Requiring a restraint period in building permits to allow for scientific examination of the site before potential damage can occur from development activity.~~

#### Policy ~~1.04B.03~~ FL.05.02

The County shall provide incentives ~~such as bonus density incentives where possible to the private sector~~ in the Land Development Code to preserve the nature of historic areas.

#### Policy ~~1.04B.04~~

~~Through site plan review, the Growth Management Coordinator or his designee shall restrain development of projects that would infringe on significant historic and archaeological sites.~~

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#### **Policy 1.04B.05**

~~The County shall request that the Department of State, Division of Historic Resources, make determination of significant, when encountered in conjunction with a proposed or in progress development.~~

#### Policy FL.05.03

Historic resources shall be protected through designation as historic sites by the State or County. Such designated sites shall require site plan review procedures for proposed alterations or remodeling that will ensure, through the permitting process, that the proposed activity will not degrade or destroy the historical/ archaeological significance of the site.

#### Policy FL.05.04

Adaptive reuse of historic structures shall be given priority over actions that would harm or destroy the historic value of such resources. Adaptive reuse shall include the permitting of historic structures to be remodeled or rehabilitated for a use that would be nonconforming to adjacent properties so long as the remodeling/rehabilitation does not affect the historical significance of the structure and the proposed use is, or can be made, compatible with adjacent land uses.

#### Policy FL.05.06

Proposed development projects shall be reviewed at the time of issuing a building permit or development order to determine potential impacts on known historic sites. When such construction or other development activity may adversely impact a historic/ archaeological site, the proposed development must provide sufficient buffering (spatial separation, physical wall, or other method approved by the County Planning and Zoning Board) before a permit is issued.

#### **OBJECTIVE 1.05 FL.06**

~~Upon Plan adoption, t~~ The County will coordinate future land uses in of the coastal areas to the ability to evacuate coastal areas in to reduce or maintain established evacuation times for a major hurricane event.

#### Policy FL.06.01

The County shall not amend the Future Land Use Map (FLUM) within the boundaries of the defined Coastal High-Hazard Area (CHHA) unless at least one of the following conditions is met:

- A) The requested change does not increase residential density;
- B) The requested change can be determined to not exceed the established hurricane evacuation times pursuant to Sec. 163.3178(9)(a)1 and 2; or
- C) Appropriate mitigation is provided for the requested change to reduce impacts on hurricane evacuation times pursuant to Sec. 163.3178(9)(a)3.



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#### Policy FL.06.02

Within the CHHA, the County will not make infrastructure improvements to accommodate development greater than the density or intensity than allowed by the Future Land Use Map (FLUM).

#### Policy FL.06.03

Redevelopment plans within the CHHA shall include reduced densities and the minimization of public facilities and expenditures to a level no greater than that necessary to support land uses in the affected areas as shown on the Future Land Use Map.

#### ~~Policy 1.05.01~~

~~The Nassau County Office of Emergency Management will coordinate with the Northeast Florida Regional Planning Council to maintain updates of the Northeast Florida Hurricane Evacuation Study, 1998, as it pertains to population versus evacuation times. The Office of Emergency Management will ensure that population projections and road conditions used to project evacuation times correspond to current conditions.~~

#### ~~Policy 1.05.02~~

~~The County Office of Emergency Management will maintain hurricane evacuation preparedness through simulation drills based upon "Clearance Times" for the County as defined in the Northeast Florida Hurricane Evacuation Study.~~

#### ~~Policy 1.05.03 Reserved.~~

#### ~~Policy 1.05.04~~

~~Evacuation routes will be given special consideration in the 5-year Capital Improvement Plan for improvement over other transportation facilities. (i.e., C.R. 107).~~

#### ~~Policy 1.05.05~~

~~Update its hurricane evacuation plan and disaster preparedness plan every five years and also re-evaluate its effectiveness immediately after a major disaster event to recommend appropriate improvements.~~

#### Policy ~~1.05.05A~~ FL.06.04

Public expenditures that subsidize development permitted in Coastal High-Hazard Areas will be allowed for restoration or enhancement of natural resources.

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Policy ~~1.05.05B~~ FL.06.05

Public expenditures for sewer facilities in Coastal High Hazard Areas to serve existing development and future development allowed on the Future Land Use Map will be permitted in order to mitigate the potentially harmful effects of septic tanks on water quality.

~~Policy 1.05.06~~

~~The County shall maintain a current hurricane guide(s) showing evacuation routes, hurricane hazards, safety procedures, shelters, and other pertinent information for its citizens.~~

OBJECTIVE FL.07.01

The County will support the redevelopment and renewal of blighted areas by implementing the following policies:

Policy FL.07.01

The Land Development Code will include criteria to reduce the intrusion of incompatible commercial, industrial and other land uses into existing residential areas.

Policy FL.07.02

The County shall encourage infill development by facilitating infrastructure to infill areas, removing blighting influences, stabilizing neighborhoods, and providing private developers with information regarding available funding for infill development projects.

Policy FL.07.03

The County shall monitor code enforcement complaints, vacancies, declining assessed property values and other indicators of blight in order to identify areas in need of redevelopment.

Policy FL.07.04

When an area is determined by the County to be "blighted" or where a trend toward blight is indicated, the County will seek State, Federal and other funding sources in order to develop a redevelopment plan for the area and implement incentives for redevelopment.

OBJECTIVE ~~1.06~~ FL.08

~~Upon Plan adoption, t~~ The County shall ~~implement the following policies in order to~~ direct development into patterns, which will avoid the proliferation of urban sprawl.



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Policy ~~1.06.01~~ FL.08.01

The County shall ensure that development orders are conditioned upon the concurrency ~~with~~ of the provision of public facilities as identified in ~~the~~ this plan.

Policy ~~1.06.02~~ FL.08.02

Through interlocal agreements, the County shall strive to replace and/or consolidate public facilities and services in order to most efficiently establish and maintain established levels of service.

Policy ~~1.06.03~~ FL.08.03

The County shall promote compact growth within urban development areas by coordinating with municipalities and utility providers to encourage the use of urban service boundaries and facility extension policies, whereby the cost of providing public facilities and services that benefit new development is borne by those individuals that receive direct benefit.

~~Policy 1.06.04~~

~~Reserved.~~

~~Policy 1.06.05~~

~~Within 6 months of adopting the EAR-based plan amendment, the County shall initiate a Special Area Study (also referred to as locally defined sector plan) of the Yulee Planning District. The Special Area Study shall include principals and guidelines that provide for the continued and improved coordination of land use with the transportation system. In addition, the Special Area Study will provide additional strategies for limiting urban sprawl and for advancing the efficient use of land and other resources. The Special Area Study will also evaluate the need to establish priority areas for development wherein a proposed development may receive special incentives such as density bonuses. Other issues to be addressed by the Special Area Study will include the identification of regionally significant natural resources and a detailed identification and analysis of the distribution, extent and location of future land uses.~~

Policy ~~1.06.06~~ FL.08.04

The County shall discourage Urban Sprawl by requiring ~~residential land uses to have minimum and maximum density ranges, As shown by the density ranges on the Future Land Use Map. This will allow~~ higher density compact development to occur in areas that are planned to be served by public facilities, and providing for sound and ~~more~~ cost-reliable -efficient public facility planning. It will also ~~allow for~~ require lower density development to occur in areas that are environmentally sensitive or in areas that are not planned to receive a high level of public facilities or services.



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#### Policy FL.08.05

The Land Development Code shall provide incentives to direct commercial and multi-family residential uses into clustered or nodal development patterns, that eliminate or reduce strip or ribbon development following major County or state roads.

#### Policy FL.08.09

The Land Development Code shall provide incentives to encourage new residential and commercial development in rural and transitioning areas to accomplish the following:

- A) Develop in a pattern that is a logical extension of existing urban development patterns avoiding leapfrog or scattered development.
- B) Develop in clustered or nodal patterns, eliminating or reducing strip-style development along arterial and collector roads.
- C) Develop in a pattern that enhances the potential for the extension and maximization of central(regional) water and sewer systems.
- D) Contribute to the development of mixed-use communities that provide for integrated residential and employment opportunities; and provide for civic and public facilities including emergency medical, fire protection and police facilities, parks and other recreational facilities, schools, hospitals and other public or institutional uses.
- E) Minimize the potential impact of urban development on the agricultural productivity of the areas.
- F) Where appropriate, use enhanced standards to create urban-level infrastructure and design elements for new development, including but not limited to streets, stormwater management facilities, landscaping, and signage.

#### OBJECTIVE 1.07 FL.09

~~Upon Plan adoption, t~~ The County shall implement policies to ensure that adequate land is available in the future to support components of infrastructure and public school facilities required for projected population growth.

#### Policy 1.07.01 FL.09.01

~~An "Access" Land Development Regulation shall be adopted which establishes criteria for: In~~ order to ensure efficient traffic circulation, The Land Development Code (LDC) shall provide for:

- A) ~~The specific numbers amount~~ of parking spaces and ~~feet of buffering~~ buffer area required ~~to supporting~~ various commercial/industrial/recreational activities,
- B). ~~Road-right-of-way~~ Protection of right-of-way for major and minor arterials and collector roads ~~(Right-of-Way Map)~~
- C) ~~Rights-of-way~~ Protection of right-of-way around the entrances to highway and interstate exchanges; and
- D) On-site circulation requirements to relieve congestion on major roadways.



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Policy ~~1.07.02~~ FL.09.02

Land suitable for utility facilities to support future development needs shall be identified by the Engineering Services Department and, by amendment, designated on the Future Land Use Map for private or public acquisition.

Policy ~~1.07.03~~ FL.09.03

The County will ensure sufficient land is available for public school facilities approximate to residential development in order to meet the projected needs for such facilities.

Policy ~~1.07.04~~ FL.09.04

Public schools shall be a permitted use in all land use categories except the Conservation and Industrial land use categories.

Policy FL.09.05

The County shall evaluate development plans to ensure that open space is provided for recreation in all proposed residential or mixed use development projects in accordance with the established level of service.

OBJECTIVE ~~1.08~~ FL.10

The County shall develop innovative land development regulations, ~~which assure that development is consistent with the future land use element.~~ in order to better implement the goals, objectives and policies of this Plan.

~~Policy 1.08.01~~

~~A land clearing ordinance shall be adopted. Provision shall be included in the Land Development Code to regulate the clearing of trees and vegetation from environmentally sensitive areas. Agriculture and silviculture operations using "Best Management Practices" in the conduct of their operations shall be exempt from this ordinance.~~

~~Policy 1.08.02~~

~~The County shall regulate mining operations as follows. No mining operations including petroleum, natural gas, and liquid natural gas drilling shall be permitted within 200 feet of property line. Mining operations greater than 5 acres of surface area shall be controlled through LDRs to restrict the extent of borrow pits and dredge and fill activities to within 200 feet of property lines or wetland boundaries and to a depth not to exceed the top layer of overlying strata protecting potable water aquifers.~~

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Policy FL.10.01

The Land Development Code shall permit the use of innovative land development techniques and allow for appropriate density bonuses to encourage construction of affordable housing units.

Policy FL.10.02

The Land Development Code shall require regulations for new construction in flood-prone areas that meet FEMA requirements for the County to qualify for the National Flood Insurance Program (NFIP) Community Rating System.

Policy ~~1.08.03~~ FL.10.03

The ~~County~~ Land Development Code shall include a landscape provisions ~~section in the Sub Division Regulations~~ that will establish **a-level standards for using the use of** native vegetation in landscape design for future developments.

Policy ~~1.08.04~~ FL.10.04

Requirements shall be incorporated into the Land Development ~~Regulations, Code~~ which limit outdoor signage to design specifications that are appropriate to its message without excessive size, height, or information ~~excessive relative~~ to its location.

Policy ~~1.08.05~~ FL.10.05

The County shall review existing ~~zoning ordinances and subdivision~~ regulations in the Land Development Code and revise as necessary in order to implement the Future Land Use Plan.

~~Policy 1.08.06~~

~~Review current ordinances, codes, and regulations and update code enforcement procedures to ensure compliance.~~

Policy ~~1.08.07~~ FL.10.06

The Land Development Code shall promote the construction of master planned and mixed use **developments by provideing** incentives such as density bonuses, flexible design standards and funding options for required infrastructure improvements. ~~extension of time limits for "Certificates of Concurrency" to promote the construction of "master-planned and mixed-use developments."~~

~~Policy 1.08.08~~

~~Investigate the use of incentives such as the "density bonus program" to promote "in-fill" development in order to reduce urban sprawl.~~



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#### **Policy 1.08.09**

~~Evaluate development plans to ensure that open space is provided for both passive and active recreation for all proposed development projects in accordance with the established level of service.~~

#### **OBJECTIVE 1.09 FL.11**

~~Upon Plan adoption,~~ The County shall ensure the protection of private property rights and recognize the existence of private interests in land use.

#### **Policy 1.09.01 FL.11.01**

Nassau County will regulate the use of land only for valid public purposes and in a reasonable manner, in accordance with ~~due process~~ the Bert J. Harris, Jr., Private Property Rights Protection Act (Sec.70.001 F.S.).

#### **Policy 1.09.02**

~~Nassau County shall consider favorably any request for land use change that is consistent with the County's Comprehensive Plan.~~

#### **Policy 1.09.03 FL.11.02**

Areas identified on the FLUM as wetlands are generally defined. A landowner may provide more detailed data to the County to clarify jurisdictional wetland areas. Those land areas determined by the Board of County Commissioners, with the advice of the St. Johns River Water Management District, that are determined not to be jurisdictional wetlands, will be allowed to be developed at the least intense adjacent land use densities and intensities. Where the adjacent land use remains wetlands the county will allow the use to be the least intense use bordering on the surrounding wetland.

#### **Policy FL.11.03**

For wetlands located in the Conservation Habitat Network (CHN) land use sub-category as established in the East Nassau Community Planning Area , boundary adjustments to such wetlands are subject the criteria established in Policy FL.13.07(A)(1)(e)

#### **Policy FL.11.04**

Development within identified special flood hazard areas (i.e., the 100 year flood plain) may develop as allowed by the underlying land use, unless otherwise restricted by the policies of this Comprehensive Plan and the County's Flood Plain Ordinance. The County shall establish the location of special flood hazard areas in the Land Development Code based upon the latest version of the FEMA Flood Insurance Rate Maps (FIRMs). The LDC shall require new construction in these areas to meet FEMA requirements to qualify for the NFIP Community Rating System.



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Except for an individual single family permit, development in identified special flood hazard areas are limited to 50% impervious surface ratio (ISR) for that portion of the development site lying within the special flood hazard area.

#### **Policy 1.09.04**

~~The County will foster the use of land for agricultural purposes by allowing non-nuisance agricultural operations in any land use category. It is the intent of the County that the Future Land Use Map will not affect any existing or future Greenbelt Exemptions when the use of the property is agricultural. Regardless of the designation indicated for land on the Future Land Use Map, no lands in the County which have been classified as agricultural for ad valorem property taxes shall be granted a development order for any purpose more intensive than agricultural use unless the property owner agrees to remove the agricultural classification of such land for ad valorem property taxes.~~

#### **Policy ~~1.09.05~~ FL.11.05**

Final development plans shall be vested for one year from the date of final plan approval. Developers who have been issued a final County development order within time of vesting, and whose development has been commenced in a timely manner, and is continuing in good faith shall be allowed to complete their project. Any amendments or modifications to the plans shall be required to meet the provisions of development plan approval.

#### **Policy ~~1.09.06~~ FL.11.06**

Approved final subdivision plats shall be vested for five years from the date of approval. Plats that have no signs of public facility development after five years, i.e.: infrastructure improvements, shall be reviewed by the Board of County Commissioners and may be vacated.

#### **Policy ~~1.09.07~~ FL.11.07**

This plan shall not limit or modify the rights of any person to complete any development or plat that has been authorized as a development of regional impact, planned unit development, or who has been issued a final County development order and whose development has commenced in a timely manner and is continuing in good faith.

#### **Policy ~~1.09.08~~ FL.11.08**

Notwithstanding the entitlements provided under this Comprehensive Plan, certain property owners have voluntarily proffered, and Nassau County does hereby accept, an agreement to limit the development of their property in accordance with the adopted policies under this objective and subject to compliance with all applicable development standards and procedures.

Voluntary proffered agreements to limit development on specific property shall be approved by the County through the Comprehensive Plan amendment process and memorialized in an adopted policy that specifies the location and ownership of the property at the time of amendment adoption. The policy shall specify the maximum development program to be allowed on the subject property and any other limitations agreed upon with the county. Unless otherwise



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specified, the limitations shall remain on the subject property regardless of ownership or future subdivision of the property.

The location of the subject property of an approved voluntary proffered agreement shall be delineated on the Future Land Use Map (FLUM) and annotated with a description of the maximum development program for the property. This Policy shall succeed 2010 Comprehensive Plan Policy 1.09.08(a-f).

- A) CPA06-007 Corporate Realty Advisors (Ordinance 2008-09): Approximately 25 acres in Section 39, Township 2N, Range 26 East and Section 44, Township 2N, Range 27 East located in the northeast quadrant of the interchange of Interstate 95 and S.R. 200 lying north of the electric transmission line easement recorded in O.R. 123 at page 284. This property was the subject of CPA06-007 (Ordinance 2008-09) and is owned by Corporate Realty Advisors of Jacksonville Beach. Said parcel is limited to 250,000 square feet of shopping center, ITE Code 820 or an equivalent commercial use, or combination of uses, generating no more than 982 new p.m. peak hour trips (total trips minus pass-by trips). This policy shall succeed 2010 Comprehensive Plan Policy 1.09.08(a).
- B) CPA08-005 17/95 RV Park LLC (Ordinance 2008-20): Approximately 149.88 acres lying in Section 35, Township 4N, Range 26 East and Section 02, Township 3N, Range 26 East located in the northwest quadrant of the interchange of Interstate 95 and U.S. Highway 17. This property was the subject of CPA08-005 (Ordinance 2008-20) and is owned by 17/95 RV Park LLC of Fernandina Beach. Said parcel is limited to 1,209,300 square feet of general light industrial, ITE Code 110 or an equivalent combination of industrial uses generating no more than 1,572 p.m. peak hour trips. This policy shall succeed 2010 Comprehensive Plan Policy 1.09.08(b).
- C) CPA08-004 Harts Road LLC (Ordinance 2008-19): Approximately 200 acres lying in Section 42, Township 2N, Range 27 East located near the intersection of William Burgess Blvd. and Harts Road. This property was the subject of CPA08-004 (Ordinance 2008-19) and is owned by Harts Road LLC of Fernandina Beach. Said parcel is limited to 2,050,000 square feet of High Cube Warehouse, ITE Code 152 or an equivalent combination of industrial uses generating no more than 305 p.m. peak hour trips. This policy shall succeed 2010 Comprehensive Plan Policy 1.09.08(c).
- D) CPA09-001 1995 Cook Limited Partnership LLC (Ordinance 2009-19): Approximately 203.58 acres lying in Section 8, Township 2N, Range 27 East located between the Nassau County Judicial Complex and the Florida State College at Jacksonville Nassau Campus. This property was the subject of CPA09-001 (Ordinance 2009-19) and is owned by 1995 Cook Limited Partnership LLC of Callahan, Florida. The development of said parcel is limited by the following phasing schedule. The parcel shall not be permitted to develop in advance of this schedule unless all infrastructure to support the phase is in place or included in a financially feasible capital improvement program of the State of Florida or Nassau County. This policy shall succeed 2010 Comprehensive Plan Policy 1.09.08(d).



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PHASE DATES	DWELLING UNITS	EQUIVALENT PMPH TRIPS
Phase I, Effective date - 12/31/2015	268	232
Phase II, 1/1/2016 - 12/31/2025	212	142
Phase III, 1/1/2026	268	184

- E) CPA09-002 ICI Villages LLC (Ordinance 2009-20): Approximately 487.19 acres lying in Sections 29, 30 and 31, Township 2S, Range 23 East located between U.S. Route 90 and Interstate 10. This property was the subject of CPA09-002 (Ordinance 2009-20) and is owned by ICI Villages LLC of Daytona Beach, Florida. Conservation easements shall be established pursuant to Sec. 704.06 F.S. in order to preserve and maintain a minimum of seventy-five (75) acres south of the CSX rail line and shall be classified as Conservation I. The easements shall be established prior to the first site plan approval on the industrial site. The limits of this conservation area are subject to minor refinement to reflect a more exacting description when the property has been issued an Environmental Resource Permit by the St. Johns River Water Management District.

Development of the Subject property shall be limited to 2,350,000 square feet of uses permitted in the Industrial portion and 40,000 enclosed square feet of uses permitted in the Commercial portion that altogether generate no more than 688 external p.m. peak hour trips. Any development of the property that would generate more than 688 peak hour trips must be preceded by an amendment to the Schedule of Capital Improvements including any roadway improvements needed to achieve and maintain the adopted level of service based upon the maximum development potential. The Capital Improvements contained in the Comprehensive Plan Amendment shall be derived from a traffic impact study whose methodology is acceptable to the City of Jacksonville Planning and Development Department, Nassau County Growth Management Department, and the Florida Department of Transportation. This policy shall succeed 2010 Comprehensive Plan Policy 1.09.08(e).

- F) CPA10-001 Terra Pointe, LLC (Ordinance 2010-06 ): Approximately 1,814 acres lying in Sections 2, 3, 4, 9, 10 and 11, Township 1 North, Range 24 East located near the intersection of U.S. Highway 301 and Crawford Road. This property was the subject of CPA10-001 and is owned by Terra Pointe, LLC of Fernandina Beach. A minimum of 309 acres of wetlands shall be preserved within the site. Development of the remaining portions of the property shall be limited to 780,000 sq. ft. of General Light Industrial (ITE 110), 780,000 sq. ft. of Manufacturing (ITE 140), and 3,640,000 sq. ft. of High Cube Warehouse (ITE 152) or any equivalent use(s) permitted by the industrial FLUM category generating no more than 1,942 p.m. peak hour trips. If at any time of development either:

- i) Link 83 (CR119 to Crawford Rd and Link 84 (Crawford Road to Pickett Road) on US Highway 301 are widened to 4 lanes; or
- ii) Links 83 and 84 are in FDOT's Five-Year Work Program; or
- iii) Links 83 and 84 are moved into the County's adopted Capital Improvements Schedule;

then development consistent with the Industrial FLUM category that generates up to 2,507 additional external pm peak hour trips shall be allowed for the subject property (4,449 total trips). No commercial mining operations shall be permitted within the property. This policy shall succeed 2010 Comprehensive Plan Policy 1.09.08(f).



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## OBJECTIVE ~~1.10~~ FL.12

~~Upon Plan adoption, The County shall promote local economic development within the County by implementing the following policies: by designating and protecting areas suitable for job-creating land uses.~~

### Policy FL.12.01

The County shall coordinate with the Nassau County Economic Development Board and other local economic development agencies to identify and protect suitable locations for a variety of industrial and business park uses throughout the County.

#### ~~Policy 1.10.01~~

~~Coordinate with municipal and countywide economic development organizations to investigate the feasibility of developing and funding an optional economic development element consistent with the provisions of Chapter 163, F.S. and 9J-5, Florida Administrative Code.~~

#### ~~Policy 1.10.02~~

~~Support the use of state and federal grants to fund infrastructure and low interest loans to encourage new and expanded business opportunities within the County.~~

#### ~~Policy 1.10.03~~

~~Support the expansion of the amount of land designated for industrial and commercial development at strategic locations within the unincorporated area, as described by the following:~~

##### ~~A. Callahan Planning District~~

~~The County supports an increase in the size of the Crawford Industrial Park.~~

~~The County, or its designees, shall promote development of the Crawford Industrial Park as an appropriate site for industries that require facility sites of 50 to 100 acres.~~

~~The County shall support private, state and federally funded improvements to transportation access to the site, which includes US 301, the CSX main rail line and a Norfolk Southern main rail line. The County also supports phased development of water and sewer facilities and an internal road system.~~

~~The County shall require that a master plan of the Crawford Industrial Park shall address, but not be limited to protecting wetlands, wildlife corridors, and open space. Also included will be a conceptual plan for transportation access and an assessment of the potential impact on concurrency.~~

##### ~~B. Hilliard Planning District~~

~~The County hereby changes the use of land at two specific sites that are immediately adjacent to the Town of Hilliard. The first is south of the Winn-Dixie shopping center on US 1. This site is~~



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~~currently zoned as open rural residential. The County supports changing the land use designation to commercial use.~~

~~The second site is located on Route 115 (Old Dixie Highway). It is currently zoned as open rural and is adjacent to a light industrial area that includes the Okefenokee rural Electric Office. The County supports reclassifying this land use to industrial use in order to promote the site for increased industrial use.~~

~~Proposed development on these two sites shall be required to connect to municipal water and sewer services.~~

~~The County shall require that a master plan of each site be developed before the change of land use is approved. The master plan shall address, but not be limited to protecting wetlands, wildlife corridors and open space. Also included will be a conceptual plan for transportation access and public facilities and an assessment of the potential impact on concurrency.~~

C. Yulee Planning District

~~The County hereby expands the amount of land available for commercial and light industrial use at the SR 200/A1A and I-95 interchange as a way to promote economic development.~~

~~The County supports designating an area of approximately 2000 acres in the SR 200/A1A and I-95 interchange area as a commercial/industrial node for mixed-use commercial/industrial development. This would allow for the development of commercial, office, manufacturing, and distribution type industries.~~

~~The County shall support state, private and federally funded improvements to transportation access to the site, which includes SR 200/A1A, I-95 and the CSX rail line.~~

~~The County shall more specifically address development strategies and proposed changes in land use for this location as part of a locally defined Sector Plan (also referred to as a special area study) that is being initiated for the Yulee Planning District. A master plan of the SR 200/A1A, I-95 Commercial/Industrial area shall address, but not be limited to protecting wetlands, wildlife corridors and open space. Also included will be a conceptual plan for transportation access and public facilities and an assessment of the potential impact on concurrency. If the issues to be addressed by the master plan are instead addressed by the Yulee Sector Plan, the County will consider this approach a reasonable alternative to the master plan requirement.~~

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.



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### 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
- 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.



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- 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.
- 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;
- 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.



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#### 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.

#### 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%



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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)

#### 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:
    - 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.



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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.

\* 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.



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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.

\* 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.



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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. 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



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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.

Average Net Density Proximate to Village Centers:

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

*\*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.
- 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.

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 F.A.R. 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;



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- D) Principle building setbacks (buildings close to and oriented to the street);
- 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');



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- 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:

2010-2015 MAXIMUM ENCPA DEVELOPMENT PROGRAM	
Residential	1,200 Dwelling Units
Non-Residential	1,210,000 Sq. Ft.
2030 MAXIMUM ENCPA DEVELOPMENT PROGRAM (Cumulative)	
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
- 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.



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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 by the County during the Development of Regional Impact and monitored through the Preliminary Development Plan review processes.

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

\* 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.

**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



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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.



## Nassau County 2030 Comprehensive Plan Housing Element (H) Goals, Objectives and Policies

### Goal 3.0

**The County shall** Assist the private sector to provide and maintain an adequate inventory of decent, safe and sanitary housing in suitable neighborhoods at affordable costs to meet the need of the present and future residents of the County.

#### OBJECTIVE ~~3.01~~H.01

The County, ~~during the period, 2000-2010~~ shall assist the private sector in the provision of affordable housing units to satisfy the demand of the existing and projected population, and of housing for special needs households.

#### Policy ~~3.01.01~~ H.01.01

~~By 2003, The~~ Land Development Regulations Code (LDC) shall ~~provide a process~~ including incentives which encourage the use of Planned Unit Developments (PUDs) and mixed use developments, ~~and~~ which will offer a variety of housing types. The LDC shall include provisions for an affordable housing density bonus provision for PUDs and similar planned development projects, allowing eligible affordable housing projects to receive up to a 20% density bonus based on the following table. The maximum density bonus for each FLUM designation will be established by the policies of the Future Land Use Element. Eligible projects must provide housing units that meet the criteria for "affordable" as defined in Sec. 420.0004 (3), Florida Statutes, for a period of no less than five (5) years.

#### Policy ~~3.01.02~~

~~By 2003, the County shall review and amend where necessary all government ordinances, codes and permitting practices to ensure efficiency in the housing delivery process while continuing to ensure the health, welfare and safety of the citizenry and the integrity of natural resources.~~

#### Policy ~~3.01.03~~

~~The Land Development Regulations shall continue to include criteria for the location of housing projects for the elderly and institutional housing which shall consider accessibility, convenience and infrastructure availability.~~

#### Policy ~~3.01.04~~ H.01.02

~~Within one year of adoption of the EAR based plan amendment,~~ The County's Land Development Regulations Code shall ensure the continued permitting of manufactured modular and mobile homes in residential areas of the County in accordance with Sec. 553.38, Florida Statutes.

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Policy ~~3.01.05~~ H.01.03

The ~~County's adopted~~ Land Development ~~Regulations Code~~ shall ~~include~~ permit the use of innovative land development techniques ~~such as zero-lot-line permitting and planned unit development and use of smaller-sized lots as~~ and allow for density bonuses ~~for~~ to encourage construction of affordable housing units.

Policy H.01.04

The County shall explore partnerships with the private sector, with the business sector and also community-based non-profit housing providers, to develop affordable housing.

OBJECTIVE ~~3.02~~ H.02

The County shall establish and maintain programs, ~~to~~ identify substandard housing conditions and which will work towards the elimination of ~~60% of~~ substandard housing ~~by 2000~~. ~~Establish programs to identify substandard housing conditions.~~

Policy H.02.01

The County shall coordinate efforts, such as State Housing Initiatives Program (SHIP), Housing Finance Authority (HFA) approvals, and the HUD housing choice voucher program (Section 8) into a seamless strategy to eliminate substandard housing.

Policy H.02.02

The County shall encourage infill development by facilitating infrastructure to infill areas, removing blighting influences, stabilizing neighborhoods, and providing private developers with information regarding available funding.

~~Policy 3.02.01~~

~~Increase enforcement of the housing code in the County~~

Policy ~~3.02.02~~ H.02.03

The County shall actively seek available federal and/or state funding for the demolition or rehabilitation of substandard housing.

OBJECTIVE ~~3.03~~ H.03

The County ~~will help assure that~~ provide for adequate sites and distribution of housing for low and moderate income persons will be available.



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#### Policy ~~3.03.01~~ H.03.01

The County shall publicize, through news releases, informational brochures, ~~and~~-public meetings, ~~and internet resources~~ that it supports private development of affordable housing as defined herein and encourages developers to avail themselves of County's ~~zoning and procedural~~ support to site and construct affordable housing in the County.

#### Policy ~~3.03.02~~ H.03.02

Distribute publicly assisted housing throughout the County to provide for a wide variety of neighborhood settings for low and moderate income persons and to avoid undue concentration in any one neighborhood.

#### Policy H.03.03

The County shall coordinate with the Florida Housing Finance Corporation to identify federal, state and other sources of funding, such as Community Development Block Grant (CDBG) funds and Low Income Housing Tax Credit Program funds, earmarked for very low, low, and moderate income housing and actively pursue those funds for local use by applying for funds when appropriate. The county shall also assist and support private applicants applying for these funds.

#### Policy H.03.04

The County shall continue to share in an inter-county housing bond program in order to provide below market rate loans to very low, low, and moderate income households for home purchases. The county shall inform financial institutions of the availability of the bond program.

#### Policy H.03.05

The County may pursue the use of accessory dwelling units as an affordable, rental option for very-low-, low-, and moderate-income residents, based on a legislative finding by the County that there exists a shortage of affordable rental units within the County pursuant to Sec. 163.31771, Florida Statutes. An ordinance adopted under this provision would require any building permit application for an accessory dwelling unit to be accompanied by an affidavit from the applicant attesting that the unit will be rented at a rate affordable to very-low-, low-, or moderate-income residents for a minimum time period.

#### ~~Policy 3.03.03~~

~~-Encourage the use of state "affordable housing" assistance loans and grants.~~

#### ~~Policy 3.03.04~~

~~To counter the high cost of land for construction of affordable housing, the County shall adopt Land Development Regulations that include but not be limited to the use of innovative land development techniques such as zero-lot-line and planned unit development, density bonuses, transfers of development rights, land cost write-downs, tax increment financing and public/private partnership ventures.~~

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#### **Policy 3.03.05**

~~The Land Development Regulations shall include criteria to promote infill development.~~

#### **Policy 3.03.06**

~~The County shall make use of intergovernmental coordination agreements to mitigate zoning conflicts.~~

#### Policy H.03.06

The County shall implement relevant strategies of the Local Housing Assistance Plan (LHAP) through provisions in the Land Development Code that provide expedited permitting, density bonuses and other incentives for qualifying affordable housing.

#### OBJECTIVE **3.04** H.04

The County shall assure that sites for **group homes** group and foster care facilities, community residential homes and assisted living facilities will be available at suitable locations to ensure that the needs of persons requiring such housing are met.

#### Policy **3.04.01** H.04.01

The County shall **establish** abide by non-discriminatory standards ~~by adhering to State and Federal law~~ in evaluating and providing for the location of group homes and foster care facilities in the county, pursuant to ~~Chapter 42.3601-42.3631, United State Code (also known as the Federal Fair Housing Act) and Chapter 760.20-760.37, Florida Statutes (also known as the State Fair Housing Act)~~ Secs. 419.001, 429.445, and 780.26, Florida Statutes.

#### **Policy 3.04.02**

~~The County will examine the zoning code and develop guidelines for placement of different classes of group homes that will be permitted in appropriate residential neighborhoods.~~

#### Policy H.04.02

The Land Development Code shall include criteria for the location of group and foster care facilities, community residential homes and assisted living facilities in the least restrictive environment while considering existing development, accessibility, convenience and infrastructure availability.

#### Policy **3.04.03** H.04.03

Community-based residential facilities shall continue to be provided adequate sites in locations within the residential or institutional areas of Nassau County.



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Policy **3.04.03A** H.04.04

Nassau County shall require group homes and care facilities applicants to obtain appropriate permits from the State Department of Children and Families.

Policy **3.04.03B** H.04.05

The County shall provide demographic and technical information to private and non-profit sponsors willing to develop group and foster care facilities for county residents.

Policy **3.04.03C** H.04.06

The County shall enact regulations requiring that all foster and group home developments include barrier-free design features.

Policy **3.04.03D** H.04.07

The County shall revise its land development regulations to allow group homes and foster care facilities in all residential districts. Group homes must obtain a valid license from the Department of Children and Families and meet all the dimensional and separation requirements of Ch. 419 F.S.

OBJECTIVE **3.05** H.05

The County shall ensure uniform and equitable treatment for persons and businesses displaced by state and local government programs will be provided consistent with Sec. 421.55 F.S.

Policy **3.05.01** H.05.01

Pursuant to Sec. 421.55, Florida Statutes, the County will help to assure that reasonably located, standard housing at affordable costs is available to persons displaced through public action prior to their displacement.

Policy **3.05.01A** H.05.02

Pursuant to Sec. 421.55, Florida Statutes, residents displaced by housing rehabilitation and redevelopment or other publicly-initiated activities shall be provided with a list of information on possible housing opportunities and financial assistance to expedite their relocation.

OBJECTIVE **3.06** H.06

~~Within one year of EAR based plan amendment adoption, t~~ The County shall identify state, federal and private funding and technical assistance programs to preserve its historically significant housing. ~~Implementation of these programs shall be ongoing through 2020.~~

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Policy ~~3.06.01~~ H.06.01

~~By 2003,~~ t The County shall conduct an ongoing survey in cooperation with the Florida Department of State, Division of Historical Preservation, to identify all residential structures with historical significance and ensure their registration on the State Master Site File.

Policy ~~3.06.02~~ H.06.02

The County shall form a committee to address protection of historic resources within the unincorporated County.

Policy H.06.03

The County shall coordinate with the municipalites within the County in preserving historic housing.

OBJECTIVE ~~3.07~~ H.07

The County shall adopt regulations in the Land Development Regulations Code that support and implement the housing goals and objectives of the Housing Element of the Comprehensive Plan.

~~Policy 3.07.01~~

~~The County will ensure that the useful life of existing dwelling units will be conserved and neighborhood quality will be improved.~~

OBJECTIVE ~~3.08~~

~~By 2005, the number of low income households paying more than 30% of their income for housing costs will be addressed as set forth below.~~

Policy ~~3.08.01~~ H.07.01

~~By 2003,~~ a All County codes, ordinances, regulations, policies and procedures regarding residential development review and construction shall be reviewed by the Planning Department County Staff to determine their impact on housing development costs. ~~These components which unnecessarily increase~~ Staff shall make recommendations to streamline or eliminate regulations or procedures which impact the cost of housing without impairing the health, sanitation, fire safety, structural integrity and maintenance requirements ~~shall be eliminated.~~

~~Policy 3.08.02~~

~~The County shall encourage infill development by facilitating infrastructure to infill areas, removing blighting influences, stabilizing neighborhoods, and providing private developers with information regarding available funding.~~



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### Policy 3.08.03

~~The County shall coordinate with the Florida Housing Finance Corporation to identify federal, state and other sources of funding, such as Community Development Block Grant (CDBG) funds and Low Income Housing Tax Credit Program funds, earmarked for very low, low, and moderate income housing and actively pursue those funds for local use by applying for funds when appropriate. The county shall also assist and support private applicants applying for these funds.~~

### Policy 3.08.04

~~The County shall continue to share in an inter-county housing bond program in order to provide below market rate loans to very low, low, and moderate income households for home purchases. The county shall inform financial institutions of the availability of the bond program.~~

### Policy 3.08.05 H.07.02

~~Within 12 months of adoption of the EAR-based amendments, t~~ The County shall continuously assess its existing permit processing procedure for the purpose of improving efficiency, reducing delays and lowering costs and remaining in compliance with statutory requirements.

### Policy 3.08.06

~~The County shall strive to take the necessary steps to eliminate delays in the review of affordable housing development projects. In order to define delay, the county hereby establishes the following maximum timeframes for approval of projects when an applicant provides needed information in a timely manner: Administrative approval—5 days; Minor site plan—5 weeks; Major site plan—6 weeks; Special exception approval—8 weeks.~~

~~Whenever these review times increase by 150% or more due to the work load of the review staff, the county will begin prioritizing the review of affordable housing development project applications. In prioritizing affordable housing development project applications, staff will schedule affordable housing project applications for review before other types of project applications to ensure that maximum review timeframes are not exceeded for affordable housing projects.~~

### Policy H.07.03

To eliminate delays in the review of affordable housing developments as defined herein, the County will create a distinct site plan review classification which will include affordable housing developments and will provide for shortened review times. The County may also consider reduced application fees and deferral of impact fees for qualifying developments.



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#### Policy 3.08.07 H.07.04

As part of the adoption process for any county regulation, which could affect housing development, county **planning** staff shall assess the anticipated impact of the proposed regulation on the cost of housing based on a professionally acceptable methodology. When proposed regulatory activities are anticipated to increase the estimated cost per unit for the development of housing, the assessment shall include **an** projections of the estimated increased cost per unit projection. The Planning & Zoning Board shall consider the regulation's effect on housing cost in making their recommendation to the Board of County Commissioners. The Board of County Commissioners will consider the financial impact in making its final decision on the adoption of any proposed regulations.

#### OBJECTIVE H.08

The County shall provide an adequate and diversified housing supply to ensure that the transition of its economy into a diversified regional employment center.

#### Policy H.08.01

The County shall use the Future Land Use Element of the Comprehensive plan as tool to achieve an appropriate jobs-to-housing balance.

#### Policy H.08.02

The County shall discourage patterns of urban sprawl by providing a sufficient supply of housing in close proximity to employment centers within the Urban Development Area as shown on the Development and Preservation Framework found in the background data and analysis for this Plan, promoting a compact mixture of residential and non-residential uses, and where public infrastructure and services exist or are planned.

#### OBJECTIVE H.09

The County shall encourage energy efficiency in the design and construction of new residential housing.

#### Policy H.09.01

The County shall encourage energy-efficient land use patterns within the Urban Development Area as shown on the Development and Preservation Framework found in the background data and analysis for this Plan, promoting a compact mixture of residential and non-residential uses, promote pedestrian and bicycle trips, and contain appropriate density and intensity to support future public transit service, in order to conserve energy and reduce greenhouse gas emissions.

#### Policy H.09.02

The County shall develop an incentive program to encourage residential construction that meets the energy efficiency criteria of the United States Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) rating systems, Florida Green Building Coalition



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**(FGBC) certification, US Environmental Protection Agency (EPA) Energy Star program, or a similar third-party green building certification. The incentive program may include educational materials, expedited permitting, and/or public recognition.**

**Policy H.09.03**

**The County shall, through the Land Development Code, promote the use of renewable energy resources by allowing appropriate placement of structures for the generation of wind and solar energy to be permitted in residential areas.**

**Policy H.09.04**

**The County shall continue to enforce the minimum energy efficiency requirements of the Florida Building Code through administration of the County's Land Development Code.**

## **Natural Groundwater Recharge Areas Sub-Element (RCH)**

### **Goal 4.0**

Provide ~~for public facilities~~ **the protection of the functions of natural groundwater recharge areas and natural drainage features** in a manner which ensures the health, welfare and safety of the residents of Nassau County; promotes **compact, efficient** development; reduces urban sprawl; protects and conserves natural resources; and satisfies the requirements of sound fiscal planning.

#### **OBJECTIVE ~~4.05A~~ RCH.01**

~~Upon Plan adoption, the~~ **The County shall provide protection to Natural Groundwater Recharge areas through implementing the following policies: commensurate with their significance to natural systems or their status as current or future sources of potable water.**

#### **Policy ~~4.05A.01~~ RCH.01.01**

The County ~~Planning Director~~ shall coordinate with the St. Johns River Water Management District to ~~acquire area maps, which~~ define the location of significant groundwater recharge areas in the County. These recharge areas will be ~~noted on zoning maps~~ **displayed graphically on a map series within the Comprehensive Plan** so that requests for rezoning or land use changes in these areas can be evaluated both in terms of need and potential impact to the aquifer.

#### **Policy ~~4.05A.02~~ RCH.01.02**

The County, in coordination with DEP and the St. Johns River Water Management District shall, ~~under the SWIM program,~~ identify all known point and non-point sources of pollution within the County. All permitted discharge sources shall be required to meet state Water Quality Standards. All discharges under state law not requiring a permit will be required to meet all applicable Best Management Practices.

#### **Policy ~~4.05A.03~~ RCH.01.03**

The County shall establish wellhead protection zones, consistent with Chapter 62-521.400, F.A.C., to prevent aquifer contamination within the wellhead cone of influence **for potable water wellfields as defined in Rule 9J-5.003(94).** ~~Upon plan adoption~~ **In cases where the cones of influence have not been determined,** the County shall designate an interim protection area of ~~500~~ **750** feet in radius as the well field protection zone ~~for each water well that serves a community water system which has at least fifteen (15) service connections or regularly serves at least twenty-five (25) of the same persons that are year-round residents,~~ until cones of influence can be determined. ~~The County will revise this policy within six months of the St. Johns Water Management District mapping the cones of influence.~~ Within the zone of protection, the following activities shall be prohibited:

1. Landfills;
2. Facilities for bulk storage, handling or processing of materials on the Florida Substance List;



3. Activities that require the storage, use or transportation of restricted substances, petroleum products, hazardous toxic waste, medical waste. etc. Gasoline storage tanks associated with retail use which meet the standards of Rules 16-761, 17-762, and 17-767, F.A.C., and Chapter 376, F.S., concerning petroleum storage tanks may be permitted in this zone.
4. Feedlots or other commercial animal facilities;
5. Wastewater treatment plants, percolation ponds, and similar facilities;
6. Mines; and
7. Excavation of waterways or drainage facilities which intersect the water table.

For ~~community water system wells, as defined~~ potable water wellfields as defined above, the first 200 feet within the zone of protection will serve as a zone of exclusion. Within the 200-foot zone of exclusion, no activities may occur except existing residential uses, uses functionally related to the water supply system, open space, parks and playgrounds. No parking area; structures, or other impervious surfaces, other than those surfaces that are accessory to residential uses, will be allowed within this zone except for playing court, open-air shelters, and other similar recreation facilities. An exemption shall be allowed for one single family dwelling unit per parcel or lot that was created on or before June 1, 1993 per Rule (9J-5.006(3)(c)6.)

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## Nassau County 2030 Comprehensive Plan Public Facilities Element (WAT) (SEW) (SOL) (STM) (RCH) Goals, Objectives and Policies

### Potable Water Sub-Element (WAT)

#### Goal 4.0

Provide public potable water supply facilities in a manner, which ensures the health, welfare and safety of the residents of Nassau County; promotes compact, efficient development; reduces urban sprawl; protects and conserves natural resources; and satisfies the requirements of sound fiscal planning.

#### OBJECTIVE ~~4.01~~ WAT.01

~~Upon Plan adoption, Nassau~~ The County shall implement procedures to ensure that at the time a development permit is issued prior to the issuance of a certificate of occupancy or its functional equivalent. Adequate potable water facility capacity ~~is available or will be in place~~ available to serve the development in accordance with the adopted schedule level of service provided in Chapter 9J-5.0055 (2)(a)(b) and (c), F.A.C.

#### Policy ~~4.01.01~~ WAT.01.01

The following level of service (LOS) standards are hereby adopted for regional potable water supply systems serving the unincorporated areas of the County, and shall be used as the basis for determining the availability of facility capacity and the demand generated by a development planning to use such systems.

<u>Provider</u>	<u>LOS</u> <u>gpd per capita</u>	<u>peak</u> <u>factor</u>
<u>JEA</u>	<u>100.0</u>	<u>2.0</u>
<u>Nassau Amelia Utilities</u>	<u>81.0</u>	<u>1.5</u>

#### Policy WAT.01.02

Fire hydrants will be installed in all subdivisions where an existing public water supply can be extended within dedicated or proposed right-of-way that is within one-quarter (1/4) mile of said proposed development. The developer will extend the water supply and provide the fire hydrants as required by the County Fire-Rescue Department.



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### Policy WAT.01.03

Developments in unincorporated areas of the County which plan to use a municipal potable water supply system shall use the level of service (LOS) standards set by the municipality in its comprehensive plan as the basis for determining the availability of facility capacity and the demand generated by the development.

### Policy ~~4.01.02~~ WAT.01.04

All improvements, replacements, expansion or increase in capacity of facilities shall be compatible with the adopted level of service standards for the facilities and the distribution of these facilities shall be consistent with the Future Land Use Map.

### Policy ~~4.01.05~~ WAT.01.05

New or expansion service areas for publicly owned or investor-owned utilities shall be consistent with the development areas on the Future Land Use Map or Future Land Use Map as amended in accordance with Chapter 163.3187 F.S. The boundaries of the utility service areas shall not be gerrymandered in such a way that enclaves are created that will lack service.

### Policy ~~4.01.06~~ WAT.01.06

The Growth Management ~~Coordinator~~ Department ~~is charged with the responsibility to~~ shall determine where the potential exists for Nassau County to improve ~~its providing~~ public facilities through coordinating County efforts with adjacent county/municipality system planning and ~~to~~ recommend to the County Commission ~~such~~ intergovernmental agreements that will promote improved services and thereby discourage urban sprawl.

### Policy WAT.01.07

As part of the site plan review process, the County shall consult with the applicable regional water supplier to determine whether adequate water supplies to serve the new development will be available no later than the anticipated date of issuance of a certificate of occupancy (or its functional equivalent).

### OBJECTIVE ~~4.02~~ WAT.02

~~Upon Plan adoption, t~~ The County shall correct deficiencies in potable water ~~solid waste, sanitary sewer and drainage~~ systems for which it is responsible ~~through implementing the following policies:~~

### Policy ~~4.02.01~~ WAT.02.01

A ~~five-year~~ schedule of capital improvement needs for public facilities will be maintained and updated annually in conformance with the review process for the Capital Improvements Element of this plan. Unless modified by an amendment to the element, all projects shall be completed in accordance with the schedule provided in the County's Capital Improvements Plan. Proposed

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capital improvement projects will be evaluated and ranked according to the following priority level guidelines:

- A) Level One - whether the project is needed to protect public health and safety, to fulfill the County's legal commitment to provide facilities and services, or to preserve or achieve full use of existing facilities.
- B) .Level Two - whether the project increases efficiency of use of existing facilities, prevents or reduces future improvement costs, provides service to developed areas lacking full service or pro-motes in-fill development.
- C) Level Three- whether project represents a logical extension of facilities and services within a designated service area.

#### Policy WAT.02.02

The Potable Water sub-element shall be updated within 18 months of the release of an updated St. Johns River Water Management District (SJRWMD) regional water supply plan to incorporate alternative water supply projects selected by the County to meet its water supply needs as required by Sec. 163.3177 (6) (c) F.S.

#### OBJECTIVE **4.03** WAT.03

~~Upon Plan adoption,~~ The County shall regulate land use and discourage urban sprawl by adopting land development regulations that maximize use of current and planned infrastructure facilities.

#### Policy WAT.03.01

In order to promote more efficient development patterns, the County shall incorporate provisions into the Land Development Code (LDC) to encourage more compact, higher density and/or intensity development in the designated Urban Development Area (UDA) or in transitioning areas that are either currently served by central water systems or are planned to be served within 4-10 years.

#### Policy WAT.03.02

In order to lower the cost of regional water system infrastructure ,The County shall incorporate provisions into the Land Development Code (LDC) to require minimum densities for residential development in the designated Urban Development Area (UDA) or in transitioning areas.

#### Policy WAT.03.03

Small community and non-community ("package") water systems shall be encouraged in clustered rural hamlets and rural employment centers. All new systems shall be compatible with the design standards of the nearest regional provider most likely to acquire the facility.



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#### Policy WAT.03.04

The County shall incorporate provisions into the Land Development Code (LDC) to allow the County to establish and collect contributions in aid to construction for the benefit of developers who construct regional potable water treatment and distribution capacity to the standards of the franchised provider.

#### Policy ~~4.03.05~~ WAT.03.05

Provisions shall be incorporated in the Land Development ~~Regulations Code (LDC)~~ to allow developer agreements for the timing of installation and connection ~~of water and/or sewer~~ to a ~~publicly owned or investor-owned regional potable~~ water ~~and/or sewer~~ system. ~~Said developer agreements will be based on density formulas and~~ Such agreements may allow temporary use of on-site water or sewer systems at densities or intensities appropriate for the use of such systems until connection to a regional system is achieved. ~~the agreed upon densities are resolved.~~ Temporary on-site ~~sewer~~ systems must be approved by the County Department of Health and/or Department of Environmental Protection for proper operation in the specific location and meet design standards for the provider in whose service area the system is located.

#### OBJECTIVE ~~4.04~~ WAT.04

~~Upon Plan adoption, t~~ The County shall conserve potable water resources through implementing the following policies: reduce the need for water system expansion and protect water resources by promoting water conservation to reduce per capita demand.

#### Policy ~~4.04.01~~ WAT.04.01

The County shall continue to coordinate efforts with the Water Management District to identify and map prime natural groundwater aquifer recharge areas.

#### Policy ~~4.04.03~~ WAT.04.02

The County shall conduct a public information program utilizing materials available from the Water Management District to alert residents of wasteful water usage practices and enhance the responsible and practical use of potable water resources.

#### ~~Policy 4.04.06~~

~~Nassau County will strive to reduce potable water consumption /use/waste through~~

- ~~(1) requiring the capping of unused artesian wells;~~
- ~~(2) providing public information regarding water conservation;~~
- ~~(3) requiring wastewater reuse where practical;~~
- ~~(4) coordinating water conservation efforts with the Soils and Water Conservation District and the SJRWMD.~~

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Policy WAT.04.03

Nassau County will seek to reduce potable water consumption by considering regulations in the Land Development Code requiring wastewater reuse for landscape irrigation where available.



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## **Sanitary Sewer Sub-Element (SEW)**

### **Goal 4.0**

Provide public **sanitary sewer** facilities in a manner, which ensures the health, welfare and safety of the residents of Nassau County; promotes **compact, efficient** development; reduces urban sprawl; protects and conserves natural resources; **allows for mixed-use and industrial development**; and satisfies the requirements of sound fiscal planning.

### OBJECTIVE ~~4.01~~ SEW.01

**Upon Plan adoption, Nassau** The County shall implement procedures to ensure that **at the time a development permit is issued** prior to the issuance of a certificate of occupancy or its functional equivalent. Adequate **sanitary sewer** facility capacity **is available or** will be **in place available** to serve the development in accordance with the **adopted schedule** level of service **provided in Chapter 9J-5.0055 (2)(a)(b) and (c), F.A.C.**

### Policy ~~4.01.01~~ SEW.01.01

The following level of service (LOS) standards are hereby adopted **for regional wastewater treatment systems serving the unincorporated areas of the County**, and shall be used as the basis for determining the availability of facility capacity and the demand generated by a development planning to use such systems.

<u>Provider</u>	<u>LOS</u> <u>gpd per capita</u>	<u>pk</u>
<u>JEA</u>	<u>100</u>	<u>1.2</u>
<u>Nassau Amelia Utilities</u>	<u>76.8</u>	<u>1.2</u>

### Policy SEW.01.02

Developments in unincorporated areas of the County which plan to use a municipal potable water supply system shall use the level of service (LOS) standards set by the municipality in its comprehensive plan as the basis for determining the availability of facility capacity and the demand generated by the development.

### Policy ~~4.01.02~~ SEW.01.03

All improvements, replacements, expansion or increase in capacity of facilities shall be compatible with the adopted level of service standards for the facilities and the distribution of these facilities shall be consistent with the Future Land Use Map.

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Policy ~~4.01.05~~ SEW.01.04

New or expansion service areas for publicly owned or investor-owned utilities shall be consistent with the development areas on the Future Land Use Map or Future Land Use Map as amended in accordance with Chapter 163.3187 F.S. The boundaries of the utility service areas shall not be gerrymandered in such a way that enclaves are created that will lack service.

Policy ~~4.01.06~~ SEW.01.05

The Growth Management ~~Coordinator~~ Department ~~is charged with the responsibility to shall~~ determine where the potential exists for Nassau County to improve its providing public facilities through coordinating County efforts with adjacent county/municipality system planning and ~~to~~ recommend to the County Commission ~~such~~ intergovernmental agreements that will promote improved services and thereby discourage urban sprawl.

OBJECTIVE ~~4.02~~ SEW.02

~~Upon Plan adoption, t~~ The County shall correct deficiencies in ~~potable water, solid waste, sanitary sewer and drainage~~ systems for which it is responsible ~~through implementing the following policies:~~

Policy ~~4.02.01~~ SEW.02.01

A ~~five-year~~ schedule of capital improvement needs for public facilities will be maintained and updated annually in conformance with the review process for the Capital Improvements Element of this plan. ~~Unless modified by an amendment to the element, all projects shall be completed in accordance with the schedule provided in the County's Capital Improvements Plan~~ Proposed capital improvement projects will be evaluated and ranked according to the following priority level guidelines:

- A) Level One - whether the project is needed to protect public health and safety, to fulfill the County's legal commitment to provide facilities and services, or to preserve or achieve full use of existing facilities.
- B) Level Two - whether the project increases efficiency of use of existing facilities, prevents or reduces future improvement costs, provides service to developed areas lacking full service or pro-motes in-fill development.
- C) Level Three - whether project represents a logical extension of facilities and services within a designated service area.

OBJECTIVE ~~4.03~~ SEW.03

~~Upon Plan adoption, t~~ The County shall regulate land use and discourage urban sprawl by adopting land development regulations that maximize use of current and planned infrastructure facilities.



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#### Policy SEW.03.01

In order to promote more efficient development patterns, the County shall incorporate provisions into the Land Development Code (LDC) to encourage more compact, higher density and/or intensity development in the designated Urban Development Area (UDA) or in transitioning areas that are either currently served by central water systems or are planned to be served within 4-10 years.

#### Policy SEW.03.02

In order to lower the cost of regional water system infrastructure, The County shall incorporate provisions into the Land Development Code (LDC) to require minimum densities for residential development in the designated Urban Development Area (UDA) or in transitioning areas

#### Policy SEW.03.03

Proposed residential subdivisions with more than 50 lots, proposed commercial subdivisions with more than 5 lots, and industrial or manufacturing uses within one-fourth mile of an existing regional sewer system, as measured and accessed via existing easements or rights-of-way, will be required to connect to that system when available pursuant to Sec. 381.0065, F.S.

#### Policy SEW.03.04

The Land Development Code shall provide for cluster development and mixed-use development where regional wastewater treatment is, or will be, available concurrent with the impact of development.

#### Policy SEW.03.05

Small community and non-community ("package") treatment systems shall be encouraged in clustered rural hamlets, rural employment centers, and in cases where failing septic systems create ground or surface water contamination. All new systems shall be compatible with the design standards of the nearest regional provider most likely to acquire the facility.

#### Policy SEW.03.06

The County shall incorporate provisions into the Land Development Code (LDC) to allow the County to establish and collect contributions in aid to construction for the benefit of developers who construct developers who build regional wastewater treatment capacity to the standards of the franchised provider.

#### Policy ~~4.03.02~~ SEW.03.07

For developments using septic tanks or other on-site wastewater treatment systems, issuance of building permits will be conditioned upon demonstration of compliance with applicable federal, state and local permit requirements for on-site wastewater treatment systems.

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Policy **4.03.03** SEW.03.08

Provisions shall be made in the Land Development **Regulations Code (LDC)** for the inclusion of water and sewer utility easements and rights-of-way in a subdivision plat to assure the eventual construction and utilization of a sewage system in such subdivision (per Sec. 381.272(1) F.S.).

Policy **4.03.04** SEW.03.09

Provisions shall be made in the Land Development **Regulations Code (LDC)** for waivers to the requirement for mandatory connection to a publicly owned or investor-owned sewage system based on the criteria listed in Chapter 381.272 F.S.

Policy **4.03.05** SEW.03.10

Provisions shall be incorporated in the Land Development **Regulations Code (LDC)** to allow developer agreements for the timing of installation and connection ~~of water and/or sewer~~ to a ~~publicly owned or investor-owned regional wastewater treatment and/or sewer~~ system. ~~Said developer agreements will be based on density formulas and~~ Such agreements may allow temporary use of on-site water or sewer systems at densities or intensities appropriate for the use of such systems until connection to a regional system is achieved. ~~the agreed upon densities are resolved.~~ Temporary on-site ~~sewer~~ systems must be approved by the County Department of Health and/or Department of Environmental Protection for proper operation in the specific location.

OBJECTIVE **4.04** SEW.04

~~Upon Plan adoption, t~~ The County shall ~~conserve potable water resources through implementing the following policies:~~ protect water resources by promoting water conservation to reduce per capita demand and minimize environmental impacts.

Policy **4.04.05** SEW.04.01

The County shall require that wastewater be reused where practical. New wastewater treatment plants shall be required to provide for the reuse and/or disposal of wastewater by best available technology, including for agriculture or landscaping irrigation, percolation, or other permitted measures unless data are presented to support claims for inability of the system to support such reuse.

Policy SEW.04.02

The County will continue to require additional horizontal and/or vertical setbacks to the St. Mary's River for all on-site treatment and disposal components.



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Policy SEW.04.03

The County will promote public awareness of the need to periodically maintain septic systems to properly treat the effluent and protect the groundwater supply from contamination.

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## **Solid Waste Disposal Sub-Element (SOL)**

### **Goal 4.0**

**Provide public facilities** Manage and dispose of solid waste in a manner, which ensures the health, welfare and safety of the residents of Nassau County; ~~promotes development;~~ ~~reduces urban sprawl;~~ protects and conserves natural resources; and satisfies the requirements of sound fiscal planning management.

### OBJECTIVE ~~4.01~~SOL.01

~~Upon Plan adoption, Nassau~~ The County shall implement procedures to ensure that ~~at the time a development permit is issued~~ prior to the issuance of a certificate of occupancy or its functional equivalent, adequate solid waste disposal facility capacity ~~is available or will be in place~~ available to serve the development in accordance with the adopted schedule level of service provided in Chapter 9J-5.0055 (2)(a)(b) and (c), F.A.C.

### Policy ~~4.01.01~~ SOL.01.01

The following level of service (LOS) standards are hereby adopted for solid waste landfill disposal capacity in the unincorporated areas of the County, and shall be used as the basis for determining the availability of facility capacity and the demand generated by a development.

Measure	LOS
<u>Lbs. per capita/day</u>	<u>4.91 lbs.</u>
<u>Tons per capita/year</u>	<u>.90 ton</u>
<u>Fill Rate per capita/year (cubic yds.)*</u>	<u>1.4 cy</u>
<u>*1 cy = 1.55 tons</u>	

### Policy SOL.01.02

Pursuant to the interlocal agreement with Camden County, Georgia adopted September 15, 2009, Nassau County may use the Camden County Landfill Solid Waste Disposal Facility as its primary disposal method for Class I non-hazardous solid waste in amounts up to 450 tons per day. This agreement is effective for ten (10) years from the date of adoption, with the ability to renew for another five years with the consent of both local governments, or the County may seek another legally permissible approach to solid waste management.

### Policy SOL.01.03

Pursuant to an agreement with Waste Management, Inc. adopted October 14, 2009, the County may also dispose of its solid waste at its Chesser Island Road landfill, located in Charlton County, Georgia. This agreement is effective for ten (10) years from the date of adoption, with the ability to



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renew for another five years with the consent of both parties, or the County may seek another legally permissible approach to solid waste management.

#### Policy ~~4.01.02~~ SOL.01.04

All improvements, replacements, expansion or increase in capacity of facilities shall be compatible with the adopted level of service standards for the facilities and the distribution of these facilities shall be consistent with the Future Land Use Map.

#### Policy ~~4.01.06~~ SOL.01.05

The Growth Management ~~Coordinator~~ Department ~~is charged with the responsibility to shall~~ determine where the potential exists for Nassau County to improve its providing public facilities through coordinating County efforts with adjacent county/municipality system planning and ~~to~~ recommend to the County Commission ~~such~~ intergovernmental agreements that will promote improved services and thereby discourage urban sprawl.

#### OBJECTIVE ~~4.02~~ SOL.02

~~Upon Plan adoption, t~~ The County shall correct deficiencies in ~~potable-water,~~ solid waste ~~disposal~~ ~~, sanitary sewer and drainage~~ systems for which it is responsible ~~through implementing the following policies:~~

#### Policy ~~4.02.01~~ SOL.02.01

A ~~five-year~~ schedule of capital improvement needs for public facilities will be maintained and updated annually in conformance with the review process for the Capital Improvements Element of this plan. Unless modified by an amendment to the element, all projects shall be completed in accordance with the schedule provided in the County's Capital Improvements Plan. Proposed capital improvement projects will be evaluated and ranked according to the following priority level guidelines:

- A) Level One - whether the project is needed to protect public health and safety, to fulfill the County's legal commitment to provide facilities and services, or to preserve or achieve full use of existing facilities.
- B) Level Two - whether the project increases efficiency of use of existing facilities, prevents or reduces future improvement costs, provides service to developed areas lacking full service or pro-motes in-fill development.
- C) Level Three - whether project represents a logical extension of facilities and services within a designated service area.

#### OBJECTIVE SOL.03

The County will provide for a solid waste collection and disposal system.

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#### Policy SOL.03.01

Nassau County will continue collection of solid waste through the services of franchise solid waste collection companies or through the use of other public or private sector resources and encourage effective and efficient operations through bulk transport of collected solid waste to permitted solid waste management facilities.

#### Policy SOL.03.02

The County will maintain franchised solid waste collection contracts or other appropriate service agreements which provide for routine scheduled collection of residential and commercial wastes; special collections of bulky items; separate curbside and bulk collection of recyclable materials; separate collection of vegetative yard wastes; and, such other provisions as may be deemed appropriate by the Board of County Commissioners.

#### Policy SOL.03.03

Nassau County will continue to evaluate methods to improve the cost effectiveness of solid waste collection operations through its franchised solid waste collection contractors.

#### OBJECTIVE SOL.04

Nassau County will actively promote the recycling of solid waste, the reuse of materials, and the purchase and use of products which contain recycled materials.

#### Policy SOL.04.01

Pursuant to Section 403.706(4)(c), Florida Statutes, the County will provide its residents with the opportunity to recycle by providing:

1. A system of places within the county for collection of source-separated recyclable materials;
2. A system for separating and collecting recyclable materials prior to disposal that located at a local solid waste management facility; and
3. A public education and promotion program that is conducted to inform its residents of the opportunity to recycle, encourages source separation of recyclable materials, and promotes the benefits of reducing, reusing, recycling, and composting materials.

#### Policy SOL.04.02

The County shall explore economically responsible ways to provide for continued reduction of municipal solid waste generated within the county through heightened public awareness, local government leadership, development and expansion of recycling markets and increased investments throughout the local government and commercial sectors.



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Policy SOL.04.03

The County should support the creation of state funding programs to help local governments reach higher recycling goals in their jurisdictions.

Policy SOL.04.04

Nassau County will continue to encourage and support the purchase of products which are reusable and products which contain recycled materials.

OBJECTIVE SOL.05

Nassau County will conform to all applicable and appropriate Federal and State regulatory requirements for landfill closure and maintenance, minimizing the potential for adverse environmental impacts.

Policy SOL.05.01

Nassau County will continue to conduct environmental monitoring of closed landfills in accordance with applicable Federal and State requirements, including conditions contained within applicable Florida Department of Environmental Protection (DEP) permits.

Policy SOL.05.02

Nassau County will, in accordance with applicable DEP permit conditions, implement an approved closure plan for the West Nassau Class I Landfill.

Policy SOL.05.03

Nassau County will provide closure maintenance and monitoring of the West Nassau Class I Landfill after facility closure in accordance with applicable Federal and State requirements.

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## **Stormwater Management Sub-Element (STM)**

### **Goal 4.0**

Provide public **stormwater management** facilities in a manner which ensures the health, welfare and safety of the residents of Nassau County; ~~promotes development; reduces urban sprawl;~~ protects and conserves natural resources; and satisfies the requirements of sound fiscal planning.

### **OBJECTIVE ~~4.01~~ STM.01**

~~Upon Plan adoption, Nassau~~ **The** County shall implement procedures to ensure that at the time a development permit is issued, adequate facility capacity is available or will be available to serve the development in accordance with the adopted schedule of capital improvements. ~~provided in Chapter 9J-5.0055 (2)(a)(b) and (c), F.A.C.~~

### **Policy ~~4.01.01~~ STM.01.01**

The **following** level of service (LOS) standards are hereby adopted, and shall be used as the basis for determining ~~the availability of facility capacity and the demand generated by a development.~~ the allowable stormwater discharge rate and discharge volume from all non-exempt projects, pursuant to Rule 40C-42, F.A.C.:

1. Projects which discharge or contribute runoff to downstream areas which are not volume sensitive and have adequate capacity to accept and convey stormwater runoff from the project site without increasing flood levels shall limit peak rates of discharge for developed conditions to pre-developed or existing conditions for the 5-year, 10-year, and 25-year design storm event.
2. Projects which discharge or contribute runoff to downstream areas which are volume sensitive and/or do not have adequate capacity to accept and convey stormwater runoff from the project site without increasing flood levels shall provide detention of the 25-year discharge volume for developed conditions such that the volume released from the project during the critical time period is no greater than the volume released under pre-developed or existing conditions during the same time period. For the purposes of this requirement the critical time period shall be the storm duration based on the 24-hour duration rainfall event unless a detailed hydrologic study of the contributing watershed demonstrates otherwise.
3. All projects shall meet state water quality discharge standards as regulated by the St. Johns River Water Management District pursuant to Rule 40C-4 F.A.C., and must submit of a copy of a valid St. Johns River Water Management District permit as part of the development review process.

### **Policy STM.01.02**

The adopted LOS standards do not apply to projects considered exempt and not requiring a Water Management District permit pursuant to Rule 40C-42.0225 F.A.C. However, certain design criteria may still be required for exempt projects by the County's Land Development Code (LDC).



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Policy **4.01.02** STM.01.01

All improvements, replacements, expansion or increase in capacity of facilities shall be compatible with the adopted level of service standards for the facilities and the distribution of these facilities shall be consistent with the Future Land Use Map.

Policy **4.01.05** STM.01.01

New or expansion service areas for publicly owned or investor-owned utilities shall be consistent with the development areas on the Future Land Use Map or Future Land Use Map as amended in accordance with Chapter 163.3187 F.S. The boundaries of the utility service areas shall not be gerrymandered in such a way that enclaves are created that will lack service.

Policy **4.01.06** STM.01.01

The Growth Management ~~Coordinator~~ Department ~~is charged with the responsibility to~~ shall determine where the potential exists for Nassau County to improve its providing public facilities through coordinating County efforts with adjacent county/municipality system planning and ~~to~~ recommend to the County Commission ~~such~~ intergovernmental agreements that will promote improved services and thereby discourage urban sprawl.

OBJECTIVE **4.02** STM.02

~~Upon Plan adoption, t~~ The County shall ~~correct~~ prioritize the correction of deficiencies in ~~potable water, solid-waste, sanitary-sewer and~~ stormwater drainage systems for which it is responsible ~~through implementing the following policies:~~

Policy **4.02.01** STM.02.01

A ~~five-year~~ schedule of capital improvement needs for public facilities will be maintained and updated annually in conformance with the review process for the Capital Improvements Element of this plan. Unless modified by an amendment to the element, all projects shall be completed in accordance with the schedule provided in the County's Capital Improvements Plan. Proposed capital improvement projects will be evaluated and ranked according to the following priority level guidelines:

- A) Level One - whether the project is needed to protect public health and safety, to fulfill the County's legal commitment to provide facilities and services, or to preserve or achieve full use of existing facilities.
- B) Level Two - whether the project increases efficiency of use of existing facilities, prevents or reduces future improvement costs, provides service to developed areas lacking full service or pro-motes in-fill development.
- C) Level Three - whether project represents a logical extension of facilities and services within a designated service area.

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#### Policy STM.02.02

The County shall initiate a stormwater master plan for the County to identify:

1. the volume, rate, and timing of stormwater run off in each planning district;
2. areas of recurring drainage problems; and,
3. establish a priority for improving drainage throughout the County.

Upon completion and approval of the plan by the Nassau County Board of County Commissioners, the findings of the plan shall be incorporated into the Stormwater Management Ordinance.

#### Policy ~~4.02.03~~ STM.02.03

Upon completion of the ~~master drainage study~~ stormwater master plan (~~See Policies 4.02.02 and 4.05B.03~~) the Engineering Services Director shall prepare a priority listing of drainage projects to be completed by the County to correct existing deficiencies. This listing, with associated costs, shall be presented to the Board of County Commissioners for implementation ~~in the FY 2003-2004 budget.~~

#### OBJECTIVE ~~4.03~~ STM.03

~~Upon Plan adoption, t~~ The County shall regulate land use and discourage urban sprawl by adopting land development regulations that maximize use of current and planned infrastructure facilities.

#### Policy STM.03.01

In order to maximize the use/functions of existing facilities, the County shall ensure stormwater management facilities function properly establish a maintenance and monitoring program of County-controlled drainage ditches throughout County. The County will establish defined levels of maintenance for public stormwater management facilities, and will conduct inspections on a routine basis.

#### OBJECTIVE ~~4.05B~~ STM.04

~~Upon Plan adoption, t~~ The County shall protect the function of natural drainage features, floodplains and floodways ~~through implementing the following policies:~~

#### ~~Policy 4.05B.01~~

~~In order to maximize the use/functions of existing facilities, the County shall establish a maintenance and monitoring program of County-controlled drainage ditches throughout County.~~



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#### **Policy 4.05B.03**

~~The County shall, by 2005, initiate a master drainage study of the County to identify: 1. the volume, rate, timing and pollutant load of stormwater run-off in each planning district; 2. areas of recurring drainage problems; and, 3. establish a priority for improving drainage throughout the County. Upon completion and approval of the study by the Nassau County Board of County Commissioners, the findings of the study shall be incorporated into the Stormwater Management Ordinance and made part of the County's Comprehensive Plan through the Comprehensive Plan amendment process as required by s. 163.3184, 163.3187, F.S.~~

#### **Policy ~~4.05B.05~~ STM.04.01**

Adopted subdivision regulations shall ensure that new streets are designed to direct storm drainage in a manner that such water will be filtered through soils and native vegetation before the runoff enters drainage creeks.

#### **Policy ~~4.05B.06~~ STM.04.02**

New subdivisions or individual parcels must be engineered so that post development runoff for the property is no greater than predevelopment runoff.

#### **Policy 4.05B.06B**

~~By 2005, to ensure stormwater management facilities function properly, the County will establish defined levels of maintenance for public and private stormwater management facilities, and will conduct inspections on a routine basis.~~

#### **Policy ~~4.05B.06D~~ STM.04.03**

The County will, through its Land Development **regulations Code (LDC)**, require existing uses undergoing redevelopment to meet the new development requirements for stormwater management.

#### **Policy 4.05B.06E**

~~By 2005, the County will conduct a comprehensive inventory of all stormwater management facilities in all of the drainage sub-basins under the county's jurisdiction.~~

#### **Policy 4.05B.06F**

~~By 2005, the County shall seek grants to establish a Geographic Information System (GIS)-based inventory of all stormwater management facilities under the county's jurisdiction. Grants will also be sought to fund a stormwater drainage plan and drainage improvement projects as recommended by the plan.~~

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#### **OBJECTIVE 4.05C**

~~Upon Plan adoption, the County shall protect the function of floodplains and floodways through implementing the following policies:~~

##### Policy ~~4.05C.01~~ STM.04.04

~~By 2002, t~~The County shall ~~create LDR's~~ enforce the County's Floodplain Ordinance to regulate encroachments, including fill, new construction, substantial improvements, and other development, within a FEMA designated "special flood hazard area" that would result in any increase in flood levels during the occurrence of a flood discharge., ~~unless specifically approved by the Administrator of the Federal Insurance Administration under the provisions of 44 CFR 65.12, as amended.~~

##### Policy STM.04.05

The County shall include provisions in its Land Development Code (LDC) to encourage the use of Low Impact Development (LID) principles, as defined by the U.S. Environmental Protection Agency (EPA), in new development and re-development. These may include the use of techniques such as bio-retention facilities, rain gardens, vegetated rooftops, rain barrels, and permeable pavements.

##### Policy STM.04.06

In order to participate in the NFIP Community Rating System The County will undertake those public information and floodplain management activities beyond those required by National Flood Insurance Program (NFIP) minimum standards, resulting in discounted flood insurance premium rates to reflect the reduced flood risk resulting from the community actions.



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## Nassau County 2030 Comprehensive Plan Public School Facilities Element (PSF) Goals, Objectives and Policies

### Goal ~~10~~

~~Nassau County shall~~ Work closely with the School District of Nassau County to ensure a high quality, fiscally sound public school system which meet the needs of Nassau population by providing and maintaining adequate public school facilities for both existing and future populations.

### OBJECTIVE ~~10.01~~ PSF.01

Nassau County shall cooperate with the School District and the municipalities of Fernandina Beach, Callahan and Hilliard to share information and address multi-jurisdictional public school issues in order to assure the coordination of planning and decision-making.

### Policy ~~10.01.01~~ PSF.01.01

The County will implement the Inter-local Agreement for Public School Facility Planning between the County, the municipalities and the School District as required by Section 1013.33, Florida Statutes, including procedures for:

- A) Joint meetings;
- B) Student enrollment and population projections;
- C) Coordinating and sharing of information;
- D) School site analysis;
- E) Supporting infrastructure;
- F) Comprehensive plan amendments, rezonings, and development approvals;
- G) Education Plant Survey and Five-Year District Facilities Work program;
- H) Co-location and shared use;
- I) Implementation of school concurrency, including levels of service standards, concurrency service areas, and proportionate-share mitigation;
- J) Oversight process; and,
- K) Resolution of disputes.

### Policy ~~10.01.02~~ PSF.01.02

The County shall maintain a representative of the School District, appointed by the School Board, as a member of the local planning agency (Planning & Zoning Board), as required by Section 163.3174, Florida Statutes.

### Policy ~~10.01.03~~ PSF.01.03

The County shall coordinate with the School District and the municipalities regarding annual review of school enrollment projections, and procedures for annual update and review of School District and local government plans consistent with policies of this element.



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Policy ~~10.01.04~~ PSF.01.04

The County shall support School District efforts to ensure satisfactory capacity for current and future school enrollment by providing data on growth trends in order to establish a financially feasible capital improvements program for schools.

Policy ~~10.01.05~~ PSF.01.05

In order to coordinate the effective and efficient provision and siting of educational facilities with associated infrastructure and services within the County, the Board of County Commissioners and the School Board shall coordinate educational and facilities planning with residential growth trends in the County, and discuss issues of mutual concern.

Policy ~~10.01.06~~ PSF.01.06

The School District shall be notified of all residential development review requests and development proposals, pursuant to the adopted Inter-local Agreement on Public School Facility Planning. A notice of review will be mailed to the Superintendent of Schools and to the Director of Facilities. The School District will be given the opportunity to respond with written comments and to appear before the Planning and Zoning Board and Board of County Commissioners to discuss any comments.

OBJECTIVE ~~10.2~~ PSF.02

Coordinate with the School District to jointly plan new school facilities for shared uses such as community meeting sites, hurricane evacuation shelters and community-based recreational activities.

Policy ~~10.02.01~~ PSF.02.01

The County shall establish or renew agreements with the School District to facilitate shared use of School District properties, including but not limited to schools, libraries, recreational facilities/stadiums, and parks.

Policy ~~10.02.02~~ PSF.02.02

The County shall coordinate in the location, phasing, and design of future school sites to enhance the potential of schools as recreation areas.

Policy ~~10.02.03~~ PSF.02.03

The County shall require the location of parks, recreation and community facilities in new, planned neighborhoods in conjunction with school sites.

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Policy ~~10.02.04~~ PSF.02.04

The County shall, where feasible, require the location of parks, recreation and community facilities in existing neighborhoods in conjunction with school sites.

Policy ~~10.02.05~~ PSF.02.05

The County will coordinate efforts to design new school facilities, facility rehabilitation and expansions, to serve as emergency shelters as required by Section 163.3177, Florida Statutes. The County shall coordinate with the School District regarding emergency preparedness issues and plans as required by Section 1013.372, Florida Statutes.

Policy ~~10.02.06~~ PSF.02.06

The County, municipalities and School District shall notify each other before any jurisdiction contracts to purchase or accepts a site or facility suitable for shared usage, including but not limited to parks and recreational facilities, pursuant to the notification provisions of the approved Inter-local Agreement on Public School Facility Planning.

OBJECTIVE ~~10.3~~ PSF.03

The County shall promote the orderly and responsible siting of educational facilities and management of joint services through collaborative planning processes involving the School District and other local governments.

Policy ~~10.03.01~~ PSF.03.01

The County will ensure sufficient land is available for public school facilities approximate to residential development in order to meet the projected needs for such facilities.

Policy ~~10.03.02~~ PSF.03.02

The process of determining the location of new school sites shall include an orderly and timely review of, and compliance with, criteria and standards established by the Florida Department of Education, School District policies and procedure, the County's Land Development Regulations and Comprehensive Plan, and the Inter-local Agreement for Public School Facility Planning.

Policy ~~10.03.03~~ PSF.03.03

The County shall coordinate with the School District to acquire school sites that are suitable in size, shape or location for the uses designated on the Future Land Use Map (FLUM) and permitted by the existing zoning district or authorized in an approved development order or development agreement.

Policy ~~10.03.04~~ PSF.03.04

The County shall coordinate with the School District on the planning and siting of new public schools to ensure that school facilities are provided with the necessary services and infrastructure and are compatible and consistent with the Comprehensive Plan.



Note: **HIGHLIGHTED TEXT** indicates changes made from Transmittal Draft of 5/10/2010 based upon the Objections, Recommendations, and Comments (ORC) Report issued by the Florida Dept. of Community Affairs (DCA) 7/13/2010

Policy ~~10.03.05~~ PSF.03.05

The County shall coordinate with the School District and the municipalities in the school site selection process to encourage the location of new schools within areas designated for residential development on the FLUM.

Policy ~~10.03.06~~ PSF.03.06

Consistent with the Future Land Use Element, public schools shall be a permitted use in all land use categories except the Conservation and Industrial land use categories.

Policy ~~10.03.07~~ PSF.03.07

The County and School District will jointly determine on-site and/or off-site improvements to existing public infrastructure necessary to support construction of a new school or the renovation, expansion or closure of an existing school. Such improvements shall be proportionate to the impacts caused by the construction, renovation, expansion or closure of the school and must conform to the requirements of the County's Land Development Code and all other applicable regulations. The County and School District will enter into a written agreement as to the timing, location, and the party or parties responsible for constructing, operating and maintaining the required improvements in accordance with Sections 1013.51 and 1013.371, Florida Statutes and the Inter-local Agreement for Public School Facility Planning.

Policy ~~10.03.08~~ PSF.03.08

The County shall coordinate with the School District to ensure that future school facilities are located outside areas susceptible to hurricane and/or storm damage and/or areas prone to flooding, consistent with Section 1013.36, Florida Statutes and Rule 6A-2, Florida Administrative Code.

OBJECTIVE ~~10.4~~ PSF.04

The County shall enhance community design through effective school facility construction and siting standards. Encourage the siting of school facilities so they serve as community focal points and so that they are compatible with surrounding land uses.

Policy ~~10.04.01~~ PSF.04.01

Encourage and support planning activities that make school siting the foundation for the planning and design of neighborhoods.

Policy ~~10.04.02~~ PSF.04.02

The County shall to fullest extent possible, cooperate with the School District to identify new school sites that provide logical focal points for neighborhoods, and serve as the foundation for innovative land design standards.

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Policy **10.04.03** PSF.04.03

The County shall coordinate with the School District to ensure the mutual compatibility of land uses in the construction of new schools and planned residential development.

Policy **10.04.04** PSF.04.04

The County shall encourage the location of public schools proximate to residential neighborhoods in all Residential land use categories

Policy **10.04.05** PSF.04.05

The County shall provide for school sites and facilities within planned neighborhoods unless precluded by existing development patterns.

Policy **10.04.06** PSF.04.06

The County shall support and encourage the location of new elementary and middle schools, unless otherwise required, internal to residential neighborhoods.

Policy **10.04.07** PSF.04.07

The County, in coordination with the School District, shall require the traffic circulation plans in new developments to provide for interconnected vehicle and pedestrian access between neighborhoods, school sites and bus drop-off locations.

Policy **10.04.08** PSF.04.08

The County, in coordination with the School District, shall require developers to provide off-site road improvements, signalization, signage, access improvements, sidewalks and bicycle paths to serve all schools, where needed.

OBJECTIVE **10-5** PSF.05

The County shall ensure existing deficiencies and future needs are addressed consistent with the adopted level of service (LOS) standards for public schools.

Policy **10.05.01** PSF.05.01

Amendments to the Future Land Use Map (FLUM) will be coordinated with the School District based upon existing capacity and the long-range public school facilities planning map. This map is included in this element as Map **10-FPSF-2**.



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Policy ~~10.05.02~~ PSF.05.02

The County shall ensure that future development pays a proportionate share of the capital costs of increasing the capacity of public school facilities needed to accommodate new development and to maintain adopted LOS standards.

Policy ~~10.05.03~~ PSF.05.03

The County hereby incorporates by reference the **Nassau County** School District's Five-Year Facilities Work Program for fiscal years ~~2007-08 2010-11~~ through ~~2011-12 2015-16~~, adopted September ~~13, 2007~~ 9, 2010 that includes school capacity sufficient to meet anticipated student demands projected by the County and municipalities, in consultation with the School Board's projections of student enrollment, based on the adopted level of service standards for public schools.

Policy ~~10.05.04~~ PSF.05.04

The County, in coordination with the School Board, shall annually update the Capital Improvements Element by adopting by reference the School District's Five-Year Facilities Work Program, to ensure maintenance of a financially feasible capital improvements program and to ensure level of service standards will continue to be achieved and maintained during the five-year planning period.

OBJECTIVE ~~10.6~~ PSF.06

The County, in coordination with the School District and the municipalities, shall implement a concurrency management system to ensure that the capacity of schools is sufficient to support new residential development at the adopted LOS standards within the period covered by the School District's Five-Year Facilities Work Program.

Policy ~~10.06.01~~ PSF.06.01

Consistent with the Inter-local Agreement, the uniform, district-wide level-of service standards shall be based upon the Florida Inventory of School Houses (FISH) maintained by the Department of Education (DOE). They are initially set and are hereby adopted as shown ~~in Table 10-1~~ below. These standards shall be consistent with the Inter-local Agreement agreed upon by the School District, and the local governments within Nassau County.

For the purpose of concurrency, the levels of service (preferred maximum utilization rates by school type) are set as follows:

- A) Elementary Schools: 95% of permanent FISH capacity
- B) Middle and High Schools: 100% of permanent FISH capacity
- C) Combination Schools (Grades K-8 or 6-12, for example): 100% of permanent FISH capacity

(Total school capacity is not to exceed core capacity.)

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Policy ~~10.06.02~~ PSF.06.02

Modification of the adopted LOS standards shall only be accomplished through an amendment in each local government comprehensive plan. The procedure for proposing a change to the adopted LOS standards shall follow the process outlined in the Inter-local Agreement. The amended LOS standard shall not be effective until all plan amendments are effective and the amended Inter-local Agreement is fully executed. No LOS standard shall be amended without a showing that the amended LOS standard is financially feasible, supported by adequate data and analysis, and can be achieved and maintained within the timeframe of the Five-Year Facilities Work Program.

OBJECTIVE ~~10.7~~ PSF.07

The County, in coordination with the School District and the municipalities, shall establish School Concurrency Service Areas (CSAs), the areas within which an evaluation is made of whether adequate school capacity is available based on the adopted LOS standards.

Policy ~~10.07.01~~ PSF.07.01

Concurrency service areas shall be less than district-wide and shall be established and documented in the data and analysis support documents for this element. A map of the concurrency service areas is included with this element as Map ~~10-2~~ **FPSF-1** and contiguous districts are listed in ~~Table 10-2~~ below.

<u>Concurrency Service Area</u>	<u>Contiguous Service Areas</u>
<u>Bryceville</u>	<u>Callahan</u>
<u>Callahan</u>	<u>Bryceville, Hilliard, North Central Nassau, South Central Nassau</u>
<u>Hilliard</u>	<u>Callahan, North Central Nassau</u>
<u>North Central Nassau</u>	<u>Callahan, Hilliard, North Central Nassau, South Central Nassau, Yulee North, Yulee South</u>
<u>South Central Nassau</u>	<u>Callahan, North Central Nassau, Yulee South</u>
<u>Yulee North</u>	<u>North Central Nassau, Yulee South, Fernandina</u>
<u>Yulee South</u>	<u>North Central Nassau, South Central Nassau, Yulee North, Fernandina</u>
<u>Fernandina</u>	<u>Yulee North, Yulee South</u>

Policy ~~10.07.02~~ PSF.07.02

Concurrency service areas shall be established and subsequently modified to maximize available school capacity and make efficient use of new and existing public schools in accordance with the LOS standards, taking into account minimizing transportation costs, limiting maximum student travel times, court approved desegregation plans and recognizing the capacity commitments resulting from approved developments within Nassau County for the CSA and for contiguous CSAs.



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Policy ~~10.07.03~~ PSF.07.03

Concurrency service areas shall only be modified with the approval of the School Board for the reasons described in Policy 10.7.2.

Policy ~~10.07.04~~ PSF.07.04

Concurrency service areas shall be designed so that the adopted LOS will be able to be achieved and maintained within the timeframe of the Five-Year Facilities Work Program, and so that the program is financially feasible.

OBJECTIVE ~~10.8~~ PSF.08

In coordination with the School District and the municipalities, the County shall establish a process for implementation of school concurrency which includes applicability and capacity determination and availability standards, and school capacity methods.

Policy ~~10.08.01~~ PSF.08.01

School concurrency applies only to residential development or a phase of residential development requiring a subdivision plat approval, site plan, or its functional equivalent, proposed or established after the effective date of this element.

Policy ~~10.08.02~~ PSF.08.02

The County may approve a concurrency application earlier in the approval process, such as the time of preliminary subdivision or site plan approval. The School District must be a signatory to any residential certificate of concurrency involving allocations of school capacity or proportionate share mitigation commitments, as provided herein.

Policy ~~10.08.03~~ PSF.08.03

The student generation rates used to determine the impact of a particular development application on public schools, and the cost per student station are to be established annually by the School District and Chapter 1013.64(6)(b) (1), Florida Statutes. The student generation rates shall be reviewed and updated on a regular basis by the School District in accordance with professionally accepted methodologies.

Policy ~~10.08.04~~ PSF.08.04

The following residential development is subject to payment of applicable educational impact fees, but shall be considered exempt from the school concurrency requirements:

Policy ~~10.08.05~~ PSF.08.05

The County shall only issue a concurrency approval for a subdivision plat or site plan for residential development where:

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- a. The School District's findings indicate adequate school facilities will be in place or under actual construction in the affected concurrency service area (CSA) within three (3) years after the issuance of the subdivision plat or site plan for each level of school; or
- b. Adequate school facilities are available in a contiguous CSA as listed in Table 10-2, or under actual construction within three (3) years and the impacts of development can be shifted to that area. If capacity exists in more than one CSA or school within a CSA, the School District shall determine where the impact shall be shifted; or
- c. The developer executes a legally binding commitment to provide mitigation proportionate to the demand for public school facilities to be created by the actual development of the property subject to the final plat or site plan, as provided in the policies under Objective 10.9.

**OBJECTIVE ~~10.9~~ PSF.09**

If it is established that sufficient capacity is unavailable in the affected concurrency service area or in an adjacent concurrency service area, proportionate share mitigation may then be proposed to address the impacts of the proposed development.

**Policy ~~10.09.01~~ PSF.09.01**

The County will allow mitigation alternatives that are financially feasible and will achieve and maintain the adopted LOS standard consistent with the School District's adopted Five-Year Facilities Work Program.

**Policy ~~10.09.02~~ PSF.09.02**

Mitigation shall be negotiated and agreed to by the School District and shall be proportionate to the projected demand for public school facilities created by the proposed development. Mitigation must be sufficient to offset the projected demand, and provide permanent capacity to the District's inventory of student stations in accordance with the State Requirements for Educational Facilities (SREF) and the Florida Building Code.

**Policy ~~10.09.03~~ PSF.09.03**

Acceptable forms of mitigation may include:

- A) School construction
  - B) Contribution of land and/or infrastructure
  - C) Expansion of existing permanent school facilities subject to the expansion being less than or equal to the LOS set for a new school of the same category.
  - D) Paying developer's proportionate share mitigation cost in accordance with the formula provided in the Interlocal Agreement for Public School Facility Planning.
  - E) Payment for construction and/or land acquisition
- 1) All construction, remodeling and/or renovations of facilities will be (at a minimum) in accordance with State Requirements for Educational Facilities (SREF), current School Board practice and the most current adopted Florida Building Code.



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Policy ~~10.09.04~~ PSF.09.04

Relocatable classroom buildings shall not be accepted as a means of proportionate share mitigation.

Policy ~~10.09.05~~ PSF.09.05

Mitigation shall be allocated toward a permanent school capacity improvement identified in the School District's financially feasible Five-Year Facilities Work Program which satisfies the demands created by the proposed development. Any amendments to the Five-Year Facilities Work Program shall be included in the program's next update and adoption cycle of the schedule of capital improvements.

Policy ~~10.09.06~~ PSF.09.06

The amount of mitigation required shall be determined by calculating the number of student stations for each type of school for which there is insufficient capacity using the applicable student generation rates, and multiplying by the cost per student station for each school type, as determined by Section 1013.64(6)(b)(1), Florida Statutes. Additional costs for land, infrastructure, design and permitting requirements required for new or expanded school sites may also be applicable.

## Nassau County 2030 Comprehensive Plan Recreation and Open Space Element (ROS) Goals, Objectives and Policies

### Goal 7.0

~~The County shall~~ Provide and maintain sufficient ~~private and~~ public parks, recreation facilities, and open space to meet the ~~health, safety, and welfare~~ recreational needs of ~~the~~ County ~~residents~~ ~~citizens~~ and visitors.

### OBJECTIVE ~~7.01~~ ROS.01

~~Upon plan adoption, t~~ The County shall ~~continue to adequately and efficiently~~ acquire, develop and ~~efficiently~~ maintain ~~the adequate neighborhood and~~ community ~~and regional~~ recreation facilities ~~listed in the plan~~ to achieve and maintain the adopted Level of Service (LOS) in order to meet projected recreational needs through the year 2010 2030.

### Policy ~~7.01.01~~

~~The County shall develop and maintain an inventory of county owned or operated parks and those available to county residents through interlocal agreements, by function of park (community, or regional) and a general inventory of recreation facilities. The County shall use this inventory as part of a detailed assessment of recreation needs. The methodology for this assessment is described in the Recreation Element Data and Analysis. The assessment shall be completed within two years of adoption of the EAR based plan amendment and shall be used as the basis for developing revised LOS for recreation and open space.~~

### Policy ROS.01.01

The County shall prepare a Parks & Recreation Master Plan in cooperation with appropriate agencies to guide the development and maintenance of County parks and recreation facilities. The Plan should accomplish the following:

- A) Inventory the County parks system;
- B) Recommend guidelines for the size, timing and phasing of parks in the County by using population trends and projections;
- C) Establish criteria for, and priority ranking of, lands for acquisition and development;
- D) Consider existing and potential funding sources as well as programs for implementation and a long-range capital improvements plan for future parks and recreation facilities.
- E) This Plan should be completed no later than January 1, 2013.



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Policy ROS.01.02

The County should select and assemble an advisory committee representing both the public and private sector to guide the development of the Parks & Recreation Master Plan. Extensive public involvement including surveys, public workshops, and extensive discussions with community organizations should be required in order to develop a plan that reflects the needs and values of the County.

Policy ~~7.01.02~~ ROS.01.03

The County shall adopt the following Level of Service (LOS) standards for ~~Regional and Community~~ community, and regional parks. These ~~interim~~ standards ~~shall~~ may be revised, supplemented as necessary, by additional location or design criteria based on the ~~recommendations of the recreation assessment~~ recommendations of the Parks & Recreation Master Plan described in Policy 7.01.01.

Type	Service Radius	Minimum Size	Area /1000 Residents	Site Characteristics and Facilities
Community Parks	1-2 miles	10 Acres	3.35 Acres	<u>May include areas suited for intense recreation facilities such as athletic complexes and large swimming pools. Easily accessible to nearby neighborhoods and other neighborhoods</u>
Regional Parks- General	<u>County-wide: 30 miles/1 hour drive</u>	30 Acres	10 Acres	<u>Size and location may vary with the primary purpose of the park. May include areas suited for camping, nature and bridle paths, picnicking, fishing, and other resource based facilities.</u>
Regional Parks- Beach Access	County-wide	Variable	.25 Acre	<u>At .5 mile linear increments with adequate space for parking</u>
Regional Parks- Boat Facility	County-wide	Variable	.40 Acre	<u>1 ramp lane per 5,000 population</u>

Policy ROS.01.04

In general, the County shall not seek to acquire neighborhood park facilities. Land and improvements for neighborhood parks shall be provided by new development through the site plan review process. Criteria for the location and design of such facilities shall be included in the Land Development Code (LDC), Planned Unit Development (PUD) or Development of Regional Impact (DRI) development order.

Policy ROS.01.05

The County shall acquire, maintain, or manage through agreement, community and regional park facilities to achieve and maintain the adopted level of service (LOS).



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Policy ROS.01.06

In order to address existing deficiencies and future needs in a fiscally responsible manner, the County should consider the development of a 10 year + long range capital improvements plan for parks and recreation facilities to achieve and maintain the adopted level of service (LOS).

**Policy 7.01.02A**

~~A regional park is a tract of land designated and used by the public for active and passive recreation. A regional park draws users from a larger area than a community park, frequently from the entire County and beyond, by providing access to especially attractive natural resources, amenities and specialized activities.~~

**Policy 7.01.02B**

~~A community park is designated to serve the community in which the park is located. A Community Park draws users from the general area in which the potential users reside and serve a smaller population than regional parks.~~

Policy **7.01.03** ROS.01.07

The County shall ~~project and generally locate~~ plan recreation facilities based on the following planning ~~standards~~ guidelines from the State Comprehensive Recreation Program (2000). These ~~standards~~ guidelines are for planning purposes only and ~~shall~~ may be used to help determine ~~when and where~~ how grant funds and county funds could be used to improve county recreation facilities. Upon adoption of the Parks & Recreation Master Plan as described in Policy 7.01.01, these guidelines may be updated to reflect the needs of county residents.

<u>Resource/Facility</u>	<u>Population per Unit (Median)</u>
<u>Baseball/Softball field</u>	<u>2500</u>
<u>Basketball Court</u>	<u>5,000</u>
<u>Football/Soccer Field</u>	<u>6,000</u>
<u>Equipped play area</u>	<u>10,000</u>
<u>Exercise/Parcours Trails</u>	<u>15,000</u>
<u>Aquatic Center</u>	<u>25,000</u>
<u>Tennis Court</u>	<u>5000</u>

<u>Facility</u>	<u>Units Per Number of Persons</u>
<u>Picnic Tables/Shelters</u>	<u>1: 1500</u>
<u>Tennis</u>	<u>1: 4000</u>
<u>Football/Soccer</u>	<u>1: 3000</u>
<u>Basketball/Multi-Use</u>	<u>1: 2500</u>
<u>Ball Diamonds</u>	<u>1: 2000</u>



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Swimming Pool	1:12500
Play Apparatus	1:2500
Boat Ramps	1:5000
<b>Recreation and Open Space</b> <span style="float:right"><b>Acres Per 1000 Population</b></span>	
Play Area /Tot Lot	0.5 Ac/1000
Community Park	2.0 Ac/1000
Community Passive Space	1.0 Ac/1000
Regional/State Parks	20.0 Ac/1000
Beach Access w/ Parking	0.5 Ac/1000
<b>TOTAL</b>	<b>14.0 Ac/1000</b>

Policy ~~7.01.04~~ ROS.01.08

Recreation impact ~~and/or-subdivision~~ fees may be implemented and updated as necessary as a funding source for new parks and recreation facilities.

Policy ROS.01.09

The County should investigate flexible administration of impact fees and land dedication to help accomplish the County's parks and recreation goals. This may include payment in lieu of land or purchase of credits from the County.

Policy ~~7.01.05~~ ROS.01.10

The County shall ~~continue to assist in funding~~ seek interlocal agreements for the collection and disbursement of recreation impact fees with the municipalities within the County. ~~improvement of recreation facilities located in Callahan, Fernandina Beach, and Hilliard since these facilities have a regional function serving County residents through interlocal agreements.~~

Policy ROS.01.11

The County shall cooperate with public agencies and private landowners to continue to provide public access for hunting and fishing.

Policy ~~7.01.06~~ ROS.01.12

The County shall ~~continue to~~ encourage and create incentives such as cluster development standards, density bonuses, mixed use development etc., for the dedication of recreational land.

Policy ~~7.01.07~~ ROS.01.13

The County shall pursue available grant sources for the acquisition and development of park and recreation areas, including but not limited to ~~Department of Defense~~, Federal and State funding.

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Policy ~~7.01.08~~ ROS.01.14

The County shall maintain and develop existing parks to their optimal level with consideration given to the area's needs of the community served and the functional capacity of the parks.

Policy ~~7.01.09~~ ROS.01.15

The County shall ~~continue to~~ maintain and support a recreation department for County-wide park and recreation planning and management.

Policy ~~7.01.10~~ ROS.01.16

The County shall review large-scale each new developments as to the need for public parks and recreation facilities, ~~including neighborhood and community parks, that are necessary to maintain~~ adopted levels of service and require the dedication (or fee in lieu of) at the rate of 2.5 acres per 100 homes. Required park land should be identified for dedication during the review process for a subdivision, Planned Unit Development (PUD), or Development of Regional Impact (DRI) and a schedule should be established for construction of facilities. The County may consider funds to be donated in lieu of land in cases where the required aggregate land dedication is less than the minimum standard of useable acres established in Policy ROS.01.03.

Policy ~~7.01.11~~ ROS.01.17

To increase efficiency and convenience in the recreation system, the County will coordinate through interlocal agreements with other public agencies which have recreation areas in the County.

~~Policy 7.01.12~~

~~The County shall consider the use of closed land fills, floodplains, conservation areas and other similar areas for recreational land provided the use of these sites has been determined to not endanger the public health, safety, or welfare nor to create damage to environmentally sensitive lands.~~

~~Policy 7.01.13~~

~~Existing County-owned land, such as easements and small parcels, and/or easements granted to the County shall be used and/or upgraded, where feasible, to meet recreation and open space needs and especially to meet small passive type park needs where feasible.~~

Policy ~~7.01.14~~ ROS.01.18

Whenever possible, recreation sites should be established with multi-use purposes to provide both recreation facilities and to ensure preservation or conservation of environmentally sensitive lands.



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#### **Policy 7.01.15**

~~At a minimum, the County shall require developments with significant frontage along navigable waterways will to provide, at a minimum, easements for, or the construction of, boat ramps and/or parking facilities for public use. Such easements may be calculated as part of the open space standards for development that are contained in the Conservation Element. Criteria for developments subject to this requirement are to be specified in the Land Development Regulations.~~

#### **OBJECTIVE 7.02 ROS.02**

~~Upon Plan adoption, The County shall assure **the inclusion of appropriate vehicular, pedestrian, bicycle, boating, beach and shorefront multi-modal access to all public recreation areas maintained by the County, including beach and waterfront facilities. Recreational facilities required for new development shall be constructed to maximize appropriate multi-modal access, and water bodies under County operation or requiring development approval at the time of development or addition to existing facilities. Measure: Assure inclusion of vehicular, pedestrian, bicycle, boating, beach and shorefront access to all recreation areas and water bodies under county control or new or expanding developments.**~~

#### **Policy 7.02.01 ROS.02.01**

The County will provide for adequate vehicular parking and bicycle racks at all new County recreation areas and will ensure the installation of such facilities at the time of the reconstruction or additions to existing County recreation areas.

#### **Policy 7.02.02 ROS.02.02**

Sidewalks, bicycle paths and multipurpose trails shall be provided at the time of construction or reconstruction as defined in the County **Subdivision Regulations Land Development Code** along public roads which provide access from neighborhoods to County parks.

#### **Policy 7.02.03 ROS.02.03**

The County will provide **handicapped accessible** parking and barrier-free access to all types of County recreational facilities.

#### **Policy 7.02.04 ROS.02.04**

The County shall require as a condition of site plan approval, that easements for public beach access be provided by a developer of beachfront property, at an average of one-half mile intervals, ~~in accordance with the Coastal Management Element.~~

#### **Policy 7.02.05 ROS.02.05**

As a condition of development approval, all developers constructing recreational facilities shall be required to provide adequate access of all kinds to recreational facilities and public water bodies to meet Objective 7.02.



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Policy ~~7.02.06~~ ROS.02.06

The County shall provide in the Land Development Code Regulations a requirement that any access to public beaches and shorelines or other recreational sites required as a condition of concurrency or development approval, shall be of sufficient size to accommodate adequate vehicular parking and bicycle racks within the access easement.

Policy ROS.02.07

The County shall require developments with significant frontage along navigable waterways will provide, at a minimum, easements for, or the construction of, boat ramps and/or parking facilities for public use. Such easements may be calculated as part of the open space standards for development that are contained in the Conservation Element. Criteria for developments subject to this requirement are to be specified in the Land Development Code (LDC), Planned Unit Development (PUD) or Development of Regional Impact (DRI) development order.

Policy ~~7.02.07~~ ROS.02.08

The County shall consider greenways to link existing and proposed nature reserves, parks, cultural and historic sites with each other. ~~These g~~Greenways may ~~be extensions of the above listed facilities with~~ include pedestrian and/or bike trails.

OBJECTIVE ~~7.03~~ ROS.03

~~Upon Plan adoption, t~~ The County shall ensure the provision of open space as required in the County's ~~Future Land Use- Comprehensive~~ Plan and where it is appropriate within developments to meet concurrency management.

Policy ~~7.03.01~~ ROS.03.01

The County shall adopt in the Land Development Regulations Code, ~~that include~~ specific open space definitions for open space and standards for the provision and protection of open space. Conservation areas ~~including wetlands on the FLUM~~ that are under public ownership shall be designated as open space, ~~with development permitted only to enhance the recreational capacity of the. Conversion of open space to other "active" recreational uses shall be subject to DEP and other responsible agencies' approvals for dredge and fill.~~

Policy ~~7.03.02~~ ROS.03.02

The County shall regularly review the Land Development Regulations Code to upgrade current definitions of open space, and to maximize the preservation of open space consistent with the goals, objectives, and policies of this element and the future recommendations of the Parks & Recreation Master Plan.



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### ~~Policy 7.03.03~~

~~The Land Development Regulations shall contain incentives as a mechanism to encourage developments to provide additional open space beyond that required by LOS standards and concurrency management.~~

### ~~Policy 7.03.04~~ ROS.03.03

PUD, cluster and other mixed use type developments shall be encouraged to provide large areas of open space and to provide recreation facilities beyond those necessary to be concurrent with the additional community needs they create.

### ~~Policy 7.03.05~~ ROS.03.04

Conservation areas, including wetlands, ~~shown on the FLUM~~ shall be reviewed for inclusion in a greenway system if they would provide a link to nature reserves, parks, cultural or historic sites or extensive floodplains, wetlands, lakes or waterways. Any area designated as a greenway shall count towards the development's open space requirement.

## OBJECTIVE ROS.04

The County shall support and encourage appropriate and effective participation and partnership with non-governmental organizations in meeting Level of Service for parks and recreational facilities

### Policy ROS.04.01

The county shall maintain partnerships with organizations such as Florida Communities Trust, the Trust for Public Land (TPL), The Nature Conservancy, The North Florida Land Trust, and other organizations to assist in providing the necessary funds to implement a long-range, financially feasible plan for the identification and acquisition of environmental resources, including lands for parks and recreation facilities of all types.

### Policy ROS.04.02

The County shall encourage the creation of appropriate public-private partnerships as a model for structuring, funding and operating certain parks and recreation facilities, when it is beneficial to the citizens of the County.

## Nassau County 2030 Comprehensive Plan Regional Coordination Element (RC) Goals, Objectives and Policies

### Goal 8.0

Establish ~~process-~~ **effective relationships** among the various governmental agencies **and non-governmental organizations in the Northeast Florida region** to ~~coordinate—all development activities to~~ preserve and enhance the quality of life and ensure the efficient use of available resources.

#### OBJECTIVE ~~8.01~~ RC.01

~~Upon Plan adoption,~~ The County shall implement new **interlocal regional** coordination mechanisms **and/or** continue existing agreements with all adjacent local **governments**, regional **and**, state, **and federal** government agencies, **the** County School Board and public facility providers that share responsibility for land use development and urban development patterns.

#### Policy ~~8.01.01~~ RC.01.01

The County shall **provide maintain** a copy of the **Comprehensive Plan on the County's web site and distribute a copy to all adjacent local governments, the County School Board, all permitting agencies, and all utility providers for their review and comments or upon request.**

#### Policy 8.01.02

~~The County shall direct the Planning Director to continue implementing a formal and regular meeting schedule of all County planning boards and commissions.~~

#### Policy ~~8.01.03~~ RC.01.02

The County shall implement a formal process for intergovernmental coordination with the county's municipalities via a memorandum or letter of agreement, which establishes specific coordination activities to occur between the County and each municipality on a regular basis.

#### Policy RC.01.03

The County shall, in conjunction with its municipalities, consider the establishment of joint municipal planning areas through interlocal agreements as provided under the authority of Sec. 163.3177 Florida Statutes. When considering boundaries for joint municipal planning areas, the County and the municipalities should consider previously established planning area boundaries, municipal and county infrastructure service areas, existing and planned jurisdiction lines, and local comprehensive plans.



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#### Policy RC.01.04

The County shall continue its formal relationships with state and federal agencies that have development permitting responsibilities in Fernandina Beach and Nassau County.

#### Policy RC.01.05

The County will coordinate long-range transportation planning with its municipalities, the North Florida Transportation Planning Organization, the Florida Department of Transportation, the Jacksonville Transportation Authority and other transportation providers. This shall include review of routes and appropriate land uses for potential public transit corridors, and coordination with municipalities within The County and adjacent counties to develop strategies which promote mass transit services for outlying areas.

#### Policy RC.01.06

The County shall coordinate with the appropriate governmental and non-governmental agencies and organizations to provide consistent and coordinated management of bays, estuaries and harbors that fall under the jurisdiction of more than one local government .Policies addressing specific coordination efforts shall be included in the Coastal Management Element.

#### Policy ~~8.01.04~~ RC.01.07

The County shall continue to coordinate with appropriate agencies to prohibit or limit marinas and prohibit discharges under applicable law in Outstanding Florida Waters, Class II Waters, Wild and Scenic Rivers, and other sensitive areas designated for protection.

#### Policy RC.01.08

The County shall facilitate and encourage partnerships and strategies with municipalities, state and federal agencies and non-governmental organizations to address affordable housing needs on a Countywide basis, building upon the established State Housing Initiatives Partnership Program implemented through the County's Local Housing Assistance Plan. Strategies shall focus on methods to promote distribution of affordable housing opportunities throughout the County and ensure availability of a mix of housing types, including lower cost housing, with accessibility to employment and services.

#### Policy RC.01.09

The County shall recognize campus master plans prepared pursuant to Sec. 1013.30, Florida Statutes.

#### Policy RC.01.10

The County shall recognize airport master plans prepared pursuant to Sec. 163.3177(4)(k), Florida Statutes.

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#### Policy RC.01.11

The County should seek to develop experimental projects to promote green development practices and low impact development standards to mitigate The County's development impact on regional resources.

#### ~~Policy 8.01.05~~

~~The County shall supplement the requirements of Chapter 427, F.S., by providing local participation to the designated official planning agency and "coordinating board" and in meeting in the prescribed duties thereof.~~

#### ~~OBJECTIVE 8.02~~

~~Ensure that planning activities projected in the comprehensive plan for Fernandina Beach are coordinated with the comprehensive plans for Amelia Island, and the remainder of the county as well as those in adjacent counties.~~

#### ~~Policy 8.02.01~~ RC.01.12

The Joint Local Planning Agency for Amelia Island should continue its service ~~of the comprehensive plans~~ **after the adoption of the comprehensive plans** to provide the coordination needed ~~between the two planning programs~~ **between the two planning programs** to ensure that the comprehensive plan for the City of Fernandina Beach is coordinated with the County's plans for the unincorporated areas of Amelia Island.

#### ~~OBJECTIVE 8.03~~ RC.02

Coordinate with relevant state or regional agencies, local governments, or other responsible entities to establish level of service (LOS) standards throughout the County. ~~Coordinate levels of service throughout Nassau County.~~ **Measure:**

#### Policy RC.02.01

The County shall coordinate with the following entities to establish level of service (LOS) standards for roadways the indicated facilities:

- A) The Florida Department of Transportation for State roads in the unincorporated area and inter-jurisdictional segments,
- B) The North Florida Transportation Planning Organization for County roads in urbanized or transitional areas,
- C) Municipalities in The County for County roads in the municipality, and inter-jurisdictional segments,
- D) Adjacent counties for inter-county roads.



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#### Policy RC.02.02

The County will develop and adopt a long term transportation concurrency management system in coordination with the Florida Department of Transportation. The long term concurrency management system will include addressing designated districts, areas or facilities where significant backlog exists, the cost of eliminating the backlog, identification of tax, proportionate fair share or other revenue-raising efforts, and the inclusion of FDOT in review and approval of methodology and analysis for projects impacting S.R. 200. The County's long term concurrency management system shall be adopted by Dec. 31, 2011.

#### Policy RC.02.03

The County shall coordinate with local governments that supply potable water and sanitary sewer services to the unincorporated area to implement level of service (LOS) standards and concurrency management systems, as provided for in the policies of the Public Facilities Element.

#### Policy ~~8.03.01~~ RC.02.04

Public and private central sewage treatment systems and package systems shall ~~be brought into~~ maintain full compliance with applicable state regulations and permit conditions ~~by October 2001~~. Where noncompliance with applicable law continues, the County will seek enforcement in conjunction with state agencies to alleviate adverse environmental impacts.

#### Policy ~~8.03.02~~ RC.02.05

The County shall enter into formal agreements with County municipalities to establish sanitary sewer and potable water extension policies to provide these services where needed and economically feasible.

#### Policy RC.02.06

The County shall continue to coordinate with its municipalities and surrounding jurisdictions to provide for sufficient disposal capacity to meet adopted level of service standards and secure agreements for procurement of long term disposal capacity in a regional landfill.

#### Policy RC.02.07

The County shall coordinate with non-governmental organizations, the School Board, municipalities in the County, and state and federal agencies on the implementation of a Countywide system of parks, recreation facilities and open space as provided for in the Recreation and Open Space Element.

#### ~~Policy 8.03.03~~

~~The County shall continue its formal liaison with state and federal agencies that have permitting responsibilities in Fernandina Beach and Nassau County.~~



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#### Policy 8.03.04

~~All volunteer fire fighters shall take the required training necessary to become State certified as volunteer fighters.~~

#### Policy 8.03.05

~~Where sufficient services and resources are not available, new and expanding development and industry shall be required to proportionally contribute, on a fair share basis, toward the cost of providing fire protection and emergency services, including the dedication of land for fire stations to serve new development.~~

#### Policy 8.03.06

~~When water for fire hydrants are available within one quarter (1/4) mile radius of any new development, the developer will be required to extend the water supply and provide fire hydrants as required by the Department of Emergency Services Director.~~

#### Policy 8.03.07

~~The County, in conjunction with FDOT, shall develop and update annually a computer based countywide traffic model to coordinate land uses with roadway improvements. Traffic models may include, but are not limited to the Florida Standard Urban Transportation Model Structure (FSUTMS). County staff shall provide data to update the model by maintaining a list of certificates of occupancy in a format that can be used by the model.~~

#### OBJECTIVE ~~8.04~~ RC.03

~~Upon Plan adoption, t~~ The County shall ensure that the impacts of proposed development in ~~its~~ this Plan is addressed and reviewed for ~~in~~-compliance with plans of adjacent local governments, and regional and state plans.

#### Policy ~~8.04.01~~ RC.03.01

The County, through the Planning Director, shall review the adopted County Plan and subsequent amendments to ensure that proposed development is consistent with plans of adjacent local governments, the Strategic Regional Policy Plan and the State Comprehensive Plan. The Planning Director shall regularly report to the County Commission and the Local Planning Agency on the status of ~~the Plan consistency-~~ adjacent local and regional governments' plans .

#### Policy ~~8.04.02~~ RC.03.02

The County shall ~~use~~ abide by the mandatory dispute resolution process, established by rule by ~~the~~ the Northeast Florida Regional Planning Council as a mediator when development issues cross-jurisdictional boundaries and cannot be resolved by the County and any other local governments so involved. in accordance with Sec. 186.509, F.S., to reconcile differences on planning and growth management issues between units of local government.



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Policy ~~8.04.03~~ RC.03.03

The County shall ~~continue to~~ coordinate with each municipality's annexation activities in accordance with the requirements of Ch. 171, F.S. ~~established state laws and regulations.~~

Policy RC.03.04

Nassau County will consider entering into inter-local service boundary agreements as an alternative to identify effective service areas and responsibilities in lieu of County review of individual notice of annexation filed pursuant to Sec. 171.042, Florida Statutes.

~~Policy 8.04.04~~

~~The County shall work to achieve and maintain coordination with Nassau County School Board, local municipalities, local authorities and special districts, adjacent counties, regional authorities and districts, State agencies, federal agencies, and private entities, as appropriate, for the effective implementation of the Goals, Objectives, and Policies contained within the other Plan sections of this Comprehensive Plan which identify specific intergovernmental coordination efforts.~~

Policy ~~8.04.05~~ RC.03.05

The County will coordinate transportation concurrency activities in the following manner:

- A) Concurrency issues will be coordinated with adjacent local governments if a proposed development will have an impact on the adjacent local government.
- B) The County will coordinate concurrency issues with FDOT level of service volumes, current traffic counts, and p.m. service factors for all state maintained roads.
- C) De minimis impacts to the State's Strategic Intermodal System (SIS) facilities will be determined pursuant to Sec. 163.3180(6), Florida Statutes

Policy RC.03.06

The County shall coordinate with FDOT to address right-of-way and access issues on state roadways.

OBJECTIVE ~~8.05~~ RC.04

Nassau County shall cooperate with the School District and the municipalities of Fernandina Beach, Callahan and Hilliard to share information and address multi-jurisdictional public school issues in order to assure the coordination of planning and decision-making.

Policy ~~8.05.01~~ RC.04.01

The County will implement the Inter-local Agreement for Public School Facility Planning between the County, the municipalities and the School District as required by Section 1013.33, Florida Statutes, including procedures for:

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- A) Joint meetings;
- B) Student enrollment and population projections;
- C) Coordinating and sharing of information;
- D) School site analysis;
- E) Supporting infrastructure;
- F) Comprehensive plan amendments, rezonings, and development approvals;
- G) Education Plant Survey and Five-Year District Facilities Work program;
- H) Co-location and shared use;
- I) Implementation of school concurrency, including levels of service standards, concurrency service areas, and proportionate-share mitigation;
- J) Oversight process; and,
- K) Resolution of disputes.

#### Policy **8.05.02** RC.04.02

The County shall maintain a voting representative of the School District, appointed by the School Board, as a member of the Local Planning Agency (~~Planning & Zoning Board~~), ~~as required by Section 163.3174, Florida Statutes.~~

#### Policy **8.05.03** RC.04.03

The County shall coordinate with the School District and the municipalities regarding annual review of school enrollment projections and ~~procedures for the~~ annual update and review of ~~School District and local government plans consistent with policies of this element~~ the Public School Facilities Element and the Schedule of Capital Improvements.

#### Policy **8.05.04** RC.04.04

The County shall support School District efforts to ensure satisfactory capacity for current and future school enrollment by providing annual data on growth trends ~~in order to establish a financially feasible capital improvements program for schools.~~

#### Policy **8.05.05** RC.04.05

In order to coordinate the effective and efficient provision and siting of educational facilities with associated infrastructure and services within the County, the Board of County Commissioners and the School Board shall coordinate educational and facilities planning with residential growth trends in the County, and discuss issues of mutual concern.

#### Policy **8.05.06** RC.04.06

The School District shall be notified of all residential development review requests and development proposals, pursuant to the ~~adopted amended~~ Inter-local Agreement for Public School Facility Planning. ~~A notice of review will be mailed to the Superintendent of Schools and to the Director of Facilities.~~ The School District will be given the opportunity to respond with written comments and to appear before the Planning and Zoning Board and Board of County Commissioners to discuss any comments.



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Policy **8.05.07 RC.04.07**

The County shall coordinate with the School District on the planning and siting of new public schools to ensure that school facilities are provided with the necessary services and infrastructure and are compatible and consistent with the Comprehensive Plan.

Policy RC.04.08

In coordination with the School District and the municipalities, the County shall establish a process for implementation of school concurrency as specified in the Public Schools Facilities Element.

OBJECTIVE RC.05

The County shall support and encourage appropriate and effective participation and partnership with non-governmental organizations in meeting the goals, objectives, and policies of the Comprehensive Plan.

Policy RC.05.01

The County should encourage partnerships with local non-governmental organizations involved in economic development to assist targeted enterprises and developments in negotiating the local, regional and national regulatory infrastructure to improve the competitive position of the County in attracting and retaining the best economic activity.

Policy RC.05.02

The County shall coordinate with economic development organizations to create a coordinated economic development program, including the adoption an economic development element consistent with the provisions of Chapter 163, F.S. and Chapter 9J-5, Florida Administrative Code.

Policy RC.05.03

The county shall maintain partnerships with organizations such as Florida Communities Trust, the Trust for Public Land (TPL), The Nature Conservancy, and other organizations to provide the necessary funds to implement a long-range, financially feasible plan for the identification and acquisition of environmental resources.

Policy RC.05.04

The County shall support and encourage the creation of appropriate public-private partnerships as a model for structuring, funding and operating certain public facilities.

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#### OBJECTIVE RC.06

The County shall support and encourage the creation of a regional vision for Northeast Florida.

##### Policy RC.06.01

The County shall actively support and encourage County residents to participate in efforts undertaken by the Northeast Florida Regional Council and the Northeast Florida Regional Community Institute to develop a regional vision for northeast Florida.

##### Policy RC.06.02

The County shall cooperate with the Northeast Florida Regional Council, adjacent local governments and other public and/or private agencies to find the most appropriate and feasible strategies for implementing the guiding principles of the regional vision.

##### Policy RC.06.03

The County shall share information with and provide continued cooperation with the Northeast Florida Regional Community Institute in order to monitor and update the list of regional indicators and benchmarks used to track the long-term implementation of the guiding principles of the regional vision.

##### Policy RC.06.04

The County will assist the implementation of the Long Range Transportation Plan, Envision 2035, through participation on the North Florida Transportation Planning Organization (TPO), cooperative funding agreements for identified transportation needs and coordination of land use planning and right-of-way corridor protection.

##### Policy RC.06.05

The County will support implementation of Vision 2032 by encouraging lead partners, working with non-profit organizations and providing technical support.



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## Nassau County 2030 Comprehensive Plan Transportation Element (T) Goals, Objectives and Policies

### Goal 2.0

**The County will** Promote the development of a transportation system, which will provide for the safe and efficient movement of people and goods and the use of alternative modes of transportation.

#### OBJECTIVE ~~2.01~~T.01

The County will continue to maintain minimum acceptable Levels of Service for all roadway segments within the major roadway network.

#### Policy ~~2.01.01~~ T.01.01

~~Level of Service Standards. The minimum acceptable Level of Service for Peak Hour (PKHR) Traffic shall be as set forth in the Table below. Level of Service shall be measured by methodologies outlined in, 1998 Level of Service Handbook, Florida Department of Transportation, or as updated. In addition, associated traffic volumes for each designated LOS shall be consistent with Table 5-2 and Table 5-3 of the 1998 Level of Service Handbook, Florida Department of Transportation, or as updated (See the Appendix to this Element for tables). The County shall use the most recent updated version of FDOT Highway Capacity Manual definitions, or revisions thereof, for arterial levels of service.~~

#### Minimum Acceptable Level of Service for County Roads

Road Classification	Minimum LOS for Rural Segments	Minimum LOS for Segments that are in Areas Transitioning to Urban or Areas over 5000 not in Urbanized Areas
<b>Freeways</b>		
• I-95 (Intrastate Highway system)	B	C
• I-10 (Intrastate Highway system)	B	C
<b>Principal Arterials</b>	C	D
• US 1	C	D
• SR 15	C	D
• US 90	C	D
• US 301/SR 200 from southern County line to I-95 (Intrastate Highway system)	B	C
• US 17	C	D
• SR 200 (non intrastate portion)	C	D
• US 301 (non intrastate portion)	C	D
<b>Minor Arterials</b>	D	D
<b>Collectors (Major and Minor)</b>	D	D

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Level of Service for State, SIS and FIHS facilities

	<u>SIS AND FIHS FACILITIES</u>		<u>TRIP FUNDED FACILITIES AND OTHER STATE ROADS</u>	
	<u>Limited Access Highway (Freeway)</u>	<u>Controlled Access Highway(</u>	<u>Other Multilane</u>	<u>Two-Lane</u>
<u>Rural Areas</u>	<u>B</u>	<u>B</u>	<u>B</u>	<u>C</u>
<u>Transitioning Urbanized Areas, Urban Areas, or Communities</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Urbanized Areas Under 500,000</u>	<u>C(D)</u>	<u>C</u>	<u>D</u>	<u>D</u>
<u>Urbanized Areas Over 500,000</u>	<u>D(E)</u>	<u>D</u>	<u>D</u>	<u>D</u>
<u>Roadways Parallel to Exclusive Transit Facilities</u>	<u>E</u>	<u>E</u>	<u>E</u>	<u>E</u>
<u>Inside TCMAs</u>	<u>D(E)</u>	<u>E</u>	--	--
<u>Inside TCEAs2 and MMTDs2</u>	--	--	--	--
<b>NOTES:</b>				
<i>1. Level of service standards inside of parentheses apply to general use lanes only when exclusive through lanes exist.</i>				
<i>2. For rural two-lane facilities, the standard is C.</i>				
<i>3. FDOT must be consulted as provided by Section 163.3180(5), (7), or (15), Florida Statutes, regarding level of service standards set on SIS or TRIP facilities impacted by TCMAs, MMTDs, or TCEAs respectively.</i>				
<i>4. The level of service standards for non TRIP facilities may be set by local governments in accordance with Rule 9J-5.0055, F.A.C.</i>				
<i>6. It is recognized that certain roadways (i.e., constrained roadways) will not be expanded by the addition of through lanes for physical, environmental, or policy reasons. In such instances, a variance to the level of service may be sought pursuant to Section 120.542, Florida Statutes.</i>				
<i>7. Level of service letter designations are defined in the Department's 2002 Quality/Level of Service Handbook.</i>				

**Policy 2.01.02**

**Backlogged Facilities.** Backlogged are roads operating at a level of service below the minimum level of service standards, not programmed for construction in the first three years of the Five-Year Schedule of Capital Improvements, contained in the Capital Improvements Element, and not constrained. The list of roadway segments hereby designated as backlogged is as follows: I-95.

The adopted level of service standard for roadways designated as backlogged shall be maintained. Any backlogged facility will be allowed to operate at levels that do not exceed a five percent increase in locally generated peak-hour traffic volumes at the time of plan adoption added to the traffic volumes at the time of backlogged designation.

**Constrained Facilities.** Constrained is defined as a road where a lane in each direction cannot be added due to physical or environmental conditions or policy.

- A) CR 105A from Gerbing Road to the Royal Amelia Golf Club entrance in Julia Street.
- B) SRA1A from Beach Lagoon Road to Amelia Island Parkway at the Ritz-Carlton Hotel



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intersection on SRAIA

C) — Amelia Island Parkway from Julia Street to the intersection of CR105A

D) — 14<sup>th</sup> Street from Lime to Atlantic Avenue.

**Policy 2.01.03**

~~In order to improve the level of service on I-95, Nassau County shall support and encourage FDOT to undertake activities aimed at removing the backlogged status from I-95.~~

Policy T.01.02

The County will develop and adopt a long term concurrency management system in coordination with the Florida Department of Transportation. The long term concurrency management system will include addressing designated districts, areas or facilities where significant backlog exists, the cost of eliminating the backlog, identification of tax, proportionate fair share or other revenue-raising efforts, and the inclusion of FDOT in review and approval of methodology for projects impacting S.R. 200. The County's long term concurrency management system shall be adopted by December 31, 2011.

**Policy ~~2.01.04~~ T.01.03**

~~Within 12 months of adoption of the EAR based amendments, update the island-wide transportation study (1986) to determine the proper LOS requirements on arterial and collector roadways.~~ The County, in collaboration with FDOT and DCA, shall develop innovative methods to address and improve constrained and backlogged facilities. The methods may include designation of a Transportation Concurrency Exception Area, Transportation Concurrency Management Area, Transportation Concurrency Backlogged Area, Multi-modal Transportation District or Long Term Concurrency Management System.

Policy T.01.04

The County may fund transportation improvements required to accommodate new growth through collection of impact fee, proportionate share mitigation and/or other county specific funding mechanisms to fund transportation needs.

Policy T.01.05

The County shall continue to require adequate public facilities at the adopted LOS, including traffic facilities, to be available concurrent with the impacts of development, or that development orders and permits are specifically conditioned on the availability of the facilities and services necessary to serve the proposed development.

Policy T.01.06

The County shall continue efforts to address facilities operating below the adopted level of service and the strategies may include long term capital planning, strategies and funding other programs.

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**OBJECTIVE 2.02 T.02**

The County shall develop, construct, and maintain a major roadway network, which is consistent with the existing and future land use patterns.

**Policy 2.02.01 T.02.01**

Roadway Improvement Program. The roadway improvement projects required for **Amelia Island, and Nassau County**, will be completed in the priority order indicated and consistent with the **five-year Schedule of Capital Improvements Schedule**.

**Policy 2.02.02 T.02.02**

Roadway Project Evaluation Criteria. Proposed roadway improvement projects shall be evaluated, ranked, and added to the Roadway Improvement Program based on the following guidelines:

- A) The project is needed to: protect the public health and safety; or, fulfill the county's legal commitment to provide facilities and services.
- B) The project is needed to: preserve or achieve full use of existing facilities; promote efficient use of existing facilities; or, prevent or reduce future maintenance or improvement costs.
- C) The project is needed to: provide service to developed areas lacking full service; or, promote in-fill development within existing urbanized areas.
- D) The project is needed to: provide service to development areas consistent with the Land Use and Transportation Plan; or, provide service to development areas, which may be approved as amendments to the Land Use and Transportation Plan.

**Policy 2.02.03 T.02.03**

Review of Development Proposals. Procedures shall be implemented and maintained such that all development proposals are reviewed prior to receipt of construction approval to insure consistency with the objectives and policies of the Land Use and Transportation Plan.

**Policy T.02.04**

The County will coordinate with the North Florida TPO and FDOT in the update of the Long Range Transportation Plan.

**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



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analysis prepared by an applicant for DRI approval as 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

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

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#### Policy T.02.06

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

#### OBJECTIVE ~~2.03~~ T.03

The County shall ~~institute~~ maintain a program of protection and acquisition of rights of way for the major roadway network; to ensure continuity of the roadway network; and, to protect the existing and future roadway network from development and other encroachments ~~within 12 months of the adoption of the EAR-based amendments, the County shall institute a plan for protection and acquisition of rights-of-way.~~

#### Policy ~~2.03.01~~ T.03.01

Right of Way Standards. The following minimum right of way standards are set for existing and future segments of the roadway network:

<u>Roadway Classification</u>	<u>Right of Way Width</u>
Arterial (major and minor)	125 Feet
Collector (major and minor)	90 Feet
Local	60 Feet

#### Policy ~~2.03.02~~ T.03.02

County Right of Way Acquisition. Minimum right of way shall be acquired as part of roadway improvement projects undertaken on existing segments of the major roadway network, unless such acquisition is determined to be unreasonable by the Board of County Commissioners because of cost or funding.

#### Policy ~~2.03.03~~ T.03.03

Right of Way Dedication and Preservation. A program shall be instituted in connection with development approvals, which promotes and encourages the dedication, preservation, or other protection of rights of way for the existing and future major roadway network as defined ~~in the Land Use and Transportation Plan. In addition to the minimum right-of-way cross section, additional right-of-way for expanded intersections (and turn lanes and tapers where feasible) will be acquired, dedicated or preserved according to the Transportation Analysis Spreadsheet and Future Needs Map.~~

#### Policy ~~2.03.03A~~ T.03.04

Rights-of-Way for planned improvement projects shall be protected through negotiated purchase or right-of-way contribution through the development review process, or other right-of-way preservation mechanisms permitted through State law.



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#### **Policy 2.03.04**

~~Centerline Setback Standards. The following minimum construction setback requirements are established for construction adjacent to major roadway network segments:~~

##### ~~Roadway Classification Minimum Building Setback~~

<del>Arterial</del>	<del>65 feet + Minimum Yard</del>
<del>Collector</del>	<del>45 feet + Minimum Yard</del>

~~The minimum building setback will be measured from the centerline of the existing roadway or from the centerline of any proposed major roadway, which is located on the Right of Way Corridor Map to be developed in conjunction with the Land Development Regulations. The minimum yard set back will be the applicable minimum yard requirement as established by the land use zone.~~

#### **Policy ~~2.03.05~~ T.03.05**

Guidelines will be established in the Land Development Regulations to allow waivers to the right-of-way and road width standards as an incentive to encourage innovative design in mixed use or planned developments. For proposed development adjacent to arterial roadways, waivers will only be granted for the purpose for improving safety and access management.

#### **Policy T.03.06**

The County shall employ Transportation System Management Strategies to protect the right-of-way, improve efficiency and enhance safety.

#### **OBJECTIVE ~~2.04~~ T.04**

The County shall encourage and promote the safe integration and utilization of bicycle and pedestrian movement on the major roadway network, within public facilities, commercial development, residential areas, recreational facilities, and other areas that allow public access.

#### **~~Policy 2.04.01~~**

~~Bicycle Route Network. A bicycle route network shall be designated by the Board of County Commissioners within two years of adoption of the EAR based Plan Amendment.~~

#### **~~Policy 2.04.02~~**

~~Within one year of the adoption of the EAR based plan The Recreation Committee shall develop recommendations for a Bicycle Route Network to be presented to the Board of County Commissioners for consideration.~~

#### **Policy ~~2.04.03~~ T.04.01**

Bicycle and Pedestrian Facilities, in **P**ublic **P**roject **F**acilities and features shall be incorporated in public projects, as designated on the Bicycle Route Network as shown on Maps FTMS-7 and -8, to accommodate bicycle and pedestrian use. This shall include provision of paved shoulders

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and sidewalks on major roadway segments, especially those identified as part of the bicycle route network.

The Amelia Island Trail, as shown on Map **FTMS-8**, shall be implemented by requiring developments to construct that section related to their development. Such development shall receive appropriate credit from recreation and/or transportation impact fees.

#### **Policy 2.04.04**

~~The Amelia Island Bicycle Trail, as delineated, shall be implemented by requiring developments to construct that section related to their development. Such development shall receive appropriate credit from recreation and/or transportation impact fees.~~

#### Policy T.04.02

The County shall continue to participate and coordinate the Bicycle and Pedestrian paths with the North Florida TPO.

#### Policy T.04.03

The County shall work with developers to establish an interconnected system for the safe, convenient and efficient movement of pedestrian and bicycle.

#### OBJECTIVE **2.05** T.05

The County shall require that all developments and planned unit developments provide a circulation system which: provides adequate access to the major roadway network; provides for sound design of local and collector streets within such development; and otherwise provides for the objectives and policies of the Land Use and Transportation Plan.

#### Policy **2.05.01** T.05.01

Encourage Circulation within Development. Development shall include features and provisions, which encourage internal automobile circulation, bicycle use, pedestrian movement, and other features to minimize utilization of the major roadway network.

#### Policy **2.05.02** T.05.02

Consistency with Transportation System. The roadway and circulation systems of proposed developments should be developed in a manner consistent with the ~~objectives, policies, and standards of the Land Use and transportation plan.~~ the North Florida TPO and FDOT long term transportation plans.

#### Policy **2.05.03** T.05.03

Access to Arterial and Collector Roadways. Development, which provides access directly to arterial and collector roadways shall be designed to:



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- A) Provide adequate and safe entrance intersection(s) including turn lanes, acceleration/deceleration lanes, signalization, signage, and pavement marking as appropriate;
- B) Prevent the creation of hazardous traffic conditions, such as excessive curb cuts, which impede traffic flow.

Policy ~~2.05.04~~ T.05.04

The County shall control the connections and access points of driveways and roads through land development regulations and recommendations to the FDOT concerning driveway permit applications. Land Development Regulations shall establish criteria for access road spacing consistent with FDOT Access Management Guidelines. In addition, the County shall request FDOT to purchase access rights for controlled access roads such as U.S. 301.

Policy ~~2.05.05~~ T.05.05

All new developments, redevelopments and additions to existing developments shall make provisions for safe and convenient internal traffic flow and adequate off-street parking facilities for motorized and non-motorized vehicles ~~through the Land Development Regulations Code, which will establish on-site parking regulations.~~

Policy ~~2.05.06~~ T.05.06

The following techniques shall be applied on a countywide basis to manage traffic access:

- A) Public roadways shall be classified according to function and planned, designed, and managed to preserve their functional integrity.
- B) Allowable levels of access shall be assigned to functionally classified roadways to preserve the safety and efficiency of these important transportation facilities.
- C) Direct access to major arterials and collectors shall be controlled to preserve the safety, efficiency, and character of the transportation route. Individual property access shall not be provided to arterial roadways where alternative access is available as defined in the LDR's.
- D) Raised medians shall be incorporated into the design of all arterial roadways with posted speeds of 45 mph or greater
- E) Driveway connections shall not be permitted in the functional area of the intersections of arterial or major collector roadways
- F) Signalized access points on arterial and major collector roadways shall not be approved where they substantially disrupt the ability to synchronize signals and maintain continuous traffic progression.
- G) Properties under the same ownership, consolidated for development or part of phased development plans shall be considered one property for the purposes of access control. Access points to such developments shall be the minimum necessary to provide reasonable access and not the maximum available for that property frontage.



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- H) New residential subdivisions shall include an internal street layout that connects to the streets of surrounding developments unless constrained to accommodate travel demand between adjacent neighborhoods without the need to use the major thoroughfare system.

Policy ~~2.05.07~~ T.05.07

~~Consistent with Policy 1.02.05 H. of the Future Land Use Element, the~~ The SR 200/A1A Access Management Overlay District is created. The SR 200/A1A Access Management Overlay District provides a further means for the County to manage development along SR 200/A1A. The purpose of this district is to reduce traffic congestion. Development that takes place within this district will be managed with the aim of protecting the public investment in the existing transportation system and reducing the need for expensive remedial measures. In addition, the polices of this overlay district will further the orderly layout and use of land, protect community character and conserve natural resources by promoting well-designed road and access systems and discouraging the unplanned division of land. This district is shown in map form as part of the Future Land Use Map Series. It lies generally within 1000 feet of each side of SR 200/A1A and stretches from Edwards Road (which is one mile west of the I-95 and SR 200/A1A interchange) to the Intracoastal Waterway. In addition to the policies in 2.05.06 above, the following added policies shall also apply to development within this district: Nassau County shall continue to implement, through the LDC, the provisions of the A1A Access Management Overlay District. Nassau County shall consider, additional FDOT access management activities aimed at reducing congestion, and improving safety on SR 200/A1A.

- ~~1. Direct access to SR 200/A1A shall be controlled as defined by FDOT to preserve the safety, efficiency, and character of this regionally important transportation route. Individual property access shall not be provided to SR 200/A1A where alternative access is available, or can be provided by the land developers, as defined in the LDR C's.~~
- ~~2. Accessibility to land development along SR 200/A1A shall be provided through the use of parallel roads side streets, joint access driveways and cross access easements connecting adjacent developments.~~
- ~~3. Unified access and circulation systems shall be required for activity centers. This shall include requiring access to property that does not have access to SR 200/A1A. A unified access and circulation system for activity centers will provide an alternative to strip development with individual driveways.~~
- ~~4. Activity centers shall be centered at and extend outward in a radius at the following intersections as identified in the Future Land Use Element.~~
  - ~~SR 200/A1A and I-95~~
  - ~~SR 200/A1A and SR 107~~
  - ~~SR 200/A1A and SR 107 (Nassauville Road)~~
  - ~~SR 200/A1A and US 17~~
  - ~~SR 200/A1A and SR 200A (Old Chester Road)~~
- ~~5. Development standards for Activity Centers shall include:~~
  - ~~Driveways within 500 feet of the activity center's intersection shall be prohibited unless there is no other option.~~
  - ~~Adjacent non-residential properties shall provide a cross access drive and pedestrian access to allow circulation between sites.~~



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~~All other standards of the SR 200/A1A Overlay District shall apply to development proposed within the Activity Center as defined in Policy 2.05.07,4).~~

- ~~6. In Accordance with the State Road 200/A1A Management Study, Florida Department of Transportation, 1995, future developments should be set back an additional 25 feet on each side of the existing right-of-way~~
- ~~7. When issuing any permit for access to any State Road in Nassau, the County shall document that it has followed the criteria and procedures for State Highway System Connection Permits in F.A.C. Rule 14-96. In addition, the County shall require the applicant, as appropriate, to document that the permit request is consistent with the Florida Department of Transportation's Access Management Rule (F.A.C. Rules 14-96 and 14-97), the Access Management Classification System and Standards in F.A.C. Rule 14-97.~~

#### **Policy 2.05.08**

~~The County shall request the FDOT PD&E study for SR 200/A1A to include an analysis of roadway capacity, alternatives to road widening such as frontage and parallel roads where feasible.~~

#### **OBJECTIVE 2.06 T.06**

The County will coordinate transportation activities with other agencies, local governments, and state agencies having planning and implementation responsibilities for highway, mass transit, railroad, air, and port facilities.

#### **Policy 2.06.01 T.06.01**

Coordination with Department of Transportation Standards and Programs. Transportation activities will be accomplished by the minimum standards of the Florida Department of Transportation unless other standards are set by the Board of County Commissioners.

#### **Policy 2.06.02**

~~The Amelia Island Joint Advisory Planning Committee shall continue to serve in an advisory capacity to the Nassau County Board of Commissioners and the Fernandina Beach City Council with respect to Land Use and Transportation Planning issues.~~

#### **Policy 2.06.03 T.06.02**

~~Consistent with Policy 8.01.05, Transportation Disadvantaged.~~ The ~~the~~ County shall supplement the requirements of Chapter 427, F.S., by providing local participation to the designated official planning agency and "coordinating board" and in meeting in the prescribed duties thereof.

#### **Policy 2.06.04 T.06.03**

The County, in conjunction with FDOT, shall develop and update annually a computer based countywide traffic model to coordinate land uses with roadway improvements. Traffic models may



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include, but are not limited to the [Northeast Regional Planning Model \(NERPM\)](#). County staff shall provide data to update the model by maintaining a list of certificates [of concurrency and certificates of occupancy](#) in a format that can be used by the model.

~~Policy-2.06.05~~ [T.06.04](#)

The County will coordinate transportation activities in the following manner:

- A) Concurrency issues will be coordinated with adjacent local governments, [and transportation entities such as the North Florida TPO, FDOT and JTA](#) ~~if for~~ proposed development ~~will that may~~ have an impact on the adjacent local government.
- B) The County will coordinate concurrency issues with FDOT for all state maintained roads.
- C) All roadway, [new trips added](#) and access issues on state roadways shall be coordinated with FDOT.
- D) [The County will continue efforts to coordinate and participate in, when feasible, in regional transportation studies which encourage and promote transit initiatives. The County will continue to work with JTA, North Florida TPO, FDOT and other transportation agencies to educate and encourage transit in the region.](#)
- E) The County shall continue to work with the Nassau County Council on Aging and support the Northeast Florida Regional Council, in obtaining state grant money for the Transportation Disadvantaged Program.
- F) [When issuing any permit for access to any State Road in Nassau, the County shall document that it has followed the criteria and procedures for State Highway System Connection Permits in F.A.C. Rule 14-96. In addition, the County shall require the applicant, to acquire all necessary permits from FDOT.](#)

~~NOTE: The following policies are added to address 9J-5.019(4) (c) 13, FAC: One or more policies are required for the "Establishment of strategies to facilities local traffic to use alternatives to the Florida Intrastate Highway System to protect its interregional and intra-state functions.~~

~~Policy-2.06.06~~

~~The County shall initiate a Special Area Study of the Yulee Planning District. The Special Area Study shall include principals and guidelines that provide for the continued and improved coordination of land use with the transportation system. In addition, the Special Area Study will provide additional strategies for limiting urban sprawl and for advancing the efficient use of land and other resources.~~

~~Policy-2.06.07~~ Reserved.

Policy ~~2.06.08~~ [T.06.05](#)

~~Within one year of adoption of the EAR based Plan Amendment~~ [The Nassau](#) County shall undertake the following actions aimed at assisting the private sector or other private or public non/profit organizations implement transportation operations that will serve as alternatives to the Florida Intrastate Highway System:



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A) The County shall continue its coordination effort with the JTA and North Florida TPO to assess, where feasible, service options for transit.

B) Nassau County shall refer to the Nassau County Transit Study to coordinate efforts for transit options with JTA and the North Florida TPO.

~~1. Study the feasibility of implementing the service options for providing new transit services as discussed in Section 10 of the Nassau County Transit Study, May 2000.~~

~~2. For service options that are feasible, the County will pursue federal and state grants to implement them.~~

~~3. Options that are to be considered for implementation, shall include, but not be limited to:~~

~~a. Develop a Rideshare/Park and Ride Program.~~

~~b. Develop a transit service to connect residential neighborhoods on Amelia Island with the various services and activities in Fernandina Beach and other areas of the Amelia Island.~~

~~c. Develop a Mainland transit service to connect the Yulee area with Fernandina Beach.~~

~~d. Study feasibility of parallel-reliever roads to improve local road connectivity.~~

#### Policy 2.06.09

~~The County shall make available information on major trip generators and attractors as documented in the Nassau County Transit Study, May 2000 and the FSUTMS Transportation Model. This information will be made available to help evaluate whether a public transit service is economically viable. It may also be useful to public and private organizations that provide transportation services to persons with social needs and to the transportation disadvantaged.~~

#### OBJECTIVE 2.07

~~The County shall require facilities and services to meet adopted LOS standards and require that such facilities and services be available concurrent with the impacts of development, or that development orders and permits are specifically conditioned on the availability of the facilities and services necessary to serve the proposed development and that facilities that provide utility service to the various land uses are authorized at the same time as the land uses are authorized.~~

#### Policy 2.07.01

~~The County shall require adequate public facilities at the adopted LOS, including traffic facilities, to be available concurrent with the impacts of development, or that development orders and permits are specifically conditioned on the availability of the facilities and services necessary to serve the proposed development.~~

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**OBJECTIVE 2.08 T.07**

~~Upon Plan adoption, the County shall implement the following policies to protect ports, airports and related facilities from encroachment of incompatible land uses.~~

~~Land Development Regulations shall be adopted which set standards for buffering and separation between land uses so as to protect ports, airports and related facilities from encroachment of incompatible land uses.~~

~~The County shall adopt and implement land use controls that require incompatible land uses to maintain minimum set-back distances from each other.~~

The County shall implement the following policies to protect ports, airports and related facilities from encroachment of incompatible land uses.

**Policy T.07.01**

The County shall adopt Land Development Codes that set standards for minimum setback distances, buffers and other methods to protect ports, airports and related facilities from encroachment by incompatible land uses.

**Policy T.07.02**

The County shall continue to implement height restrictions and encroachment limitations in the unincorporated portions of Nassau County surrounding the Fernandina Beach Municipal Airport and Hilliard Air Park.

**OBJECTIVE T.08**

The County recognizes that the use of gasoline creates a large portion of the green house gas emissions and shall incorporate transportation strategies to address the reduction of these green house gas emissions.

**Policy T.08.01**

The County shall identify and pursue strategies to reduce the vehicle miles traveled.

- A) Establish locations within the Urbanized Area for compact mixed use development.
- B) Increase opportunities for job creation proximate to higher density residential.
- C) Facilitate future opportunities for transit-oriented developments
- D) Locating multi-modal transportation opportunities adjacent to existing rail lines, airports and ports.
- E) Encourage continuation of silviculture and its attendant carbon sequestration in the rural areas of Nassau County.
- F) The County shall encourage existing and new developments to be connected by roadways, bikeways, and pedestrian systems that encourage travel between



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neighborhoods and access to transit without requiring use of the major thoroughfare system.

- G) Require opportunities for neighborhood shopping and personal services within one mile of residential development in the rural transitioning areas.

Policy T.08.02

In support of a stronger jobs-to-housing balance and a reduction in the average Vehicle Miles Traveled (VMT), especially within the designated Urban Development Area (UDA) and adjacent Economic Development Opportunity Areas (EDOA), Nassau County shall encourage Transit Oriented Developments (TOD) along Interstate 95, U.S. Highway 17 and the existing railroad corridor. TODs shall be designed to include an ample mix of transit-supportive uses, with the highest concentration of residential and employment activity located in close proximity to planned multimodal transit centers.

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## **Water-Dependent Uses Sub-Element (WDU)**

### **Goal 5.0**

~~The County shall manage, use, conserve and protect the coastal resources along with protecting human life from natural disasters.~~ **Promote the responsible management of its coastal area, balancing the provision of water-dependant and water-related uses with the protection of life and property from natural disasters and the preservation of natural resources.**

#### **OBJECTIVE 5.01-WDU.01**

The County will maintain, improve, and increase public beach access through acquisition and other land use controls.

#### **Policy 5.01.01 WDU.01.01**

The County shall maintain inventory and analyze existing public beach access and demand to establish future beach access requirements based upon projected populations. ~~By 2005, a study of needs will be completed and the findings incorporated into the Recreation and Open Space and Coastal Management Elements through the Comprehensive Plan amendment process. In the interim, a LOS standard of the average of 1 beach access point per 10,000 persons shall be established.~~

#### **Policy 5.01.02 WDU.01.02**

~~Within an average of one-half mile increments~~ The County will require the dedication of public access to beaches or waterfront areas as a condition of development for Planned Unit Developments (PUDs) and Developments of Regional Impact (DRIs) located along the Atlantic Coast beaches or the Intracoastal Waterway ~~that are permitted after the date of adoption of the EAR-based plan amendment.~~

#### **Policy 5.01.03 WDU.01.03**

The County will not vacate **necessary** existing easements, rights-of-way, walkways and other properties necessary for public access points to beaches and shores.

#### **Policy 5.01.04 WDU.01.04**

The County will seek grant funds to acquire and develop beach access points that are convenient to the public and suitable based on the surrounding public roads, topography and ecology.

#### **Policy 5.01.05 WDU.01.05**

Private land owners adjacent to public beach access points, including easements, will not be allowed to restrict public access to the beaches through those access points.



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Policy ~~5.01.06~~ WDU.01.06

The County shall maintain and preserve current facilities which provide for vehicular accesses to the beach; including, but not limited to, driving to, driving on, and parking on and adjacent to the beach at locations which the County and the Florida Department of Environmental Protection (DEP) determine that such activities do not adversely impact upon the ecology of the beach or dune system.

Policy ~~5.01.07~~ WDU.01.07

~~By 2005~~, The County, in cooperation with DEP, will develop a beach access and parking plan that will assure maximum accessibility to public beaches while providing sufficient protection to maintain the current quality of the beach and dune system. The recommendations of this plan will be incorporated as part of the Parks and Recreation Master Plan.

OBJECTIVE ~~5.08~~ WDU.02

The County will give priority to compatible water dependent uses over other land uses to maximize the beneficial use of coastal natural resources.

Policy ~~5.08.01~~ WDU.02.01

The County shall permit the use and development of water dependant facilities such as marinas and docks consistent with the land uses shown on the Future Land Use Map so long as the proposed development meets the permitting requirements of applicable federal, state, regional and local agencies. Water dependant facilities must also meet adopted level of service standards.

Policy ~~5.08.02~~ WDU.02.02

The future land use plan and implementing land development regulations shall protect existing water dependent uses from intrusion by incompatible land uses.

Policy ~~5.08.03~~ WDU.02.03

The **public** need for additional public marinas will be evaluated ~~to best locate marinas in areas of high-demand~~ with priority consideration given to sites that:

- a. are compatible with adjacent land use;
- b. have available upland support services;
- c. provide protection of water quality;
- d. have minimal hurricane vulnerability;
- e. will be available for public use;
- f. will cause least environmental disruption;

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- g. have existing access to the Intracoastal Waterway;
- h. have adequate water depth, with good flushing and circulation; and,
- i. will have minimal impacts to submerged aquatic vegetation and estuarine wetlands.

Policy **5.08.04** WDU.02.04

~~By 2002,~~ The Land Development Regulations Code shall specify performance standards for shoreline land uses. ~~The LDRs will address at a minimum which will address:~~

- a. Set backs based upon calculated levels of storm surge;
- b. Building height based upon potential wind loading and aesthetic considerations;
- c. Requirements for central potable water and sewer service;
- d. Area of permitted parcel coverage;
- e. Requirements for protecting dunes and beaches; and
- f. Landscaping and internal circulation.

Policy **5.08.05** WDU.02.05

The County shall inventory existing marinas and boat ramps and periodically evaluate the need for additional such facilities as needed. ~~every five years from the date of adoption of the EAR based plan amendment~~

Policy **5.08.06** WDU.02.06

The County shall ensure that adequate waterfront property that meets ing the Land Development Code site requirements for commercial and recreational waterfront dependent uses should be preserved through zoning and compatible land use planning.

Policy WDU.02.07

The County shall continue to support the Waterfronts Florida Partnership Program and the Fernandina Beach Waterfronts Partnership and assist in the protection and revitalization of local recreational and commercial working waterfronts.



# Nassau County Comprehensive Plan 2010-2030



Adopted in Ordinance 2010-11  
October 18, 2010

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(Planning & Zoning Board):**

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Transportation Element Prepared with Assistance from  
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Public School Facilities Element Prepared with Assistance from  
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## Executive Summary

### Introduction

Nassau County is a coastal county located in the far northeastern corner of Florida. It is part of the Census-designated Jacksonville Metropolitan Statistical Area (MSA) which includes Baker, Clay, Duval, Nassau, and St. Johns counties. The County is bordered to the north by Camden County, Georgia, the south by Duval County (i.e. the City of Jacksonville); the west by Charlton County, Georgia and Baker County; and to the east by the Atlantic Ocean. There are three incorporated municipalities within the county. The City of Fernandina Beach, the official county seat, is the largest. It is located on the northern end of Amelia Island. The towns of Hilliard and Callahan are small municipalities located in the northwest and southwest areas of the county respectively.

A substantial amount of development has occurred in eastern Nassau County since 2000. While there are opportunities for infill development in the City of Fernandina Beach and the unincorporated areas of Amelia Island, the island's land development patterns are largely settled. The Yulee area, roughly defined as the eastern portion of the County between the Amelia River and I-95, is where the greatest amount of new development has taken place in the past decade. This trend is likely to continue due to the area's proximity to major transportation corridors and existing and planned regional water and wastewater infrastructure. The areas of the County west of I-95 remains mostly rural, but new development planned within the County and in the surrounding jurisdictions of Jacksonville, Baker County and Camden County, Georgia indicate that certain areas in the western part of the county may be increasingly subject to urban development pressures in the future. Modest residential and non-residential development has occurred in the immediate areas surrounding the smaller municipalities of Callahan and Hilliard in the western area of the county, and scattered residential development on large (1 acre +) lots can be found throughout the rural areas of the County.

While the consolidated City of Jacksonville (i.e. Duval County) remains the center of population in the region, Nassau and the other surrounding counties are growing relatively faster. Population growth in Clay, St. Johns and Nassau Counties is predicted to outpace the traditional regional center of Jacksonville between 2010 and 2030.

The rapid growth of the County over the past 20 years has significantly changed the economy, community fabric and the built environment. Despite the 2007-08 downturn in the economy that has temporarily slowed this growth, the County recognizes that continued growth is inevitable in the next 20 years due to its abundance of land, natural resources, and the external pressures of development in the northeast Florida and southeast Georgia regions.

### Vision 2032

In May 2007, Nassau County, in partnership with the Amelia Island/Fernandina Beach/Yulee (AIFBY) Chamber of Commerce, hired consultants MGT of America, Inc. to begin a long-term planning and consensus building process and develop a 25- year (i.e. 2007-2032) vision for the county.

Public input for the 2032 Vision Plan was received from stakeholder groups and residents of Nassau County through public involvement opportunities including eight (8) public meetings throughout the County to gather the ideas, thoughts, and suggestions of Nassau County residents on their vision of how the County should look in the year 2032. A web site ([nassauvisioning2032.mgtofamerica.com](http://nassauvisioning2032.mgtofamerica.com)) was also established to provide information and encourage residents' participation in the vision process. Comments were collected on a series of topics that included cultural opportunities, recreation and open space, the environment, education and school facilities, infrastructure, growth management, the economy and workforce, tourism, governance, public safety, healthcare, and social services.



The recommended strategies of Vision 2032 informed the creation of the goals, objectives, and policies of each element of the Nassau County 2030 Comprehensive Plan and reflect the community priorities identified in the visioning process. A summary of the identified issues goals and strategies is included in the technical appendix to this plan as Appendix A.

### 2008 Evaluation and Appraisal Report (EAR)

In order to meet the challenges of managing growth in the next 20 years, the County identified ten major local issues addressed in the 2008 Evaluation and Appraisal Report (EAR). The issues that emerged represent common themes and concerns heard from a variety of stakeholders:

- Issue 1: Update the future land use plan
- Issue 2: Strengthen long-range transportation planning efforts
- Issue 3: Promote economic development
- Issue 4: Protect and expand land designated for job generating land uses
- Issue 5: Preserve rural lifestyle choices
- Issue 6: Preserve environmental resources
- Issue 7: Promote a greater diversity of housing types and prices
- Issue 8: Enhance intergovernmental coordination
- Issue 9: Create a financially sustainable community
- Issue 10: Create a first-class parks and recreation system

In analyzing each of the ten major issues, it was apparent that the issues and their solutions were interconnected on many levels. The analysis of the ten major issues yielded six “essential outcomes” that the County needed to achieve in order to manage growth effectively in the next 20 years:

- 1: A Future Land Use Map that is a useful tool for managing growth
- 2: Land Development Code that creates more efficient development patterns
- 3: A coordinated economic development program
- 4: A land acquisition/management program for recreation and conservation
- 5: A Parks and Recreation Master Plan
- 6: An active role in the Northeast Florida region

The 2030 Comprehensive Plan was created to ultimately achieve these six essential outcomes through the implementation of its goals, objectives and policies. A brief summary of how the Plan intends to achieve each outcome is described below.

#### 1: A Future Land Use Map that is a Useful Tool for Managing Growth

The 2008 Evaluation and Appraisal Report revealed that the previous (2010) Comprehensive Plan and its adopted Future Land Use Map (FLUM) did not provide an overall direction as to where and how communities will develop. It provided little direction for the location and form of new developments, development occurs in a random fashion that may result in a leapfrog pattern where development is often uncoordinated with the planned expansion of utilities or roadways. It offered few incentives or strategies for road networks, extension of services or a coordinated network of conservation and recreation sites. It created an abundance of land that permitted low-density residential development which encouraged land consumption and conversion of timber growing and grazing land into residential uses.

If left unchecked, the development trends encouraged by the previous Plan will simply result in a continuation of unsustainable urban sprawl. The critical issue that must be addressed is that while standard methods would indicate that sufficient residential capacity is available on the 2010 FLUM through the planning period, the pattern of development would not be sustainable for Nassau County or the region. The County simply does not have the financial means to provide services to such a development pattern.

Because existing development rights cannot easily be retracted, Nassau County has proposed planning policies and incentives to encourage and redirect future development to more appropriate areas. Such development will include jobs and housing in close proximity to one another, and through a strategy of compact, mixed use development, will effectively retrofit the current pattern of urban sprawl.

#### Development and Preservation Framework

The Development and Preservation Framework, which is described in the background data and analysis submitted for the Future Land Use Element and shown on Map FL-6, attempts to lay a foundation for land development decision-making by offering incentives for a more sustainable development pattern and discouraging urban sprawl. The Framework is a core strategy, based in part on the Vision 2032 process that will guide the legally binding goals, objectives and policies and FLUM designations. It is the "30,000 foot perspective" for assisting the Local Planning Agency with future FLUM decisions.

The Nassau County Development and Preservation Framework will seek to direct a majority of future development to an identified Urban Development Area (UDA) and adjacent Economic Development Opportunity Areas (EDOAs), and away from the County's Coastal Development Area (CDA) and Rural Areas. These areas are located primarily between Interstate 95 and the Level III Hurricane Evacuation Zone that serves as the western boundary of the designated CDA. The County's Development and Preservation Framework seeks to direct and encourage development to more appropriate and accessible locations in the UDA and adjacent EDOAs, where adequate public facilities and services will be provided and where an appropriate jobs-to-housing balance can be achieved. West of Interstate 95, the Framework encourages continuation and expansion of sustainable agriculture, and urban transitional areas around the Towns of Callahan and Hilliard in concentrated rural communities with supporting open space and community facilities.

#### East Nassau Community Planning Area

The East Nassau Community Planning Area (ENCPA) includes approximately 24,000+ acres under common ownership which lies directly inside the designated Urban Development Area (UDA), as defined in the Future Land Use Element (see Map FLUMS-6). It offers a unique opportunity to master plan for future growth in an area of the County most suited for new urban development. As a proposed Multi-Use Community Planning Area (MU-CPA), all development within the ENCPA must be processed as part of a Development of Regional Impact (DRI) and will 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.

## **2: A Land Development Code that Creates More Efficient Development Patterns**

Encouraging denser, more compact and more concentrated development with the right mix of uses in certain locations creates better scale economies and reduces delivery costs for public and



private goods and services. A variety of methods to guide growth into these patterns can be found throughout the goals, objectives and policies of the 2030 Comprehensive Plan. Options that may be considered include: identifying areas where FLUM designations might be changed to increase maximum and add minimum densities; using methods to redirect growth to areas that can support the impacts of growth with adequate public facilities; and planning for a more mixed-use and pedestrian-oriented development.

The County's Development and Preservation Framework, described above seeks to direct and encourage development to more appropriate and accessible locations in the areas where adequate public facilities and services will be provided and where an appropriate jobs-to-housing balance can be achieved.

Recognizing the relationship between transportation and land use is essential to understanding the problems of traffic congestion. The Transportation and Future Land Use Element contain coordinated policies to enhance land use planning decisions that will positively affect the transportation network. These policies include the encouragement of master planning and design concepts that encourage internal capture of generated trips, pedestrian-friendly streets with on-street parking, and support potential transit opportunities. Other objectives and policies reinforce strategies to address long range transportation issues through regional cooperation and the creation of long range regional which promote an interconnected roadway network serving a variety of complementary uses.

Policies promoting mixed-use projects and incorporating effective traditional neighborhood development (TND) and "village center" design concepts throughout the elements of the 2030 Comprehensive Plan will lead to more sustainable and cost-effective development for the County as a whole. Such development practices can significantly reduce the costs of infrastructure. In the long term, encouraging mixed use and transit-oriented developments preserves valuable open space, expands housing choices, and improves the County's jobs/housing balance.

### 3: A Coordinated Economic Development Program

Economic development is a high priority issue in Nassau County that is linked with several of the other key issues explored in this Plan. While participants in the Vision 2032 process frequently cited "quality of life" as a benefit of living in Nassau County, they also cited shortcomings such as long commute times and traffic congestion, both of which are directly related to a lack of high-paying jobs within the County. The need for specific incentives and policies that support economic development was repeatedly asserted by community stakeholders throughout the Vision 2032 and EAR processes.

Economic development efforts are a community responsibility, and communities that succeed are those which develop and adopt a shared vision. The key to any effective economic development program will be a formal evaluation of tools that could benefit the county and effective interagency coordination. The Regional Coordination Element contains policies which recommend that the County adopt an Economic Development Element into the Comprehensive Plan. Such an element is optional, but has the advantage of providing a central policy statement for economic development in the County.

One of the major issues identified in the Nassau County Evaluation and Appraisal Report (EAR) was protecting and expanding land designated for job-generating land uses, especially industrial and business park-type uses that typically provide higher wages. A key initiative of the County is to provide additional non-residential sites that will attract or retain targeted industries and businesses. The goals, objectives and policies of the Future Land Use Element reflect the County's strategy to establishing a stronger presence in the region by designating adequate land for economic growth and diversification and significantly improving the countywide jobs-to-housing balance. A significant amount of future non-residential development will be concentrated

within the ENCPA, which contains the largest Economic Development Opportunity Areas (EDOA) identified on the Development and Preservation Framework, specifically in the area located along the adjacent corridors of Interstate 95, U.S. Highway 17 and the existing CSX railroad (see Map FL-6 and FLUMS-6).

Other policies are included in several elements that encourage increased public-private partnership activities with the County's local and regional economic development organizations, business organizations and major landowners.

#### 4: A Land Acquisition/Management Program for Recreation and Conservation

Nassau County has an extensive network of waterways, wetlands and unique natural features. Protection of these unique natural features is seen as critical for maintaining the vitality and unique character of the county, and the Northeast Florida region.

As the County grows, additional pressure will be placed upon vacant and undeveloped lands which are in close proximity to natural and environmental resources. The County's vacant and undeveloped lands accommodate a variety of residential lifestyles, commercial, industrial, and recreation needs to accommodate a growing population. Due to the needs of an expanding community, the unincorporated areas of the County are receiving the majority of development. While significant resources have been protected throughout the county, the preservation of natural resources demands its own focus in order for these areas to remain important to the long-term environmental and economic viability of the community.

Just as growing communities need to upgrade and expand their transportation and utilities infrastructure, they also need to upgrade and expand their "green infrastructure" -- the network of open space, woodlands, wildlife habitat, parks and other natural areas, which sustain clean air, water, and natural resources and enrich their citizens' quality of life.

The goals, objectives and policies of the Conservation, Recreation and Open Space, and Future Land Use Elements encourage the development of long-range, financially feasible plans for the identification and management of environmental resources. The strategies include: an inventory of countywide environmental resources; a priority ranking and criteria of areas for public acquisition, placement in conservation easements, or other conservation techniques; investigating methods of funding land acquisition, including coordination and partnership with public and non-governmental organizations; and coordinating conservation efforts with the goals of a Parks and Recreation Master Plan as described below.

#### 5: A Parks and Recreation Master Plan

Parks and recreation facilities not only enrich the lives of those in the community, but also can improve the aesthetics of neighborhoods, increase property values, generate tourism, and enhance the overall image of the County. The County acknowledges the need to phase in parks and recreation facilities in order to keep pace with its population growth. The goals, objectives and policies of the Recreation and Open Space Element require the County to prepare, in cooperation with appropriate agencies, a Parks and Recreation Master Plan to guide the development and maintenance of County parks and recreation facilities. This plan is to be completed by January 2013.

The Parks and Recreation Master Plan will analyze level of service standards and inventory the County's current parks system. It will recommend guidelines for the size, timing and phasing of parks in the County by using population trends and projections. It will also consider what types of parks and recreation facilities are most appropriate in individual communities based on public input.



The Parks and Recreation Master Plan should be the basis for a long-range financially feasible plan for the identification and acquisition of land for recreational purposes. The plan will include criteria for, and priority ranking of, lands for acquisition and development. It will consider existing and potential funding sources as well as programs for implementation and capital improvements for future parks and recreation facilities.

## **6: An Active Role in the Northeast Florida Region**

As mentioned previously, population growth in Clay, St. Johns and Nassau Counties is predicted to outpace the traditional regional center of Jacksonville in the next 20 years. As population shifts to these areas, greater consensus and cooperation are essential at all levels of government in order to implement regional policies and practices that will support economic vitality and livability of the Northeast Florida region. The County needs to define itself within the Northeast Florida region and take an active role in regional planning efforts. This will ensure that while the County and the region continue to grow, the quality of life that stimulates this growth will be sustained.

Many of the issues facing Nassau County today and in the foreseeable future will require a higher level of coordination with public agencies and also non-governmental agencies at every level. The County's rate of growth and development places a great deal of pressure on the delivery of core public services and infrastructure to residents. Effective intergovernmental coordination plays a crucial role in the County's overall approach to meeting existing and future challenges.

### Long-Range Transportation Planning

The goals, objectives and policies of the Regional Coordination and Transportation Elements require the County to coordinate long-range transportation planning with its municipalities, the North Florida Transportation Planning Organization the Florida Department of Transportation, the Jacksonville Transportation Authority and other transportation providers. This includes the review of routes and appropriate land uses for potential public transit corridors, and coordination with adjacent jurisdictions to develop strategies which will promote future mass transit services for the region.

### Coordination with Non-Governmental Organizations (NGOs)

Non-governmental organizations (NGOs) are increasingly important in shaping the economy, environment and quality of life in a community. They include a diverse group of organizations that represent a wide range interests including business, economic development, environmental and social services, academia, professional and trade organizations, neighborhood and civic groups, and nonprofit and philanthropic organizations. It is important to recognize the role such organizations play in the community and the opportunities for partnership with the public sector. The goals, objectives and policies of the Regional Coordination Element and other elements support and encourage the creation of appropriate public-private partnerships as a model for structuring, funding and operating certain public facilities as well as the identification and acquisition of environmental resources.

### Regional Visioning

The Northeast Florida Regional Council, through the non-profit Regional Community Institute of Northeast Florida, Inc., has embarked on the creation of a regional vision for the future of the seven-county Northeast Florida region. Beginning with the ULI's "Reality Check" exercises in 2009, The First Coast Vision will culminate in 2012 with the update to the Strategic Regional Policy Plan (SRPP) to which local comprehensive plans are required to conform.

The goals, objectives and policies of the Regional Coordination Element actively support and encourage County residents to participate in efforts undertaken by the Northeast Florida Regional Council and the Northeast Florida Regional Community Institute to develop a regional vision for northeast Florida. The County shall cooperate with the Northeast Florida Regional Council, adjacent local governments and other public and/or private agencies to find the most appropriate and feasible strategies for implementing the guiding principles of the regional vision.

### Organization of the Plan

The Goals, Objectives and Policies of the 2030 Comprehensive Plan are organized into three major parts:

Part 1 includes the elements which set the level of service (LOS) standards and associated goals, objectives and policies for the seven public services subject to concurrency under Ch. 163, Florida Statutes (i.e.: transportation, potable water, sanitary sewer, solid waste disposal, stormwater drainage, parks and recreation, and public school facilities). This includes the Recreation and Open Space Element (ROS); the Transportation Element (T); the Public School Facilities Element (PSF); and the Public Facilities Element, which is divided into five sub-elements: Potable Water (WAT), Sanitary Sewer (SEW), Solid Waste Disposal (SOL), Stormwater Management (STM), and Natural Groundwater Recharge Areas (RCH).

Part 2 includes a number of elements which and address a wide variety of economic, social and environmental concerns. While these elements and their associated goals, objectives and policies are required by law and essential to the overall plan, they do not set level of service (LOS) standards for public facilities. This includes the Housing Element (H); the Conservation Element (CS); the Coastal Management Element, which is divided into three sub-elements: Coastal Environment (CEV), Coastal Hazard Mitigation (CHZ), and Water-Dependent Uses (WDU); and the Regional Coordination Element (RC).

Part 3 described the future land use plan for the County. This includes the goals, objectives and policies of the Future Land Use Element (FL) and the Capital Improvements Element (CI). It also includes the Future Land Use Map Series (FLUMS) and the adopted Schedule of Capital Improvements (SCI).

Although they are associated with elements in Part 1, the Future Transportation Map Series (FTMS) and Future Public School Facilities Map Series (FPSF) are grouped at the end of the plan with the Future Land Use Map Series for convenience.



## List of Commonly-Used Acronyms and Abbreviations

AADF	Annual Average Daily Flow
AADT	Annual Average Daily Traffic
ADF	Average Daily Flow
AGR	Agriculture (Land Use category)
AHAC	Affordable Housing Advisory Committee
AHCA	(Florida) Agency for Health Care Administration
AIWW	Atlantic Intracoastal Waterway
ALF	Assisted Living Facility
AMI	Area Median Income
AQI	Air Quality Index
BCC	Board of County Commissioners (variant)
BEBR	Bureau of Economic and Business Research
BFE	Base Flood Elevation
BMP	Best Management Practices
BOCC	Board of County Commissioners
C&DD	Construction and Demolition Debris
CDD	Community Development District
CEMP	Comprehensive Emergency Management Plan
CESQG	Categorically Exempt Small Quantity Generators (of hazardous waste)
CGRDC	Coastal Georgia Regional Development Center
CHHA	Coastal High Hazard Area
CHN	Conservation Habitat Network (Land Use category)
CIP	Capital Improvements Plan
COE	(U.S Army) Corps of Engineers (variant)
COFTE	Capital Outlay Full Time Equivalent (schools)
COM	Commercial (Land Use category)
CR	County Road

CSA	Concurrency Service Area (schools)
CSV	Conservation (Land Use category)
CUP	Consumptive Use Permit
CUVB	Conditional Use and Variance Board
DACS	(Florida) Dept. of Agriculture and Consumer Services
DCA	(Florida) Dept. of Community Affairs
DCF	(Florida) Dept. of Children and Families
DEM	(Florida) Division of Emergency Management
DEP	(Florida) Dept. of Environmental Protection
DOE	(Florida) Dept. of Education
DOH	(Florida) Dept. of Health
DOS	(Florida) Dept. of State
DRI	Development of Regional Impact
DWSA	District Water Supply Assessment
DWSP	District Water Supply Plan
EAR	Evaluation and Appraisal Report
ENCPA	East Nassau Community Planning Area
EPA	(U.S.) Environmental Protection Agency
ERP	Environmental Resource Permit
FAA	Federal Aviation Administration
FAC	Florida Administrative Code
FAR	Floor Area Ratio
FDOT	Florida Dept. of Transportation
FEMA	Federal Emergency Management Agency
FHFC	Florida Housing Finance Corporation
FHP	Florida Highway Patrol
FHWA	Federal Highway Administration
FIHS	Florida Intrastate Highway System
FIND	Florida Inland Navigation District



FIRM	Flood Insurance Rate Map
FISH	Florida Inventory of School Houses
FLUM	Future Land Use Map
FMSF	Florida Master Site File
FNAI	Florida Natural Areas Inventory
FQD	Florida Quality Development
FS	Florida Statutes
FSCJ	Florida State College at Jacksonville
FWC	Florida Fish & Wildlife Conservation Commission
FY	Fiscal Year
GHG	Greenhouse Gases
GIS	Geographic Information System
GOPs	Goals, Objectives and Policies
HDR	High Density Residential (Land Use category)
HES	Hurricane Evacuation Study
HUD	(U.S. Dept. of) Housing and Urban Development
HVZ	Hurricane Vulnerability Zone
HW	Hazardous Waste
IND	Industrial (Land Use category)
ISR	Impervious Surface Ratio
ITE	Institute of Transportation Engineers
JAA	Jacksonville Aviation Authority
JTA	Jacksonville Transportation Authority
LDC	Land Development Code
LDR	Low Density Residential (Land Use category)
LEED	Leadership in Energy and Environmental Design
LHAP	Local Housing Assistance Plan
LID	Low Impact Development
LMS	Local Mitigation Strategy

LOS	Level of Service
LPA	Local Planning Agency
LQG	Large Quantity Generators (of hazardous waste)
MDR	Medium Density Residential (Land Use category)
MGD	Million Gallons per Day
MMTD	Multi-Modal Transportation District
MPO	Metropolitan Planning Organization
MSA	Metropolitan Statistical Area
MSW	Municipal Solid Waste
MU	Multi-Use ( former Land Use category)
MU-CPA	Multi-Use Community Planning Area ( Land Use category)
NAU	Nassau Amelia Utilities
NCEDB	Nassau County Economic Development Board
NCSB	Nassau County School Board
NCSD	Nassau County School District
NEFRC	Northeast Florida Regional Council
NFIP	National Flood Insurance Program
NGO	Non-Governmental Organization
NPDES	National Pollutant Discharge Elimination System
NPS	National Park Service
NPS	Non-Point Source (of pollution)
NRPA	National Recreation and Parks Association
ORC	Objections, Recommendations and Comments
OSTDS	On-Site Treatment and Disposal System
P&Z	Planning & Zoning (Board)
PBF	Public Buildings and Facilities (Land Use category)
PD&E	Project Development and Environmental
PDRP	Post-Disaster Redevelopment Plan
PHT	Peak-Hour Trips



PUD	Planned Unit Development
PWRCA	Priority Water Resource Caution Area
RAC	Regional Activity Center
REC	Recreation (Land Use category)
SAISSA	South Amelia Island Shore Stabilization Association
SCI	Schedule of Capital Improvements
SCORP	State Comprehensive Outdoor Recreation Plan
SHIP	State Housing Initiatives Program
SIS	Strategic Intermodal System
SJRWMD	St. Johns River Water Management District
SMRMC	St. Mary's River Management Committee
SQG	Small Quantity Generators (of hazardous waste)
SR	State Road
SRESP	Statewide Regional Evacuation Study Program
SRPP	Strategic Regional Policy Plan
TAZ	Traffic Analysis Zone
TCEA	Transportation Concurrency Exemption Area
TCMA	Transportation Concurrency Management Area
TDSP	Transportation Disadvantaged Service Plan
TIP	Transportation Improvement Program
TNC	The Nature Conservancy
TND	Traditional Neighborhood Development
TOD	Transit-Oriented Development
TPL	Trust for Public Land
TPO	Transportation Planning Organization
TSD	Treatment, Storage and Disposal (of hazardous waste)
ULI	Urban Land Institute
USACE	U.S. Army Corps of Engineers
USGS	U.S. Geological Survey

VMT	Vehicle Miles Traveled
WMA	Wildlife Management Area
WRF	Water Reclamation Facility
WTP	Water Treatment Plant
WWTP	Wastewater Treatment Plant



## List of Maps

### FUTURE LAND USE MAP SERIES (FLUMS)

Map FLUMS-1	2030 Future Land Use Map
Map FLUMS-2	100-Year Floodplain Overlay District
Map FLUMS-3	St. Marys River Overlay District
Map FLUMS-4	A1A/SR 200 Access Overlay District
Map FLUMS-5	White Oak Plantation Limited Development Overlay District
Map FLUMS-6	East Nassau Community Planning Area: Master Land Use Plan
Map FLUMS-7	Three Rivers DRI: Master Land Use Plan
Map FLUMS-8	PLM West DRI: Master Land Use Plan
Map FLUMS-9	Coastal High Hazard Area
Map FLUMS-10	Energy Conservation Areas

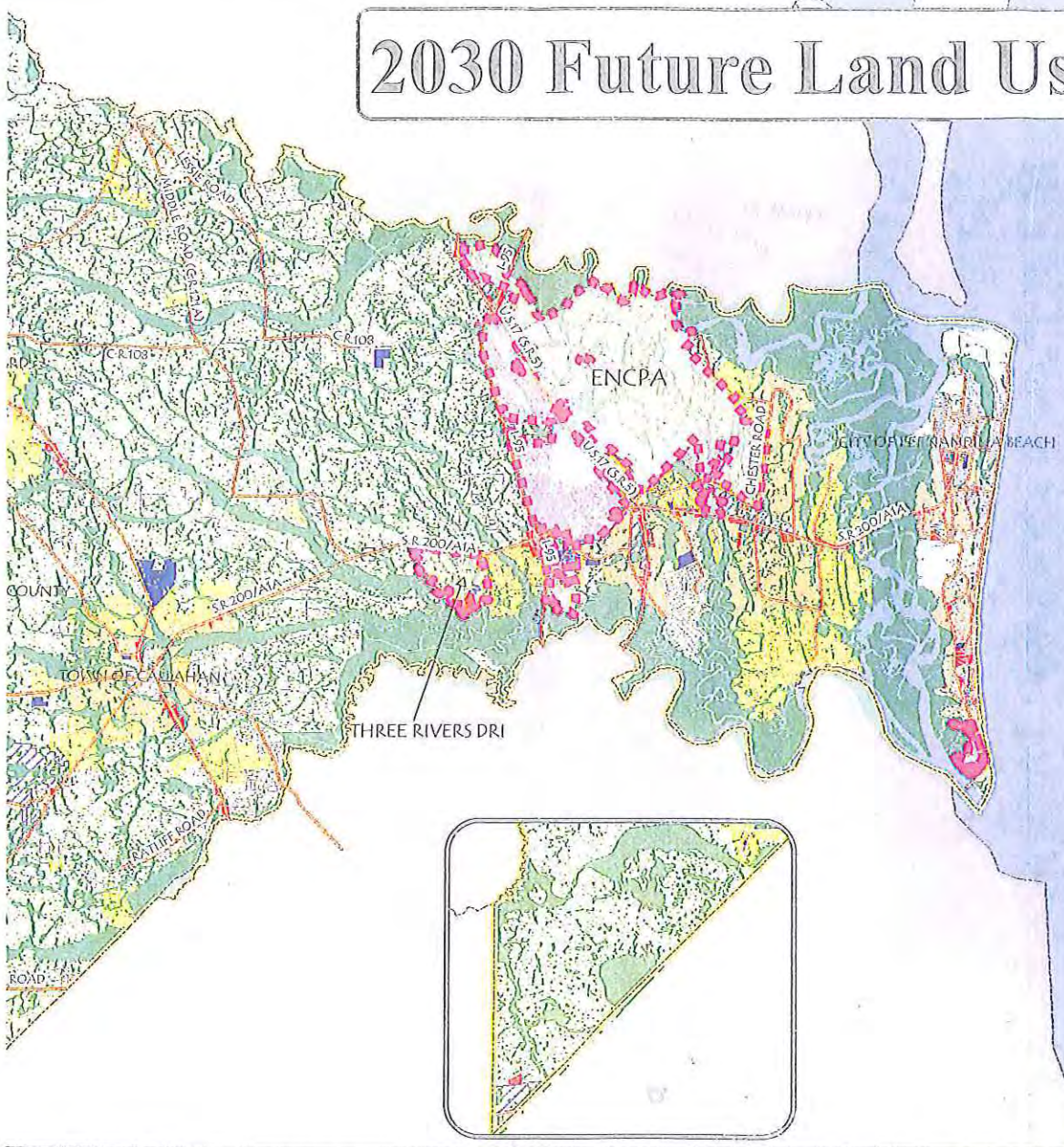
### FUTURE TRANSPORTATION MAP SERIES (FTMS)

Map FTMS-1	Nassau County Road Network
Map FTMS-2	Existing Roadway Number of Lanes
Map FTMS-3	Nassau County Functional Classification
Map FTMS-4	Nassau County Needs Network 2035
Map FTMS-5	Nassau County Cost Feasible Network 2035
Map FTMS-6	Nassau County Evacuation Routes
Map FTMS-7	Existing, Proposed and Planned Bicycle Facilities
Map FTMS-8	Existing, Proposed and Planned Bicycle Facilities- FB/Amelia Island
Map FTMS-9	Nassau County Airport and Port Facilities
Map FTMS-10	Nassau County Active Rail Corridors
Map FTMS-11	Long Term Transportation Needs 2030

### FUTURE PUBLIC SCHOOL FACILITIES MAP SERIES (FPSF)

Map FPSF-1	School Concurrency Service Areas
Map FPSF-2	Proposed Future Schools

# 2030 Future Land Use Map



## Future Land Use Map Series FLUMS-1

### Legend

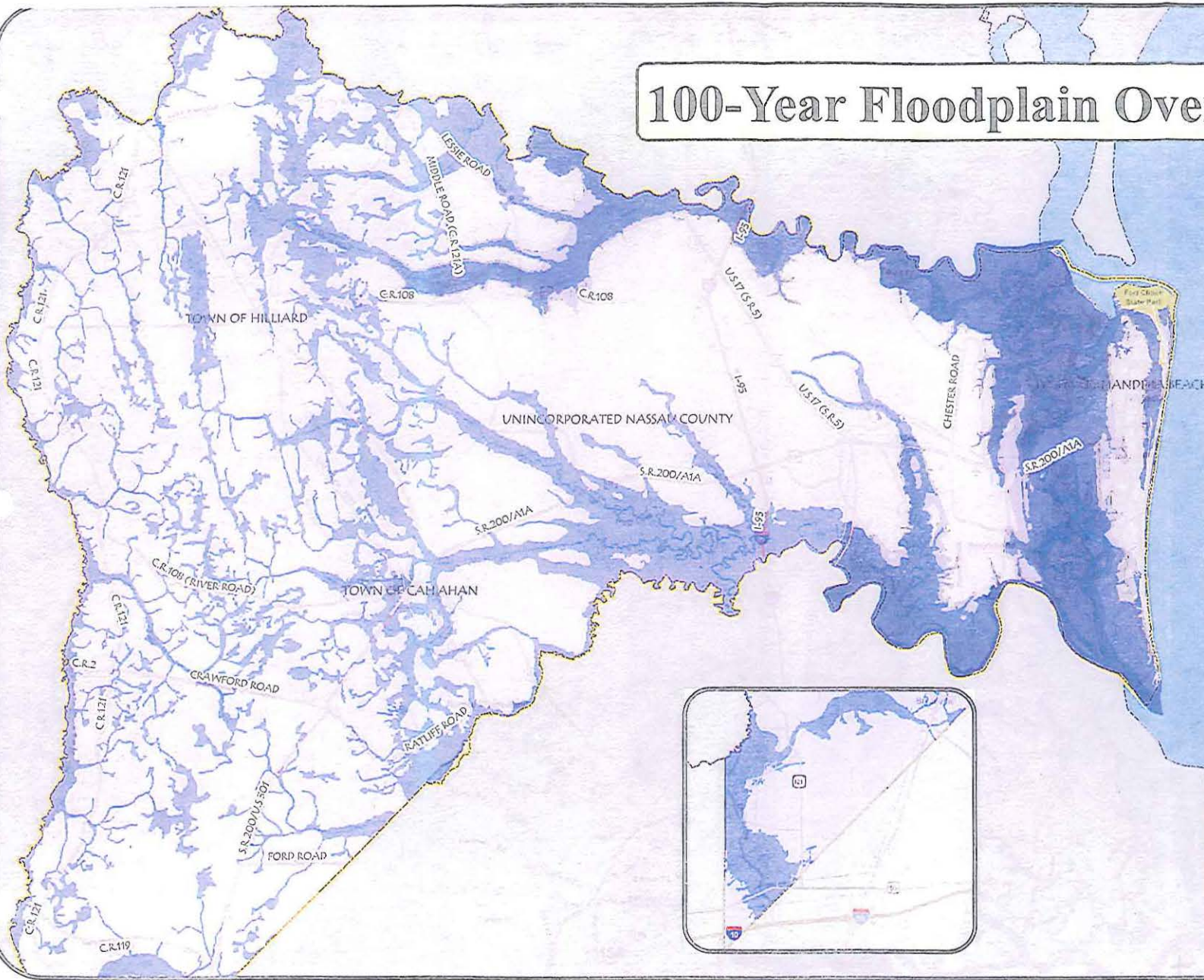
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- AGRICULTURAL
- COMMERCIAL
- HIGH DENSITY
- INCORPORATED
- INDUSTRIAL
- LOW DENSITY
- MEDIUM DENSITY
- PUBLIC BUILDING GROUNDS
- RECREATION
- WATER



2 1 0 2 Miles



# 100-Year Floodplain Overlay District



## Future Land Use Map Series FLUMS-2

### Legend

#### FEMA Flood Zones

##### ZONE

-  VE
-  AE
-  A
-  X500
-  X

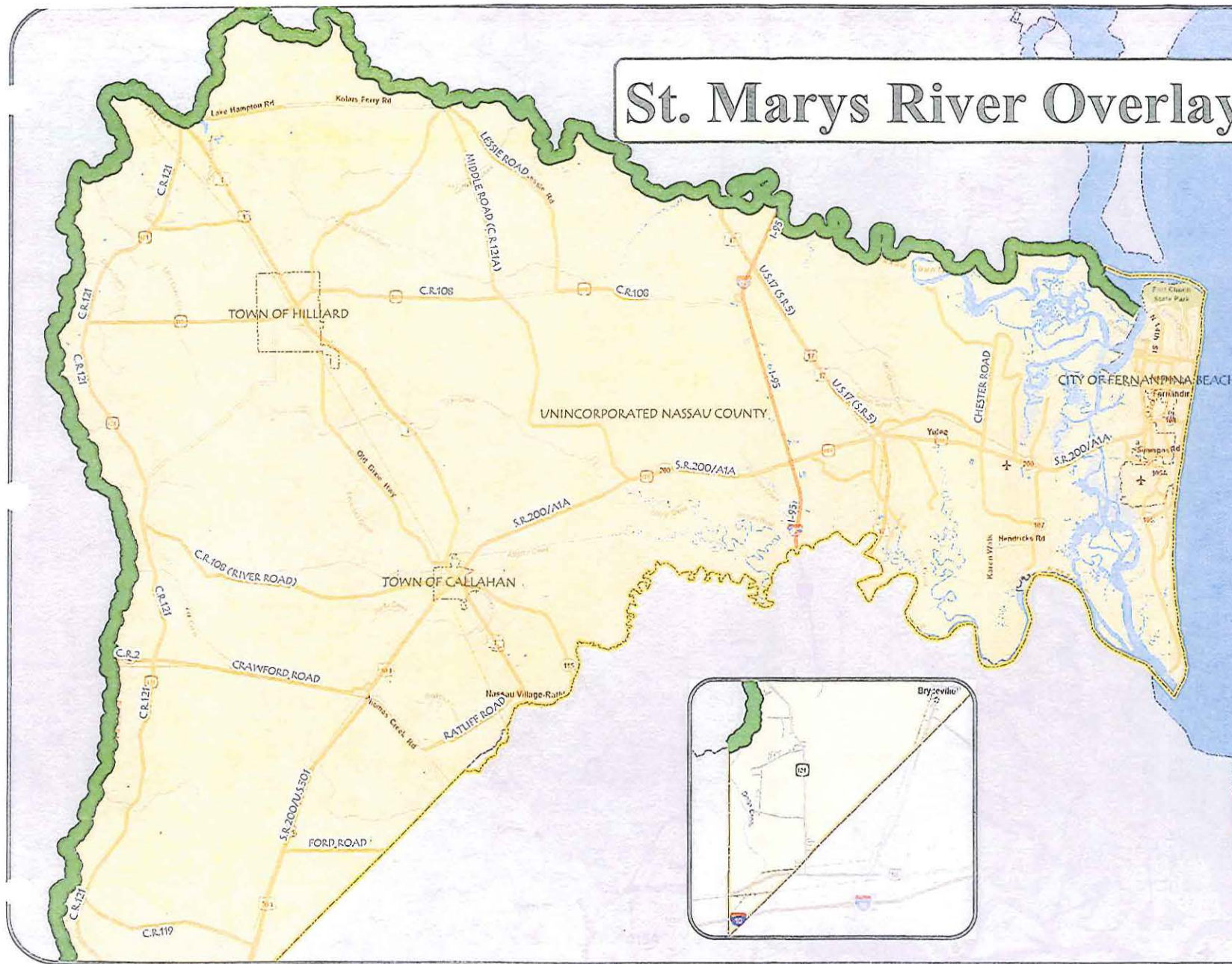


10.50 1 Miles






# St. Marys River Overlay District




Future Land Use  
Map Series  
FLUMS-3

### Legend

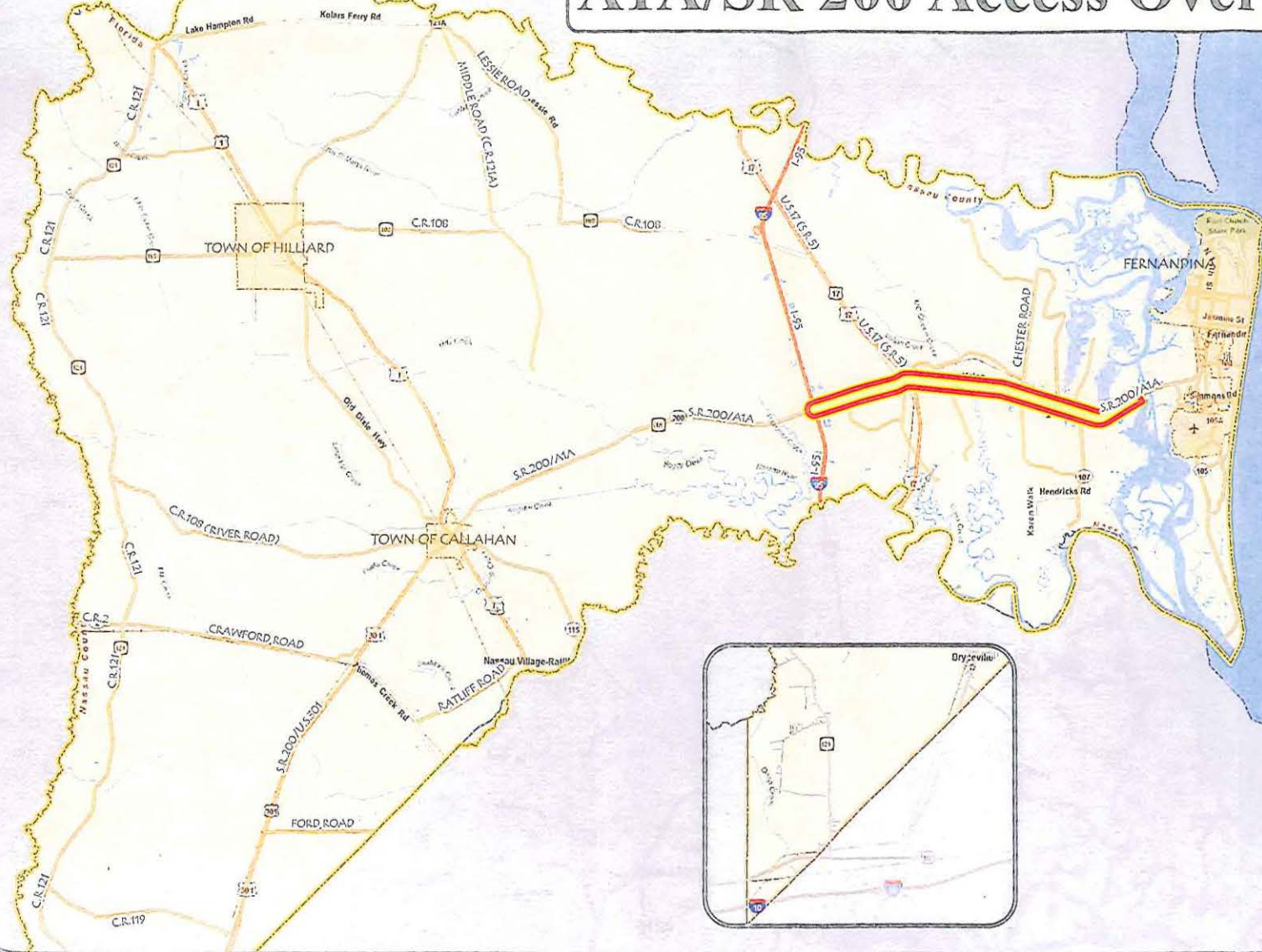
 St. Marys Overlay  
Not To Scale




10.50 1 Miles  




# A1A/SR 200 Access Overlay District



Future Land Use  
Map Series  
FLUMS-4

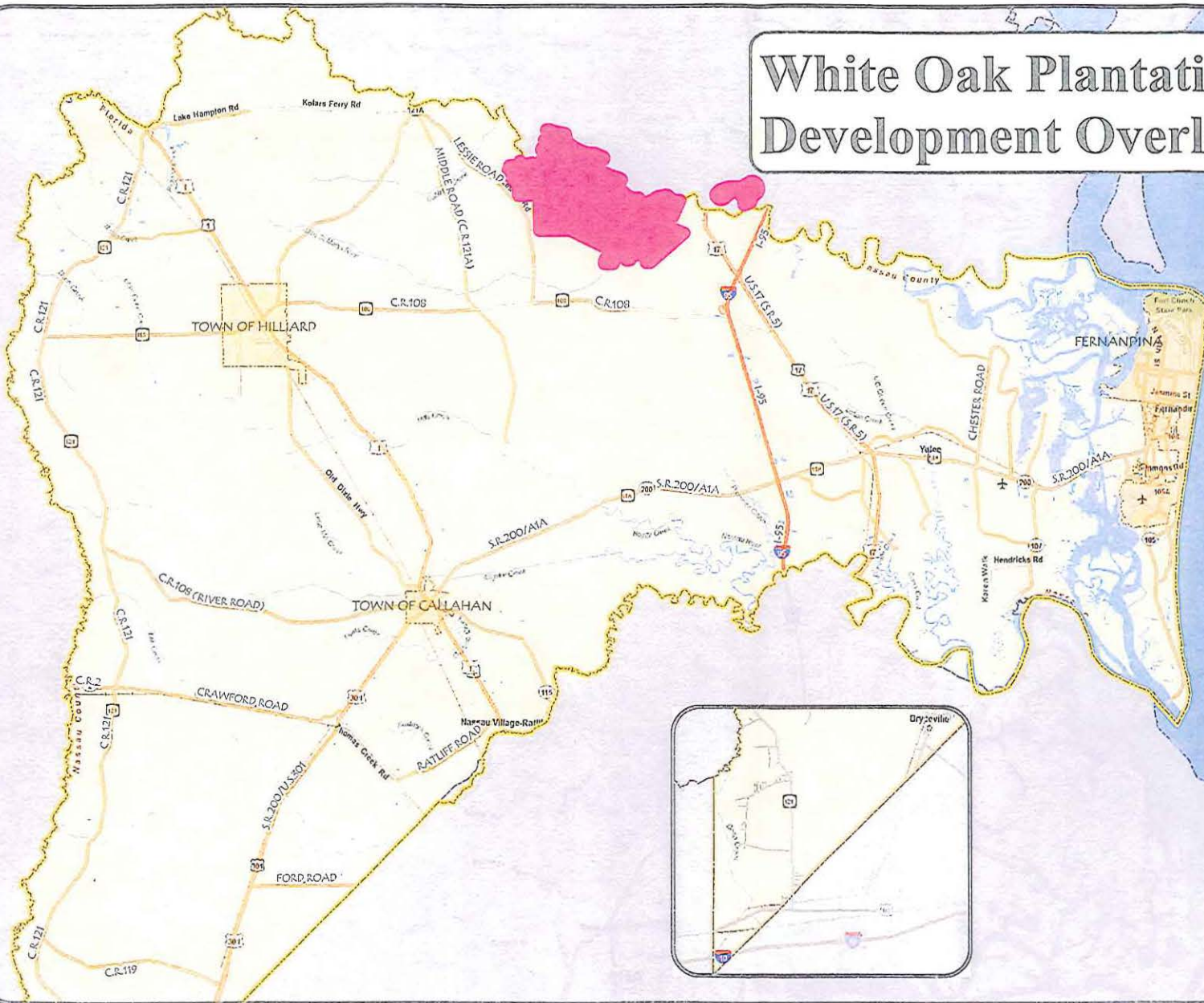
Legend  
 A1A/SR 200 Overlay



2 1 0 2 Miles  




# White Oak Plantation Limited Development Overlay District



## Future Land Use Map Series FLUMS-5

### Legend

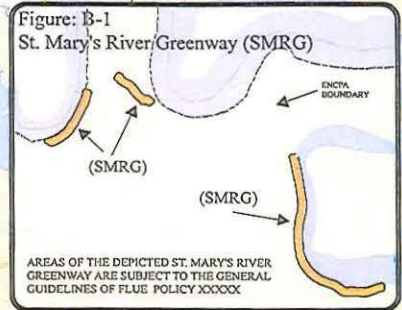
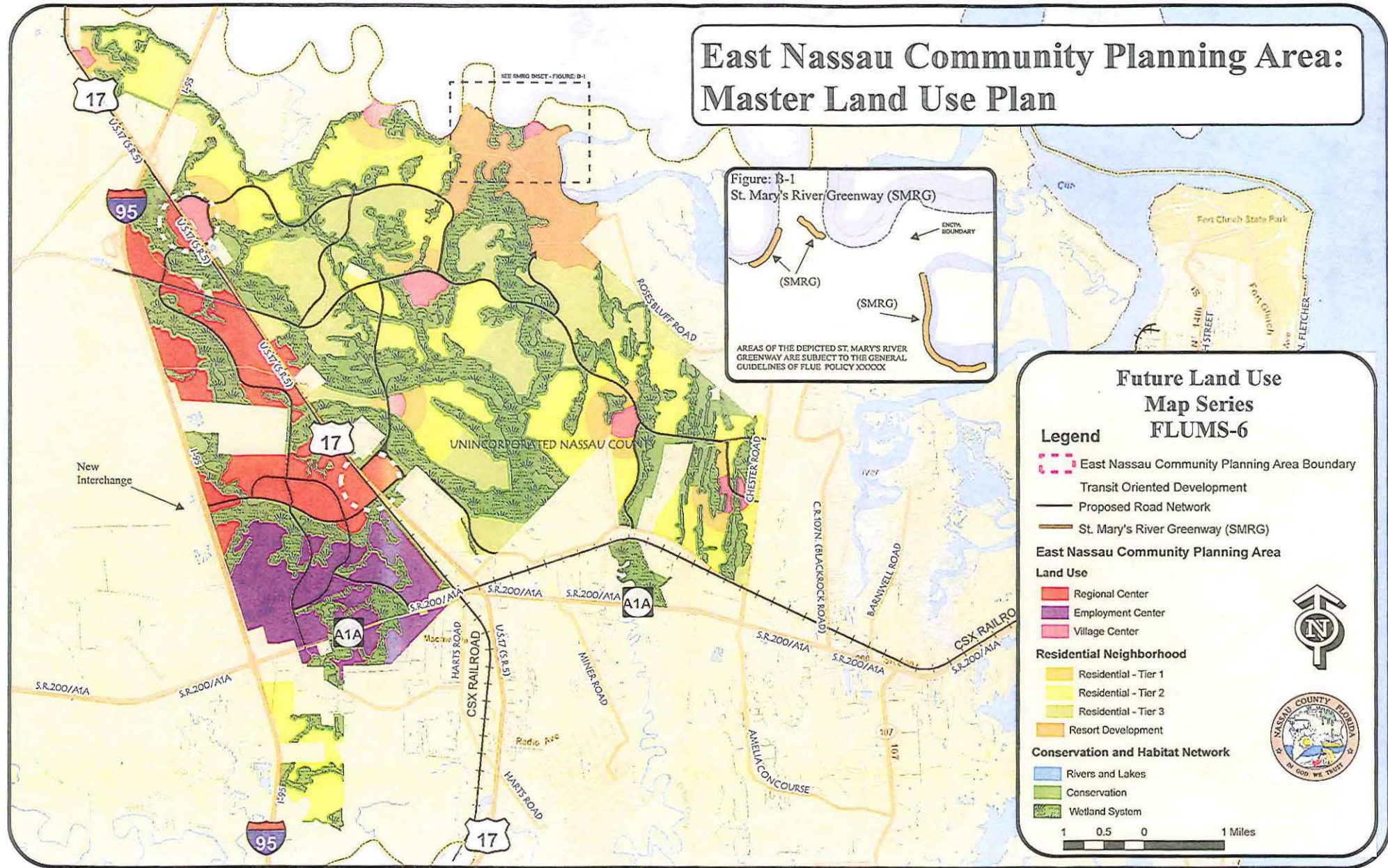
 White Oak Plantation Overlay



2 1 0 2 Miles



# 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

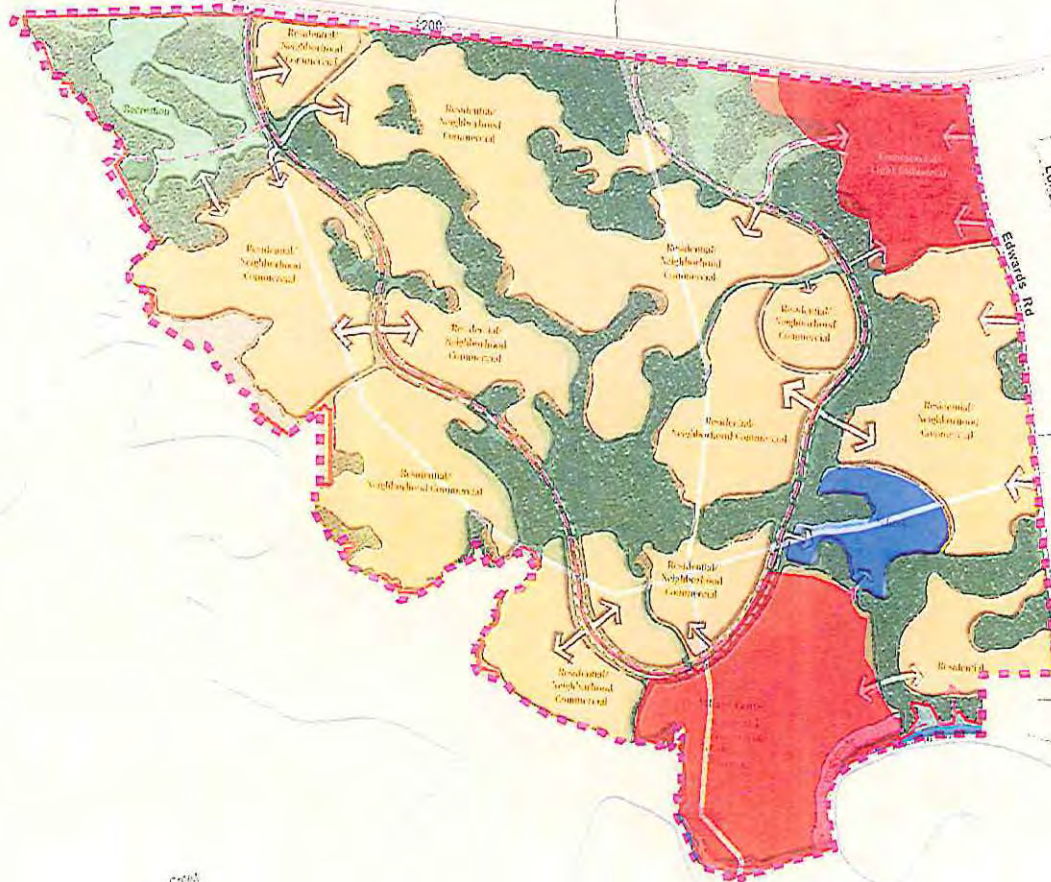



# Three Rivers DRI Master Land Use Plan

## Future Land Use Map Series FLUMS-7

### Legend

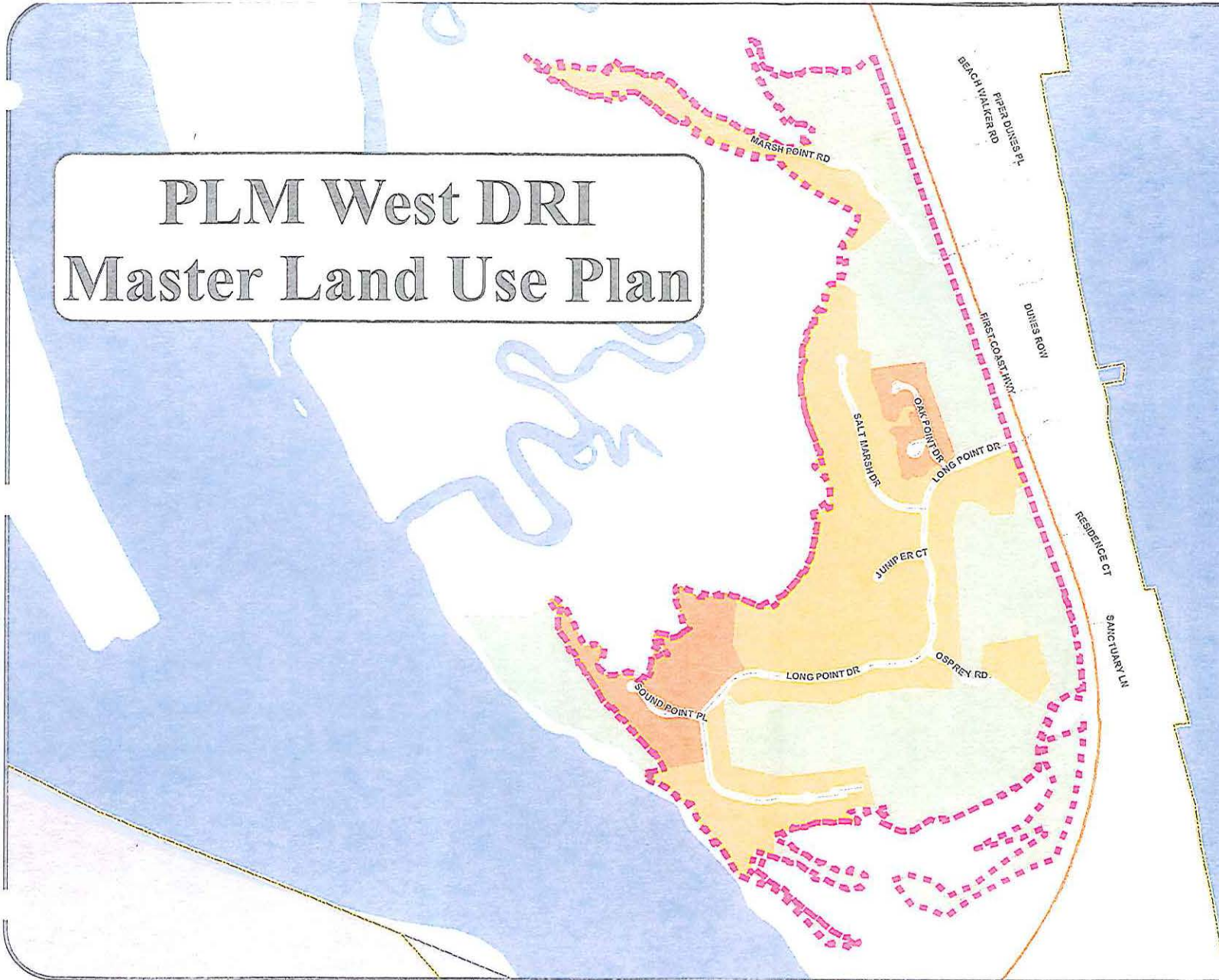
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-  COMMERCIAL
-  HIGH DENSITY INCORPORATED
-  INDUSTRIAL
-  LOW DENSITY
-  MEDIUM DENSITY
-  PUBLIC BUILDING GROUNDS
-  RECREATION
-  WATER



0.0050 0.1 Miles  




# PLM West DRI Master Land Use Plan



## Future Land Use Map Series FLUMS-8

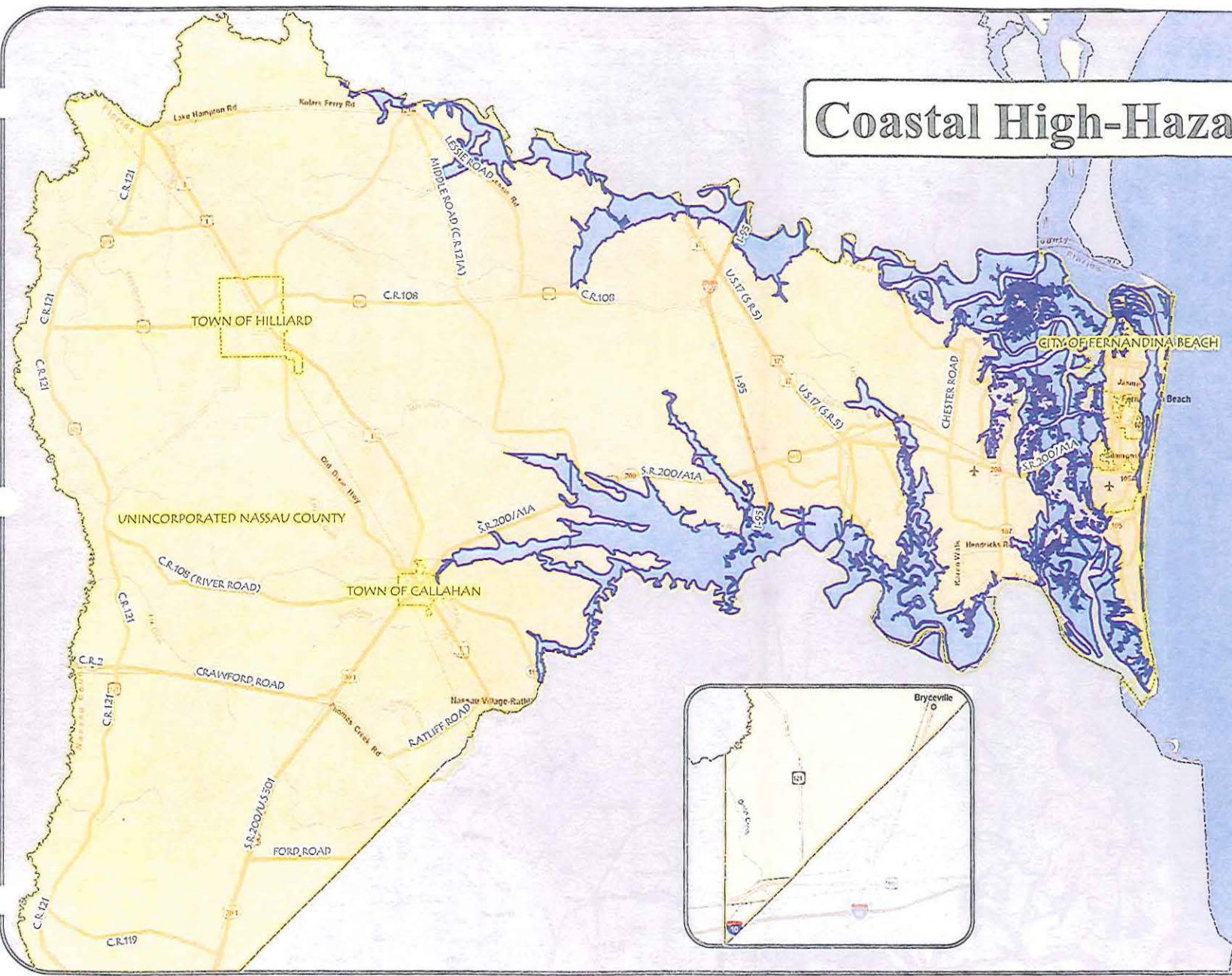
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  - INCORPORATED
  - INDUSTRIAL
  - LOW DENSITY
  - MEDIUM DENSITY
  - PUBLIC BUILDING GROUNDS
  - RECREATION
  - WATER



0.00 0.045 0 0.09 Miles






# Coastal High-Hazard Areas




**Future Land Use  
Map Series  
FLUMS-9**

**Legend**  
Nassau Storm Surge Data

 Category 1 Storm Surge

10.50 1 Miles  




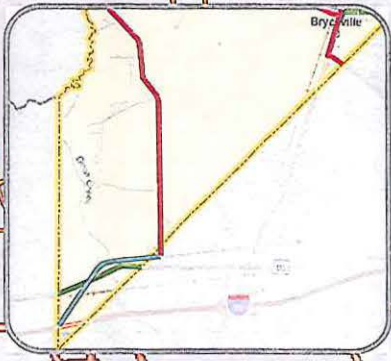
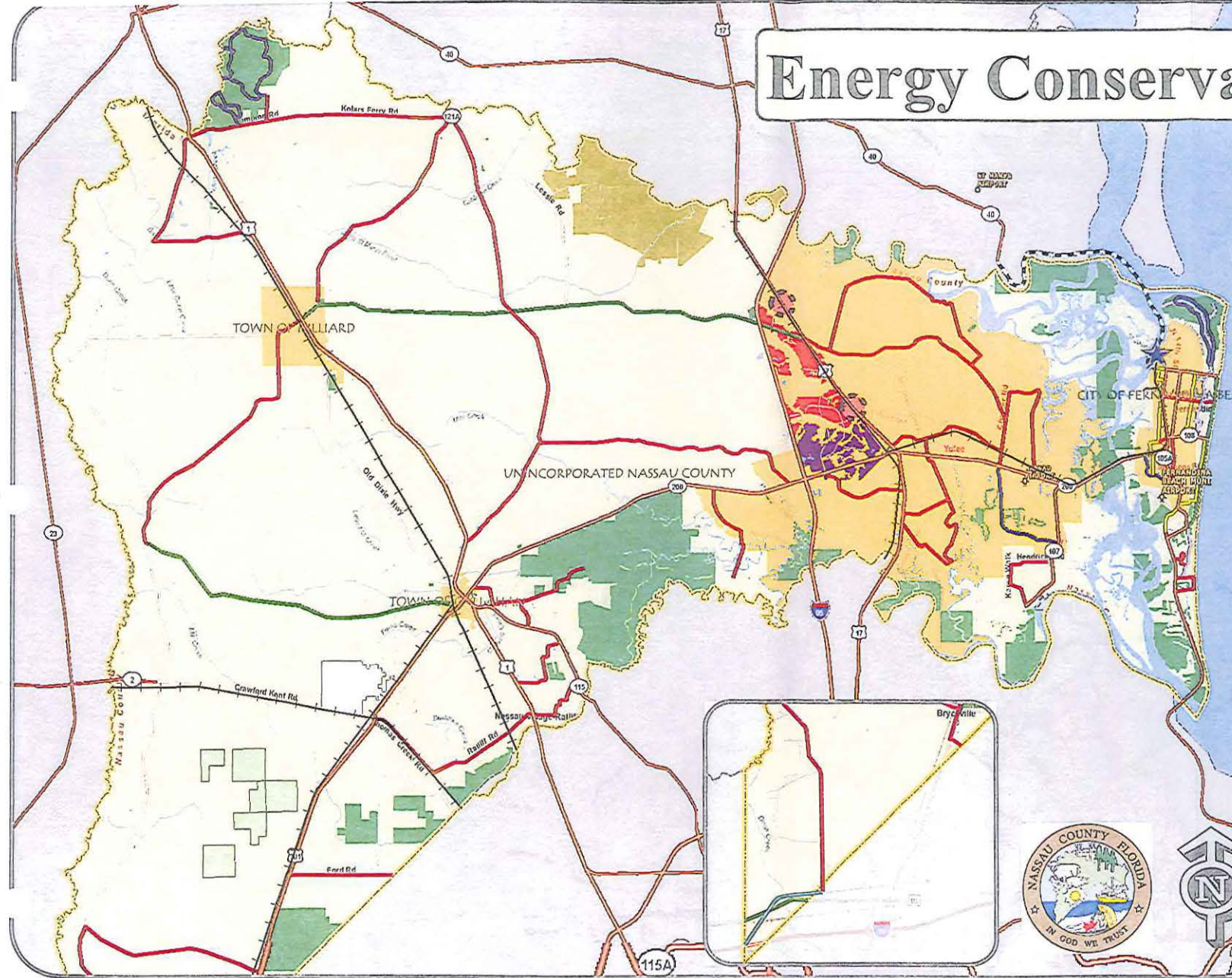
# Energy Conservation Map

## Future Land Use Map Series FLUMS-10

### Legend

-  Deep Water Port Facility
-  Rail Road
- Bicycle Facilities**
  -  Paved Shoulder
  -  Bike Lane
  -  Non-Standard
  -  AIT Proposal
  -  Recreation Trail
  -  Potential Future Bike Facilities
  -  Rails to Trails Candidate
  -  Multi-Use Path
  -  Ferry to St. Mary's GA
-  Multi-Modal Freight/MFG Facility
-  White Oak Plantation Overlay
-  State Lands
-  Longleaf\_Mitigation\_Bank
-  TOD Opportunity Areas
-  ENCPA\_Regional\_Center
-  ENCPA\_Employment\_Center
-  Urban Development Area

10.50 1 Miles

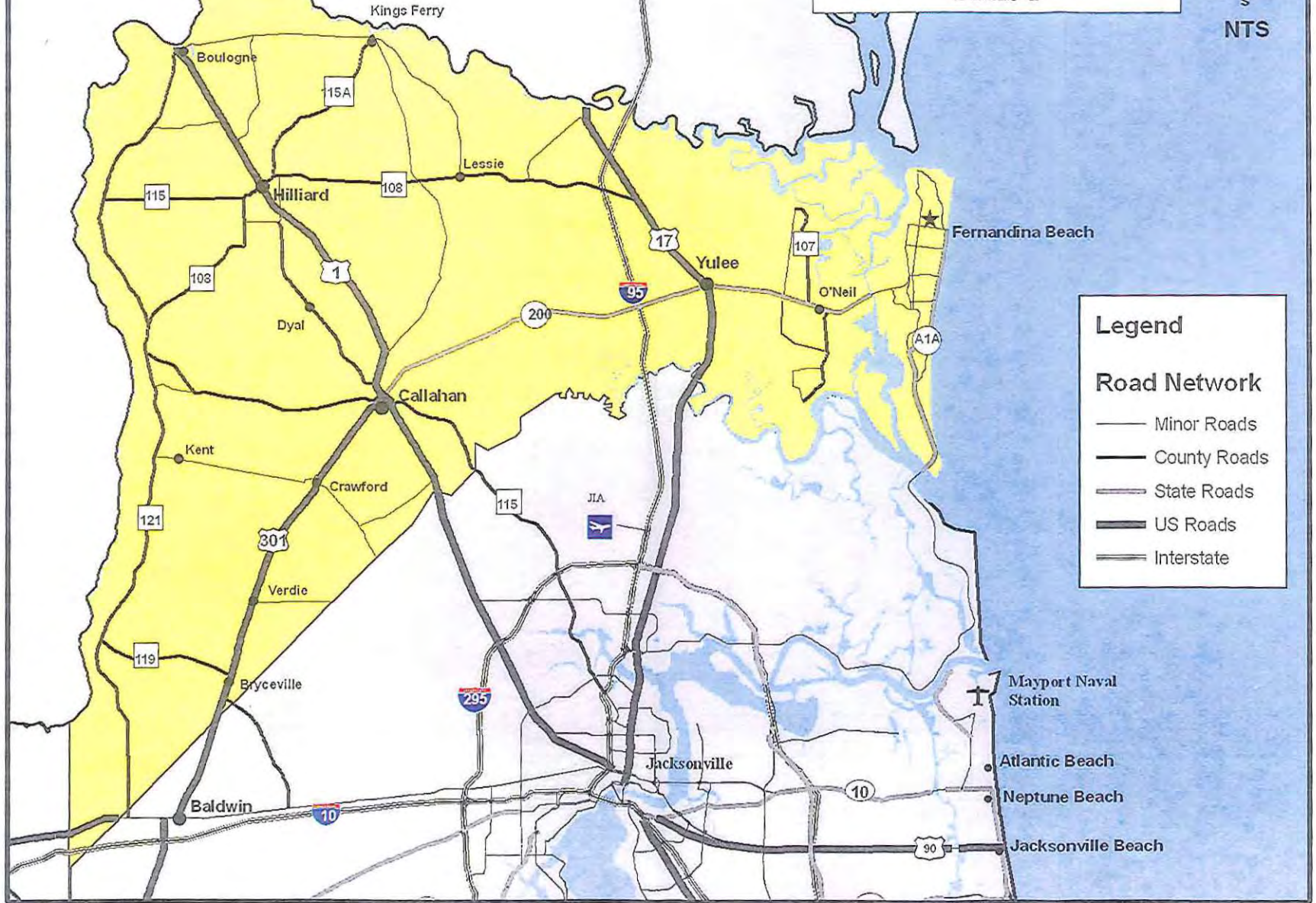


MAY AIRPORT



# Nassau County Road Network

Future Transportation  
Map Series  
FTMS-1



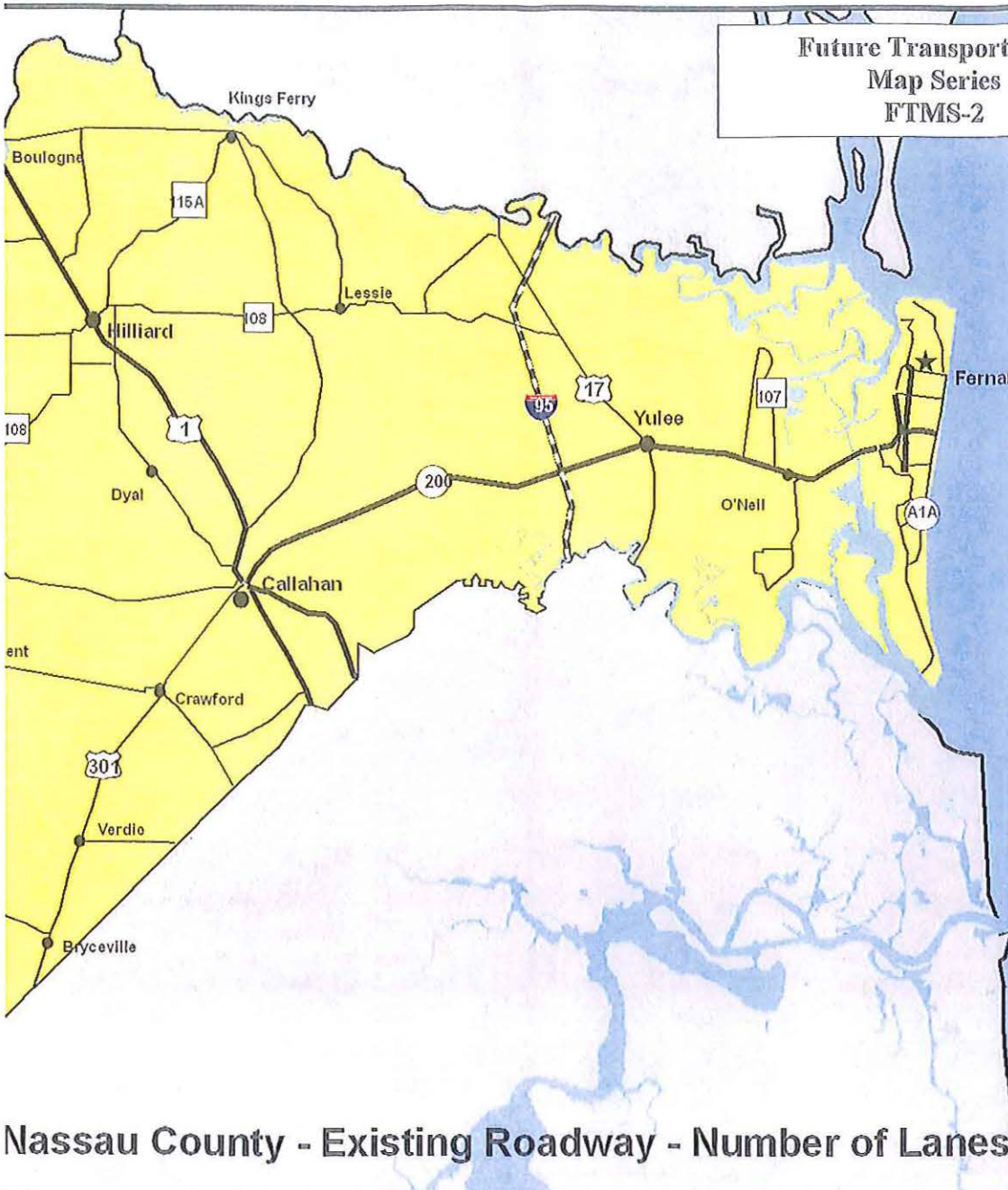
**Legend**

**Road Network**

- Minor Roads
- County Roads
- State Roads
- US Roads
- Interstate



Future Transportation  
Map Series  
FTMS-2



**Number of Lanes**

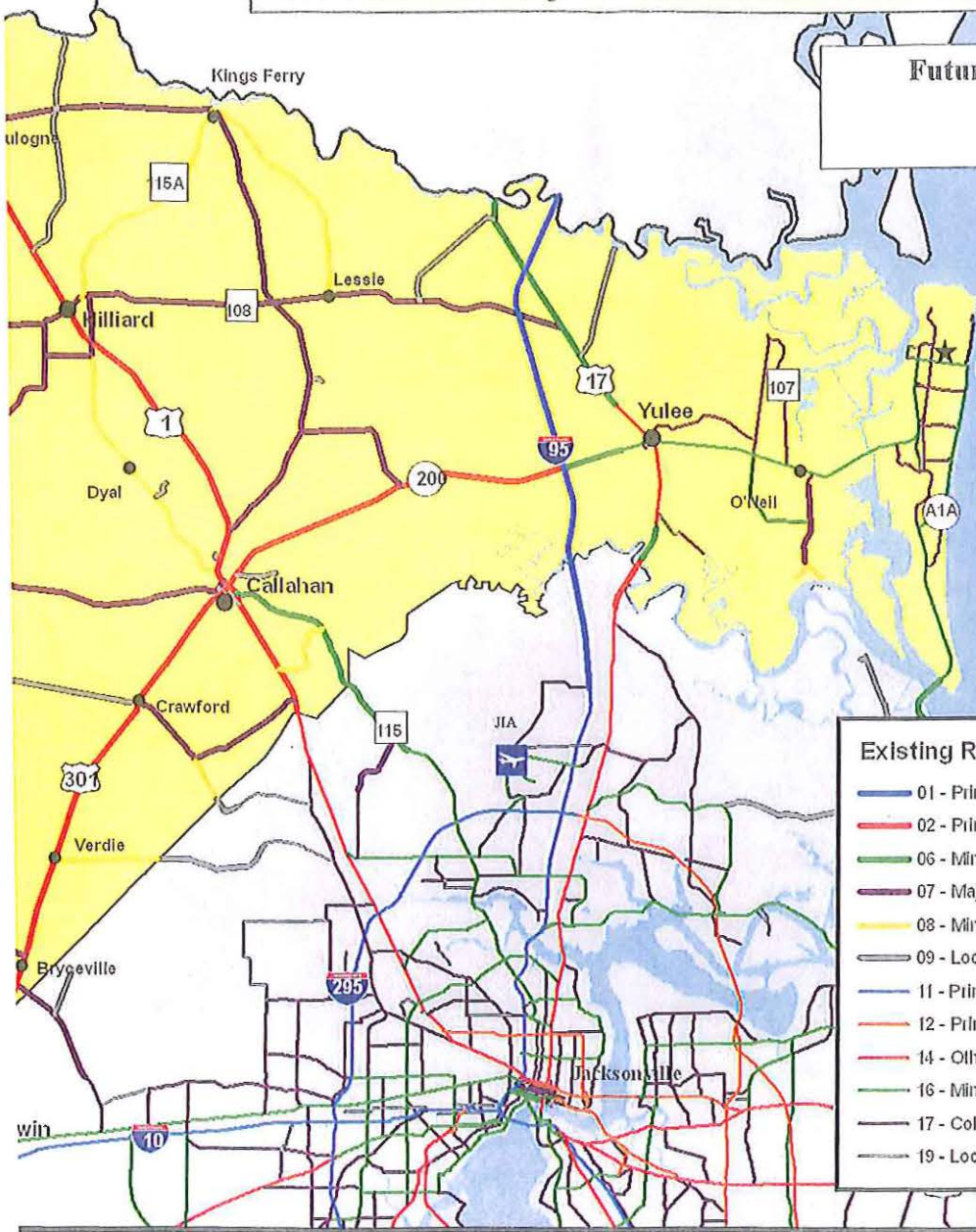
- 2 Lane Road
- 4 Lane Road
- - - 6 Lane Road

Nassau County - Existing Roadway - Number of Lanes

# Nassau County - Functional Classification



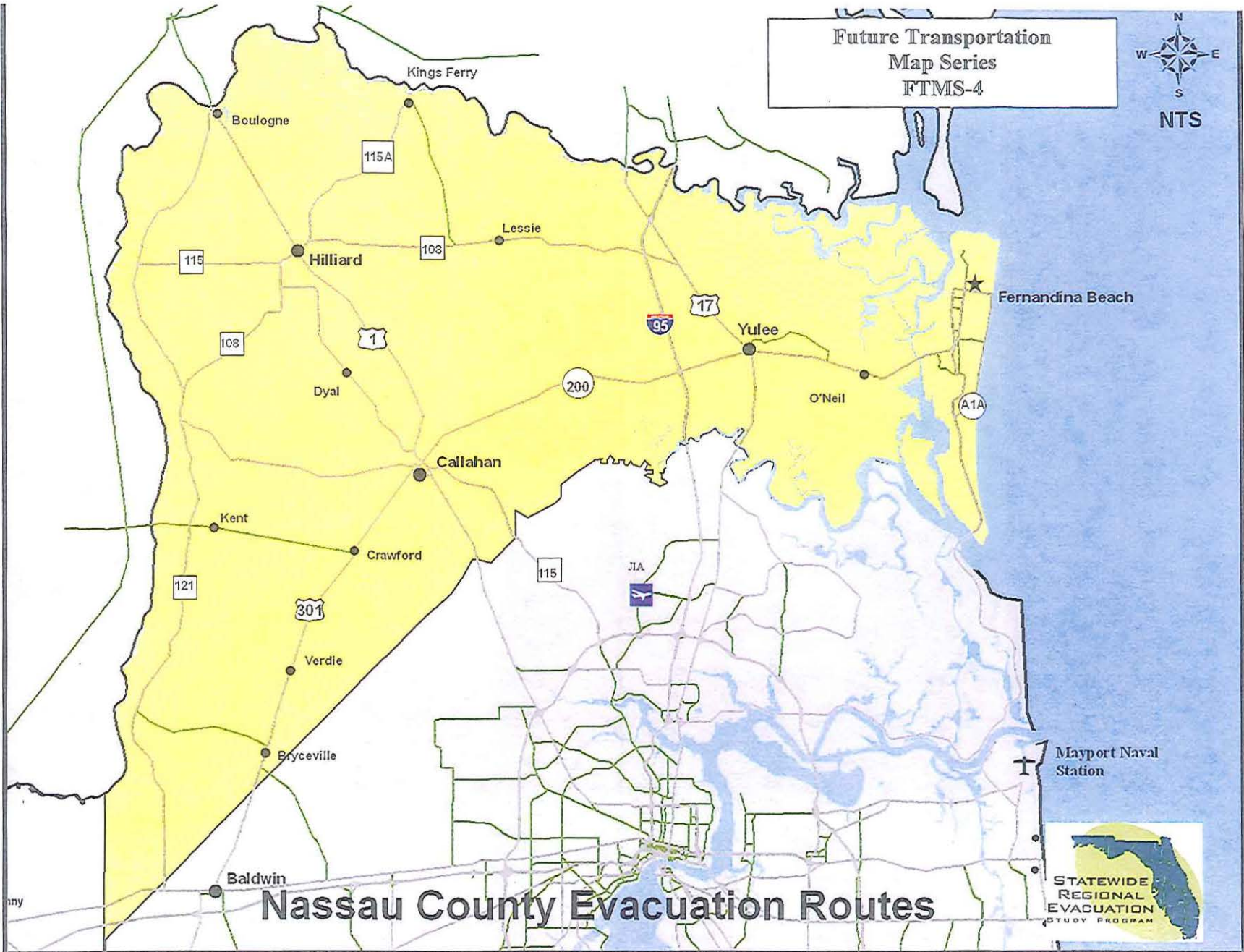
Future Transportation  
Map Series  
FTMS-3



- Existing Roads**
- 01 - Principal Arterial-Interstate RURAL
  - 02 - Principal Arterial-Other RURAL
  - 06 - Minor Arterial RURAL
  - 07 - Major Collector RURAL
  - 08 - Minor Collector RURAL
  - 09 - Local RURAL
  - 11 - Principal Arterial-Interstate URBAN
  - 12 - Principal Arterial-Freeways and Expressways URBAN
  - 14 - Other Principal Arterial URBAN
  - 16 - Minor Arterial URBAN
  - 17 - Collector URBAN
  - 19 - Local URBAN



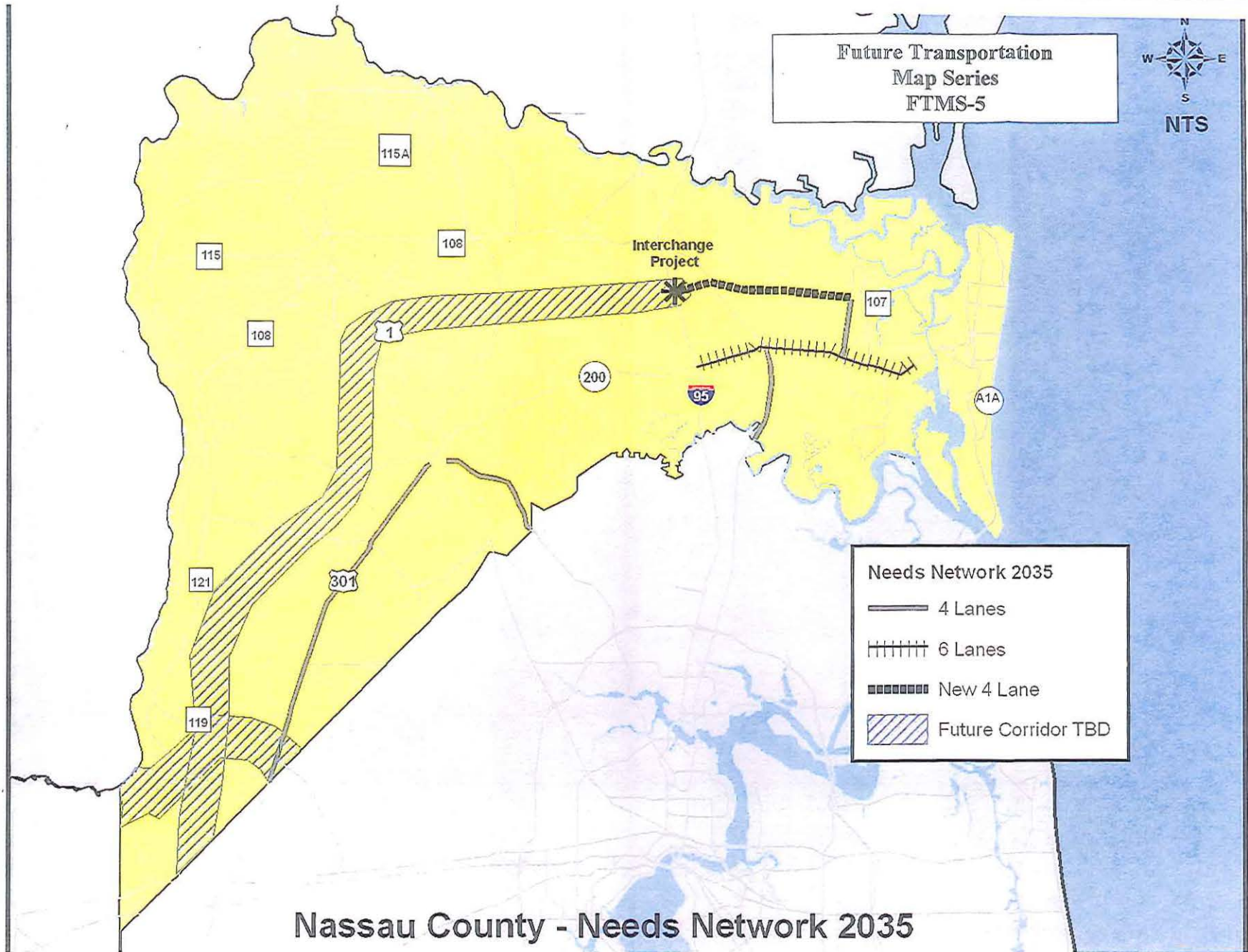
Future Transportation  
Map Series  
FTMS-4



Nassau County Evacuation Routes

STATEWIDE  
REGIONAL  
EVACUATION  
STUDY PROGRAM

Future Transportation  
Map Series  
FTMS-5



Nassau County - Needs Network 2035



Future Transportation  
Map Series  
FTMS-6



116A

108

1

95

17

107

200

A1A

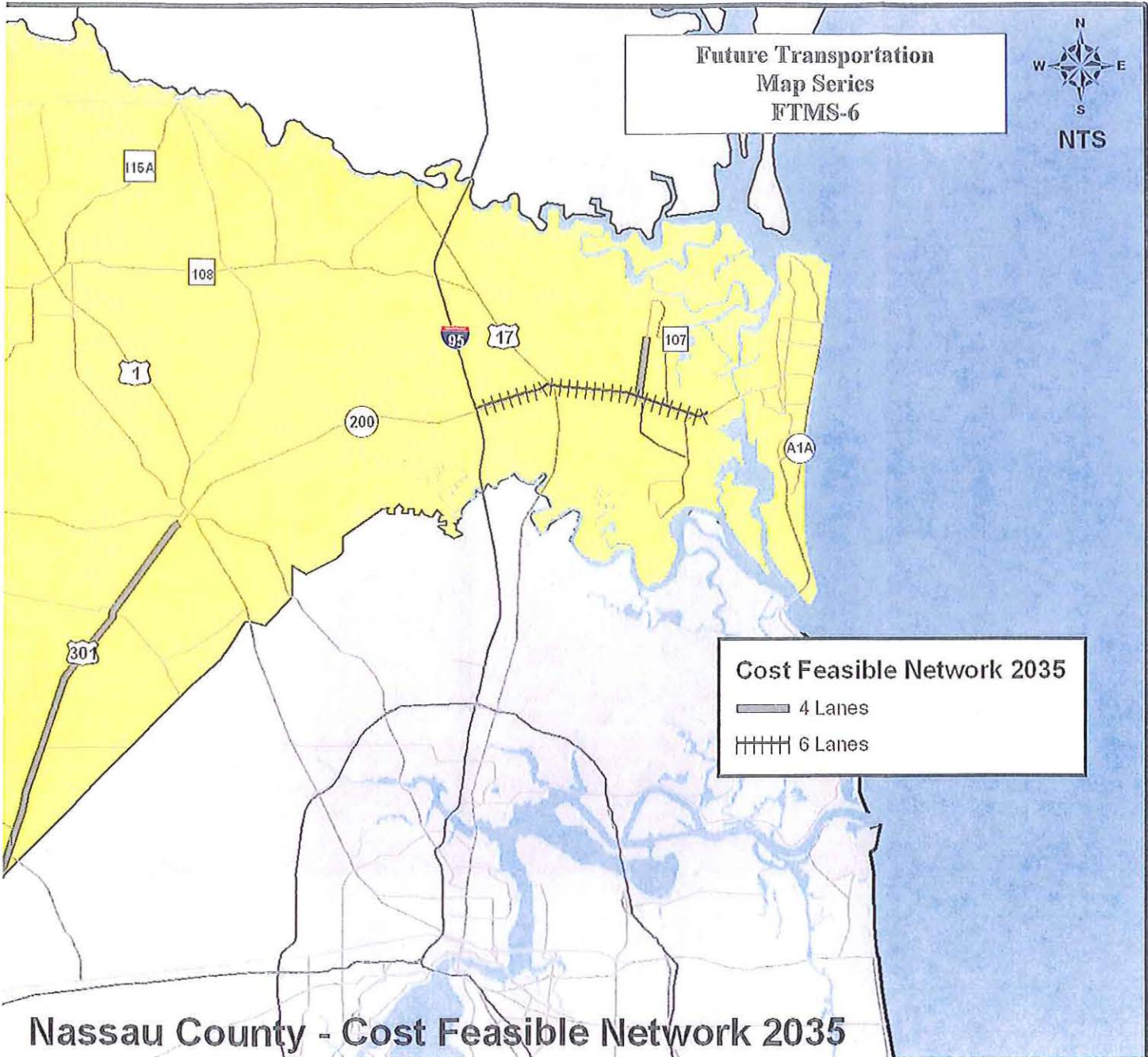
301

Cost Feasible Network 2035

— 4 Lanes

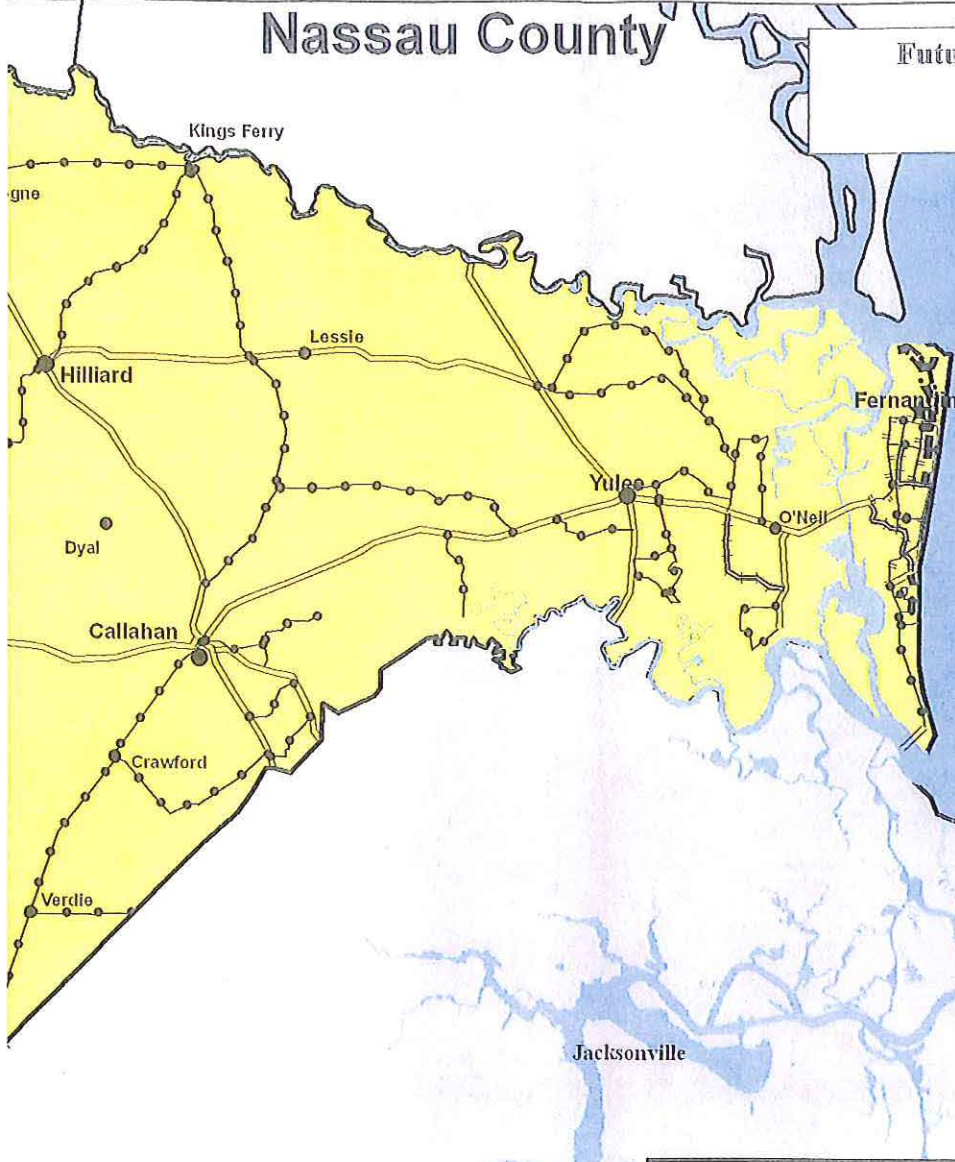
||||| 6 Lanes

Nassau County - Cost Feasible Network 2035



# Nassau County

Future Transportation  
Map Series  
FTMS-7



**Legend**

- ==== Paved Shoulder
- ==== Bike Lane
- ■ ■ Non-Standard
- ==== AIT Proposal
- Recreation Trail
- Potential Future Bike Facilities

Mayport Naval Station  
Atlantic Beach

*Existing, Proposed, and Planned  
Bicycle Facilities*

in



# Nassau County

## Future Transportation Map Series FTMS-8



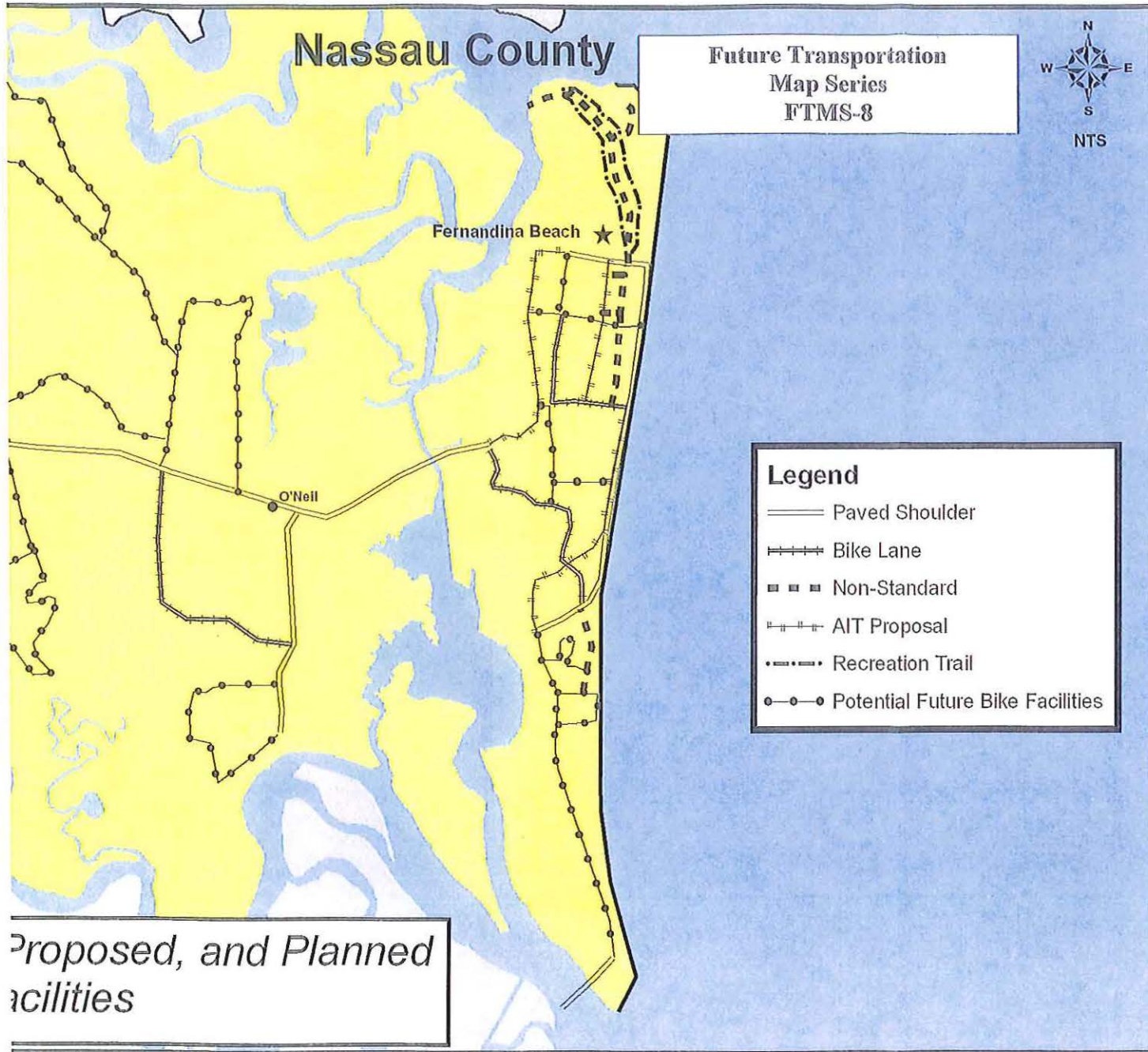
Fernandina Beach ★

O'Neil

### Legend

- Paved Shoulder
- ||||| Bike Lane
- ■ ■ Non-Standard
- ||||| AIT Proposal
- Recreation Trail
- Potential Future Bike Facilities

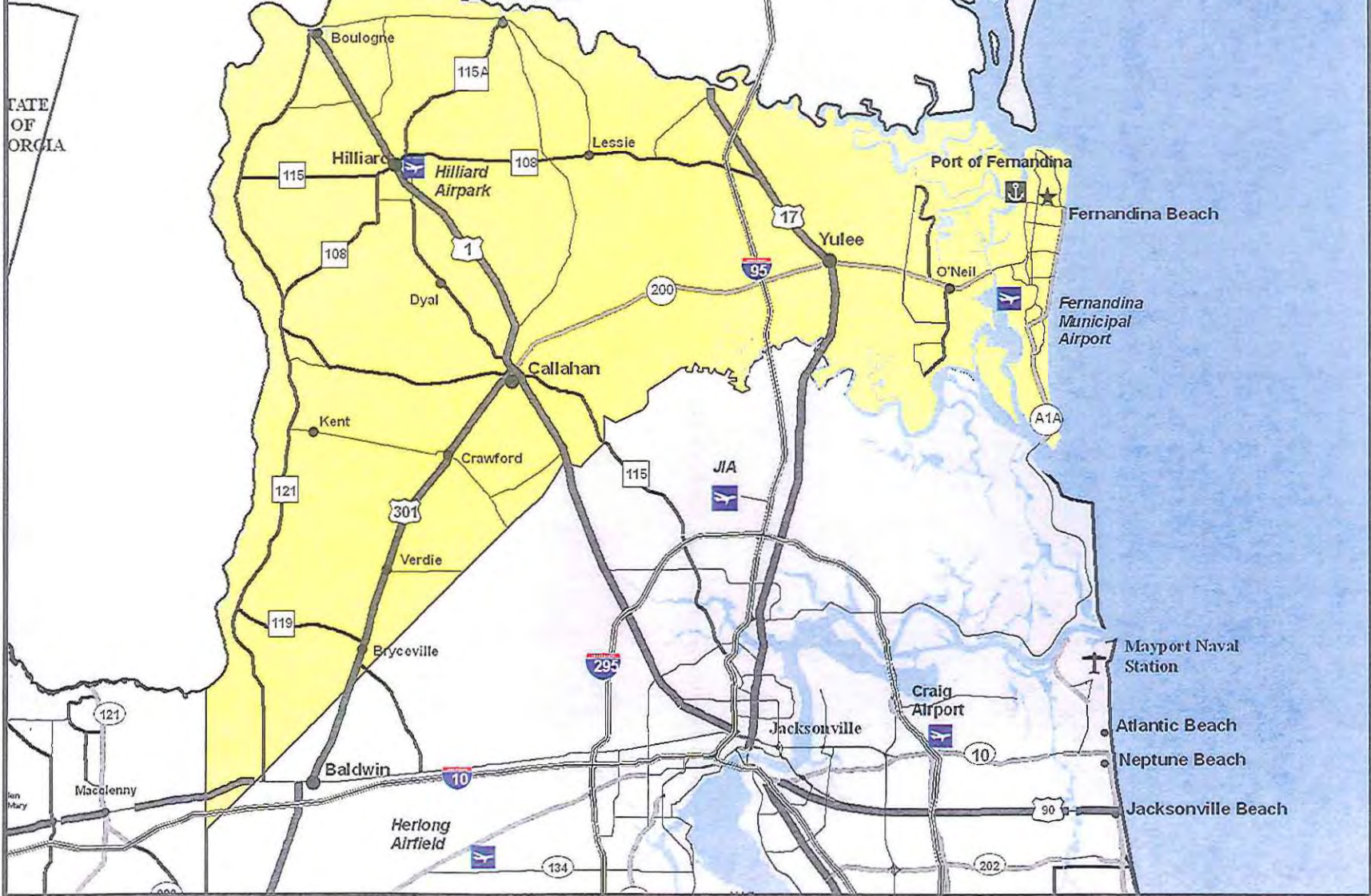
*Proposed, and Planned  
Facilities*





# Nassau County Airport and Port Facilities

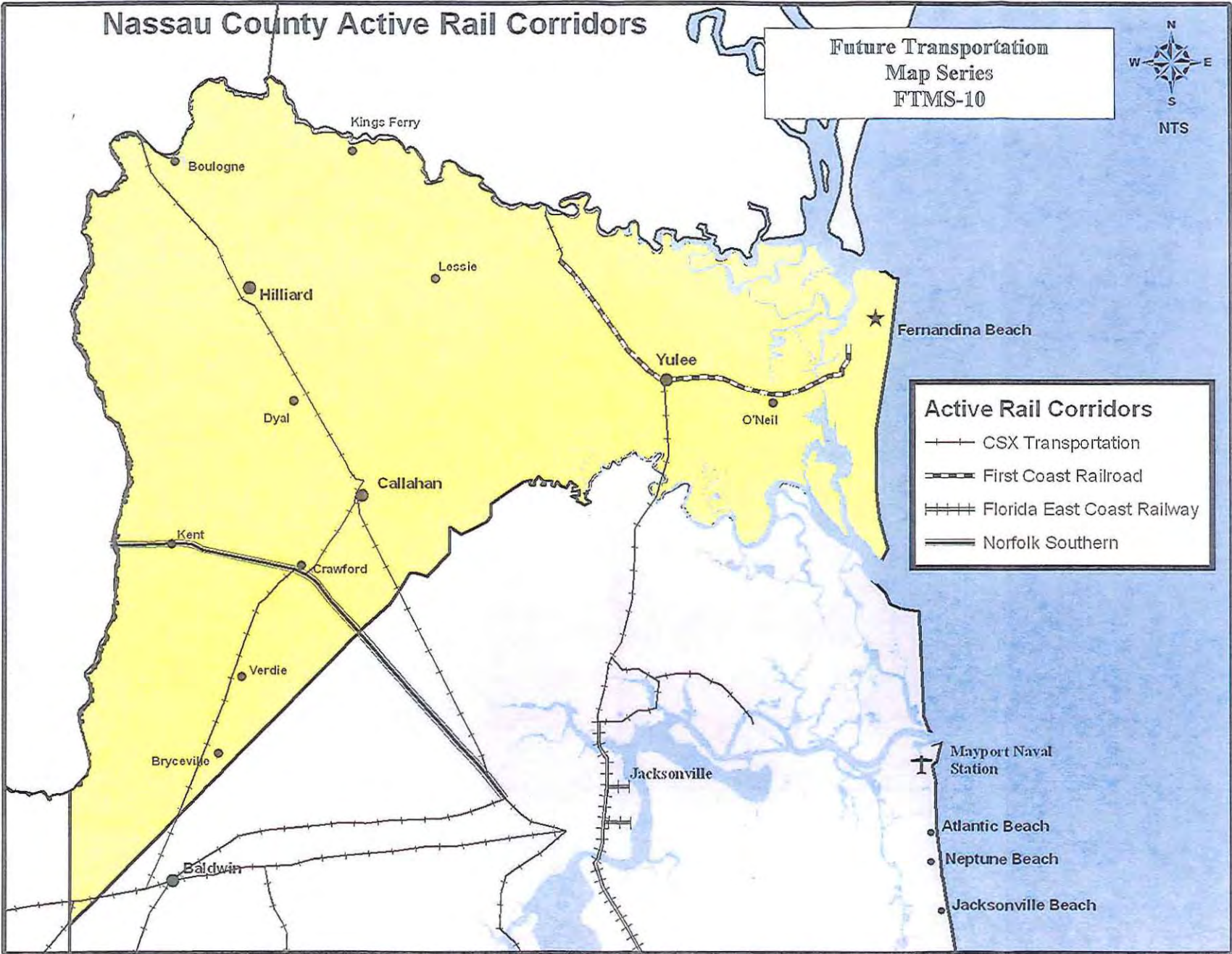
Future Transportation  
Map Series  
FTMS-9





# Nassau County Active Rail Corridors

Future Transportation  
Map Series  
FTMS-10



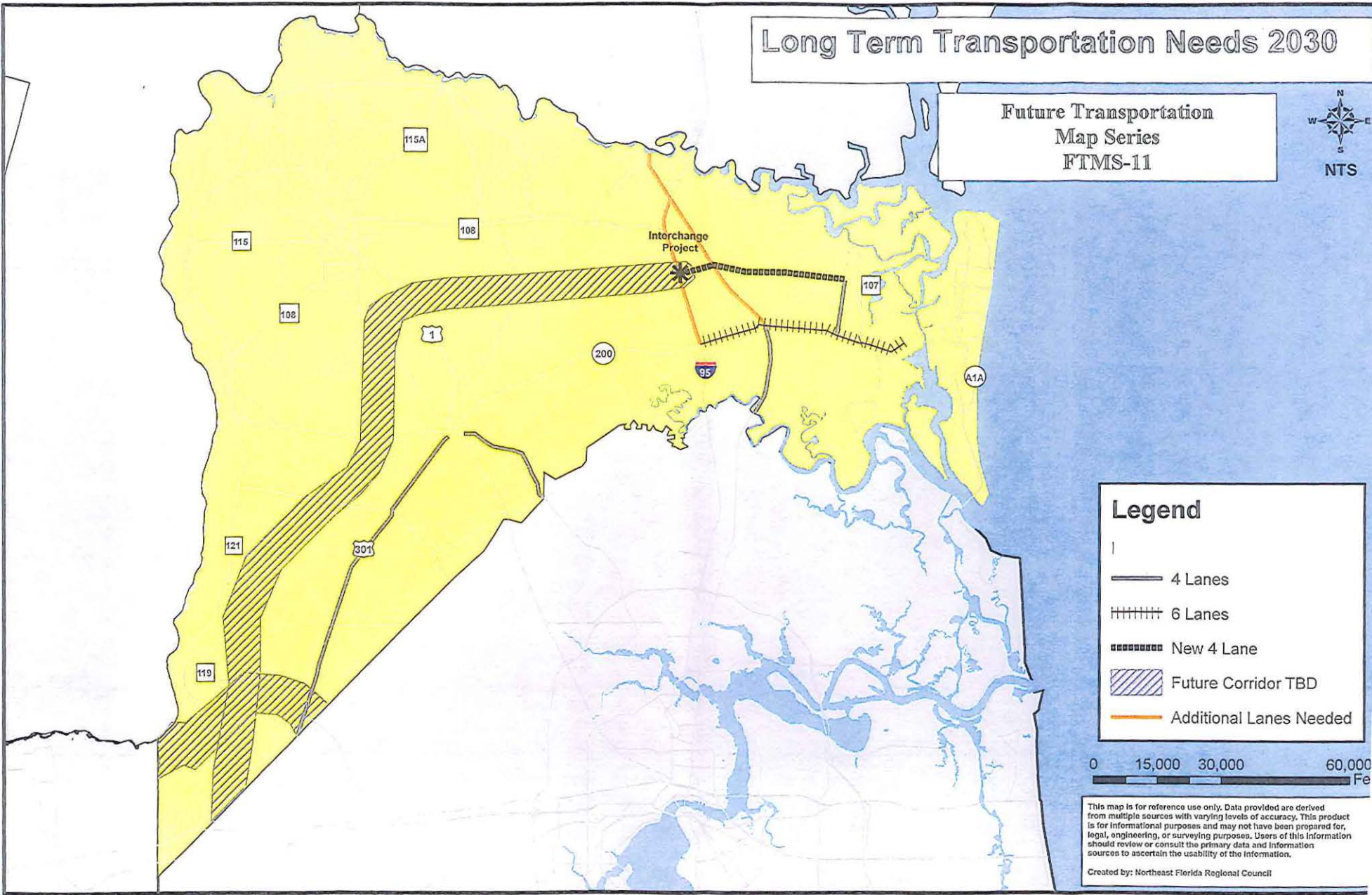
**Active Rail Corridors**

- +— CSX Transportation
- ++— First Coast Railroad
- |—|— Florida East Coast Railway
- Norfolk Southern



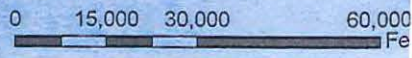
# Long Term Transportation Needs 2030

Future Transportation  
Map Series  
FTMS-11



## Legend

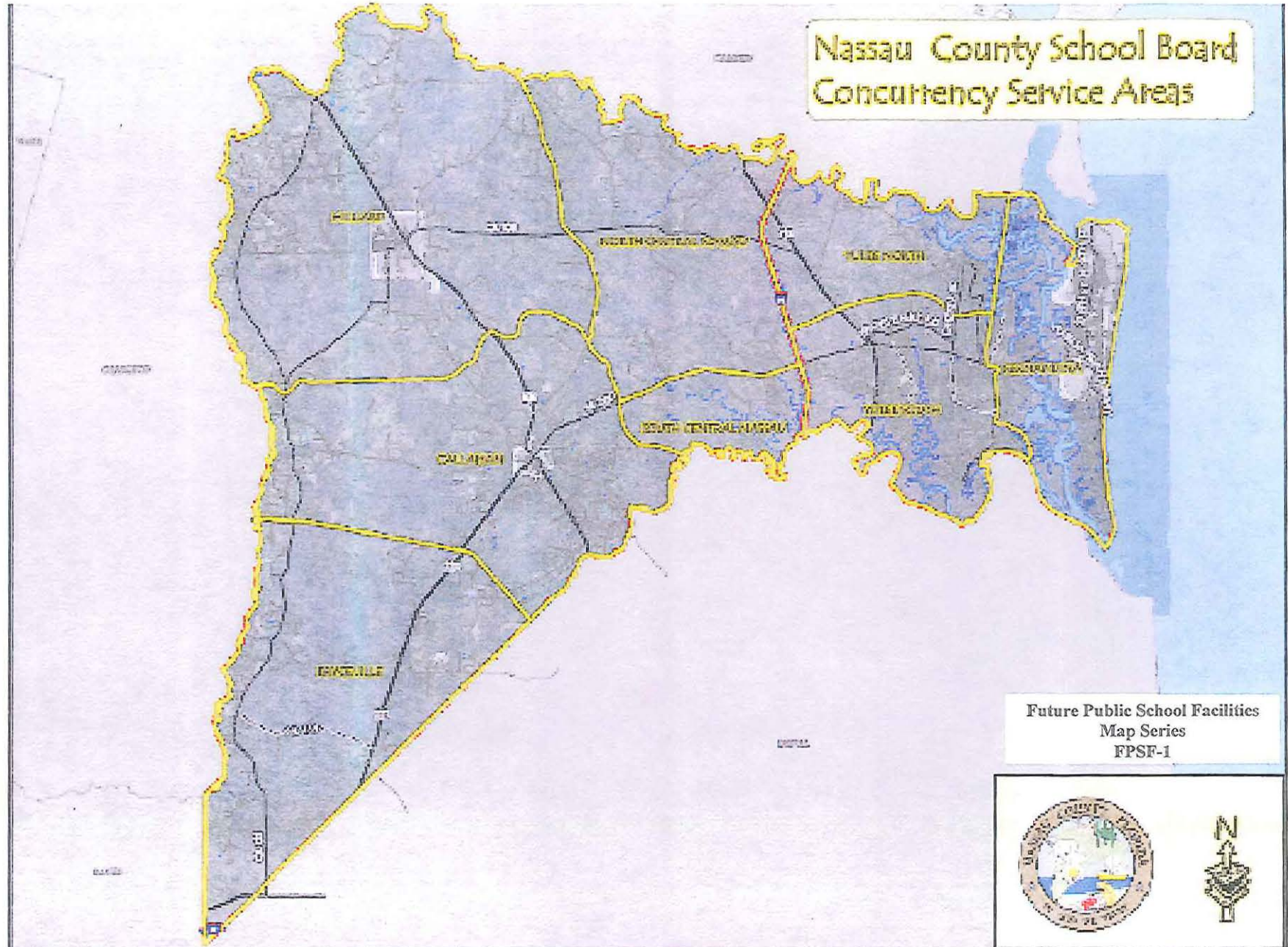
- 4 Lanes
- +++++ 6 Lanes
- New 4 Lane
- ▨ Future Corridor TBD
- Additional Lanes Needed



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Created by: Northeast Florida Regional Council

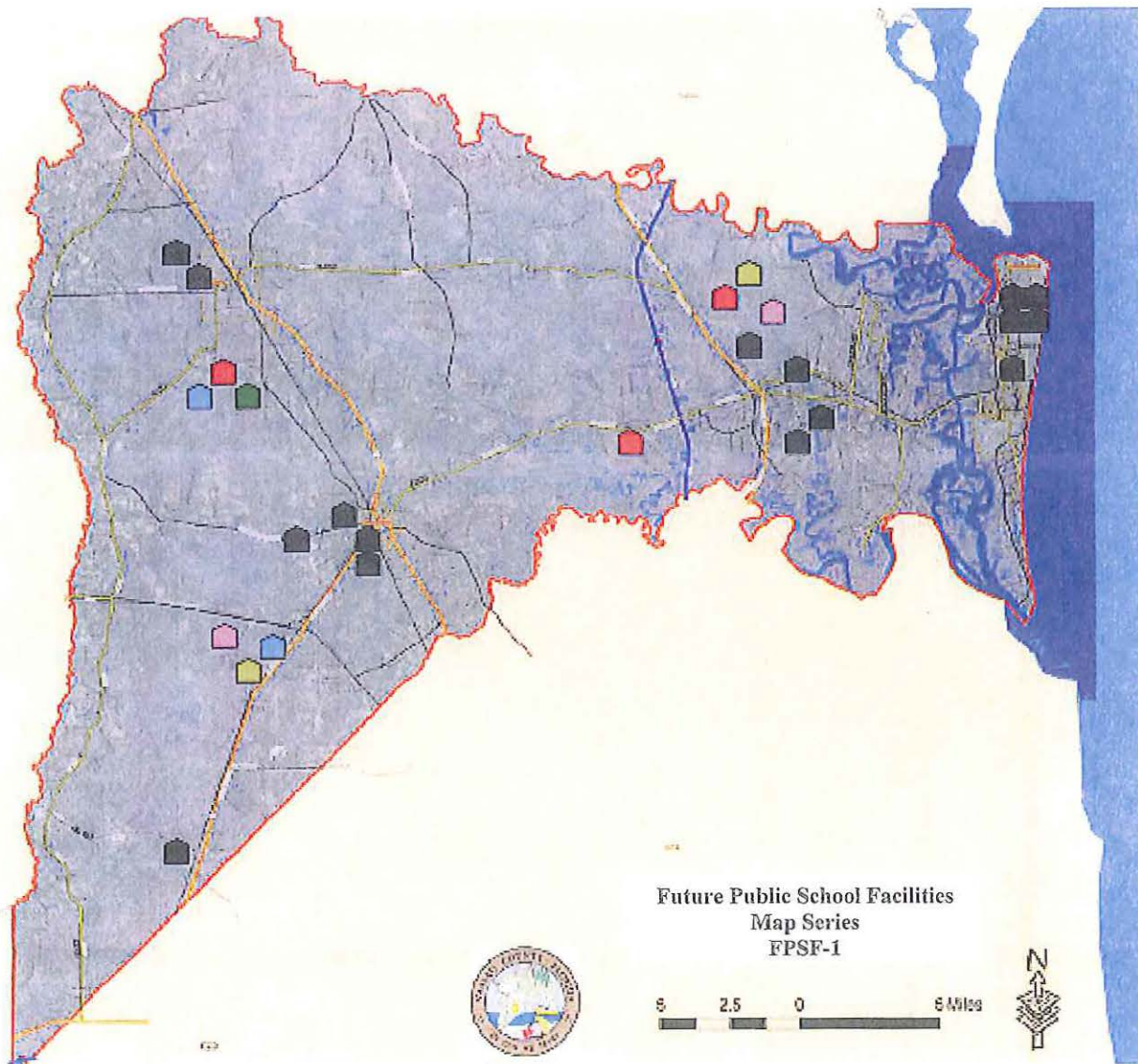








# Nassau County School Board Concurrency Service Areas



Future Public School Facilities  
Map Series  
FPSF-1





- LEGEND**
-  Future Elementary School – 10 year
  -  Future Elementary School – 20 year
  -  Future Middle School – 10 year
  -  Future Middle School – 20 year
  -  Future High School – 20 year
  -  Existing School

## *Proposed Future Schools*