

ORDINANCE 2002 - 06



AN ORDINANCE AMENDING AND REVISING THE COMPREHENSIVE PLAN OF NASSAU COUNTY, PURSUANT TO THE LOCAL GOVERNMENT COMPREHENSIVE PLANNING AND LAND DEVELOPMENT REGULATION ACT (CHAPTER 163, PART II, FLORIDA STATUTES), INCLUDING REVISIONS TO THE FUTURE LAND USE ELEMENT AND MAPS; TRAFFIC CIRCULATION ELEMENT AND POLICIES; HOUSING ELEMENT AND POLICIES; PUBLIC FACILITIES ELEMENT AND POLICIES; COASTAL MANAGEMENT ELEMENT AND POLICIES; CONSERVATION ELEMENT AND POLICIES; RECREATION AND OPEN SPACE ELEMENT AND POLICIES; INTERGOVERNMENTAL COORDINATION ELEMENT; CAPITAL IMPROVEMENTS ELEMENT; 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, the Board of County Commissioners adopted a Comprehensive Plan and Future Land Use Map pursuant to Ordinance 91-4, and amended said Plan and Map pursuant to Ordinance 93-19; and

WHEREAS, the Board of County Commissioners retained Berryman and Henigar as consultants for the preparation of the E.A.R.-based amendments; and

WHEREAS, the Nassau County Planning and Zoning Board has undertaken and prepared an Evaluation and Appraisal Report, as specified in Section 163.3191, Florida Statutes, setting forth an assessment and evaluation of the Nassau County Comprehensive Plan, adopted on the 3<sup>rd</sup> of July, 1990, and subsequently amended and recommended the Evaluation and

Appraisal Report to the Board of County Commissioners of Nassau County for adoption; and

WHEREAS, the Nassau County Planning and Zoning Board held duly noticed public hearings to address the Evaluation and Appraisal Report; and

WHEREAS, the Nassau County Board of County Commissioners has, in the preparation of the amended version of the Nassau County Comprehensive Plan, caused the performance of necessary studies and surveys; the collection of relevant and appropriate data; the holding of numerous public hearings and public workshops, and has effectively provided for full public participation, required notice to the public, broad dissemination of proposals and alternatives, opportunity for written comments, open discussion, communication programs, information services, and consideration and response to public and official comments; and

WHEREAS, pursuant to Section 163.3184, Florida Statutes, the Board of County Commissioners transmitted ten (10) copies of the amended version of the Comprehensive Plan 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, transmitted objections, recommendations, and comments on the amended version of the Comprehensive Plan; and

WHEREAS, the amended version of the Comprehensive Plan was revised in view of objections, recommendations, and comments by the Department of Community Affairs; and

WHEREAS, pursuant to Section 163.3184, Florida Statutes, the Board of County Commissioners of Nassau County held public hearings with due public notice having been provided, on the amended version of the Comprehensive Plan, and with written advance notice of such public hearings having been provided to the State Land Planning Agency; and

WHEREAS, the Board of County Commissioners of Nassau County further considered all oral and written comments received during public hearings, including the data collection and analyses packages, and objections, recommendations, and comments of the Department of Community Affairs; and

WHEREAS, in exercise of its authority, the Board of County Commissioners of Nassau County has determined it



necessary to adopt the amended Comprehensive Plan that is set forth herein.

NOW, THEREFORE, BE IT ORDAINED this 11<sup>th</sup> day of March, 2002, by the Board of County Commissioners of Nassau County, Florida, as follows:

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 163.3191, Florida Statutes. This Ordinance amends Ordinance 91-4, as amended.

SECTION 2. COMPREHENSIVE PLAN

This amended version of the Comprehensive Plan for Nassau County, Florida, shall be entitled the "Nassau County Comprehensive Plan 2010".

SECTION 3. ADOPTED FUTURE LAND USE MAP CHANGES

This Ordinance includes amendments to the Future Land Use Maps set forth in Exhibit "JJ", and the Maps which are attached hereto as Exhibit "KK" and made a part hereof.

SECTION 4. FUTURE LAND USE ELEMENT

The Future Land Use Element Goals, Objectives and Policies are set forth in Exhibit "AA" and shall become a part hereof.

SECTION 5. TRAFFIC CIRCULATION ELEMENT

The Traffic Circulation Element Goals, Objectives and Policies are set forth in Exhibit "BB" and shall become a part hereof.

SECTION 6. HOUSING ELEMENT

The Housing Element Goals, Objectives and Policies are set forth in Exhibit "CC" and shall become a part hereof.

SECTION 7. PUBLIC FACILITIES ELEMENT

The Public Facilities Element Goals, Objectives and Policies are set forth in Exhibit "DD" and shall become a part hereof.

SECTION 8. COASTAL MANAGEMENT ELEMENT

The Coastal Management Element Goals, Objectives and Policies are set forth in Exhibit "EE" and shall become a part hereof.

SECTION 9. CONSERVATION ELEMENT

The Conservation Element Goals, Objectives and Policies are set forth in Exhibit "FF" and shall become a part hereof.

SECTION 10. RECREATION AND OPEN SPACE ELEMENT

The Recreation and Open Space Element Goals, Objectives and Policies are set forth in Exhibit "GG" and shall become a part hereof.

SECTION 11. INTERGOVERNMENTAL COORDINATION ELEMENT

The Intergovernmental Coordination Element Goals, Objectives and Policies are set forth in Exhibit "HH" and shall become a part hereof.

SECTION 12. CAPITAL IMPROVEMENTS ELEMENT

The Coastal Improvements Element Goals, Objectives and Policies are set forth in Exhibit "II" and shall become a part hereof.

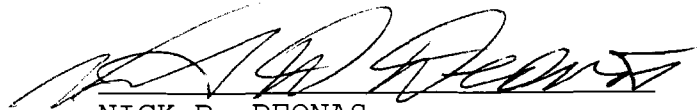
SECTION 13. SEVERABILITY

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.

SECTION 14. 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 Plan is found to be in compliance, and upon receipt of the official notification by the Department of Community Affairs, the Ordinance shall become effective upon its being filed in the Office of the Secretary of State.

BOARD OF COUNTY COMMISSIONERS  
NASSAU COUNTY, FLORIDA



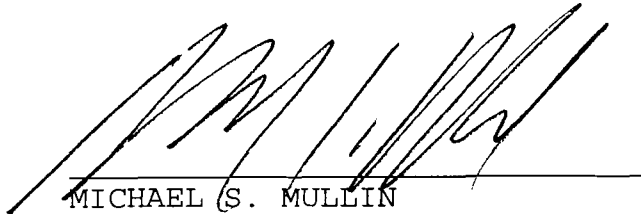
NICK D. DEONAS  
Its: Chairman

ATTEST:



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

Approved as to form by the  
Nassau County Attorney



MICHAEL S. MULLIN

h/anne/ords/comp-plan-ear-process-2001

**EXHIBIT AA**

**NASSAU COUNTY, FLORIDA**  
**LOCAL GOVERNMENT COMPREHENSIVE**  
**PLANNING PROGRAM**  
**FUTURE LAND USE ELEMENT**

**Goals, Objectives and Policies**

**2000-2010**

Revised August 30, 2000  
Revised September 20, 2000 P&Z  
Revised October 2, 2000 BCC  
Revised for P&Z Review October 17, 2000  
Revised October 23, 2000  
Revised November 26, 2001  
Revised March 14, 2002

**PREPARED BY**  
**Nassau County**  
**Planning and Zoning Department**

**and**

**BERRYMAN & HENIGAR**  
**1414 SW Martin Luther King Avenue**  
**Ocala, Florida 34474-3129**

**NASSAU COUNTY  
FUTURE LAND USE ELEMENT  
GOALS, OBJECTIVES AND POLICIES 2000-2010**

**Goal 1.0**

To effectively manage growth and development by designating areas for anticipated future development which satisfy market demand in a cost-efficient and environmentally acceptable manner. Encourage/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, with minimum adverse impact on the natural environment.

**OBJECTIVE 1.01 COORDINATE FUTURE LAND USES**

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

- 1.01.01      Protect estuaries by mitigating the harmful effects of prohibiting sanitary sewer wastewater and stormwater discharge into Class II and Class III waters by implementing the policies of this comprehensive Plan, which include, but are not limited to, initiating a countywide storm water management plan, requiring the use of best management practices for silviculture, requiring a 25 foot average, 15-foot minimum setback (or approved alternative) except in Conservation III areas which are all 100 year floodplains as determined by Federal Emergency Management Agency Criteria shall contain an undisturbed native vegetative buffer 50 feet wide with not less than 60 percent of the adjacent developed area to the wetlands, but in no event less than 25 feet wide for 40 percent of said developed area with a balance of width required for 50 feet being added to the 60 percent as it fronts the developed area. and as required by state and federal regulation for new development adjacent to wetlands and water bodies requiring and establishing criteria for reuse as cited in Policy 1.04A.07.
- 1.01.02      Criteria shall be included in the Land Development Regulations to include requirements to preserve/replace the natural/native vegetation along county waterways perennial streams and waterways as defined in best management practices for silviculture to maintain the natural beauty of the area, to control erosion, and to retard runoff. ~~(Policy 1.04A.02).~~
- 1.01.03      Protect natural resources by working closely with various local, state, and federal agencies in collecting information, coordinating development permitting and reporting violations of laws and regulations which would have a negative impact on the environment.
- 1.01.04      Require that consideration of amendments to the Future Land Use Map address issues pertaining to the availability of supporting infrastructure in accordance with Chapter 9J-5.0055(2) (a), (b), and (c) F.A.C.
- 1.01.05      Ensure through the Zoning Code and Subdivision Regulations that future land uses provide for drainage and stormwater management, open space, and safe and

convenient on-site traffic flow, considering needed vehicle parking.

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

1.01.07 This policy addresses development standards within the 100-year floodplain. The land use designation of the 100-year floodplain is Conservation III (as per Policy 6.02.03k 6.02.03g of this Plan). The Conservation III land use designation is an overlay zone. Development within Conservation III areas (e.g., the 100 year flood plain) may develop as allowed by the underlying land use, unless otherwise restricted by the policies of this Comprehensive Plan and the County's Flood Plain Ordinance. Nassau County shall include controls in its Land Development Regulations based upon the latest version of the Flood Insurance Rate Maps and model "Flood Damage Prevention Ordinance" promulgated by FEMA to establish the location of the 100-year floodplain and flood prone areas in Nassau County. The LDRs, then, shall require new construction in these areas to meet FEMA regulations regarding the height of floor level above flood level and County regulations of density based upon the Comprehensive Plan and Future Land Use MAP. Our policy will be to control development in flood prone areas to match FEMA requirements to qualify for community rating system.

~~The County will continue to enforce its Ordinance No. 84-13 controlling development in flood prone areas. These regulations shall require development in the FEMA 100-year flood hazard zone to be constructed so that the lowest floor elevation is at least one foot above the base flood elevation as established by the FEMA Flood Insurance Rate Maps.~~

~~Dredging and filling of lands within floodplains shall be controlled so as to preserve the natural functions of the 100-year floodplain. All proposed development shall be located on the non-floodplain portions of the site, or, for proposed development areas that lie entirely within the 100-year floodplain, all structures shall be required to be elevated on pilings.~~

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

(a) ~~No hazardous materials or waste shall be stored within the 100-year floodplain;~~

(b) Clearing of native vegetation will be minimized in the 100-year floodplain by requiring a 60% open space ratio for all new development. However, if the 100-year floodplain is also within a jurisdictional wetland, the following open space ratios shall apply: establishing the following open space ratios for the land uses identified below:

Example: ~~Conservation Land use~~  
~~Limited Development 80% open space~~  
~~Preservation 100% open space~~  
Residential Land Use 60% open space  
Commercial Land Use 60% open space

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

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

~~(c) Use of septic tanks in flood prone areas will be restricted as specified by the County Department of Health and all such sewage disposal systems shall be required to connect to central sewage systems within one year when system collection lines are within 250 feet of subject property, exist in a public easement or right of way that abuts the property line of the lot, residence or establishment.~~

(c) Use of septic tanks in flood prone areas will be restricted as specified by the County Department of Health and all such sewage disposal systems shall may be required to connect to central sewage systems within one year when system collection lines are within 250 feet of subject property. exist in a public easement or right of way that abuts the property line of the lot, residence or establishment, made available consistent with Chapter 381.0065, Florida Statutes. The availability of public sewer facilities, as defined by this statute is described below:

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

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

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



## **OBJECTIVE 1.02 REDEVELOPMENT/RENEWAL/COMPATIBILITY**

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

- 1.02.01 Future industrial development shall be located in planned industrial parks or in areas with compatible surrounding land uses.
- 1.02.02 The Land Development Regulations will include criteria to reduce the intrusion of incompatible commercial, industrial and other land uses into residential areas.
- 1.02.03 Permit future development to proceed only in accordance with land uses designated on the Future Land Use Map.
- 1.02.04 Promote the clustering of planned commercial land uses through incentives and regulations such as density bonuses and improved access.
- 1.02.05 Land Development Regulations adopted to implement this Plan shall be based upon the land use standards described below and spatially displayed on the Future Land Use Map.

Designated land uses have the following ascending relationship in terms of density/intensity of land use categories to be used for FLUM. Designations are as follows:

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

#### **Agriculture - A**

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

#### **Recreational - REC**

**Low Density Residential (4-1 greater than 1 dwelling units per acre up to 2 dwelling units/acre) - LDR**

**Medium Density Residential (2-1 to 6 greater than 2 dwelling units per acre up to 3 dwelling units per acre) - MM**

**Medium Density Residential Bonus (greater than 2 dwelling units per acre up to 3 dwelling units per acre) - MMB with bonus density to 5 units per acre as indicated on Future Land Use Map and subject to approval by the Board of County Commissioners based on a recommendation of the Planning and Zoning Board and Staff.**

**High Density Residential (6-1 to 12 greater than 3 5 dwelling units per acre up to 8-10 dwelling units per acre with bonus density to 12) - HD subject to approval by the Board of County Commissioners based on a recommendation of the Planning and Zoning Board and Staff.**

### **Public Buildings and Grounds - P**

#### **Commercial - C**

#### **Other Public Facilities - PF**

#### **Industrial - I**

#### **A. Agriculture**

1. Agriculture (Crops/Pasture/Silviculture)

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

2. Exceptions

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

a. Parcels of property twenty (20) acres or less which are not shown on the Future Land Use Map and are single lots of record which were established by deed of record on or before January 28, 1991 ~~the adoption date of the Plan~~ may be developed at the density provided for the parcel on current zoning maps.

b. ~~Parcels of property located within Agricultural land use may be subdivided into a minimum of one (1) acre parcel and developed as residential property when occupied by members of the owner's immediate family (includes parents, siblings, children, step children, and grandchildren of the owner or the owner's spouse);~~ The land development regulations shall provide for the use of a parcel of property solely as a homestead by an individual who is the grandparent, parent, stepparent, adopted parent, sibling, child, stepchild, adopted child, or grandchild of the person who conveyed the parcel to said individual, notwithstanding the density or intensity of use assigned to the parcel by the Future Land Use Map of the Comprehensive Plan. Such a provision shall apply only once to any individual. The regulations to implement this policy shall provide procedures for lot splits or subdivision of land for the purpose of conveying a lot or parcel to individuals meeting these requirements for the establishment of a homestead and shall provide for a minimum lot size of the lot so created and the remaining lot. Lot splits or subdivisions of land permitted pursuant to this policy shall be subject to compliance with all other applicable Comprehensive Plan policies and Federal, State, Regional, and County regulations.

c. Parcels of Agriculture land under individual ownership that have been held by the current owner for a minimum of 5 years and upon which the Homestead Exemption is current may be sold at a maximum of two (2) one acre parcels per year subject to subdivision regulations.

d. Any other application to subdivide Agricultural designated land shall be considered favorably for revision through the plan amendment process so long as the proposed subdivision of land furthers:

(1) A concentration of development that will enhance the potential for implementing central/regional water/sewer systems; or

(2) Contributing to the development of mixed-use communities that provide for integrated live/work/recreation population centers; and

(3) The clustering of permitted development within agricultural designated lands so as to minimize potential impact on the agricultural productivity of the areas.

NOTE: 1. The exceptions noted above relate to density only; any development must (a) be consistent with the other provisions of the Plan, including but not limited to, concurrency and (b) ~~the total number of residential units located within agricultural designated land use does not exceed the number of units permitted in NOTE 3 below.~~

2. Agricultural land uses provide for a variety of agricultural activities and shall be protected from the intrusion of land uses that are incompatible with the conduct of agriculture.

3. ~~Agricultural land use may be developed only to a maximum of 4471 dwelling units.~~

B. Residential

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

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

Residential land use is divided into ~~four~~ five ~~four~~ categories of density:

1. Agriculture land in single ownership parcels under 320 acres: 1 unit per 1 acre
- ~~1. Rural Residential: Up to 1 dwelling unit per acre~~
2. Low Density Residential: Up to 2 dwelling units per acre 1.1 greater than 1 dwelling units per acre up to 2 dwellings per acre
3. Medium Density Residential: Up to 5 dwelling units per acre 2.1 Greater than 2 dwelling units per acre up to 3 dwelling units per acre
4. Medium Density Residential Bonus (greater than 2 dwelling units per acre up to 3 dwelling units per acre) – MMB with bonus density to 5 units per acre as indicated on Future Land Use Map and subject to approval by the Board of County Commissioners based on a recommendation of the Planning and Zoning Board and Staff.
5. High Density Residential: Up to 12 dwelling units per acre 3. Greater than 3 5 dwelling units per acre up to 8 10 dwelling units per acre with bonus density to 12 units per acre and subject to approval by the Board of County Commissioners based on a recommendation of the Planning and Zoning Board and Staff.

~~Homogeneous residential developments of more than forty (40) acres with a density of less than 3 dwelling units per acre will not be permitted, except upon application approval as a PUD.~~

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

~~While there is a limit to the number of housing units that may be located in agricultural land uses, there is no limit placed upon development permitted in residential land use. This is to facilitate the maximum in-fill development that can be accomplished within residential land use. A density greater than two (2) dwelling units per acre must provide, at a minimum, a central water system. A density of five (5) dwelling units or more per acre requires central water and sanitary sewer.~~

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

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

#### C. Commercial

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

The intensity of commercial land use is controlled by the Zoning Code (Land Development Regulation) which specifies Floor Area Ratios, parking area requirements for various types of commercial activity, height restrictions, signage, etc.

Commercial land use includes offices, retail, lodging, restaurants, services, commercial parks, shopping centers, construction and demolition debris disposal facility or other similar business activities. Public/Institutional uses and recreational uses are allowed within the commercial land use category. The intensity of commercial use, as measured by land coverage, should not exceed 70 percent of the parcel. The maximum height should not exceed 40 feet.

#### D. Industrial

Land designated for industrial use is intended for activities that are predominately associated with the manufacturing, assembly, processing, or storage of products. Industrial land uses provides for a variety of intensities of use including heavy industry, light industry, and industrial park operations. Such uses shall be physically (wall, vegetation, etc.) or spatially (distance) buffered from adjacent land uses of lesser density or intensity of use.

The intensity of industrial land use is controlled by the County's Zoning Code (Land Development Regulations) which specifies permitted uses on industrial lands designated as industrial or light industrial. The Zoning Code also controls amount of parking area required, Floor Area Ratios, height restrictions, signage, etc.

The intensity of industrial use, as measured by land coverage should not exceed 80-50 percent of the parcel. The maximum height of development may not exceed 45 feet.

Commercial mining operations that impact an area of 5 acres or more shall be permitted only under Industrial land use. These operations, including oil, gas, mineral, rock and sand extraction shall be regulated by ~~Policies 1.04A.09, 1.04A.09A and 1.04A.09B.~~ the standards of 62C-16.0051 FAC.

#### E. Recreation

Land designated for recreation is intended for a variety of leisure time activities. Included in this land use classification are both resource-based and activity-based sites and facilities. Resource-based sites and facilities are oriented toward natural resources; activity-based sites and facilities are those that require major development for the enjoyment of a particular activity. Activity-based site and facilities include ball fields, golf courses, tennis courts, etc.; resource-based facilities include lakes, hiking trails, wilderness campsites, etc.

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

Impervious surface land coverage of recreation land use should not exceed 50 percent for active recreational development; 10 percent for passive recreational development.

#### F. Public Building and Grounds

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

The siting of public buildings and grounds shall be controlled by Zoning Regulations which include public participation in the permitting process for community input regarding compatibility.

The intensity of development in this land use category, as measured by land coverage, shall not exceed ~~65~~ 70 percent. The maximum height shall not exceed 60 feet.

#### G. Other Public Facilities

Lands designated as Other Public Facilities are intended for use as potable water, sanitary sewer treatment facilities, landfill, stormwater/drainage control structures, etc.

The siting of public facilities shall be controlled by Zoning Regulations that include public participation in the permitting process. Public facilities construction, as measured by land coverage, shall not exceed 90 percent of impervious surface with height restrictions specified in implementing LDRs.

#### H. -SR 200/A1A Access Management Overlay District

Consistent with Policy 2.05.07 of the Traffic Circulation Element, the SR 200/A1A Access Management Overlay District is created. The SR 200/A1A Access Management Overlay District provides a further means for the County to manage development along SR 200/A1A. ~~The purpose of this district is to reduce traffic congestion. Development that takes place within this district will be managed with the aim of protecting the public investment in the existing transportation system and reducing the need for expensive remedial measures. In addition, the policies of this overlay district will further the orderly layout and use of land, protect community character and conserve natural resources by promoting well designed road and access systems and discouraging the unplanned division of land.~~ This district is shown in map form as part of the Future Land Use Map Series. It lies generally within 1000 feet of each side of SR 200/A1A and stretches from Edwards Road (which is one mile west of the I-95 & SR 200/A1A interchange) to the Intracoastal Waterway. The following policies, in addition to the countywide access management requirements specified by Policy 2.05.06 of the Traffic Circulation Element shall govern also apply to development within the 200/A1A Access Management Overlay District:

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

2) Accessibility to land development along SR 200/A1A shall be ~~preserved~~ provided through the use of parallel roads side streets, joint access driveways and cross access easements connecting adjacent developments.

3) Activity centers with unified access and circulation systems shall be required. The purpose for requiring such centers is to provide an alternative to strip development with individual driveways.

4) Activity centers shall be centered at and extend outward in a radius at the following intersections:

SR 200/A1A and I-95  
SR 200/A1A and SR 107  
SR 200/A1A and SR 107 (Nassauville Road)  
SR 200/A1A and US 17  
SR 200/A1A and SR 200A (Old Chester Road)

5) Development standards for Activity Centers shall include:

~~Density of development may be up to 20% higher than the density that is otherwise allowed by the underlying land use designation.~~

Driveways within 500 of the Activity center's intersection shall be prohibited unless otherwise allowed by state law.

Adjacent non-residential properties shall provide a cross access drive and pedestrian access to allow circulation between sites.

All other standards of the SR 200/A1A Overlay District shall apply to development proposed within an Activity Center.

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

**To address DCA Objection: Meaningful and predictable standards for the use and development of land (page 12 of Scope), the following policy is proposed:**

7) When issuing any permit for access to any State Road in Nassau, the County shall document that it has followed the criteria and procedures for State Highway System Connection Permits in F.A.C. Rule 14-96. In addition, the County shall require the applicant, as appropriate, to document that the permit request is consistent with the Florida Department of Transportation's Access Management Rule (F.A.C. Rules 14-96 and 14-97), the Access Management Classification System and Standards in F.A.C. Rule 14-97.

#### H. I. Conservation

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

Where land uses on the Future Land Use Map (Figure A-8) overlay Conservation Wetlands or Floodplains areas shown on Figures F-1, F-2, and F-3, the limitations and controlling factors for development in these areas as described in policies 1.01.07, 1.04A.02, 6.02.02 and 6.03.02 shall prevail.

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

Conservation I: This land use designation includes all jurisdictional wetlands. This category of land use is not an overlay district and is shown on the Future Land Use Map. Land uses allowed in this category include passive recreation uses, residential and agriculture uses that use BMPs and have received all required regional and state permits. The Future Land Use Map Setback distances for development shall be no less than 25 feet to the wetland boundary, or an approved alternative. Density shall be one

- 5.04.06** The County will continue to implement its Emergency Disaster Preparedness Plan (as amended). The county Emergency Services Director shall be responsible for coordinating post disaster activities with fire, law enforcement, medical and support services through scheduled quarterly meetings.
- 5.04.06-a** Consistent with the Comprehensive Emergency Disaster Preparedness Management Plan (as amended), the County will perform an initial damage assessment, immediately following a natural disaster event, in order to determine the extent of damage and prioritize allocation of recovery resources. If the scope of damage exceeds the County's ability to recover, the County shall declare a local state of emergency, pursuant to Chapter 252, F.S. Once a local state of emergency has been declared, the county will request assistance from the Florida Division of Emergency Management (FDEM).
- 5.04.06-b:** The County, in cooperation with the incorporated municipalities of Nassau County, will coordinate the implementation of the Nassau County Local Mitigation Strategy (LMS), with this Coastal Management Element so as to reduce potential damage from natural disasters.
- 5.04.06-c:** The County shall facilitate periodic meetings of the Local Mitigation Strategy Working Group for the purpose of coordinating and implementing LMS strategies.
- 5.04.06-d:** The Local Mitigation Strategy Working Group will be charged with making recommendations related to implementing, updating, revising and coordinating local mitigation strategies and initiatives. Major issues of the LMS Working group will be concerned with include:
- < Maintaining a uniform list of mitigation goals and objectives and initiatives to address hazard mitigation;
  - < coordination between the county and the three municipalities;
  - < identifying sources and disbursement of state and federal recovery funds;
  - < pre-identifying potential post-disaster mitigation projects; and,
  - < relocating of infrastructure
- 5.04.06-e:** Structures located seaward of the Coastal Construction Control Line (CCCL) exhibiting damage from a naturally occurring storm event, greater than 50 percent of its tax assessed market value, shall be required to obtain all applicable permits and comply with all applicable building codes coastal construction prior to reconstruction.
- 5.04.06-f:** Consistent with National Flood Insurance Program (NFIP) requirements, any structure predating 1989 FEMA Flood Insurance Rate Maps (FIRMs) and located within a flood hazard area that sustains "substantial damage" due to a natural disaster (i.e. repair costs that exceed 50% or more of the building's value) shall be required to be elevated a minimum of twelve (12) inches above the base flood elevation (BFE), as depicted on current FIRMs.

#### **OBJECTIVE 5.04A POST DISASTER EXPENDITURES**

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



unit per five acres or less. The only fill allowed in this type of wetland shall be the minimum necessary to allow for the construction of the proposed dwelling(s) clustered at the density allowed and for transportation access. The clearing of native vegetation shall not be allowed except for that which is required to construct the dwelling and accessory structures and to maintain transportation access.

Conservation II: This land use designation includes all jurisdictional wetlands under two acres in size. This category of land use is not an overlay district and is shown generally on the Future Land Use Map. Land uses allowed in this category include passive recreation uses, residential and agriculture uses that use BMPs and have received all required regional and state permits. Setback distances for development shall only be shall be no less than 25 feet to the wetland boundary as required by the SJRWMD and other state/federal agencies as appropriate. Density shall be one unit per five acres or less. The only fill allowed in this type of wetland shall be the minimum necessary to allow for the construction of the proposed dwelling(s) clustered at the density allowed and for transportation access. The clearing of native vegetation shall not be allowed except for that which is required to construct the dwelling and accessory structures and to maintain transportation access.

Conservation III: This land use designation includes all areas located within the 100 year floodplain as mapped or approved by the Federal Emergency Management Agency or Nassau County. All 100 year floodplains as determined by Federal Emergency Management Agency Criteria shall contain an undisturbed native vegetative buffer 50 feet wide with not less than 60 percent of the adjacent developed area to the wetlands, but in no event less than 25 feet wide for 40 percent of said developed area with a balance of width required for 50 feet being added to the 60 percent as it fronts the developed area. This land use designation is an overlay district. As such, the Future Land Use Map shows an underlying land use designation. Density shall be as allowed by the underlying land use. Development shall be protected from flooding as required by the Nassau County floodplain regulations.

Conservation IV: This land use designation is for publicly owned conservation lands. Development is limited to that which is allowed by the site's management plan or guidelines as administered by a State, Federal, or County agency. For County lands that have no management plan or guidelines, development shall be limited to that which is deemed appropriate by a state or federal agency. Setback distances for development shall be no less than 25 feet to the wetland boundary as designated by the SJRWMD and other state/federal agencies as appropriate.

### 3. Limited Development

The Limited Development overlay shall be placed on conservation lands in private ownership. Development of these lands must take place only in such a manner that will ensure the long term function of natural hydrologic or ecological systems. Historic properties may also be included in the category of Limited Development.

Conservation lands placed under the Limited Development Overlay may not be developed at a density greater than 1 unit per five acres with all permitted development clustered on the upland portion of the site or on that portion of the site which will be least environmentally impacted by construction/development. Where underlying land use as shown on the Future Land Use Map designates a lesser density; the density of the

~~underlying land use shall prevail. Passive recreation and silviculture, also, are permitted uses in the Limited Development Overlay area.~~

~~If there is indication that wetland is present on a proposed development site, the developer shall be required to request a wetland determination from the St. Johns River Water Management District.~~

~~Areas of Nassau County designated as "Conservation" land use to be included under a Limited Development Overlay, include all areas shown as wetlands on the Future Land Use Map except for Fort Clinch State Park and Aquatic Preserve, Nassau River St. Johns River Marshes Aquatic Preserve and Cary State Forest. Historic properties may also be included in the category of Limited Development.~~

#### 4. Preservation

~~This overlay will be placed on all publicly owned lands that are of significant ecological or historical value. Preservation lands include wildlife and/or vegetative habitats that are designated as endangered or threatened. No new development or expansion of existing development shall be permitted within areas designated as preservation.~~

~~Lands designated as "Preservation" include Fort Clinch State Park and Aquatic Preserve, Nassau River St. Johns River Marshes Aquatic Preserve, Cary State Forest and all islands that consist of at least 85 percent wetlands/marsh that are adjacent to the Intracoastal Waterway, Amelia River, Bells River, Jolly River, and Lanceford Creek.~~

#### IJ. Overlays Districts

##### 1. Planned Unit Development - (PUD)

~~Planned Development may be applied as an optional overlay district over any underlying land use when application is made by the developer under the Zoning Code (Land Development Regulations) and when the County Planning Board approves such application as being an improvement in land use utilization over that permitted by Zoning Code categories. Development under the PUD overlay shall not increase the total projected number of dwelling units shown on Table A-12 as being built in Nassau County through the year 2005.~~

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

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

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

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

Residential -- no less than 65 percent

Commercial -- no greater than 15 percent

Recreational -- no less than 20 percent As determined by the LDRs.

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

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

## 2. Mixed-Use Development (Floating District)

Sections within the County, upon application, may be designated for Mixed-Use Development. This type of development differs from the PUD in that components to the Mixed-Use development may be sponsored at various times by owners of individual properties within the designated mixed-use district. Unlike the PUD, Mixed Use Development must meet the requirements of the County Zoning Code and Subdivision Regulations. Development within the mixed-use district is controlled further by performance standards which ensure compatibility among land uses and a numerical cap which limits the intensity/density of land use within the district.

Mixed Used Districts ~~shall cover no more than eighty (80) acres,~~ are primarily commercial or industrial in nature with the following acceptable mix of uses:

### Commercial Mixed Use - MUC

- Residential 35 to 45 percent
- Commercial 55 to 65 percent

### Industrial Mixed Use - MUI

- Commercial 36 to 45 percent
- Industrial 55 to 65 percent

Residential, commercial, and industrial land uses within the Mixed Use Overlay shall carry the same intensity/density of use as defined in Policy 1.02.05 B, C and D.

Like the PUD, Mixed-Use Districts are granted upon application by land owners within the proposed district and so cannot be shown in advance on the Future Land Use Map. Also like the PUD, the Mixed-Use District will not require a land use amendment so long as the proposed uses do not increase the overall density or intensity\* of use shown for the aggregate underlying land uses on the Future Land Use Map proposed for mixed use or encroach upon "Agricultural" land use or the Limited Development Overlay area.

- See definition of intensity of use under PUD.

## 3. Conservation III (100 Year Flood Plain) - See item "I", above.

## 4. SR 200/A1A Access Management Overlay District. See item "H", above.

## 5. Regional, Municipal and Local Activity Centers

a. Regional Activity **Center Area (RAC):** A Regional Activity **Center Area** shall be a land use category that will be designated and depicted on the Future Land Use Map. It shall consist of an area in close proximity with a major highway intersection where commercial, industrial and residential growth has occurred or is very likely to occur in the next ten years. This area shall be centered on the highway intersection and extend outward about one mile from the intersection. **Within one year of adoption of the EAR based plan amendment, the County will study the need for allowing development within the RAC that is in this area may be 30 percent more dense or intense than the county-wide adopted land use category, and may. The study will also assess whether to allow** ~~include the RAC to contain~~ a mix of land uses as allowed in the medium and high density residential, commercial and industrial land use categories when allowed at the discretion of the Planning and Zoning Board.

b. Municipal Activity **Center Area: (MAC):** A Municipal Activity **Center Area** shall be a land use category that will be designated and depicted on the Future Land Use Map. It shall consist of the area surrounding an incorporated municipality and extend outward about one-half mile from the municipal boundary. **Within one year of adoption of the EAR based plan amendment, the County will study the need for allowing development within the RAC that is 25 percent more denser or more intense than the county-wide adopted land use category. The study will also assess whether to allow the RAC to contain** a mix of land uses as allowed in the medium and high density residential, commercial and industrial land use categories

Local Activity **Center Area:** A Local Activity **Center Area** shall be a land use category that will be designated and depicted on the Future Land Use Map. It shall consist of the area surrounding a minor highway intersection and extend outward about one-quarter mile from the intersection. **Within one year of adoption of the EAR based plan amendment, the County will study the need for allowing development within the RAC that is 20 percent more dense or intense than the county-wide adopted land use category. The study will also assess whether to allow the RAC to contain** a mix of land uses as allowed in the medium and high density residential, commercial and industrial land use categories

## 6. White Oak Plantation Limited Development Overlay

The existing White Oak Plantation was established in 1938 and has expanded over the years to ~~6,416~~ 6,430.56 acres, agriculturally, especially silviculturally based, single user property which presently supports other uses that are not commonly found in agricultural areas of the County. These uses include a large ~~wild~~ animal conservation program, supported by the Howard Gilman a non-profit Foundation, a conference facility which seats forty (40), a dance studio and entertainment space that seats seventy-five (75), about forty (40) rooms of lodging, eleven (11) residences for ~~the owner and~~ key staff, administrative space for White Oak Plantation and Gilman Building Products, a variety of indoor and outdoor recreational facilities, and various buildings and sheds associated with agricultural, conservation and maintenance activities. Under this White Oak Plantation Limited Development Overlay these existing uses of the property may be expanded to the extent described below. These uses are found to be compatible with the objectives of this Nassau County Comprehensive Plan.

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

1. Traditional agricultural and silviculture uses subject to appropriate best management practices.
2. Environmental conservation, research and education programs associated with ~~wild~~ animal conservation and the property's natural resources including veterinary, zoological, environmental, silviculture and agricultural sciences.
3. ~~Special wild animal breeding and raising and related environmental conservation.~~ An internationally known conservation center specializing in the breeding of rare and endangered animal species.
4. Resource-based recreational uses that are common to agricultural lands including hunting, fishing, boating, hiking, bird watching, nature study, horseback riding and similar activities.
5. A golf course.
6. A conference facility to seat no more than sixty (60) conferees.
7. Entertainment space, dance studio, and a rehearsal and workshop space with no more than ~~400~~ eighty (80) seats.
8. Lodging associated with all Plantation activities not to exceed ~~one hundred (100)~~ eighty (80) rooms.
9. Residences for ~~the owner and~~ key staff, not to exceed ~~twenty five (25).~~ Twenty (20).
10. Administrative space for the Howard Gilman Foundation, Gilman Building Products and other Foundation entities of no more than ~~30,000~~ 45,000 square feet (but not including offices that make up no more than fifteen percent {15%} of the space in agricultural, maintenance or other primary use building or small ancillary offices that support predominantly outdoor activities).
11. Various buildings and sheds associated with agricultural, conservation and maintenance activities.
12. Facilities-based indoor and outdoor recreational and entertainment uses and activities including tennis, ~~racquetball and handball~~, swimming, field sports, bowling, billiards, dining and food services, lounge and bar, fitness and health, and other similar uses used for the ~~owner's~~ entertainment of guests.
13. White Oak shall continue to provide and maintain its own roadway, potable water, sewage disposal, fire fighting, security, stormwater, and solid waste collection and recycling systems.
14. White Oak shall continue to maintain all internal roadways and parking areas appropriate to their function, with Gilman White Oak determining the selection of surface

material, and in such manner to support emergency access.

15. ~~White Oak shall utilize Section 103.3.2 of~~ adhere to the following procedures in adhering to the technical codes adopted by Nassau County Building Code (Southern Standard Building Code) for all construction by providing "third party" certification of code compliance. The Building Official and Fire Official shall have access to the property during and construction to provide routine inspections.

- a. White Oak will retain an engineer or architect who will serve as an Inspector pursuant to Section 105.3 of the Code. Such engineer or architect shall submit his/her credentials pursuant to Section 468 F.S. to the County Building Official who will certify such architect or engineer as being qualified to perform building inspections;
- b. White Oak will file the standard building permit application and two drawing sets with wind loading design signed and sealed by an engineer;
- c. Upon issuance of the building permit, the qualified inspector shall perform all inspections except the Certificate of Occupancy as required by the Code and file certified inspection reports on all inspections that are required by the adopted code;
- d. The County Building Official shall be responsible for the Certificate of Occupancy inspection;
- e. The County building Official or Building Department staff may visit any building project that is permitted pursuant to this paragraph at any time during construction and make such inspections as the Building Official deems necessary.

16. All future buildings and animal facilities shall be at least 100 feet from any property line.

17. ~~Because the terms and conditions of this Overlay are detailed and site specific, no further implementation by land development and site planning regulations is necessary.~~ Site planning Development review requirements shall not apply to development associated with the uses and activities allowed under this Limited Development Overlay. Only building and related permits (electrical, plumbing, etc.), where required, will be necessary for further implementation of this Overlay.

18. Commencing in the year 1996, and in January of each year, ~~Gilman-White Oak~~ will submit to Nassau County a status report describing the development activity of the preceding year and enumerating the total number of residences, lodging units, entertainment/dance studio seats, and square footage of administrative space.

19. This overlay does not exempt the owner from obtaining appropriate required permits from the State of Florida, the United States Government, or the St. Johns River Water management District, or Nassau County, except as Nassau County codes are affected by the language of this Overlay.

20. Since this Overlay was adopted by the County Commission prior to the adoption of the County's Concurrency Ordinance, the development contemplated by this Overlay is exempt from the Concurrency Ordinance. Any change in the Limited Development Overlay that will increase impacts or demand for solid waste, potable water, sanitary sewer, drainage, recreation or streets and intersections should be subject to

concurrency review.

### **OBJECTIVE 1.03 ELIMINATION OR REDUCTION OF INCONSISTENT LAND USES**

Upon Plan adoption, the County shall implement the following policies to eliminate or reduce land uses inconsistent with the County's character and the Future Land Use Map.

- 1.03.01 Land Development Regulations shall be adopted which set standards for buffering and separation between land uses of different densities or intensity of use so as to minimize interference between uses.
- 1.03.02 The County Building Official annually shall review the condition of structures that are suspected to be substandard and when found to be deficient, require that they be brought into compliance with adopted building codes.
- 1.03.03 ~~The County Building Official shall continue to enforce the County Zoning Regulations which limit the level of permitted construction on structures of non-conforming use.~~
- 1.03.04 Land Development Regulations shall provide density bonus incentives to direct commercial and multi-family into "cluster" development patterns, thereby, eliminating or reducing strip or ribbon development which follows major County or state roads.
- 1.03.05 The County shall adopt and implement land use controls such as minimum set-back and property access points adjacent to major roadways in order to minimize hazardous traffic conditions and maximize traffic flow.
- 1.03.06 Land Development Regulations will be amended to provide language that discourages Future Land Use Map changes that increase density.
- ~~1.03.06 The County shall adopt an ordinance that requires that a "Memorandum of Agreement" be established between the County and any adjacent local government that may be affected by siting of an undesirable land use (LULU) within two miles of the County's jurisdictional border with that government. The agreement shall include the conduct of meetings, workshops with the affected local government as well as a plan for mitigating the conflict.~~

### **OBJECTIVE 1.04A PROTECTION OF NATURAL RESOURCES**

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

- 1.04A.01 Nassau County shall assume an active role in protecting the integrity of agricultural land by enforcing Future Land Use Element Policies regarding agricultural land use densities, ~~and establishing agricultural land as "sending" areas for transfer of development rights.~~
- 1.04A.02 The County shall restrict development in conservation areas, specifically in Conservation I and II, to the maximum extent possible short of a "taking." ~~Development in areas designated as Conservation I & II (jurisdictional wetlands) (Limited Development) shall be permitted a density consistent with Policy 1.02.05. Development shall be will be permitted at a density no greater than 1 unit per 5 acres with permitted density clustered on the upland portion of the parcel or on that part of the parcel that will least environmentally affected by construction/development. Where a development proposes~~

to limit development to only the upland portion of a tract of land, up to 1 unit per 5 1 acres may be transferred from the wetlands to the uplands as part of the development plan approval process. Where the Future Land Use Map identifies an underlying land use of less density, the density of the underlying land use will prevail. Development will be prohibited in areas designated as Conservation Preservation. (Policy 1.02.05.H, I.4).

A 50- 25-foot minimum average parallel buffer of vegetation native to the site (or an approved wetland setback alternative) shall be provided in Conservation Areas I, II and IV and where wetlands, named rivers or lakes occur except in Conservation III areas which are all 100 year floodplains as determined by Federal Emergency Management Agency Criteria shall contain an undisturbed native vegetative buffer 50 feet wide with not less than 60 percent of the adjacent developed area to the wetlands, but in no event less than 25 feet wide for 40 percent of said developed area with a balance of width required for 50 feet being added to the 60 percent as it fronts the developed area and is (does not include accessory uses), consistent with Objective 6.02 and related policies of the Conservation Element. Where development proposes to fill wetlands the required setback buffering from the wetland along the filled area shall be as required by the SJRWMD policy but in no case will it be less than 25 feet.

1.04A.02a The County shall not approve any plats that create lots that are not developable due to wetland constraints.

1.04A.02b An owner of an existing un-developable wetland parcel that also owns an adjacent non-wetland parcel shall be required to combine the two parcels for development purposes so that the proposed development can be designed according to wetland protection policies of this Comprehensive Plan.

1.04A.03A In order to maintain the overall ecological integrity of the wetlands community, silviculture activities shall follow the best management practices outlined in the publications titled Silviculture Best Management Practices Manual Handbook (Revised May 1990, 1993 Florida Department of Agriculture and Consumer Services, Division of Forestry). and Management Guidelines for Forested Wetlands in Florida (December 1988, Florida Department of Agriculture and Consumer Services, Division of Forestry and Florida Forestry Association) except the Primary Streamside Management Zone criteria shall be applied with 75 feet of perennial streams greater than 30 feet in width.

1.04A.03B Reserved. In order to maintain the overall ecological integrity of the wetlands community, select cuts, small clear cuts or other irregularly shaped harvesting techniques will be allowed provided:

a. viable populations of the endangered, threatened and species of special concern found onsite can be maintained onsite;

b. harvests are planned to provide for varying age and height diversity, supporting a variety of vegetative successional stages within the overall wetland ecosystem;

c. the natural hydrology and hydroperiod of wetlands are maintained and state water quality standards are not violated;

d. there is no conversion of wetland system to upland systems; and



e. ~~there is no conversion to other wetland systems except for the beneficial alteration of degraded wetland to wetlands compatible with the type, form and function of adjacent wetlands.~~

1.04A.03C ~~The silviculture policies of this plan are consistent with the will be re-evaluated when the 1993 edition of the Florida Department of Agriculture and Consumer Services, prepare new guidelines and best management practices and this plan will be amended consistent with these new provision Best Management Practices Handbook. As new editions of the Handbook are published, this plan will be reviewed to ensure that it remains consistent with each new edition.~~

1.04A.04 The County shall adopt an interim Stormwater Management Ordinance which requires that the quantity of stormwater runoff after development be equal or less than that which occurred prior to development.

~~1.04A.05 Reserved. In order to protect the St. Johns Marsh and Fort Clinch State Park Aquatic Preserves, the County Commission shall adopt Policy 9.2.2.5 of the Northeast Florida Comprehensive Regional Policy Plan, which states: Developments adjacent to Class II Waters, Aquatic Preserves, and Outstanding Florida Waters should be required to provide retention or detention with filtration of the first three quarters of an inch of runoff or the runoff from the first 1 1/2 inches of rainfall, should provide offline retention or offline detention with filtration of the first 1/2 inch of runoff of the total amount required to be treated; and should be required to demonstrate that the project will not result in the degradation of the water quality in Outstanding Florida Waters, Class II Waters, and Aquatic Preserves.~~

~~1.04A.06 Reserved. The County shall establish wellhead protection zones to prevent aquifer contamination within the wellhead cone of influence. Upon plan adoption, the County shall designate an interim protection area of 400 feet in radius as well field protection zone for each water well that serves a community water system which has a least fifteen (15) service connections or regularly serves at least twenty five (25) of the same persons and are used by year round residents over six (6) months per year, until cones of influence can be determined. The County will revise this policy within six months of the St. Johns River Water Management District mapping the cones of influence. Within the zone of protection, the following activities shall be prohibited:~~

~~(1) landfills;~~

~~(2) facilities for bulk storage, handling or processing of materials on the Florida Substance List;~~

~~(3) activities that require storage, use or transportation of restricted substances, agricultural chemicals, petroleum products, hazardous toxic waste, medical waste, etc. Gasoline storage tanks associated with retail use which meet the standards of Rules 16-761, 17-762, and 17-767, F.A.C., and Chapter 376, F.S., concerning petroleum storage tanks may be permitted in this zone;~~

~~(4) feedlots or other commercial animal facilities;~~

~~(5) wastewater treatment plants, percolation ponds, and similar facilities;~~

~~(6) mines; and~~

~~(7) excavation of waterway or drainage facilities which intersect the water table.~~

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

**1.04A.07** The County shall require that wastewater be reused where practical. New wastewater treatment plants shall be required to provide for the reuse and/or disposal of wastewater by best available technology, including agricultural or landscaping irrigation, percolation, or other permitted measures unless data are presented to support claims that such reuse will impact an unreasonable economic or engineering demand on the plant ownership.

**1.04A.08** The County shall control the number of septic tanks sited in environmentally sensitive areas through permitting only the units approved by the County Health Department based upon their determination of the soils' ability to function as an acceptable drain field. Explore and establish a timetable or plan to extend public sewer lines where feasible to environmentally sensitive areas where population justifies it.

**1.04A.09** The County shall regulate mining operations as follows. Mining shall be permitted only in Agricultural (up to 5 acres) and Industrial Land Use (5 acres or more). No mining operations including petroleum, natural gas, and liquid natural gas drilling shall be permitted within ~~400~~ **200** feet of a property line ~~a residential dwelling~~. Mining operations impacting 5 or more acres of surface area will be regulated through LDRs to restrict the extent of borrow pits and dredge and fill activities to within 200 feet of property lines or wetland boundaries and to a depth not to exceed the top layer of overlying strata protecting potable water aquifers.

**1.04A.09A** Impacts from mining operations within the County's forested wetlands shall be minimized, through avoidance of disruption of occupied endangered or threatened species habitat or through requiring restoration of similar habitat when mining is approved in forested wetland.

Mining operations and restoration of mined areas must meet the standards of Rule ~~46G~~ **62C**-16.0051 FAC. For mining in wetlands, these standards include ~~46G~~ **62C**-16.0051 (5), (6), (7), (9) and (10).

**1.04A.09B** The County, within its ability to do under state law, shall prohibit any mining operations which would negatively impact quality and quantity of groundwater supplies of existing users.

**1.04A.09C** Nassau County shall adopt LDRs that 1) define buffer zones around mining areas and

resources which cannot be restored and restrict mining activities to land outside those buffers; 2) require identification and protection of archaeological properties on sites proposed for mining; 3) restrict the use of land that contains economically recoverable mineral deposits and lies outside environmentally sensitive areas to activities that will not preclude later extraction of those minerals.

#### **OBJECTIVE 1.04B PROTECTION OF HISTORICAL & ARCHAEOLOGICAL RESOURCES**

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

- 1.04B.01 The ~~County Building~~ Planning and Zoning Department shall maintain an inventory of historic and archaeological resources within the County.
- 1.04B.02 The County shall protect and preserve known significant archaeological and historic sites through (1) pursuing state funds for the purchase of specific sites in eminent danger of destruction by the encroachment of development and (2) requiring a restraint period in building permits to allow for scientific examination of the site before potential damage can occur from development activity.
- 1.04B.03 The County shall provide incentives such as ~~TDRs~~ or bonus density incentives where possible to the private sector to preserve the nature of historic areas.
- 1.04B.04 Through site plan review, the ~~Building Official~~ Public Works Director or his designee shall restrain development of projects that would infringe on significant historic and archaeological sites.
- 1.04B.05 The County shall request that the Department of State, Division of Historic Resources, make determination of significant archaeological sites, when encountered in conjunction with a proposed or in progress development.

#### **OBJECTIVE 1.05 COORDINATE COASTAL AREAS WITH REGIONAL HURRICANE EVACUATION PLAN**

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

- 1.05.01 The Nassau County Office of Emergency Management will coordinate with the Northeast Florida Regional Planning Council to maintain updates of the Northeast Florida Hurricane Evacuation Study, ~~4988~~ 1998, as it pertains to population versus evacuation times.  
  
The Office of Emergency Management will ensure that population projections and road conditions used to project evacuation times correspond to current conditions.
- 1.05.02 The County Office of Emergency Management will maintain hurricane evacuation preparedness through simulation drills based upon "Clearance Times" for the County as defined in ~~Table 8~~ of the Northeast Florida Hurricane Evacuation Study.

1.05.03 Reserved Deleted

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

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

1.05.05A Public expenditures that subsidize development permitted in Coastal High-Hazard areas will be ~~limited except~~ allowed for restoration or enhancement of natural resources.

~~1.05.05B Public expenditures for sewer facilities in Coastal High Hazard Areas for existing development and lots of record so as to mitigate potentially harmful effects of septic tanks and water quality will be permitted.~~

**1.05.05B Public expenditures for sewer facilities in Coastal High Hazard Areas to serve existing development and future development allowed on the Future Land Use Map will be permitted in order to mitigate the potentially harmful effects of septic tanks on water quality.**

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

#### **OBJECTIVE 1.06 DISCOURAGE URBAN SPRAWL**

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

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

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

1.06.03 Promote compact growth within urban development areas by encouraging the use of facility extension policies, whereby the cost of providing public facilities and services that benefit new development is borne by those individuals that receive direct benefit.

~~1.06.04 Reserved. Establish priority areas for development wherein a proposed development may receive special incentives such as density bonuses or up to 12 months' extensions in meeting the concurrency rule for recreation~~

**1.06.05 Within 6 months of adopting the EAR based plan amendment, the County shall initiate a Special Area Study (also referred to as locally defined sector plan) of the Yulee Planning District. The Special Area Study shall include principals and guidelines that provide for the continued and improved coordination of land use with the transportation system. In addition, the Special Area Study will provide additional strategies for limiting urban sprawl and for advancing the efficient use of land and other resources. The Special Area**

Study will also evaluate the need to establish priority areas for development wherein a proposed development may receive special incentives such as density bonuses. Other issues to be addressed by the Special Area Study will include the identification of regionally significant natural resources and a detailed identification and analysis of the distribution, extent and location of future land uses.

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

#### **~~OBJECTIVE 1.07 AVAILABILITY OF LAND FOR INFRASTRUCTURE FACILITIES~~**

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

- ~~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).~~

#### **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 supporting various commercial/industrial/recreational activities,
- b) Road right-of-way protection for major and minor arterials and collector roads (Right-of-Way Map),
- c) Rights-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 Chapter 235.19 F.S. 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 County Commission to discuss any comments.
- (4). The Nassau County School Board must apply for a land use compliance/permitted use determination to Nassau County for a proposed educational facility site at the time the site is added to a preliminary selection list. The County must then provide the Nassau County School Board with a written land use compliance/permitted use determination 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.

#### **OBJECTIVE 1.08 INNOVATIVE LAND DEVELOPMENT REGULATIONS**

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



- 1.08.01 A land clearing ordinance shall be adopted to regulate the clearing of trees and vegetation from environmentally sensitive areas. Agriculture and silviculture operations using "Best Management Practices" in the conduct of their operations shall be exempt from this ordinance.
- 1.08.02 The County shall regulate mining operations as follows. No mining operations including petroleum, natural gas, and liquid natural gas drilling shall be permitted within ~~400 feet of a residential dwelling~~ 200 feet of property line. ~~No m~~ Mining operations greater than ~~40~~ 5 acres of surface area shall be controlled through LDRs to restrict the extent of borrow pits and dredge and fill activities to within 200 feet of property lines or wetland boundaries and to a depth not to exceed the top layer of overlying strata protecting potable water aquifers.
- 1.08.03 The County shall include a landscape section in the Sub Division Regulations that will establish a level for using native vegetation in landscape design for future developments.
- 1.08.04 Requirements shall be incorporated in the Land Development Regulations which limit outdoor signage to design specifications that are appropriate to its message without size, height, or information excessive to its location.
- 1.08.05 Review existing zoning ordinances and subdivision regulations and revise as necessary in order to implement the Future Land Use Plan.
- 1.08.06 Review current ordinances, codes, and regulations and update code enforcement procedures to ensure compliance.
- 1.08.07 Provide incentives such as density bonuses and extension of time limits for "Certificates of Concurrency" to promote construction of "master planned and mixed use development."
- 1.08.08 Investigate the use of incentives such as the "density bonus program" to promote "in-fill" development in order to reduce urban sprawl.
- 1.08.09 ~~Review~~ Evaluate development plans to ensure that open space is provided for both passive and active recreation for all proposed development projects in accordance with the established level of service.

#### **OBJECTIVE 1.09 PROTECTION OF PROPERTY RIGHTS**

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

- 1.09.01 Nassau County will regulate the use of land only for valid public purposes and in a reasonable manner, in accordance with due process.
- 1.09.02 Nassau County shall consider favorably any request for land use change that is consistent with the County's Comprehensive Plan. ~~The County shall support the case of any Nassau County land owner whose right of change of land use is~~

~~denied by state determination.~~

- 1.09.03** Areas identified on the FLUM as wetlands are generally defined. A landowner may provide more detailed data to the County to clarify jurisdictional wetland areas. Those land areas determined by the Board of County Commissioners with the advice of the St. Johns River Water Management District that are determined not to be jurisdictional wetlands will be allowed to be developed at the least intense adjacent land use densities and intensities. Where the adjacent land use remains wetlands the county will allow the use to be the least intense use bordering on the surrounding wetland.
- 1.09.04** The County will foster the use of land for agricultural purposes by allowing non-nuisance agricultural operations in any land use category. It is the intent of the County that the Future Land Use Map will not affect any existing or future Greenbelt Exemptions when the use of the property is agricultural. Regardless of the designation indicated for land on the Future Land Use Map, no lands in the County which have been classified as agricultural for ad valorem property taxes shall be granted a development order for any purpose more intensive than agricultural use unless the property owner agrees to remove the agricultural classification of such land for ad valorem property taxes.
- 1.09.05** Final development plans shall be vested for one year from the date of final plan approval. Developers who have been issued a final County development order within time of vesting, and whose development has been commenced in a timely manner, and is continuing in good faith shall be allowed to complete their project. Any amendments or modifications to the plans shall be required to meet the provisions of development plan approval.
- 1.09.06** Approved final subdivision plats shall be vested for five years from the date of approval. Plats that have no signs of public facility development after five years, i.e.: infrastructure improvements shall be reviewed by the BCC and may be vacated.
- 1.09.07** This plan shall not limit or modify the rights of any person to complete any development or plat that has been authorized as a development of regional impact, planned unit development, or who has been issued a final County development order and whose development has commenced in a timely manner and is continuing in good faith.

#### **OBJECTIVE 1.10 PROMOTING ECONOMIC DEVELOPMENT**

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

- 1.10.01** Coordinate with municipal and countywide economic development organizations to investigate the feasibility of developing and funding an optional economic development element consistent with the provisions of Chapter 163, F.S. and 9J-5, Florida Administrative Code.
- 1.10.02** Support the use of state and federal grants to fund infrastructure and low-

interest loans to encourage new and expanded business opportunities within the County.

1.10.03 Support expanding the amount of land designated for industrial and commercial development within the unincorporated area, as described by the following:

A. Callahan Planning District

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

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

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

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

B. Hilliard Planning District

The County hereby changes the use of land at two specific sites that are immediately adjacent to the Town of Hilliard. The first is south of the Winn-Dixie shopping center on US 1. This site is currently zoned as open rural residential. The County supports changing the land use designation to commercial use.

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

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

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

C. Yulee Planning District

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

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

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

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

### Dwelling Unit Density by Land Use Category

<u>Current Plan</u>	<u>Current Density</u>	<u>Proposed Density</u>
<b><u>Residential Land Use Category</u></b>		
<u>Rural</u>	<u>Up to 1 unit per acre</u>	<u>This land use category has been deleted.</u>
<u>Low Density</u>	<u>Up to 2 units per acre</u>	<u>Greater than 1 to 2 units per acre</u>
<u>Medium Density</u>	<u>Up to 5 units per acre</u>	<u>Greater than 2 to 3 units per acre</u>
<u>Medium Density Bonus</u>	<u>N/A</u>	<u>Greater than 2 to 3 units per acre with bonus density to 5 units per acre as indicated on Future Land Use Map and subject to approval by the Board of County Commissioners based on a recommendation by the Planning &amp; Zoning Board and by Staff.</u>
<u>High Density</u>	<u>Up to 12 units per acre</u>	<u>Greater than 3 5 to 8 10 units per acre, with density bonus up to 12 units per acre and subject to approval by the Board of County Commissioners based on a recommendation of the Planning and Zoning Board and Staff.</u>
<b><u>Agriculture Land Use Category</u></b>		
<u>Over 320 acres</u>	<u>Up to one unit per 20 acres</u>	<u>No Change</u>
<u>Under 320 acres</u>	<u>Up to 1 unit per acre</u>	<u>No Change</u>
<b><u>Conservation Land Use Category</u></b>		
<u>Jurisdictional Wetlands (Conservation I – wetlands over 2 acres in size)</u>	<u>Up to 1 unit per 5 acres</u>	<u>No Change</u>
<u>Jurisdictional Wetlands (Conservation I – wetlands under 2 acres in size)</u>	<u>Up to 1 unit per 5 acres</u>	<u>No Change</u>
<u>Non-Jurisdictional Wetlands (wetlands under 0.5 acres in size)</u>	<u>Density as allowed by the adjacent land use</u>	<u>Density as allowed by the least dense adjacent land use</u>

**EXHIBIT BB**

**NASSAU COUNTY, FLORIDA**  
**LOCAL GOVERNMENT COMPREHENSIVE**  
**PLANNING PROGRAM**  
**TRAFFIC CIRCULATION ELEMENT**

**Goals, Objectives and Policies**

**2000-2010**

Revised August 30, 2000  
Revised September 20, 2000 P&Z  
Revised October 2, 2000 BCC  
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Revised March 14, 2002

**PREPARED BY**

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**MASSACHUSETTS  
TRAFFIC CIRCULATION ELEMENT  
GOALS, OBJECTIVES AND POLICIES 2000-2010**

**Goal 2.0**

**THE COUNTY WILL PROMOTE THE DEVELOPMENT OF A TRANSPORTATION SYSTEM WHICH WILL PROVIDE FOR THE SAFE AND EFFICIENT MOVEMENT OF PEOPLE AND GOODS AND THE USE OF ALTERNATIVE MODES OF TRANSPORTATION.**

**Objective 2.01 LEVEL OF SERVICE**

The County will establish-continue to maintain minimum acceptable Levels of Service for all roadway segments within the major roadway network.

**2.01.01** Level of Service Standards. The minimum acceptable Level of Service for Peak Hour (PKHR) Traffic shall be as set forth in the Table below. Level of Service shall be measured by methodologies outlined in Standards and Guidelines Manual, Florida Department of Transportation, 1992, 1998 Level of Service Handbook, Florida Department of Transportation, or as updated. In addition, associated traffic volumes for each designated LOS shall be consistent with Table 5-2 and Table 5-3 of the 1998 Level of Service Handbook, Florida Department of Transportation, or as updated (See the Appendix to this Element for tables).

**Minimum Acceptable Level of Service**

ROAD CLASSIFICATION	MINIMUM LOS	
	Rural Area	Transitioning Urbanized Area, Urban Area, or Community
<del>State Roads</del>		
<del>Intra-state</del>	<del>B</del>	<del>C</del>
<del>Other State Rds.</del>	<del>C</del>	<del>D</del>
<del>County Roads</del>	<del>D</del>	<del>D</del>
<del>Minor Arterial</del>	<del>D</del>	<del>D</del>
<del>Principal Arterial</del>	<del>C</del>	<del>D</del>
<del>Collectors (minor and major)</del>	<del>D</del>	<del>D</del>

Road Classification	Minimum LOS for Rural Segments		Minimum LOS for Segments that are in Areas Transitioning to Urban or Areas over 5000 not in Urbanized Areas
Freeways			
• I-95 (Intrastate Highway system)	B		C
• I-10 (Intrastate Highway system)	B		C
Principal Arterials	C		D
• US 1	C		D
• SR 15	C		D
• US 90	C		D
• US 301/SR 200 from southern County line to I-95 (Intrastate Highway system)	B		C
• US 17	C		D
• SR 200 (non intrastate portion)	C		D
• US 301 (non intrastate portion)	C		D
Minor Arterials	D		D
Collectors (Major and Minor)	D		D

## 2.01.02

**Backlogged Facilities.** Backlogged are roads operating at a level of service below the minimum level of service standards, not programmed for construction in the first three years of the Five-Year Schedule of Capital Improvements, contained in the Capital Improvements Element, and not constrained. ~~The inventory of backlogged facilities is comprised of those roadways operating below the adopted level of service standard at the time of plan adoption and are not designated as constrained.~~ The list of roadway segments hereby designated as backlogged is as follows: I-95.

The adopted level of service standard for roadways designated as backlogged shall be maintained. ~~Roadway segments in Nassau County designated as backlogged are located within the rural area; maintained in the rural area means~~ Any backlogged facility will be allowed to operate at levels that do not exceed a five percent increase in locally generated peak hour traffic volumes at the time of plan adoption added to the traffic volumes at the time of backlogged designation.

**Constrained Facilities.** Constrained is defined as a road where a lane in each direction cannot be added due to physical or environmental conditions or policy. The list of roadway segments hereby designated as constrained is as follows:

CR 105A from Gerbing Road to the Royal Amelia Golf Club entrance in Julia Street.

SRA1A from Beach Lagoon Road to Amelia Island Parkway at the Ritz-Carlton Hotel intersection on SRAIA.

Amelia Island Parkway from Julia Street to the intersection of CR105A.  
14<sup>th</sup> Street from Lime to Atlantic Avenue.



**2.01.03** In order to improve the level of service on I-95, Nassau County shall support and encourage FDOT to undertake activities aimed at removing the backlogged status from I-95.

**2.01.04** Within 12 months of adoption of the EAR based amendments, update the island-wide transportation study (1986) to determine the proper LOS requirements on arterial and collector roadways.

**Objective 2.02: ROADWAY NETWORK AND LAND USE CONSISTENCY**

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

**2.02.01** Roadway Improvement Program. The roadway improvement projects listed in Table B-7, Improvements required for Amelia Island, and Table B-8, Improvements Required for Nassau County, will be completed in the priority order indicated and consistent with the five-year Capital Improvement Program Schedule.

**2.02.02** Roadway Project Evaluation Criteria. Proposed roadway improvement projects shall be evaluated, ranked, and added to the Roadway Improvement Program based on the following guidelines:

- a) The project is needed to: protect the public health and safety; or, fulfill the county's legal commitment to provide facilities and services.
- b) The project is needed to: preserve or achieve full use of existing facilities; promote efficient use of existing facilities; or, prevent or reduce future maintenance or improvement costs.
- c) The project is needed to: provide service to developed areas lacking full service; or, promote in-fill development within existing urbanized areas.
- d) The project is needed to: provide service to development areas consistent with the Land Use and Transportation Plan; or, provide service to development areas which may be approved as amendments to the Land Use and Transportation Plan.

**2.02.03** Review of Development Proposals. Procedures shall be implemented and maintained such that all development proposals are reviewed prior to receipt of construction approval to insure consistency with the objectives and policies of the Land Use and Transportation Plan.

**Objective 2.03 RIGHT-OF-WAY PROTECTION**

The County shall institute a program of protection and acquisition of rights of way for the major roadway network; to ensure continuity of the roadway network; and, to protect the existing and future roadway network from development and other encroachments Within 12 months of the adoption of the EAR based amendments, the County shall institute a plan for protection and acquisition of rights-of-way.

- 2.03.01** Right of Way Standards. The following minimum right of way standards are set for existing and future segments of the roadway network:

<u>Roadway Classification</u>	<u>Right of Way Width</u>
Arterial <u>(major and minor)</u>	125 Feet
Collector <u>(major and minor)</u>	90 Feet
Local	60 Feet

- 2.03.02** Right of Way Acquisition. Minimum right of way shall be acquired as part of roadway improvement projects undertaken on existing segments of the major roadway network, unless such acquisition is determined to be unreasonable by the Board of County Commissioners because of cost or funding

- 2.03.03** Right of Way Dedication and Preservation. A program shall be instituted in connection with development approvals which promotes and encourages the dedication, preservation, or other protection of rights of way for the existing and future major roadway network as defined in the Land Use and Transportation Plan.

- 2.03.03A** Rights-of-way for planned improvement projects shall be protected through negotiated purchase or right-of-way contribution through the development review process, or other right-of-way preservation mechanisms permitted through State law.

- 2.03.04** Centerline Setback Standards. The following minimum construction setback requirements are established for construction adjacent to major roadway network segments:

<u>Roadway Classification</u>	<u>Minimum Building Setback</u>
Arterial	65 feet + Minimum Yard
Collector	45 feet + Minimum Yard

The minimum building setback will be measured from the centerline of the existing roadway or from the centerline of any proposed major roadway which is located on the Right of Way Corridor Map to be developed in conjunction with the Land Development Regulations. The minimum yard set back will be the applicable minimum yard requirement as established by the land use zone.

- 2.03.05** Guidelines will be established in the Land Development Regulations to allow waivers to the right-of-way and road width standards as an incentive to encourage innovative design in mixed use or planned developments. For proposed development adjacent to arterial roadways, waivers will only be granted for the purpose for improving safety and access management.

#### **Objective 2.04 BICYCLE AND PEDESTRIAN WAYS**

The County shall encourage and promote the safe integration and utilization of bicycle and pedestrian movement on the major roadway network, within public facilities, commercial development, residential areas, recreational facilities, and other areas that allow public access.

**2.04.01** Bicycle Route Network. A bicycle route network may shall be designated by the Board of County Commissioners within two years of adoption of the EAR based Plan Amendment. to allow for safe bicycle use throughout the County.

**2.04.02** Within one year of the adoption of the EAR based plan The Recreation Committee shall develop recommendations for a Bicycle Route Network to be presented to the Board of County Commissioners for consideration.

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

**2.04.04** The Amelia Island Bicycle Trail, as delineated, shall be implemented by requiring developments to construct that section related to their development. Such development shall receive appropriate credit from recreation and/or transportation impact fees.

#### **Objective 2.05 SITE DEVELOPMENT TRAFFIC CIRCULATION**

The County shall require that all ~~major~~ developments and planned unit developments provide a circulation system which: provides adequate access to the major roadway network; provides for sound design of local and collector streets within such development; and otherwise provides for the objectives and policies of the Land Use and Transportation Plan.

**2.05.01** Encourage Circulation within Development. Development shall include features and provisions which encourage internal automobile circulation, bicycle use, pedestrian movement, and other features to minimize utilization of the major roadway network.

**2.05.02** Consistency with Transportation System. The roadway and circulation systems of proposed developments should be developed in a manner consistent with the objectives, policies, and standards of the Land Use and transportation plan.

**2.05.03** ~~Access to Major Roadway System. Arterial and Collector Roadways.~~ Development which provides access directly to arterial and collector roadways ~~the major roadway network shall be designed to:~~

- a) Provide adequate and safe entrance intersection(s) including turn lanes, acceleration/deceleration lanes, signalization, signage, and pavement marking as appropriate;
- b) Prevent the creation of hazardous traffic conditions, such as excessive curb cuts which impede traffic flow; and,
- e) ~~Ensure the long term adequacy of the major roadway network.~~

**2.05.04** The County shall control the connections and access points of driveways and roads through land development regulations and recommendations to the FDOT concerning driveway permit applications. Land Development Regulations shall establish criteria for access road spacing consistent with FDOT Access

Management Guidelines. In addition, the County shall request FDOT to purchase access rights for controlled access roads such as U.S. 301.

2.05.05 All new developments, redevelopments and additions to existing developments shall make provisions for safe and convenient internal traffic flow and adequate off-street parking facilities for motorized and non-motorized vehicles through the Land Development Regulations, which will establish on-site parking regulations.

2.05.06 The following techniques shall be applied on a countywide basis to manage traffic access.

1) Public roadways shall be classified according to function and planned, designed, and managed to preserve their functional integrity.

2) Allowable levels of access shall be assigned to functionally classified roadways to preserve the safety and efficiency of these important transportation facilities.

3) Direct access to major arterials and collectors shall be controlled to preserve the safety, efficiency, and character of the transportation route. Individual property access shall not be provided to arterial roadways where alternative access is available as defined in the LDR's.

4) Raised medians shall be incorporated into the design of all arterial roadways with posted speeds of 45 mph or greater

5) Driveway connections shall not be permitted in the functional area of the intersections of arterial or major collector roadways

6) Signalized access points on arterial and major collector roadways shall not be approved where they substantially disrupt the ability to synchronize signals and maintain continuous traffic progression.

7) Properties under the same ownership, consolidated for development or part of phased development plans shall be considered one property for the purposes of access control. Access points to such developments shall be the minimum necessary to provide reasonable access and not the maximum available for that property frontage.

8) New residential subdivisions shall include an internal street layout that connects to the streets of surrounding developments unless constrained to accommodate travel demand between adjacent neighborhoods without the need to use the major thoroughfare system.

2.05.07 Consistent with Policy 1.02.05 H. of the Future Land Use Element, the SR 200/A1A Access Management Overlay District is created. The SR 200/A1A Access Management Overlay District provides a further means for the County to manage development along SR 200/A1A. The purpose of this district is to reduce traffic congestion. Development that takes place within this district will be managed with the aim of protecting the public investment in the existing transportation system and reducing the need for expensive remedial measures.

In addition, the policies of this overlay district will further the orderly layout and use of land, protect community character and conserve natural resources by promoting well-designed road and access systems and discouraging the unplanned division of land. This district is shown in map form as part of the Future Land Use Map Series. It lies generally within 1000 feet of each side of SR 200/A1A and stretches from Edwards Road (which is one mile west of the I-95 & SR 200/A1A interchange) to the Intracoastal Waterway. In addition to the policies in 2.05.06 above, the following added policies shall ~~even~~ also apply to development within this district:

1) Direct access to SR 200/A1A shall be controlled as defined by FDOT to preserve the safety, efficiency, and character of this regionally important transportation route. Individual property access shall not be provided to SR 200/A1A where alternative access is available, or can be provided by the land developers, -as defined in the LDR's.

2) Accessibility to land development along SR 200/A1A shall be ~~preserved~~ provided through the use of parallel roads side streets, joint access driveways and cross access easements connecting adjacent developments.

3) Unified access and circulation systems shall be required for activity centers. This shall include requiring access to property that does not have access to SR 200/A1A. A unified access and circulation system for activity centers will provide an alternative to strip development with individual driveways.

4) Activity centers shall be centered at and extend outward in a radius at the following intersections as identified in the Future Land Use Element.

SR 200/A1A and I-95

SR 200/A1A and SR 107

SR 200/A1A and SR 107 (Nassauville Road)

SR 200/A1A and US 17

SR 200/A1A and SR 200A (Old Chester Road)

5) Development standards for Activity Centers shall include:

~~Density of development may be up to 20% higher than the density that is otherwise allowed by the underlying land use designation.~~

Driveways within 500 feet of the activity center's intersection shall be prohibited unless there is no other option.

Adjacent non-residential properties shall provide a cross access drive and pedestrian access to allow circulation between sites.

All other standards of the SR 200/A1A Overlay District shall apply to development proposed within the Activity Center as defined in Policy 2.05.07.4).

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

7) When issuing any permit for access to any State Road in Nassau, the County shall document that it has followed the criteria and procedures for State Highway System Connection Permits in F.A.C. Rule 14-96. In addition, the County shall require the applicant, as appropriate, to document that the permit request is consistent with the Florida Department of Transportation's Access Management Rule (F.A.C. Rules 14-96 and 14-97), the Access Management Classification System and Standards in F.A.C. Rule 14-97.

**2.05.08**      The County shall request the FDOT PD&E study for SR 200/A1A to include an analysis of roadway capacity, alternatives to road widening such as frontage and parallel roads where feasible.

**Objective 2.06: COORDINATION WITH OTHER TRANSPORTATION AGENCIES**

The County will coordinate transportation activities with other agencies, local governments, and state agencies having planning and implementation responsibilities for highway, mass transit, railroad, air, and port facilities.

**2.06.01**      Coordination with Department of Transportation Standards and Programs. Transportation activities will be accomplished by the minimum standards of the Florida Department of Transportation unless other standards are set by the Board of County Commissioners.

**2.06.02**      The Amelia Island Joint Advisory Planning Committee shall continue to serve in an advisory capacity to the Nassau County Board of Commissioners and the Fernandina Beach City Council with respect to Land Use and Transportation Planning issues.

**2.06.03**      Consistent with Policy 8.01.05, the County shall supplement the requirements of Chapter 427, F.S., by providing local participation to the designated official planning agency and "coordinating board" and in meeting in the prescribed duties thereof.

**2.06.04**      The County, in conjunction with FDOT, shall develop and update annually a computer based countywide traffic model to coordinate land uses with roadway improvements. Traffic models may include, but are not limited to the Florida Standard Urban Transportation Model Structure (FSUTMS). County staff shall provide data to update the model by maintaining a list of certificates of occupancy in a format that can be used by the model.

**2.06.05**      The County will coordinate transportation activities in the following manner:

- Concurrency issues will be coordinated with adjacent local governments, if proposed development will have an impact on the adjacent local government.

- The County will coordinate concurrency issues with FDOT for all state maintained roads.
- All roadway and access issues on state roadways shall be coordinated with FDOT.

The following policies are added to address:

9J-5.019(4)(c)13, FAC: One or more policies are required for the "Establishment of strategies to facilities local traffic to use alternatives to the Florida Intrastate Highway System to protect its interregional and intra state functions.

**2.06.06** The County shall initiate a Special Area Study of the Yulee Planning District. The Special Area Study shall include principals and guidelines that provide for the continued and improved coordination of land use with the transportation system. In addition, the Special Area Study will provide additional strategies for limiting urban sprawl and for advancing the efficient use of land and other resources.

**2.06.07** The planning staff will work with the guidance of the Planning Board to define the geographic areas and scope of activities in each area to be studied.

**Pol. 2.06.08:** Within one year of adoption of the EAR based Plan Amendment Nassau County shall undertake the following actions aimed at assisting the private sector or other private or public non/profit organizations implement transportation operations that will serve as alternatives to the Florida Intrastate Highway System:

1. Study the feasibility of implementing the service options for providing new transit services as discussed in Section 10 of the Nassau County Transit Study, May 2000.
2. For service options that are feasible, the County will pursue federal and state grants to implement them.
3. Options that are to be considered for implementation, shall include, but not be limited to:
  - Develop a Rideshare/Park & Ride Program
  - Develop a transit service to connect residential neighborhoods on Amelia Island with the various services and activities in Fernandina Beach and other areas of the Amelia Island.
  - Develop a Mainland transit service to connect the Yulee area with Fernandina Beach
  - Study feasibility of parallel reliever roads to improve local road connectivity

**Pol 2.06.09** The County shall make available information on major trip generators and attractors as documented in the Nassau County Transit Study, May 2000 and the FSUTMS Transportation Model. This information will be made available to help evaluate whether a public transit service is economically viable. It may also be useful to public and private organizations that

provide transportation services to persons with social needs and to the transportation disadvantaged.

**OBJECTIVE Objective 2.07: REQUIREMENTS TO MEET ADOPTED LOS STANDARDS**

The County shall continue to require facilities and services to meet adopted LOS standards and require that such facilities and services be available concurrent with the impacts of development, or that development orders and permits are specifically conditioned on the availability of the facilities and services necessary to serve the proposed development and that facilities that provide utility service to the various land uses are authorized at the same time as the land uses are authorized.

**Policy 2.07.01**

The County shall continue to require adequate public facilities at the adopted LOS, including traffic facilities, to be available concurrent with the impacts of development, or that development orders and permits are specifically conditioned on the availability of the facilities and services necessary to serve the proposed development.

**OBJECTIVE 2.08 PROTECT PORTS, AIRPORTS AND RELATED FACILITIES FROM ENCROACHMENT OF INCOMPATIBLE LAND USES**

Upon Plan adoption, the County shall implement the following policies to protect ports, airports and related facilities from encroachment of incompatible land uses.

Land Development Regulations shall be adopted which set standards for buffering and separation between land uses so as to protect ports, airports and related facilities from encroachment of incompatible land uses.

The County Building Official shall continue to enforce the County Zoning Regulations which limit the level of permitted construction on structures of non-conforming use located adjacent to ports, airports and related facilities.

The County shall adopt and implement land use controls that require incompatible land uses to maintain minimum set-back distances from each other.



Appendix  
Traffic Circulation Element

**EXHIBIT CC**

**NASSAU COUNTY, FLORIDA**

**LOCAL GOVERNMENT COMPREHENSIVE  
PLANNING PROGRAM**

**HOUSING ELEMENT**

**Goals, Objectives and Policies**

**2000-2010**

Revised August 30, 2000 B&H  
Revised September 27, 2000 P&Z  
Revised October 2, 2000 BCC  
Revised October 23, 2000  
Revised November 26, 2001

**PREPARED BY**

**Nassau County  
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**NASSAU COUNTY  
HOUSING ELEMENT  
GOALS, OBJECTIVES AND POLICIES 2000-2010**

**GOAL 3**

**THE COUNTY SHALL ASSIST THE PRIVATE SECTOR TO PROVIDE AND MAINTAIN AN ADEQUATE INVENTORY OF DECENT, SAFE AND SANITARY HOUSING IN SUITABLE NEIGHBORHOODS AT AFFORDABLE COSTS TO MEET THE NEEDS OF THE PRESENT AND FUTURE RESIDENTS OF THE COUNTY.**

**OBJECTIVE 3.01 HOUSING DEMAND**

The County, during the period ~~1990-2005~~, **2000-2010** shall assist the private sector in the provision of affordable housing units to satisfy the demand of the existing and projected population, and of housing for special needs households.

- 3.01.01** By 2003, Land Development Regulations shall provide a process including incentives which encourage the use of Planned Unit Developments (PUDs) and mixed use developments, and which will offer a variety of housing types. The LDRs shall include an affordable housing density bonus provision for planned development projects, allowing eligible affordable housing projects to receive up to a 20% density bonus based on the following table.

Density Bonuses for Affordable Housing

The County will allow an increase in a proposed development's density if the development provides affordable housing, as per the following:

<u>% units in a proposed development that are priced or otherwise made available to low and very low income households</u>	<u>% density bonus in the overall density of the proposed development</u>
<u>If the development provides 0% affordable housing, the County will allow :</u>	<u>0% density bonus</u>
<u>If the development provides between 10% and 15% affordable housing, the County will allow:</u>	<u>3% density bonus</u>
<u>If the development provides over 15%, but less than 20% affordable housing, the County will allow:</u>	<u>5% density bonus</u>
<u>If the development provides over 20% affordable housing, the County will allow:</u>	<u>10% density bonus</u>

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

- 3.01.03 The Land Development Regulations shall continue to include criteria for the location of housing projects for the elderly and institutional housing which shall consider accessibility, convenience and infrastructure availability.
- 3.01.04 Within one year of adoption of the EAR based plan amendment, the County's Land Development Regulations shall ensure the continued permitting of manufactured and mobile homes in all residential areas of the County in accordance with the Future Land Use Map and Sections 320.8285(5) and 553.38(2), Florida Statutes.
- 3.01.05 The County's adopted Land Development Regulations shall include the use of innovative land development techniques such as zero-lot-line permitting and planned unit development and use of smaller sized lots as density bonuses for construction of affordable housing units.

#### **OBJECTIVE 3.02 SUBSTANDARD HOUSING**

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

- 3.02.01 Increase code enforcement in the County
- 3.02.02 Seek federal and state funding, for the demolition or rehabilitation of substandard housing.

#### **OBJECTIVE 3.03 ADEQUATE SITES FOR HOUSING**

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

- 3.03.01 The County, shall publicize, through news releases, informational brochures and public meetings that it supports private development of affordable housing and encourages developers to through the Building Official, shall encourage local developers to avail themselves of County zoning and procedural support to site and construct affordable housing in the County.
- 3.03.02 Distribute publicly assisted housing throughout the County to provide for a wide variety of neighborhood settings for low and moderate income persons and to avoid undue concentration in any one neighborhood.
- 3.03.03 Encourage the use of state "affordable housing" assistance loans and grants.
- 3.03.04 To counter the high cost of land for construction of affordable housing, the County shall adopt Land Development Regulations that include but not be limited to the use of innovative land development techniques such as zero-lot-line and planned unit development, density bonuses, transfers of development rights, land cost write downs, tax increment financing and public/private partnership ventures.
- 3.03.05 The Land Development Regulations shall include criteria to promote infill development.
- 3.03.06 The County shall make use of intergovernmental coordination agreements to mitigate zoning conflicts.

#### **OBJECTIVE 3.04 SPECIAL HOUSING NEEDS**

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

**3.04.01** The County shall establish non-discriminatory standards and criteria addressing the location of group homes and foster care facilities.

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

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

**3.04.03A:** Nassau County shall require group homes and care facilities applicants to obtain appropriate permits from the State Department of Children and Families.

**3.04.03B** The County shall provide demographic and technical information to private and non-profit sponsors willing to develop group and foster care facilities for county residents.

**3.04.03C** The County shall enact regulations requiring that all foster and group home developments include barrier-free design features.

**3.04.03D** The County shall revise its land development regulations to allow group homes and foster care facilities in all residential districts. Group homes must obtain a valid license from the Department of Children and Families and meet all the requirements of Ch. 419, F.S.

#### **OBJECTIVE 3.05 DISPLACEMENT**

Uniform and equitable treatment for persons and businesses displaced by state and local government programs will be provided consistent with Sec. 421.55 F.S.

**3.05.01** The County will help to assure that reasonably located, standard housing at affordable costs is available to persons displaced through public action prior to their displacement.

**3.05.01A:** Residents displaced by housing rehabilitation and redevelopment or other publicly-initiated activities shall be provided with a list of possible housing opportunities and financial assistance to expedite their relocation.

#### **OBJECTIVE 3.06 HISTORIC HOUSING**

Within one year of EAR based plan amendment adoption, tThe County shall identify and implement state, federal and private funding and technical assistance programs to preserve its historically significant housing. Implementation of these programs shall be ongoing through 2020, by 1992.

**3.06.01** By 2003, tThe County shall conduct a survey in cooperation with the Florida Department of State, Division of Historical Preservation, to identify all residential

structures with historical significance and ensure their registration on the State Master Site File.

- 3.06.02**     The County shall form a Committee to address protection of historic resources within the unincorporated County.

**OBJECTIVE 3.07 LAND DEVELOPMENT REGULATIONS**

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

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

**OBJECTIVE 3.08 HOUSING AFFORDABILITY**

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

- 3.08.01**     By 2003, all codes, ordinances, regulations, policies and procedures regarding residential development review and construction shall be reviewed by the Planning Department Staff to determine their impact on housing development costs. Those components which unnecessarily increase the cost of housing without impairing the health, sanitation, fire safety, structural integrity and maintenance requirements shall be eliminated.
- 3.08.02**     The County shall encourage infill development by facilitating infrastructure to infill areas, removing blighting influences, stabilizing neighborhoods, and providing private developers with information regarding available funding.
- 3.08.03**     The County shall coordinate with the Florida Housing Finance Corporation to identify federal, state and other sources of funding, such as Community Development Block Grant (CDBG) funds and Low Income Housing Tax Credit Program funds, earmarked for very low, low, and moderate income housing and actively pursue those funds for local use by applying for funds when appropriate. The county shall also assist and support private applicants applying for these funds.
- 3.08.04**     The County shall continue to share in an inter-county housing bond program in order to provide below market rate loans to very low, low, and moderate income households for home purchases. The county shall inform financial institutions of the availability of the bond program.
- 3.08.05**     Within 12 months of adoption of the EAR based amendments, the County shall assess its existing permit processing procedure for the purpose of improving efficiency, reducing delays and lowering costs.
- 3.08.06**     The County shall strive to take the necessary steps to eliminate delays in the review of affordable housing development projects. In order to define delay, the county hereby establishes the following maximum timeframes for approval of projects when an applicant provides needed information in a timely manner:

Administrative approval - 5 days;  
Minor site plan - 5 weeks;  
Major site plan - 6 weeks;  
Special exception approval - 8 weeks.

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

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

**EXHIBIT DD**

**NASSAU COUNTY, FLORIDA**  
**LOCAL GOVERNMENT COMPREHENSIVE**  
**PLANNING PROGRAM**  
**PUBLIC FACILITIES ELEMENT**

**Goals, Objectives and Policies**

**2000-2010**

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**NASSAU COUNTY  
PUBLIC FACILITIES ELEMENT  
GOALS, OBJECTIVES AND POLICIES 2000-2010**

**GOAL 4.0**

PROVIDE PUBLIC FACILITIES IN A MANNER WHICH ENSURES THE HEALTH, WELFARE AND SAFETY OF THE RESIDENTS OF NASSAU COUNTY; PROMOTES DEVELOPMENT; REDUCES URBAN SPRAWL; PROTECTS AND CONSERVES NATURAL RESOURCES; AND SATISFIES THE REQUIREMENTS OF SOUND FISCAL PLANNING.

**OBJECTIVE 4.01 MEETING FUTURE NEEDS**

Upon Plan adoption, Nassau County shall implement procedures to ensure that at the time a development permit is issued, adequate facility capacity is available or will be available to serve the development in accordance with the schedule provided in Chapter 9J-5.0055 (2)(a)(b) and (c), F.A.C.

**Policy 4.01.01** The following level of service standards are hereby adopted, and shall be used as the basis for determining the availability of facility capacity and the demand generated by a development.

<u>Facility/Service Area</u>	<u>Level of Service Standard</u>
<u>Sanitary Sewer</u>	
Fernandina Beach	172 gallons per capita per day with 1.2 peak factor
<del>Southern States</del> Florida Water Service	76.8 gallons per capita per day with 1.2 peak factor
<del>Sunray</del> United Water of Florida JEA	85 gallons per capita per day with 1.2 peak factor
Sewer Facilities Built after 2000	85 gallons per capita per day with 1.2 peak factor
<u>Potable Water</u>	
Florida Public Utilities	170.9 gallons per capita per day with 1.6 peak factor
<del>Southern States</del> Florida Water Service	81 gallons per capita per day with 1.5 peak factor
<del>Sunray</del> United Water of Florida JEA	100 gallons per capita per day with 2.0 peak factor
Potable Water Facilities Built after 2000	100 gallons per capita per day with 2.0 peak factor
<u>Solid Waste</u>	4.91 pounds per capita per day

Water Quality	Applicable local standards as well as water quality standards specified by Chapter 17-3 <del>40C-42</del> F.A.C. shall apply.
Wetland Stormwater Discharge	Permits for Wetland stormwater discharge shall follow F.A.C. 17-25.042 <del>40C-42</del> and <del>40C-4</del> .
Stormwater Discharge Facilities	Permits for construction of new stormwater discharge facilities shall follow F.A.C. 17-25.040 <del>40C-42</del> and <del>40C-4</del> .
Closed Conduits	10-year frequency, 24-hour duration; <u>Intensity Duration Frequency</u> (IDF) curve Zone <del>4</del> , <u>(Chapter 5</u> , DOT Drainage Manual 1987).
Open channels	25-year frequency, 24-hour duration; <u>Intensity Duration Frequency</u> (IDF) curve Zone <del>5</del> <u>4</u> , <u>(Chapter 5</u> , DOT Drainage Manual 1987)

## LOS

Retention shall meet DER Stormwater Drainage Rule 17-25 (retain the first inch of stormwater for drainage basins over 100 acres; the first one half inch for drainage basins under 100 acres) — SJRWMD Chapter 40C-4, Environmental Resource Permit for Surface Water Systems and SJRWMD Chapter 40-C-42, Environmental Resource Permits: Regulation of Stormwater Management Systems.

- 4.01.02** All improvements, replacements, expansion or increase in capacity of facilities shall be compatible with the adopted level of service standards for the facilities and the distribution of these facilities shall be consistent with the Future Land Use Map.
- 4.01.03** The ~~County Engineer~~ Public Works Director shall, on a semi-annual basis, review the level of County development in terms of infrastructure availability and provide the findings to the Board of County Commissioners and the ~~Building Official~~ Planning Director except for transportation which will be provided to the traffic engineering department, for guidance in the issuing of Certificates of Concurrence.
- 4.01.04** The ~~County Engineer~~ Public Works Director shall prepare annual summaries of capacity and demand information for each public infrastructure facility. The ~~County Engineer~~ Public Works Director then shall submit recommendations to the County Commission regarding extensions of facilities to meet future needs. These recommendations shall include required costs to implement such improvements and upon Commission approval be considered as recommendations in the next fiscal year budget hearings.
- 4.01.05** New or expansion service areas for publicly owned or investor-owned utilities shall be consistent with the development areas on the Future Land Use Map or Future Land Use Map as amended in accordance with Chapter 163.3187 F.S. The boundaries of the utility service areas shall not be gerrymandered in such a way that enclaves are created that will lack service.

**4.01.06**

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

**Objective 4.02 CORRECT EXISTING DEFICIENCIES**

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

**4.02.01**

A five-year schedule of capital improvement needs for public facilities will be maintained and updated annually in conformance with the review process for the Capital Improvements Element of this plan.

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

Level One - whether the project is needed to protect public health and safety, to fulfill the County's legal commitment to provide facilities and services, or to preserve or achieve full use of existing facilities.

Level Two - whether the project increases efficiency of use of existing facilities, prevents or reduces future improvement costs, provides service to developed areas lacking full service or promotes in-fill development.

Level Three - whether project represents a logical extension of facilities and services within a designated service area.

**4.02.02**

Unless modified by an amendment to the element, all projects shall be completed in accordance with the schedule provided in the County Capital Improvements 5-year plan as shown below:

- a. Drainage - Immediate concerns for drainage are maintenance of existing County drainage facilities; coordinating with the state for maintenance of state facilities along state highways and development of a county-wide drainage master plan.

While these are not items that should be shown in the County's 5-year Capital Improvement Plan, the findings of the drainage master plan undoubtedly will require some construction of new, and realignment of existing, drainage facilities. These new facilities and associated construction costs will be added to the Drainage Sub Element and Capital Improvement Element as amendments to the Plan.

- b. The Solid Waste Director or designee shall take steps immediately to accomplish the following tasks at functioning landfills:

- 1.) ensure that all areas of the landfill not actually being worked are covered;

- 2.) develop a groundwater monitoring system; and
- 3.) implement a quality assurance program to provide protection from water pollution, noise pollution, and odor pollution.

~~Sanitary Land Fill — The Lofton and Bryceville land fills must be "closed" per DER regulations. In addition, the County has applied for and awaits required permits for continued interim use of the West Nassau Land Fill. Funding is shown in the Capital Improvement 5-year plan to support both actions.~~

~~"Closing" the Lofton and Bryceville landfills and "opening" the new section of the West Nassau landfill are "Level One" priority projects and are shown on Table J-7 of the Capital Improvement Element to be completed during the current 5-year Capital Improvement Plan.~~

The County shall adopt LDRs that include adequate enforcement procedures and penalties for illegal dumping and burning of hazardous and non-hazardous waste.

- c. Sanitary Sewer — Immediate concern of the County regarding sanitary sewer disposal is the performance of package plants and septic tanks so as to not impact on the County's natural resources. The County support at this time should be primarily to support the County Department of Health in locating and identifying malfunctioning systems.

Since this effort can best be accomplished through citizen participation, the County shall establish a public information program wherein water quality literature available from the County Department of Health and Water Management District will be made available to Nassau County residents.

While the cost of such an effort will not be identified in the County's 5-year Capital Improvement Plan, it will add some expense to County operations within the Office of the ~~County Engineer~~ Public Works Director.

- d. Potable Water — Since the County does not own or operate a central potable water system, nor does it expect to have the financial resources to implement such a system within the ~~1990-2005-2000-2010~~ planning period, the County must make more feasible the expansion of potable water system by its franchised operators.

Nassau County will ensure that future land development follows the Comprehensive Plan through implementing growth management in accordance with the adopted Future Land Use Map thereby promoting compact development and promoting extension of water/sewer systems.

**4.02.03** Upon completion of the Master Drainage Study (See Policies 4.02.02 and 4.05B.03) the ~~County Engineer~~ Public Works Director shall prepare a priority listing of drainage projects to be completed by the County to correct existing defi-

ciencies. This listing, with associated costs, shall be presented to the Board of County Commissioners for implementation in the FY ~~1995-1996~~ 2003-2004 budget.

- ~~4.02.04 The County Engineer shall maintain inventories of all currently operating public facilities and annually report to the County Commission locations required to support future development needs and provide estimated costs or other possible means for acquisition.~~

#### **OBJECTIVE 4.03 DISCOURAGE URBAN SPRAWL**

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

- 4.03.01 Nassau County shall recommend to the Nassau County Health Department ~~that they~~ require that on-site sewage systems, except approved on-site graywater systems, connect to a publicly owned or investor-owned sewage system within 365 days after notification that such a system is available. ~~(F.S. 381.272(1). (F.S. 381.00655)).~~
- 4.03.02 Issuance of building permits will be conditioned upon demonstration of compliance with applicable federal, state and local permit requirements for on-site wastewater treatment systems.
- 4.03.03 Provisions shall be made in the ~~Sub-Division~~ Land Development Regulations for the inclusion of water and sewer utility easements and rights-of-way in a subdivision plat to assure the eventual construction and utilization of a sewage system in such subdivision. (F.S. 381.272 (1).
- 4.03.04 Provisions shall be made in the Land Development Regulations for waivers to the requirement for mandatory connection to a publicly owned or investor-owned sewage system based on the criteria listed in Chapter 381.272 F.S.
- 4.03.05 Provisions shall be incorporated in the Land Development Regulations to allow developer agreements for the timing of installation and connection of water and/or sewer to a publicly owned or investor-owned water and/or sewer system. Said developer agreements will be based on density formulas and may allow temporary use of on-site water or sewer systems until the agreed upon densities are resolved. On-site sewer systems must be approved by the County Department of Health or Department of Environmental Protection for proper operation in the specific location.

#### **OBJECTIVE 4.04 CONSERVATION OF POTABLE WATER RESOURCES**

Upon Plan adoption, the County shall conserve potable water resources through implementing the following policies:

- 4.04.01 The County shall continue to coordinate efforts with the Water Management District to identify and map prime natural groundwater aquifer recharge areas.
- 4.04.02 The St. Johns River Water Management District will be used as source for the identification and protection or recharge areas.

4.04.03 The County shall conduct a public information program utilizing materials available from the Water Management District to alert residents of wasteful water usage practices and enhance the responsible and practical use of potable water resources.

4.04.04 By 2003, the County shall adopt Land Development Regulations that implement the requirements of Chapter 553.14, F.S., "The Water Conservation Act."

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

4.04.06 ~~It shall be a goal of Nassau County will strive to reduce potable water consumption/use/waste by 6 percent through (1) requiring the capping of unused artesian wells, (2) providing public information regarding water conservation, (3) requiring water source heat pumps to utilize a return well, and (4) requiring wastewater reuse where practical, (5) coordinating water conservation efforts with the Soils and Water Conservation District and the SJRWMD.~~

#### **OBJECTIVE 4.05A. PROTECTING THE FUNCTION OF NATURAL GROUNDWATER RECHARGE AREA**

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

4.05A.01 The County Planning Director shall coordinate with the St. Johns River Water Management District to acquire area maps which define the location of significant groundwater recharge areas in the County. These recharge areas will be noted on zoning maps so that requests for rezoning or land use changes in these areas can be evaluated both in terms of need and potential impact to the aquifer.

4.05A.02 The County, in coordination with DERP and the St. Johns River Water Management District shall, under the SWIM program, identify all known point and non-point sources of pollution within the County. All permitted discharge sources shall be required to meet state Water Quality Standards, all discharges under state law not requiring a permit will be required to meet all applicable Best Management Practices.

4.05A.03 The County shall establish wellhead protection zones, consistent with Chapter 62-521.400, F.A.C., to prevent aquifer contamination within the wellhead cone of influence. Upon plan adoption, the County shall designate an interim protection area of 400 500 feet in radius as the well field protection zone for each water well that serves a community water system which has at least fifteen (15) service connections or regularly serves at least twenty-five (25) of the same persons ~~ever six (6) months per year~~ that are year-round residents, until cones of influence can be determined. The County will revise this policy within six months of the St. Johns Water Management District mapping the cones of influence. Within the zone of protection, the following activities shall be prohibited:

- 1) landfills;
- 2) facilities for bulk storage, handling or processing of materials on the Florida Substance List;
- 3) activities that ~~acquire~~ require the storage, use or transportation of restricted substances, ~~agricultural chemicals~~, petroleum products, hazardous toxic waste, medical waste, etc. Gasoline storage tanks associated with retail use which meet the standards of Rules 16-761, 17-762, and 17-767, F.A.C., and Chapter 376, F.S., concerning petroleum storage tanks may be permitted in this zone.
- 4) feedlots or other commercial animal facilities;
- 5) wastewater treatment plants, percolation ponds, and similar facilities;
- 6) mines; and
- 7) excavation of waterways or drainage facilities which intersect the water table.

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

~~4.05A.04 Upon completion, by the Water Management District, of a map which identifies significant aquifer recharge areas in Nassau County, the County shall incorporate such map into the Natural Groundwater Recharge Sub-Element and through the Comprehensive Plan amendment process revise the policies of this section to include specific policies for protecting the identified locations. Such policies will include control of land use and siting of septic tanks for sewage disposal.~~

#### **OBJECTIVE 4.05B PROTECT THE FUNCTION OF NATURAL DRAINAGE FEATURES**

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

**4.05B.01** In order to maximize the use/functions of existing facilities, the County shall establish a maintenance and monitoring program of County controlled drainage ditches throughout County, ~~the cost of which shall be incorporated into the County's annual operating budget.~~

**4.05B.02** A buffer of natural vegetation as required under Chapters 373 and 403, F.S., implementing regulations and permits granted thereunder, shall be provided where wetlands occur.

**4.05B.03**

The County shall, by ~~1995~~, 2005, initiate a master drainage study of the County to identify (1) the volume, rate, timing and pollutant load of stormwater run off in each planning district, (2) areas of recurring drainage problems, and (3) establish a priority for improving drainage throughout the County.

Upon completion and approval of the study by the Nassau County Board of County Commissioners, the findings of the study shall be incorporated into a the Stormwater Management Ordinance and made part of the County's Comprehensive Plan through the Comprehensive Plan amendment process as required by s.163.3184, 163.3187, F.S.

**4.05B.04**

The County shall regulate the use of land in accordance with the Future Land use Map.

**4.05B.05**

Adopted sub-division regulations shall ensure that new streets are designed to direct storm drainage in a manner that such water will be filtered through soils and native vegetation before the runoff enters drainage creeks.

**4.05B.06**

New sub-divisions or individual parcels must be engineered so that post development runoff for the property is no greater than predevelopment runoff.

**4.05B.06a**

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

**4.05B.06b:**

By 2005, to ensure stormwater management facilities function properly, the County will establish defined levels of maintenance for public and private stormwater management facilities, and will conduct inspections on a routine basis.

**4.05B.06d**

The County will, through its land development regulations, require existing uses undergoing redevelopment to meet the new development requirements for stormwater management.

**4.05B.06e**

By 2005, the County will conduct a comprehensive inventory of all stormwater management facilities in all of the drainage sub-basins under the county's jurisdiction.

**4.05B.06f**

By 2005, the County shall seek grants to establish a grant funded Geographic Information System (G.I.S.) - based inventory of all stormwater management facilities under the county's jurisdiction. Grants will also be sought to fund a stormwater drainage plan and drainage improvement projects as recommended by the plan.

**Drainage Standards**

New development (and when required, redevelopment) shall, as a minimum, conform to the drainage LOS standards established by Policy 4.01.01 and to the SJRWMD development standards and guidelines:



**OBJECTIVE 4.05C PROTECT THE FUNCTION OF FLOODPLAINS AND FLOODWAYS**

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

**4.05C.01:** By 2002, the County shall create LDR's to regulate encroachments, including fill, new construction, substantial improvements, and other development, within a FEMA designated "special flood hazard area" that would result in any increase in flood levels during the occurrence of a flood discharge, unless specifically approved by the Administrator of the Federal Insurance Administration under the provisions of 44 CFR 65.12, as amended.

**EXHIBIT EE**

**NASSAU COUNTY, FLORIDA**  
**LOCAL GOVERNMENT COMPREHENSIVE**  
**PLANNING PROGRAM**  
**COASTAL MANAGEMENT ELEMENT**

**Goals, Objectives and Policies**

**2000-2010**

Revised August 30, 2000  
Revised October 2, 2000 P&Z  
Revised October 12, 2000 BCC  
Revised for BCC Review October 18, 2000  
Revised October 23, 2000  
Revised November 26, 2001

**PREPARED BY**

**Nassau County**  
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**And**

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**NASSAU COUNTY  
COASTAL MANAGEMENT ELEMENT  
GOALS, OBJECTIVES AND POLICIES 2000-2010**

**Goal 5.0**

The County shall manage, use, conserve and protect the coastal resources along with protecting human life from natural disasters.

**OBJECTIVE 5.01 PUBLIC BEACH ACCESS**

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

- 5.01.01** The County shall maintain inventory and analyze existing public beach access and demand to establish future beach access requirements based upon projected populations. ~~By 1994~~ By 2005, a study of needs will be completed and the findings incorporated into the Recreation and Open Space and Coastal Management Elements through the Comprehensive Plan amendment process. In the interim, a LOS standard of the average of ~~4 beach access per 0.5 mile~~ 1 beach access point per 10,000 persons shall be established.
- 5.01.02** Within an average of one-half mile increments the County will require the dedication of public access to beaches or waterfront areas as a condition of development for PUD and DRI developments located along the Atlantic Coast beach or Intracoastal that are permitted after the date of adoption of the EAR based plan amendment.
- 5.01.03** The County will not vacate necessary existing easements, rights-of-way, walkways and other access points to beaches and shores.
- 5.01.04** ~~The County will acquire through dedication, purchase or other means, public access at approximately 1/2 miles increments and increased facilities for public beaches.~~ The County will seek grant funds to acquire and develop beach access points that are convenient to the public and suitable based on the surrounding public roads, topography and ecology.
- 5.01.05** Private land owners adjacent to public beach access points, including easements, will not be allowed to restrict public access to the beaches through access points.
- 5.01.06** The County shall maintain and preserve current facilities which provide for vehicular accesses to the beach; including, but not limited to, driving to, driving on, and parking on and adjacent to the beach at locations which the County and the Florida Department of ~~Natural Resources~~ Environmental Protection determine that such activities do not adversely impact upon the ecology of the beach or dune system.
- 5.01.07** By 2005, ~~The~~ County in cooperation with ~~FDNR~~ FDEP will develop a beach access and parking plan that will assure maximum accessibility to public beaches while providing sufficient protection to maintain the current quality of the beach and dune system.

#### OBJECTIVE 5.02A DUNE PRESERVATION

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

**5.02A.01** The County will seek professional evaluation from DEP's Office of Beaches and Coastal Systems and US Corp of Engineers before permitting any coastal structure proposed for controlling beach erosion.

**5.02A.02** No motorized vehicles will be allowed on dune systems except in an emergency situation as designated by the local civil defense agency.

**5.02A.03** ~~The State of Florida Department of Natural Resources Environmental Protection Bureau of Beaches and Shores Office of Beaches and Coastal Systems shall be requested to reevaluate the Coastal Construction Control Line (CCCL) at a minimum of five (5) year intervals. The County shall request a re-evaluation of the CCCL by the Florida Department of Environmental Protection at least once every five (5) years following the adoption of the 2000 EAR-based amendments.~~

**5.02A.04** In order to help protect the primary and secondary dune system and mitigate the effects of a storm surge, criteria shall be incorporated in the Land Development Regulations within one year of the adoption of the EAR based plan amendment that requiring require the following:

- Site plan review shall be required for all new beachfront construction.
- Vegetated oak hammock and dune interface areas, where they exist, shall be preserved to ensure protection of primary and secondary dune systems. Site plan review and on-site inspections during construction shall require that vegetated areas shall not be destroyed beyond 30 feet outside of the immediate building area.
- Excavation shall be confined to construction zones containing building pads, drainage structures, parking and drives and recreational uses with maximum efforts made to minimize damage in all areas of the dune system.
- Any excavation in the primary or secondary dune system shall not reduce existing crest elevations below twenty-six feet (26') mean sea level.
- Any breaches or blowouts in the primary dune system shall be indicated on the site plan and shall be filled and revegetated per permits obtained through DNR/DEP.
- Excavation of primary and secondary dunes shall be prohibited, unless there are no other development alternatives on the site.
- In the event of unpermitted destruction or damage to dunes, the developer shall reconstruct or repair the damage to preconstruction conditions.

**5.02A.04-a** The County shall continue to recognize the Florida Department of Environmental Protection (DEP) Coastal Construction Control Line (CCCL), as established by Chapter

161.053, F.S. Construction encroachment, except for the following, shall be prohibited oceanward of the CCCL:

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

#### **OBJECTIVE 5.02B BEACH RESTORATION**

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

- 5.02B.01** The County shall apply to State ~~DNR~~ DEP and the Army Corps of Engineers to acquire grant funding for the restoration of altered beaches or dunes on Amelia Island where such alteration occurs over time.
- 5.02B.02** The County shall request State of Florida Department of Natural Resources (~~DNR~~) Environmental Protection (DEP) and the U.S. Army Corps of Engineers to notify them of any pending projects for dredging in the St. Marys channel in order to obtain joint agreements with appropriate public agencies to mitigate impacts to the beach area at Fort Clinch State Park and to enhance and renourish the public beaches of Amelia Island.
- 5.02B.03** Fill-in beach areas shall be restricted to materials characteristic of the beach which are compatible with those currently in place.

#### **OBJECTIVE 5.03 HURRICANE EVACUATION & EMERGENCY MANAGEMENT**

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

- 5.03.01** Within one year of adopting the EAR based plan amendment, the County will revise its land development regulations to further ~~The County shall continue to review and revise all development regulations to reduce the vulnerability of future development in the A-~~ Zone 100 year flood plain. Such revisions shall include:

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

**5.03.02** The County, by reference, incorporates the Nassau County ~~Peacetime Emergency Plan Comprehensive Emergency Management Plan~~ into the Coastal Management Element. Responsibility for coordination of the ~~Peacetime Emergency Plan Comprehensive Emergency Management Plan~~ with the County Comprehensive Plan shall be designated to the County Planning Director.

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

#### **OBJECTIVE 5.04 POST DISASTER REDEVELOPMENT**

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

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

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

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

**5.04.04** The County shall update its hurricane evacuation plan and disaster preparedness plan, based on the recommendations of the NEFRPC's Northeast Florida Hurricane Evacuation Study, 1998. In addition, The County shall update its hurricane evacuation plan and disaster preparedness plan every five years thereafter. Also, the County will and also re-evaluate its the effectiveness of hurricane evacuation plan and disaster preparedness immediately plan immediately after a major disaster event to recommend appropriate improvements.

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

- ~~5.04A.01 The Coastal High Hazard Area in Nassau County shall include all land and water areas depicted as inundated by a Category 1 through 3 Hurricane Storm Surge (Figure E-5).~~
- 5.04A.01: In accordance with rule 9J-5.003(17), F.A.C., the county hereby designates the "Coastal High-Hazard Area" (CHHA) as identified as a Category 1 Evacuation Zone as defined in Chapter 9J-5 F.A.C. in the Northeast Florida Regional Planning Council's Northeast Florida Hurricane Evacuation Study, 1998. The location of the Coastal High-Hazard Area is illustrated by Map x of this Element.
- 5.04A.02 The County Engineer, Public Works Director with required support, shall survey disaster sites immediately following the emergency occurrence to identify immediate repair and clean-up actions required to protect public health and safety and shall coordinate with the Director of Emergency Services to accomplish priority tasks.
- 5.04A.03 Roadway segments located within low lying areas, that are used as hurricane evacuation routes, shall be elevated or rerouted during post-hazard construction.
- 5.04A.04 In the event that ~~S~~sanitary sewer and potable water facilities are damaged located within areas that flood consistently during hurricane activity, the ~~shall~~ facilities shall be subject to post disaster redevelopment policies and regulations that require damaged structures and facilities to be programmed to be reconstructed at an elevated height or otherwise flood proofed in accordance with existing building and development regulations, or relocated as a priority funding item in the County Capital Improvement Plan.
- 5.04A.05 F.E.M.A., National Weather Service and Regional Planning Council data, which are pertinent to Nassau County hurricane damage mitigation, shall be incorporated into this element of the Plan through the amendment process specified in s 163.3187 F.S.
- 5.04A.06 The County shall require, through land development regulations, that redevelopment plans within the CHHA include reduced densities and the minimization of public facilities and expenditures to a level no greater than that necessary to support land uses in the effected areas as shown on the Future Land Use Map.
- 5.04A.07 The County shall develop plans and criteria for immediate repair and clean up in addition to long term repair and redevelopment. These plans shall also address removal, modification or relocation of damaged infrastructure and unsafe structures. The level of reconstruction that will be permitted in an area of damage in terms of intensity and density of use shall be consistent with the Goals, Objectives and Policies expressed in this Plan.
- ~~5.04A.08 Following a storm event, the Public Works Department shall assess all county facilities damaged from storm activity in the CHHA, and shall make recommendations to reduce future expenditures and potential damage risks.~~

#### **OBJECTIVE 5.05 HURRICANE EVACUATION TIME**

Jpon Plan adoption, the County shall ~~develop~~ continue to maintain its current a maximum evacuation time of 9.5 hours based upon the Northeast Florida Hurricane Evacuation Study of 1998, and strive to reduce this time, and shall implement a plan within 6 months of the date of adoption of this ordinance.

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

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

1. A1A (Buccaneer Trail from O'Neil through Yulee
2. A1A (Buccaneer Trail)/Sadler Road/South 14<sup>th</sup> Street Intersection
3. I-95 northbound on ramps
4. I-95 north bound
5. U.S. 301 and U.S. 1 in Callahan

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

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

5.05.05 Adopt requirements in the Land Development Regulations establishing minimum crown elevations for new road construction for roads constructed within Special Flood Hazard Areas and areas subject to flooding from a Class I hurricane, as depicted in the Hurricane Storm Surge Atlas developed by the NEFRPC.

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

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

#### **OBJECTIVE 5.06 EVACUATION SHELTERING**

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

5.06.01 Off-Island school sites will be designated as shelters as coordinated by the local government and the Red Cross.

5.06.02 New construction over 10,000 square feet shall be ~~continually surveyed upon issuance of a building permit~~ reviewed by the County to determine its potential for serving as a hurricane shelter based upon its size and location.

5.06.02-a By 2005, the County will conduct a survey of schools, municipally owned, and county-owned buildings to identify those buildings that are appropriately designed and located to serve as hurricane evacuation shelters. Once this survey is completed, the county will solicit state funding from the Florida Division of Emergency Management to



decrease the deficit of "safe" shelter capacity by retrofitting existing primary shelter facilities.

- 5.06.02-b Within one year of adoption of the EAR based plan amendment, the public works department shall assist Emergency Services in assessing the vulnerability of public infrastructure within the CHHA.

#### **OBJECTIVE 5.07 PROTECT POPULATION FROM HIGH HAZARD**

Upon Plan adoption, the County, through its Future Land Use Map and Development Orders shall direct population concentrations away from known or predicted high hazard areas.

By 1990, the County shall have a mechanism in place to provide for people with special needs during an emergency. As identified by the the time of EAR based plan adoption, the county shall utilize the procedures County's Emergency Management Plan for assisting the special needs population in an emergency, as amended.

- 5.07.01A In accordance with rule 9J-5.003(17), F.A.C., and consistent with Policy 5.04.A .01, the County hereby designates the "Coastal High-Hazard Area" (CHHA) as identified as a Category 1 Evacuation Zone as defined in Chapter 9J-5 F.A.C. The County shall apply the RPC Hurricane Threat Study data to identify areas to be designated as Coastal High Hazard Areas. These areas shall be parcels of land shown to become inundated by storm surge from Category 1 through Category 3 hurricanes.
- 5.07.01.B Development within the F.E.M.A. FIRM V Zone shall be limited through County restrictions regarding the provision of water/sewer/road facilities to service V Zone areas where infrastructure facilities have been damaged/destroyed by storm forces.
- 5.07.01C New development within the designated Coastal High Hazard Area will be limited to (1) in-fill (following the policies set forth in this plan for development in flood prone areas), (2) PUDs with construction clustered on the upland portion of the site or (3) development under a DRI in which site planning addresses the issue of flooding.
- 5.07.02 The issuance of building permits on the ~~barrier island~~ Barrier Island shall be restricted by the ability of the road network to serve evacuation at a maximum clearance time ~~of 9.5 hours to be implemented in a plan within 6 months of the date of adoption of this ordinance.~~
- 5.07.03 A statement shall be included on all new subdivision plats located within areas of potential storm surge inundation that ("The area as depicted hereon is subject to storm surge inundation during a Category 1, 2, 3, 4, and 5 hurricane").
- 5.07.03-a The County shall evaluate and determine the appropriateness of the location of new adult congregate living facilities, nursing homes, and other similar medical facilities that serve the county's special needs population within the CHHA.
- 5.07.03-b: Within the CHHA, the county will not make infrastructure improvements to accommodate development more density or intensity than allowed by the comprehensive plan map.

#### **OBJECTIVE 5.08 LAND USE COMPATIBILITY**

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

~~5.08.01 The County shall identify existing water dependent activities in the coastal area and shall establish coordination procedures with adjacent counties and municipalities to determine LOS required to support use of water dependent County resources by other jurisdictions and explore means for jointly funding such activities.~~

5.08.01 The County shall continue to allow permit the use and development of water dependant activities facilities such as marinas and docks consistent with the land uses shown on the Future Land Use Map so long as the proposed development meets the permitting requirements of applicable federal, state, regional and local agencies. Water dependant facilities activities must also meet adopted level of service standards.

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

5.08.03 The public need for additional public marinas will be evaluated to best locate marinas in areas of high demand with priority consideration given to sites that:

- a. are compatible with adjacent land use;
- b. have available upland support services;
- c. provide protection of water quality;
- d. have minimal hurricane vulnerability;
- e. will be available for public use; and
- f. will cause least environmental disruption;
- g. have existing access to the Intracoastal Waterway ;
- h. have adequate water depth, with good flushing and circulation; and
- i. will have minimal impacts to submerged aquatic vegetation and estuarine wetlands

5.08.04 By 2002, Land Development Regulations shall specify performance standards for shoreline land uses. The LDRs will address at a minimum:

- a. Set back based upon calculated levels of storm surge;
- b. Building height based upon potential wind loading and aesthetic considerations;
- c. Requirements for central potable water and sewer service;
- d. Area of permitted parcel coverage;

e. Requirements for protecting dunes and beaches; and

f. Landscaping and internal circulation.

5.08.05 ~~The County~~ By 1992 the County shall inventory existing marinas and boat ramps and evaluate the need for additional such facilities every five years from the date of adoption of the EAR based plan amendment.

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

~~5.08.07 The Director of Planning shall, on an annual basis and within 3 months subsequent to a hurricane or other major disaster, through coordination with the Sheriff's Department, conduct a visual assessment of the exterior of structures in the County generally and in areas of known substandard housing in particular to identify structures with a potential need for redevelopment~~

~~Structures identified as possible unsafe structures will be examined more closely by the Building Inspector and cited for conditions that are in violation of current housing and building codes.~~

#### **OBJECTIVE 5.09 COASTAL PRESERVATION**

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

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

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

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

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

~~5.09.05 A 50-foot buffer of vegetation native to the site, shall be provided where wetlands occur.~~

5.09.05A Development that will impact wetlands shall comply with the regulations of the U.S. Army Corp of Engineers, SJRWMD, DEP, EPA and other state/federal and regional agencies as appropriate.

- 5.09.06 Assure that new development does not interfere or restrict water from entering wetlands or estuaries to maintain normal biological productivity.
- 5.09.07 Development orders shall be designed to protect the type, nature, and function of floodplains, wetlands, waterways, inlets, estuaries, lakes and wildlife habitat occupied by endangered or threatened species by limiting encroachment, removal of native vegetation, pollution discharge, dredge and fill, drainage, or other impacts associated with development.
- 5.09.08 The County shall establish coordinating procedures with adjacent counties and municipalities to establish intergovernmental agreements for coordinating efforts in preventing estuarine pollution, controlling surface water runoff and protecting living marine resources.
- 5.09.08A Lands considered for acquisition by the County as greenways and conservation/preservation areas shall include coastal lands vulnerable to hurricane impacts.

#### **OBJECTIVE 5.10 DREDGE AND FILL**

Dredging and filling in the coastal areas shall be discouraged.

- 5.10.01 The construction of canals and other man-made navigable waterways shall not be approved by the County until all federal and state permits have been acquired.
- 5.10.02 All approved dredge and/or fill activities shall be conducted in a manner which minimizes adverse impacts on natural ecosystems, water quality, and allow for adequate flushing.
- 5.10.03 All dredge spoil material shall be placed on suitable disposal sites approved by all agencies with jurisdiction.
- 5.10.04 Approved best management practices, published by the Florida Department of Environmental Regulation, shall be used before, during and after construction to reduce siltation and erosion.
- 5.10.05 The County shall permit riprap landward of the mean high water line and Coastal Construction Control Line (CCCL) only on parcels of land adjacent to existing shoreline erosion structures. In other areas vegetative buffers should be utilized.

#### **OBJECTIVE 5.11 PRESERVATION OF COASTAL RESOURCES**

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

- 5.11.01 The County shall adopt land development regulations which limit specific and cumulative impacts of development or redevelopment on coastal resources. Specifically these LDRs shall:
- ~~Limit density in designated wetlands to 1 unit per 5 acres with permitted density clustered on that portion of the site least impacted by construction activities.~~

- ~~Where development in environmentally sensitive lands must be permitted to avoid the "taking" issue, development must proceed under the PUD district concept with development clustered in the least ecologically sensitive portion of the parcel.~~
- ~~A 50-foot buffer of vegetation native to the area will be required between the developed area and wetlands.~~

#### **OBJECTIVE 5.12 LIMITING PUBLIC EXPENDITURE**

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

- 5.12.01** The County shall promote compact growth within the barrier island whereby the cost of providing public facilities and services that benefit development is borne by those individuals who receive direct benefit. For example, the establishment of Municipal Taxing Units or Benefit Units.
- 5.12.02** The County shall review its Zoning Code and Subdivision regulations and make required revisions to control development on the barrier island in a manner that will reduce vulnerability to hurricane forces.
- 5.12.03** ~~The County Engineer-Public Works Department shall review proposed development plans to ensure that infrastructure (water, sewer, roads) is located in a manner that provides least susceptibility to hurricane impact.~~

Where in-place infrastructure is destroyed by hurricane forces, replacement of such facilities shall be engineered to provide least exposure to hurricane forces.

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

#### **OBJECTIVE 5.13 ESTUARINE ENVIRONMENTAL QUALITY**

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

- 5.13.01** Marinas and boat ramps shall be located in areas where they create a minimum adverse impact to water quality and existing marine habitat.
- 5.13.02** The County will seek professional evaluation regarding the impact upon environmental quality of estuarine systems prior to permitting any structure proposed for controlling bank erosion.

- 5.13.03 Construction sites which border estuarine systems must control surface water run-off during and after construction activities to a level equal to or less than that which occurred prior to construction.
- 5.13.04 New development on the barrier island will require central water and sewer hook-up when available before a building permit or development order to proceed will be issued.
- 5.13.05 Marinas that cater to live-aboard craft shall be equipped with sewage pump-out and collection systems for vessels.
- ~~5.13.06 In order to protect the St. Johns Marsh and Fort Clinch State Park Aquatic Preserves, the County Commission shall adopt Policy 9.2.2.5 of the Northeast Florida Comprehensive Regional Policy Plan, which states: Developments adjacent to Class II Waters, Aquatic Preserves, and Outstanding Florida Waters should be required to provide retention or detention with filtration of the first three quarters of an inch of runoff or the runoff from the first 1 1/2 inches of rainfall, should provide off-line retention or off-line detention with filtration of the first 1/2 inch of runoff of the total amount required to be treated; and should be required to demonstrate that the project will not result in the degradation of the water quality in Outstanding Florida Waters, Class II Waters, and Aquatic Preserves.~~
- 5.13.07 The County shall request that the ~~FDNR FDEP~~ and the ~~Florida Game and Fish Commission Florida Fish and Wildlife Conservation Commission~~ review its Coastal Management Element and provide recommendations for improving County protection of Aquatic Preserve resources. These recommendations, upon approval by the Board of County Commissioners shall, through the amendment process, be made part of the Coastal Management Element.
- 5.13.08 The County Building Official shall coordinate with the County Department of Health to ensure that septic tanks and septic tank drainfields are located at setback distances prescribed by appropriate Administrative Codes.
- ~~5.13.09 The County hereby adopts the State designation of Class III and II waters as defined in the 1996 Water Quality Assessment for the State of Florida (305(b) Report), as the minimum water quality standard for the waters of the Coastal Zone (exclusive of the Aquatic Preserves) of Nassau County. The County will regulate develop within the Coastal Zone consistent with DEP water management objectives for maintaining the Class III and II designations. Class III waters are suitable for "Recreation, propagation, and maintenance of a healthy, well-balanced population of fish and wildlife." Class II waters are held to a higher quality standard.~~
- 5.13.10: Nassau County shall limit the amount of stormwater discharge into the waters of the Coastal Zone by:
- < requiring all new development in the Coastal Zone to utilize on-site retention or detention methods consistent with the provisions of the Stormwater Management Sub-Element prior to discharge.

< requiring new development to utilize natural drainage features, such as impounded and un-impounded wetlands and swales, to the maximum extent possible for stormwater management;

requiring all new development to retain, at minimum, the first one (1) inch of stormwater runoff;

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

#### **OBJECTIVE 5.14 PROTECTION OF HISTORIC RESOURCES**

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

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

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

**5.14.03** Proposed development projects shall be reviewed at the time of issuing a building permit or development order to determine potential impacts on known historic sites.

When such construction or other development activity may impact adversely on a historic/archaeologic archaeological site, the proposed development must provide sufficient buffering (spatial separation, physical wall, or other method approved by the County Planning and Zoning Commission Board) before a permit is issued.

#### **OBJECTIVE 5.15 LEVEL OF SERVICE STANDARDS**

Upon Plan adoption, the County shall establish level of service standards, areas of service and phasing of infrastructure in the coastal area through implementing the following policies:

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

Levels of Service for roads as specified in the Traffic Circulation Element shall pertain also to the County's coastal area.

**5.15.02** Potable Water and Sanitary Sewer service areas on the County's barrier island shall continue to be served by the franchised service operations of Southern States Utilities and Florida Public Utilities private utilities.

**5.15.03**

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



**EXHIBIT FF**

**NASSAU COUNTY, FLORIDA**  
**LOCAL GOVERNMENT COMPREHENSIVE**  
**PLANNING PROGRAM**  
**CONSERVATION ELEMENT**

**Goals, Objectives and Policies**

**2000-2010**

**Revised August 30, 2000**  
**Revised October 6, 2000 P&Z**  
**For P&Z Review October 17, 2000**  
**Revised October 23, 2000**  
**Revised November 26, 2001**  
**March 14, 2002**

**PREPARED BY**

**Nassau County**  
**Planning and Zoning Department**

**and**

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**NASSAU COUNTY  
CONSERVATION ELEMENT  
GOALS, OBJECTIVES AND POLICIES 2000-2010**

**Goal 6.0**

The County shall conserve, utilize and protect the natural resources of the area, including air, water, wetland, waterwells, estuaries, water bodies, soils, minerals, vegetative communities, wildlife, wildlife habitat, and other natural and environmental resources, insuring that adequate resources are available for future generations.

**OBJECTIVE 6.01 GROUND WATER**

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

- 6.01.01 The County shall require, consistent with the rules of the SJRWMD, that wastewater be reused where practical. New wastewater treatment plants shall be required to provide for the reuse and/or disposal of wastewater by best available technology, including for agricultural or landscaping irrigation, percolation, or other permitted measures unless data are presented to support claims for the inability to support such reuse.
- 6.01.02 Within one year of adopting the EAR based plan amendment, ~~By 1995, the City of Fernandina Beach, the County shall request the City of Fernandina Beach the County and industry to jointly coordinate with the SJRWMD to develop a study and initiate implementation of an analysis to determine the need for alternative water supplies to help meet future demands.~~ The study will consider, at a minimum, the feasibility of using various water supply alternatives such as desalinization, transfer of water, and wastewater reuse as a potential alternative water supply source.
- 6.01.03 The County shall withhold development rights to future land development unless infrastructure (which includes water supply capacity and facilities) is available concurrent with the impacts of that development in accordance with 9J-5.0055(2) (a), (b) and (c).
- 6.01.04 The County will form a study group to coordinate with the State of Florida and the SJRWMD to uniformly collect and analyze water use data every two years to determine water use trends, including projections and water quality, to ensure adequate future water supplies for all reasonable and beneficial users.
- 6.01.05 Within one year after the adoption of the EAR based amendment, the County's The Land Development Regulations (LDRs) shall be revised to include criteria, such as reduced densities and reduced impervious surfaces, to protect the functions of natural drainage systems and natural groundwater aquifer recharge areas, as identified by the St. Johns River Water Management District.
- ~~6.01.06 The County shall establish wellhead protection zones to prevent aquifer contamination within the wellhead cone of influence. Within one year after adoption of the EAR based plan amendment Upon plan adoption, the County shall adopt revised LDRs that designate an interim protection area of 400 feet in radius as the well field protection zone for each water well that serves a community water system which has at least fifteen (15)~~

service connections or regularly serves at least twenty-five (25) of the same persons over six (6) months per year, until cones of influence can be determined. The County will revise this policy within six months of the St. Johns Water Management District mapping the cones of influence. Within the zone of protection, the following activities shall be prohibited:

- 1) ~~landfills;~~
- 2) ~~facilities for bulk storage, handling or processing of materials on the Florida Substance list;~~
- 3) ~~activities that acquire the storage, use or transportation of restricted substances, agricultural chemicals, petroleum products, hazardous toxic waste, medical waste, etc. Gasoline storage tanks associated with retail use which meet the standards of Rules 16-761, 17-762, and 17-767, F.A.C., and Chapter 376, F.S., concerning petroleum storage tanks may be permitted in this zone;~~
- 4) ~~feedlots or other commercial animal facilities;~~
- 5) ~~wastewater treatment plants, percolation ponds, and similar facilities;~~
- 6) ~~mines; and~~
- 7) ~~excavation of waterways or drainage facilities which intersect the water table.~~

~~For community water system wells, as defined above, the first 200 feet within the zone of protection will serve as a zone of exclusion. Within the 200-foot zone of exclusion, no activities may occur except existing residential uses, uses functionally related to the water supply system, open space, parks and playgrounds. No parking area, structures, or other impervious surfaces, other than those surfaces that are accessory to residential uses, will be allowed within this zone except for playing court, open air shelters, and other similar recreation facilities. An exemption shall be allowed for one single family dwelling unit per parcel or lot that was created on or before June 1, 1993. 4(9J-5.006(3)(c) 6.)~~

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

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

#### **OBJECTIVE 6.02 Water Bodies, Floodplains, Wetlands and Upland Communities**

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

**6.02.01** ~~The Land Development Regulations shall include guidelines and standards, such as reduced densities, required percentages of open space, etc., for the regulation of open space, tree protection, native vegetative communities, including the maintenance of canopy integrity in hammock and scrub areas, and scenic corridors and wildlife habitat for use in development review and approval.~~

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

6.02.01a Within one year of adopting the EAR based plan amendment, the County shall adopt revised LDRs that provide for the preservation of open space. Development shall comply with the open space standards as summarized below and as provided for in more detail by the policies of this Conservation Element.

1. Limit development to the upland portion of a site whenever feasible and practicable.
2. Maintain a 25 foot ~~average, 15-foot~~ minimum set back from wetlands in Conservation I II and IV areas and the Conservation III areas which are all 100 year floodplains as determined by Federal Emergency Management Agency Criteria shall contain an undisturbed native vegetative buffer 50 feet wide with not less than 60 percent of the adjacent developed area to the wetlands, but in no event less than 25 feet wide for 40 percent of said developed area with a balance of width required for 50 feet being added to the 60 percent as it fronts the developed area..
3. Limit development so that whenever feasible and practicable native vegetative communities are preserved
4. Require development, where practicable and feasible to maintain the canopy integrity in hammock and scrub areas.
5. Development shall maintain conservation easements in county designated corridors.
6. Limit development in designated wildlife habitat corridors
7. Require that a percentage of the parcel proposed for development is maintained as open space.

6.02.02 Within one year of adopting the EAR based plan amendment, ~~Recommend, based on considerations of size of the development or sensitivity of the property,~~ the County shall adopt LDRs that require cluster developments ~~Planned Unit Developments and other cluster type developments~~ in order to preserve wetlands, important native vegetative communities, and other environmentally sensitive communities, by reducing or prohibiting development in the sensitive areas of the property.

6.02.03 A ~~50 25-foot average, 15-foot~~ minimum buffer of natural vegetation native to the site shall be provided where wetlands and water bodies occur except in Conservation III areas which are all 100 year floodplains as determined by Federal Emergency Management Agency Criteria shall contain an undisturbed native vegetative buffer 50 feet wide with not less than 60 percent of the adjacent developed area to the wetlands, but in no event less than 25 feet wide for 40 percent of said developed area with a balance of width required for 50 feet being added to the 60 percent as it fronts the developed area.. Wetland and water body boundaries shall be jurisdictional boundaries as established or approved by the U.S. Corp of Engineers, SJRWMD or other agency(s) designated by the County.

6.02.03a During construction, development shall use temporary fabric barriers or similar means to mitigate the impacts of silt and untreated stormwater runoff.

6.02.03b For existing development that has a direct impact on adjacent wetlands and water bodies, retrofitting for stormwater control shall be required when a building permit is issued for construction, rehabilitation or reconstruction activities, if the cost of the activity is 60% or more of the structure's value.

6.02.03c Wetlands identified by the 1994-95 SJRWMD land use and cover inventory are mapped on the Future Land Use Map series. All wetlands, as verified by jurisdictional field delineation at the time of project permitting, are designated as conservation land use and shall be protected by policies contained within this Plan.

6.02.03d Wetlands shall be defined pursuant to the Section 373.019 Florida Statutes and Section 373.421 Florida Statutes.

6.02.03e Marine wetlands are defined as areas with a water regime determined primarily by tides and where the dominant vegetation is salt tolerant plant species.

6.02.03f Major riverine systems are defined as the St. Mary's and Nassau Rivers.

6.02.03g Consistent with the land use designations of the Future Land Use Element (Policy 1.02.05), the Conservation land use designation is defined in the following manner:

1. Conservation I: This land use designation includes all jurisdictional wetlands over two acres in size. This category of land use is not an overlay district and is shown on the Future Land Use Map. Land uses allowed in this category include passive recreation uses, residential and agriculture uses that use BMPs and have received all required regional and state permits. The Future Land Use Map Setback distances for development shall be 25 feet ~~averaged, 15 foot minimum to~~ from the wetland boundary, or an approved alternative. Density shall be one unit per five acres or less. The only fill allowed in this type of wetland shall be the minimum necessary to allow for the construction of the proposed dwelling(s) clustered at the density allowed and for transportation access. The clearing of native vegetation shall not be allowed except for that which is required to construct the dwelling and accessory structures and to maintain transportation access.
2. Conservation II: This land use designation includes all jurisdictional wetlands under two acres in size. This category of land use is not an overlay district and is shown generally on the Future Land Use Map. Land uses allowed in this category include passive recreation uses, residential and agriculture uses that use BMPs and have received all required regional and state permits. Setback distances for development shall only be as required by the SJRWMD and other state/federal agencies as appropriate. Density shall be one unit per five acres or less. The only fill allowed in this type of wetland shall be the minimum necessary to allow for the construction of the proposed dwelling(s) clustered at the density allowed and for transportation access. The clearing of native vegetation shall not be allowed except for that which is required to construct the dwelling and accessory structures and to maintain transportation access.
3. Conservation III: This land use designation includes all areas located within the 100 year floodplain as mapped or approved by the Federal Emergency Management Agency or Nassau County. Conservation III areas are all 100 year floodplains as determined by Federal Emergency Management Agency Criteria and shall contain an undisturbed native vegetative buffer 50 feet wide with not less than 60 percent of the adjacent developed area to the wetlands, but in no event less than 25 feet wide for 40 percent of said developed area with a balance of width required for 50 feet being added to the 60 percent as it fronts the developed area. This land use designation is an overlay district. As such, the Future Land Use Map shows an underlying land use designation. Density shall be as allowed by the underlying land use. Development shall be protected from flooding as required by the Nassau County Floodplain regulations.
4. Conservation IV: This land use designation is for publicly owned conservation lands. Development is limited to that which is allowed by Policy 1.02.05 of the Future Land Use Element.

6.02.03h Incompatible Land Uses are directed away from wetlands by the following mechanisms:

1. Residential densities in wetlands shall be as described by Policy 6.02.03k g, above.
2. Clustering non-agricultural land uses away from wetlands is required
3. Development shall first avoid wetland impacts and then minimize impacts when they are unavoidable.

6.02.03i Where appropriate, freshwater wetlands shall be incorporated into stormwater management plans in order to ensure the continuity of natural flow ways.

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

6.02.03k Where projects have unavoidable adverse impacts to wetlands, mitigation shall be required in order to ensure that the project does not result in a net loss of wetland functions. A no-net loss of wetland functions is presumed to occur for projects receiving federal and state permits and having an overall mitigation ratio of not less than 1 acre mitigated for 1 acre impacted. Removal of invasive exotics vegetation shall not be considered as part of the overall mitigation ratio.

6.02.03l The policies of the Conservation Element shall not be construed to prevent timbering operations so long as timbering operations utilize Best Management Practices to minimize the effects on the wetlands.

6.02.03m At least 25% of all open space required for planned developments shall be preserved as natural areas as per the following standards:

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

Natural areas therefore can be comprised of:

- (1) Existing native vegetative communities;
- (2) Wetland and upland areas known to be utilized by endangered and threatened species or serve as corridors for the movement of wildlife shall be preserved and protected in order to facilitate the movement of wildlife through the site:
  - a. Upland habitat shall be part of the preservation requirement when wetlands alone do not constitute the entire requirement.

b. Preserved natural areas shall be connected throughout the project area and be connected to off site natural areas to the greatest extent possible.

c. Passive uses such as nature trails are allowed in the natural areas.

(3) Natural areas, especially preserved wetlands, shall be interconnected within the site and to other wetland areas or wildlife corridors off-site;

(4) Wetland flowways through the project shall be maintained

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

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

**6.02.06A** Silviculture activities shall follow the best management practices outlined in the publication titled Silviculture Best Management Practices Manual Handbook (Revised May 1990~~3~~, Florida Department of Agriculture and Consumer Services, Division of Forestry) and Management Guidelines for Forested Wetlands in Florida (December 1988, Florida Department of Agriculture and Consumer Services, Division of Forestry and Florida Forestry Association) except that the Primary Streamside Management Zone criteria shall be applied within 75 feet of perennial streams greater than 30 feet in width.

~~6.02.06B~~ In order to maintain the overall ecological integrity of the wetlands community, select cuts, small clear cuts or other irregularly shaped harvesting techniques will be allowed provided:

a. ~~viable populations of the endangered, threatened and species of special concern found onsite can be maintained onsite;~~

b. ~~harvests are planned to provide for varying age and height diversity, supporting a variety of vegetative successional stages within the overall wetland ecosystem;~~

c. ~~the natural hydrology and hydroperiod of wetlands are maintained and state water quality standards are not violated;~~

d. ~~there is no conversion to other wetland systems except for the beneficial alteration of degraded wetlands to wetlands compatible with the type, form and function of adjacent wetlands.~~

~~6.02.06C~~ The silviculture policies of this plan will be re-evaluated when the Florida Department of Agriculture and Consumer Services prepares new guidelines and best management practices and this plan will be amended consistent with these new provisions.

**6.02.07** Waterfront developments shall be designed to ensure that stormwater runoff and erosion do not affect ambient water quality of adjacent waters in accordance with Chapters ~~10D-6~~ 381 and ~~17-600-62-600~~, Florida Administrative Code.

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

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

6.02.09a Upon adoption of the EAR based plan amendment, the County shall form a citizens committee to identify areas of the county suitable for greenway designation. The committee will explore federal, state, regional and local programs and funding sources to acquire and preserve the identified area.

#### **OBJECTIVE 6.03 Wastewater**

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

- 6.03.01 New septic tank systems will continue to be inspected and approved by the County Health Department prior to issuance of a certificate of occupancy.
- 6.03.02 ~~Septic tanks shall be prohibited where soils are unsuitable unless adequate approved fill is supplied for the septic tank and drain field. Within one year of adopting the EAR-based plan amendment Land Development Regulations (LDRs) will be developed adopted which require a minimum set back for septic tanks from water bodies, consistent with policies 6.02.03 and 6.02.03a, based on HRS and with minimum state standards for septic tanks. No septic tanks will be permitted in the V zone, as identified by FEMA FIRMs. Septic tanks in the A zones, as identified by FEMA FIRMs, must be floodproof.~~
- 6.03.03 ~~Inspection and maintenance of septic tanks and drainfields by the public shall be fostered through public education and awareness programs.~~
- 6.03.04 ~~Developments above the Department of Health and Rehabilitative Services (DHRS) threshold for septic tank use shall be required to utilize public sewer systems or private waste water treatment plants built to County specifications.~~
- 6.03.05 ~~Public and private central sewage treatment systems and package systems shall be brought into full compliance with applicable state regulations and permit conditions within a time frame established by state law. by October 1991. Where noncompliance with applicable law continues, the County will seek enforcement in conjunction with state agencies to alleviate adverse environmental impacts.~~
- 6.03.06 ~~Standards shall be developed for the construction and maintenance of package treatment plants for the future option of the County taking over or incorporating these systems.~~
- 6.03.07 ~~All industrial developments with private sewage treatment plants must provide annual monitoring reports to the Department of Environmental Regulation concerning their sewage treatment plants.~~

#### **OBJECTIVE 6.04 Stormwater**

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



- ~~6.04.01~~ The County shall adopt an interim ~~a~~ Stormwater Management Ordinance which regulates the quality and quantity of stormwater runoff for all new development based upon current state regulations.
- 6.04.02 The ~~adopted~~ Interim stormwater management plans ordinance LDRs shall ensure adequate retention/detention of stormwater runoff to maintain surface water quality, to ensure percolation and reduce adverse impacts to drainage canals, surface water, and groundwater.
- ~~6.04.03~~ Provide letters of support and technical assistance to the City of Fernandina and the Town of Callahan in their future efforts to up-grade their sewage treatment plants.
- 6.04.04 Industries which are permitted discharge into the water bodies of the County must meet all applicable state and federal guidelines for water quality.
- ~~6.04.05~~ In order to protect the St. Johns Marsh and Fort Clinch State Park Aquatic Preserves, the County Commission shall adopt Policy 9.2.2.5 of the Northeast Florida Comprehensive Regional Policy Plan, which states: Developments adjacent to Class II Waters, Aquatic Preserves, and Outstanding Florida Waters should be required to provide retention or detention with filtration of the first three quarters of an inch of runoff or the runoff from the first 1 1/2 inches of rainfall, should provide offline retention or offline detention with filtration of the first inch of runoff of the total amount required to be treated; and should be required to demonstrate that the project will not result in the degradation of the water quality in Outstanding Florida Waters, Class II Waters, and Aquatic Preserves.
- 6.04.06 The County shall ~~close~~ and monitor its closed the County's completed landfills in compliance with standards established by federal, state, and local laws, regulations, and guidelines.

#### OBJECTIVE 6.05 Wildlife/Native Plant Habitat

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

- 6.05.01 The County shall consider the recommendations of its greenway committee to ~~should~~ acquire, through donations or purchase, environmentally sensitive land to assure their conservation and protect their availability for future generations.
- 6.05.02 The County shall consider the recommendations of its greenway committee as to whether to establish a land acquisition fund ~~within one (1) year after plan approval, and shall offer local contributions for the public acquisition of important areas of natural habitat and environmentally sensitive land, through federal, state, and regional land acquisition programs. The County will work with the Florida Department of Community Affairs to utilize the Community Trust Fund monies for this purpose, if available.~~
- 6.05.02A The County shall strive to acquire management agreements for flatwoods and forests of the St. Mary's River Basin that would favor the continued management of the timber resources on a sustainable, long term basis applying Best Management Practices as described in the Florida Division of Forestry publication: Silviculture Best Management Practices Manual Handbook, revised May ~~1990~~ 1993 and Management Guidelines for Forested Wetlands in Florida, August, 1987 and Policies ~~6.02.06A, 6.02.06B and 6.02.06C.~~

- 6.05.03 The County shall request that the Florida Division of Forestry, the Florida Fish and Wildlife Conservation Commission, the U.S. Fish and Wildlife Service, the St. Johns River Water Management District, and other appropriate agencies work together with owners of tracts of land to ensure wise management of endangered and threatened species of plants, fish, wildlife, and their habitat in which they are located. The County will participate by implementing land use and land development regulations and incentives/disincentives necessary to protect endangered and threatened species and the habitat in which they are located, such as establishing a beach lighting ordinance and reduced densities.
- 6.05.03A The County shall define Listed Species as those plants and animals that are formally listed as Endangered, Threatened, or a Species of Special Concern, or as a commercially exploited plant by the US Department of the Interior, Fish and Wildlife Service (50 CFR 17.11-12) or the Florida Fish and Wildlife Conservation Commission (Chapter 39-27 F.A.C.) or the Florida Department of Agriculture and Consumer Services (Section 581 F.S.).
- 6.05.04 The County shall coordinate with appropriate agencies to prohibit or limit marinas and prohibit discharges under applicable law in Outstanding Florida Waters, Class II Waters, Wild and Scenic Rivers, and other sensitive areas designated for protection.
- 6.05.05 The County shall coordinate with adjacent local governments in the protection of endangered or threatened species and the habitat in which they exist.
- 6.05.06 The County shall initiate, subject to available resources, the inventory, mapping, and protection of endangered and threatened species of plants and wildlife and the habitat in which they exist to ensure their continued survival.
- 6.05.07 The County will request assistance from the Florida Fish and Wildlife Conservation Commission ~~Game and Fresh Water Fish Commission~~ or the Federal Wildlife Service in determining the viability of known populations of threatened and endangered species and recommended protection measures.
- 6.05.08 Marinas and ports proposed for siting adjacent to ~~Department of Natural Resources~~ Department of Environmental Protection (DEP) manatee designated sanctuaries, foraging areas, or in or adjacent to freshwater or warm water discharge habitat areas must receive ~~DNR-DEP~~ approval prior to requesting County permits for construction.
- 6.05.09 The County's land development regulations shall be revised to specify that developments proposed adjacent to "Outstanding Florida Waters" wildlife sanctuaries, wildlife refuges, state preserves, sanctuaries, forest, and publicly owned parks, gardens, and wildlife management areas in the County shall be environmentally compatible in order to conserve wildlife populations and habitat through the use of buffers, lower densities and intensities of use, adjacent to boundaries, etc.
- 6.05.10 The County, adjacent jurisdictions, and private landowners should cooperate to retain the significant habitats for native wildlife and vegetation. If on-site habitat of threatened or endangered species should be disturbed by new development, similar habitat should be protected, through land bank mitigation, with an emphasis on viability by virtue of its size, configuration, and connecting habitat.

#### **OBJECTIVE 6.06 Air Quality**

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

- 6.06.01 Industry locating in the County shall be required to meet or exceed the air quality standards established by state and federal agencies.
- 6.06.02 ~~Existing industries that demonstrate potential for violating state and federal air quality standards, including sulfur dioxide, shall be required to set specific targets to meet appropriate ambient air standards.~~
- 6.06.03 If vehicular traffic is found to be an air quality problem, methods should be investigated to reduce vehicle traffic by including bikeways, pedestrian ways, public transportation, and other means where applicable.

#### **OBJECTIVE 6.07 Energy**

The County will strive to reduce energy consumption both for the public and private sectors.

- 6.07.01 The County will promote energy conservation in public and private buildings.
- 6.07.02 Building and landscape design along with solar and other alternate energy sources should be investigated and encouraged where appropriate to reduce the amount of energy required of new construction.

#### **OBJECTIVE 6.08 Agriculture/Silviculture Soils**

Unique agricultural/silvicultural soils will be conserved and managed.

- 6.08.01 The County will work with ~~local~~ Nassau Soil and Water Conservation Services (SCS) District offices to develop methods and educate the agricultural community about soil conservation and erosion control practices.
- 6.08.02 Experimental agricultural programs will be supported to strengthen the County's agricultural base.

#### **OBJECTIVE 6.09 Mining Operations**

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

- 6.09.1 Impacts from mining operations within the County's forested wetlands shall be minimized, through avoidance of disruption of occupied endangered or threatened species habitat or through requiring restoration of similar habitat when mining is approved in forested wetland. Mining operations and restoration of mined areas must meet the standards of Rule ~~46-62C~~-16.0051 FAC. For mining in wetlands, these standards include ~~46-62C~~-16.0051 (5), (6), (7), (9) and (10). Any mining approval by the County will be subject to approval from environmental permitting agencies and local government.
- 6.09.2 The County shall prohibit any mining operations which would negatively impact the quality and quantity of groundwater supplies of existing users.
- 6.09.3 The County shall protect areas of economically valuable mineral deposits from premature development through programs such as Transfer of Development Rights which encourage the reservation of lands for future uses.
- 6.09.4 The County shall regulate mining operations as follows. Mining shall be permitted only in Agricultural (up to 5 acres) and Industrial Land Use. No mining operations including

petroleum, natural gas, and liquid natural gas drilling shall be permitted within 100 ~~200~~ feet of a residential dwelling. Mining operations impacting 5 or more acres of surface area will be regulated through LDRs to restrict the extent of borrow pits and dredge and fill activities to within 200 feet of property lines or wetland boundaries and to a depth not to exceed the top layer of overlying strata protecting potable water aquifers.

- 6.09.4A** Impacts from mining operations within the County's forested wetlands shall be minimized, through avoidance of disruption of occupied endangered or threatened species habitat or through requiring restoration of similar habitat when mining is approved in forested wetland. Mining operations and restoration of mined areas must meet the standards of Rule ~~46~~ 62C-16.0051 FAC. For mining in wetlands, these standards include ~~46~~ 62C-16.0051 (5), (6), (7), (9) and (10).
- 6.09.4B** The County, within its ability to do under state law, shall prohibit any mining operations which would negatively impact the quality and quantity of groundwater supplies of existing users.
- 6.09.5** Within one year of adopting the EAR based plan amendment, Nassau County shall adopt LDRs that 1) define buffer zones around mining and borrow pit areas. The LDRs will also define and resources which cannot be restored and restrict mining and borrow pit activities to land outside those buffers; 2) require identification and protection of archaeological properties on sites proposed for mining/borrow pits; 3) restrict the use of land that contains economically recoverable mineral deposits and lies outside environmentally sensitive areas to activities that will not preclude later extraction of those minerals.

#### **OBJECTIVE 6.10 Hazardous Waste**

Upon Plan adoption, the County shall take appropriate measures to safeguard its residents and natural resources from dangers of hazardous materials.

**Measure:** County will implement measures to protect its residents and natural resources against hazardous materials as outlined in the local mitigation strategy.

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

**EXHIBIT GG**

**NASSAU COUNTY, FLORIDA**  
**LOCAL GOVERNMENT COMPREHENSIVE**  
**PLANNING PROGRAM**  
**RECREATION AND OPEN SPACE ELEMENT**

**Goals, Objectives and Policies**

**2000-2010**

Revised August 30, 2000  
Revised October 2, 2000 P&Z  
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Revised November 26, 2001

**PREPARED BY**

**Nassau County**  
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**NASSAU COUNTY  
RECREATION AND OPEN SPACE ELEMENT  
GOALS, OBJECTIVES AND POLICIES  
2000-2010**

**GOAL 7.0**

**THE COUNTY SHALL PROVIDE AND MAINTAIN SUFFICIENT PRIVATE AND PUBLIC PARKS, RECREATION FACILITIES, AND OPEN SPACE TO MEET THE HEALTH, SAFETY, AND WELFARE NEEDS OF COUNTY CITIZENS AND VISITORS.**

**OBJECTIVE 7.01**

Upon plan adoption, the County shall continue to adequately and efficiently develop and maintain the neighborhood and community recreation facilities listed in the plan through the year 2005 2010, ~~as well as the minimum necessary facilities to meet the adopted Level of Service standards.~~

**Measure:** \_\_\_\_\_

<u>Facility</u>	<u>LOS</u>
Picnic Tables/Shelters	1: 1500
Tennis	1: 4000
Football/Soccer	1: 3000
Basketball/Multi Use	1: 2500
Ball Diamonds	1: 2000
Swimming Pool	1: 12500
Play Apparatus	1: 2500
Boat Ramps	1: 5000

<u>Parkland and Open Space</u>	<u>LOS</u>
Play Area /Tot Lot	0.5 Ac/1000
Neighborhood Park/Play field	2.0 Ac/1000
Community Park	2.0 Ac/1000
Community Passive Space	1.0 Ac/1000
District/Metro Area Parks	5.0 Ac/1000
Regional/State Parks	20.0 Ac/1000
Beach Access w/ Parking	0.5 Ac/1000
<b>Total</b>	<b>31.0 Ac/1000</b>

**7.01.01** The County shall develop and maintain an inventory of county owned or operated parks and those available to county residents through interlocal agreements, by function of park (neighborhood, community, or regional) and a general inventory of recreation facilities. The County shall use this inventory as part of a detailed

assessment of recreation needs. The methodology for this assessment is described in the Recreation Element Data and Analysis. The assessment shall be completed within two years of adoption of the EAR based plan amendment and shall be used as the basis for developing revised LOS for recreation and open space.

~~7.01.02~~ **7.01.02** The County shall adopt the following interim Level of Service (LOS) standards for Recreation and Open Space. These standards shall also be adopted in the Capital Improvement Element. These interim standards shall be revised based on the recommendations of the recreation assessment described in Policy 7.01.01.

#### LEVEL OF SERVICE STANDARDS - RECREATION AND OPEN SPACE

Facility	LOS : Units per Number of Persons
Park (acres)	20 Ac/1000
<u>Facility</u>	<u>LOS: Units Per Number of Persons</u>
Picnic Tables/Shelters	1: 1500
Tennis	1: 4000
Football/Soccer	1: 3000
Basketball/Multi-Use	1: 2500
Ball Diamonds	1: 2000
Swimming Pool	1:12500
Play Apparatus	1: 2500
Boat Ramps	1: 5000
<u>Parkland and Open Space</u>	<u>LOS: Acres Per 1000 Population</u>
Play Area /Tot Lot	0.5 Ac/1000
Neighborhood Park/Play field	2.0 Ac/1000
Community Park	2.0 Ac/1000
Community Passive Space	1.0 Ac/1000
District/Metro Area Parks	5.0 Ac/1000
Regional/State Parks	20.0 Ac/1000
Beach Access w/ Parking	0.5 Ac/1000
Total	31.0 Ac/1000

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

Facility	Units Per Number of Persons
Picnic Tables/Shelters	1: 1500
Tennis	1: 4000
Football/Soccer	1: 3000

Basketball/Multi-Use	1: 2500
Ball Diamonds	1: 2000
Swimming Pool	1:12500
Play Apparatus	1: 2500
Boat Ramps	1: 5000

<u>Parkland and Open Space</u>	<u>Acres Per 1000 Population</u>
Play Area /Tot Lot	0.5 Ac/1000
Neighborhood Park/Play field	2.0 Ac/1000
Community Park	2.0 Ac/1000
Community Passive Space	1.0 Ac/1000
District/Metro Area Parks	5.0 Ac/1000
Regional/State Parks	20.0 Ac/1000
Beach Access w/ Parking	0.5 Ac/1000
<b>TOTAL</b>	<b>31.0 Ac/1000</b>

- 7.01.04** Recreation impact and/or subdivision fees may be implemented and updated as a funding source for new parks and recreation facilities.
- 7.01.05** The County shall continue to assist in funding the improvement of recreation facilities located in Callahan, Fernandina Beach, and Hilliard since these facilities have a regional function serving County residents through interlocal agreements.
- 7.01.06** The County shall continue to encourage and create incentives for the dedication of recreational land beyond that required under concurrency management through PUD zoning and subdivision regulations.
- 7.01.07** The County shall pursue available grant sources for the acquisition and development of park and recreation areas, including but not limited to Department of Defense, Federal and State funding.
- 7.01.08** The County shall develop existing parks to their optimal level with consideration to the area's needs and the functional capacity of the parks.
- 7.01.09** The County shall ~~consider the creation of a~~ continue to maintain and support a recreation department for County-wide park and recreation planning and management.
- 7.01.10** The County shall review large scale developments as to the need for public recreation facilities including neighborhood and community parks ~~and require the dedication (or fee in lieu of) at the rate of 2.5 acres per 100 homes. Under concurrency management, public active and passive recreation areas to meet LOS standards shall be required as a condition to the development order.~~
- 7.01.11** To increase efficiency and convenience in the recreation system, the County will coordinate through interlocal agreements with other public agencies which have recreation areas in the County.



- 7.01.12** The County shall consider the use of closed land fills, floodplains, conservation areas and other similar areas for recreational land provided the use of these sites has been determined to not endanger the public health, safety, or welfare nor to create damage to environmentally sensitive lands.
- 7.01.13** Existing County-owned land, such as easements and small parcels, and/or easements granted to the County shall be used and/or upgraded, where feasible, to meet recreation and open space needs and especially to meet small passive type park needs where feasible.
- 7.01.14** Whenever possible, recreation sites should be established with multi-use purposes to provide both recreation facilities and to ensure preservation or conservation of environmentally sensitive lands.
- 7.01.15** At a minimum, the County shall require developments with significant frontage along navigable waterways will to provide, at a minimum, easements for, or the construction of, boat ramps and/or parking facilities for public use, in accord with the LOS standards and as required under concurrency management. Such easements may be calculated as part of the open space standards for development that are contained in the Conservation Element. Criteria for developments subject to this requirement are to be specified in the Land Development Regulations.

#### **OBJECTIVE 7.02 ACCESS TO RECREATION AREAS**

Upon Plan adoption, the County shall assure the inclusion of vehicular, pedestrian, bicycle, boating, beach and shorefront access to all recreation areas and water bodies under County operation or requiring development approval at the time of development or addition to existing facilities.

**Measure:** Assure inclusion of vehicular, pedestrian, bicycle, boating, beach and shorefront access to all recreation areas and water bodies under county control or new or expanding developments.

- 7.02.01** The County will provide for adequate vehicular parking and bicycle racks at all new County recreation areas and will ensure the installation of such facilities at the time of the reconstruction or additions to existing County recreation areas.
- 7.02.02** Sidewalks, bicycle paths and multipurpose trails shall be provided at the time of construction or reconstruction as defined in the County Subdivision Regulations along public roads which provide access from neighborhoods to County parks.
- 7.02.03** The County will provide handicapped parking and barrier-free access to all types of County recreational facilities.
- 7.02.04** The County shall require as a condition of site plan approval, that easements for public beach access be provided by a developer of beachfront property, at an average of one-half mile intervals, and as elsewhere provided in this

~~Comprehensive Plan to all Atlantic Ocean beaches and shorefronts as a condition of development in accordance with the Coastal Management Element.~~

**7.02.05** As a condition of development approval, all developers constructing recreational facilities shall be required to provide adequate access of all kinds to recreational facilities and public water bodies to meet Objective 7.02.

**7.02.06** The County shall provide in the Land Development Regulations a requirement that any access to public beaches and shorelines or other recreational sites required as a condition of concurrency or development approval, shall be of sufficient size to accommodate adequate vehicular parking and bicycle racks within the access easement.

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

#### **OBJECTIVE 7.03 OPEN SPACE**

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

**7.03.01** The County shall adopt Land Development Regulations that include specific open space definitions and standards for the provision and protection of open space. Conservation areas including wetlands on the FLUM that are under public ownership shall be designated as open space, with development permitted only to enhance the recreational capacity of the area. Conversion of open space to other "active" recreational uses shall be subject to ~~DER-DEP~~ and other responsible agencies' approvals for dredge and fill.

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

**7.03.03** The Land Development Regulations shall contain incentives as a mechanism to encourage developments to provide additional open space beyond that required by LOS standards and concurrency management.

**7.03.04** PUD, cluster and other mixed use type developments shall be encouraged to provide large areas of open space and to provide recreation facilities beyond those necessary to be concurrent with the additional community needs they create.

**7.03.05** Conservation areas, including wetlands, shown on the FLUM shall be reviewed for inclusion in a greenway system if they would provide a link to nature reserves, parks, cultural or historic sites or extensive floodplains, wetlands, lakes or waterways. Any area designated as a greenway shall count towards the development's Open Space requirement.

**EXHIBIT HH**

**NASSAU COUNTY, FLORIDA**  
**LOCAL GOVERNMENT COMPREHENSIVE**  
**PLANNING PROGRAM**  
**INTERGOVERNMENTAL COORDINATION ELEMENT**

**Goals, Objectives and Policies**

**2000-2010**

Revised August 30, 2000  
Revised October 2, 2000 P&Z  
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**PREPARED BY**

**Nassau County**  
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**NASSAU COUNTY  
INTERGOVERNMENTAL COORDINATION ELEMENT  
GOALS, OBJECTIVES AND POLICIES 2000-2010**

**GOAL 8.0**

**ESTABLISH PROCESS AMONG THE VARIOUS GOVERNMENTAL AGENCIES TO COORDINATE ALL DEVELOPMENT ACTIVITIES TO PRESERVE AND ENHANCE THE QUALITY OF LIFE AND ENSURE THE EFFICIENT USE OF AVAILABLE RESOURCES.**

**OBJECTIVE 8.01**

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

**8.01.01** The County shall provide a copy of the Plan to all adjacent local governments, the County School Board, all permitting agencies, and all utility providers for their review and comments.

**8.01.02** The County shall direct the Planning Director to continue implementing ~~implement~~ a formal and regular meeting schedule of all County planning boards and commissions.

**8.01.03** The County shall implement a formal process for intergovernmental coordination with the county's municipalities via a memorandum or letter of agreement which establishes specific coordination activities to occur between the County and each municipality on a regular basis.

~~**8.01.04** The County shall adopt an ordinance that requires that a "Memorandum of Agreement" be established between the County and any adjacent local government that may be affected by siting of an undesirable land use (LULU) within two miles of the County's jurisdictional border with that government. The agreement shall include the conduct of meetings, workshops with the affected local government as well as a plan for mitigating the conflict.~~

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

**8.01.06** The County shall supplement the requirements of Chapter 427, F.S., by providing local participation to the designated official planning agency and "coordinating board" and in meeting in the prescribed duties thereof.

#### **OBJECTIVE 8.02**

Ensure that planning activities projected in the comprehensive plan for Fernandina Beach are coordinated with the comprehensive plans for Amelia Island and the remainder of the county as well as those in adjacent counties.

- 8.02.01** The Joint Local Planning Agency for Amelia Island should continue its service after the adoption of the comprehensive plans to provide the coordination needed between the two planning programs.

#### **OBJECTIVE 8.03**

Coordinate levels of service standards throughout the County.

**Measure:** Coordinate levels of service throughout Nassau County.

- 8.03.01** Public and private central sewage treatment systems and package systems shall be brought into full compliance with applicable state regulations and permit conditions by October ~~1991~~-2001. Where noncompliance with applicable law continues, the County will seek enforcement in conjunction with state agencies to alleviate adverse environmental impacts.

- 8.03.02** The County shall enter into formal agreements with County municipalities to establish sanitary sewer and potable water extension policies to provide these services where needed and economically feasible.

- 8.03.03** The county shall continue its ~~Establish~~ formal liaison with state and federal agencies that have permitting responsibilities in Fernandina Beach and Nassau County.

- 8.03.04** All volunteer fire fighters shall take the required training necessary to become State certified as volunteer fighters.

- 8.03.05** Where sufficient services and resources are not available, new and expanding development and industry shall be required to proportionally contribute, on a fair share basis, toward the cost of providing fire protection and emergency services, including the dedication of land for fire stations to serve new development.

- 8.03.06** When water for fire hydrants are available within one-quarter (1/4) mile radius of any new development, the developer will be required to extend the water supply and provide fire hydrants as required by the Department of Emergency Services Director.

- 8.03.07** The County, in conjunction with FDOT, shall develop and update annually a computer based countywide traffic model to coordinate land uses with roadway improvements. Traffic models may include, but are not limited to the Florida Standard Urban Transportation Model Structure (FSUTMS). County staff shall provide data to update the model by maintaining a list of certificates of occupancy in a format that can be used by the model.

#### **OBJECTIVE 8.04**

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

**8.04.01** The County, through the Planning Director, shall review the adopted County Plan and subsequent amendments to ensure that proposed development is consistent with plans of adjacent local governments, the Regional Policy Plan and the State Comprehensive Plan. The Planning Director shall regularly report to the County Commission on the status of the Plan consistency.

**8.04.02** The County shall use the Northeast Florida Regional Planning Council as a mediator when development issues cross jurisdictional boundaries and cannot be resolved by the County and any other local governments so involved.

**8.04.03** The County shall continue to coordinate with each municipality's ~~conduct~~ annexation activities in accordance with established state laws and regulations.

**8.04.04** The County shall work to achieve and maintain coordination with Nassau County School Board, local municipalities, local authorities and special districts, adjacent counties, regional authorities and districts, State agencies, federal agencies, and private entities, as appropriate, for the effective implementation of the Goals, Objectives, and Policies contained within the other Plan sections of this Comprehensive Plan which identify specific intergovernmental coordination efforts.

**8.04.05** The County will coordinate transportation activities in the following manner:

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

#### **OBJECTIVE 8.05**

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

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

**8.05.02** The County shall recognize campus master plans prepared pursuant to Chapter 240.155, Florida Statutes.

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

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

8.05.05 In order to coordinate the effective and efficient provision and siting of educational facilities with associated infrastructure and services within Nassau County, the Nassau County Board of County Commissioners shall request a joint meeting, of County officials, planning staff and the school board, by the end of the year 2000 2001 for the purpose of developing mechanisms for coordination of educational and facilities planning.

8.05.06 The County shall focus on the following coordination mechanisms when discussing the interlocal agreement, required by Chapter 163, Part II and Chapter 235, Florida Statutes, with the Nassau County School Board:

Coordinate the review of the annual update of the Capital Improvements Element of the County and the annual educational facilities report;

Coordinate the review and assessment of the associated costs and expenditures of siting and developing schools needed with public infrastructure;

Coordinate the review of land uses that increase residential population;

Use a unified data base including population forecast (student population), land use and facilities; and

Use recreational and physical plant facilities in a manner, which fosters the coordination of use of the facilities consistent with their multi-functional design.

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

8.05.08 The Nassau County School Board and Nassau County shall coordinate their respective capital improvements planning programming to ensure that adequate infrastructure will be available to support new or expanded educational facilities. The source of funds for needed infrastructure improvements shall be mutually

agreed upon by the Nassau County School Board and Nassau County prior to site selection for a public school facility.

**8.05.09** The process of determining the location of new school sites shall include an orderly and timely review of, and compliance with, criteria and standards established by the Florida Department of Education, Nassau County School Board policies and procedure, and Nassau County development plans, site plan review procedures, ordinances, Development Regulations/Zoning Code and the County's Comprehensive Plan.

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



**EXHIBIT II**

**NASSAU COUNTY, FLORIDA**  
**LOCAL GOVERNMENT COMPREHENSIVE**  
**PLANNING PROGRAM**  
**CAPITAL IMPROVEMENTS ELEMENT**

**Goals, Objectives and Policies**

**2000-2010**

Revised August 30, 2000  
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**NASSAU COUNTY  
CAPITAL IMPROVEMENTS ELEMENT  
GOALS, OBJECTIVES AND POLICIES 2000-2010**

**GOAL 9.0**

The Board of County Commissioners through its designated local planning agency shall ensure the orderly and efficient provision of all public facilities necessary to serve existing and future local population needs.

**OBJECTIVE 9.01**

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

**9.01.01** Capital improvements in the context of the Comprehensive Plan shall be defined as those improvements which are limited to a one time minimum expenditure of \$25,000 including land and do not include expenditures for equipment, operations and maintenance costs. ~~The funding of improvements of less than the minimum stipulated amount shall be included in the Capital Improvements Program and are subject to the criteria established in formulating that specific program.~~

**9.01.02** ~~By May 1, 1991~~ Within one year of adoption of the EAR based Plan amendment, the County shall maintain and annually inventory a Five-Year Capital Improvements Schedule detailing the expenditures necessary for each new or renovated public facility, ranked in a list of need priorities and then compared with estimated funds available for debt service. The inventory shall include all deficiencies as well as projected capital improvements requirements to satisfy deficiencies and meet projected demands in the referenced subject areas of the Comprehensive Plan.

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

1. Facilities that are needed to protect, or that eliminate a hazard to, the public health, welfare or safety.
2. Facilities that must be upgraded to eliminate existing capacity deficits.
3. Facilities required to serve development areas that have vested development approval prior to adoption of the plan.
4. Facilities required to serve redevelopment areas identified in the comprehensive plan.
5. Facilities needed to provide service to new development in accord with the land use element of the plan.
6. Facilities that will serve the identified needs in future plans of the St. Johns River Water Management District and other state agencies that may provide public facilities within the County.

- 9.01.04 Review projects with each department and appropriate consultants or other sources to provide best cost and time estimates for each proposed facility.
- 9.01.05 The Five Year Capital Improvements Schedule shall include all identified facility needs identified in the Public Facilities, Recreation and Traffic Circulation Elements.
- 9.01.06 Review the Nassau County budget and other available revenue sources and estimate future funds available for public facility debt service.
- 9.01.07 Review outstanding land development orders to ensure public facility impacts of development are included in the capital budgeting process annually.
- 9.01.08 Review all proposed new capital facilities against the criteria contained in the various Comprehensive Plan Elements to ensure that the proposed facilities are in conformance with the planned goals and objectives of Nassau County.
- 9.01.09 Include adoption of a Five Year Capital Budget with an annually updated Five Year Schedule of Improvements ~~(Table J-7)~~ at the time of the adoption of the annual governmental budget of Nassau County.
- 9.01.10 There shall be no limitation placed on the use of revenue bonds as a percentage of the total public debt of Nassau County.
- ~~9.01.11 The maximum debt service that may be outstanding for capital improvement bonds in any given year shall not exceed the total of ten (10) percent of the general fund revenues and there shall be no limitation placed on the use of enterprise fund revenues for debt service as estimated to be collected by the County in that year.~~
- ~~9.01.12 The ratio of outstanding capital improvement bonded indebtedness shall not exceed ten (10) percent of the total nonexempt real property just value (ad valorem tax base) of the County.~~

#### **OBJECTIVE 9.02 LEVEL OF SERVICE (LOS) STANDARDS**

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

- 9.02.01 Upon plan adoption, the Level Of Service (LOS) standards which the County shall ensure are provided for new development, and which the County shall meet within the planning period, where existing deficiencies are noted shall be in accordance with the following criteria:

**PUBLIC FACILITY CATEGORY****COUNTY STANDARD****Traffic Circulation****Minimum Acceptable Level of Service**

ROAD CLASSIFICATION	MINIMUM LOS	
	Rural Area	Transitioning Urbanized Area, Urban Area, or Community
State Roads		
Intrastate	B	C
Other State Rds.	C	C
County Roads		
Minor Arterial	D	D
Principal Arterial	C	D
Collectors (minor and major)	D	D

Road Classification	Minimum LOS for Rural Segments	Minimum LOS for Segments that are in Areas Transitioning to Urban or Areas over 5000 not in Urbanized Areas
Freeways		
• I-95 (Intrastate Highway system)	B	C
• I-10 (Intrastate Highway system)	B	C
Principal Arterials	C	D
• US 1	C	D
• SR 15	C	D
• US 90	C	D
• US 301/SR 200 from southern County line to I-95 (Intrastate Highway system)	B	C
• US 17	C	D
• SR 200 (non intrastate portion)	C	D
• US 301 (non intrastate portion)	C	D
Minor Arterials	D	D
Collectors (Major and Minor)	D	D

**Width (ROW) Roadway**

Arterial	125 Feet
Collector	90 Feet
Local	60 Feet

**Sanitary Sewer Facilities**

Fernandina Beach

172 gallons per capita per day with  
1.2 peak factor

Southern States Florida Water Service

76.8 gallons per capita per day with  
1.2 peak factor

Sunray United Water of Florida JEA

85 gallons per capita per day with  
1.2 peak factor

Sewer Facilities built after 2000

85 gallons per capita per day with  
1.2 peak factor

#### **Potable Water**

Florida Public Utilities

170.9 gallons per capita per day with  
1.6 peak factor

Southern States Florida Water Service

81 gallons per capita per day with  
1.5 peak factor

Sunray United Water of Florida JEA

100 gallons per capita per day with  
2.0 peak factor

Potable Water Facilities Built after 2000

100 gallons per capita per day with  
2.0 peak factor

#### **Solid Waste Facilities**

Average Solid Waste Generation Rate  
4.19 pounds per capita per day

#### **Drainage Facilities Stormwater management**

Water Quality

Applicable local standards as well as water quality standards specified by Chapter ~~17-3, Section 17-3.051,~~ 40C-42 F.A.C. shall apply.

Wetland Stormwater Discharge

Permits for Wetland stormwater discharge shall follow F.A.C. ~~17-25.042,~~ 40C-42 and 40C-4.

Stormwater Discharge Facilities

Permits for construction of new stormwater discharge facilities shall follow F.A.C. ~~17-25.040,~~ 40C-42 and 40C-4.

Closed Conduits

10-year frequency, 24-hour duration; Intensity Duration Frequency (IDF) curve Zone ~~5-4,~~ (Chapter 5, DOT Drainage Manual 1987).

Open channels

25-year frequency, 24-hour duration; Intensity Duration Frequency (IDF) ~~IDF~~ curve Zone ~~5-4,~~ (Chapter 5, DOT Drainage Manual 1987).

#### **LOS**

**Retention shall meet DER Stormwater Drainage Rule 17-25 (retain the first inch of stormwater for drainage basins over 100 acres; the first one half inch for drainage basins under 100 acres) SJRWMD Chapter 40C-4, Environmental Resource Permit for Surface Water Systems and SJRWMD Chapter 40-C-42, Environmental Resource Permits: Regulation of Stormwater Management Systems.** ~~basins under 100 acres).~~

~~Standards shall pertain to all development and redevelopment without exception for the planning period 2000-2010 in accordance with federal and state regulations.~~

## Recreation

### Facility

LOS : Units per Number of Persons

<u>Park (acres)</u>	<u>20 Ac/1000</u>
<u>Recreation</u>	<u>Resource Unit per</u>
<u>Resource/Facility</u>	<u>Population Served</u>
Picnic Tables/Shelters	1: 1,500
Tennis Court	1: 4,000
Football/Soccer Field	1: 3,000
Basketball Court	1: 2,500
Baseball/Softball Field	1: 2,000
Swimming Pool	1:12,500
Equipped Play Area	1: 2,500
Boat Ramps	1: 5,000
<u>Parkland and Open Space</u>	<u>Acres Per 1000 Population</u>
Play Area /Tot Lot	0.5 Ac/1000
Neighborhood Park/Play field	2.0 Ac/1000
Community Park	2.0 Ac/1000
Community Passive Space	1.0 Ac/1000
District/Metro Area Parks	5.0 Ac/1000
Regional/State Parks	20.0 Ac/1000
Beach Access w/ Parking	0.5 Ac/1000
<u>Total</u>	<u>31.0 Ac/1000</u>

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

### Facility

Units Per Number of Persons

Picnic Tables/Shelters	1: 1500
Tennis	1: 4000
Football/Soccer	1: 3000
Basketball/Multi-Use	1: 2500
Ball Diamonds	1: 2000
Swimming Pool	1:12500
Play Apparatus	1: 2500
Boat Ramps	1: 5000

### Parkland and Open Space

Acres Per 1000 Population

Play Area /Tot Lot	0.5 Ac/1000
Neighborhood Park/Play field	2.0 Ac/1000
Community Park	2.0 Ac/1000
Community Passive Space	1.0 Ac/1000
District/Metro Area Parks	5.0 Ac/1000
Regional/State Parks	20.0 Ac/1000

Beach Access w/ Parking

0.5 Ac/1000

TOTAL

31.0 Ac/1000

The standards stated above shall pertain to all development and redevelopment without exception for the planning period 1990-~~2005~~ 2010.

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

**9.02.03** In accordance with the requirements of 9-J5.0055(2)(c)F.A.C., the County may permit a temporary deviation of one LOS below the adopted levels of service for roads or segments of roads for one period of not more than three fiscal years, where the transportation project is included: in the first three years of the applicable adopted FDOT Five-Year Work Program, or in the first three years of a County Five-Year Capital Improvements Program with the estimated date of commencement and a provision that a plan amendment would be required to eliminate, defer or delay construction.

**9.02.04** In accordance with the requirements of 9-J5.0055(2)(b)F.A.C., the County may permit temporary deviations from the adopted LOS for recreation facilities by permitting final development orders to be issued if the necessary facilities and services are subject to a binding contract and will be available or under construction within 12 months of the issuance of the development permit.

**9.02.05** In accordance with the requirements of 9-J5.0055(2)(a), F.A.C., deviations will not be granted for potable water, sewer, solid waste and drainage facilities, which must be in place and available for use prior to the issuance of certificates of occupancy.

### **OBJECTIVE 9.03**

The County shall establish a system for prioritizing the scheduling of capital improvements to mitigate existing or projected deficiencies.

Projects are reviewed annually by the various County agencies and included in the county budget as needed.

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

Priority A - projects currently underway for which the County is fully committed and/or are so urgently needed that implementation cannot be delayed. Also included, are expansions of existing systems for which revenue bonds have been issued.

Priority B - projects needed to maintain a department or function at the adopted level of service.

Priority C - projects not necessary to maintain an adopted level of service, but desirable as soon as funds can reasonably be made available, or projects which need further study.

Priority D - projects which are desirable, but can be safely deferred

beyond the third year of the five year projection in the Schedule of Capital Improvements.

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

#### **OBJECTIVE 9.04**

~~Upon the adoption of Land Development Regulations,~~ The County shall continue to limit the expenditure of public funds that subsidize development in coastal high hazard areas (CHHA).

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

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

#### **OBJECTIVE 9.05**

~~Upon plan adoption,~~ the County shall continue to coordinate development or redevelopment proposal approval to require construction to occur consistent with existing services availability, or for development impacts to come into effect only when concurrent with the programmed provision of required infrastructure in the Five-Year Capital Improvements Schedule, so as to maintain the adopted Level of Service.

- 9.05.01 The County shall adopt, as a Land Development Regulation, an "Adequate Facilities Ordinance" to guide the development approval process by conditioning: zoning, subdivision, planned unit development, construction and other development permitting, upon the availability of public facilities at the adopted Level of Service, in accord with the provisions of the Concurrency Management System ~~Appendix "A"~~.

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

- 9.05.03 To the extent practicable, the County shall channel all development into the development area as outlined in the Land Use Element.

- 9.05.04 County approval of proposed development or redevelopment projects shall be based on the condition that project related infrastructure is available at the adopted level of service standards, in accordance with the time schedule specified by 9J-5.0055 (2) a, b and c.

- 9.05.05 Where appropriate, the County shall allow for the phasing of development related infrastructure improvements, which must be available for operation at the time project demand impacts the facility.

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



#### **OBJECTIVE 9.06**

~~By May 1, 1991, The~~ the County shall continue to enforce ~~adopt~~ Land Development Regulations that require private developers to pay their fair share of public facility improvement costs necessary to maintain the level of service standards ~~adopted~~ as part of the Comprehensive Plan.

**9.06.01** The County shall require the construction and/or performance bonding of project related infrastructure improvements necessary to accommodate the development of vacant parcels or substantial redevelopment of existing properties.

**9.06.02** The County may require the actual construction of off-site road improvements in lieu of required fair share or impact fee payments.

**9.06.03** Set a fair share exaction, where necessary, by evaluating the impact of new development against the adopted level of service, the capacity of existing facilities and the fair share cost of improving infrastructure capacity to maintain the adopted level of service.

**9.06.04** Collect a fair share exaction in those cases where the new development will create the necessity that Nassau County construct new capital facilities or expand an existing capital facility to maintain a required level of service.

#### **OBJECTIVE 9.07**

The County shall manage its fiscal resources to ensure the provision of needed capital improvements for previously issued development orders and for future development and redevelopment.

**9.07.01** The County shall consider a range of revenue and project cost projections based on varying assumptions with regard to the local property tax base, shared tax revenues, inflation, contingency costs and the level and sources of shared project funding commitment by other jurisdictions.

**9.07.02** Nassau County's adopted Five-Year Capital Improvements Schedule shall incorporate specific funding sources for specific projects or project categories.

**9.07.03** The Director of Finance shall prepare annual estimates of anticipated proceeds from state revenue sharing source.

**9.07.04** The County shall adopt guidelines which set apportionment criteria for transportation generated revenues relative to operations, maintenance and capital improvements after debt service has been met.

**9.07.05** The County shall continue to adopt a Five-Year Capital Improvement Schedule and annual capital budget as part of its budgeting process.

#### **OBJECTIVE 9.08**

~~Upon adoption of the EAR based Plan amendment, the~~ The responsible authority under law shall enact all rules, regulations and ordinances necessary to implement the Comprehensive Plan ~~by May 1, 1991.~~

**9.08.01** The Goals, Objectives and Policies, the Five-Year Capital Improvements Schedule ~~Table J-7,~~ and the Concurrence Management System ~~Appendix "A"~~ in the Capital Improvements Element of the Comprehensive Plan shall become effective upon adoption of the EAR based Plan amendment ~~from the date of Comprehensive Plan.~~

**Change of Land Uses for the Proposed Nassau County Comprehensive Plan 2000-2010**

Map ID	Description	Land Use shown on Adopted FLUM 1990-2005	Revised Land Use for 2000-2010 FLUM	Acres Changed	Demand on Public Facilities	Compatibility with Plan Objectives
A	Crane Island	TO	BE		DEFERRED	
B	Five Points	Commercial	Public Buildings and Grounds	4	Existing office buildings owned by the county and used for county business. Therefore no additional demand on public facilities.	Change of land use to reflect existing conditions.
C	Friendly Road	<u>Medium Density Residential</u>	Industrial	14.48	<del>This land parcel is industrial on the adopted land use map but was not clearly shown. Therefore there is no additional demand on public facilities. Scrivener errors were corrected</del> <u>Area is already utilizing public facilities as an industrial area.</u>	Area is currently being used as industrial and due to its location adjacent to the Seaboard Railroad is in an appropriate area for industrial use.
D	Eagan's Creek	Industrial	Recreation	10	No increase in demand on public facilities	This was vacant industrial land adjacent to the Intracoastal Waterway when is being acquired by the County for use as a boat ramp. The ramp provides additional access to waterways.
E	New Court-house <u>complex</u>	Agriculture	Public Buildings and grounds	<del>400</del> <u>160</u>	An existing access road, community water and sewer serve the Jr. College and Courthouse sites. Adequate capacity is available on SR 200 to serve <del>these two</del> <u>this site</u> .	Change of land use is proposed to reflect existing conditions at <del>these two</del> <u>this site</u> . <del>These sites are within</del> <u>This site is within a developing regional node.</u>
F	Construction Debris site	Agriculture	Other Public	80	No additional demand on public facilities	Change of land use is proposed to reflect existing conditions. The site is currently used by the county for disposal of construction debris.
G	Miner Road residential area	<u>Rural Residential</u>	Medium Density	239	<del>No additional demand on public facilities because land use has not changed. Scrivener errors were corrected. Facilities in this area will be served by JEA and developers' agreements as they pertain to roadway improvements etc.</del>	<u>Change of land use is consistent with conditions of the development patterns in the general area.</u>
H	Miner Road school Site	Medium Density	Public Buildings and grounds	30	Future school facilities on this site will be served by community water and sewer. Development approval will be conditioned demonstrating that the traffic LOS will not be exceeded.	School sites are to be located near residential areas. The site is adjacent to a residential area.

Map ID	Description	Land Use shown on Adopted FLUM 1990-2005	Revised Land Use for 2000-2010 FLUM	Acres Changed	Demand on Public Facilities	Compatibility with Plan Objectives
I	Crawford Industrial Park	Industrial	Industrial	70	No additional demand on public facilities because land use has not changed. Scrivener errors were corrected	Policy 1.10.03 of the proposed future land use element supports the eventual expansion of this industrial park from 90 to 500 acres, but requires further study before a change of land use is proposed
J	Property west of Callahan	Public Buildings and Grounds	Agriculture	400	<del>Scrivener error. The identified area is not used or planned for use as Public Buildings and Grounds</del>	<del>Scrivener error, therefore, NA</del>
K	Goffinsville Park	Low Density	Recreation	400 <u>20</u>	A Recreation land use designation will have less demand on water and sewer than would low density.	Change of land use is needed to reflect existing conditions
L	Nassauville Park	Low Density Residential	Recreation	40 <u>27</u>	A Recreation land use designation will have less demand on water and sewer than would low density.	Change of land use is needed to reflect existing conditions
M	West Side of Amelia Island	Commercial	Medium Density Residential	5	Development will be permitted on the condition that the development is served by community water and sewer services. Adequate traffic facilities serve the site.	Medium density is consistent with Island's development pattern
N	Roses Bluff Road (Holland Williams Property)	Agriculture	Low Density Residential	43	As Agriculture, this parcel could develop at 1 unit per acre or 25 units. As low density residential, it can develop at 50 units. Demand on public facilities would be twice as much under low density residential than agriculture. Adequate capacity exists.	The parcel is adjacent to existing residential areas and <del>will be served by community sewer serves.</del>
O	Bryceville Elementary	Low Density Residential	Public Building and Grounds	25	Change of land use proposed to reflect existing land use. No additional demand on public utilities	Schools are to be located near population centers as is this school
P	A1A Access Management Overlay District	Residential, Commercial Industrial	No changes	1000 feet on both sides of A1A from I-95 and at .5 to 1 mile radius at intersections	The Access Management Overlay District controls access and development adjacent to A1A to improve traffic conditions maintain LOS and reduce urban sprawl.	The Traffic Circulation Element and Future Land Use element direct the county to manage Access on A1A

Map ID	Description	Land Use shown on Adopted FLUM 1990-2005	Revised Land Use for 2000-2010 FLUM	Acres Changed	Demand on Public Facilities	Compatibility with Plan Objectives
Q	Local Activity Center	Residential, Commercial Industrial	No change, however, the density and intensity of land use may be increased by 20%	.25 mile radius at intersections as shown on FLUM	On A1A, local activity centers are also within the Access Management Overlay District. Traffic facilities are improved when access is managed. The area is served by community and water, which has adequate capacity through 2010.	The Future land Use Element directs the county to assist with improving economic conditions by establishing activity centers.
R	Regional Activity Center	Residential, Commercial Industrial	No change, however, the density and intensity of land use may be increased by 30%	1 mile radius from the SR 200 & I-95 Intersection as shown on the FLUM	The I-95 and SR 200 interchange is the only Regional activity center. This area is also within the Access Management Overlay District. Traffic facilities are improved when access is managed. The area is served by community and water serves which has adequate capacity through 2010	The Future land Use Element directs the county to help improve economic conditions by establishing activity centers.  The Traffic Circulation Element and Future Land Use element direct the county to manage Access on A1A.
S	Municipal Activity Center	Commercial Industrial	No change, however, the density and intensity of land use may be increased by 25%	Areas that are within .5 mile distance of Callahan and Hilliard	Municipal water and sewer will serve municipal activities centers through 2010. Also, traffic facilities are adequate to serve these areas through 2010.	The Future land Use Element directs the county to help improve economic conditions by establishing activity centers  The Traffic Circulation Element and Future Land Use element direct the county to manage Access on A1A
T	South end of Amelia Island	High Density PUD	Medium Density Bonus	80-acres <u>50 acres</u>	Area must develop as a PUD. Development order contingent on adequate traffic, water and sewer. <del>Preliminary Traffic study shows that adequate traffic capacity exists.</del> Bonus available at discretion of Planning Board and Board of County Commissioners if Public Access is provided.	Development is consistent with the Island as an urbanized area.
U	Barnwell Road north of A1A	Medium Density	Low Density	2,525 acres	Area is developing as large parcels with individual owners. There is not enough density being generated to support public water and sewer facilities. Road system capacity will be relieved.	This area is a comparatively low-lying area and the reduction in density will aid in clearing the area in the case of a declared hurricane evacuation.

Map ID	Description	Land Use shown on Adopted FLUM 1990-2005	Revised Land Use for 2000-2010 FLUM	Acres Changed	Demand on Public Facilities	Compatibility with Plan Objectives
V	East side of Chester road from SR200 north.	Low Density	Medium Density	527 acres	A new force main is being constructed along Chester Road on the west side of this site. Through the construction of local feeder gravity mains it will offer public water and sewer to serve this area.	This area is close to the growing activity center that is developing at Chester Road and SR200. It is also on higher ground and not as subject to hurricane evacuation.
W	East side of Edwards Road south of SR200	Agricultural	Low Density	655 acres	This area has just been accessed with a rebuilt road. Water and sewer facilities will be provided privately. Traffic facilities are adequate to serve this area through 2010.	This residential area supports the regional node being developed centered around the intersection of I-95 and SR200. It is already being developed with a college and the County Courthouse and administrative facilities.
X	Area on west side of U.S. 1 north of Hilliard municipal boundary.	Agricultural	Low Density	365 acres	The access to this area is through local roads in the municipality of Hilliard with additional access to U.S. 1 at local rail crossings. There is ample capacity on the arterial route U.S. 1 and on the adjacent local streets. As this area is developed the Hilliard water and sewer system is available to provide infrastructure facilities.	This area is between the commercial growth area along U.S. 1 and a wetland area to the west of Hilliard. It will serve as an expansion area for the Hilliard community with its major local access into the Hilliard street system.
Y	Area east of Hilliard municipal boundary	Agricultural	Low Density	223 acres	Access to this area is through the local street system around Hilliard. Water and sewer could be provided by the Hilliard water and sewer system. If development remains too open individual systems will be provided until the infrastructure is provided.	The parcel lies adjacent to a medium density parcel east of Hilliard and is the logical extension for growth on this side of the municipality.
Z	Area south of Hilliard municipal boundary	Rural Residential	Low Density	1,486 acres	Road access to this area is both through Hilliard local streets and directly from U.S. 1 via east-west county roads. Water and sewer infrastructure may be provided by the municipality when there is enough development to justify the extension of service.	This is a fairly large parcel that is surrounded by low density residential. The land use change will conform to its surrounds allowing for growth in the Hilliard community.
AA	Area southwest of Callahan at U.S. 301	Rural Residential	Low Density	839 acres	Major road access to this area is by U.S. 301 and local roads. Each has adequate capacity to serve the area. Central water and sewer facilities will be offered as density grows to the point where it is economical for Callahan to offer its services.	This area adjoins denser land uses on three sides. Increasing its density will serve to allow for growth outward from Callahan to the south and southwest and connect the denser lands to Callahan.

Map ID	Description	Land Use shown on Adopted FLUM 1990-2005	Revised Land Use for 2000-2010 FLUM	Acres Changed	Demand on Public Facilities	Compatibility with Plan Objectives
BB	Peninsula on south border of County in Nassau River wetlands	Recreational	Agricultural	2,696 acres	Access to this parcel is through local roads from the west. Development will remain low and sanitary waste disposal will be by individual system permitted by the Health Department. If a developer wishes to submit an overall plan a central system will be required.	This parcel was recommended to the SJRWMD for acquisition under the CARL Program. It has since been removed and its acquisition is not now funded. It is now in our lowest density land use category.
CC	Scattered sites throughout the County	Rural Residential	Agricultural	67,044 acres	There will be no change in the demand on public facilities from this change in land use category. Rural residential and agricultural both allow a density of one unit per acre.	The Rural Residential land use category was deleted and all lands shifted into the agricultural category. This will have no impact as the density is the same in both land uses.

Exhibit KK to Ordinance 2002-06

Nassau County 2010 Future Land Use Map

Original on File in Clerk of Court's Office



**FUTURE LAND USE 2010  
NASSAU COUNTY  
FLORIDA**

**Proposed**

- Freeway
- Local Road
- Major County Collector
- Minor Arterial
- Minor County Collector
- Principal Arterial
- Rail Road
- Activity Centers

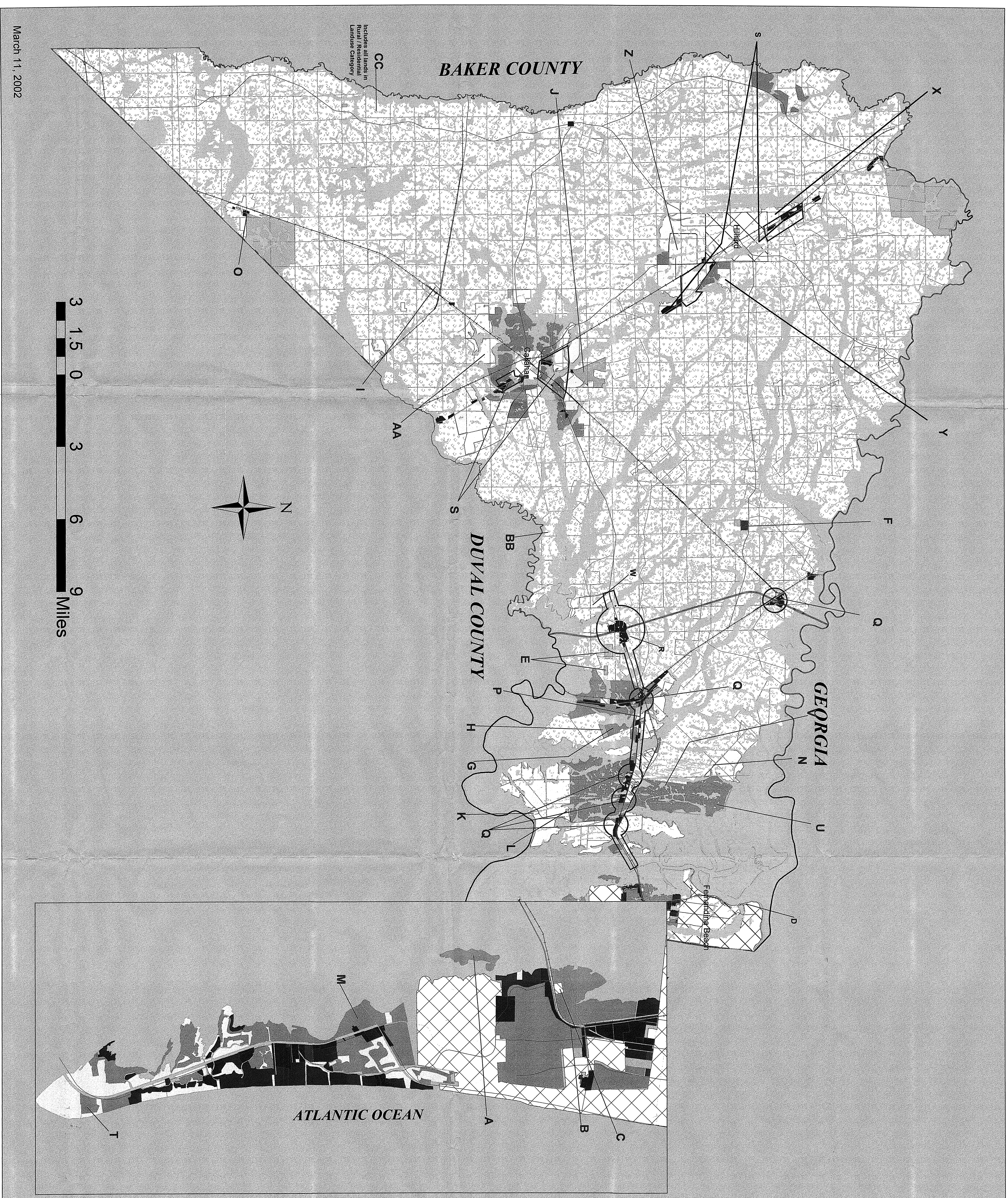
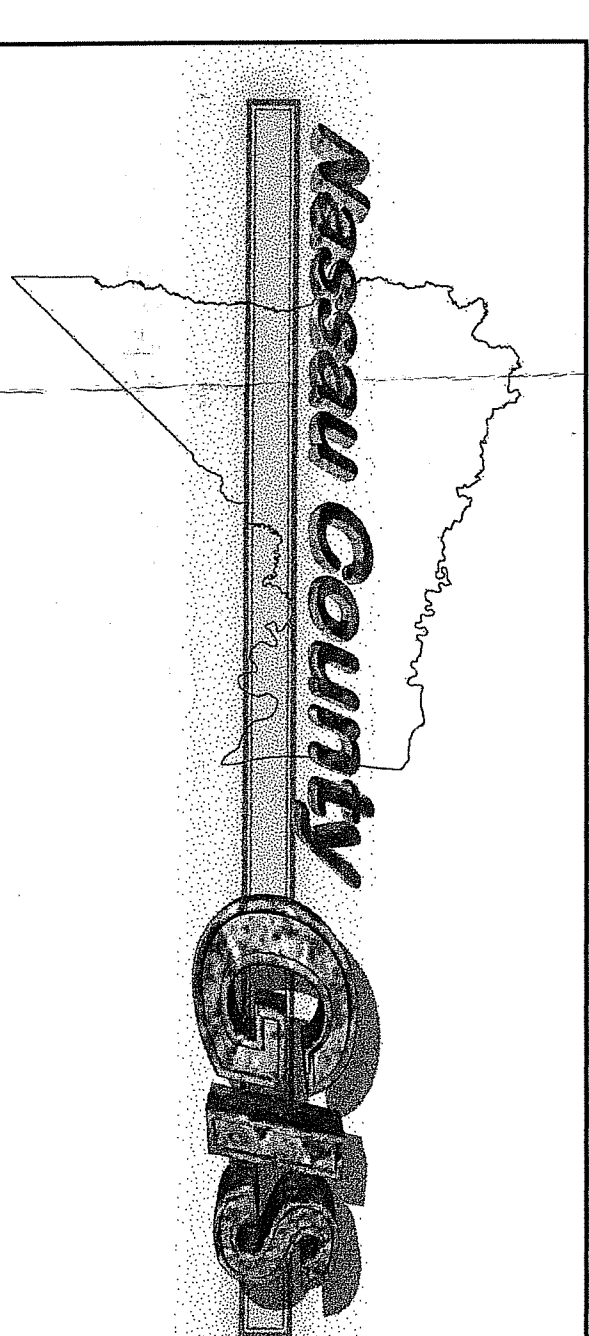
**Land Use**

- Agricultural
- Low Density
- \* Med. Den. Resid.
- High Density Residential (over 6 units per acre)
- Commercial
- Industrial
- Public Buildings & Grounds
- Other Public Buildings
- Recreational
- Public Forest
- Section Lines
- Incorporated Areas
- NW1 Wetlands (Conservation IV)
- Water
- County Boundary

**NOTES:**

- \* Conservation III (100 year flood plain) not shown
- \* MD Bore is available subject to approval by the BOCG and based on a recommendation by the P&Z Board and subject to a developer's agreement
- Data Sources: SRVMD

NMI  
Brynnan & Heitger



March 11, 2002