



ORDINANCE 2005 - 65

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN OF NASSAU COUNTY, ORDINANCE NO. 91-04, AS AMENDED, PURSUANT TO THE LOCAL GOVERNMENT COMPREHENSIVE PLANNING AND LAND DEVELOPMENT REGULATION ACT (CHAPTER 163, PART II, FLORIDA STATUTES); SPECIFICALLY RECLASSIFYING PROPERTY FROM MEDIUM DENSITY RESIDENTIAL TO HIGH DENSITY RESIDENTIAL ON THE FUTURE LAND USE MAP; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Chapter 125, Florida Statutes, empowers the Board of County Commissioners of Nassau County to prepare and enforce comprehensive plans for the development of the County; and

WHEREAS, Sections 163.3161 through 163.3215, Florida Statutes, the Local Government Comprehensive Planning and Land Development Regulation Act, empowers and requires the Board of County Commissioners of Nassau County to (a) plan for the County's future development and growth; (b) adopt and amend comprehensive plans or elements or portions thereof, to guide the future growth and development of the County; (c) implement adopted or amended comprehensive plans by the adoption of appropriate land development regulations; and (d) establish, support, and maintain administrative instruments and procedures to carry out the provisions and purposes of the Act; and

WHEREAS, the Nassau County Planning and Zoning Board has been established pursuant to Nassau County Ordinance No. 74-33; and

WHEREAS, pursuant to Section 163.3174(1), Florida Statutes, the Board of County Commissioners of Nassau County, by Ordinance No. 83-19, duly designated the Planning and Zoning Board as the Local Planning Agency for the unincorporated area of Nassau County; and

WHEREAS, on the 28<sup>th</sup> day of January, 1991, the Board of County Commissioners of Nassau County, Florida, did adopt Ordinance 91-04, an Ordinance Enacting and Establishing the Comprehensive Land Use Plan and the Future Land Use Map for the unincorporated portion of Nassau County, Florida; and

WHEREAS, DB Florida Company LLC, owner, seeks to reclassify land designated on the Future Land Use Map from Medium Density Residential to High Density Residential; and

WHEREAS, the Nassau County Planning And Zoning Board held duly noticed public hearings to address the requested Amendment to the Future Land Use Map from Medium Density Residential to High Density Residential and recommended same to the Nassau County Board of County Commissioners on April 6, 2004; and

WHEREAS, the Board of County Commissioners held a transmittal hearing on May 10, 2004; and

WHEREAS, pursuant to Section 163.3184, Florida Statutes, the Board of County Commissioners transmitted copies of the proposed Future Land Use Map Amendment to the Department of Community Affairs as the State Land Planning

agency for written comment, and transmitted one (1) copy to each of the local government or governmental agencies in the State of Florida having filed with the Board of County Commissioners a request for a copy of the amended version of the Comprehensive Plan; and

WHEREAS, the Department of Community Affairs, by letter, has notified the County of its review of the proposed plan amendment and has offered specific recommendations in its Objections, Recommendations, and Comments Report on the proposed plan amendment; and

WHEREAS, the Board of County Commissioners of Nassau County held an initial adoption hearing on August 8, 2005, and subsequently continued said hearing until August 22, 2005, and further considered all oral and written comments received during the public hearing, as well as the Objections, Recommendations, and Comments Report of the Department of Community Affairs and the Responses to the report prepared by the Nassau County Growth Management Staff; and

WHEREAS, the Board of County Commissioners finds that the Objections, Recommendations, and Comments of the Department of Community Affairs will be adequately addressed by existing development standards of Nassau County as well as impending County projects; and

WHEREAS, in exercise of its authority, the Board of County Commissioners has determined that the amendment on the Future Land Use Map of the Comprehensive Plan and the Reclassification of the land as set forth herein, is consistent with the overall Comprehensive Plan and Future Land Use Map, and the orderly development of Nassau County, Florida, and the specific area; and

WHEREAS, pursuant to Section 163.3184, Florida Statutes, public hearings have been held with due public notice having been provided, on the amended version of the Future Land Use Map amendment, reclassifying land designated Medium Density Residential to High Density Residential, and with written advance notice of such public hearings having been provided to the State Land Planning Agency;

NOW, THEREFORE, BE IT ORDAINED this 22nd day of August, 2005, by the Board of County Commissioners of Nassau County, Florida, as follows:

1. **SECTION 1. PURPOSE AND INTENT.**

This Ordinance is enacted pursuant to the requirements of Chapter 163, Florida Statutes, and Chapter 9J-5, F.A.C. Specifically, the authority for this Ordinance is Section 163.3184, Florida Statutes. This Ordinance amends Ordinance 91-4, as amended.

2. **SECTION 2. PROPERTY RECLASSIFIED.**

The real property described in Section 3 is reclassified from Medium Density Residential to High Density Residential on the Future Land Use Map of Nassau County.

3. **SECTION 3. OWNER AND DESCRIPTION.**

The land reclassified by this Ordinance is owned by DB Florida Development LLC, and is described as follows

See Exhibit "A" attached hereto and made a part hereof by specific reference.

4. **SECTION 4. SEVERABILITY.**

If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full force and effect.

5. **SECTION 5.**

The Objections and Recommendations of the Department of Community Affairs are set forth in the attached Exhibit "B" and have been addressed by the Board of County Commissioners and the responses that are adopted are set forth in Exhibit "B".

6. **SECTION 6. EFFECTIVE DATE.**

This Ordinance shall be filed with the Department of Community Affairs after adoption by the Board of County

Commissioners. This Ordinance shall become effective upon notification by the Department of Community Affairs that the amendment is found to be in compliance, and upon receipt of the official notification by the Department of Community Affairs, this Ordinance shall become effective upon its being filed in the Office of the Secretary of State.

BOARD OF COUNTY COMMISSIONERS  
NASSAU COUNTY, FLORIDA

  
\_\_\_\_\_  
ANSLEY N. ACREE  
Its: Chairman

ATTEST:

  
\_\_\_\_\_  
JOHN A. CRAWFORD  
Its: Ex-Officio Clerk  
Approved as to form by the  
Nassau County Attorney

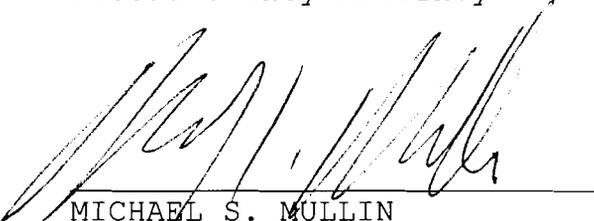
  
\_\_\_\_\_  
MICHAEL S. MULLIN

EXHIBIT "A"

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF THE JOHN LOWE MILL GRANT, SECTION 37, AND THE JOHN D. VAUGHN GRANT, SECTION 38, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT A RAILROAD SPIKE FOUND WHERE THE RIGHT-OF-WAY CENTERLINE OF STATE ROAD NO. 200-A (A 100-FOOT RIGHT-OF-WAY AS ESTABLISHED BY DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAPS, SECTION NO. 74600-2150 (7460-175) INTERSECTS THE RIGHT-OF-WAY CENTERLINE OF STATE ROAD NO. 200/A-1-A (A VARYING RIGHT-OF-WAY AS ESTABLISHED BY DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAPS, SECTION NO. 74060-2503) AND RUN SOUTH  $00^{\circ}23'55''$  EAST, A DISTANCE OF 96.59 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 200/A-1-A; RUN THENCE THE FOLLOWING FIVE (5) COURSES ALONG LAST MENTIONED SOUTHERLY RIGHT-OF-WAY LINE, (1) NORTH  $72^{\circ}46'59''$  WEST, A DISTANCE OF 371.73 FEET TO A POINT; (2) NORTH  $75^{\circ}38'44''$  WEST, A DISTANCE OF 200.37 FEET TO A POINT; (3) NORTH  $72^{\circ}46'59''$  WEST, A DISTANCE OF 400.11 FEET TO A POINT; (4) NORTH  $69^{\circ}55'14''$  WEST, A DISTANCE OF 200.30 FEET TO A POINT; (5) NORTH  $72^{\circ}46'59''$  WEST, A DISTANCE OF 1344.89 FEET TO A POINT OF CURVATURE; RUN THENCE IN A WESTERLY DIRECTION ALONG THE ARC OF A CURVE IN SAID SOUTHERLY RIGHT-OF-WAY LINE, SAID CURVE BEING CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 5606.17 FEET, A CHORD DISTANCE OF 1168.76 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THE BEARING OF THE AFOREMENTIONED CHORD BEING NORTH  $78^{\circ}45'59''$  WEST; RUN THENCE NORTH  $84^{\circ}44'59''$  WEST CONTINUING ALONG LAST MENTIONED SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 449.61 FEET TO A POINT ON THE EASTERLY LINE OF LANDS OF THE YULEE UNITED METHODIST CHURCH (ACCORDING TO DEED RECORDED IN THE OFFICIAL RECORDS OF NASSAU COUNTY IN BOOK 587, PAGE 330); RUN THENCE SOUTH  $05^{\circ}15'01''$  WEST ALONG LAST MENTIONED EASTERLY LINE, A DISTANCE OF 473.00 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED RUN SOUTH  $85^{\circ}21'12''$  EAST, A DISTANCE OF 80.00 FEET TO A POINT ON THE EASTERLY LINE OF A 60-FOOT WIDE EASEMENT (ACCORDING TO DEED RECORDED IN THE OFFICIAL RECORDS OF NASSAU COUNTY IN BOOK 655, PAGE 1298); RUN THENCE SOUTH  $05^{\circ}15'01''$  WEST ALONG LAST MENTIONED EASTERLY LINE, A DISTANCE OF 88.47 FEET TO A POINT; RUN THENCE SOUTH  $84^{\circ}44'59''$  EAST, A DISTANCE OF 317.53 FEET TO A POINT ON THE WESTERLY LINE OF THE OLD NASSAU COUNTY LANDFILL (NOW CLOSED); RUN THENCE SOUTH  $03^{\circ}28'57''$  WEST ALONG LAST MENTIONED WESTERLY LINE, A DISTANCE OF 1359.46 FEET TO A POINT; RUN THENCE THE NEXT FOUR COURSES ALONG THE APPROXIMATE CENTERLINE OF A  $\pm 20$  FOOT WIDE DITCH, (1) NORTH  $80^{\circ}00'00''$  WEST, A DISTANCE OF 50.00 FEET TO A POINT; (2) SOUTH  $47^{\circ}00'00''$  WEST, A DISTANCE OF 46.59 FEET TO A POINT; (3) SOUTH  $74^{\circ}00'00''$  WEST, A DISTANCE OF 209.18 FEET TO A POINT; (4) NORTH  $87^{\circ}00'00''$  WEST, A DISTANCE OF 128.24 FEET TO A POINT; RUN THENCE NORTH  $19^{\circ}00'00''$  WEST, A DISTANCE OF 1636.54 FEET TO A POINT AT THE SOUTHWEST CORNER OF THE AFOREMENTIONED YULEE UNITED METHODIST CHURCH; RUN THENCE NORTH  $89^{\circ}21'00''$  EAST, ALONG THE SOUTHERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 640.04 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 24.72 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY EASEMENTS OF RECORD THAT LIE WITHIN.

EXHIBIT "A" ContinuedTOGETHER WITH A NON-EXCLUSIVE EASEMENT DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A 100-FOOT WIDE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER A PORTION OF THE JOHN LOWE MILL GRANT, SECTION 37, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT A RAILROAD SPIKE FOUND WHERE THE RIGHT-OF-WAY CENTERLINE OF STATE ROAD NO. 200-A (A 100-FOOT RIGHT-OF-WAY AS ESTABLISHED BY DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAPS, SECTION NO. 74600-2150 (7460-175) INTERSECTS THE RIGHT-OF-WAY CENTERLINE OF STATE ROAD NO. 200/A-1-A (A VARYING RIGHT-OF-WAY AS ESTABLISHED BY DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAPS, SECTION NO. 74050 0507) AND RUN SOUTH 00°-23'-55" EAST, A DISTANCE OF 96.59 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 200/A-1-A; RUN THENCE THE FOLLOWING FIVE (5) COURSES ALONG LAST MENTIONED SOUTHERLY RIGHT-OF-WAY LINE, (1) NORTH 72°-46'-59" WEST, A DISTANCE OF 371.73 FEET TO A POINT; (2) NORTH 75°-38'-44" WEST, A DISTANCE OF 200.27 FEET TO A POINT; (3) NORTH 72°-46'-59" WEST, A DISTANCE OF 400.11 FEET TO A POINT; (4) NORTH 69°-55'-14" WEST, A DISTANCE OF 200.30 FEET TO A POINT; (5) NORTH 72°-46'-59" WEST, A DISTANCE OF 1344.89 FEET TO A POINT OF CURVATURE; RUN THENCE IN A WESTERLY DIRECTION ALONG THE ARC OF A CURVE IN SAID SOUTHERLY RIGHT-OF-WAY LINE, SAID CURVE BEING CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 5606.17 FEET, A CHORD DISTANCE OF 1168.76 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THE BEARING OF THE AFOREMENTIONED CHORD BEING NORTH 78°-45'-59" WEST; RUN THENCE NORTH 84°-44'-59" WEST CONTINUING ALONG LAST MENTIONED SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 449.61 FEET TO A POINT ON THE EASTERLY LINE OF LANDS OF THE YULEE UNITED METHODIST CHURCH (ACCORDING TO DEED RECORDED IN THE OFFICIAL RECORDS OF NASSAU COUNTY IN BOOK 587, PAGE 330), SAID POINT LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF CHRISTIANS WAY (A 100-FOOT RIGHT-OF-WAY BY DEED RECORDED IN THE OFFICIAL RECORDS OF NASSAU COUNTY IN BOOK 655, PAGE 1308); RUN THENCE SOUTH 05°-15'-01" WEST ALONG LAST MENTIONED WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 255.09 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE SOUTHWEST END OF SAID CHRISTIANS WAY.

FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE SOUTH 05°-15'-01" WEST ALONG THE AFOREMENTIONED EASTERLY LINE OF YULEE UNITED METHODIST CHURCH, A DISTANCE OF 217.91 FEET TO THE SOUTHEAST CORNER OF LAST MENTIONED LANDS; RUN THENCE SOUTH 85°-21'-12" EAST, A DISTANCE OF 100.00 FEET TO A POINT; RUN THENCE NORTH 05°-15'-01" EAST, A DISTANCE OF 217.92 FEET TO THE SOUTHEAST END OF THE AFOREMENTIONED CHRISTIANS WAY; RUN THENCE NORTH 85°-21'-12" WEST ALONG THE SOUTHERLY END OF SAID CHRISTIANS WAY, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 0.50 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY EASEMENTS OF RECORD THAT LIE WITHIN.

## EXHIBIT B

Nassau County response to the Department of Community Affairs, Objections, Recommendations and Comments Report, for Nassau County Proposed Amendment 2004-2 (DCA 04-2).

Proposed Future Land Use Map (FLUM) Amendment CPA03-013

### **Background:**

CPA03-013 proposes to change the Future Land Use Map designation on 24.5 acres from Medium Density Residential (more than 2 up to 3 dwelling units/acre) to High Density Residential (more than 5 up to 10 dwelling units/acre). The property is located on the south side of SR200/A1A at the end of Christian Way. Under the current FLUM designation, the subject property could yield up to 73 residential units; under the proposed FLUM designation, the subject property could yield up to 245 residential units (if the density bonus for affordable housing is utilized, this yield could be up to 294 residential units).

### **I. Consistency with Rule 9J-5, Florida Administrative Code, (F.A.C.) and Chapter 163, Florida Statutes (F.S.)**

**A. Objection: Transportation** - The amendments have not demonstrated the availability of existing, committed and planned transportation facilities for the proposed densities and intensity. The analysis for the 111-acre amendment site was not based on the maximum density and intensity of the proposed land uses. Neither of the analyses were broken down to a short term and long term analysis consistent with Rule 9J-5.019(3), F.A.C. The analyses include planned and programmed improvements but did not identify the sources of funding for the improvements and when the improvements are scheduled for construction. The analysis for the 24.5-acre amendment site identified segments as operating below the adopted LOS but did not identify the specific planned or programmed improvements that would address the LOS concern.

Based on the lack of demonstration of availability of transportation facilities the proposed amendment has not demonstrated internal consistency with the comprehensive plan including Future Land Use Element Policy 1.01.04 requiring supporting infrastructure be considered in adopting comprehensive plan amendments; Traffic Circulation Element 2.01.01 and Objective 2.01 and Policy 2.02.03 and 2.06.05 which set transportation levels of service and require these levels of service be maintained and coordinated with land use decisions.

**Recommendation:** Provide data and analysis demonstrating the necessary improvements to address the transportation impacts of the proposed development and demonstrate the necessary roadway improvements needed are in the appropriate capital improvements plan. Roadway improvements within the County or the City of Callahan should also be reflected on the appropriate Traffic Circulation Map. Base the analysis on the amount of development proposed in the future land use map amendment. Because the county has such a high intensity standard for the commercial land use it distorts the true transportation need. The county should consider a new intensity standard for the commercial land use that is reflective of the character of commercial development the county seeks. The county might also consider different intensities for different types of commercial land uses. If the County intends to rely on developer-funded improvements for the necessary transportation facilities to support the proposed land use amendment, then the executed development agreement must be submitted along with the amendment.

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Regardless of the entity responsible for the transportation facility, the future land use map should be coordinated and based upon existing or the planned availability of supporting transportation facilities.

**Nassau County's Response:**

**CPA03-013:** The Future Land Use Map currently designates this 24.5 acre tract as Medium Density Residential, which allows residential development at greater than two (2) up to three (3) dwelling units per acre. The applicant requests a change to High Density Residential, which allows greater than five (5) up to ten (10) dwelling units per acre. The resulting density change would bring up to 172 (under the affordable housing density bonus up to 221) additional residential units on this site.

Staff's favorable recommendation on this change was based primarily on the acknowledged lack of appropriately sited High Density Residential properties off Amelia Island. Staff continues to find the subject property appropriate to support such a density, although transportation considerations indicate the adjoining segment of SR200/A1A is operating beyond Nassau County's accepted Level of Service. Therefore, until such time as additional capacity is provided to relieve this section of A1A, it will be difficult for this property to gain the necessary approvals for development. The advent of the County's Concurrency Management Area provides an opportunity for the development's participation in roadway improvements which create relief for the A1A corridor, including the segment which provides access to this property. FDOT improvements to the A1A corridor from I-95 to the intracoastal waterway are a number of years in the future, but these improvements can be expected to provide relief for the subject property as well. In addition, the County's ongoing efforts at finding alternate routes for the A1A corridor are expected to find developer funded solutions for existing constrained segments.

Beyond the transportation issues, staff finds the proposed change upholds recommendations of the Nassau County Comprehensive Plan, including:

- Goal 1.0 which seeks to "encourage/accommodate land uses which make Nassau County a viable community, creating a sound revenue base and offering diverse opportunities for a wide variety of living, working, shopping and leisure activities..."
- Policy 1.06.06 which directs the County to "discourage Urban Sprawl by requiring residential land uses to have minimum and maximum density ranges....This will allow higher density compact development to occur in areas served by public facilities and provide sound and more cost reliable public facility planning."
- Policy 2.05.07 which seeks to establish an Activity Center at the intersection of Chester Road and A1A. The site's proximity to this intersection makes it an appropriate location to foster higher intensity activities.

DCA's citation of Policy 1.01.04 is valid, and the County acknowledges that the proposed FLUM amendment does not uphold this Policy in terms of transportation infrastructure. The County anticipates remedies to this shortcoming via the Transportation Concurrency Management Area and/or the upcoming A1A corridor study which will evaluate alternative routes. Funding for any proposed improvements will likely be based on a fair share formula to be determined during an application for development.

DCA also cites Policies 2.01.01, 2.02.03 and 2.06.05. Each of these policies from the Transportation Element indicate the County's obligation to assess transportation infrastructure availability prior to the issuance of development permits. These items are a part of site plan review, and concurrency assessments will be made at the time an application for development is filed.

DCA expressed concerns over the County's current intensity standard for commercial land uses. The current LDR project includes assessment of the County's commercial development standards and will recommend reductions in intensity.

**B. Objection: Availability of Public Facilities** - The amendments have not demonstrated the availability of facilities and services for the proposed increased densities and intensities.

The data and analysis for the 112-acre amendment site included a letter from the Town of Callahan indicating a willingness to serve the site for water and wastewater. However, the assessment for the demand of water and wastewater was not based on the maximum allowable buildout of the site, in particular the commercial development. Furthermore, the data and analysis is inconsistent on whether the Town of Callahan or the Jacksonville Electric Authority will serve this site.

The data and analysis for the 24.5 acre amendment site identified the demand for water and wastewater from the proposed land use and included a letter from JEA explaining what would need to be done to hook up to their water and wastewater facilities.

Neither of the analyses assessed the availability of existing, planned or programmed facilities to serve the site. Based on the lack of demonstration of availability of public facilities the amendment has not demonstrated internal consistency with the comprehensive plan including Future Land Use Element Policies 1.01.04, 1.01.07, 1.02.05B, that require the coordination of the provision of public facilities with the future land use map, and Public Facilities Element Policies 4.01.01, 4.01.02, 4.02.01, and 4.02.02 that set the LOS standards for water and sewer facilities and require distribution of these facilities.

**Recommendation:** Revise the analysis using the adopted LOS standards adopted in the comprehensive plan. Maximum buildout under the proposed land use should be used for all of the assessments. As discussed earlier in this report, the County should consider evaluating the intensity standard for its commercial land use. Include the permitted capacity of the facilities along with the current consumption and any capacity that may have been committed to future development. Demonstrate that sufficient capacity will remain to serve the potential development. The data and analysis with the amendment should demonstrate how the facilities are planned and how they are coordinated with the proposed development. If the public facilities are not the financial responsibility of the County, then documentation should be provided demonstrating that the public facilities needed to support the future land use map amendment are in the capital improvements plans of the responsible entity. If the County intends to rely on developer-funded improvements to support the proposed land use amendments, then the executed development agreement must be submitted along with the amendment. Regardless of the entity responsible for the public facilities, the future land use map should be considered and based upon existing or the planned availability of supporting public facilities.

**Nassau County's Response:**

**CPA03-013:**

County staff is currently working toward an on-going planning effort with JEA to better coordinate the County's land use designation with the availability of public facilities. JEA is the sole provider of water and sewer in the unincorporated areas of Nassau County. The subject property lies within the existing service boundary for JEA, and JEA has indicated this site can be served. JEA indicates adequate capacity and, through the executed Interlocal Agreement with Nassau County, it is anticipated that JEA will uphold the County's established Level of Service Standard for the provision of water and sewer. The recurring planning sessions with JEA are designed to ensure these LOS standards are upheld and monitored.

**C. Objection: Consistency with the State Comprehensive Plan**

The proposed amendments are not consistent with the following goals and policies of the State Comprehensive Plan:

**Water Resources (8) Goal and Policies (b) 5., 10., and 12**

- Ensure that new development is compatible with existing local and regional water supplies.
- Protect surface and groundwater quality and quantity in the state.
- Eliminate the discharge of inadequately treated wastewater and stormwater runoff into the water of the state.

**Land Use (16) Goal and Policies (b) 1., 2., and 6**

- Promote state programs, investments, and development and redevelopment activities which encourage efficient development and occur in areas which will have the capacity to service new population and commerce.
- Develop a system of incentives and disincentives which encourages a separation of urban and rural land uses while protecting water supplies, resource development, and fish and wildlife habitats.
- Consider, in land use planning and regulation, the impact of land use on water quality and quantity; the availability of land, water, and other natural resources to meet demands; and the potential for flooding.

**Public Facilities (18) Goal and Policies (b) 7**

- Encourage the development, use, and coordination of capital improvement plans by all levels of government.

**Transportation (20) Goal and Policies (b) 9., and 13**

- Ensure that the transportation system provides Florida's citizens and visitors with timely and efficient access to services, jobs, markets, and attractions.
- Coordinate transportation improvements with state, local, and regional plans.

**Plan Implementation (26) Goal and Policies (b) 7**

- Ensure the development of strategic regional policy plans and local plans that implement and accurately reflect state goals and policies and that address problems, issues, and conditions that are of particular concern in a region.

**Nassau County's Response:**

- These amendments to the Comprehensive Plan should not be considered inconsistent with the State's goals for Water Resources. Service to the properties affected by these amendments will be required, and such service will be subject to the appropriate regulatory reviews to ensure public health and environmental safety.

- Staff finds the proposed amendments uphold State Comprehensive Plan goals and policies which relate to Land Use. Both the areas involved have been assessed for their appropriateness, in light of the Nassau County Comprehensive Plan, for proposed densities and intensities – fostering higher densities in areas which are well-served to support such a population and clustering activity centers where public facilities exist to support them.
- Through ongoing planning efforts with JEA, the County is involved in the capital improvements planning for water and sewer facilities in Nassau County.
- Through its concurrency program, Nassau County actively assesses the transportation system upon which County residents rely. Since joining the Northeast Florida MPO, the County has become actively involved with regional transportation planning efforts; the County continues to work closely with FDOT in assessing development activity and their impacts on State highways.
- Nassau County continues to improve its involvement in regional affairs and planning efforts as evidenced by participation with the MPO, improved coordination with the Regional Council and continuing consultation with FDOT on development impacts.