

PART 4

Assessment of Objectives & Policies



The St. Mary's River

Summary

Part 4 provides an assessment of key objectives and policies in each of the nine (9) elements of the County's Comprehensive Plan and how they relate to the ten (10) major issues. Each assessment includes a statement as to whether the objective or policy has been implemented; its effectiveness, and whether it should be kept unchanged, revised in some way, or should be removed from the plan. The assessment may also include recommended action to implement the policy if it has not been fully implemented. It also will list which of the ten major local issues are affected by the objective or policy.

Part 4 is not a comprehensive assessment of all objectives and policies in the Plan. It includes only those objectives and policies that were felt to have a direct impact on one or more of the ten identified major local issues.

In the case of policies that are extremely long and complex (Future Land Use Policy 1.02.05, for example), the full text of the policy has been abbreviated in Part 4 for the convenience of the reader. The text of these policies can be found in their entirety in Appendix F.

Future Land Use Element

Overview

Growth that is planned for and anticipated occurs in a much more efficient and orderly manner. Parts of Nassau County experienced rapid growth prior to the 1985 Growth Management Act, which mandated that local governments plan for and regulate growth. The result of this haphazard growth is sprawling development and the proliferation of commercial “strips”. This pattern results in inefficient service delivery, but also provides valuable lessons for future development. A key lesson that has been learned is the need for a collection of principles that can guide future policy decisions; in essence, a policy “toolbox”.

The 2010 Comprehensive Plan was the toolbox that Nassau County looked to for shaping its future. The Future Land Use Element is a key part of the growth management toolbox that is supposed to provide specific criteria for future development in Nassau County. The Nassau County Growth Management Department is the administrative entity that administers the goals, objectives and policies (GOPs) of the Future Land Use Element. The county monitors the application of these objectives and policies on an ongoing basis, and makes text amendments as part of the semi-annual amendment process as needed to reflect changing conditions.

More specificity would be a benefit to most policies in this element. The objectives and policies of the Future Land Use Element should also be updated to reflect the new planning horizon to 2030. They should be unified toward a shared vision for the continuing development of the County.

Objective 1.01

“Upon adoption of the EAR based Plan amendment, the County will correlate future land uses with the appropriate environmental conditions and the availability of supporting infrastructure.”

Assessment: This Objective has not been fully met. The following actions are recommended:

- See recommendations to policies linked to this objective below.
- The objective should be revised to read as follows: *“The County will correlate future land uses with the appropriate environmental conditions and the availability of supporting infrastructure.”*

Major Local Issues:

- Issue 1- Update the future land use plan
- Issue 5- Preserve rural lifestyle choices

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.”

Assessment: This Policy has not been fully implemented. The County initially intended to implement this policy with a 50 foot wetland buffer; this was amended in 2006 to mirror the 25 foot average buffer prescribed by Rule 62-345,FAC and administrated by the SJRWMD. The following actions are recommended:

- Refer to recommendations for Policy 1.02.05. regarding definition of conservation and limited development overlays.
- Place greater emphasis on the uses within the buffer instead of the width.

Major Local Issues:

- *Issue 6- Preserve environmental resources*

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.”

Assessment: This Policy has not been fully implemented. The following actions are recommended:

- Include definitions of perennial streams and waterways. Include map of same in Plan.

Major Local Issues:

- Issue 6- Preserve environmental resources

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.”

Assessment: Efforts to implement this Policy are ongoing; no changes are required.

Major Local Issues:

- Issue 6- Preserve environmental resources

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.....(see Appendix F)"

Assessment: This Policy has been implemented, but needs to be updated or revised as follows:

- Refer to recommendations for Policy 1.02.05. regarding definition of conservation and limited development overlays.
- The County's flood damage protection ordinance codifies the FEMA requirements, there is no need to repeat them in the Comprehensive Plan.

Major Local Issues:

- Issue 6- Preserve environmental resources

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."

Assessment: This Objective has been met, but needs to be updated or revised as follows:

- See recommendations to policies linked to this objective below.
- The objective should be revised to read as follows: *"The County will locate future land uses where they appear most compatible with surrounding land uses and will establish the to encourage the redevelopment and renewal of blighted areas."*

Major Local Issues:

- Issue 1- Update the future land use plan

Policy 1.02.01

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

Assessment: This Policy has not been fully implemented. The following actions are recommended:

- Include new industrial/office business park land use category (see recommendations for 1.02.05).
- Include policies to coordinate with local economic development entities to find appropriate locations for industry.
- Include policies limiting amendments on industrial designations on FLUM.

Major Local Issues:

- Issue 1- Update the future land use plan
- Issue 3- Promote economic development
- Issue 4- Protect and expand land designated for job-generating 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.”

Assessment: This Policy has not been fully implemented. The following actions are recommended:

- Refer to recommendations for Policy 1.02.05. regarding review of FLUM categories and encouraging efficient development patterns.
- Review and refine incompatible use buffers in LDRs.

Major Local Issues:

- Issue 1- Update the future land use plan
- Issue 3- Promote economic development
- Issue 4- Protect and expand land designated for job-generating land uses

Policy 1.02.03

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

Assessment: Efforts to implement this Policy are ongoing; no changes are required. This is a requirement of Ch. 163, F.S.. Affected citizens are afforded standing to enforce it.

Major Local Issues:

- Issue 1- Update the future land use plan

Policy 1.02.04

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

Assessment: This Policy has not been fully implemented. The following actions are recommended:

- Density bonuses are not applicable to commercial development. Remove reference from policy.
- Incentives should include identification of strategic commercial nodes and mixed use developments.

Major Local Issues:

- Issue 1- Update the future land use plan

Policy 1.02.05

“Land Development Regulations adopted to implement this Plan shall be based upon the land use standards described below and spatially displayed on the Future Land Use Map....(see Appendix F)”

Assessment: This Policy has been implemented, but needs to be updated or revised as follows:

- Review FLUM land use categories and amend them if necessary to ensure that they promote efficient development patterns.
- Provide effective and measurable density and intensity standards.
- Establish specific criteria for changes in land use.
- Create a new industrial/office business park land use category
- Include water-dependent commercial/industrial land use category
- Remove wetlands (Conservation I & II) as a separate land use category on the FLUM.
- Incorporate the appropriately defined criteria into the land development code.

Major Local Issues:

- Issue 1- Update the future land use plan

Objective 1.03

“Upon Plan adoption, 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.”

Assessment: This Objective has not been fully met. The following actions are recommended:

- See recommendations to policies linked to this objective below.
- Clarify what is meant by County character
- Link Objective to property rights protection per Objective 1.09

Major Local Issues:

- Issue 1- Update the future land use plan

Policy 1.03.01

“Land Development Regulations 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.”

Assessment: This Policy has not been fully implemented. The following actions are recommended:

- Refer to recommendations for Policy 1.02.05. regarding review of FLUM categories and encouraging efficient development patterns..
- Review and refine incompatible use buffers in LDRs.

Major Local Issues:

- Issue 1- Update the future land use plan

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.”

Assessment: This Policy has been implemented, but needs to be updated or revised as follows:

- This policy is not related to this objective. Move to Housing element under Objective 3.02

Major Local Issues:

- Issue 1- Update the future land use plan

Policy 1.03.03

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

Assessment: This Policy has not been fully implemented. The following actions are recommended:

- Define and adopt bonuses and other incentives into LDRs as required by this policy.

- Establish clear criteria for affordable housing and performance standards for implementation.

Major Local Issues:

- Issue 1- Update the future land use plan

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.”

Assessment: This Policy has been implemented, but needs to be updated or revised as follows:

- This policy is not related to this objective. Move to a more appropriate place in the Plan or remove policy if found to be redundant.
- Incorporate FDOT access control standards

Major Local Issues:

- Issue 1- Update the future land use plan

Policy 1.03.05

“Land Development Regulations will be amended to provide language that discourages Future Land Use Map changes that increase density.”

Assessment: This Policy has not been fully implemented. The following actions are recommended:

- Policy is too broad. Increased density is appropriate in many areas.
- Refer to recommendations for Policy 1.02.05 regarding review of FLUM categories and encouraging efficient development patterns.

Major Local Issues:

- Issue 1- Update the future land use plan

Objective 1.04A

“Upon Plan adoption, the county shall take positive action to protect natural resources through implementation of the following policies:”

Assessment: This Objective has been met, but needs to be updated or revised as follows:

- See recommendations to policies linked to this objective below.
- Require environmental assessment early in the development review process
- Create policies for avoidance and minimalization of environmental damage while allowing continued development.

Major Local Issues:

- Issue 6- Preserve environmental resources

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.”

Assessment: This Policy has been implemented, but needs to be updated or revised as follows:

- Define "active role".
- Refer to recommendations for Policy 1.02.05 for AG land use categories.
- This statement is redundant, define what actions will be taken to protect agriculture.

Major Local Issues:

- Issue 1- Update the future land use plan
- Issue 5- Preserve rural lifestyle choices
- Issue 6- Preserve environmental resources

Policy 1.04A.02

“The County shall restrict development in conservation areas to the maximum extent possible short of a “taking”. Development in Conservation (Limited Development) 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 or on that part of the parcel that will 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 (Policy 1.02.05.I-J)... (see Appendix F_)”

Assessment: This Policy has been implemented, but needs to be updated or revised as follows:

- Refer to recommendations for Policy 1.02.05 regarding definition of conservation and limited development overlays.

Major Local Issues:

- Issue 1- Update the future land use plan
- Issue 5- Preserve rural lifestyle choices
- Issue 6- Preserve environmental resources

Policy 1.04A.02A

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

Assessment: Efforts to implement this Policy are ongoing; wetland limitations should also be assessed in non-residential and rural subdivisions.

Major Local Issues:

- Issue 6- Preserve environmental resources

Policy 1.04A.02B

“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.”

Assessment: Efforts to implement this Policy are ongoing; no changes are required.

Major Local Issues:

- Issue 6- Preserve environmental resources

Policy 1.04A.03A

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

Assessment: Efforts to implement this Policy are ongoing; no changes are required.

Major Local Issues:

- Issue 6- Preserve environmental resources

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.”

Assessment: Efforts to implement this Policy are ongoing; no changes are required. Future changes will be coordinated with the Division of Forestry.

Major Local Issues:

- Issue 6- Preserve environmental resources

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.”

Assessment: Efforts to implement this Policy are ongoing; This occasionally creates greater storage than required by SJRWMD, which may not be appropriate in some cases.

Major Local Issues:

- Issue 6- Preserve environmental resources

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.”

Assessment: Efforts to meet this Objective are ongoing; no changes are required. Planning for the required use of treated effluent in the future should be increased.

Major Local Issues:

- Issue 6- Preserve environmental resources

Policy 1.04A.06

"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."

Assessment: This Policy has been implemented, but needs to be updated or revised as follows:

- Define "environmentally sensitive areas" or remove from policy.
- Sewer service plan should be a separate policy and be coordinated with utility providers.
- Coordinate with the Health Dept. to consider wetland setbacks and net lot size criteria to be included in the LDC.

Major Local Issues:

- Issue 6- Preserve environmental resources

Policy 1.04A.07

"The County shall regulate mining operations as follows. Mining shall be permitted only in Agricultural (up to 5 acres) and Industrial Land Use (5 acres or more). No mining operations including petroleum, natural gas, and liquid natural gas drilling shall be permitted within 200 feet of a property line. Mining operations impacting 5 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."

Assessment: Efforts to implement this Policy are ongoing; Additional criteria regarding the impacts to transportation infrastructure and the water supply should be considered.

Major Local Issues:

- Issue 6- Preserve environmental resources

Policy 1.04A.07A

"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)."

Assessment: Review the appropriate references in the FAC. See recommendation for new zoning district for mining (see Part 3, Issue 6)

Major Local Issues:

- Issue 6- Preserve environmental resources

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."

Assessment: Explore the creation of more specific and measurable criteria for this policy. See recommendation for new zoning district for mining (see Part 3, Issue 6)

Major Local Issues:

- Issue 6- Preserve environmental resources

Policy 1.04A.07C

“Nassau County shall adopt LDRs that:1.define buffer zones around mining areas and resources which cannot be restored and restrict mining activities to land outside those buffers; 2.require identification and protection of archaeological properties on sites proposed for mining; 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.”

- **Assessment:** Remove policy. The terms “strategic”, “economically viable” and “environmentally sensitive” are too relative to provide accurate criteria for mapping. See recommendation for new zoning district for mining (see Part 3, Issue 6)

Major Local Issues:

- Issue 6- Preserve environmental resources

Objective 1.05

“Upon Plan adoption, the County will coordinate future land uses of the coastal areas to the ability to evacuate coastal areas in a major hurricane event.”

Assessment: This Objective has been met, but needs to be updated or revised as follows:

- Remove timeframe
- Plan must incorporate new requirements of Ch. 163 (HB 1359), coordinate with Emergency Management.
- The objective should be revised to read as follows: “ TheCounty will limit development in coastal areas based on its ability to maintain established evacuation times for a major hurricane event.”

Major Local Issues:

- Issue 1- Update the future land use plan

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.”

Assessment: This Policy has been implemented, but needs to be updated or revised as follows:

- Update policy to reflect latest released Hurricane Evacuation Study (HES).

Major Local Issues:

- Issue 1- Update the future land use plan

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."

Assessment: This Policy has been implemented, but needs to be updated or revised as follows:

- Update policy to reflect latest released Hurricane Evacuation Study (HES).
- Plan must incorporate new requirements of Ch. 163 (HB 1359), coordinate with Emergency Management.

Major Local Issues:

- Issue 1- Update the future land use plan

Objective 1.06

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

Assessment: This Objective has been met, but needs to be updated or revised as follows:

- Refer to recommendations for Policy 1.02.05. regarding review of FLUM categories and encouraging efficient development patterns.
- See recommendations to policies linked to this objective below.
- The objective should be revised to read as follows: *"The County shall direct development into patterns which will avoid the proliferation of urban sprawl."*

Major Local Issues:

- Issue 1- Update the future land use plan

Policy 1.06.01

"Ensure that development orders are conditioned on the concurrency with the provision of public facilities as identified in the plan."

Assessment: Efforts to implement this Policy are ongoing; new requirements of Ch. 163 (per SB 360) were incorporated into the CIE in 2007-2008. The LPA and staff will monitor future legislative mandates.

Major Local Issues:

- Issue 1- Update the future land use plan

Policy 1.06.02

"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."

Assessment: Efforts to implement this Policy are ongoing; The County will continue to work with the municipalities of Callahan Hilliard and Fernandina Beach to assure consistent standards.

Major Local Issues:

- Issue 1- Update the future land use plan

Policy 1.06.03

“Promote compact growth within urban development areas by encouraging the use of 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.”

Assessment: This Policy has not been fully implemented. The following actions are recommended:

- Adopt LDRs that establish criteria for facilities extension.
- Coordinate with municipalities and utility providers to establish urban service boundaries to guide development.

Major Local Issues:

- Issue 1- Update the future land use plan

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 bonus-es. 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.”

Assessment: This Policy has not been fully implemented due to the abandonment of the Yulee Area-wide DRI. The following actions are recommended:

- Remove present policy. Discuss alternatives for an area-wide plan with appropriate public agencies and major landowners in the area.
- Discuss alternative transportation corridors to address capacity issues of AIA/SR 200.

Major Local Issues:

- Issue 1- Update the future land use plan

Policy 1.06.06

“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 served by public facilities and provide sound and more cost reliable public facility planning. It will also allow for 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.”

Assessment: This Policy has not been fully implemented. The following actions are recommended:

- Refer to recommendations for Policy 1.02.05. regarding review of FLUM categories and encouraging efficient development patterns.

Major Local Issues:

- Issue 1- Update the future land use plan

Objective 1.07

“Upon Plan adoption, 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.”

Assessment: This Objective has been met, but needs to be updated or revised as follows:

- Public school facilities will now be addressed in the PSFE (see Part 5).

Major Local Issues:

- Issue 1- Update the future land use plan

Objective 1.08

“The County shall develop innovative land development regulations, which assure that development is consistent with the future land use element.”

Assessment: Efforts to meet this Objective are ongoing; no changes are required. Major review and revision of the land development regulations is required.

Major Local Issues:

- Issue 1- Update the future land use plan

Policy 1.08.03

“The County shall include a landscape section in the Subdivision Regulations that will establish a level for using native vegetation in landscape design for future developments.”

Assessment: This Policy has been implemented (not in subdivision regulations, however). Move policy to Conservation Element.

Major Local Issues:

- Issue 6- Preserve environmental resources

Policy 1.08.05

“Review existing zoning ordinances and subdivision regulations and revise as necessary in order to implement the Future Land Use Plan.”

Assessment: Efforts to implement this Policy are ongoing; the County should consider revisions regarding low impact development, rural/conservation subdivisions, and antiquated subdivisions.

Major Local Issues:

- Issue 1- Update the future land use plan

Policy 1.08.06

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

Assessment: Remove policy. Code enforcement policies do not need to be addressed in the Plan.

Major Local Issues:

- Issue 1- Update the future land use plan

Policy 1.08.07

“Provide incentives such as density bonuses and extension of time limits for "Certificates of Concurrency" to promote construction of "master planned and mixed use development.””

Assessment: This Policy has not been fully implemented. The following actions are recommended:

- Define and adopt bonuses and other incentives into LDRs as required by this policy.
- Incorporate density bonuses into residential FLUM categories.
- Create performance criteria.

Major Local Issues:

- Issue 1- Update the future land use plan

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.”

Assessment: Efforts to implement this Policy are ongoing; LOS standards for open space will be clarified in the ROSE and CIE.

Major Local Issues:

- Issue 10- Create a first-class parks and recreation system

Policy 1.09.02

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

Assessment: This Policy has been implemented, but needs to be updated or revised as follows:

- Establish specific criteria for changes in land use.
- Refer to recommendations for Policy 1.02.05. regarding review of FLUM categories and encouraging efficient development patterns.

Major Local Issues:

- Issue 1- Update the future land use plan

Policy 1.09.03

“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."

Assessment: This Policy has been implemented, but needs to be updated or revised as follows:

- Refer to recommendations for Policy 1.02.05. regarding definition of conservation and limited development overlays. Wetlands are recommended to be removed as a separate land use category.
- Separate wetland map should be included in plan with most recent data from SJRWMD.
- The policy should be revised to read as follows: *"Areas identified on the Wetlands Map 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 underlying land use densities and intensities."*

Major Local Issues:

- Issue 1- Update the future land use plan

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."

Assessment: Tax classifications are the responsibility of the Property Appraiser per Ch. 193 F.S. This issue should not be addressed in the Plan. Remove Policy.

Major Local Issues:

- Issue 1- Update the future land use plan

Objective 1.10

"Upon Plan adoption, the County shall promote economic development within the County by implementing the following policies:"

Assessment: This Objective has been met, but needs to be updated or revised as follows:

- Move Objective and associated policies to Intergovernmental Coordination Element.
- The policy should be revised to read as follows: *"The County shall promote economic development within the County."*

Major Local Issues:

- Issue 3- Promote economic development

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.”

Assessment: This Policy has been implemented, but needs to be updated or revised as follows:

- Move policy to Intergovernmental Coordination Element.
- The policy should be revised to read as follows: *“Coordinate with municipal and countywide economic development organizations to developing and fund an optional economic development element consistent with the provisions of Chapter 163, F.S. and 9J-5, Florida Administrative Code.”*

Major Local Issues:

- Issue 3- Promote economic development

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.”

Assessment: Efforts to implement this Policy are ongoing; no changes are required.

Major Local Issues:

- Issue 3- Promote economic development

Policy 1.10.03

“Support expanding the amount of land designated for industrial and commercial development within the unincorporated area, as described by the following:....(see Appendix F)”

Assessment: This Policy has not been fully implemented. The following actions are recommended:

- Review present recommendations of plan, revise or remove as appropriate based on recent demographic and economic data. Relate to recommended changes to Policy 1.02.05.

Major Local Issues:

- Issue 4- Protect and expand land designated for job-generating land uses

Traffic Circulation Element

Overview

Like many Florida counties, Nassau County faces a number of transportation issues. The difficulty of linking long-term transportation planning goals with funding programs, as well as the recent decline in state and federal funding, has led to an increase in inadequate roadways to serve ongoing growth. According to the U.S. Bureau of the Census, 46% of the County's workforce commutes outside the county for work. This places a heavy strain on the County's road network during peak hours. The County maintains good working relationships with the Florida Department of Transportation (FDOT) and the First Coast Metropolitan Planning Organization (FCMPO). The County recognizes the significance of its future transportation needs and is exploring a number of options in terms of planning and funding needed improvements.

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. The list of roadway segments hereby designated as constrained is as follows:

- 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 intersection on SRA1A.
- c. Amelia Island Parkway from Julia Street to the intersection of CR105A.
- d. 14th Street from Lime to Atlantic Avenue.
- e. Scott Road from State Road 200/A1A to Amelia Island Parkway."

Assessment: This Policy has been implemented, but needs to be updated or revised as follows:

- Update LOS criteria per Sec. 163.3180 F.S.
- "Backlogged facilities" is no longer terminology in use with FDOT as it is written in this policy. Remove this section and reference to I-95, which is currently meeting LOS based on FDOT data.
- Confirm designation of constrained facilities.

Major Local Issues:

- Issue 2- Strengthen long-range transportation plan

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.”

Assessment: This Policy has been implemented, but needs to be updated or revised as follows:

- Remove policy. See recommendations for Policy 2.01.02

Major Local Issues:

- Issue 2- Strengthen long-range transportation plan

Policy 2.01.04

“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.”

Assessment: This Policy has not been fully implemented. The following actions are recommended:

- Remove policy
- Add new policy: “The County shall coordinate efforts with the FCMPO and FDOT to determine the proper LOS standards for arterial and collectors roadways throughout the County”

Major Local Issues:

- Issue 2- Strengthen long-range transportation plan
- Issue 9- Create a financially sustainable community

Objective 2.02

“The County shall develop, construct, and maintain a major roadway network, which is consistent with the existing and future land use patterns.”

Assessment: Efforts to implement this Policy are ongoing; The County is proposing to model the transportation network so future transportation needs can be determined for the build-out of the FLUM.

Major Local Issues:

- Issue 2- Strengthen long-range transportation plan

Objective 2.03

“The County shall institute 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.”

Assessment: This Objective has not been met. The following actions are recommended:

- Create plan as required by objective. Coordinate this effort with FDOT, FCMPO, and other agencies.
- Identify potential corridors for acquisition. Provide map of potential corridors in Plan.
- Coordinate with Baker Co. and Jacksonville to identify expansions of regional facilities.

Major Local Issues:

- Issue 2- Strengthen long-range transportation plan

Policy 2.03.02

“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”

Assessment: Remove policy. ROW acquisition is a critical component of road expansions. Roadways cannot be expanded if adequate ROW cannot be acquired.

Major Local Issues:

- Issue 2- Strengthen long-range transportation plan

Policy 2.03.03

“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.”

Assessment: This Policy has not been fully implemented. The following actions are recommended:

- See recommendations for Objective 2.03
- Provide concurrency and/or transportation impact fee credits for ROW dedication.

Major Local Issues:

- Issue 2- Strengthen long-range transportation plan

Policy 2.03.03A

“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.”

Assessment: This Policy has not been implemented, and should be updated or revised as follows:

- See recommendations for Objective 2.03

Major Local Issues:

- Issue 2- Strengthen long-range transportation plan

Objective 2.04

“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.”

Assessment: This Objective has not been fully met. The following actions are recommended:

- See recommendations on related policies below.

Major Local Issues:

- Issue 2- Strengthen long-range transportation plan

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.”

Assessment: This Policy has not been fully implemented. The following actions are recommended:

- Remove present policy. Encourage bicycle route network as part of a Recreation Master Plan (see recommendations for Objective 7.01)

Major Local Issues:

- Issue 2- Strengthen long-range transportation plan

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.”

Assessment: This Policy has not been fully implemented. The following actions are recommended:

- Remove present policy. Encourage bicycle route network as part of a Recreation Master Plan (see recommendations for Objective 7.01)

Major Local Issues:

- Issue 2- Strengthen long-range transportation plan

Policy 2.04.03

“Bicycle and Pedestrian Facilities in Public Project Facilities and features shall be incorporated in public projects, as designated on the Bicycle Route Network, to accommodate bicycle and pedestrian use. This shall include provision of paved shoulders and sidewalks on major roadway segments, especially those identified as part of the bicycle route network.”

Assessment: This Policy has not been fully implemented. The following actions are recommended:

- Remove present policy. Encourage bicycle route network as part of a Recreation Master Plan (see recommendations for Objective 7.01)

Major Local Issues:

- Issue 2- Strengthen long-range transportation plan

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.”

Assessment: This Policy has not been fully implemented. The following actions are recommended:

- Remove present policy. Encourage development of this trail as part of the greater bicycle route network and as part of a Recreation Master Plan (see recommendations for Objective 7.01)

Major Local Issues:

- Issue 2- Strengthen long-range transportation plan

Objective 2.05

“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.”

Assessment: Efforts to meet this Objective are ongoing; no changes are required.

Major Local Issues:

- Issue 2- Strengthen long-range transportation plan

Policy 2.05.07

“Consistent with Policy 1.02.05 H. of the Future Land Use 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. 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 policies 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:....(see Appendix F)”

Assessment: This Policy has been implemented, but needs to be updated or revised as follows:

- Review requirements for effectiveness, include FDOT comments in this analysis.
- Remove overlay or revise requirements as appropriate.
- Consider access management criteria for other segments of the SIS.

Major Local Issues:

- Issue 2- Strengthen long-range transportation plan

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.”

Assessment: This Policy has been implemented and should be removed from the Plan. The County needs to focus on trip reduction via alternative corridors and modes of transportation.

Major Local Issues:

- Issue 2- Strengthen long-range transportation plan

Objective 2.06

“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.”

Assessment: Efforts to meet this Objective are ongoing; no changes are required.

Major Local Issues:

- Issue 2- Strengthen long-range transportation plan
- Issue 8- Enhance intergovernmental coordination

Policy 2.06.04

“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.”

Assessment: Efforts to implement this Policy are ongoing; FDOT has updated the FSUTMS model. TAZ data and maps need to be included and expanded in the data and analysis.

Major Local Issues:

- Issue 2- Strengthen long-range transportation plan

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.”

Assessment: Redundant policy; remove and refer Future Land Use Policy 1.06.05.

Major Local Issues:

- Issue 1- Update the future land use plan
- Issue 2- Strengthen long-range transportation plan

Policy 2.06.08

“Within one year of adoption of the EAR based Plan Amendment 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:

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.”

Assessment: This Policy has not been fully implemented. The following actions are recommended:

- Revise timeframe.
- Review options for feasibility under present physical and fiscal conditions. Revise policy as appropriate.

Major Local Issues:

- Issue 2- Strengthen long-range transportation plan
- Issue 3- Promote economic development

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.”

Assessment: Reference is obsolete. Remove Policy.

Major Local Issues:

- Issue 2- Strengthen long-range transportation plan

Objective 2.08

“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.”

Assessment: This Policy has been implemented, but needs to be updated or revised as follows:

- Refer to recommendations for Policy 1.02.05 regarding review of FLUM categories and encouraging efficient development patterns. Provide map of airport zones in Plan.
- Review and refine incompatible use buffers in LDRs.
- Revise objective to read as follows: *“The County shall implement the following policies to protect ports, airports and related facilities from encroachment of incompatible land uses.”*
- Add new Policy : *“The County shall adopt a Land Development Regulations which set standards for minimum setback distances, buffers and other methods to protect ports, airports and related facilities from encroachment of incompatible land uses.”*

Major Local Issues:

- Issue 1- Update the future land use plan
- Issue 3- Promote economic development
- Issue 4- Protect and expand land designated for job-generating land uses

Housing Element

Overview

The purpose of the Housing Element is to quantify housing needs and develop policies to ensure that a varied supply of housing types exists in Nassau County to meet the needs of residents. Such a variety of housing opportunities is critical to maintaining a heterogeneous population capable of supporting a well-functioning community. Because the County has historically functioned as a bedroom community of Jacksonville, single-family homes have been the dominant housing type. As housing costs have risen, the single-family home has increasingly become out of reach of a larger proportion of the population.

Objective 3.01

“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.”

Assessment: Efforts to meet this Objective are ongoing; no changes are required.

Major Local Issues:

- Issue 7- Promote a greater diversity of housing types and prices

Policy 3.01.01

“By 2003, Land Development Regulations 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 LDRs shall include an affordable housing density bonus provision for planned development projects, allowing eligible affordable housing projects to receive up to a 20% density bonus based on the following table.”

Assessment: This Policy has not been fully implemented. The following actions are recommended:

- Revise timeframe.
- Quantify and establish performance criteria for bonuses and incentives.
- Define and adopt bonuses and other incentives into LDRs as required by this policy.

Major Local Issues:

- Issue 7- Promote a greater diversity of housing types and prices

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.”

Assessment: This Policy has been implemented, but needs to be updated or revised as follows:

- Revise policy to read as follows: *“The County shall, on an ongoing basis, review and amend 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.”*

Major Local Issues:

- Issue 7- Promote a greater diversity of housing types and prices

Policy 3.01.04

“Within one year of adoption of the EAR based plan amendment, the County's Land Development Regulations shall ensure the continued permitting of manufactured and mobile homes in residential areas of the County in accordance with Sections 320.8285(5) and 553.38(2), Florida Statutes.”

Assessment: This Policy has been implemented, but needs to be updated or revised as follows:

- Revise policy to read as follows: *“The County's Land Development Regulations shall ensure the continued permitting of manufactured and mobile homes in residential areas of the County in accordance with Sections 320.8285(5) and 553.38(2), Florida Statutes.”*

Major Local Issues:

- Issue 7- Promote a greater diversity of housing types and prices

Policy 3.01.05

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

Assessment: This Policy has not been fully implemented. The following actions are recommended:

- Define and adopt bonuses and other incentives into LDRs as required by this policy.

Major Local Issues:

- Issue 7- Promote a greater diversity of housing types and prices

Objective 3.02

“Establish programs, which will work towards the elimination of 60% of substandard housing by 2000. Establish programs to identify substandard housing conditions.”

Assessment: This Objective has been met, but needs to be updated or revised as follows:

- Revise timeframe.
- Set new objective with updated data.

- Incorporate County efforts, such as State Housing Initiatives Program (SHIP) and Housing Finance Authority (HFA) approvals, into a seamless strategy to eliminate substandard housing.

Major Local Issues:

- Issue 7- Promote a greater diversity of housing types and prices

Objective 3.03

“The County will help assure that adequate sites for housing for low and moderate income persons will be available.”

Assessment: Efforts to meet this Objective are ongoing; the County will incorporate new legislative programs into the updated Plan.

Major Local Issues:

- Issue 7- Promote a greater diversity of housing types and prices

Policy 3.03.01

“The County shall publicize, through news releases, informational brochures and public meetings that it supports private development of affordable housing and encourages developers to avail themselves of County zoning and procedural support to site and construct affordable housing in the County.”

Assessment: This Policy has been implemented, but needs to be updated or revised as follows:

- Definitions and performance standards are required for greater specificity.
- Add internet/ website as resource for information

Major Local Issues:

- Issue 7- Promote a greater diversity of housing types and prices

Policy 3.03.02

“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.”

Assessment: Efforts to implement this Policy are ongoing; the County will work with local housing agencies to incorporate more specific locational criteria.

Major Local Issues:

- Issue 7- Promote a greater diversity of housing types and prices

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.”

Assessment: This Policy is redundant. Refer to Policy 3.01.05

Major Local Issues:

- Issue 7- Promote a greater diversity of housing types and prices

Policy 3.03.05

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

Assessment: This Policy has not been fully implemented. The following actions are recommended:

- Define "infill development" and adopt criteria into LDRs as required by this policy.

Major Local Issues:

- Issue 7- Promote a greater diversity of housing types and prices

Objective 3.04

“Sites for group homes will be available at suitable locations to ensure that the needs of persons requiring such housing are met.”

Assessment: Efforts to implement this Policy are ongoing; Define family care facilities, group homes, and congregate care facilities in accordance with State of Florida standards.

Major Local Issues:

- Issue 7- Promote a greater diversity of housing types and prices

Objective 3.06

“Within one year of EAR based plan amendment adoption, 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.”

Assessment: This Objective has not been fully met. The following actions are recommended:

- Revise timeframes
- Revise objective to read as follows: *“The County shall identify state, federal and private funding and technical assistance programs to preserve its historically significant housing...”*

Major Local Issues:

- Issue 7- Promote a greater diversity of housing types and prices

Objective 3.07

“The County shall adopt Land Development Regulations that support and implement housing goals and objectives of the Comprehensive Plan.”

Assessment: Efforts to meet this Objective are ongoing; no changes are required.

Major Local Issues:

- Issue 7- Promote a greater diversity of housing types and prices

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."

Assessment: This Objective has been met, but needs to be updated or revised as follows:

- Remove objective.
- Place related policies under other pertinent Objectives.

Major Local Issues:

- Issue 7- Promote a greater diversity of housing types and prices

Policy 3.08.01

"By 2003, all codes, ordinances, regulations, policies and procedures regarding residential development review and construction shall be reviewed by the Planning Department Staff to determine their impact on housing development costs. Those components which unnecessarily increase the cost of housing without impairing the health, sanitation, fire safety, structural integrity and maintenance requirements shall be eliminated."

Assessment: This Policy has not been fully implemented. The following actions are recommended:

- Remove timeframe.
- Place under Objective 3.07
- Revise policy to read as follows: *"All County regulations and procedures regarding residential development review and construction shall be reviewed on a regular basis by County staff to determine their impact on housing development costs. Staff shall make recommendations to streamline or eliminate regulations or procedures which impact the cost of housing while maintaining health, sanitation, fire safety, structural integrity ,maintenance requirements and compatibility with surrounding land uses."*

Major Local Issues:

- Issue 7- Promote a greater diversity of housing types and prices

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."

Assessment: This Policy has not been fully implemented. The following actions are recommended:

- Define "infill development" and adopt criteria into LDRs as required by this policy.
- Place under Objective 3.02.

Major Local Issues:

- Issue 7- Promote a greater diversity of housing types and prices

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.”

Assessment: This Policy has been implemented, but needs to be updated or revised as follows:

- Place under Objective 3.03.
- Create performance criteria to evaluate funding applicant proposals.

Major Local Issues:

- Issue 7- Promote a greater diversity of housing types and prices

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.”

Assessment: This Policy has been implemented, but needs to be updated or revised as follows:

- Place under Objective 3.03.
- Coordinate with participating counties to ensure consistent rules and flow of information.

Major Local Issues:

- Issue 7- Promote a greater diversity of housing types and prices

Policy 3.08.05

“Within 12 months of adoption of the EAR based amendments, the County shall assess its existing permit processing procedure for the purpose of improving efficiency, reducing delays and lowering costs.”

Assessment: This Policy has been implemented, but needs to be updated or revised as follows:

- Place under Objective 3.07.
- Revise policy to read as follows: “*The County shall continuously assess its existing permit processing procedure for the purpose of improving efficiency, reducing delays and lowering costs.*”

Major Local Issues:

- Issue 7- Promote a greater diversity of housing types and prices

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.”

Assessment: This Policy has been implemented, but needs to be updated or revised as follows:

- Place under Objective 3.07.
- Establish performance criteria for inclusion as affordable housing development.
- Revise policy to read as follows: *“The County shall strive to eliminate delays in the review of affordable housing development projects. In order to define delay, the county establishes the following maximum timeframes for approval of projects when an applicant provides needed information in a timely manner: Class I - 5 days; Class II or III - 5 weeks; Class IV - 6 weeks; Special exception approval - 8 weeks. If these review times increase by 150% or more due to the work load of the review staff, 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.”*

Major Local Issues:

- Issue 7- Promote a greater diversity of housing types and prices

Policy 3.08.07

“As part of the adoption process for any county regulation, which could affect housing development, county planning staff assess the anticipated impact of the proposed regulation on the cost of housing. When proposed regulatory activities are anticipated to increase the estimated cost per unit for the development of housing. The assessment shall include an estimated increased cost per unit projection. The 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.”

Assessment: This Policy has not been fully implemented. The following actions are recommended:

- Review policy for feasibility
- If feasible, establish methodology for calculating cost and incorporate into the comp plan.
- Incorporate the Fiscal Impact Assessment Model (FIAM) to assist in the quantification of capital and operating impacts.

Major Local Issues:

- Issue 7- Promote a greater diversity of housing types and prices

Public Facilities Element

Overview

Chapter 163 of the Florida Statutes (F.S.) and Rule 9J-5 of the Florida Administrative Code (F.A.C.) provide the statutory authority for local government to establish a Public Facilities Element. The purpose of this Element is to provide for necessary public facilities and services based on existing and future land use and population projections. In Nassau County, public facilities are defined as sanitary sewer, solid waste, potable water, and stormwater management facilities. The element provides an inventory and analysis of the requirements placed on these facilities to meet the demands created by an increasing population.

Objective 4.03

“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.”

Assessment: This Objective has not been fully met. The following actions are recommended:

- Refer to recommendations for Policy 1.02.05. regarding review of FLUM categories and encouraging efficient development patterns.
- The objective should be revised to read as follows: *“The County shall regulate land use and discourage urban sprawl by adopting land development regulations that maximize use of existing and planned infrastructure facilities.”*

Major Local Issues:

- Issue 1- Update the future land use plan
- Issue 9- Create a financially sustainable community

Objective 4.04

“Upon Plan adoption, the County shall conserve potable water resources through implementing the following policies.”

Assessment: This Objective has been met, but needs to be updated or revised as follows:

- The objective should be revised to read as follows: *“The County shall conserve potable water resources.”*

Major Local Issues:

- Issue 6- Preserve environmental resources

Policy 4.04.01

“The County shall continue to coordinate efforts with the Water Management District to identify and map prime natural groundwater aquifer recharge areas.”

Assessment: This policy has not been fully implemented. The following actions are recommended:

- Maps are available from SJRWMD; include in data & analysis

Major Local Issues:

- Issue 6- Preserve environmental resources

Policy 4.04.02

“The St. Johns River Water Management District will be used as source for the identification and protection or recharge areas.”

Assessment: This policy is redundant. Refer to 4.04.01.

Major Local Issues:

- Issue 6- Preserve environmental resources

Policy 4.04.03

“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.”

Assessment: Efforts to implement this Policy are ongoing; no changes are required.

Major Local Issues:

- Issue 6- Preserve environmental resources

Policy 4.04.05

“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 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.”

Assessment: This Policy has not been fully implemented. The following actions are recommended:

- Adopt wastewater/graywater reuse standards in LDRs.

Major Local Issues:

- Issue 6- Preserve environmental 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, (4) requiring wastewater reuse where practical, (5) coordinating

water conservation efforts with the Soils and Water Conservation District and the SJRWMD.”

Assessment: This Policy has been implemented, but needs to be updated or revised as follows:

- Revise policy to read as follows: *“Nassau County will reduce potable water consumption/use/waste through the following methods:
(1) require the capping of unused artesian wells;
(2) provide public information regarding water conservation;
(3) require wastewater reuse where practical;
(4) coordinate water conservation efforts with the Soils and Water Conservation District, JEA and the SJRWMD.”*

Major Local Issues:

- Issue 6- Preserve environmental resources

Objective 4.05A

“Upon Plan adoption, the County shall provide protection to Natural Groundwater Recharge areas through implementing the following policies:”

Assessment: This Objective has not been fully met. The following actions are recommended:

- The objective should be revised to read as follows: *“The County shall provide protection to prime Natural Groundwater Recharge areas.”*

Major Local Issues:

- Issue 6- Preserve environmental resources

Policy 4.05A.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 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.”

Assessment: This Policy has not been fully implemented. The following actions are recommended:

- Provide map of natural groundwater recharge areas in the County in the Plan.
- The policy should be revised to read as follows: *“The County shall coordinate with the St. Johns River Water Management District to define the location of significant groundwater recharge areas in the County. These recharge areas will be noted 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.”*

Major Local Issues:

- Issue 6- Preserve environmental resources

Policy 4.05A.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.”

Assessment: This Policy has not been fully implemented. The following actions are recommended:

- Remove reference to SWIM program (Nassau Co. is not included in any plans)
- Identify pollution sources as the the policy requires, list in data & analysis

Major Local Issues:

- Issue 6- Preserve environmental resources

Policy 4.05A.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. Upon plan adoption, the County shall designate an interim protection area of 500 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:... (see Appendix F)”

Assessment: This Policy has not been fully implemented. The following actions are recommended:

- Include map of wellhead protection zones in Plan. Map should be based on modeled draw-down contours and interim 500' zone, adjusted as appropriate. Amend policy as recommended.

Major Local Issues:

- Issue 6- Preserve environmental resources

Objective 4.05B

“Upon Plan adoption, the County shall protect the function of natural drainage features through implementing the following policies:”

Assessment: This Objective has been met, but needs to be updated or revised as follows:

- The objective should be revised to read as follows: *“The County shall protect the function of natural drainage features.”*

Major Local Issues:

- Issue 6- Preserve environmental resources

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.”

Assessment: Efforts to implement this Policy are ongoing; the County has initiated a Master Drainage Plan as required in Policy 4.05B.06E. Programs will incorporate changes based on this plan.

Major Local Issues:

- Issue 6- Preserve environmental resources

Policy 4.05B.02

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

Assessment: Efforts to implement this Policy are ongoing; see policy 1.01.01

Major Local Issues:

- Issue 6- Preserve environmental resources

Policy 4.05B.05

“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.”

Assessment: Efforts to implement this Policy are ongoing; no changes are required.

Major Local Issues:

- Issue 6- Preserve environmental resources

Policy 4.05B.06

“New subdivisions or individual parcels must be engineered so that post development runoff for the property is no greater than predevelopment runoff.”

Assessment: Efforts to implement this Policy are ongoing; no changes are required.

Major Local Issues:

- Issue 6- Preserve environmental resources

Policy 4.05B.06A

“Within all new subdivisions, wide backlot and front yard drainage easements, as well as side lot swales to provide for localized runoff routing will be required where centralized retention/detention facilities are not provided.”

Assessment: Policy is too specific for a Comp Plan, it does not address independent variables such as percolation rates and lot size. Remove policy.

Major Local Issues:

- Issue 6- Preserve environmental resources

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.”

Assessment: This Policy has been implemented, but needs to be updated or revised as follows:

- Private facilities are subject to SJRWMD permit requirements, remove reference in policy.
- The policy should be revised to read as follows: *“To ensure that stormwater management facilities function properly, the County will establish defined levels of maintenance for public stormwater management facilities, and will conduct inspections on a routine basis.”*

Major Local Issues:

- Issue 6- Preserve environmental resources

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.”

Assessment: This Policy has not been fully implemented the following actions are recommended:

- Revise or remove timeframe.
- County will integrate new LIDAR topographic data (available late 2008) into inventory and analysis
- The policy should be revised to read as follows: *“The County will maintain a comprehensive inventory of all stormwater management facilities in all of the drainage sub-basins under the county’s jurisdiction.”*

Major Local Issues:

- Issue 6- Preserve environmental resources

Policy 4.05B.06F

“By 2005, the County shall seek grants to establish a grant funded Geographic Information System (G.I.S.) - 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.”

Assessment: This Policy has been implemented, but needs to be updated or revised as follows:

- Revise or remove timeframe.
- Acknowledge existence of County GIS program.

Major Local Issues:

- Issue 6- Preserve environmental resources

Objective 4.05C

“Upon Plan adoption, the County shall protect the function of floodplains and floodways through implementing the following policies:”

Assessment: This Objective has been met. The following actions are recommended:

- See recommendation for policies linked to this objective below.
- The objective should be revised to read as follows: *“The County shall protect the function of floodplains and floodways.”*

Major Local Issues:

- Issue 6- Preserve environmental resources

Policy 4.05C.01

“By 2002, the County shall create LDR’s 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.”

Assessment: This Policy has been implemented through the County's Floodplain Ordinance; revise as follows:

- The policy should be revised to read as follows: *“The County shall 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.”*

Major Local Issues:

- Issue 6- Preserve environmental resources

Coastal Management Element

Overview

The purpose of the Coastal Management Element is to identify the Coastal area, coastal resources, and the coastal infrastructure within Nassau County. The goal of this element is to guide the protection, conservation, and enhancement of the natural coastal environment, maintaining and enhancing access, maintaining compatible development and redevelopment of the area, and creation of appropriate emergency preparedness programs. Protection, conservation, and enhancement are to be achieved by protecting natural systems from development, undertaking necessary studies and actions to maintain the beach dune system and beach restoration activities, turtle monitoring activities, and monitoring activities of the ocean outfall.

To assure enhanced access, the element calls for exploring additional boat facilities, retaining existing recreational parking, retaining existing access and exploring partnerships with other organizations to enhance access. To assure compatible development and redevelopment, the element calls for protection of resources, establishing reasonable levels of service, establishing appropriate intensities of development, and enhancing access. Finally, to assure safety of individuals and property, the element calls for appropriate emergency preparedness, evacuation and disaster relief programs.

Objective 5.01

“The County will maintain, improve, and increase public beach access through acquisition and other land use controls.”

Assessment: Efforts to meet this Objective are ongoing; no changes are required. ROSE includes LOS standards for beach accesses with parking.

Major Local Issues:

- Issue 10- Create a first-class parks and recreation system

Policy 5.01.01

“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.”

Assessment: This Policy has not been fully implemented. The following actions are recommended:

- Remove policy
- Incorporate beach access requirements into proposed Recreation Master Plan (see recommendations for Objective 7.01).
- Recognize intergovernmental aspects of beach access in the County (w/ City of Fernandina Beach)

Major Local Issues:

- Issue 10- Create a first-class parks and recreation system

Policy 5.01.02

“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 PUD and DRI developments located along the Atlantic Coast beach or Intracoastal that are permitted after the date of adoption of the EAR based plan amendment.”

Assessment: Efforts to implement this Policy are ongoing; However, fewer opportunities will exist to implement this policy as coastal areas approach build-out.

Major Local Issues:

- Issue 10- Create a first-class parks and recreation system

Policy 5.01.03

“The County will not vacate necessary existing easements, rights-of-way, walkways and other access points to beaches and shores.”

Assessment: This Policy has been implemented, but needs to be updated or revised as follows:

- The policy should be revised to read as follows: *“The County will not vacate existing easements, rights-of-way, walkways and other properties necessary for public access to beaches and shores.”*

Major Local Issues:

- Issue 10- Create a first-class parks and recreation system

Policy 5.01.04

“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.”

Assessment: Efforts to implement this Policy are ongoing; no changes are required.

Major Local Issues:

- Issue 10- Create a first-class parks and recreation system

Policy 5.01.05

“Private land owners adjacent to public beach access points, including easements, will not be allowed to restrict public access to the beaches through access points.”

Assessment: Efforts to implement this Policy are ongoing; no changes are required.

Major Local Issues:

- Issue 10- Create a first-class parks and recreation system

Policy 5.01.07

“By 2005, County in cooperation with FDEP 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.”

Assessment: This Policy has not been fully implemented. The following actions are recommended:

- Revise timeframe.
- Incorporate this requirement into proposed Recreation Master Plan (see recommendations for Objective 7.01).

Major Local Issues:

- Issue 10- Create a first-class parks and recreation system

Objective 5.02A

“Upon Plan adoption, the County shall protect, 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:”

Assessment: This Objective has been met, but needs to be updated or revised as follows:

- The objective should be revised to read as follows: *“The County shall protect, 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.”*
- The County will generally rely on the standards of FDEP and the Army Corps of Engineers.

Major Local Issues:

- Issue 6- Preserve environmental resources

Policy 5.02A.01

“The County will seek professional evaluation from DEP’s Office of Beaches and Coastal Systems and US Corp of Engineers before permitting any coastal structure proposed for controlling beach erosion.”

Assessment: Policy implemented by Ordinance 2008-01, Natural Resources Protection Ordinance; no changes are required.

Major Local Issues:

- Issue 6- Preserve environmental resources

Policy 5.02A.02

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

Assessment: Efforts to implement this Policy are ongoing; no changes are required.

Major Local Issues:

- Issue 6- Preserve environmental resources

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.”

Assessment: This policy is unnecessary FDEP conducts periodic evaluations. Remove policy.

Major Local Issues:

- Issue 6- Preserve environmental resources

Policy 5.02A.04

“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 within one year of the adoption of the EAR based plan amendment that require the following:.....(see Appendix F)”

Assessment: This Policy has been implemented, but needs to be updated or revised as follows:

- The policy should be revised to read as follows: *“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 that require the following:.....”*

Major Local Issues:

- Issue 6- Preserve environmental resources

Policy 5.02A.04A

“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.....(see Appendix F)”

Assessment: Efforts to implement this Policy are ongoing; no changes are required.

Major Local Issues:

- Issue 6- Preserve environmental resources

Objective 5.02B

“Upon Plan adoption, the County shall strive to restore altered beaches through implementing the following policies:”

Assessment: This Objective has been met, but needs to be updated or revised as follows:

- Revise objective to read as follows: *“The County shall support the restoration of altered beaches or dune systems.”*

Major Local Issues:

- Issue 6- Preserve environmental resources

Policy 5.02B.01

“The County shall apply to State DEP and the 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.”

Assessment: This Policy has been implemented, but needs to be updated or revised as follows:

- Recognize coordination with SAISSA and City of Fernandina Beach.

Major Local Issues:

- Issue 6- Preserve environmental resources
- Issue 10- Create a first-class parks and recreation system

Policy 5.02B.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.”

Assessment: Efforts to implement this Policy are ongoing; no changes are required.

Major Local Issues:

- Issue 6- Preserve environmental resources
- Issue 10- Create a first-class parks and recreation system

Objective 5.03

“The County shall make every reasonable effort to ensure the public safety, 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.”

Assessment: This Objective has been met, but needs to be updated or revised as follows:

- Associated policies should incorporate findings and recommendations of the proposed Post Disaster Redevelopment Plan and Local Mitigation Strategy.

Major Local Issues:

- Issue 8- Enhance intergovernmental coordination

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.”

Assessment: This Objective has been met, but needs to be updated or revised as follows:

- Associated policies should incorporate findings and recommendations of the proposed Post Disaster Redevelopment Plan and Local Mitigation Strategy.

Major Local Issues:

- Issue 1- Update the future land use plan

Policy 5.04.03

“The County shall coordinate the development and maintenance of Post Disaster plans and programs among the relevant local, regional and state governments, districts or agencies.”

Assessment: Efforts to implement this Policy are ongoing; no changes are required.

Major Local Issues:

- Issue 8- Enhance intergovernmental coordination

Policy 5.04.04

“The County shall update its hurricane evacuation plan and disaster preparedness plan, based on the recommendations of the NEFRPC’s Northeast Florida Hurricane Evacuation Study, 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.”

Assessment: This Policy has been implemented, but needs to be updated or revised as follows:

- Update requirement to latest HES.
- Revise policy to read as follows: *“The County shall update its hurricane evacuation plan and disaster preparedness plan, based on the recommendations of the most recent Northeast Florida Hurricane Evacuation Study(HES). The County shall update its hurricane evacuation plan and disaster preparedness plan every five years, and will re-evaluate the effectiveness of the plan immediately following a major disaster event to recommend appropriate improvements.”*

Major Local Issues:

- Issue 1- Update the future land use plan

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.”

Assessment: Efforts to implement this Policy are ongoing; no changes are required.

Major Local Issues:

- Issue 1- Update the future land use plan

Objective 5.04A

“Upon Plan adoption, the County shall manage post disaster expenditures to improve the survival of required infrastructure.”

Assessment: This Objective has been met, but needs to be updated or revised as follows:

- Associated policies should incorporate findings and recommendations of the proposed Post Disaster Redevelopment Plan and Local Mitigation Strategy.

Major Local Issues:

- Issue 9- Create a financially sustainable community

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."

Assessment: This Policy has been implemented, but needs to be updated or revised as follows:

- Re-define as Category 1 surge zone as now defined in Ch. 163 (per HB 1759). (this was amended in the CIE in 2007, but must be amended in the CME).

Major Local Issues:

- Issue 1- Update the future land use plan

Objective 5.05

"Upon Plan adoption, the County shall develop a maximum evacuation time based upon the Northeast Florida Hurricane Evacuation Study of 1998, and shall implement a plan within 6 months of the date of adoption of this ordinance."

Assessment: This Objective has been met, but needs to be updated or revised as follows:

- Update requirement to latest HES.
- Incorporate new standards found in Ch. 163 (per HB 1759)
- Revise objective to read as follows: *"The County shall develop a maximum evacuation time based upon the most recent Northeast Florida Hurricane Evacuation Study (HES), and shall implement an evacuation plan based on this time."*

Major Local Issues:

- Issue 1- Update the future land use plan

Policy 5.05.01

"Existing evacuation routes shall be given special consideration for improvement over other transportation facilities."

Assessment: This Policy has been implemented, but needs to be updated or revised as follows:

- Incorporate new definition for de minimis impact standards found in Ch. 163 (per SB 360)

Major Local Issues:

- Issue 2- Strengthen long-range transportation plan

Policy 5.05.02

"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, as a minimum 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”

Assessment: Efforts to implement this Policy are ongoing; no changes are required.

Major Local Issues:

- Issue 2- Strengthen long-range transportation plan

Policy 5.05.04

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

Assessment: Efforts to implement this Policy are ongoing; no changes are required.

Major Local Issues:

- Issue 2- Strengthen long-range transportation plan

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).”

Assessment: This Policy has been implemented, but needs to be updated or revised as follows:

- Incorporate new standards for mitigation of potential impacts to evacuation time found in Ch. 163 (per HB 1759)

Major Local Issues:

- Issue 1- Update the future land use plan

Objective 5.07

“Upon Plan adoption, the County, through its Future Land Use Map and Development Orders shall direct population concentrations away from known or predicted high hazard areas. As identified by the time of EAR based plan adoption, the county shall utilize the procedures County’s Emergency Management Plan for assisting the special needs population in an emergency, as amended.”

Assessment: This Objective has been met, but needs to be updated or revised as follows:

- Revise objective to read as follows: *“The County shall direct population concentrations away from the coastal high hazard area (CHHA) as defined.”*

Major Local Issues:

- Issue 1- Update the future land use plan

Policy 5.07.01A

“In accordance with rule 9J-5.003(17), F.A.C., and consistent with Policy 5.04.A .01, 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.”

Assessment: Redundant policy; remove an refer to Coastal Management Policy 5.04.01

Major Local Issues:

- Issue 1- Update the future land use plan

Policy 5.07.01B

“Development within the F.E.M.A. FIRM V Zone shall be limited through County restrictions regarding the provision of water/sewer/road facilities to service V Zone areas where infrastructure facilities have been damaged/destroyed by storm forces.”

Assessment: This Policy has been implemented, but needs to be updated or revised as follows:

- Update definition for coastal high hazard area.
- Revise policy to read as follows: *“Development within the Coastal High Hazard Area (CHHA) as defined shall be limited through County restrictions regarding the provision of water/sewer/road facilities to service areas within the CHHA where infrastructure facilities have been damaged/destroyed by storm forces.”*

Major Local Issues:

- Issue 1- Update the future land use plan

Objective 5.08

“The County will give priority to compatible water dependent uses over other land uses to maximize the beneficial use of coastal natural resources.”

Assessment: This Objective has not been fully met. The following actions are recommended:

- Include water-dependent commercial/industrial land use category on FLUM (see recommendations for Policy 1.02.05)

Major Local Issues:

- Issue 1- Update the future land use plan
- Issue 3- Promote economic development
- Issue 4- Protect and expand land designated for job-generating land uses
- Issue 6- Preserve environmental resources

Policy 5.08.01

“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.”

Assessment: Efforts to implement this Policy are ongoing; the County may consider the adoption of a county-wide marina siting plan pursuant to Sec. 163.3178(6) F.S.

Major Local Issues:

- Issue 3- Promote economic development
- Issue 4- Protect and expand land designated for job-generating land uses
- Issue 6- Preserve environmental resources

Policy 5.08.02

“The future land use plan and implementing land development regulations shall protect existing water dependent uses from intrusion by incompatible land uses.”

Assessment: This Policy has not been fully implemented. The following actions are recommended:

- Include water-dependent commercial/industrial land use category on FLUM (see recommendations for Policy 1.02.05).

Major Local Issues:

- Issue 1- Update the future land use plan
- Issue 3- Promote economic development
- Issue 4- Protect and expand land designated for job-generating land uses

Policy 5.08.03

“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...(see Appendix F)”

Assessment: This Policy has been implemented, but needs to be updated or revised as follows:

- The County may consider the adoption of a county-wide marina siting plan pursuant to Sec. 163.3178(6) F.S.
- Revise policy to read as follows: *“The need for additional public marinas will be evaluated with priority consideration given to sites that...”*

Major Local Issues:

- Issue 6- Preserve environmental resources

Policy 5.08.04

“By 2002, Land Development Regulations shall specify performance standards for shoreline land uses. The LDRs will address at a minimum:....(see Appendix F)”

Assessment: This Policy has not been fully implemented. The following actions are recommended:

- Adopt LDRs as required by policy
- Revise policy to read as follows: *“Land Development Regulations shall specify performance standards for waterfront uses which will address :....”*

Major Local Issues:

- Issue 1- Update the future land use plan
- Issue 6- Preserve environmental resources

Policy 5.08.05

“The County shall inventory existing marinas and boat ramps and evaluate the need for additional such facilities every five years from the date of adoption of the EAR based plan amendment”

Assessment: This Policy has not been fully implemented. The following actions are recommended:

- Create inventory of facilities, include in Comp Plan background data.
- Revise policy to read as follows: *“The County shall inventory existing marinas and boat ramps and evaluate the need for additional facilities every five years from the date of adoption of the 2007 EAR- based plan amendment”*

Major Local Issues:

- Issue 6- Preserve environmental resources
- Issue 10- Create a first-class parks and recreation system

Policy 5.08.06

“Adequate waterfront property, meeting the site requirements for waterfront dependent uses, should be reserved through zoning and compatible land use planning.”

Assessment: This Policy has not been fully implemented. The following actions are recommended:

- Include water-dependent commercial/industrial land use category on FLUM (see recommendations for Policy 1.02.05)““

Major Local Issues:

- Issue 1- Update the future land use plan

Objective 5.09

“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:”

Assessment: This Objective has been met, but needs to be updated or revised as follows:

- Revise objective to read as follows: *“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.”*

Major Local Issues:

- Issue 6- Preserve environmental resources
- Issue 8- Enhance intergovernmental coordination

Policy 5.09.01

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

Assessment: Efforts to implement this Policy are ongoing; no changes are required.

Major Local Issues:

- Issue 6- Preserve environmental resources

Policy 5.09.02

“The County shall not issue a development permit prior to the review by the appropriate state regulatory agency for projects that may impact the coastal barrier island, coastal wetlands, living marine resources or coastal habitat known to be supporting endangered or threatened species of plant or animal.”

Assessment: Efforts to implement this Policy are ongoing; no changes are required.

Major Local Issues:

- Issue 6- Preserve environmental resources

Policy 5.09.04

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

Assessment: This Policy has been implemented, but needs to be updated or revised as follows:

- Define "coastal resources".

Major Local Issues:

- Issue 6- Preserve environmental resources

Policy 5.09.05

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

Assessment: Efforts to implement this Policy are ongoing; no changes are required.

Major Local Issues:

- Issue 6- Preserve environmental resources

Policy 5.09.06

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

Assessment: Efforts to implement this Policy are ongoing; no changes are required.

Major Local Issues:

- Issue 6- Preserve environmental resources

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 threat-ned species by limiting encroachment, removal of native vegetation, pollution discharge, dredge and fill, drainage, or other impacts associated with development.”

Assessment: Efforts to implement this Policy are ongoing; no changes are required.

Major Local Issues:

- Issue 6- Preserve environmental resources

Policy 5.09.08

“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.”

Assessment: Efforts to implement this Policy are ongoing; no changes are required.

Major Local Issues:

- Issue 6- Preserve environmental resources
- Issue 8- Enhance intergovernmental coordination

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.”

Assessment: Efforts to implement this Policy are ongoing; no changes are required.

Major Local Issues:

- Issue 6- Preserve environmental resources
- Issue 10- Create a first-class parks and recreation system

Objective 5.10

“Dredging and filling in the coastal areas shall be discouraged.”

Assessment: Efforts to implement this Policy are ongoing; no changes are required.

Major Local Issues:

- Issue 6- Preserve environmental resources

Policy 5.10.02

“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.”

Assessment: Efforts to implement this Policy are ongoing; no changes are required.

Major Local Issues:

- Issue 6- Preserve environmental resources

Policy 5.10.03

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

Assessment: Efforts to implement this Policy are ongoing; no changes are required.

Major Local Issues:

- Issue 6- Preserve environmental resources

Policy 5.10.04

“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.”

Assessment: Efforts to implement this Policy are ongoing; no changes are required.

Major Local Issues:

- Issue 6- Preserve environmental resources

Objective 5.11

“Upon Plan adoption, the County shall implement the following policies to protect, conserve or enhance remaining coastal wetlands, living marine resources, coastal barriers and wildlife habitat.”

Assessment: This Objective has not been fully met. The following actions are recommended:

- See recommendation for policies linked to this objective below.
- Revise objective to read as follows: *“The County shall protect, conserve and enhance remaining coastal wetlands, living marine resources, coastal barriers and wildlife habitat.”*

Major Local Issues:

- Issue 6- Preserve environmental 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.”

Assessment: This Policy has not been fully implemented. The following actions are recommended:

- Define "coastal resources".
- Adopt LDRs as required by policy.

Major Local Issues:

- Issue 6- Preserve environmental resources

Objective 5.12

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

Assessment: Efforts to implement this Policy are ongoing; no changes are required.

Major Local Issues:

- Issue 9- Create a financially sustainable community

Objective 5.13

“Upon Plan adoption, the County shall maintain or improve the environmental quality of its estuarine systems through implementing the following policies:”

Assessment: This Objective has been met, but needs to be updated or revised as follows:

- Define estuarine systems (i.e. St. Mary's and Nassau Rivers).
- Revise objective to read as follows: *“The County shall maintain or improve the environmental quality of the estuarine systems of the St. Mary's and Nassau Rivers.”*

Major Local Issues:

- Issue 6- Preserve environmental resources

Policy 5.13.01

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

Assessment: Efforts to implement this Policy are ongoing; no changes are required.

Major Local Issues:

- Issue 6- Preserve environmental resources
- Issue 10- Create a first-class parks and recreation system

Policy 5.13.02

“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.”

Assessment: Efforts to implement this Policy are ongoing; no changes are required.

Major Local Issues:

- Issue 6- Preserve environmental resources

Policy 5.13.03

“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.”

Assessment: Efforts to implement this Policy are ongoing; no changes are required.

Major Local Issues:

- Issue 6- Preserve environmental resources

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.”

Assessment: Efforts to implement this Policy are ongoing; no changes are required.

Major Local Issues:

- Issue 1- Update the future land use plan
- Issue 6- Preserve environmental resources

Policy 5.13.05

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

Assessment: Efforts to implement this Policy are ongoing; no changes are required.

Major Local Issues:

- Issue 6- Preserve environmental resources

Policy 5.13.06

"The County shall request that the FDEP and the Florida Fish and Wildlife Conservation Commission review its Coastal Management Element and provide recommendations for improving County protection of Aquatic Preserve resources. These recommendations, upon approval by the Board of County Commissioners shall, through the amendment process, be made part of the Coastal Management Element."

Assessment: Efforts to implement this Policy are ongoing; no changes are required.

Major Local Issues:

- Issue 6- Preserve environmental resources

Policy 5.13.07

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

Assessment: Efforts to implement this Policy are ongoing; no changes are required.

Major Local Issues:

- Issue 6- Preserve environmental resources

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 develop 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."

Assessment: This Policy has been implemented, but needs to be updated or revised as follows:

- Define "coastal zone".

Major Local Issues:

- Issue 6- Preserve environmental resources

Policy 5.13.09

"Nassau County shall limit the amount of stormwater discharge into the waters of the Coastal Zone by: 1. requiring all new development in the Coastal Zone 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 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."

Assessment: This Policy has not been fully implemented. The following actions are recommended:

- Define "coastal zone".
- Create Sub-element and adopt LDRs as policy requires (see Part 6).

Major Local Issues:

- Issue 6- Preserve environmental resources

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."

Assessment: This Policy has been implemented, but needs to be updated or revised as follows:

- List or define "proper mitigation techniques and devices".
- Cite source for this information.

Major Local Issues:

- Issue 6- Preserve environmental resources

Conservation Element

Overview

The purpose of the Conservation Element of the Nassau County Comprehensive Plan is to provide the framework for the preservation, protection and wise use of the County's natural resources. The intent of the element is to guide the decision-making process of local citizens, policy makers, appointed and elected officials for the appropriate use and conservation of natural resources in response to the growing urbanized area of the County. The protection and conservation of natural resources is of paramount importance in maintaining and improving the high quality of life that County residents demand. The Conservation Element contains goals, objectives and policies (GOPs) necessary for, or related to the protection and preservation of the County's natural environment and resources.

Stakeholders for the Conservation Element include a number of County, State, and Federal departments and agencies. The continued involvement of these entities, as well as local residents, business interests and non-governmental organizations will play an important role in assisting the County to achieve the objectives and policies as stated in the Conservation Element during the planning period.

Objective 6.01

“Upon plan adoption, 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.”

Assessment: This Objective has been met, but needs to be updated or revised as follows:

- See recommendations for policies linked to this objective below. Revise objective to read as follows: *“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.”*

Major Local Issues:

- Issue 6- Preserve environmental resources

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.”

Assessment: Redundant policy; remove an refer to Public Facilities Policy 4.04.05.

Major Local Issues:

- Issue 6- Preserve environmental resources

Policy 6.01.02

“Within one year of adopting the EAR based plan amendment, the County shall request the City of Fernandina Beach and industry to jointly coordinate with the SJRWMD 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.”

Assessment: This Policy has not been fully implemented. The following actions are recommended:

- Remove timeframe
- This information should be incorporated into the SJRWMD Water Supply Plan
- Revise policy to read as follows: *“The County shall coordinate with the SJRWMD to determine the need for alternative water supplies to help meet future demands.”*

Major Local Issues:

- Issue 6- Preserve environmental resources

Policy 6.01.03

“The County shall withhold development rights to future land development unless infrastructure (which includes 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.”

Assessment: This Policy has not been fully implemented. The following actions are recommended:

- Water use trends and use projections should be incorporated into the SJRWMD Water Supply Plan
- Revise policy to read as follows: *"The County shall withhold development permits unless water supply capacity and facilities are available concurrent with the impacts of that development in accordance with 9J-5.0055(2) (a), (b) and (c) F.A.C."*

Major Local Issues:

- Issue 6- Preserve environmental resources

Policy 6.01.04

"Within one year after the adoption of the EAR based amendment, the County's Land Development Regulations (LDRs) shall be revised to include criteria, such as reduced densities and reduced impervious surfaces, to protect the functions of natural drainage systems and natural groundwater aquifer recharge areas, as identified by the St. Johns River Water Management District."

Assessment: This Policy has not been fully implemented. The following actions are recommended:

- Refer to recommendations for Objective 4.05 and related policies.
- Revise policy to read as follows: *"The County's Land Development Regulations (LDRs) shall include criteria, such as reduced densities and reduced impervious surface ratios, to protect the functions of natural drainage systems and natural groundwater aquifer recharge areas, as identified by the St. Johns River Water Management District."*

Major Local Issues:

- Issue 6- Preserve environmental resources

Policy 6.01.06

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

Assessment: This Policy has been implemented, but needs to be updated or revised as follows:

- Include references to low-impact development standards per SJRWMD.
- Review State energy efficiency ("green building") standards for possible inclusion.

Major Local Issues:

- Issue 6- Preserve environmental resources

Objective 6.02

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

Assessment: Efforts to meet this Objective are ongoing; the objective and associated policies should be linked to a specific location or type of ecosystem, identified either on the FLUM series or by performance criteria.

Major Local Issues:

- Issue 6- Preserve environmental resources

Policy 6.02.01

“Within one year of adopting the EAR based plan amendment, the County shall adopt revised LDRs that provide for tree protection standards on the barrier island.”

Assessment: This Policy has been implemented. The following actions are recommended:

- Revise policy to read as follows: *“The County shall maintain LDRs that provide for tree protection standards on the barrier island.”*

Major Local Issues:

- Issue 6- Preserve environmental resources

Policy 6.02.02

“Within one year of adopting the EAR based plan amendment, recommend the County shall adopt LDRs that require cluster developments in order to preserve wetlands, important native vegetative communities, and other environmentally sensitive communities, by reducing or prohibiting development in the sensitive areas of the property.”

Assessment: This Policy has not been fully implemented. The following actions are recommended:

- Adopt LDRs as required by policy.
- Revise policy to read as follows: *“The County shall encourage cluster developments in order to preserve wetlands, important native vegetative communities, and other environmentally sensitive communities, by reducing or prohibiting development in the sensitive areas of the property.”*

Major Local Issues:

- Issue 6- Preserve environmental resources

Policy 6.02.03B

“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.”

Assessment: This Policy has been implemented, but needs to be updated or revised as follows:

- Change threshold criteria from value to additional impervious area

Major Local Issues:

- Issue 6- Preserve environmental resources

Policy 6.02.03C

“Wetlands identified by the 1995 SJRWMD land use and cover inventory are mapped on 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 and shall be protected by policies contained within this Plan.”

Assessment: This Policy has been implemented, but needs to be updated or revised as follows:

- Refer to recommendations for Policy 1.02.05. regarding definition of conservation and limited development overlays. Wetlands are recommended to be removed as a separate land use category.
- Separate wetland map should be included in plan with most recent data from SJRWMD.

- The policy should be revised to read as follows: *“Wetlands identified by the most recent SJRWMD land use and cover inventory are mapped 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 limited development overlays and shall be protected by policies contained within this Plan.”*

Major Local Issues:

- Issue 6- Preserve environmental resources

Policy 6.02.03H

“Incompatible Land Uses are directed away from wetlands by the following mechanisms:
 1. Residential densities in wetlands shall be as described by Policy 6.02.03g, above.
 2. Clustering non-agricultural land uses away from wetlands is required.
 3. Development shall first avoid wetland impacts and then minimize impacts when they are unavoidable.”

Assessment: This Policy has not been fully implemented. The following actions are recommended:

- See recommendations for Policy 6.02.03C above.
- Adopt LDRs requiring and /or incentivizing clustering of development as required by policy.
- Prioritize avoidance and minimization of impact over mitigation of impacts

Major Local Issues:

- Issue 6- Preserve environmental resources

Policy 6.02.03I

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

Assessment: Efforts to implement this Policy are ongoing; the County may consider incorporation of low impact development (LID) standards.

Major Local Issues:

- Issue 6- Preserve environmental resources

Policy 6.02.03J

“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 shall first avoid wetland impacts and then minimize impacts when they are unavoidable. This policy is not intended to duplicate any federal or state wetlands permitting program.”

Assessment: This Policy has been implemented, but needs to be updated or revised as follows:

- See recommendations for Policy 6.02.03H above.

Major Local Issues:

- Issue 6- Preserve environmental resources

Policy 6.02.03K

“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. 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.”

Assessment: This Policy has been implemented, but needs to be updated or revised as follows:

- Reference the adopted Uniform Mitigation Assessment Methodology (UMAM) adopted by DEP and binding on local governments.

Major Local Issues:

- Issue 6- Preserve environmental resources

Policy 6.02.03L

“The polices of the Conservation Element shall not be construed to prevent timbering operations so long as timbering operations utilize Best Management Practices to minimize the effects on the wetlands.”

Assessment: Efforts to implement this Policy are ongoing; no changes are required.

Major Local Issues:

- Issue 6- Preserve environmental resources

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: (see Appendix F)”

Assessment: This Policy has been implemented, but needs to be updated or revised as follows:

- Set priorities for open space preservation based on size, character, use, etc.

Major Local Issues:

- Issue 6- Preserve environmental resources

Policy 6.02.04

“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.”

Assessment: Efforts to implement this Policy are ongoing; no changes are required.

Major Local Issues:

- Issue 6- Preserve environmental resources

Policy 6.02.06A

“Silviculture activities shall follow the best management practices outlined in the publication titled Silviculture Best Management Practices Handbook (Revised May 1993, Florida Department of Agriculture and Consumer Services, Division of Forestry)”

Assessment: Efforts to implement this Policy are ongoing; maintain reference to most recent edition.

Major Local Issues:

- Issue 6- Preserve environmental resources

Policy 6.02.07

“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, Florida Administrative Code.”

Assessment: Efforts to implement this Policy are ongoing; no changes are required.

Major Local Issues:

- Issue 6- Preserve environmental resources

Policy 6.02.08

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

Assessment: Efforts to implement this Policy are ongoing; no changes are required.

Major Local Issues:

- Issue 6- Preserve environmental resources

Policy 6.02.09

“Within one year of adopting the EAR based plan amendment LDRs will be adopted that require 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.”

Assessment: This Policy has not been fully implemented. The following actions are recommended:

- Include reference to the the proposed Recreation Master Plan (see recommendations for Objective 7.01).
- Remove timeframe.

Major Local Issues:

- Issue 6- Preserve environmental resources
- Issue 10- Create a first-class parks and recreation system

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.”

Assessment: This Policy has not been fully implemented. The following actions are recommended:

- Refer to recommendations for Recreation Master Plan (Objective 7.01).
- Consider the relevance and feasibility of this policy, remove or re-write as appropriate.

Major Local Issues:

- Issue 5- Preserve rural lifestyle choices
- Issue 6- Preserve environmental resources
- Issue 8- Enhance intergovernmental coordination
- Issue 10- Create a first-class parks and recreation system

Objective 6.03

“Upon plan adoption, 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.”

Assessment: This Objective has been met, but needs to be updated or revised as follows:

- Revise objective to read as follows: *“The County shall protect the water resources of the County from contamination by industrial wastewater disposal and sewage effluent disposal systems.”*

Major Local Issues:

- Issue 6- Preserve environmental resources

Policy 6.03.01

“New septic tank systems will continue to be inspected and approved by the County Health Department prior to issuance of a certificate of occupancy.”

Assessment: This Policy has been implemented, but needs to be updated or revised as follows:

- Revise policy to read as follows: *“New septic tank systems must be inspected and approved by the County Health Department prior to issuance of a certificate of occupancy for the structure.”*

Major Local Issues:

- Issue 6- Preserve environmental resources

Objective 6.04

“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.”

Assessment: Efforts to meet this Objective are ongoing; The County may need to incorporate NPDES baseline and target criteria as applicable.

Major Local Issues:

- Issue 6- Preserve environmental resources

Objective 6.05

“Upon adoption of the EAR based plan amendment, 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.”

Assessment: This Objective has been met, but needs to be updated or revised as follows:

- See recommendations for policies linked to this objective below.
- Revise objective to read as follows: *“The County shall implement measures to conserve and protect fisheries, wildlife, wildlife habitat, marine habitat, and native plant communities in a healthy environment for the use and enjoyment of future generations.”*

Major Local Issues:

- Issue 5- Preserve rural lifestyle choices
- Issue 6- Preserve environmental resources
- Issue 10- Create a first-class parks and recreation system

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.”

Assessment: This Policy has not been fully implemented. The following actions are recommended:

- Refer to recommendations for Recreation Master Plan (Objective 7.01).
- Incorporate the findings of the grant-funded Land Acquisition Feasibility Study(to be completed in May 2008).

Major Local Issues:

- Issue 5- Preserve rural lifestyle choices
- Issue 6- Preserve environmental resources
- Issue 10- Create a first-class parks and recreation system

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.”

Assessment: This Policy has not been fully implemented. The following actions are recommended:

- Refer to recommendations for Recreation Master Plan (Objective 7.01).
- Incorporate the findings of the grant-funded Land Acquisition Feasibility Study(to be completed in May 2008).

Major Local Issues:

- Issue 5- Preserve rural lifestyle choices
- Issue 6- Preserve environmental resources
- Issue 8- Enhance intergovernmental coordination
- Issue 10- Create a first-class parks and recreation system

Policy 6.05.02A

“The County shall strive 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 Florida Division of Forestry publication: Silviculture Best Management Practices Handbook, revised May 1993 and Policy 6.02.06A.”

Assessment: This Policy has not been fully implemented. The following actions are recommended:

- Provide incentives for implementing this policy (ex. transfer of development rights).
- Work with the SJRWMD and the St. Marys River Management Committee to update this policy.

Major Local Issues:

- Issue 5- Preserve rural lifestyle choices
- Issue 6- Preserve environmental resources
- Issue 10- Create a first-class parks and recreation system

Policy 6.05.03

“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 owners of tracts of land to ensure wise management of endangered and threatened species of plants, fish, wildlife, and their habitat in which they are located. The County will participate by implementing 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 and reduced densities.”

Assessment: This Policy has been implemented, but needs to be updated or revised as follows:

- Provide map of potential listed species habitat in Plan.
- Revise policy to read as follows: *“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 owners of tracts of land to ensure proper management of endangered and threatened species of plants, fish, wildlife, and their habitat in which they are located.”*
- Add New Policy: *“The County will implement land use and land development regulations and incentives/disincentives necessary to identify and protect endangered and threatened species and the habitat in which they are located.”*

Major Local Issues:

- Issue 6- Preserve environmental resources
- Issue 8- Enhance intergovernmental coordination

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.).”

Assessment: This Policy has been implemented and should be removed from the Plan.

- Remove as a policy, place this information in recommended glossary for the Plan (see Part 6).
- Verify references.

Major Local Issues:

- Issue 6- Preserve environmental resources

Policy 6.05.04

“The County shall 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.”

Assessment: Efforts to implement this Policy are ongoing; no changes are required.

Major Local Issues:

- Issue 6- Preserve environmental resources
- Issue 8- Enhance intergovernmental coordination

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.”

Assessment: Redundant policy; remove and refer to Conservation Policy 6.05.03.

Major Local Issues:

- Issue 6- Preserve environmental resources
- Issue 8- Enhance intergovernmental coordination

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.”

Assessment: Redundant policy; remove and refer to Conservation Policy 6.05.03.

Major Local Issues:

- Issue 6- Preserve environmental resources

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.”

Assessment: Redundant policy; remove and refer to Conservation Policy 6.05.03.

Major Local Issues:

- Issue 6- Preserve environmental resources
- Issue 8- Enhance intergovernmental coordination

Policy 6.05.08

“Marinas and ports proposed for siting adjacent to Department of Environmental Protection (DEP) manatee designated 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.”

Assessment: Efforts to implement this Policy are ongoing; the County may consider the adoption of a county-wide marina siting plan pursuant to Sec. 163.3178(6) F.S.

Major Local Issues:

- Issue 6- Preserve environmental resources

Policy 6.05.09

“The County’s land development regulations shall be revised to specify that developments proposed adjacent to "Outstanding Florida Waters" wildlife sanctuaries, wildlife refuges, state preserves, sanctuaries, forest, and publicly owned parks, 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.”

Assessment: This Policy has not been fully implemented. The following actions are recommended:

- Revise LDRs as policy requires.

Major Local Issues:

- Issue 5- Preserve rural lifestyle choices
- Issue 6- Preserve environmental resources
- Issue 10- Create a first-class parks and recreation system

Policy 6.05.10

“The County, adjacent jurisdictions, 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.”

Assessment: This Policy has been implemented, but needs to be updated or revised as follows:

- Provide list of species and map of potential listed species habitat in Plan.
- Include State of Florida agencies and non-profit organizations in cooperative efforts.

Major Local Issues:

- Issue 6- Preserve environmental resources

Objective 6.08

“Unique agricultural/silvicultural soils will be conserved and managed.”

Assessment: This Objective has been met, but needs to be updated or revised as follows:

- Identify and list soils in Plan. Provide map of soils location in Plan.

Major Local Issues:

- Issue 5- Preserve rural lifestyle choices
- Issue 6- Preserve environmental resources

Policy 6.08.01

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

Assessment: Efforts to implement this Policy are ongoing; no changes are required.

Major Local Issues:

- Issue 5- Preserve rural lifestyle choices
- Issue 6- Preserve environmental resources

Policy 6.08.02

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

Assessment: This Policy has not been fully implemented. The following actions are recommended:

- Review the necessity of this policy. Coordinate this effort with the Dept. of Agriculture and County Extension Agent.

Major Local Issues:

- Issue 5- Preserve rural lifestyle choices
- Issue 6- Preserve environmental resources

Policy 6.09.01

“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.”

Assessment: Efforts to implement this Policy are ongoing; no changes are required.

Major Local Issues:

- Issue 6- Preserve environmental resources

Policy 6.09.02

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

Assessment: Policy is redundant. Refer to Policy 1.04A.07B.

Major Local Issues:

- Issue 6- Preserve environmental resources

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(TDR) which encourage the reservation of lands for future uses.”

Assessment: Remove policy. The terms “strategic”, “economically viable” and “environmentally sensitive” are too relative to provide accurate criteria.

Major Local Issues:

- Issue 1- Update the future land use plan
- Issue 3- Promote economic development
- Issue 4- Protect and expand land designated for job-generating land uses
- Issue 6- Preserve environmental resources

Policy 6.09.04

“The County shall regulate mining operations as follows. Mining shall be permitted only in Agricultural (up to 5 acres) and Industrial Land Use. No mining operations including petroleum, natural gas, and liquid natural gas drilling shall be permitted within 200 feet of a residential dwelling. Mining operations impacting 5 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.”

Assessment: Policy is redundant. Refer to Policy 1.04A.07.

Major Local Issues:

- Issue 1- Update the future land use plan
- Issue 6- Preserve environmental resources

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).”

Assessment: Typographical error. Remove policy. Refer to Policy 1.04A.07.

Major Local Issues:

- Issue 6- Preserve environmental resources

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.”

Assessment: Efforts to implement this Policy are ongoing; no changes are required.

Major Local Issues:

- Issue 6- Preserve environmental resources

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.”

Assessment: Policy is redundant. Refer to Policy 1.04A.07C.

Major Local Issues:

- Issue 1- Update the future land use plan
- Issue 6- Preserve environmental resources

Recreation & Open Space Element

Overview

The purpose of The Recreation and Open Space Element (ROSE) is to inventory existing open space and recreational resources of the community, identify adopted standards and analyze the needs for future improvements. This goal requires resource allocation for high priority recreational opportunities and facilities, provision of additional recreational opportunities in new developments, and the retention of existing open space throughout the County. These goals are to be achieved through adoption of LOS standards, provision of additional facilities through SCI allocations, other funding sources and by the private sector as part of development. Priority is to be placed on retaining and enhancing large existing open spaces. Enhanced access to the Intracoastal and the beach are also encouraged.

The ROSE guides the County's capital program designed to meet the ever-increasing demand for parks, and open space necessary to serve new development and to maintain the quality of life enjoyed by existing residents.

County park levels of service (LOS) for concurrency management purposes are established in the Comprehensive Plan, Open Space Element and Recreation Element

and the Capital Improvement Element. Park LOS is calculated by comparing county-wide population to current inventories and then expressing the results in terms of total acres of parks available per 1000 population. However, the current LOS standard is skewed by the inclusion of State Parks in the calculations. This should be addressed in the update of the Plan.

Objective 7.01

“Upon plan adoption, the County shall continue to adequately and efficiently develop and maintain the neighborhood and community recreation facilities listed in the plan through the year 2010.”

Assessment: This Objective has been partially met, but needs to be updated or revised as follows:

- Create a County-wide Recreation Master Plan (see Issue 10 recommendations).
- Revise objective to read as follows: *“The County shall efficiently develop and maintain adequate neighborhood and community recreation facilities through the creation of a Recreation Master Plan that will project recreational needs through the year 2030.”*

Major Local Issues:

- Issue 10- Create a first-class parks and recreation system

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.”

Assessment: This Policy has not been fully implemented. The following actions are recommended:

- Define regional park LOS as a function of the total county population.
- Incorporate municipal and school district facilities into the inventory if an interlocal agreement exists.
- Revise policy to read as follows: *“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 Recreation Master Plan.”*

Major Local Issues:

- Issue 10- Create a first-class parks and recreation system

Policy 7.01.02

“The County shall adopt the following Level of Service (LOS) standards for Regional and Community Parks. These interim standards shall be revised, as necessary, based on the recommendations of the recreation assessment described in Policy 7.01.01.”

Assessment: This Objective has been met, but needs to be updated or revised as follows:

- Incorporate service radii, population served, and acreage standards
- Revise policy to read as follows: *“The County shall adopt the following Level of Service (LOS) standards for Regional and Community Parks. These standards shall be revised, as necessary, based on the findings and recommendations of the Recreation Master Plan described in Objective 7.01.”*

Major Local Issues:

- Issue 10- Create a first-class parks and recreation system

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.”

Assessment: This Policy has been implemented and should be removed from the Plan.

- Remove as a policy, place this information in proposed glossary for Plan (see Part 6).

Major Local Issues:

- Issue 10- Create a first-class parks and recreation system

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.”

Assessment: This Policy has been implemented and should be removed from the Plan.

- Remove as a policy, place this information in proposed glossary for Plan (see Part 6).

Major Local Issues:

- Issue 10- Create a first-class parks and recreation system

Policy 7.01.03

“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. (see Appendix F)”

Assessment: This Policy has not been fully implemented. The following actions are recommended:

- Refer to recommendations for Recreation Master Plan (Objective 7.01).
- Review standards for applicability in present conditions.

Major Local Issues:

- Issue 10- Create a first-class parks and recreation system

Policy 7.01.04

“Recreation impact and/or subdivision fees may be implemented and updated as a funding source for new parks and recreation facilities.”

Assessment: Efforts to implement this Policy are ongoing; no changes are required.

Major Local Issues:

- Issue 9- Create a financially sustainable community
- Issue 10- Create a first-class parks and recreation system

Policy 7.01.05

“The County shall continue to assist in funding the improvement of recreation facilities located in Callahan, Fernandina Beach, and Hilliard since these facilities have a regional function serving County residents through interlocal agreements.”

Assessment: Efforts to implement this Policy are ongoing; implementation will require execution of interlocal agreements.

Major Local Issues:

- Issue 8- Enhance intergovernmental coordination
- Issue 10- Create a first-class parks and recreation system

Policy 7.01.06

“The County shall continue to encourage and create incentives for the dedication of recreational land beyond that required under concurrency management through PUD zoning and subdivision regulations.”

Assessment: This Policy has not been fully implemented. The following actions are recommended:

- Clarify policy to indicate that private recreational facilities (e.g. golf courses, clubhouses, etc) may be included as additional recreational land.

Major Local Issues:

- Issue 10- Create a first-class parks and recreation system

Policy 7.01.07

“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.”

Assessment: Efforts to implement this Policy are ongoing; reference to Dept. of Defense is unnecessary.

Major Local Issues:

- Issue 8- Enhance intergovernmental coordination
- Issue 10- Create a first-class parks and recreation system

Policy 7.01.08

“The County shall develop existing parks to their optimal level with consideration to the area's needs and the functional capacity of the parks.”

Assessment: Efforts to implement this Policy are ongoing; no changes are required.

Major Local Issues:

- Issue 10- Create a first-class parks and recreation system

Policy 7.01.09

“The County shall continue to maintain and support a recreation department for County-wide park and recreation planning and management.”

Assessment: This Policy has not been fully implemented. The following actions are recommended:

- Refer to recommendations for Recreation Master Plan (Objective 7.01).

Major Local Issues:

- Issue 10- Create a first-class parks and recreation system

Policy 7.01.10

“The County shall review large-scale developments as to the need for public recreation facilities including neighborhood and community parks and require the dedication (or fee in lieu of) at the rate of 2.5 acres per 100 homes.”

Assessment: This Policy has been implemented, but needs to be updated or revised as follows:

- Revise requirement based on the findings and recommendations of the Recreation Master Plan (see recommendations for Objective 7.01).
- LOS must be consistent throughout the Plan (i.e. 14 acres per 1,000 persons).

Major Local Issues:

- Issue 10- Create a first-class parks and recreation system

Policy 7.01.11

“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.”

Assessment: This Policy has been implemented, but needs to be updated or revised as follows:

- Clarify other public agencies involved (e.g. school district, state park system, etc.)

Major Local Issues:

- Issue 8- Enhance intergovernmental coordination
- Issue 10- Create a first-class parks and recreation system

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.”

Assessment: Such sites are typically too sensitive for active recreational use. Remove Policy.

Major Local Issues:

- Issue 6- Preserve environmental resources
- Issue 10- Create a first-class parks and recreation system

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.”

Assessment: Generally, small parks are not cost-effective. Remove policy.

Major Local Issues:

- Issue 10- Create a first-class parks and recreation system

Policy 7.01.14

“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.”

Assessment: Efforts to implement this Policy are ongoing; no changes are required.

Major Local Issues:

- Issue 10- Create a first-class parks and recreation system

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.”

Assessment: Efforts to implement this Policy are ongoing; the policy is subject to constitutional limitations, the County must establish a “rational nexus”.

Major Local Issues:

- Issue 6- Preserve environmental resources
- Issue 10- Create a first-class parks and recreation system

Objective 7.02

“Upon Plan adoption, the County shall assure the inclusion of vehicular, pedestrian, bicycle, boating, beach and shorefront access to all recreation areas 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.”

Assessment: This Policy has been implemented, but needs to be updated or revised as follows:

- Refer to recommendations for Recreation Master Plan (Objective 7.01).

- Revise policy to read as follows: *"The County shall assure the inclusion of vehicular, pedestrian, bicycle, boating, beach and shorefront access to all recreation areas operated by the County."*

Major Local Issues:

- Issue 10- Create a first-class parks and recreation system

Policy 7.02.02

"Sidewalks, bicycle paths and multipurpose trails shall be provided at the time of construction or reconstruction as defined in the County Subdivision Regulations along public roads which provide access from neighborhoods to County parks."

Assessment: Efforts to implement this Policy are ongoing; no changes are required.

Major Local Issues:

- Issue 2- Strengthen long-range transportation plan
- Issue 10- Create a first-class parks and recreation system

Policy 7.02.03

"The County will provide handicapped parking and barrier-free access to all types of County recreational facilities."

Assessment: Efforts to implement this Policy are ongoing; no changes are required.

Major Local Issues:

- Issue 10- Create a first-class parks and recreation system

Policy 7.02.04

"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."

Assessment: Efforts to implement this Policy are ongoing; the policy is subject to constitutional limitations, the County must establish a "rational nexus".

Major Local Issues:

- Issue 10- Create a first-class parks and recreation system

Policy 7.02.05

"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."

Assessment: Efforts to implement this Policy are ongoing; no changes are required.

Major Local Issues:

- Issue 2- Strengthen long-range transportation plan

- Issue 10- Create a first-class parks and recreation system

Policy 7.02.07

“The County shall consider greenways to link existing and proposed nature reserves, parks, cultural and historic sites with each other. These greenways may be extensions of the above listed facilities with pedestrian and/or bike trails.”

Assessment: This Policy has not been fully implemented. The following actions are recommended:

- Refer to recommendations for Recreation Master Plan (Objective 7.01).

Major Local Issues:

- Issue 2- Strengthen long-range transportation plan
- Issue 10- Create a first-class parks and recreation system

Objective 7.03

“Upon plan adoption, the County shall ensure the provision of open space as required in the County’s Future Land Use Plan and where it is appropriate within developments to meet concurrency management.”

Assessment: Efforts to implement this Policy are ongoing; no changes are required.

Major Local Issues:

- Issue 1- Update the future land use plan
- Issue 10- Create a first-class parks and recreation system

Policy 7.03.01

“The County shall adopt Land Development Regulations that include specific open space definitions 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 area. Conversion of open space to other "active" recreational uses shall be subject to DEP and other responsible agencies' approvals for dredge and fill.”

Assessment: This Policy has not been fully implemented. The following actions are recommended:

- Adopt LDRs as policy requires.
- Revise policy to read as follows: *“The County shall adopt Land Development Regulations that include specific open space definitions and standards for the provision and protection of open space. Conservation areas that are under public ownership shall be designated as open space, with development permitted only to enhance the recreational capacity of the area. Conversion of open space to other "active" recreational uses shall be subject to DEP and other responsible agencies' approvals for dredge and fill.”*

Major Local Issues:

- Issue 5- Preserve rural lifestyle choices
- Issue 6- Preserve environmental resources
- Issue 10- Create a first-class parks and recreation system

Policy 7.03.02

“The County shall regularly review the Land Development Regulations to upgrade current definitions of open space, and to maximize the preservation of open space.”

Assessment: This Policy has not been fully implemented. The following actions are recommended:

- Define "open space". See recommendations for Policy 7.03.01.

Major Local Issues:

- Issue 5- Preserve rural lifestyle choices
- Issue 6- Preserve environmental resources
- Issue 10- Create a first-class parks and recreation system

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.”

Assessment: This Policy overlaps with Policy 7.01.06. Remove present policy and consolidate with Policy 7.01.06.

Major Local Issues:

- Issue 5- Preserve rural lifestyle choices
- Issue 6- Preserve environmental resources
- Issue 10- Create a first-class parks and recreation system

Policy 7.03.04

“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.”

Assessment: Efforts to implement this Policy are ongoing; no changes are required.

Major Local Issues:

- Issue 5- Preserve rural lifestyle choices
- Issue 6- Preserve environmental resources
- Issue 10- Create a first-class parks and recreation system

Policy 7.03.05

“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.”

Assessment: This Policy has not been fully implemented. The following actions are recommended:

- Refer to recommendations for Recreation Master Plan (Objective 7.01).
- Revise policy to read as follows: *“Conservation areas, including wetlands, 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 a new development's Open Space requirement."

Major Local Issues:

- Issue 5- Preserve rural lifestyle choices
- Issue 6- Preserve environmental resources
- Issue 10- Create a first-class parks and recreation system

Intergovernmental Coordination Element

Overview

The goal of the Intergovernmental Coordination Element is to promote the enhancement of intergovernmental coordination with cities in Nassau County, neighboring counties, cities and regional and state agencies.

Nassau County maintains an extensive list of intergovernmental coordination activities to ensure that new and existing development activities preserve the quality of life for residents and an efficient use of resources are utilized to accommodate growth as guided by the Comprehensive Plan. 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. However, intergovernmental coordination activities by their nature are ongoing, and formal or informal activities require qualified staff, support systems and processes for successful implementation.

Consistency with the regional and state plans is coordinated through formal agreements with the Florida Department of Community Affairs (DCA) and the Northeast Florida

Regional Council (NEFRC). Nassau County is also a member of the First Coast Metropolitan Planning Organization (FCMPO) which focuses on regional transportation planning and implementation activities.

Objective 8.01

“Upon Plan adoption, the County shall implement new interlocal coordination mechanisms or continue existing agreements with all adjacent local governments, regional and state government agencies, County School Board and public facility providers that share responsibility for land use development and urban development patterns.”

Assessment: Efforts to meet this Objective are ongoing; no changes are required.

Major Local Issues:

- Issue 8- Enhance intergovernmental coordination

Policy 8.01.03

“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.”

Assessment: This Policy has not been fully implemented. The following actions are recommended:

- Formalize agreements with Towns of Hilliard and Callahan.

Major Local Issues:

- Issue 8- Enhance intergovernmental coordination

Policy 8.01.04

“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.”

Assessment: Efforts to implement this Policy are ongoing; no changes are required.

Major Local Issues:

- Issue 6- Preserve environmental resources
- Issue 8- Enhance intergovernmental coordination

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.”

Assessment: This Objective has been met, but needs to be updated or revised as follows:

- Revise objective to read as follows: “Ensure that the comprehensive plan for Fernandina Beach is coordinated with the County’s plans for the unincorporated areas of Amelia Island, other affected areas of the County, and adjacent jurisdictions”

Major Local Issues:

- Issue 8- Enhance intergovernmental coordination

Objective 8.03

“Coordinate levels of service standards throughout the County. Measure: Coordinate levels of service throughout Nassau County.”

Assessment: This Objective has not been fully met. The following actions are recommended:

- See recommendations to linked policies below.
- Revise objective to read as follows: *“Coordinate levels of service standards for urban services throughout the County.”*

Major Local Issues:

- Issue 2- Strengthen long-range transportation plan
- Issue 8- Enhance intergovernmental coordination

Policy 8.03.01

“Public and private central sewage treatment systems and package systems shall be brought into 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.”

Assessment: This Policy has been implemented, but needs to be updated or revised as follows:

- Provide list and map of systems and facilities in Plan.
- Revise policy to read as follows: *“Public and private central sewage treatment systems and package systems shall maintain full compliance with applicable state regulations and permit conditions. Where noncompliance with applicable law occurs, the County will seek enforcement in conjunction with state agencies to alleviate adverse environmental impacts.”*

Major Local Issues:

- Issue 6- Preserve environmental resources
- Issue 8- Enhance intergovernmental coordination

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.”

Assessment: This Policy has been implemented, but needs to be updated or revised as follows:

- Replace “fair share” with “proportionate share”.

Major Local Issues:

- Issue 9- Create a financially sustainable community

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."

Assessment: Redundant policy; remove and refer to Traffic Circulation Policy 2.06.04.

Major Local Issues:

- Issue 2- Strengthen long-range transportation plan

Objective 8.04

"Upon Plan adoption, the County shall ensure that proposed development in its Plan is in compliance with plans of adjacent local governments, and regional and state plans."

Assessment: This Objective has been met, but needs to be updated or revised as follows:

- Revise objective to read as follows: *"The County shall ensure that proposed development is in compliance with plans of adjacent local governments, and regional and state plans."*

Major Local Issues:

- Issue 8- Enhance intergovernmental coordination

Policy 8.04.01

"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 Regional Policy Plan and the State Comprehensive Plan. The Planning Director shall regularly report to the County Commission on the status of the Plan consistency."

Assessment: Efforts to implement this Policy are ongoing; no changes are required.

Major Local Issues:

- Issue 8- Enhance intergovernmental coordination

Policy 8.04.02

"The County shall use 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."

Assessment: This Policy has been implemented, but needs to be updated or revised as follows:

- Update policy to reflect intergovernmental mediation requirements per Ch. 186, F.S.

Major Local Issues:

- Issue 8- Enhance intergovernmental coordination

Policy 8.04.03

“The County shall continue to coordinate with each municipality’s annexation activities in accordance with established state laws and regulations.”

Assessment: This Policy has not been fully implemented. The following actions are recommended:

- Improved coordination and record-keeping of annexations is required to meet requirements of Ch. 171 F.S. (See Part 3, Issue 8).

Major Local Issues:

- Issue 8- Enhance intergovernmental coordination

Policy 8.04.04

“The County shall work to achieve and maintain coordination with the 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.”

Assessment: Efforts to implement this Policy are ongoing; no changes are required.

Major Local Issues:

- Issue 8- Enhance intergovernmental coordination

Policy 8.04.05

“The County will coordinate transportation activities in the following manner:

1. Concurrency issues will be coordinated with adjacent local governments, if proposed development will have an impact on the adjacent local government.
2. The County will coordinate concurrency issues with FDOT for all state maintained roads.
3. All roadway and access issues on state roadways shall be coordinated with FDOT.”

Assessment: This Policy has been implemented, but needs to be updated or revised as follows:

- Confirm with Jacksonville, Baker County, and municipalities. Relate to requirement of Sec. 163.3191(p) (see Part 5).
- Reference FCMPO
- Revise policy to read as follows: *“The County will coordinate transportation activities in the following manner:*
 1. *Concurrency issues will be coordinated with the FCMPO and adjacent local governments, if proposed development will have an impact on the adjacent local government.*
 2. *The County will coordinate concurrency issues with the FCMPO and FDOT for all state maintained roads.*
 3. *All roadway and access issues on state roadways shall be coordinated with FDOT.”*

Major Local Issues:

- Issue 2- Strengthen long-range transportation plan
- Issue 8- Enhance intergovernmental coordination

Objective 8.05

“The County shall promote the orderly and responsible siting and management of educational facilities and services through collaborative planning processes involving the Nassau County School Board and other local governments.”

Assessment: This Objective has been met, but needs to be updated or revised as follows:

- Objective should reference new requirements of SB 360 and new Public School Facilities Element.

Major Local Issues:

- Issue 8- Enhance intergovernmental coordination

Policy 8.05.01

“The County shall work to cooperate with the Nassau County School Board by encouraging participation in the development review process, in order to ensure that new residential developments are designed to meet school needs.”

Assessment: This Policy has been implemented, but needs to be updated or revised as follows:

- Policy should reference new requirements of SB 360 and new Public School Facilities Element.

Major Local Issues:

- Issue 8- Enhance intergovernmental coordination

Policy 8.05.03

“The County shall continue to correspond with the Nassau County School Board to allow the mutual use and development of County and School Board maintained recreation facilities.”

Assessment: This Policy has been implemented, but needs to be updated or revised as follows:

- Policy should reference new requirements of SB 360 and new Public School Facilities Element.

Major Local Issues:

- Issue 8- Enhance intergovernmental coordination
- Issue 10- Create a first-class parks and recreation system

Policy 8.05.04

“In order to address the extenuation of public facilities to existing or new schools, subject to concurrency, all expansions or new construction of public, charter and private schools shall be subject to site and development review standards.”

Assessment: This Policy has been implemented, but needs to be updated or revised as follows:

- Policy should reference new requirements of SB 360 and new Public School Facilities Element.

Major Local Issues:

- Issue 8- Enhance intergovernmental coordination

Policy 8.05.05

“In order to coordinate the effective and efficient provision and siting of educational facilities with associated infrastructure and services within Nassau County, the Nassau County Board of County Commissioners shall request a joint meeting, of County officials, planning staff and the school board, by the end of the year 2001 for the purpose of developing mechanisms for coordination of educational and facilities planning.”

Assessment: This Policy has been implemented and should removed from the Plan.

Major Local Issues:

- Issue 8- Enhance intergovernmental coordination

Policy 8.05.06

“The County shall focus on the following coordination mechanisms when discussing the interlocal agreement, required by Chapter 163, Part II and Chapter 235, Florida Statutes, with the Nassau County School Board:....(see Appendix F)”

Assessment: This Policy has been implemented and should removed from the Plan.

Major Local Issues:

- Issue 8- Enhance intergovernmental coordination

Policy 8.05.07

“The Nassau County School Board must apply for a land use compliance/permitted use determination to Nassau County for a proposed educational facility site at the time the site is added to a preliminary selection list. The County must then provide the Nassau County School Board with a written land use compliance/permitted use determination within 45 days after receiving an application for such a determination.”

Assessment: Objectives and Policies affecting school needs, siting, and concurrency requirement will be placed in the new Public School Facilities Element. Remove policy.

Major Local Issues:

- Issue 8- Enhance intergovernmental coordination

Policy 8.05.08

“The Nassau County School Board and Nassau County shall coordinate their respective capital improvements planning programming to ensure that adequate infrastructure will be available to support new or expanded educational facilities. The source of funds for needed infrastructure improvements shall be mutually agreed upon by the Nassau County School Board and Nassau County prior to site selection for a public school facility.”

Assessment: Objectives and Policies affecting school needs, siting, and concurrency requirement will be placed in the new Public School Facilities Element. Remove policy.

Major Local Issues:

- Issue 8- Enhance intergovernmental coordination

Policy 8.05.09

“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, Nassau County School Board policies and procedure, and Nassau County development plans, site plan review procedures, ordinances, Development Regulations/Zoning Code and the County’s Comprehensive Plan.”

Assessment: Objectives and Policies affecting school needs, siting, and concurrency requirement will be placed in the new Public School Facilities Element. Remove policy.

Major Local Issues:

- Issue 8- Enhance intergovernmental coordination

Policy 8.05.10

“The final responsibility for site acquisition for public schools lies with the Nassau County School Board, in compliance with all applicable rules, standards, criteria, plans laws and ordinances.”

Assessment: Objectives and Policies affecting school needs, siting, and concurrency requirement will be placed in the new Public School Facilities Element. Remove policy.

Major Local Issues:

- Issue 8- Enhance intergovernmental coordination

Capital Improvements Element

Overview

The primary purpose of the Capital Improvements Element (CIE) is to assess and demonstrate the financial feasibility of the Nassau County Comprehensive Plan. The CIE has a critical role within the County’s comprehensive planning process. Other Elements of the Comprehensive Plan are closely tied with the implementation of the capital improvement program and transportation and recreation facilities are incorporated into the CIE to maintain consistency with the Comprehensive Plan and to ensure a healthy fiscal environment for the County. The capital improvement process utilizes this framework to assist and schedule the required implementation and construction of capital facilities or improvements to existing facilities through the regular County budgeting process.

The CIE goals, objectives and policies were extensively amended in 2007 pursuant to County Ordinance 2007-38 (DCA 07-2). This element is the most recently amended and is most reflective of the current legislative requirements, local conditions, and fiscal limitations.

The CIE has a key relationship with the Future Land Use, Recreation and Open Space, and Transportation Elements through concurrency and land use requirements stipulated in state regulatory policy. This requirement states that facilities and services must be available at their adopted Level of Service (LOS) standard concurrent with the impacts of development. This mandates that decisions concerning the programming of capital improvements and land development are correlated with each other. The CIE is implemented by the County's Concurrency Management System (CMS) to ensure new development will have adequate infrastructure and that the adopted LOS standards will be maintained. The Current Five-Year Capital Improvements Schedule is included in Appendix G.

Objective 9.01

"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."

Assessment: Efforts to meet this Objective are ongoing; no changes are required.

Major Local Issues:

- Issue 9- Create a financially sustainable community

Policy 9.01.02

"The County shall maintain and annually update the Five-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."

Assessment: Efforts to implement this Policy are ongoing; no changes are required.

Major Local Issues:

- Issue 9- Create a financially sustainable community

Policy 9.01.04

"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."

Assessment: Efforts to implement this Policy are ongoing; no changes are required.

Major Local Issues:

- Issue 9- Create a financially sustainable community

Policy 9.01.05

“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.”

Assessment: Efforts to implement this Policy are ongoing; no changes are required.

Major Local Issues:

- Issue 9- Create a financially sustainable community

Policy 9.01.07

“Review and monitor outstanding development orders and agreements to ensure public facility obligations are being met and appropriately incorporated into the Five Year Schedule of Capital Improvements.”

Assessment: Efforts to implement this Policy are ongoing; no changes are required.

Major Local Issues:

- Issue 9- Create a financially sustainable community

Policy 9.01.08

“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.”

Assessment: Efforts to implement this Policy are ongoing; no changes are required.

Major Local Issues:

- Issue 9- Create a financially sustainable community

Policy 9.01.09

“Include adoption of a Five Year Capital Budget with an annually updated Five Year Schedule of Improvements no later than the adoption of the annual governmental budget of Nassau County.”

Assessment: Efforts to implement this Policy are ongoing; no changes are required.

Major Local Issues:

- Issue 9- Create a financially sustainable community

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.”

Assessment: Efforts to implement this Policy are ongoing; no changes are required.

Major Local Issues:

- Issue 9- Create a financially sustainable community

Policy 9.02.01

“Nassau County adopts the following Level Of Service (LOS) standards for public facilities and services: (see Appendix F)”

Assessment: Efforts to implement this Policy are ongoing; no changes are required.

Major Local Issues:

- Issue 9- Create a financially sustainable community

Policy 9.02.02

“The County shall continually review the established local capital improvement LOS criteria on the basis of consistency with the Five-Year 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.”

Assessment: Efforts to implement this Policy are ongoing; no changes are required.

Major Local Issues:

- Issue 9- Create a financially sustainable community

Policy 9.02.03

“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.”

Assessment: Efforts to implement this Policy are ongoing; no changes are required.

Major Local Issues:

- Issue 2- Strengthen long-range transportation plan
- Issue 9- Create a financially sustainable community

Policy 9.02.04

“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.”

Assessment: Efforts to implement this Policy are ongoing; no changes are required.

Major Local Issues:

- Issue 2- Strengthen long-range transportation plan
- Issue 9- Create a financially sustainable community

Policy 9.02.05

“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.”

Assessment: Efforts to implement this Policy are ongoing; no changes are required.

Major Local Issues:

- Issue 9- Create a financially sustainable community
- Issue 10- Create a first-class parks and recreation system

Policy 9.02.06

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

Assessment: Efforts to meet this Objective are ongoing; no changes are required.

Major Local Issues:

- Issue 9- Create a financially sustainable community

Objective 9.03

“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.”

Assessment: Efforts to meet this Objective are ongoing; no changes are required.

Major Local Issues:

- Issue 9- Create a financially sustainable community

Policy 9.03.01

“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.”

Assessment: Efforts to implement this Policy are ongoing; no changes are required.

Major Local Issues:

- Issue 9- Create a financially sustainable community

Policy 9.03.02

"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."

Assessment: Efforts to implement this Policy are ongoing; no changes are required.

Major Local Issues:

- Issue 9- Create a financially sustainable community

Objective 9.04

"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."

Assessment: Efforts to meet this Objective are ongoing; no changes are required.

Major Local Issues:

- Issue 9- Create a financially sustainable community

Policy 9.04.01

"Public expenditures in high hazard coastal areas shall be limited to the maintenance of existing infrastructure and those improvements included in the Coastal Management Element."

Assessment: This Policy has been implemented, but needs to be revised.

- Clarify expenditures allowed and combine with Policy 9.04.02

Major Local Issues:

- Issue 6- Preserve environmental resources
- Issue 9- Create a financially sustainable community

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."

Assessment: This Policy has been implemented, but needs to be revised.

- Clarify expenditures allowed and combine with Policy 9.04.01

Major Local Issues:

- Issue 6- Preserve environmental resources
- Issue 9- Create a financially sustainable community

Objective 9.05

“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 infra-structure in the Five-Year Schedule of Capital Improvements so as to maintain the adopted Level of Service.”

Assessment: Efforts to meet this Objective are ongoing; no changes are required.

Major Local Issues:

- Issue 9- Create a financially sustainable community

Policy 9.05.05

“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.”

Assessment: Efforts to implement this Policy are ongoing; no changes are required.

Major Local Issues:

- Issue 9- Create a financially sustainable community

Objective 9.06

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

Assessment: Efforts to meet this Objective are ongoing; no changes are required.

Major Local Issues:

- Issue 9- Create a financially sustainable community

Policy 9.06.01

“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.”

Assessment: Efforts to implement this Policy are ongoing; no changes are required.

Major Local Issues:

- Issue 9- Create a financially sustainable community

Policy 9.06.02

“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.”

Assessment: Efforts to implement this Policy are ongoing; no changes are required.

Major Local Issues:

- Issue 9- Create a financially sustainable community

Policy 9.06.03

“Nassau County shall 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.”

Assessment: Efforts to implement this Policy are ongoing; no changes are required.

Major Local Issues:

- Issue 9- Create a financially sustainable community

Policy 9.07.02

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

Assessment: Efforts to implement this Policy are ongoing; no changes are required.

Major Local Issues:

- Issue 9- Create a financially sustainable community

Policy 9.07.03

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

Assessment: Efforts to implement this Policy are ongoing; no changes are required.

Major Local Issues:

- Issue 9- Create a financially sustainable community

Objective 9.08

“The County shall continue to coordinate with the Florida Department of Transportation and the First Coast Metropolitan 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.”

Assessment: Efforts to meet this Objective are ongoing; no changes are required.

Major Local Issues:

- Issue 8- Enhance intergovernmental coordination
- Issue 9- Create a financially sustainable community

