

RESOLUTION NO. 2019 - 180

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS  
ACCEPTING THE FINDINGS OF THE WESTERN NASSAU VISION  
BOOK CREATED THROUGH THE WESTERN NASSAU HERITAGE  
PRESERVATION COMMITTEE.**

**WHEREAS**, in Fall 2017, Nassau County invited the Urban Land Institute, a nonprofit education and research institute with expertise in real estate and development, to conduct a Technical Assistance Panel (TAP) regarding potential future growth and development pressures in Western Nassau County; and

**WHEREAS**, the TAP report found that Western Nassau County was subject to significant development pressures based on a variety of factors including growth through internal and external employment centers and the desirability of quality of life in Nassau; and

**WHEREAS**, the TAP conclusion was “[w]hile development is knocking at Western Nassau’s door, there is time to get ahead of the curve and follow a plan that contains development to appropriate areas, while maintaining the rural character in others. Doing nothing, however, will assure that development comes without restraint”; and

**WHEREAS**, in response to the TAP, the Nassau County Planning and Zoning Board (PZB) elected to create a subcommittee comprised of PZB members who live in Western Nassau for the purposes of addressing the TAP conclusion; and

**WHEREAS**, the PZB Subcommittee elected to name themselves the Western Nassau Heritage Preservation Committee (WNHPC) and held their first meeting in March 2018; and

**WHEREAS**, with assistance of County planning staff, the WNHPC created a roadmap for a two-year planning initiative to work on a vision plan and recommendations for addressing the growth and development pressures in Western Nassau; and

**WHEREAS**, the first year of the two-year initiative consisted solely of community outreach in Western Nassau conducted through public meetings, open house events, surveys, one on one stakeholder meetings, roundtables, and attendance at community events to gauge citizens’ concerns and what they desired to protect in Western Nassau; and

**WHEREAS**, the community feedback drove the creation of the following goal areas: history, natural resources, health, quality of life, recreation, jobs and education, and public spaces and infrastructure; and

**WHEREAS**, in 2019, the second year of the initiative, the WNHPC began working on objectives and strategies related to the community-identified goals, creating a Western Nassau Vision Book (Vision Book); and

**WHEREAS**, the Vision Book outlines objectives and associated strategies related to the community-identified goals addressing a variety of planning and policy issues, including numerous strategies specifically aligned with Vision 2032 and the County's Comprehensive Plan; and

**WHEREAS**, the WNHPC adopted the Vision Book at their October 22, 2019 meeting; and

**WHEREAS**, on November 19, 2019, the Planning and Zoning Board recommended the Western Nassau Vision Book be forwarded to the Board of County Commissioners for consideration and acceptance; and

**WHEREAS**, acceptance of the Western Nassau Vision Book will enable the County to utilize the goals, objectives and strategies in evaluating and setting policies in Western Nassau County addressing history, natural resources, health, quality of life, recreation, jobs and education, and public spaces and infrastructure; and

**WHEREAS**, many of the identified strategies will involve collaboration among County departments, boards and elected officials, as well as outside agencies and partners; and

**WHEREAS**, community engagement, outreach and partnerships will continue to be an important part of the process during implementation of the goals, objectives, and policies in the Vision Book.

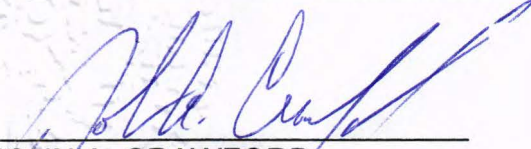
**NOW, THEREFORE, BE IT RESOLVED** by the Board of County Commissioners of Nassau County, Florida, this 18th day of December 2019, that the findings of the Western Nassau Vision Book created through the Western Nassau Heritage Preservation Committee should be accepted and utilized in evaluating and setting policies regarding Western Nassau County.

**PASSED AND DULY ADOPTED THIS 18TH DAY OF DECEMBER, 2019.**

BOARD OF COUNTY COMMISSIONERS  
NASSAU COUNTY, FLORIDA

  
JUSTIN M. TAYLOR  
Its: Chair

ATTEST as to Chairman's Signature:



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JOHN A. CRAWFORD  
Its: Ex-Officio Clerk

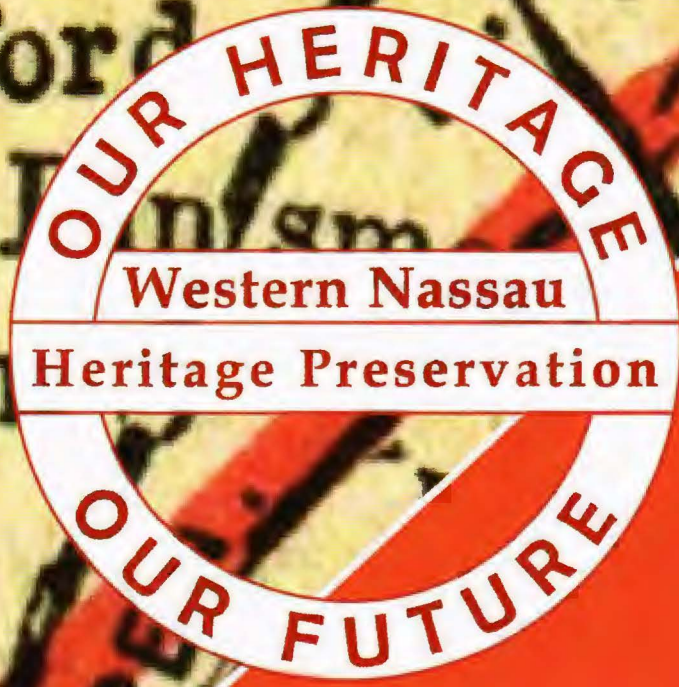
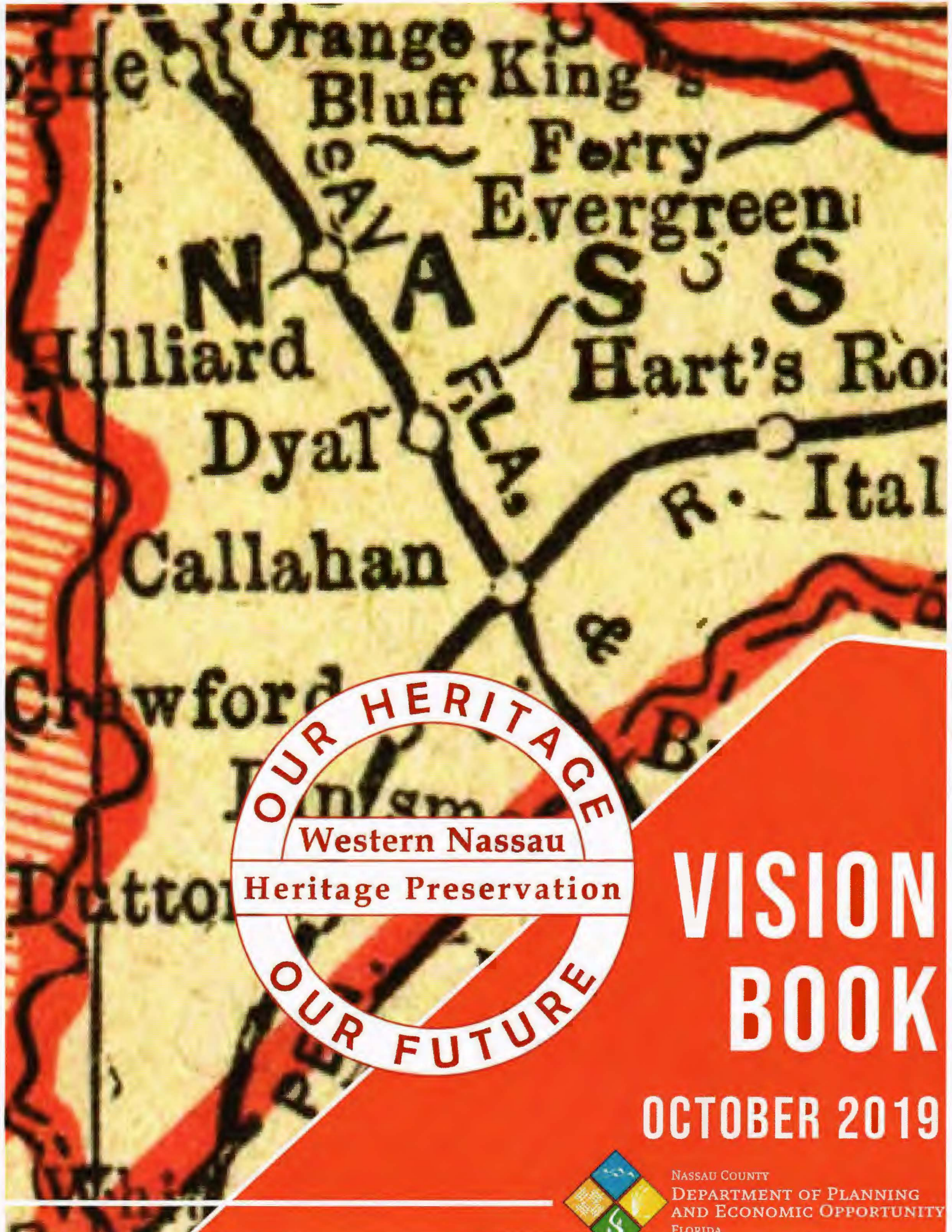
MES  
12-18-19

Approved as to form and legality by the  
Nassau County Attorney:



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MICHAEL S. MULLIN  
County Attorney



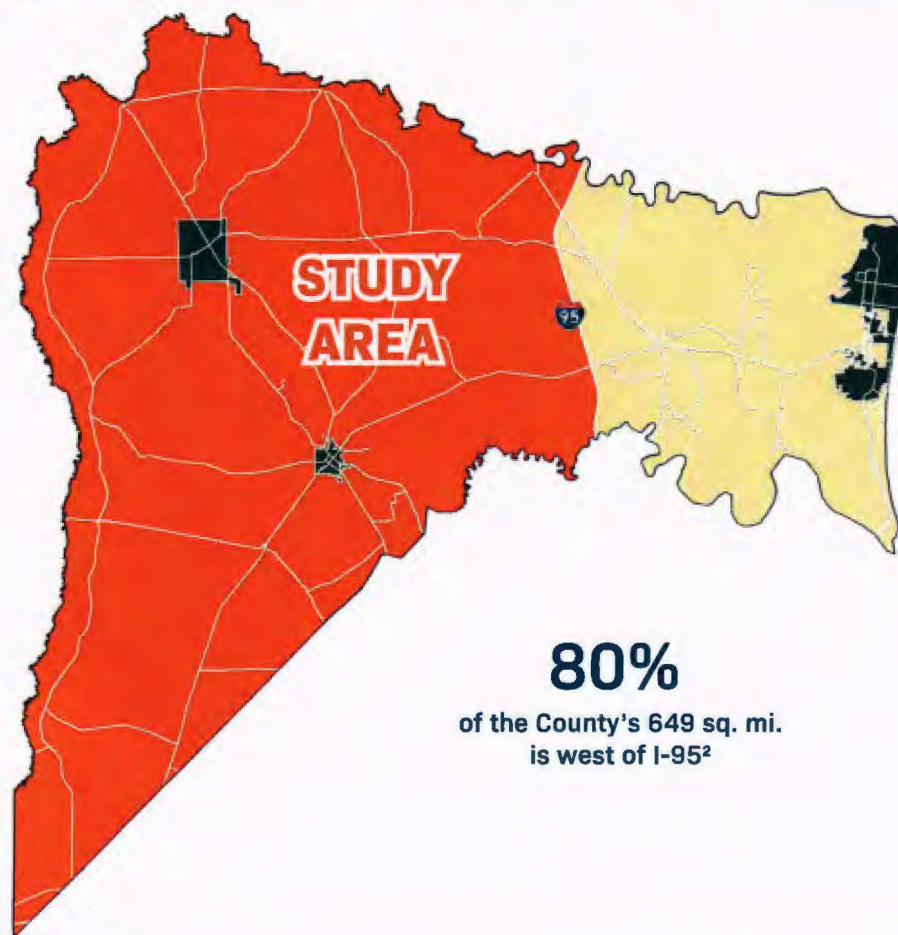
# VISION BOOK

OCTOBER 2019



NASSAU COUNTY  
DEPARTMENT OF PLANNING  
AND ECONOMIC OPPORTUNITY  
FLORIDA

# Context Summary



## READY OR NOT, WESTERN NASSAU IS IN THE CROSSHAIRS FOR DEVELOPMENT.

While development is knocking at Western Nassau's door, there is time to get ahead of the curve and follow a plan that contains development to appropriate areas, while maintaining the character in others.

Doing nothing, however, will assure that development comes without restraint.

In 2017, Nassau County hosted the Urban Land Institute to assist in reviewing growth pressures facing Western Nassau. Subsequently, the County kicked off a two year process working with citizens to craft their vision for the future.

Using the year 2045 as a planning horizon, and an asset-based approach, the community highlighted protection of sense of place, natural preservation of areas, and preparation against flooding as several of the top priorities.

A vision plan is not a regulatory document. It is a tool used to provide guidance to the County for future decision making. It provides guidelines for policy makers as they set priorities and make decisions about the future of their communities.

The Western Nassau visioning process was based on the ideas and input of community members. It maximized opportunities for residents to participate in planning for tomorrow.

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Thanks to the Urban Land Institute, members of the Western Nassau Heritage Preservation Committee, Jimmy L. Higginbotham, Linda Morris, Bobby Franklin, John Stack, Barry Holloway, Charlie Gressman, and Ronald Green, and all of the community members who participated in the planning outreach.

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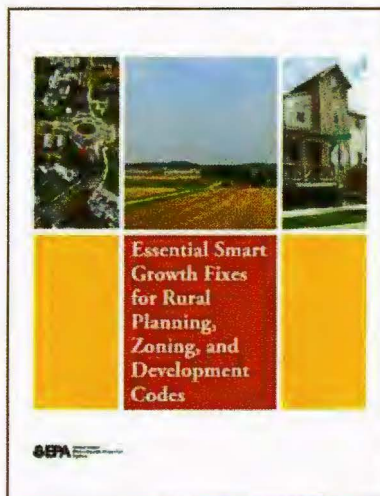
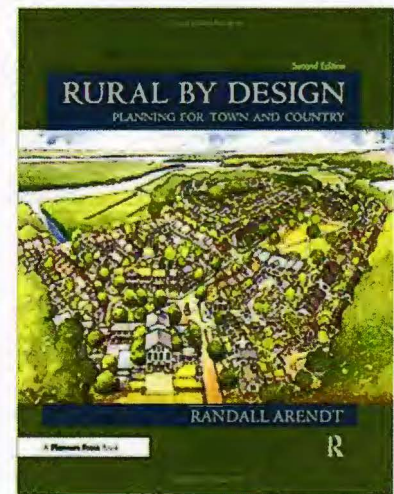
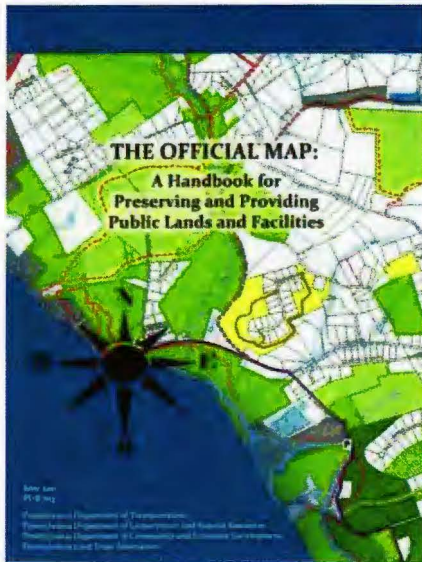
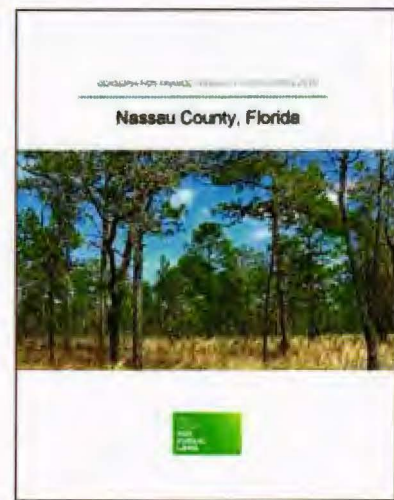
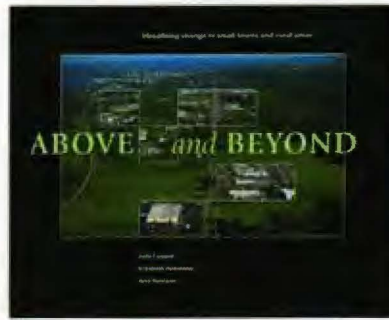
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# Resources



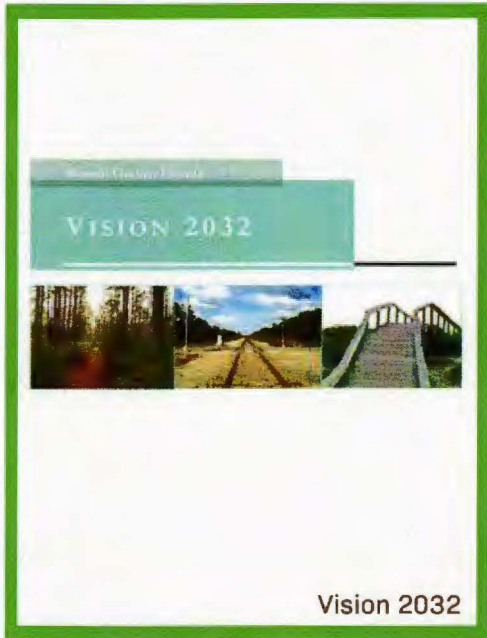
## Acronyms

**BFE** - Base Flood Elevation  
**BOCC** - Board of County Commissioners  
**Building Department** - Nassau County Building Department  
**CHHA** - Coastal High Hazard Area  
**CRS** - Community Rating System  
**DEP** - Florida Department of Environmental Protection  
**DOT - Department of Transportation**  
**EHAC** - Essential Housing Advisory Committee  
**Emergency Management** - Nassau County Emergency Management  
**Engineering** - Nassau County Engineering Services Department  
**FEMA** - Federal Emergency Management Agency  
**Fire-Rescue** - Nassau County Fire-Rescue Department  
**FMB** - Facilities Maintenance Branch  
**FSCJ** - FL State College at Jacksonville  
**FWC** - Florida Fish and Wildlife Conservation Commission  
**IFAS** - University of Florida Extension Service  
**JEA** - Jacksonville Electric Authority  
**JTA** - Jacksonville Transit Authority  
**NCEDB** - Nassau County Economic Development Board  
**NCSB** - Nassau County School Board

**NFLT** - North Florida Land Trust  
**OMB** - Office of Management & Budget  
**PAS** - Planning Assistance to States  
**LDC** - Nassau County Land Development Code  
**PDR** - Purchase of Development Rights  
**PEO** - Planning + Economic Opportunity Department  
**PPI** - Program for Public Information  
**PUD** - Planned Unit Development  
**PZB** - Planning & Zoning Board  
**RCB** - Rural Conservation Boundary  
**SBDC** - Small Business Development Center  
**Sheriff's Office** - Nassau County Sheriff's Office  
**SJRWMD** - St. John's River Water Management District  
**TDR** - Transfer of Development Rights  
**TPL** - Trust for Public Land  
**TPO** - Transportation Planning Organization  
**ULI** - Urban Land Institute  
**USACE** - U.S. Army Corps of Engineers  
**WNHPC** - Western Nassau Heritage Preservation Committee  
**WDU** - Water-Dependent Uses Sub-Element

# STARTING POINT

01



Vision 2032

## Vision 2032 Report<sup>1</sup>

In May 2007, Nassau County, in partnership with the Amelia Island/ Fernandina Beach/Yulee (AIFBY) Chamber of Commerce, hired consultants MGT of America, Inc. to begin a long-term planning and consensus building process in order to develop a 25- year vision (2007-2032) for the County.

The creation of Vision 2032 was a transparent process with all meetings open to the public. A Steering Committee was established to provide administrative oversight of the Vision 2032 project. A communication plan was developed and implemented to provide residents with information about Vision 2032. Input was received from stakeholder groups and residents of Nassau County through multiple public involvement opportunities. Eight Public Participation Sessions were held throughout the County.

At each meeting, public comments were collected on a wide variety of topics. The Public Participation Sessions were used to gather the ideas, thoughts, and suggestions of Nassau County residents on their vision of how the County should look in the year 2032.

The public participation process also included interviews with key stakeholders and a website dedicated to Vision 2032 activities. The recommended strategies of Vision 2032 reflect the community priorities identified in the visioning process. They became a primary source in the creation of the goals, objectives, and policies of the Nassau County 2030 Comprehensive Plan.

The Board identified 11 topic areas for Vision 2032 discussion:

- Infrastructure
- Growth Management
- Education and School Facilities
- Public Safety
- Economy and Welfare
- Healthcare and Social Service
- Recreation and Open Space
- Environment
- Governance
- Tourism
- Cultural Opportunities and Arts

Of those topic areas, the following five areas were prioritized by Nassau County residents:

1. Growth Management
2. Recreation and Open Space
3. Infrastructure
4. Environment
5. Education and School Facilities

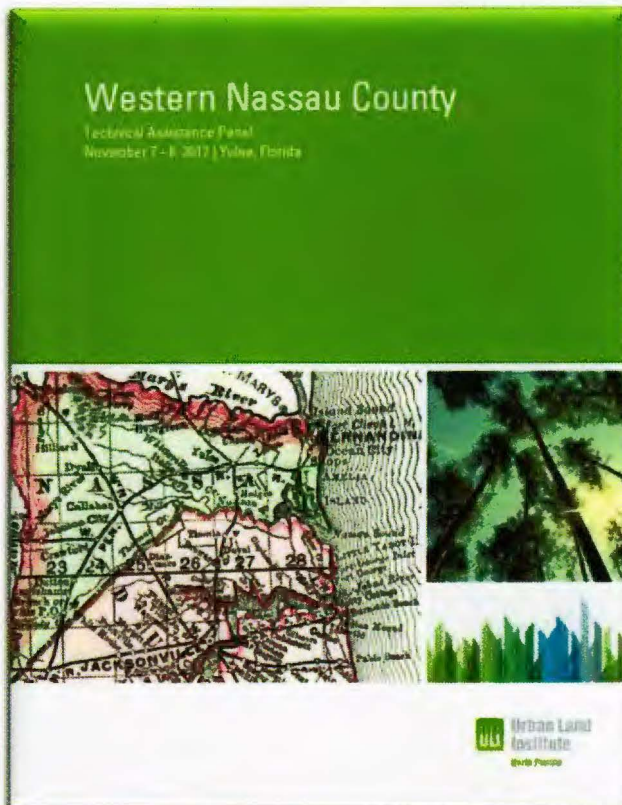


Church Road, Bryceville

**The five key topic areas prioritized by Nassau County residents during the Vision 2032 Planning process were echoed in the ULI TAP Report, 2018 and 2019 Growth Trends Report, and throughout the Western Nassau Heritage Preservation visioning plan process.**



# Studies



## Western Nassau County Technical Assistance Panel<sup>2</sup>

Urban Land Institute (ULI) is the oldest and largest network of cross-disciplinary real estate and land use experts in the world. ULI as a non-profit research and education organization has set standards of excellence in development practice. Through a Technical Assistance Panel, ULI helps provide expert advice on complex land use and real estate issues.

In November 2017, County staff and elected officials held public input sessions to address community concerns about the effect of expected growth on West Nassau's character, resources, and quality of life that are valued by residents.

Lack of  
Recreational Facilities  
Fiscally Challenged No Orange Park  
Traffic Higher Paying Jobs  
Preservation Agriculture  
of Lifestyle Affordability  
Good Schools Poor Infrastructure  
Crawford Diamond Unique Growth

## Recommendations

- Identify places you want to protect from potential negative impacts of future development.
- Identify where you want to **focus growth**.
- Determine the **ideal character** of the places where growth is directed.
- Plan for future schools and other public facilities.
- Consider various options for controlling growth and **preserving** open spaces.
- Study places that are doing this well and determine best practices.
- Engage the community to solicit broad input for reaching a **unified vision**.
- Develop **joint planning** agreements to facilitate better outcomes.
- Plan for growth using ULI's guiding principles: preserve and **protect** natural systems; be prepared for the growth that is coming; recognize the economic value; **embrace unique character**; use market-based incentives; engage everyone; create and sustain beautiful places; and put people first.



**Conclusion:** *Ready or not, Western Nassau is in the crosshairs for development.*

While development is knocking at Western Nassau's door, there is time to get ahead of the curve and follow a plan that contains development to appropriate areas, while maintaining the character in others. *Doing nothing, however, will assure that development comes without restraint.*



## Growth Trends Report <sup>3</sup> <sup>4</sup>

**Context:** Taking recommendations from the 2017 ULI TAP report Nassau County identified the Western Nassau Visioning Plan as one of 12 practical tools to assist in decision-making processes as the County moves into a dynamic future.

The Growth Trends Report provides a variety of tools that assists in the decision-making process as Nassau County moves into a dynamic future that we have the power to shape. The provided tools are not intended to be viewed as a comprehensive, all-inclusive or static list, but rather a set of practical tools Nassau County has the current capacity to implement.

**Opportunities:** Making mistakes is okay if we learn from those mistakes. Having witnessed the impact of unplanned auto-oriented growth in portions of eastern Nassau County and to a greater extent in neighboring jurisdictions, Nassau County has made it a priority to

plan for a better future in Western Nassau County. The members of the Western Nassau Heritage Preservation Committee are committed to a citizen lead, grassroots initiative to face issues head on with a priority to maintain a high quality of life, preserve the rural character of the area and ensure fiscally sustainable development patterns.

**Embrace the opportunity  
Appreciate the challenge**



**Be open to innovation  
Keep proper perspective**



An update to the Growth Trends Report was published in Summer 2019. The updated findings further expressed the need for Nassau County to plan for the future. The County has been identified as the 9th fastest growing county in Florida over the next 10 years and the 25th fastest growing county in the United States in 2018.

New tools for the 2019 edition relative to Western Nassau include Tool 14: School Planning and Tool 15: Joint Planning with Incorporated Municipalities.

While the specific elements to be jointly planned are undecided, the opportunities are endless. Initial discussion with the two Towns, Callahan and Hilliard, revolved around utility planning, extra jurisdictional boundaries and consistency between the County's and the Towns' Future Land Use Maps. It is County staff's hope that joint planning agreements with both Town's will be one of the beneficial outcomes of the Western Nassau Heritage Preservation Project.

*"As Nassau County enters an era of transition we, collectively, have been granted an opportunity that most will never have. An opportunity to actively craft our future. The question is, what will we do with the opportunity?"*

- Taco E. Pope, AICP, Assistant County Manager

# Growth Projections

## Nassau County Regional Attractors



Wide Range of Recreation Amenities



Job Centers Shifting North

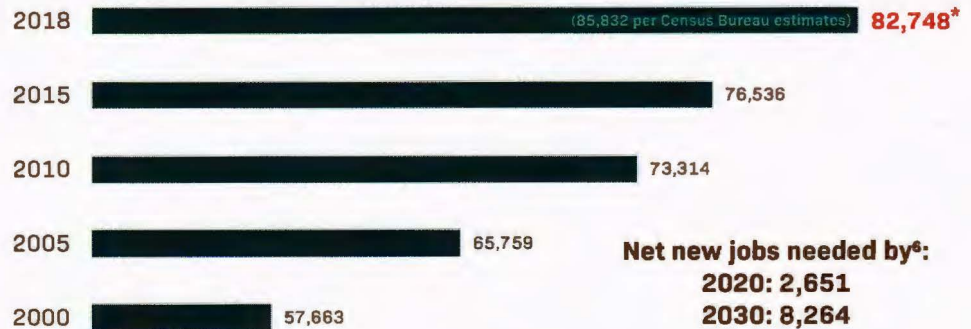
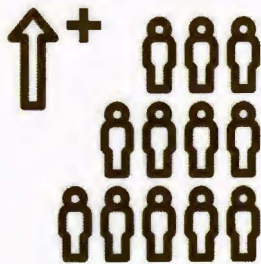


Low Crime Rate



Outstanding Public School System

Population in Nassau County from 2000-2018<sup>5</sup>



Net new jobs needed by<sup>6</sup>:  
 2020: 2,651  
 2030: 8,264

## Florida Scorecard Projections<sup>6</sup>

\*82,748 persons is the population estimate from the University of Florida's Bureau of Economic and Business Research (BEBR produces Florida's official state and local population estimates and projections). The US Census Bureau population estimate for 2018 is 85,832 persons. If using US Census Bureau estimates Nassau experienced a 3.58% increase in population from 2017 to 2018.

If we use the percent growth from 2017 to 2018 and simply extrapolate out using both BEBR's and the Census Bureau's population estimates as the baseline, Nassau could reach 100,000 persons as early as 2025 and 2023 respectively.

Population Projection Range

Year	Low	Medium	High
2020	81,100	86,400	91,400
2025	85,300	94,800	103,200
2030	88,300	102,100	114,700
2035	90,500	108,600	126,400
2040	91,300	113,900	136,800
2045	91,300	118,600	147,100

Estimates are provided by the Bureau of Economic and Business Research. These projections are based on 2018 population estimates (82,748 baseline).

	2018	2019	2020	2021	2022	2023	2024	2025
BEBR Baseline Est.	82,748	85,106	87,532	90,027	92,593	95,232	97,946	100,737
Census Baseline Est.	85,832	88,905	92,088	95,385	98,800	102,337	106,001	109,796

Population projections do not specifically account for "game changers" of regional significance within the local environment, i.e. 3,000-6,000 jobs coming on-line at the Crawford Diamond or Wildlight Commerce Center in a five year time-frame, nor does the above consider an economic downturn.\*

# Florida 2070<sup>7</sup>

## 2<sup>ND</sup>

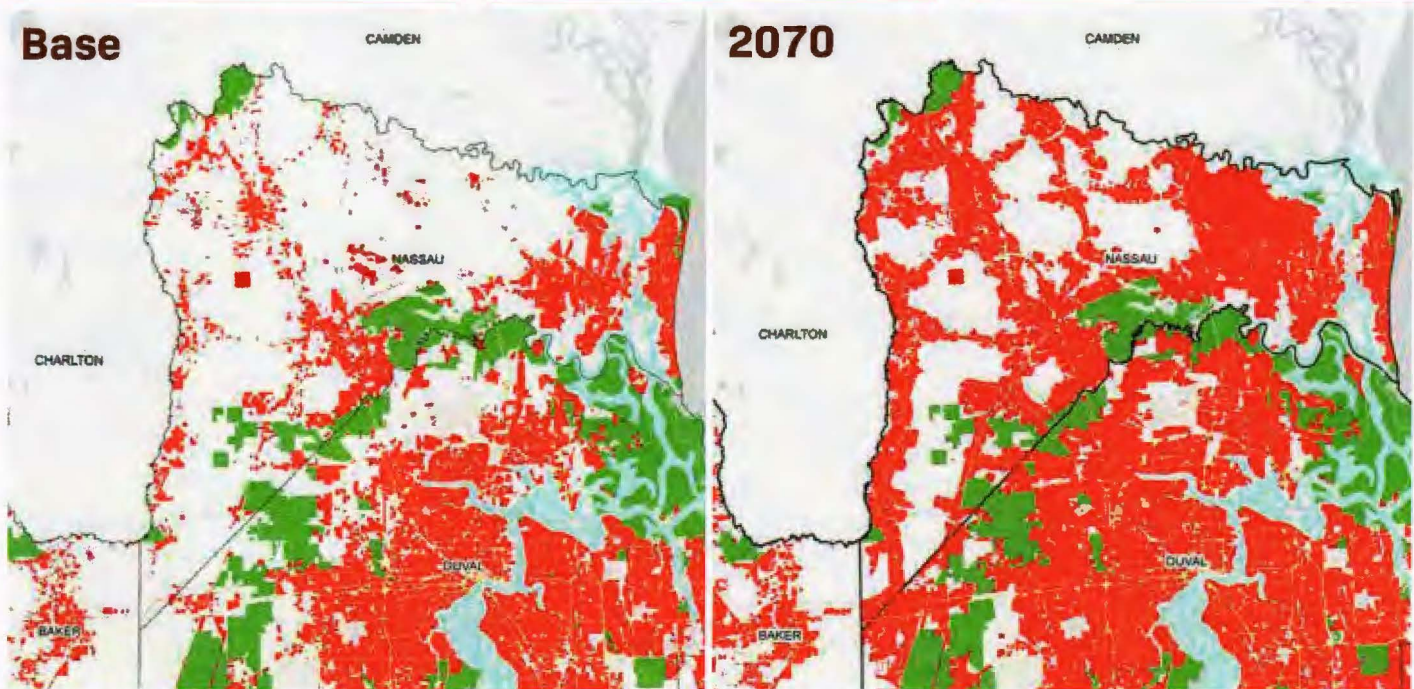
FASTEST GROWING  
COUNTY IN THE  
JACKSONVILLE MSA IN 2018<sup>3</sup>

## 9<sup>TH</sup>

FASTEST GROWING  
COUNTY IN THE STATE  
OVER THE NEXT 10 YEARS<sup>3</sup>

## 25<sup>TH</sup>

FASTEST GROWING COUNTY  
IN THE NATION IN 2018<sup>3</sup>

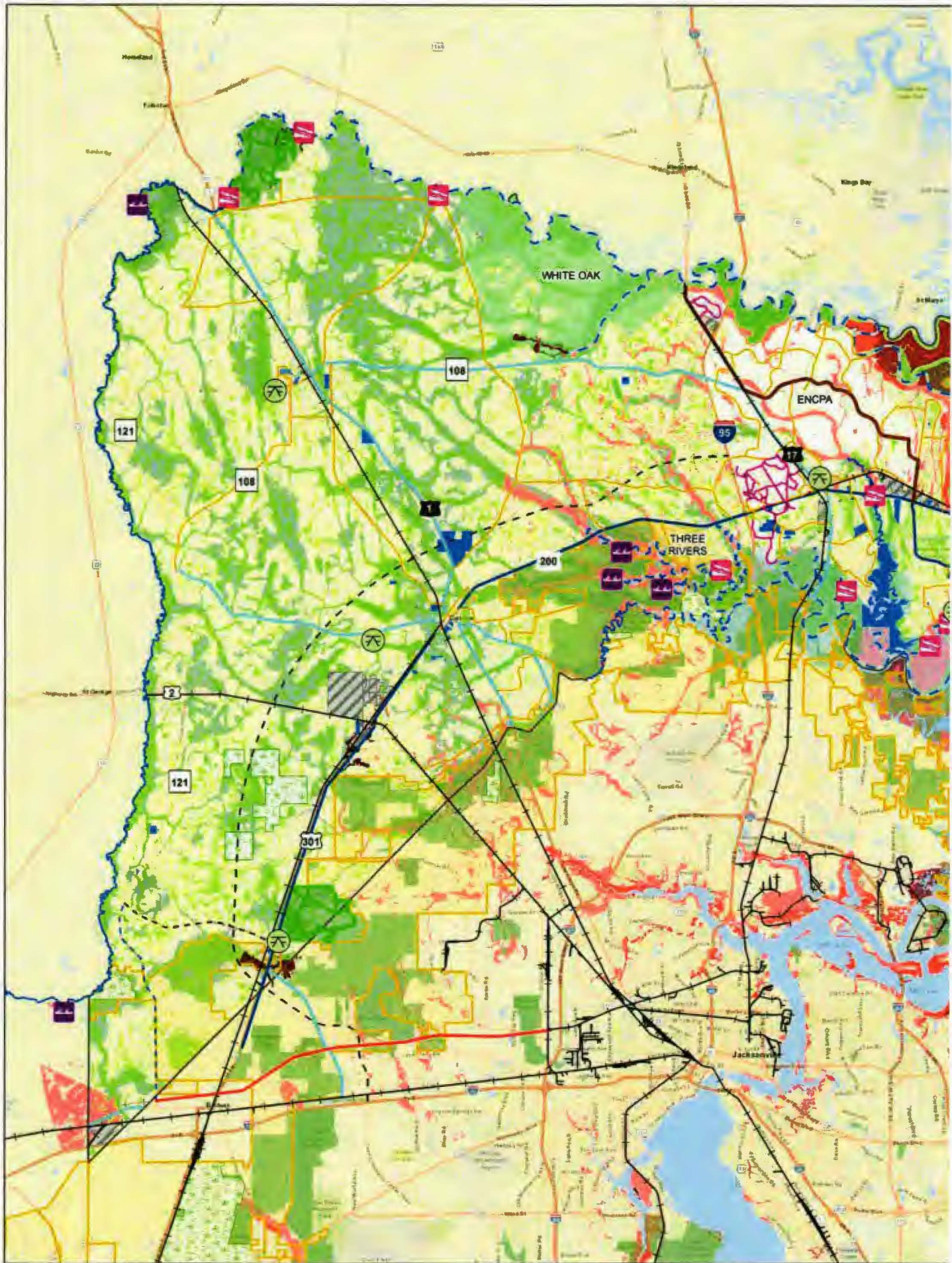


Based on moderate projections by the Florida Bureau of Economic and Business Research (BEBR), Florida's population is projected to grow to approximately 33.7 million residents by 2070, 14.9 million more people than in 2010. The Florida Department of Agriculture and Consumer Services (DACS), the University of Florida's Geoplan Center, and 1000 Friends of Florida have partnered on Florida 2070 to spotlight alternative scenarios to accommodate these new residents. This map series uses geographic information systems (GIS) to compare actual 2010 land use patterns with two 2070 scenarios.

According to the Report-Florida 2070 done by the 1000 Friends of Florida, the UF GeoPlan Center and the Florida Department of Agriculture and Consumer Services, Northeast Florida stands to lose an alarming amount of natural areas and agricultural lands by 2070. The correlating population expansion will result in roughly a third more of Northeast Florida lands to be developed by 2070. This is due mostly to current sprawling development patterns coupled with almost a two-fold increase in population predicted in the region.

#### Key observations from this study include:

- Land is a finite resource.
- If gross development densities are increased there is sufficient land to accommodate projected population growth while also providing protection for agricultural lands and natural areas.
- Even with higher gross development densities it is possible to have a wide variety of housing types including single family residential.
- There are clear fiscal advantages to more compact development patterns. These include lower costs to the public for utilities, roads, drinking water, stormwater management and sewage treatment.
- Local governments are empowered with making land use change decisions and must consider the long view, because while the cumulative effect of small land use changes may seem minor in the short run, over time these incremental changes will shape the future landscape of Florida.
- Land conservation, through fee-simple acquisition and conservation easements, is essential to preserving natural and rural agricultural lands as Florida's population grows.



# Composite Constraints and Opportunities

Updated on: April 30, 2019



- Developed Active Parks
- Existing, Boat Ramp
- Existing, Canoe/Kayak
- Rails
- Bike Nassau Master**
  - Baldwin Rail Trail Northern Ext. Segment 1
  - Baldwin Rail Trail Northern Ext. Segment 2
  - Crandall Pasture Trail
  - Bicycle Facility Expansion
  - Bike Lane
  - ENCPA DSAP 1 Planned Multi-use Path
  - Multi Use Path
  - Multi Use Path and Bike Lanes
  - Non-Standard
  - Paved Shoulder
  - Power Line Trail
  - Rails to Trails Candidate
  - Recreation Trail
- Blueways**
  - Existing Blueway
  - Proposed Blueway Expansion
  - Planned North Outer Beltway
- Local Gov Owned Land (no City FB)
- Three Rivers DRI
- White Oak Plantation Overlay
- Florida Forever Projects
- Mitigation Banks
- Florida Managed Areas
- Outstanding Florida Waters
- FNAI Rare Species Habitat**
  - Priority 1- HIGHEST
  - Priority 2
  - Priority 3
  - Priority 4
  - Wetlands
- Flood Zone**
  - A
  - AE



Published by:  
**NASSAU COUNTY**  
**DEPARTMENT OF PLANNING**  
**AND ECONOMIC OPPORTUNITY**  
**FLORIDA**



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# SWOT Summary

## S

### STRENGTHS

Western Nassau is rich in natural resources. By mapping areas that should be preserved or remain rural, western Nassau can direct development to locations that can better support growth. Land-use policies can be developed to ensure the natural landscapes and agricultural lands that define the areas rural character are protected. (ULI)

## W

### WEAKNESSES

Western Nassau is characterized by sparse populations and long distances that people must travel. These conditions make it difficult to provide adequate public transportation and various kinds of human services. In addition, the County's development regulations do not take into account conservation, nor reflect local character and what best suits residents' needs.

## O

### OPPORTUNITIES

Over the coming decade (2019-2030), Nassau County is predicted to be the ninth fastest growing County in the State of Florida with a projected population expansion of 38% resulting in over 114,000 people calling Nassau home. Nassau County has been granted the opportunity to actively craft our future.

## T

### THREATS

Pressure to provide more housing and services to new residents coupled with a lack of consideration of the long-term costs and true fiscal impact of development. Roughly a third more of Northeast Florida's open spaces and agricultural lands are anticipated to be urbanized development by 2070.

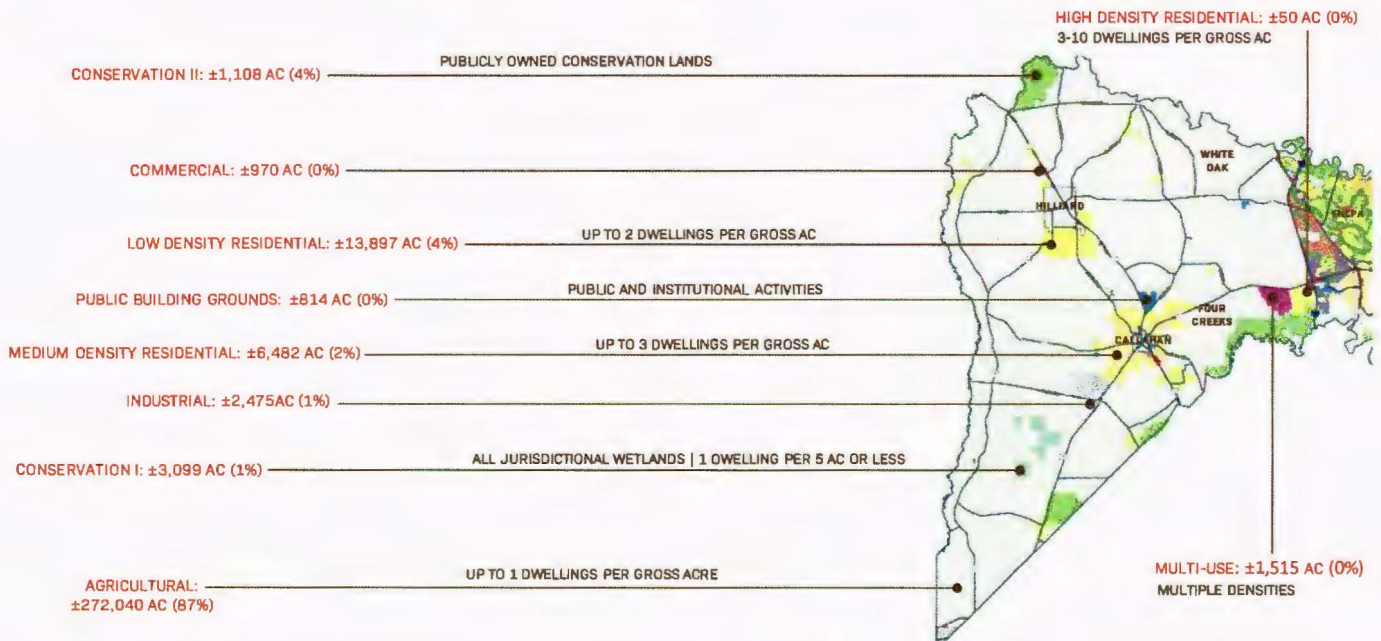
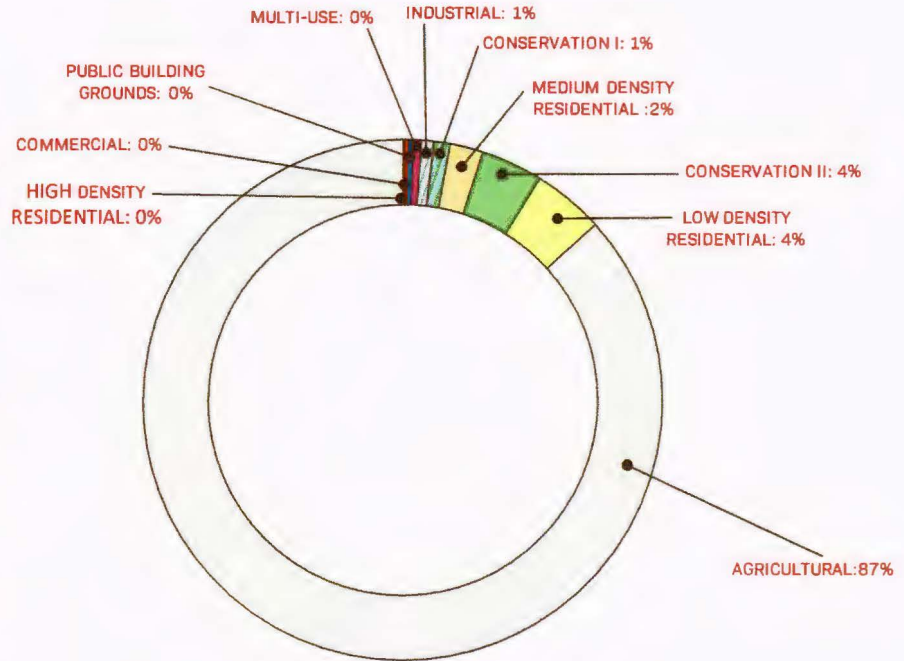


**Strengths** and **weaknesses** refer to the existing conditions of the site, which are either helpful or harmful to achieving the goals of the project. **Strengths** are favorable conditions that the community can use to effectively use to achieve its objectives, whereas **weaknesses** are unfavorable conditions that need to be considered in the design and planning for the future. **Opportunities** and **threats** refer to potential future conditions of the site. **Opportunities** are potential improvements and favorable conditions that the vision will seek to achieve. **Threats** are the potential barriers that may impede the realization of project goals.

# Existing Conditions West of I-95

- 80%** of the County's 649 sq. mi. is west of I-95<sup>2</sup>
- 37%** of the County's total population is west of I-95<sup>2</sup>
- 3.26** persons per household<sup>2</sup> | **9,222** households west of I-95<sup>2</sup>
- 78%** households are owner occupied<sup>2</sup>
- 14%** of the County's residential taxable value is west of I-95<sup>2</sup>
- 33%** of the land west of I-95 is wetlands<sup>2</sup>

## Future Land Use



**Town of Hilliard**  
 Total Area: 5.44 sq. mi.  
 Population :3,166 (2017)



**Town of Callahan**  
 Total Area: 1.40 sq. mi.  
 Population :1,342 (2017)



# ENGAGEMENT

# 02



The Western Nassau Heritage Preservation logo was inspired by the Hilliard Poultry Association building sign. The Planning and Economic Opportunity Department worked with the Western Nassau Heritage Preservation Committee to create a logo that would look familiar to the Western Nassau community and highlight the history of the area.

## Who We Are and What We Do

Nassau County has made it a priority to proactively plan, with its citizens, for a better future in Western Nassau in the face of new growth. The Western Nassau Heritage Preservation Committee (WNHPC) is comprised of five Planning and Zoning members that live in Western Nassau County. The members of the Western Nassau Heritage Preservation Committee are committed to a citizen-lead, grassroots initiative to face growth challenges with a priority to maintain a high quality of life, preserve the rural character of the area, and ensure fiscally responsible development patterns.

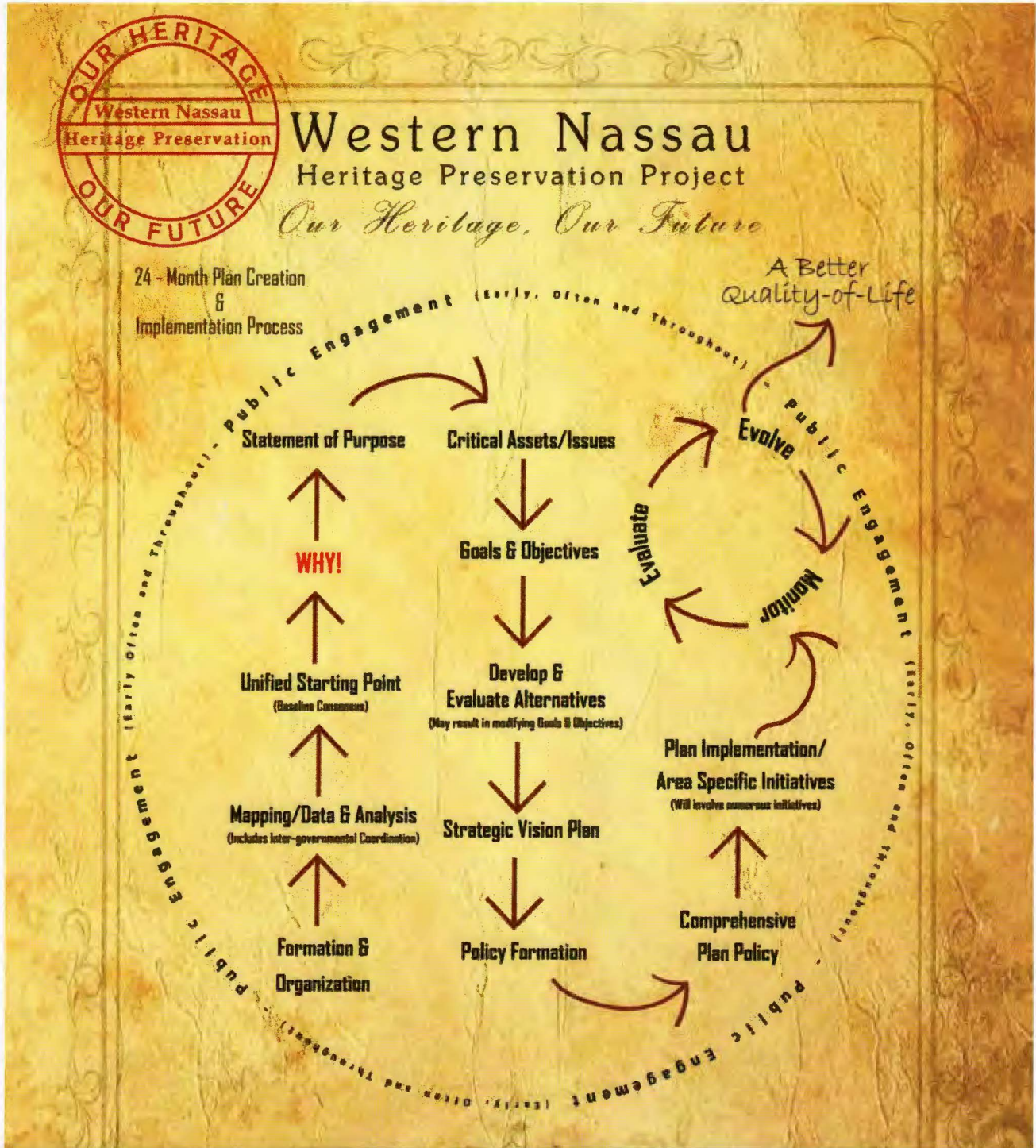
Community outreach and engagement are the priorities of the committee. On March 26, 2019, after a year of community feedback to understand the wishes of the community, the WNHPC adopted the following mission statement:

***The Western Nassau Heritage Preservation Committee exists because there is a genuine desire on the part of our citizenry to ensure what the name implies -- Preservation!***

***Western Nassau County enjoys a rich heritage. Through purposeful community engagement, the committee is driven to gain perspective and insight for inevitable growth.***

***The underlying impetus of the goal is to maintain a high quality of life, preserve rural character, and ensure fiscally sustainable and appropriately controlled development.***

A "plan" without implementation is no plan at all. The WNHPC project is an evolutionary initiative that produces a living and ever-evolving, community-driven framework that empowers the community to craft their future.

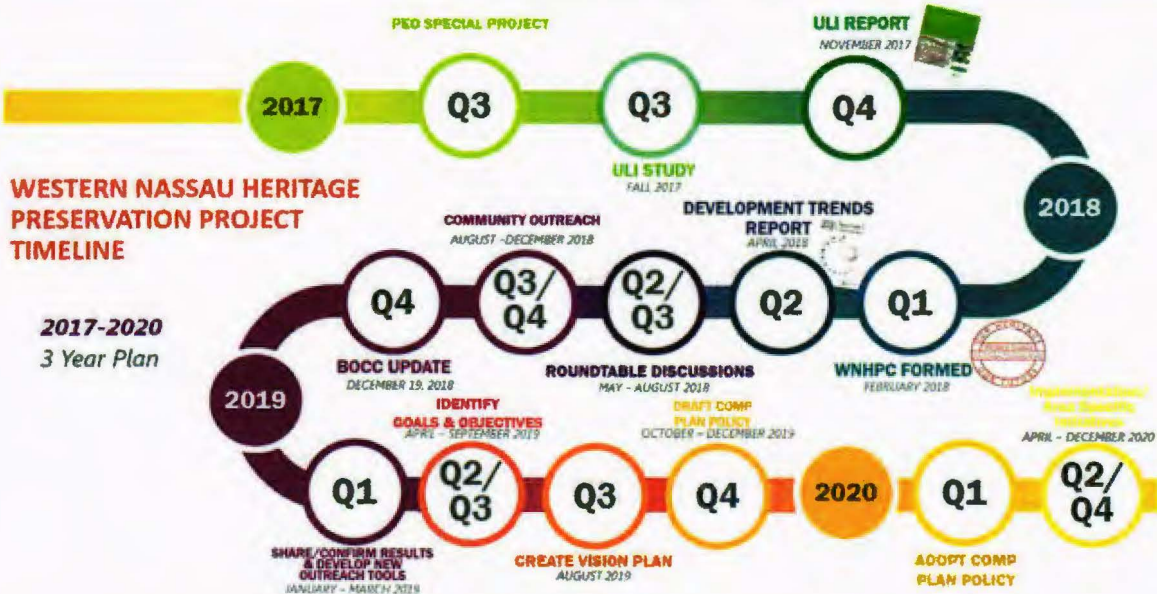


Asset-based: The planning approach to the Western Nassau vision asked citizens to identify what they love about their community as assets, as opposed to asking what is missing or they don't like. This approach helps inform planning from a positive perspective.

2018

Over the course of 2018, the WNHPC and PEO staff conducted numerous outreach events throughout Western Nassau to engage the community in the planning process.

- |                |  |
|----------------|--|
| March 6        | Regular WNHPC Meeting                  |
| May 1          | Regular WNHPC Meeting                  |
| May 4          | White Oak Government Roundtable        |
| June 8         | County Infrastructure Roundtable       |
| June 26        | Regular WNHPC Meeting                  |
| June 29        | Nonprofit Roundtable                   |
| July 13        | Business/Economic Dev Roundtable       |
| August 6       | Town of Callahan                       |
| August 16      | Town of Hilliard                       |
| August 23      | 4-H Open House                         |
| August 23      | West Nassau Historical Society         |
| September 19   | Bryceville Community Meeting           |
| September 22   | Callahan Community Yard Sale           |
| September 25   | Regular WNHPC Meeting                  |
| September 27   | Hilliard Library                       |
| October 9      | Callahan Library                       |
| October 11     | FSCJ Career Fair                       |
| November 1     | Chamber Westside Council Luncheon      |
| November 3     | Hobos, Hot Rods, Heroes Car Show       |
| November 13    | Fairgrounds Town Hall                  |
| Oct 28 - Dec 8 | Historical Society Smithsonian Exhibit |
| November 27    | Regular WNHPC Meeting                  |
| December 1     | Callahan Christmas Parade/Arts Fair    |
| December 13    | School Board Presentation              |



2019

In 2019 the WNHPC and PEO staff continued community outreach to share results from 2018 outreach and to share draft goals and objectives based on citizen feedback and surveys.

- |             |  |
|-------------|--|
| July 23     | Regular WNHPC Meeting  |
| July 25     | West Nassau Historical Society   |
| August 1    | Town of Hilliard Meeting   |
| August 5    | Town of Callahan Meeting   |
| August 13   | Callahan Library   |
| August 20   | Bryceville Community Meeting   |
| August 20   | 4-H Open House   |
| August 27   | Regular WNHPC Meeting  |
| September 5 | Chamber Westside Council Luncheon  |
| October 1   | Planning and Zoning Board Update   |
| October 22  | Regular WNHPC Meeting  |
| November 12 | Fairgrounds Town Hall Meeting  |
| November 14 | School Board Meeting   |
| November 16 | Hobos, Hot Rods, Heroes Car Show West Nassau Historical Society Callahan |
| November 21 | Christmas Parade/Arts Fair Regular WNHPC Meeting                         |
| December 7  | WNHPC Meeting  |
| December 10 | Callahan Christmas Family Fun Day Event                                  |
| December 14 | Town of Callahan Meeting   |
| December 16 | Town of Hilliard Meeting   |
| December 19 | Town of Hilliard Meeting   |

# Roundtable Discussions

We recognized that community input and engagement is the most important component to a successful planning initiative, and engaged people throughout the process. PEO Staff compiled a list of seventy organizations, agencies, and community groups to engage in the planning process. Our proposed roadmap for this planning effort envisioned outreach as being a continual part of the process.

As one of our first outreach efforts, we convened groups of similarly-situated contributors who have an interest in Western Nassau to inform them of our efforts and to help us gather the best available data and analysis in the early stages of this planning initiative. This strategy helped for several reasons: it enabled us to meet with, share and gather information amongst multiple organizations at one time. This effort allowed for cross-communication among these organizations, and it allowed for discussion about the challenges and opportunities facing Western Nassau from different perspectives.



## State Agencies

Florida Department of Environmental Protection (DEP)  
 Florida Department of Transportation (FDOT)  
 Florida Fish and Wildlife Conservation Commission (FWC)  
 Florida Forest Service (FFS)  
 Florida Public Archaeology Network (FPAN)  
 Nassau Soil and Water Conservation District (USDA Natural Resources Conservation Service)  
 North Florida Transportation Planning Organization (TPO)  
 St. John's River Water Management District (SJRWMD)  
 University of Florida Extension Service (IFAS)

## Nassau County

Building Department  
 Emergency Management  
 Facilities Maintenance Branch (FMB)  
 Fire Rescue Services Department  
 Health Department  
 Library  
 Property Appraiser  
 Road and Bridge Department  
 School Board  
 Sheriff's Department

## Nonprofit Groups

Ability Housing  
 Barnabas  
 Boys and Girls Club  
 Council on Aging  
 FL Greenways and Trails Foundation  
 Habitat for Humanity  
 Keep Nassau Beautiful  
 Micah's Place  
 Nassau Homeless Coalition  
 North Florida Land Trust (NFLT)  
 St. Mary's Riverkeeper  
 Starting Point Behavioral Health  
 Trust for Public Land (TPL)  
 West Nassau Historical Society  
 White Oak Conservation

## Economic Development

FL State College at Jacksonville: Nassau Center  
 Nassau County Chamber of Commerce  
 Nassau County Economic Development Board  
 Nassau County School Board

# Citizen Surveys



Survey questions were separated into 5 key topic areas:

**Live, Work, Play, History & Archeology, Natural Features & Ecology.**

10-12 survey questions were asked from each key topic area. On a scale of 1 to 5 (1 being lowest, 5 being highest) respondents were asked to rank the level of importance presented in each survey question.

For instance: *How important is preserving sites that have historical significance for western Nassau County?*

**The highest ranking responses were:**

93%

**PROTECT NATURAL  
AND SENSITIVE  
HABITAT AREAS**

93%

**PROTECT THE  
AQUIFER/  
DRINKING WATER**

92%

**PRESERVE ACTIVE  
AGRICULTURE LANDS  
FOR CULTIVATION**

91%

**PRESERVE RURAL  
CHARM AND SENSE  
OF PLACE**

88%

**PRESERVE  
WETLANDS AND  
FORESTS**

87%

**PROACTIVE  
FLOODPLAIN  
MANAGEMENT**



Surveys were conducted at eight outreach events and on a web-based survey platform. Over 7,194 individual data points were received from citizens throughout the Fall 2018 outreach events. Throughout the process, common themes became apparent: **Sustainability, community formation and preservation was paramount.** This overarching theme was echoed with near uniformity from a broad spectrum of sources. It was clear that value was placed on the preservation of:

Rural and Agricultural Lands, Protection of Natural Systems and Proactive Floodplain Management, Housing Affordability, Transportation Networks and Related Capacities, Opportunities and Implications, Preserving the Rural Heritage and Sense of Community in Western Nassau.



# Happy Thanksgiving

## Nassau County Record

Wednesday, November 21, 2018 Vol. 88 No. 47 [www.nassaucountyrecord.com](http://www.nassaucountyrecord.com) 12 pages

### Citizens map western Nassau's future



**KATHIE COLOMBO**  
NCR Reporter

Western Nassau residents are adamant about preserving their rural lifestyles amid predictions that countywide population could double by 2045.

Nassau County has about 82,748 residents currently, with projections possibly reaching as high as 147,500 by 2045, according to data from a 2017 Urban Land Institute Technical Assistance Panel study of western Nassau.

"That's the kind of impact we have to be prepared for," Nassau County Planning and Economic Opportunity Director Tracy Pope said Nov. 13. "If we do nothing and we pretend like it's not going to happen or we could magically, like, build a wall and it's just going to stop, all we're going to do is end up repeating ourselves and creating a Yulow boom. And that's why we need your input. You have to tell us exactly what you want. If that's what you want, that's great. You just say, 'Hey, we like it. We'd like to do it again.' If you want something different, we have to talk about that. We have to then put it into policy, get that policy adopted and then make sure that it's followed through and implemented."

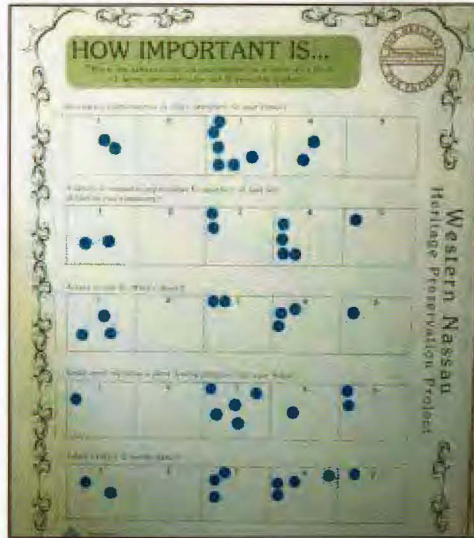
Retired Callahan resident Val Dregby is against uncontrolled development. She's lived in western Nassau for 45 years.

"I hate to see all this growth," she said. "There's a lot of us who don't want to see our rural community ruined. It's slower-paced, has less crime and has a community feeling. But the bigger it gets, you lose all of that and I hate to see it happen — and so do a lot of other folks."

Dregby and roughly 70 other citizens attended a Western Nassau Heritage Preservation Committee meeting at the Multipurpose Building in Callahan. Public comments were not formally received during the meeting. Instead, planning department employees stood at stations around the room, fielding questions from residents. Some residents placed star-shaped stickers on large printed surveys displayed as part of the breakout session.

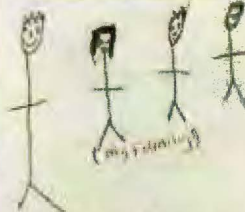
The survey sought residents' preferences on a scale from one to five, with five being the highest.

See **COMMITTEE** on page 5.



### SHARE YOUR FAVORITE MEMORY

Planning and Economic Opportunity Department



When the Callahan City office was small enough for 2 people. It was personal and felt like visiting old friends.

Spending 4th of July at the center watching fireworks and many all the nights at night when all stood dancing during the day.



**NASSAU COUNTY DEPARTMENT OF PLANNING AND ECONOMIC OPPORTUNITY**

**WESTERN NASSAU HERITAGE PRESERVATION COMMITTEE**

The Western Nassau Heritage Preservation Committee (WNC), a subcommittee of the County's Planning and Economic Opportunity Board, is working on an initiative to prepare for the future of western Nassau. Your input is critical to this effort. The Committee and the County would be grateful that any photo reflect what the community wants to see for western Nassau.

Please fill out this questionnaire and return it with us, mail it to the County Planning and Economic Opportunity Office (305) 241-3000, ext. 311, or email it to [heritagemapping@nassaucounty.com](mailto:heritagemapping@nassaucounty.com). Thank you!

1. What makes western Nassau County unique to you? Does western Nassau have a look and a feel that is different from neighboring communities and other parts of the County or Florida? If yes, please give us a few words (use reverse side if needed).

*We are rural. We know many of our Apopka/Callahun/Hillside neighbors, we enjoy a rural life style.*

2. Use one word to describe your favorite thing about western Nassau County. *Open country*

3. On a scale of 1 to 5 (1 being the lowest value and 5 being the highest value), please tell us how highly you value the following in western Nassau. This isn't a ranking, you can assign a number to every item on the list.

- 1 Small town and rural atmosphere
- 2 Natural areas
- 3 Agricultural, scenic, and beauty of unspoiled areas
- 4 Access to waterways
- 5 Historic sites and buildings
- 6 Access to public transit
- 7 Employment opportunities, outdoor recreation, fishing, hunting, and other activities
- 8 Recreation centers and facilities
- 9 Schools and educational facilities
- 10 Community groups and organizations (churches, libraries, clubs, etc.)
- 11 Health and healthcare facilities

### PLAY

Western Nassau Heritage Preservation Project

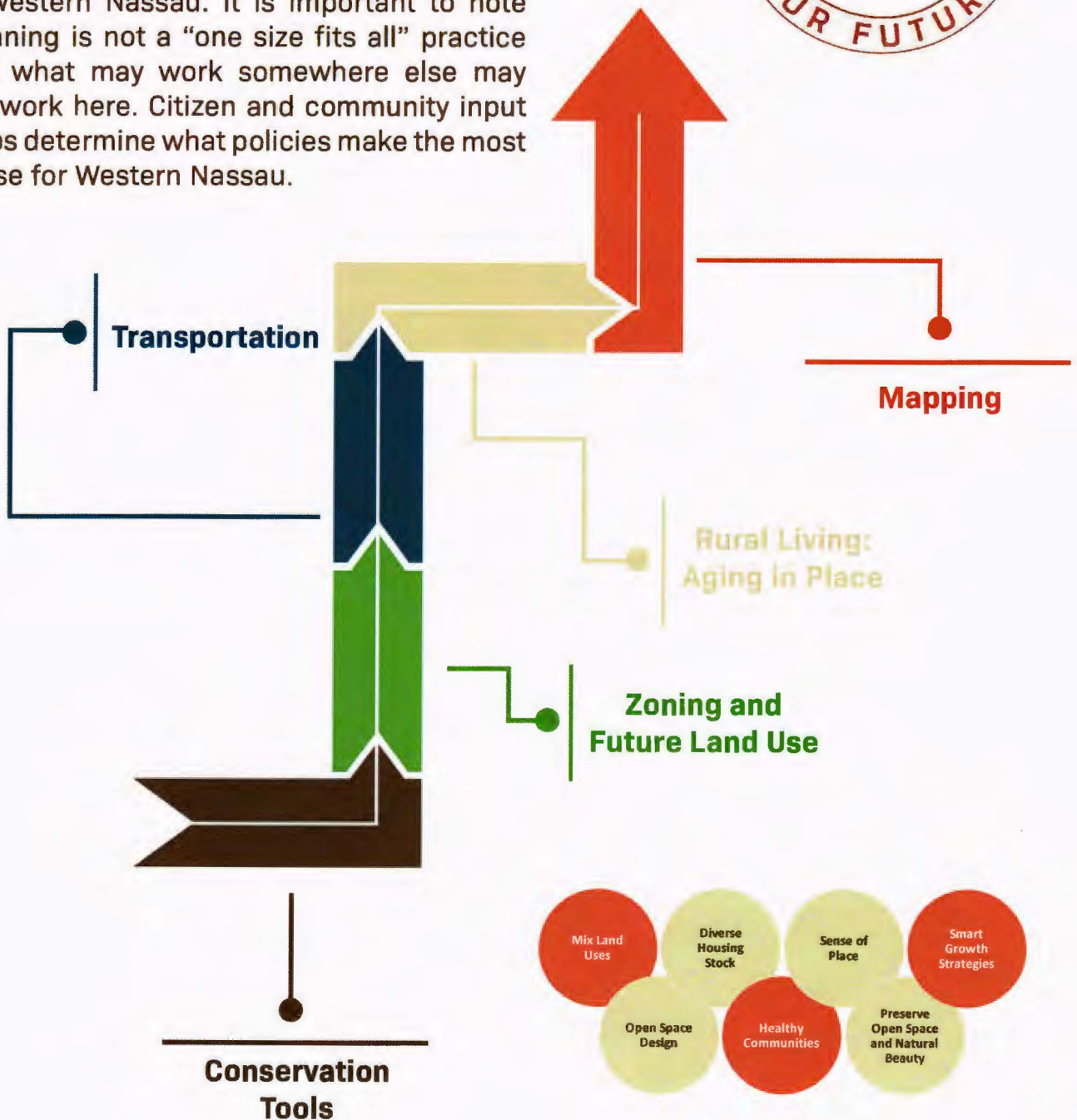
HERITAGE PRESERVATION COMMITTEE

# PLANNING TOOLBOX

03

Using communities identified as examples in the ULI report as a starting point, PEO staff researched planning strategies and tools that can help in the WNHPC effort.

The following examples were considered as potential options for planning strategies in Western Nassau. It is important to note planning is not a “one size fits all” practice and what may work somewhere else may not work here. Citizen and community input helps determine what policies make the most sense for Western Nassau.



*Be prepared for the growth that is coming. Now is the time to determine what future development will look like by making necessary changes to land-use policies, developing joint planning agreements, and engaging the public. Doing nothing assures urban sprawl.*  
**ULI TAP Report**

## Conservation Tools: Conservation Land Acquisition and Management (CLAM) Program

A Conservation Land Acquisition and Management (CLAM) program is a widely used mechanism for conserving environmentally sensitive lands and wildlife habitat, preserving working agricultural lands, and ensuring natural systems, such as wetlands and floodplains, remain functional. As part of the WNHP Committee’s “Learning from Other Communities” research, CLAM programs are an integral part of each community’s approach to preserving rural character and promoting sustainable land-use patterns.

Only 12 of 67 County’s have less than 10% of their total lands in conservation. Of the remaining 54 counties, on average, each county has 29.5% of total land in conservation\*. **Nassau County ranks 57th out of 67 counties with only 7% of total land in conservation.** Recognizing the integral nature of a CLAM program in establishing a sustainable land-use program for Nassau County, proactively addressing floodplain management, preserving rural character of Western Nassau County and the Oak-hammock of Amelia Island, and meeting the expectation of Citizens both in Western Nassau County and Eastern Nassau County, the Board of County Commissioners directed PEO staff to create the framework for a viable CLAM program in Nassau County.

Since that time, PEO staff has established a Technical Advisory Team and arranged for regular working meetings. In between the meetings, PEO staff is meeting with individual technical support team members for items specific to their area of expertise.

PEO staff met with Pegeen Hanrahan and Ramesh Buch in November 2018. Ms. Hanrahan is the Southeast Conservation Finance Director at The Trust for Public Land and former Mayor Gainesville where she was integral in establishing the Alachua County Forever Program. Since that time, Pegeen has worked successfully on numerous campaigns to establish CLAM programs across the southeast US. Ramesh Buch currently serves as the Bureau Chief of Real Estate Services for the SJRWMD. Previously, Ramesh, as an employee of Alachua County, played an integral role in designing and establishing the Alachua County Forever program and then, once adopted, managed and further developed the program into the award winning program it is today. Pegeen and Ramesh graciously met with PEO staff and assisted in the creation of a roadmap that mirrors the tested systematic approach used across the State and Country to successfully bring forth a CLAM to referendum. In addition, Pegeen and Ramesh provided invaluable advice on how to create a successful CLAM program. The feasibility study, community polling, and program creation are crucial steps that must take place regardless of whether the BOCC moves forward with a referendum. It was PEO staff’s recommendation the BOCC move forward with the below roadmap. The feasibility study was completed in April 2019. If in the 2nd quarter of 2020 the BOCC opts to forgo a referendum, staff and the BOCC can still explore other avenues for implementing a CLAM program.

### CLAM Program Road Map:

1st /2nd Q 2019	2nd/3rd Q 2019	4th Q 2019 — 2nd Q 2020	2nd Q — 4th Q 20	4th Q 2020	1st Q 2021
Feasibility Study	IN PROGRESS Community Polling	Program Creation	Public Campaign	Referendum	Implement

\*Monroe County was not included as they have 96% of land in conservation.

### CLAM Program Technical Advisory:

- Geoff Sample: Intergovernmental Coordinator, SJRWMD
- Ramesh Buch: Bureau Chief, Real Estate Services, SJRWMD
- Marc Hudson: Land Protection Director, North Florida Land Trust
- Josh Cucinella: Florida Fish and Wildlife Conservation Commission
- Justina Dacey: Nassau County IFAS
- Whitney Gray : Florida Department of Environmental Protection
- David Barth, PLA, AICP, PhD, Barth and Associates
- Jay Exum, PhD: Exum and Associates
- Jason Evans, PhD, Institute for Water and Environ. Resilience, Stetson Univ.
- Tom Ankersen, Esq.: Conservation Law Clinic, UF Law School
- Kate Brown, J.D.: Trust for Public Land
- Todd McNew, M.S.: The Conservation Fund
- Julie Dennis, M.S.: Florida Department of Economic Opportunity
- Steve Martin: Florida Department of Emergenecy Management



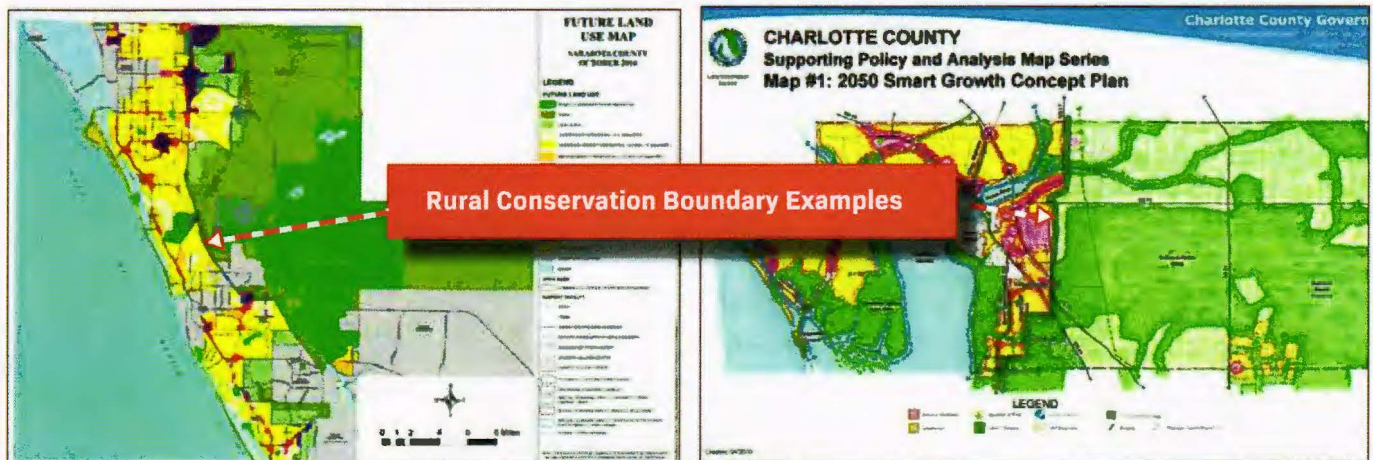


## Conservation Tools: Rural Conservation Boundaries

A Rural Conservation Boundary (RCB) delineates where growth boundaries and rural development should occur. It allows local government to maximize infrastructure investments within a boundary where services are available and will be most needed as growth continues. By guiding growth to be predominately outside of the rural conservation area a county can create more livable and desirable communities within the major activity centers, while also preserving the rural lifestyles and our environmental and agricultural assets. The size of the areas should include sufficient land to provide for projected population needs in conjunction with long range planning goals for the community.

This focused growth strategy minimizes costly urban sprawl and is reinforced in the goals of the RCB:

- Provide a choice of suburban and rural living options
- Provide fiscally responsible infrastructure, such as roads, schools, public safety, etc.
- Preserve environmentally sensitive land
- Encourage redevelopment of already developed areas with existing infrastructure
- Encourage infill with mixed housing options
- Encourage mixed use development that makes it easy to promote healthy communities



## Conservation Tools: Conservation Easements

Development in rural or environmentally sensitive areas can be eliminated through conservation easements. An easement, either donated or sold to a land trust or a county, provides for the perpetual conservation of land, while leaving the property in the hands of the owner.

## Conservation Tools: Purchase and Transfer of Development Rights

Purchase of Development Rights (PDR) and Transfer of Development Rights (TDR) can help gain new support for land protection strategies in rural areas by offering some compensation to affected landowners to offset their potential loss in value. To protect a land under a PDR program, the local government would appraise the value of the development rights on a parcel and then purchase a conservation easement that either prohibits development or allows only at a lower density.

Under a TDR program, the local government classifies property as sensitive land or agriculture through tools such as agricultural zoning or sensitive lands protection regulations, putting much of the land off-limits to development. TDR is a zoning technique that conserves land by redirecting development that would otherwise occur on the land (the sending area) to a receiving area suitable for denser development. The technique operates so that owners in the sending area can be compensated for their redirected development rights.



## Zoning and Future Land Use

Most rural areas encourage low-density development in the belief that it will maintain the rural character. However, low-density development are usually more suburban than rural in nature and frequently use suburban standards for streets, landscaping, setbacks, and lot sizes. For communities trying to preserve rural character, suburban-like development pose a host of problems that often undermine rural character and make it difficult to protect natural and fiscal resources.

These include:

- Infrastructure and services are more costly and inefficient to provide.
- Residences demand services, such as road maintenance and recreational facilities, but the supporting tax base is inadequate to provide these services.
- Productive agricultural lands and sensitive natural areas are fragmented, which makes farming or ranching more difficult and disrupts natural habitats.
- Future town-level development is often difficult or impossible if the development does not include easements for central water or sewer lines or drainage or has limited and disconnected roads right-of-ways.
- These lots often rely on septic systems, which can fail
- Directing growth to existing towns uses infrastructure in which public money has already been invested. Development that is outside of these areas does not take full advantage of these taxpayer investments.

Rural communities often allow land development patterns that are not dense enough to provide cost-effective services and infrastructure, but are too dense to maintain a truly rural feel. Rural communities on the periphery of cities usually need to accommodate growth, so they need to determine the right density to make sure that the inevitable development is done in way that enhances the entire area. In communities that are surrounded by open space and that are not experiencing much growth, the edge can be a transition zone where open space design can give way to agricultural uses. To convert rural areas into a pattern that can thrive over time, rural communities could designate small town centers. Directing development to those centers could reduce travel between spread-out housing subdivisions or at least shorten the driving time between locations.

Analyzing whether existing zoning and subdivision provisions allow division of land for residential development without subdivision review is important. Piecemeal subdividing without review opens the door for development in rural areas that fragments agricultural or natural lands over time.

## Zoning and Future Land Use: Overlay Districts and PUDs

### Overlay Districts

An Overlay District creates a special zone placed over an existing zone and attaches special regulations or incentives to protect specific resources or guide development within the area. The zoning tool can be used to manage development in environmentally sensitive areas, like floodplains. It also can guide design elements for developments, such as setbacks and landscaping requirements, or to protect historic areas.

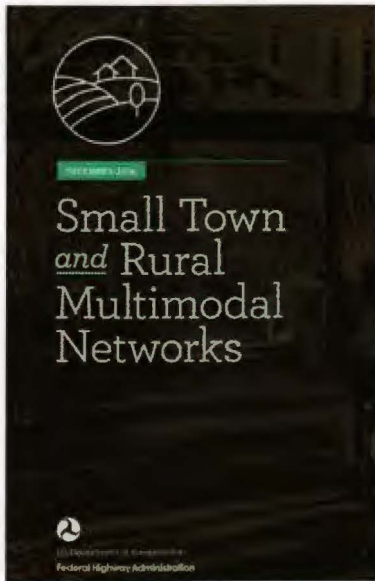
### Planned Unit Development (PUD)

PUDs are flexible enough to allow an attractive and environmentally sustainable design, but they often need guidelines on how to create traditional mixed-use neighborhoods. These guidelines could include subdivision, streetscape, site planning, and building design guidelines that aim to create a more pleasant, appealing, environmentally responsible, and healthy community. Communities can maintain some control over PUD applications and overall design by requiring certain features as part of every PUD approval process. Requirements could include:

- Protection of sensitive habitat, cultural resources, and connected, usable open space
- Street design and connectivity requirements
- Variety of lot sizes and home size
- A well-integrated mix of uses
- Design guidelines covering site planning and general building form
- Provisions for shared parking and on-street parking to use land efficiently



## Transportation: Small Town and Rural Multimodal Networks<sup>8</sup>



While rural places vary considerably in geographic scale and character, there are common issues that prevail. These include longer non-local trip distances, higher crash rates, health disparities, and income disparities.

The Small Town and Rural Multimodal Networks Guide is a resource and idea book intended to help small towns and rural communities support safe, accessible, comfortable, and active travel for people of all ages and abilities. It provides a bridge between existing guidance on bicycle and pedestrian design and rural practice, encourages innovation in the development of safe and appealing networks for bicycling and walking in small towns and rural areas, and shows examples of peer communities and project implementation that is appropriate for rural communities.

It addresses challenges specific to rural areas, recognizes how many rural roadways are operating today, and focuses on opportunities to make incremental improvements despite the geographic, fiscal, and other challenges that many rural communities face.

## Transportation: Scenic Roads<sup>9</sup>

Scenic roads programs across the country are helping communities to protect and promote the beauty of America's back roads.

They preserve the beauty of the designated scenic corridors, which protects community character while providing economic opportunities in tourism and recreation.

Public perception of community character is based largely on what can be seen from the automobile. "The view from the road" is more than a phrase, for most of us it comprises virtually everything we know about the natural and human-made features of our communities.

In principal, scenic roads allow communities to evaluate the historic, natural, and scenic attributes of their surroundings, and suggest a means to protect these resources to minimize traffic and land use impacts.

Adoption of scenic roads are dependent on public support. Communities should highlight the areas close to residents' places of the heart. Private land stewardship actions can be taken by landowners to further protect the communities most vulnerable properties. A joint approach between the County Planning Department and the Department of Transportation (DOT) is also essential for success.

Examples of scenic roads in Florida include the Big Bend Scenic Byway (West Florida), Old Florida Heritage Highway (Micanopy area), William Bartram Scenic and Historic Highway (St. Augustine area), Martin Grade Scenic Highway (Lake Okeechobee), Green Mountain Scenic Byway (Central Florida) and The Ridge Scenic Highway (Central Florida).

Nassau County has used scenic roads as a guidance for future rural



William Bartram Scenic and Historic Highway



## Rural Living: Aging in Place<sup>10</sup>

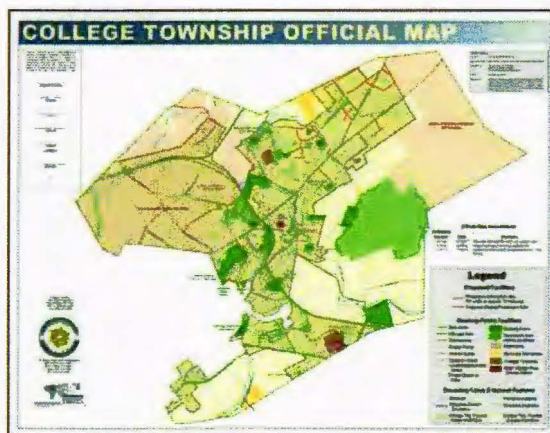
Older adults are valuable members of rural communities and should be supported in their desire to age in place.

A key portion of America's demographic future is showing up first in rural areas, where a greater proportion of the population is older than, on average, residents of urban areas. "Rural areas are aging at a faster rate than the general population," notes the Rural Health Information Hub, adding that "older adults also disproportionately live in rural areas."

Themes for discussion when researching aging communities include personal interests such as volunteering, healthcare needs, transportation needs, walkability, housing, technology, food, and places of the heart.

Always remember messaging matters, go in with questions rather than answers and be prepared to listen.

## Mapping: The Official Map<sup>11</sup>



An Official Map is a combined map and ordinance designed to implement the goals and community vision set forth in the comprehensive plan. The official map shows the locations of planned future public lands and facilities such as transportation, recreational parks and trails, and open space. The official map expresses a county's interest in acquiring these lands for public purposes sometime in the future.

An official map is not county base map, existing or future land use map, a zoning map, or any map in a comprehensive plan, though these can be used to help identify areas for the official map ordinance.

According to the Official Map: A Handbook for Preserving and Public Lands and Facilities, the benefits of an Official Map are:

- The official map can help focus limited financial resources on projects that meet and advance community goals.
- The official map helps counties make improvements such as connecting and improving the local street network, intersection improvements, protecting important natural areas, and providing more green space, recreation facilities, trails, and sidewalks.
- The official map saves time and money by informing property owners and developers of counties goals and intentions in advance of development plans.
- The official map is an effective negotiation tool for counties, helping to ensure that development is compatible with and supportive of public goals.
- The official map supports other land use management tools (zoning, subdivision/land development, etc.) by advancing the implementation of infrastructure and public spaces.
- The official map gives counties a competitive advantage in securing grants.

Counties may adopt an official map for all or a portion of the county for a number of public uses, including, but not limited to:


- Existing and proposed public streets, watercourses, and public grounds, including widening, narrowing, extensions, diminutions, openings or closing of same.
- Existing and proposed public parks, playgrounds, and open space reservations.
- Pedestrian ways and easements.
- Railroad and transit right-of-way and easements.
- Flood control basins, floodways and flood plains, storm water management areas, and drainage easements.
- Support facilities, easements, and other properties held by public bodies undertaking.

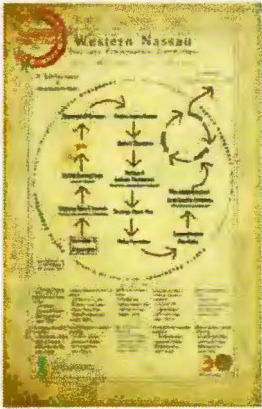
# GOALS, OBJECTIVES & STRATEGIES

# 04


**WELCOME**

Western Nassau  
Heritage Preservation Outreach

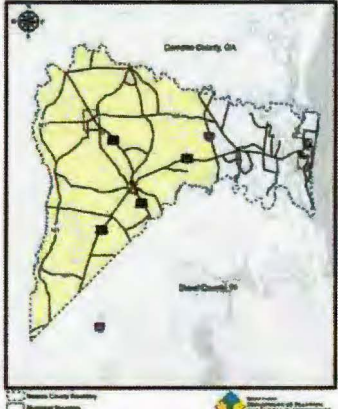




**Road Map**

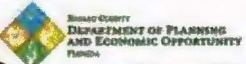


Goal:  
**HIGH QUALITY OF LIFE**  
through  
Community Dialogue  
and  
Planning



**Study Area**

Western Nassau  
Heritage Preservation Project



## Goals

**Goals** are overall or general statements about the quality and character of the community. They are translated into measurable and specific **Objectives**.



## Objectives

**Objectives** are the more specific ends towards which community leaders should direct their efforts. Performance standards or quality of life benchmarks are established in the **Objectives** and are used to monitor progress and measure change in the community.



## Strategies

**Strategies** are specific actions taken to achieve an **Objective** in support of a **Goal**. Many of the **Strategies** have a related policy or objective from the **Comprehensive Plan**. In order to help complete each **Objective**, the corresponding **Strategy** has been **assigned** to an entity and/or **partner** who should be responsible for helping to achieve the **Goals** of Western Nassau.

*As future changes continue to occur as a result of climate change and population growth, it will be more important than ever to conduct careful land use planning and management so that we can preserve these resources, and maintain the qualities that make Florida the special place that it is today.*

**-Chapter 2: Florida Land Use and Land Cover Change in the Past 100 Years**

		<b>Goals</b>	
	<b>History</b>	<ul style="list-style-type: none"> <li>Preserving Western Nassau for Future Generations</li> </ul>	<ul style="list-style-type: none"> <li>Preserving Historic Buildings, Architecture and Sites</li> </ul>
	<b>Natural Resources</b>	<ul style="list-style-type: none"> <li>Flood Management</li> <li>Water Quality</li> <li>Wetland Protection</li> </ul>	<ul style="list-style-type: none"> <li>Protecting Natural Features</li> <li>Protecting of Wildlife and Rare/ Endangered Species</li> </ul>
	<b>Health</b>	<ul style="list-style-type: none"> <li>Access to Healthcare Facilities</li> <li>Housing and Care for the Elderly</li> </ul>	<ul style="list-style-type: none"> <li>Well-Designed Neighborhoods that are Pedestrian Friendly</li> </ul>
	<b>Quality of Life</b>	<ul style="list-style-type: none"> <li>Rural Living and Sense of Place</li> <li>Community-Based Social Organizations</li> </ul>	<ul style="list-style-type: none"> <li>Social Events and Activities</li> <li>Safe and Affordable Housing</li> </ul>
	<b>Recreation</b>	<ul style="list-style-type: none"> <li>Access to Land for Fishing, Hunting, and Horseback Riding</li> <li>Recreation for All</li> </ul>	<ul style="list-style-type: none"> <li>Access to Boat Ramps, Canoe/Kayak Launches, Docks and Parking</li> </ul>
	<b>Jobs and Education</b>	<ul style="list-style-type: none"> <li>High Wage Job Opportunities</li> <li>New Job Centers</li> <li>Access to Higher Education</li> </ul>	<ul style="list-style-type: none"> <li>Preservation of Agricultural Lands for Cultivation</li> <li>High Performing K-12 Schools</li> </ul>
	<b>Public Spaces and Infrastructure</b>	<ul style="list-style-type: none"> <li>Transportation Access to Services, Amenities, Healthcare, Education, etc.</li> <li>Fire and Law Enforcement</li> </ul>	<ul style="list-style-type: none"> <li>Convenient Government Facilities</li> </ul>



# History

Nassau County - Vision 2032 >  
Quality of Life Issue Need #5: Culture and the Arts



**Goal: Ensure history and heritage of Western Nassau is shared for future generations.**



**Objective:** Coordinate with the Nassau County School Board around opportunities to expand local history in the school system.

**Strategy:** Develop local history-based curriculum addition to offer to Nassau County Students.

**Assigned:** NCSB

**Partners:** West Nassau Historical Society, Amelia Island Museum of History, Nassau County School District Museum of History, Nassau County School District



**Objective:** Work with citizens in Western Nassau to understand lesser known history of the community.

**Strategy:** Partner with local and regional partners to gain understanding of broader history of Nassau County including the recent past and diverse communities.

**Assigned:** PEO

**Partners:** West Nassau Historical Society, Amelia Island Museum of History, Florida Public Archeology Network, Gullah Geechee Cultural Heritage Commission, University of North Florida

**Strategy:** Document and ensure historic and cultural sites over 50 years old are routinely evaluated for inclusion on the Florida Master Site File.

**Comprehensive Plan:** Objectives FL.05, CS.12

**Assigned:** PEO

**Strategy:** Work with history and cultural organizations to include community education efforts around history and historic sites in Western Nassau.

**Assigned:** PEO

**Partners:** West Nassau Historical Society, West Nassau Genealogical Society, Arts and Culture Nassau, Gullah Geechee Cultural Heritage Commission, Florida Public Archaeology Network



**Objective:** Continue and support history-based local events like Railroad Days Festival and Timber Fest.

**Strategy:** Offer County in-kind support to assist with history-based local events; examples could be providing volunteers, sharing through County media, or set-up assistance.

**Assigned:** County Manager's Office, FMB

**Strategy:** Consider County funding support towards annual recurring history-based local events during the annual budget process.

**Assigned:** OMB



By growing and revitalizing historic town centers and ensuring that new growth and development reinforce traditional patterns, rural communities can protect the way of life that their residents treasure while supporting economic growth and bringing new opportunities.<sup>12</sup>



**Goal: Document and preserve existing historic buildings, architecture, and sites in Western Nassau.**



**Objective:** Prioritize documentation of historic buildings and sites that are most at risk.

**Strategy:** Have Countywide Cultural Resources Survey completed by 2020.

**Comprehensive Plan:** Policy H.06-01 Objectives FL.05, CS.12

**Assigned:**PEO

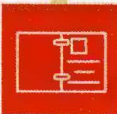
**Strategy:** Work with property owners of historic structures to ensure sites have minimum documentation, such as photographs, especially pre-demolition. Retain files of historic structure documentation.

**Assigned:** PEO

**Partners:** Property owners, Building Department

**Strategy:** Continue to work with the Florida Public Archaeology Network to document historic cemeteries in Western Nassau for inclusion on the Florida Master Site File.

**Assigned:** PEO



**Objective:** Update County's Comprehensive Plan and Land Development Code regarding historic structures.

**Strategy:** Using information from Cultural Resources Survey, create Historic Preservation Element in the County Comprehensive Plan, or at a minimum, add a Historic Preservation objective within the Future Land Use Element.

**Assigned:** PEO

**Strategy:** Update Land Development Code Section 37.09 regarding historical and archaeological protection based on information in Cultural Resources and best practices in historic preservation and archaeology.

**Comprehensive Plan:** Policies CS.12.03, CEV.05.03

**Assigned:** PEO



**Objective:** Protect County-owned historic sites.

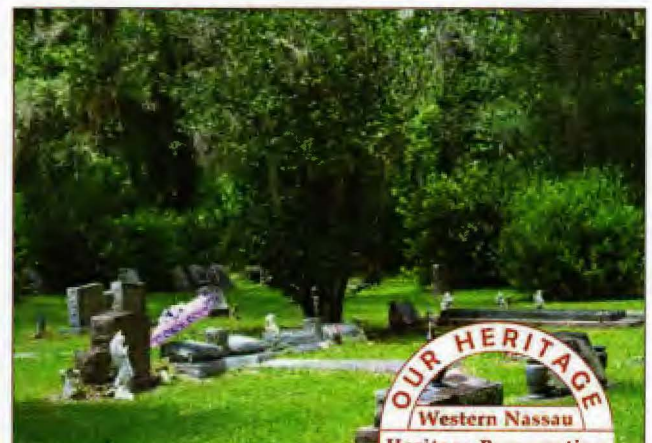
**Strategy:** Using information from Cultural Resources Survey, identify County-owned historic properties or historic properties available for potential County acquisition.

**Comprehensive Plan:** Policy 12.02

**Assigned:** PEO

**Strategy:** Create historic preservation and maintenance strategy for County-owned historic properties, including options for adaptive reuse and community education around history of structures.

**Assigned:** PEO, FMB





# Natural Resources



**Goal: By 2045, Western Nassau will be proactively managing floodplain risks and ensuring residents and property are safe from flooding.**



**Objective:** Update Comprehensive Plan and Land Development Code policies regarding development in wetlands and the floodplain.

**Strategy:** Adopt local wetland regulations into the Land Development Code and any needed updates to 100 year Floodplain Overlay District.

**Comprehensive Plan:** Policy CEV.05.04, Objective CS.02, Policy FL 11.02, Policy FL 11.05, Objective STM.04, Objective CHZ.05, Policy FL.02.01 Obejective FL.04

**Assigned:** PEO, PZB, BOCC

**Strategy:** Review Coastal High Hazard Area (CHHA) policies for any updates or clarification regarding CHHA in Western Nassau.

**Comprehensive Plan:** Objectives CHZ.05, FL.06, CI.04

**Assigned:** PEO

**Strategy:** Map wetland and floodplain in Western Nassau for potential greenway corridor plans.

**Assigned:** PEO

**Strategy:** Ensure wetland buffer requirements are incorporated into the Land Development Code for new development and redevelopment projects.

**Assigned:** PEO, PZB, BOCC

**Strategy:** Identify enhanced stormwater requirements and impervious surface ratio for new residential development/redevelopment.

**Comprehensive Plan:** Policy CS.01.06, Objective CS.02, Policy CS.05.01, Policy CS.08.06, Objective STM.06, Policy STM.02.02, Objective STM.03, Objective STM.04

**Assigned:** PEO, PZB, BOCC



**Objective:** Nassau County will continue to partner with the U.S. Army Corps and Water Management District regarding reduction of flood risks in Western Nassau.

**Strategy:** Review and incorporate data and recommendations of the U.S. Army Corps of Engineers (USACE) Planning Assistance to States (PAS) Thomas Creek Study.

**Assigned:** Engineering

**Strategy:** Coordinate with St. John's Water Management District (SJRWMD) planners regarding wetland policy development, buffering requirements and land conservation priorities.

**Assigned:** PEO

**Strategy:** Promote Open space preservation through conservation easements and planning tools.

**Assigned:** PEO

**Partners:** IFAS, NFLT, FWC, Soil & Water Conservation,



**Objective:** Continue to engage and educate community members about flood and storm risk and safety.

**Strategy:** Continue community outreach and education through the Community Rating System (CRS) Program for Public Information (PPI) regarding flood risk and flood protection.

**Comprehensive Plan:** Policy STM.04.06

**Assigned:** PEO

*"In order to talk about what we want to save,  
we first need to discuss what it is we are losing."*

Creating Conservation Communities NFLT



**Objective:** Utilize County's Vulnerability Assessment in reviewing land development policy.  
**Strategy:** Integrate the Vulnerability Assessment into greenway and wildlife habitat corridor planning efforts.

**Assigned:** PEO

**Strategy:** Integrate the Vulnerability Assessment and 2019 Peril of Flood Comprehensive Plan policies into Land Development Code updates.

**Assigned:** PEO, PZB, BOCC

**Strategy:** Review potential higher standard building code requirements based on risk assessment.

**Assigned:** Building Department, PEO

**Strategy:** Utilize Adaptation Action Areas as enabled by the Comprehensive Plan to plan for especially vulnerable areas.

**Comprehensive Plan:** Objective CHZ.07, Policy CEV.07.01

**Assigned:** PEO, PZB, BOCC



**Objective:** Nassau County will increase its Community Rating System (CRS) score to provide higher discounts on flood insurance for residents in Western Nassau (and all of the County).

**Strategy:** Work with FEMA to have Flood Insurance Studies completed for Western Nassau in order to establish base flood elevations (BFE) and flood zones.

**Comprehensive Plan:** Policy CHZ.06.07

**Assigned:** PEO, Emergency Management

**Strategy:** By 2025, have Nassau County achieve a CRS rating of 6.

**Comprehensive Plan:** CHZ.06.06

**Assigned:** PEO

**Strategy:** Collate and map elevation data from developer-required Base Flood Elevation (BFE) studies.

**Assigned:** PEO

**Strategy:** Coordinate with the State of Georgia, Duval County and Baker County to collect Hydrology and Hydraulic studies from the St. Johns and St. Marys Rivers.

**Comprehensive Plan:** Policy RC.01.06

**Assigned:** PEO, Engineering

**Partners:** State of Georgia, Duval County, Baker County

**Strategy:** Explore purchase of vulnerable or repeat risk properties for recreation or open space.

**Comprehensive Plan:** Policy CHZ.06.05

**Assigned:** PEO, FMB, Emergency Management



Nassau County - Vision 2032 >  
 Quality of Life Issue Area #1: Conservation and Preservation of the Natural Environment



**Goal: Maintain and/or increase water quality in Western Nassau by 2045.**



**Objective:** Protect groundwater recharge areas.

**Strategy:** Map groundwater recharge areas and all wellheads in Western Nassau.

**Comprehensive Plan:** Policy WAT.05.01, Policy WAT.05.03

**Assigned:** PEO

**Strategy:** Ensure new development mitigates or minimizes impacts to groundwater recharge areas and wellheads.

**Comprehensive Plan:** Objective CS.01, Objective CS.04

**Assigned:** PEO, PZB, BOCC

**Partners:** Town of Callahan, Town of Hillard



**Objective:** Ensure rivers, streams, and creeks are safe for recreation and fishing.

**Strategy:** Inventory existing wastewater infrastructure, assess current conditions and update inventory regularly.

**Assigned:** Engineering, Health Department

**Partners:** Town of Callahan, Town of Hillard

**Strategy:** Work with partners to identify strategies for addressing failing septic systems.

**Assigned:** PEO

**Partner:** Health Department

**Strategy:** Evaluate higher standards for septic treatment in new developments.

**Assigned:** PEO, PZB, BOCC, Health Department

**Strategy:** Encourage use of package treatment systems in rural hamlets, rural employment centers, and in areas where failing septic systems are creating contamination issues.

**Comprehensive Plan:** Policy SEW.03.05

**Assigned:** PEO

**Strategy:** Develop a public education program on the importance of regular maintenance for septic systems.

**Comprehensive Plan:** Policy SEW.04.03

**Assigned:** Health Department

**Goal: Increase percentage of land conserved as natural areas, including wetlands, floodplains, rivers, creeks, forests, and wildlife habitats.**



**Objective:** Require preservation of natural areas and open space in future development.

**Strategy:** Identify and map sensitive natural resources and create resource protection master plan.

**Assigned:** PEO

**Partners:** NFLT, FWC, DEP, Forest Service, SJRWMD

**Strategy:** Adopt open space requirements for new development based on protection of natural resources.

**Comprehensive Plan:** Policy ROS.03.01, Policy ROS.03.03

**Assigned:** PEO, PZB, BOCC

**Strategy:** Utilize third-party environmental consultants to review environmental studies provided with developments.

**Assigned:** PEO

**Strategy:** Create official greenways map that utilizes natural areas, floodplain, wetland buffers and require protection of greenways in new developments.

**Comprehensive Plan:** Policy ROS.02.08, Policy ROS.03.04

**Assigned:** PEO



**Objective:** Preserve wildlife habitat and connect wildlife corridors throughout Western Nassau with the State Forests in order to minimize habitat fragmentation.

**Strategy:** Identify and map wildlife habitat, especially for threatened and endangered species, and incorporate into Comprehensive Plan strategy regarding Conservation and Habitat Network.

**Assigned:** PEO

**Strategy:** Prioritize protection of wildlife corridors, especially between State Forests and private/public conservation properties

**Comprehensive Plan:** Objective CS.02, CS.03

**Assigned:** PEO, BOCC

**Strategy:** Encourage landowners to explore voluntary conservation options, including but not limited to, using conservation easements for land protection or establishing gopher tortoise mitigation sites, wetland mitigation banks, or conservation cemeteries.

**Assigned:** IFAS

**Partners:** FWC, DEP



**Objective:** Protect water bodies including rivers, lakes, streams and creeks.

**Strategy:** Work with St. Mary's Riverkeeper to promote water quality and education about the rivers health.

**Assigned:** PEO, IFAS

**Strategy:** Identify any needed updates to St. Mary's River Overlay District. Consider overlay as option for other water bodies.

**Comprehensive Plan:** Policy FL.02.03, Objective CEV.06

**Assigned:** PEO, PZB, BOCC

**Strategy:** Evaluate buffering requirements in the Land Development Code to ensure appropriate protection of water bodies from adjacent development.

**Comprehensive Plan:** Policy CS.02.03, Policy CS.02.04, Objective CS.06, Policy CS.09.01, Policy SEW.04.02, Objective CEV.06, Objective CEV.05.02, Policy RC.01.07

**Assigned:** PEO, PZB, BOCC



**Objective:** Incentivize voluntary retention of native tree canopy and natural underbrush.

**Strategy:** Require percentage of natural areas (undisturbed open space) in new developments.

**Comprehensive Plan:** FL.10.03

**Assigned:** PEO, PZB, BOCC

**Strategy:** Partner with local organizations and agencies to provide education and outreach on native trees and landscape.

**Comprehensive Plan:** Policy CS.08.05

**Assigned:** PEO, IFAS

**Partner:** Soil and Water Conservation District



# Health

Nassau County - Vision 2032 >  
Quality of Life Issue Area #3: Health  
and Well-Being



## Goal: Increase access and availability of health care services, providers, and facilities in Western Nassau County.



**Objective:** By 2045, Western Nassau will have expanded community medical care facilities.

**Strategy:** Identify incentives for development of medical care facilities within mixed-use developments.

**Assigned:** PEO, NCEDB, BOCC



**Objective:** Coordinate transportation needs with access to healthcare facilities, especially for the elderly population.

**Strategy:** Include Council on Aging/Nassau Transit in future transportation planning efforts in Western Nassau, including options for future stops.

**Comprehensive Plan:** Policies T.08.01, T.08.02

**Assigned:** PEO, Nassau County Council on Aging

**Strategy:** Work with developers of healthcare facilities to provide stops for Nassau Transit vehicles.

**Assigned:** PEO



**Objective:** Coordinate with the Nassau County Health Department regarding implementation of the Community Health Improvement Plan.

**Strategy:** Maintain Planning + Economic Opportunity Department participation in the Community Health Improvement Plan Steering Committee.

**Assigned:** PEO, Health Department

**Strategy:** Work with social service organizations and the Health Department regarding future expansion plans into Western Nassau.

**Assigned:** PEO, Health Department

## Goal: Ensure new development or redevelopment takes into account principles of healthy communities during design.



**Objective:** Update Land Development Code to require healthy community principles in future development and redevelopment.

**Strategy:** Include trails and multi-use paths in new developments.

**Comprehensive Plan:** Objective T.08

**Assigned:** PEO, Engineering

**Strategy:** Ensure required recreation is accessible for residents of all ages and abilities.

**Assigned:** PEO, FMB, BOCC



**Objective:** Identify and plan for Aging in Place principles in Western Nassau.

**Strategy:** Support Health Department AARP Age-Friendly Community participation.

**Assigned:** BOCC

**Strategy:** Working with County's Essential Housing Advisory Committee, promote aging in place principles to ensure citizens have options to remain in their homes.

**Assigned:** PEO, EHAC

# Quality of Life



**Goal: Proactively preserve rural and agricultural sense of place in Western Nassau.**



**Objective:** Update the Comprehensive Plan and Land Development Code to maximize preservation of open space and natural features, maintenance of dark skies, and rural nature of Western Nassau.

**Strategy:** Retain Agricultural Future Land Use category distinction regarding residential density for properties over 320 acres in size.

**Comprehensive Plan:** Policy FL.01.02(A)

**Assigned:** PEO, PZB, BOCC

**Strategy:** Maintain lot split regulations established by the County per Ordinance 2017-03.

**Assigned:** PEO, PZB, BOCC

**Strategy:** Working with the community, identify and map preferred growth areas in Western Nassau.

**Assigned:** PEO

**Strategy:** Work with large landowners to encourage master planning of properties.

**Comprehensive Plan:** Objective FL.08, Policy FL.10.06

**Assigned:** PEO, PZB, BOCC

**Strategy:** Reinstate Rural Residential zoning category as previously existed within the County.

**Assigned:** PEO, PZB, BOCC

**Strategy:** Adopt Land Development Code standards implementing conservation subdivision design.

**Comprehensive Plan:** Policies ROS.01.12, CS.02.02, CS.08.01, Objectives FL.04, FL.08

**Assigned:** PEO, PZB, BOCC

**Strategy:** Establish requirements for Planned Unit Developments in Western Nassau including use of conservation subdivision design principles, initial community meetings, and a minimum list of public benefits required.

**Comprehensive Plan:** Objectives FL.04, FL.08

**Assigned:** PEO, PZB, BOCC

**Strategy:** Establish Small Area Plans in growth areas.

**Comprehensive Plan:** Objective FL.08

**Assigned:** PEO, PZB, BOCC

**Strategy:** Prioritize joint planning with the towns of Callahan and Hilliard including, but not limited to, establishing annexation boundaries and land use compatibility.

**Comprehensive Plan:** Policies RC.01.02, RC.01.03, RC.03.04

**Assigned:** PEO, BOCC

**Strategy:** Establish Rural Transition Areas outside of potential growth areas and towns of Callahan and Hilliard and/or urban development areas related to water/wastewater.

**Comprehensive Plan:** Policy SEW.03.01, SEW.03.02, CI.05.02, WAT.03.01

**Assigned:** PEO, BOCC

**Strategy:** Create Corridor Design Plans for existing roadways such as SR 200, US-1, HWY 301, focus on preserving rural/open space viewsheds.

**Assigned:** PEO, BOCC



## Nassau County - Vision 2032 &gt;

Infrastructure and Growth Management: Issue Area #1 Growth Management,  
Issue Area #4 Mixed-Use Development, Quality of Life Issue Area #5: Culture and the Arts



**Objective:** Ensure the County Land Development Code enables property owners to maintain agricultural and silvicultural practices and livestock.

**Strategy:** Review, and if needed, update standards in LDC to make sure they are consistent with agricultural/silvicultural practices and Right to Farm statutes under Florida law.

**Comprehensive Plan:** Policy CS.02.12, CS.08.08, FL.04.01(G)

**Assigned:** PEO, PZB, BOCC

**Strategy:** Work with agricultural property owners to ensure the LDC is consistent with agritourism statutes under Florida law.

**Assigned:** PEO, PZB, BOCC

**Strategy:** Add LDC provisions that would allow for new development to incorporate agricultural elements, i.e. "agrihoods."

**Assigned:** PEO, PZB, BOCC



**Objective:** Explore rural lands stewardship program for the County or similar options to enable rural lands stay in agriculture.

**Strategy:** Partner with state agencies and other organizations to explore local, state, and federal options to protect working lands, such as easements.

**Assigned:** PEO, BOCC

**Strategy:** Work with tourism entities to understand and promote opportunities for agritourism in Western Nassau County.

**Comprehensive Plan:** Objective ED.04

**Assigned:** BOCC, NCEDB



**Objective:** During planning for future transportation networks, plan for design and construction sensitive to rural communities and include opportunities for multi-modal transportation that includes rural transportation options.

**Strategy:** Prioritize rural roadway types during transportation planning.

**Comprehensive Plan:** Objective FL.08

**Assigned:** PEO, Engineering

**Strategy:** Include horseback riding trails and smaller vehicle options (4-wheelers, golf carts) in transportation and recreation planning.

**Comprehensive Plan:** Objective ROS.02

**Assigned:** PEO, Engineering

**Goal: Preserve community-based activities that help create Western Nassau's sense of place.**



**Objective:** Protect and promote community-based social organizations and events.

**Strategy:** Using County Recreation Master Plan process, identify existing and future sites that provide use opportunities for community organizations and events.

**Comprehensive Plan:** Policy ROS.01.01

**Assigned:** PEO, FMB

**Strategy:** Coordinate with partners to identify new opportunities for community events that highlight Western Nassau's culture and community, such as farmer's markets or arts and crafts fairs.

**Assigned:** IFAS

**Partners:** Western Nassau Historical Society, Arts and Culture Nassau, Nassau County Chamber of Commerce



**Objective:** Highlight existing cultural activities and expand opportunities for others including museums, theaters, and art that promote the culture of Western Nassau.

**Strategy:** Work with Arts and Culture Nassau to continue grant funding for arts and culture organizations in the County.

**Assigned:** PEO, OMB, BOCC

**Strategy:** Complete implementation of Nassau County's Public Art Ordinance, including establishing locations for public art installations in Western Nassau.

**Assigned:** PEO

### **Goal: Increase availability of diverse housing options for people of all ages and incomes.**



**Objective:** Identify Comprehensive Plan and Land Development Code options that allow for a diverse housing mix within Western Nassau.

**Strategy:** Utilizing Small Area Plans and County transects (as established in the William Burgess Overlay) in preferred growth areas, provide for land uses that allow a variety of housing types, and a jobs/housing balance.

**Comprehensive Plan:** Objective FL.08

**Assigned:** PEO, PZB, BOCC

**Strategy:** Encourage development to utilize affordable housing density bonus.

**Comprehensive Plan:** Policies FL.01.03, FL.10.01, H.01.01

**Assigned:** PEO, BOCC

**Strategy:** Consistent with HB 7103 (2019), and based on County EHAC goals, look at establishing inclusionary zoning requirements.

**Comprehensive Plan:** Policy RC.01.08

**Assigned:** PEO



**Objective:** Coordinate with the County's Essential Housing Advisory Committee to facilitate discussions around housing needs or issues unique to Western Nassau.

**Strategy:** Address goals outlined in the 2018 County Housing Assessment.

**Comprehensive Plan:** Housing Element

**Assigned:** EHAC

**Strategy:** Work with developers regarding use of affordable density bonus, impact fee withholding options, and creation of high-quality development to provide more affordable housing options.

**Comprehensive Plan:** Housing Element

**Assigned:** PEO, BOCC

**Strategy:** Ensure Land Development Code retains options for use of manufactured housing in zoning districts in Western Nassau, where appropriate.

**Comprehensive Plan:** Policies FL.01.02(B), H.01.02

**Assigned:** PEO, PZB, BOCC





# Recreation



**Goal: Preserve existing and increase percentage of publicly-owned natural and open space areas.**



**Objective:** Implement a County conservation land acquisition and management program to identify and preserve high-priority lands for conservation.

**Strategy:** Utilizing maps of natural resources, waterways, floodplain, wildlife habitat, establish prioritization principles for land conservation.

**Comprehensive Plan:** Policies CEV.05.02, CHZ.06.05

**Assigned:** PEO

**Strategy:** Establish conservation land acquisition and management program.

**Comprehensive Plan:** Objective CS.03, CS.06

**Assigned:** PEO, BOCC, FMB

**Partners:** NFLT, TPL, Soil and Water Conservation District, SJRWMD, Forest Service, White Oak

**Strategy:** Continue to work with national, state and regional partners around land conservation opportunities.

**Assigned:** BOCC

**Strategy:** Incorporate passive recreation opportunities into the land acquisition and conservation program, including but not limited to fishing, hunting, and horseback riding.

**Assigned:** PEO, BOCC, FMB



**Objective:** Partner with the Florida Division of Forestry to increase community knowledge about recreational opportunities in the state forests within Nassau County.

**Strategy:** Include information on activities in state forests in County outreach efforts.

**Assigned:** BOCC, County Manager's Office

**Strategy:** Partner with the FL Division of Forestry to provide state forest information at County facilities.

**Assigned:** BOCC

**Goal: Preserve and expand opportunities for public access to waterways in Western Nassau.**



**Objective:** Protect existing public access to waterways in Western Nassau.

**Strategy:** Ensure existing boat ramps in Western Nassau are maintained and identify any expansion opportunities.

**Comprehensive Plan:** Policies WDU.01.03, WDU.02.05

**Assigned:** FMB

**Strategy:** Ensure County boat ramps and water access have correct conservation or recreation land use zoning.

**Assigned:** PEO, BOCC



**Objective:** Identify future opportunities for public access to waterways.

**Strategy:** As part of land conservation program, acquire land around the St. Mary's River for regional recreational access.

**Comprehensive Plan:** CHZ.06.05

**Assigned:** PEO, BOCC, OMB, FMB

**Strategy:** Within the County's Recreation Master Plan, identify new locations for future boat ramps, kayak launches, fishing piers, etc.

**Assigned:** PEO

**Strategy:** Update WDU Comprehensive Plan policies to require waterway dedication for new developments adjacent to waterways (not just beach and intra coastal). Implement ROS criteria for development that resource waterways access.

**Comprehensive Plan:** Policies WDU.01.02, ROS.02.07

**Assigned:** PEO, PZB, BOCC



## Goal: Expand recreation for all ages, abilities, and incomes in Western Nassau.



**Objective:** Ensure recreational opportunities exist for residents in Western Nassau at the neighborhood and regional levels.

**Strategy:** Complete and implement Countywide Recreation Master Plan.

**Comprehensive Plan:** Policies ROS.01.01, RC.02.06

**Assigned:** PEO, BOCC

**Strategy:** Ensure County recreation facilities incorporate activities and equipment usable for a variety of ages and abilities. Coordinate shared facilities with the School Board.

**Comprehensive Plan:** Policies PSF.02.02, PSF.02.03

**Assigned:** PEO, BOCC, FMB

**Partner:** NCSB

**Strategy:** Continue implementation of recreation/open space levels of service as required by Comprehensive Plan for new development.

**Comprehensive Plan:** Objective ROS.01, Policies FL.09.05, CI.02.04, PSF.02.02

**Assigned:** PEO, PZB, BOCC

**Strategy:** Utilize conservation land program and active recreation program to better serve citizens' recreation needs in Western Nassau.

**Comprehensive Plan:** Policies ROS.01.11, ROS.01.17

**Assigned:** PEO, BOCC, FMB



**Objective:** Address adequate access to recreational opportunities in Western Nassau including multi-modal transportation (driving, biking, walking, riding) and parking.

**Strategy:** In working on future transportation plans in Western Nassau, identify options for multi-modal transportation opportunities between existing recreation facilities, State Forests, and planned future recreation sites.

**Comprehensive Plan:** Policy T.04.05, Objective ROS.02

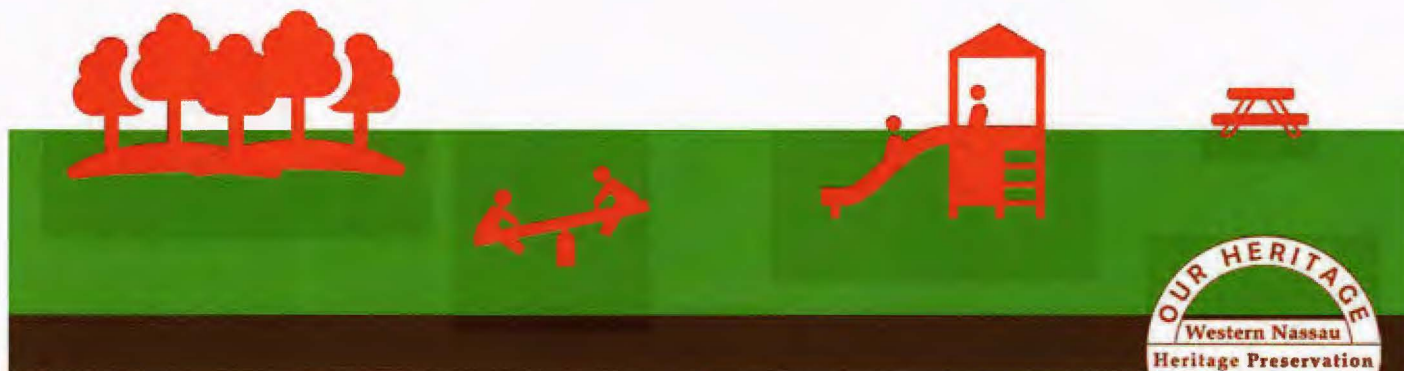
**Assigned:** PEO, Engineering

**Partner:** TPO

**Strategy:** Identify any needed improvements or expansion to existing recreation facility parking or access, including sidewalks, crosswalks, etc.

**Comprehensive Plan:** Objective ROS.02

**Assigned:** PEO, Engineering, FMB



# Jobs and Education



**Goal: Promote and increase educational opportunities around farming and agriculture in Western Nassau to provide options for future generations.**



**Objective:** Coordinate with UF/IFAS Nassau County Extension to continue 4-H and increase other agricultural programming for youth in Western Nassau.

**Strategy:** Continue offering 4-H through Nassau County Extension.

**Comprehensive Plan:** Policy CS.09.02

**Assigned:** IFAS

**Partner:** University of Florida

**Strategy:** Support Northeast Florida Fair Association in efforts to expand and promote agricultural education.

**Assigned:** NCEDB, BOCC, NCSB



**Objective:** Coordinate with existing agricultural producers to identify mentorship and apprenticeship opportunities for students in Western Nassau.

**Strategy:** Identify potential internship or apprenticeship opportunities with existing agriculture producers.

**Comprehensive Plan:** Objective ED.07

**Assigned:** NCEDB Workforce Development

**Strategy:** Look at County facilities available to host or promote farmers markets or other agricultural events to support students' work.

**Assigned:** IFAS, NE FL Fair

**Partners:** NCSB, Local agricultural producers and small businesses

**Goal: Plan for high wage job opportunities and job centers in Western Nassau.**



**Objective:** Coordinate with the Nassau County Economic Development Board, the Nassau County School Board, and FSCJ Nassau regarding plans for high wage job opportunities and job centers in Western Nassau.

**Strategy:** Work with the NCEDB and Board of County Commissioners on a Countywide Economic Development Plan and update Comprehensive Plan Economic Development Element.

**Comprehensive Plan:** Economic Development Element, Policies RC.05.01, RC.05.02, Objective FL.12

**Assigned:** PEO, BOCC, NCEDB

**Strategy:** Establish business incubator/coworking space/entrepreneurship center in Western Nassau to encourage small business development.

**Assigned:** NCEDB

**Partner:** SBDC

**Strategy:** Reassess County economic incentives package for Western Nassau based on Economic Development Plan and targeted industries for Western Nassau.

**Assigned:** BOCC, NCEDB

**Strategy:** Prioritize healthcare as a targeted industry in Western Nassau.

**Assigned:** NCEDB

**Strategy:** Work with the NCEDB on an expanded broadband network plan for Western Nassau.

**Assigned:** PEO, BOCC, Engineering



**Objective:** By 2021, work with citizens and the Economic Development Board to craft a small area plan or overlay for the Crawford Diamond area that addresses the job center and associated impacts such as public services, recreation, housing, and commercial uses.

**Strategy:** Coordinate with utility providers regarding expansion of electric, water, and wastewater surrounding the Crawford Diamond.

**Assigned:** PEO, Engineering

**Strategy:** Coordinate with the School Board regarding future school sites adjacent/near Crawford Diamond.

**Assigned:** BOCC, NCSB

**Strategy:** Plan for related County infrastructure including recreation, law enforcement, fire rescue and public services in Crawford Diamond area.

**Assigned:** PEO, BOCC, FMB

**Strategy:** Integrate mixed-land use allowing for creation of a live, work, play, and stay community with a variety of housing types around the Crawford Diamond.

**Comprehensive Plan:** Objective FL.08

**Assigned:** PEO, PZB, BOCC

**Goal: Plan for future school sites and school needs to ensure access to quality public K-12 education in Western Nassau.**



**Objective:** Implement updated School Interlocal Agreement between the County and Towns of Callahan and Hilliard.

**Strategy:** Annually revisit development counts for school concurrency implementation.

**Comprehensive Plan:** Public School Facilities Element, Objectives RC.04, CI.09

**Assigned:** PEO, NCSB



**Objective:** Collaborate with the Nassau County School Board to project expansion needs and identify potential future sites in Western Nassau by 2021.

**Strategy:** Look at correlation between planned growth areas, population centers, and future school sites in order to maximize school transportation opportunities.

**Comprehensive Plan:** Objectives FL.08, FL.09, Policies PSF.04.01, PSF.04.02

**Assigned:** PEO, BOCC, NCSB

**Strategy:** Explore with the School Board possible options for sharing infrastructure, like co-locating parks and schools, and ensuring access to cultural amenities in proximity to schools like future library locations.

**Comprehensive Plan:** Policies PSF.02.02, PSF.02.03

**Assigned:** PEO, BOCC, NCSB

**Strategy:** Ensure future sites consistent with emergency public sheltering requirements

**Comprehensive Plan:** Policies CHZ.04.01, CHZ.04.03, PSF.02.04

**Assigned:** NCSB, Emergency Management



Nassau County - Vision 2032 >

Quality of Life Issue Area #2: Education and Workforce Training  
 Infrastructure and Growth Management Issue Area #3: Economic Development and Tourism



**Goal: Coordinate with the Nassau County School Board and FSCJ Nassau regarding higher education opportunities within Nassau County.**



**Objective:** Identify increased opportunities for students in Western Nassau to enroll in FSCJ Nassau.

**Strategy:** Implementation of William Burgess District Overlay to increase access around FSCJ Nassau to retail, dining and entertainment options for FSCJ students.

**Assigned:** PEO, PZB, BOCC

**Strategy:** Increase healthcare program options at FSCJ Nassau to capitalize on new healthcare facilities in Nassau County.

**Assigned:** FSCJ

**Strategy:** Coordinate with Nassau County Economic Development Board regarding workforce development programs that implement Countywide economic development plan.

**Comprehensive Plan:** Objective ED.07

**Assigned:** PEO, BOCC



**Objective:** Work with Nassau Transit and other transportation providers regarding transportation assistance for students traveling to FSCJ Nassau.

**Strategy:** Identify challenges with existing system to transport high school students in Western Nassau to FSCJ Nassau for dual enrollment programs, and create system to address challenges.

**Assigned:** PEO, NCSB, FSCJ

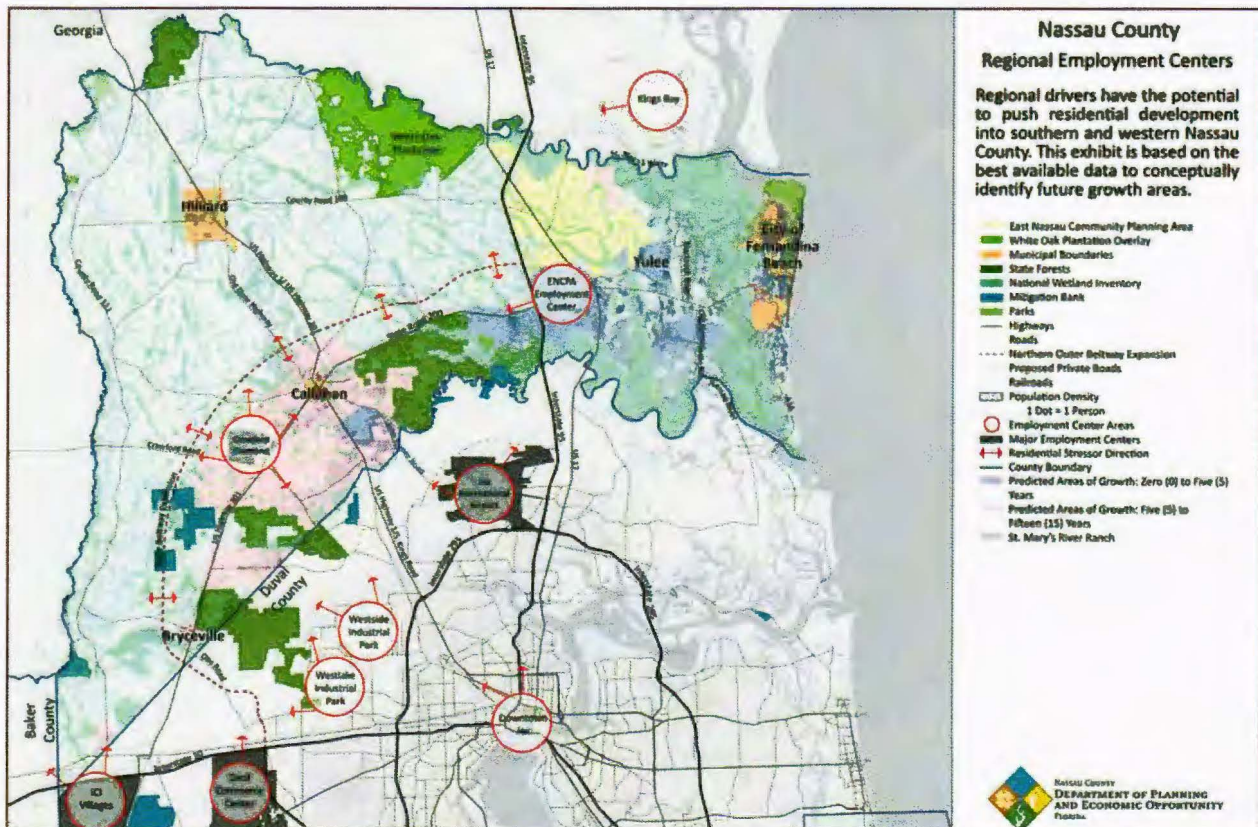
**Strategy:** Identify incentives or assistance to help students utilize Nassau Transit for access to FSCJ Nassau.

**Assigned:** NCSB, FSCJ

**Strategy:** Continue promotion of Nassau Transit in the community.

**Comprehensive Plan:** Policies T.08.02, T.08.03

**Assigned:** PEO, EHAC, Social Service Agencies, Healthcare Providers





# Public Spaces and Infrastructure

**Goal: Plan for future multi-modal transportation networks in Western Nassau.**



**Objective:** Ensure alternative access routes are provided that facilitate interconnectivity and reduce reliance on the main arterials: SR 200, HWY 301, US 1.

**Strategy:** Update the Future Transportation Map Series in the 2030 Comprehensive plan to reflect existing and potential networks in Western Nassau.

**Comprehensive Plan:** Objective T.02

**Assigned:** PEO, BOCC

**Strategy:** Advocate for scenic roads, rural parkways and similar road types over expressways.

**Assigned:** PEO, Engineering

**Partner:** TPO

**Strategy:** Update the County's mobility plan to reflect any newly identified projects in Western Nassau.

**Assigned:** PEO, Engineering, OMB, BOCC

**Strategy:** New development must be consistent with planned future corridors/trails.

**Comprehensive Plan:** Policies T.03.02, T.04.04, T.05.01

**Assigned:** PEO, Engineering



**Objective:** Address alternative transportation methods in Western Nassau.

**Strategy:** Coordinate with JTA, Nassau Transit and other transportation agencies, such as the Regional Transit Council, within Nassau County to address transit needs in Western Nassau.

**Comprehensive Plan:** Policies RC.01.05, RC.06.04, Objectives C1.08, T.08

**Assigned:** PEO, Engineering

**Strategy:** Prioritize multi-modal transportation methods in growth areas.

**Comprehensive Plan:** Objective FL.08

**Assigned:** PEO, Engineering, BOCC

**Strategy:** Require multi-modal transportation to be installed at time of development.

**Comprehensive Plan:** Policies T.03.02, T.04.04, T.05.01

**Assigned:** PEO, Engineering

**Strategy:** Use the Federal Highway Administration (FHWA) Document: "Small Towns and Rural Multimodal Networks" as a guide when designing and redesigning roadways in Western Nassau.

**Comprehensive Plan:** Objective FL.08

**Assigned:** PEO, Engineering

**Strategy:** Design new roadways for technological updates to transportation methods/means (invest in new mobility/smart mobility).

**Assigned:** Engineering

**Partner:** TPO



**Objective:** Incorporate options for residents who have limited access to transportation.

**Strategy:** Coordinate with JTA, Nassau Transit and other transportation agencies, such as the Regional Transit Council, to identify residents or areas of the County with limited access to transportation.

**Comprehensive Plan:** Policy T.08.01

**Assigned:** PEO, Social Service Agencies

**Strategy:** Coordinate with transportation providers to ensure better access is provided to residents with limited access, including pick up service, improved access to stops, etc.

**Assigned:** Social Service Partners, Nassau Transit



Nassau County - Vision 2032 >  
 Infrastructure and Growth Management  
 Issue Area #1: Growth Management, Issue Area #2: Multi-Modal Transportation



**Objective:** Utilize County's Vulnerability Assessment in planning future transportation networks.

**Strategy:** To the extent feasible, locate new roadways outside of the Coastal High Hazard Area and flood prone areas. When not possible, the roadways shall be designed to address flooding.

**Comprehensive Plan:** Policy CHZ.03.06

**Assigned:** Engineering, BOCC

**Strategy:** Require underground utilities for all new and redesigned roadway projects and rights of way.

**Assigned:** PEO, Engineering, BOCC

**Strategy:** Ensure hurricane evacuation data is incorporated into development/redevelopment plans.

**Comprehensive Plan:** Objectives CHZ.03, FL.06

**Goal: Plan for future Nassau County government facilities in Western Nassau, including but not limited to public safety sanitation, recreation, and administration.**



**Objective:** Identify future sites needed for public safety, sanitation, recreation and administration services in Western Nassau.

**Strategy:** On regular basis (3-5 years), identify future public facility needs, and incorporate future public sites and structures into the County's Capital Improvements Element.

**Comprehensive Plan:** Objective FL.09, Policies CI.01.01, CI.01.02, CI.01.04, CI.01.06, CI.03.01, ROS.01.06, SOL.01.05, SOL.04.01

**Assigned:** PEO, BOCC, OMB, FMB

**Strategy:** Explore use of existing or historic buildings for reuse for future facilities.

**Assigned:** PEO, FMB

**Strategy:** As part of development plans, ensure consistency with Comprehensive Plan requirements for levels of service and consistency with any future adopted County plans regarding transportation, greenways, recreation, schools, etc.

**Assigned:** PEO, BOCC

**Partners:** NCSB, FMB

**Strategy:** Utilize the County's Fiscal Impact Model in assessing the fiscal impact of future development on Nassau County.

**Assigned:** PEO, BOCC, OMB

**Strategy:** Update County impact fees on a regular basis and explore creating incentives to develop in areas that have infrastructure by lowering impact fees; in areas with no infrastructure, a higher fee could be imposed.

**Comprehensive Plan:** Policies CI.06.03, ROS.01.08, ROS.01.09

**Assigned:** BOCC, OMB

Nassau County - Vision 2032 >  
 Infrastructure and Growth Management  
 Issue Area #1: Growth Management, Issue Area #2: Multi-Modal Transportation



**Objective:** By 2045, increase Western Nassau citizen opportunities to access county government services without having to travel to Yulee.

**Strategy:** Continue to explore new technology updates and opportunities for online permitting and billing processes.

**Assigned:** PEO, Building Department, OMB

**Strategy:** Adopt policy to locate local government services and offices in town centers or designated growth areas to take advantage of existing infrastructure, support community vision and encourage private investment nearby.

**Comprehensive Plan:** Objective FL.08

**Assigned:** PEO, BOCC



**Objective:** Utilize County's Vulnerability Assessment in making public service facility siting decisions.

**Strategy:** To extent feasible, locate future public infrastructure outside of floodplain and areas vulnerable to sea level rise at 3 feet. Where not feasible, make sure design incorporates strategies to reduce flood risk to structures and sites.

**Comprehensive Plan:** Policies CHZ.02.05, CHZ.04.04

**Assigned:** Engineering, FMB



**Objective:** Plan for future utility expansion in Western Nassau.

**Strategy:** Work on countywide water/wastewater utility plan for potential expansion from JEA and towns of Callahan and Hilliard, including exploring utility service boundaries.

**Comprehensive Plan:** Policies RC.02.02, RC.02.04, RC.02.05, WAT.01.06, SEW.01.05

**Assigned:** PEO, Engineering

**Partners:** JEA, Town of Callahan, Town of Hilliard

**Strategy:** Address septic and well requirements for new subdivision development outside of planned utility expansion areas.

**Comprehensive Plan:** Policies WAT.03.03, SEW.03.05

**Assigned:** PEO, Health Department

**Strategy:** Adopt adequate public facilities ordinance that sets criteria for utility expansion and service to outlying developments.

**Comprehensive Plan:** Policy FL.09.02

**Assigned:** PEO, Engineering

**Strategy:** Coordinate with JEA and Okefenoke Rural Electric regarding planned electric expansion in Western Nassau.

**Assigned:** PEO, Engineering

**Strategy:** Require underground electrical utilities in new developments.

**Assigned:** PEO, Engineering, BOCC

**Strategy:** With NCEDB, and utilizing County's Telecommunications Master Plan, identify opportunities for expanded cellular and broadband networks in Western Nassau.

**Assigned:** PEO, NCEDB







**Goal: Work with the Sheriff's Department and Fire and Rescue Department to identify public safety needs in Western Nassau.**



**Objective:** By 2021, establish level of service standards in the County Comprehensive Plan regarding public safety.

**Strategy:** Coordinate with Sheriff and Fire/Rescue to determine optimum response times for establishing levels of service.

**Assigned:** PEO, Sheriff, Fire-Rescue

**Strategy:** Re-evaluate levels of service with each Comprehensive Plan Evaluation and Appraisal cycle to ensure they are meeting the needs of the community.

**Assigned:** PEO



**Objective:** Identify sites and plan for future needs regarding law enforcement and fire/rescue in Western Nassau.

**Strategy:** Create master facilities plan with Sheriff's Department and Fire and Rescue and update every five years.

**Comprehensive Plan:** Objective FL.09, Policies CI.01.01, CI.01.06

**Assigned:** PEO, Sheriff, Fire-Rescue, FMB, OMB, BOCC

**Strategy:** Incorporate future siting into any Small Area Plans, especially around the Crawford Diamond.

**Assigned:** PEO, BOCC



**Objective:** Coordinate with the Nassau County Fire Department regarding access to water supply in Western Nassau.

**Strategy:** Partner with utility companies and towns of Callahan and Hilliard regarding planned expansion of water service.

**Comprehensive Plan:** Policies RC.02.02, RC.02.04, WAT.01.03, WAT.01.06

**Assigned:** PEO, Engineering

**Partners:** JEA, Towns of Callahan and Hilliard

**Strategy:** Working with the Fire Chief, establish standards for water supply requirements in rural residential areas consistent with NFPA standards.

**Comprehensive Plan:** Policies CI.05.02, WAT.01.02

**Assigned:** PEO, County Manager's Office, BOCC, Fire-Rescue

**Strategy:** Include Firewise Community standards in the Land Development Code for new developments or redevelopment.

**Assigned:** PEO, Fire-Rescue

**Partner:** Forest Service

**Strategy:** Work with the Forest Service to provide public education and outreach around fire management practices on state lands in Western Nassau.

**Assigned:** Fire-Rescue Department

**Partner:** Forest Service

## Citations

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NASSAU COUNTY  
DEPARTMENT OF PLANNING  
AND ECONOMIC OPPORTUNITY  
FLORIDA

Nassau County | Planning and Economic Opportunity  
96161 Nassau Place | Yulee, FL 32097  
P: (904)530-6300 | E: [planninginfo@nassaucountyfl.com](mailto:planninginfo@nassaucountyfl.com)



**Planning and Economic Opportunity Support Staff**

Taco E. Pope, AICP, Assistant County Manager  
Adrienne Burke, Esq., AICP, PEO Director  
Valerie Feinberg, AICP, Assistant PEO Director  
Doug McDowell, AICP, Principal Planner  
Kailey Saver, MURP, AICP, BikePed Coord./PEO Planner II  
Sue Ann Alleger, CFM, MLA, NFIP-CRS Coord./PEO Planner II  
Abigail Weiss, MURP, PEO Planner /GIS Specialist  
Naomi Braff, MEPD, Planner I  
Alyssa Neil, BBA, Planning Technician  
Laurie Goltry, Administrative Specialist I

**Western Nassau Heritage Preservation Committee**

Jimmy L. Higginbotham, Chair  
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Barry Holloway  
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Ronald Green (previous member)