

ORDINANCE 2000 - 15

AN ORDINANCE, PURSUANT TO FLORIDA STATUTES, SECTION 163.3177(6)(A), AMENDING ORDINANCE 91-04 (COUNTY'S COMP PLAN ORDINANCE), AS AMENDED; SPECIFICALLY ADDING PUBLIC SCHOOL FACILITIES TO OBJECTIVE 1.07 AND ADDING POLICIES 1.07.03; 1.07.04; 1.07.06; 1.07.07; RESERVING 1.07.05; ADDING TABLE A-16; PROVIDING AN EFFECTIVE DATE.

WHEREAS, Florida Statutes, Section 163.3177(6)(a), requires all governments in Florida to identify land use categories in which public schools are an allowable use; and

WHEREAS, the Board of County Commissioners is providing additions to Objective 1.07 and Policies 1.07.03 through 1.07.07 of the County Comprehensive Plan to comply with the statutory requirements; and

WHEREAS, the Department of Community Affairs has indicated to the County's consultant that the proposed language is acceptable; and

WHEREAS, the Planning and Zoning Board has conducted a public hearing and approved the Policies; and

WHEREAS, the Board of County commissioners has conducted a public hearing wherein the Policies were considered.

NOW, THEREFORE, BE IT ORDAINED this 15th day of May, 2000, by the Board of County Commissioners of Nassau

County, Florida, that Ordinance 91-4, as amended, is hereby amended as follows:

FUTURE LAND USE ELEMENT (FLUE)

OBJECTIVE 1.07

AVAILABILITY OF LAND FOR INFRASTRUCTURE AND PUBLIC SCHOOL
FACILITIES

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

Policies

1.07.01 An "Access" Land Development Regulation shall be adopted which establishes criteria for:

- a) Specific numbers of parking spaces and feet of buffering required to support various commercial/industrial/recreational activities;
- b) Road right-of-way protection for major and minor arterials and collector roads (Right-of-Way Map);
- c) Right-of-way protection around the entrances to highway and interstate exchanges; and
- d) On-site circulation requirements to relieve congestion on major roadways.

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

The Exact number of acres required for future infrastructure facilities shall be established on a population/facility ratio basis as related to those facilities currently available to County residents at the County's current population. (Reference Future Land Use Element Tables A-6 and A-16 adopted with the Element's Goals, Objectives, and Policies by reference).

1.07.03 Allow public schools, proximate to urban residential areas, in all future land use categories, except Coastal Lands, unless otherwise addressed in Florida Statutes, Section 235.193(3), Conservation, and Industrial areas, consistent with Policy 1.07.06, Chapter 235.193(3), Florida Statutes, and the following criteria:

- (1) The proposed location is compatible with present and projected uses of adjacently located properties.

- (2) Adequate public facilities and services are, or will be, available concurrent to support the proposed school.
- (3) There are no significant environmental constraints that would preclude development of a public education facility on the site.
- (4) There will be no adverse impact on archeological or historic sites listed in the National Register of Historic Places or designated by Nassau County as a locally significant historic or archeological place.
- (5) The proposed location is well drained and soils are suitable for development or are adaptable for development and outdoors-educational purposes with drainage improvements.
- (6) The proposed site can accommodate the required parking and circulation routes of vehicles on site.
- (7) The proposed location is not within a velocity flood zone or floodway.
- (8) The proposed location lies outside the area regulated by Section 333.03, F.S., regarding the construction of public educational facilities in the vicinity of an airport.

- (9) The proposed site is located so as to allow for collocation with parks, libraries, and community centers to the extent possible.
- (10) Nassau County shall include lands contiguous to existing school sites, to the maximum extent possible, within the land use categories in which public schools are an allowable use.
- (11) Nassau County shall encourage the location of schools proximate to urban residential areas to the extent possible.
- 1.07.04 To the fullest extent possible, the County shall cooperate with the Nassau County School Board with regards to the location of future schools within the unincorporated areas of the County.
- 1.07.05 Reserved.
- 1.07.06 All types of public schools located in all Residential Land Use Categories (Rural, Low Density, Medium Density, High Density) shall meet the following criteria which include, but are not limited to, the following:
- (1) The location, arrangement and lighting of playing fields and playgrounds shall be located to minimize impacts to adjacent residential property.

- (2) The site must contain at least the minimum usable acreage required by F.S. Chapter 235.19, and 6A-2 FAC, and necessary to meet the needs of the anticipated program.
- (3) Maximum building height shall be thirty-five (35) feet for elementary, middle, and high school structures within one hundred (100) feet of residentially zoned property.
- (4) Building setbacks from property lines for all schools shall adhere to the minimum building setback requirements established for the zoning district, pursuant to S.A.E.F. 5.3(2)(A).
- (5) All driveways and parking areas on public school sites shall adhere to the minimum setback requirements established for the zoning district.
- (6) Access to public school sites shall be governed by the Land Development Regulations. All school sites shall be connected to the major road network by paved roads.

1.07.07 In general, high schools shall be located on or near collector or arterial roadways which have sufficient capacity to carry student and parent traffic and are suitable for high volume traffic during evening and special events as determined

by acceptable traffic engineering standards. The access design policies of the Transportation Element and Land Development Regulations established by Policy 1.07.01 shall be adhered to.

- (1) Nassau County and the Nassau County School Board shall establish or renew cooperative agreements as may be beneficial to the public at-large, to facilitate the shared use of community facilities such as parks, playgrounds, libraries, and neighborhood meeting centers with the future location of school facilities consistent with Florida Statutes, Section 235.193(3).
- (2) Nassau County and the Nassau County School Board shall make considerations to jointly purchase and/or develop, maintain, or operate specific properties and/or facilities for recreation/stadiums, libraries, community centers, playgrounds, emergency shelters, and the like in those cases where it is beneficial to the community, or where taxpayer savings may occur.
- (3) The Nassau County School Board shall be notified of all residential development review requests and development proposals. A notice of such

Development Review will be mailed to the Superintendent of Schools, and School Board members will be given the opportunity to respond with written comments and to appear before the Planning and Zoning Board (PZB) and the County Commission to discuss any comments.

- (4) The Nassau County School Board must request a land use compliance/permitted use determination from Nassau County for a proposed educational facility site at the time the site is added to a preliminary selection list. The County must then provide the Nassau County School Board with a written land use compliance/permitted use determination letter within forty-five (45) days after receiving a request for such a determination.

- (5) The Nassau county School Board and Nassau County shall coordinate their respective capital improvements planning programming to ensure that adequate infrastructure will be available to support new or expanded educational facilities. The source of funds for needed infrastructure improvements shall be mutually agreed upon by the Nassau County School Board and Nassau County

prior to final site selection for a public school facility, as required by Florida Statutes, Chapter 235.

- (6) The process of determining the location of new school sites shall include an orderly and timely review of, and compliance with, criteria and standards established by the Florida Department of Education, Nassau County School Board policies and procedure, and Nassau County development plans, site plan review procedures, ordinances, Development Regulations/Zoning Code, and the County's Comprehensive Plan.
- (7) The final responsibility for site acquisition for public schools lies with the Nassau County School Board, in compliance with all-applicable rules, standards, criteria, plans, laws, ordinances, and Florida Statutes, Section 235.

Future Land Use Element

Data and Analysis

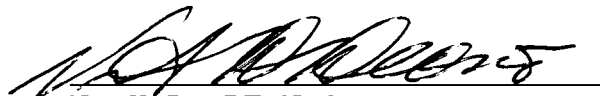
School Siting Issues

Section 163.3177(6)(a), Florida Statutes, requires all local governments in Florida to clearly identify the land use categories in which public schools are an allowable use. The statute also requires comprehensive plans to


address other school siting issues such as ensuring that
coordination exists between the local school board and the
local government. Comprehensive Plans must also ensure
that adequate land is available for future school sites.
In response to this requirement, Objective 1.07 of the
Future Land Use Element and its related policies has been
amended.

In order to demonstrate that adequate land is
available for future school sites, Table A-16-1 shows that
only a small portion of land within each future land use
category is developed. Table A-16-1 includes an existing
Land Use Map and Future Land Use Map.

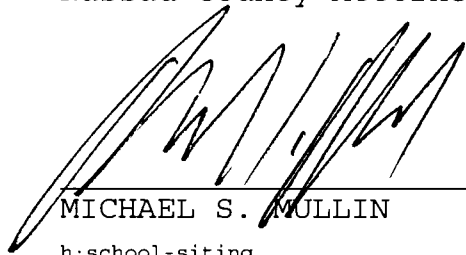
BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA


NICK D. DEONAS
Its: Chairman

ATTEST:


J. M. "CHIP" OXLEY, JR.
Its: Ex-Officio Clerk

Approved as to form by the
Nassau County Attorney

A handwritten signature in black ink, appearing to read 'Michael S. Mullin', is written over a horizontal line.

MICHAEL S. MULLIN

h:school-siting

Table A-16
Amount of Developed Land by Land Use Category (1990 and 1995)

Total Amount of Land Allocated to Each Future Land Use Category
as shown by the 2005 Future Land Use Map

Nassau County, Florida

County Landuse - 1990		County Landuse - 1995		County Future Landuse - 2005	
LANDUSE	ACRES	LANDUSE	ACRES	LANDUSE	ACRES
LDR	18,211.84	AG	18,420.34	LDR	90,831.40
MDR	8,053.48	BARREN	899.34	MDR	14,889.51
HDR	580.13	COM	1,377.80	HDR	832.44
COM	874.56	FOREST	211,374.95	COM	2,736.44
IND	753.30	HDR	657.50	IND	827.62
INST	281.17	IND	1,021.34	INST	1,012.39
REC	2,649.81	INST	736.52	REC	1,057.36
OPEN	1,422.54	LDR	16,122.17	AG	184,385.83
AG	19,233.68	MDR	10,650.02	FOREST	2,045.99
RANGE	5,746.43	NO DESIGN	93.65	WETL	108,233.74
FOREST	227,030.03	OPEN	713.01	TOTAL	406,852.73
WETL	125,620.09	RANGE	13,311.96		
BARREN	402.65	REC	1,453.58		
NO DESIGN	0.48	WETL	130,552.58		
TOTAL	410,860.18	TOTAL	407,014.76		

County Landuse - 1990		County Landuse - 1995		County Future Landuse - 2005	
LANDUSE	ACRES	LANDUSE	ACRES	LANDUSE	ACRES
URBAN	31,404.29	URBAN	31,648.94	URBAN	112,187.17
AG	19,233.68	AG	18,420.34	AG	184,385.83
FOREST	227,030.03	FOREST	211,374.95	FOREST	2,045.99
WETL	125,620.09	WETL	130,552.58	WETL	108,233.74
OTHER	7,572.09	OTHER	15,017.96	TOTAL	406,852.73
TOTAL	410,860.18	TOTAL	407,014.76		