

RESOLUTION NO. 98-91

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA, ADOPTING THE NASSAU COUNTY COMPREHENSIVE PLAN EVALUATION AND APPRAISAL REPORT SUFFICIENCY RESPONSE

WHEREAS, the Board of County Commissioners of Nassau County, Florida, by Resolution No. 97-226, adopted the Nassau County Comprehensive Plan Evaluation and Appraisal Report on November 24, 1997; and

WHEREAS, the Florida Department of Community Affairs determined the sufficiency review not to be in compliance; and

WHEREAS, the Board of County Commissioners, through its staff in conjunction with the staff of the Northeast Florida Regional Planning Council, has prepared a response to the Department's Responses; and

WHEREAS, the Board of County Commissioners considered the Responses at a regularly called meeting on the 8th day of June, 1998 and advertised the date and time of the meeting to ensure public input.

NOW, THEREFORE, BE IT RESOLVED this 8th day of June, 1998, by the Board of County commissioners of Nassau County, Florida, at a regularly scheduled advertised public hearing, as follows:

1. The above recitals are true and correct and by this reference are hereby incorporated in and made an integral part of the Resolution.
2. The thirty-seven (37) projects listed, accompanied by a map of the State Road 200/A1A corridor, be part of the Sufficiency Response.
3. The Board of County Commissioners of Nassau County hereby adopts the Nassau County Comprehensive Plan Evaluation and Appraisal Report Sufficiency Response, which is attached hereto as Exhibit "A" and incorporated in this Resolution.

4. This Resolution shall be immediately transmitted to the Florida Department of Community Affairs.

BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA



CHRIS KIRKLAND
Its: Chairman

ATTEST:



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

Approved as to form by the
Nassau County Attorney:



MICHAEL S. MULLIN

MEMORANDUM

DATE: JUNE 3, 1998

TO: CHRIS KIRKLAND, CHAIRMAN

THROUGH: JACK D'AMATO - PUBLIC WORKS DIRECTORS

FROM: DOUGLAS J. CORREIA - SENIOR PLANNER 

SUBJECT: EVALUATION AND APPRAISAL SUFFICIENCY REPORT
WITH COUNTY STAFF AMENDMENTS

The attached document is the latest Evaluation and Appraisal Report Sufficiency Response submitted to the Florida Department of Community Affairs on Nassau County's behalf. Upon review and discussion among County Commissioners and staff, there were some portions of this narrative needing adjustment, particularly with the availability of new data. Other areas of concern centered upon the need to identify current development patterns, appropriate terminology and more timely information such as the County's formation of a mitigation policy plan.

Staff is requesting the Board of County Commissioners to consider forwarding the Northeast Florida Regional Planning Council EAR Sufficiency Report, amendments prepared by staff and the accompanying Resolution on to the Department of Community Affairs.

A Resolution by the Board of County Commissioners is necessary to initiate the Florida Department of Community Affairs approval of this document.

**AMENDMENTS TO THE EVALUATION AND
APPRAISAL SUFFICIENCY REPORT**

County Staff recommends the following amendments be made to the NEFRPC sufficiency report:

Page two (2), 1. Levels of Service

The County does have the quantitative data to evaluate the effect of development on levels of service. As a matter of course, a check is made for consistency with mandated minimum levels of service.

WATER

- A. *Florida Public Utilities - (Amelia Island)*
Water capacity (no sewer): 10.2 MGD(million gallons per day)

- B. *United Water - (Yulee/O'Neil)*
Water capacity: 2.952 MGD
Average number of gallons pumped per day to distribution system: 120,000 GPD

- C. *Florida Water Company - (Amelia Island)*
Water capacity: 11. MGD
Average number of gallons pumped per day to distribution system: 2.0 MGD

page two.

SEWER

A. United Water

*Sewer capacity: Lofton Oaks - 0.0500 (existing)
Nassau - Sunray - 0.1875 (existing)
(proposed 0.500 in 2002)*

Average number of gallons presently treated per day:

*Lofton Oaks - 0.025 MGD
Nassau - Sunray - 0.061 MGD*

B. Florida Water Company - (Amelia Island)

sewer capacity: 0.950 MGD

Average number of gallons presently treated per day:

0.620 MGD

Page seven (7), 4. Urban Sprawl

In reference to the second paragraph after the 9J. 5-003 (140) F.A.C., Staff took exception to the "Spill Over" term, rather suggesting the following:

In the Yulee Planning District most of the anticipated growth will continue to occur between the Intracoastal Waterway westward past U.S. 17, to the Interstate 95 area.

Page three.

Page eight (8), 4. Urban Sprawl

Staff takes exception with the statement, “However, the County anticipates no need for a county water district in the foreseeable future.”

Rather, the County has not precluded the need to establish a county water district in the near future..

Page nine (9), 6. Coastal Management

The Local Mitigation Strategy Working Group, as defined by the Department of Community Affairs, is currently formulating a Mitigation Policy Plan to address pre and post disaster development and re-development.

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**NASSAU COUNTY
EVALUATION AND APPRAISAL REPORT (EAR)
SUFFICIENCY RESPONSE**

County will work towards implementing the Concurrency Management System, updating the 5-year Capital Improvements Schedule, completing a master stormwater drainage plan, and adopting land development regulations as requested by the Department in its letter of January 23, 1998.

In addition, the County will discuss the replacement of the word "shall" with "reasonable in any Objectives and Policies of the Plan with the Department prior to including the change in an amendment. This is stated as requested by the Department in its letter of January 23, 1998.

1. **Levels of Service.** The adopted EAR does not provide data and analysis on the impact of the current demand on public facilities levels of service, including sewer, water and solid waste, and drainage.

County did not implement a Concurrency Management System during the planning period. As a result, the County does not have the data necessary to evaluate the effect of development on levels of service. Nassau County commits to develop and provide this information in the data and analysis portion of their EAR based amendments.

Water (The provider's listed below are in the process of collecting the data necessary to respond to this comment).

- A. *Florida Public Utilities
Water capacity (no sewer): 10.2 MGD (million gallons per day)*

- B. *United Water
Water capacity: 2.952 MGD
Average number of gallons pumped per day to distribution system: 120,000 GPD*

Sewer (The provider's listed below are in the process of collecting the data necessary to respond to this comment).

- A. *United Water
Sewer capacity: Lofton Oaks - 0.0500 (existing)
 Nassau-Sunray - 0.1875 (existing) (proposed 0.500 in 2002)*

Average number of gallons presently treated per day:

*Lofton Oaks - 0.025 MGD
Nassau-Sunray - 0.061 MGD*

*Solid Waste: Landfill Available Capacity as of January 1, 1998: 3,530,800 tons
Design Capacity of Landfill: 4,570,00 tons*

2. Capital Improvements. The EAR does not evaluate the implementation of the original capital improvements schedule, and identify actions, studies, plan amendments, and a schedule for ensuring an effective capital planing process and maintaining financial feasibility of capital improvements.

Table J-1 lists those capital improvements as identified in the other plan elements.

Table J-1.
NASSAU COUNTY
Capital Improvements Identified in Plan Elements

Traffic Circulation:

FDOT Five-Year Work Program

State Hgwy.. System Primary Component (Construction):

Pid	Location	Project Description	Cost (in thou.)	Const. Year	Accomplishments
A.	SR 200 at Southern Coastline RR crossing	New Road Construction	\$2,927	94/95	Done
B.	SR 200 from Mickler to east of US 1	Add Lanes & Reconstruct	\$1,148	92/93	Done
C.	A1A at Nassau Sound	Replace Bridge	\$8,446	95/96	Under Construction
D.	SR A1A and SR 200 @ Amelia Island	Add Right Turn Lanes	\$ 89	92/93	Done
E.	US 90 from Baker Co. Line to Duval Co. line	Widen and Resurface	\$ 846	93/94	Not in Nassau
F.	SR 107 from the beginning of FDOT maintenance to SR 200	Resurface/ Repave	\$1,596	92/93	Done
G.	SR 200/A1A from East of US 1 to I-95	Widen and Resurface	\$4,259	93/94	Done
H.	US 17 @ SR A1A	Upgrade existing traffic signals	\$ 38	92/93	Done
I.	SR A1A @ Piney Is. Drive	Add Right Turn Lanes	\$ 88	92/93	Done
J.	US 17 from Duval Co. to I-95	Pave Shoulders and Resurface	\$5,234	95/96	Done
K.	US 17 at St. Marys River	Bridge Replacement	\$3,757	95/96	Under Construction

Table J-1, (Cont'd.)
 NASSAU COUNTY
 Capital Improvements Identified in Plan Elements

Traffic Circulation, (Cont'd.):

NASSAU COUNTY Work Program

Pid	Location	Project Description	Cost (in thou.)	Const. Year	Accomplishments
L.	SR A1A from 8th St. to Fletcher Ave.	Repave and Resurface	\$ 728	93/94	Done
M.	SR A1A from CR 105A to SR 200	Pave Shoulders and Resurface	\$ 312	91/92	Done
N.	SR A1A from Amelia River to S of Lime St	Pave Shoulders and Resurface	\$1,227	94/95	Done

TRAFFIC CIRCULATION FACILITIES

1a.	14th St., 1000' North T.J. Courson to Sadler Rd.	Widen Road	\$2,000	1990-91	Done
b.	and Sadler Road, from SR 200 to Susan Drive				

PAVING UNIMPROVED ROADS

3a.	Crawford Rd. (West) US 301 West	Grade and pave 2lanes, 1.0 mi.	\$ 140	1990-91	Done
3b.	Sandy Ford Rd, Haddock Rd. to US 301	Grade and pave 2 lanes, 1.0 mi.	\$ 140	1990-91	Done
3c.	Lessie Rd. CR 108 to Coles Ferry Rd.	Grade and pave 2 lanes, 8.0 mi.	\$1,520	1990-91	Done
3d.	Freddie Geiger Rd. Haddock Rd. to US 301	Grade and pave 2 lanes, 4.3 mi.	\$ 602	1990-91	Done
3e.	SR 107 Rte. Acquis. Sr A1A/200-Santa Juana Dr.	Acquire Right-of-Way	\$ 250	1990-91	Done
3f.	Middle/Griffin Rd. CR 108-Griffin Rd.	Grade and pave 2 lanes, 6.3 mi.	\$1,197	1990-91	Done
3g.	Middle/Haddock Rd. Middle/Coles Ferry Rd.	Grade and pave 2 lanes, 5.5 mi.	\$1,045	1990-91	Done
3h.	Tommy Ford Rd. to Duval Cty. Line	Grade and pave 2 lanes, 2.0 mi.	\$ 280	1990-91	Done
3i.	Crawford/Ratliff Rd. US 301-Duval Cty. Line	Grade and pave 2 lanes, 5.4 mi.	\$1,026	1991-92	Done
3j.	Bismark/Craig Marsh Rd. SR 115-SR 115	Grade and pave 2 lanes, 1.8 mi.	\$ 342	1991-92	Done

Table J-1, (Cont'd.)
NASSAU COUNTY
Capital Improvements Identified in Plan Elements

NASSAU COUNTY Work Program

Pid	Location	Project Description	Cost (in thou.)	Const. Year	Accomplishments
3k.	Murrhee Rd.	Grade and pave	\$ 304	1991-92	Done
	Cowins-Hampton Lake Rd.	2 lanes, 1.6 mi.			
3l.	Hampton Lake Rd.	Grade and pave	\$ 399	1991-92	Done
	Hampton Lake-Murrhee Rd.	2 lanes, 2.1 mi.			

Sanitary Sewer Facilities

None

Solid Waste Facilities

1.	West Nassau Landfill	Closure	\$4,000	1991-92	Done
2.	West Nassau Landfill	Class I & III Constr.	\$5,000	1991-92	Done
3.	Lofton Creek Landfill	Closure	\$5,000	1992-93	Done
4.	Bryceville Landfill	Closure	\$3,000	1992-93	Done

Drainage Facilities

None

Potable Water Facilities

None

Recreation/Open Space Facilities

1a.	Countywide Parkland	Acquire 6 acres	\$ 60	1990-91	Done
1b.	Countywide Parkland	Acquire 10 acres	\$ 100	1991-92	Done
1c.	Countywide Parkland	Acquire 10 acres	\$ 100	1992-93	Done
1d.	Countywide Parkland	Acquire 10 acres	\$ 100	1993-94	Done
1e.	Countywide Parkland	Acquire 10 acres	\$ 100	1994-95	Done
2a.	Various Locations	Basketball/ Multipurpose Court	\$ 16	1993-94	Done
2b.	Various Locations	Basketball Multipurpose Court	\$ 16	1994-95	Done
3a.	Various Locations	3 - Picnic Shelters	\$ 4.8	1990-91	Done
3b.	Undetermined	1 - Picnic Shelters	\$ 1.6	1991-92	Done
3c.	Various Locations	2 - Picnic Shelters	\$ 3.2	1992-93	Done
3d.	Undetermined	1 - Picnic Shelters	\$ 1.6	1993-94	Done
3e.	Undetermined	1 - Picnic Shelters	\$ 1.6	1994-95	Done
4.	Undetermined	1 - Tennis Court	\$ 20	1992-93	Done
5.	Undetermined	1 - Tennis Court	\$ 20	1993-94	Done

Source: Nassau County Comprehensive Plan: 2005

A new capital improvements schedule will be included as part of the EAR Based amendments by the County.

3. Affordable Housing. The EAR provides updated data on the housing inventory from the Shimberg Center, as well as an inventory of the overall housing stock at the time of the plan adoption, but does not include an assessment of affordable housing availability, including an assessment of the effectiveness of the comprehensive plan in meeting identified or projected deficits in the supply of affordable housing. The EAR includes a list of revisions to Rule 9J-5.010, Florida Administrative Code (F.A.C.), relevant to affordable housing, but did not identify amendments required to comply with Rule 9J-5, F.A.C.

According to the Shimberg Center's housing affordability estimates, the unincorporated area of Nassau County will have a deficit of 1,221 affordable units for all income ranges by year 2000. That deficit includes an estimate of a need for 803 affordable housing units for households with incomes below \$10,000; an understandable circumstance since those incomes would almost certainly be limited to housing prices below \$30,000. The Shimberg estimates indicate a surplus of affordable units for householders with incomes of \$10,000 through \$30,000, and a deficit of 573 affordable units for householders with incomes of \$30,000 through \$50,000. The larger deficit of affordable housing units (1,502) is cited for householders in the \$50,000 to \$100,000 income range.

At the time of adoption of the comprehensive plan it was estimated that there was a need for approximately 1,080 dwelling units to provide housing for the very low and low income population living in Nassau County, and approximately 445 dwelling units for moderate income population by the year 2000. Analyzing this data indicates that the County's comprehensive plan has been somewhat effective in meeting the housing needs of the very low and low income population. However, the Plan has been less effective in providing housing for the moderate income sector of the population.

All housing development is delivered by the private sector and it is unknown how many of the approximately 4,000 dwelling units developed during the period 1990-1995 were in the affordable range for the very low, low and moderate income groups. No data is available on the sale price of units built by the private sector. It is therefore difficult to assess the effectiveness of the comprehensive plan in meeting identified or projected deficits in the supply of affordable housing. Adopted policies relating to revising the County's LDRs to expedite the delivery of affordable housing, such as adopting fast-track permitting for affordable housing, improving code enforcement, etc., have been drafted but have not been implemented.

As identified in Section VI of the Affordable Housing EAR, the County needs to develop amendments that streamline the permitting process, that establish criteria guiding the location of housing types, that include a new policy to utilize job training, that incorporate a new policy for high value housing communities to establish interlocal agreements related to affordable housing, and a new policy that requires the County designate sufficient sites and densities for affordable housing.

4. Urban Sprawl. The adopted EAR identifies the need to amend the comprehensive plan to include the new definition of urban sprawl, but does not assess the plan against the indicators of urban sprawl as outlined in Rule 9J-5.005(5), F.A.C.

Urban Sprawl is defined in 9J-5.003(140), Florida Administrative Code, as follows:

"Urban sprawl" means urban development or uses which are located in predominantly rural areas, or rural areas interspersed with generally low-intensity or low-density urban uses, and which are characterized by one or more of the following conditions: (a) The premature or poorly planned conversion of rural land to other uses; (b) The creation of areas of urban development or uses which are not functionally related to land uses which predominate the adjacent area; or (c) The creation of areas of urban development or uses which fail to maximize the use of existing public facilities or the use of areas within which public services are currently provided. Urban sprawl is typically manifested in one or more of the following land use or development patterns: Leapfrog or scattered development; ribbon or strip commercial or other development; or large expanses of predominantly low-intensity, low-density, or single-use development.

The Nassau County future land use plan tries to discourage urban sprawl by the distribution of land uses on the Future Land Use Map. The plan's concept for the Hilliard and Callahan Planning Districts is based on encouraging growth in development areas around these town centers. The objective is to minimize sprawl; contain commercial development within town limits or as close to existing commercial facilities as possible; and ultimately to extend available services such as water and sewer to as much new development as deemed to be feasible in an effort to contain the proliferation of septic tanks and wells for potable water.

In the Yulee planning district, most of the anticipated growth will occur between the Intracoastal Waterway and US 17 with some spillover west of US 17 and south of A1A. The plan for Yulee is centered on two commercial development areas where I-95 intersects with A1A and at the intersection of A1A and US 17. Two areas bisected by A1A, St. Marys/Chester and the Hedges/Nassauville/Yulee Heights areas, will host the most growth over the next 18 years. Most of the population in Yulee is already concentrated in these areas. While the plan diagram suggests two conurbations, separated by a strand of wetlands, in point of fact, it is one large urbanizing area.

The development pattern is fairly well established on the Island - both in and out of the city. One of the most important potential areas for development to Fernandina Beach and the entire island is that area outside the City limits around Five Points. The remainder of the island south of the airport is generally recommended for residential use.

Development since the adoption of the Plan has occurred mainly in the Yulee planning district along A1A consistent with the Future Land Use Element plan discussed above. Currently, 60% of the county is designated as Agricultural on the Future Land Use Map. Therefore, the county does not meet condition "a" of the definition of urban sprawl, premature or poorly planned conversion of rural land to other uses.

Condition "b" of the definition states that areas of urban development are not functionally related to land uses which predominate the adjacent area. As stated above, development has occurred mainly in the Yulee planning district along A1A consistent with the plan of two commercial nodes and surrounding residential development in the St. Marys/Chester and Hedges/Nassauville/Yulee Heights areas.

The definition of urban sprawl identifies the condition that areas of urban development fail to maximize the use of existing public facilities or the use of areas within which public services are currently provided. This condition of the definition does not apply to Nassau County since public facilities are only available in limited areas. Public potable water is supplied by each municipality and several small private water companies. However, the County anticipates no need for a county water district in the foreseeable future. There has not been enough high density new construction to warrant the construction of a county sponsored potable water system. The provision of individual on-site water systems is expected to continue. A county sanitary district does not exist. Given the present level of development it is obvious that the development of a county system will be beyond the planning period. Therefore, large developments will provide for privately operated package treatment plants and individual homes will be developed using individual septic systems.

It is anticipated that the county will amend the plan to include this definition of urban sprawl in their EAR based amendments. Based on the analysis above, no other amendments will be necessary to address this new definition.

5. Natural Resources Protection. The EAR does not include an assessment of the adequacy of current plan provisions for the protection of wetlands, which are a significant resource in the county. The EAR does not acknowledge the latest available data sources for the purpose of updating the natural resources maps. The EAR does not assess development impacts to environmentally sensitive resources.

According to information received from the St. Johns River Water Management District there are approximately 125,700 acres of wetlands within Nassau County. This information was reported in the District's Local Government Water Resource Atlas of December 1996. This is compared to the 140,315 acres of wetlands identified as present in Nassau County Comp. Plan. All acreage loss of wetlands is the result of activities permitted by the various state and federal agencies with responsibility over such activities. Another factor for the difference in wetland acreage is the sources utilized to inventory these acreage. The comprehensive plan utilized Florida Department of Transportation Land Use and Vegetative Inventory, interpreted from 1985 photography. This was a more general estimate of land cover averages. The St. Johns River Water Management District utilized aerial photography which was supported by on-site survey. The SJRWMDs methodology results in more accurate estimate of acreage. This can attribute to some of the perceived loss of wetland acreage in Nassau County. This is the best and most recent data available. Nassau County identified approximately 30,000 acres of tidal marshland identified as a significant resource (vital area) in the adopted comprehensive plan. Presently approximately 30,000 acres of tidal marsh still exist in Nassau County. Approximately 11,326 acres are protected through the designated aquatic preserves. The majority of the rest of the tidal marsh acreage is protected via ownership by the State of Florida.

Nassau County will utilize the latest data available to update the natural resources map as part of the EAR Based Amendments. This data will be obtained from the SJRWMD, FGFWFC, FNAI, and other sources depending on which is the best available data to be included in the map.

6. Coastal Management. The EAR does not provide updated data and analysis on hurricane evacuation times, shelter capacity, and coastal population in the Coastal High Hazard Area (CHHA). The revised CHHA is acknowledged, but the EAR does not identify the need to provide a new map of the revised CHHA as part of the future land use map series, pursuant to Rules 9J-5.003(19) and

9J-5.006(4)(b)6., F.A.C. The EAR acknowledges the need to develop a post disaster redevelopment plan. In addition, neither the adopted plan nor adopted EAR contain any reference to hazard mitigation reports, which have been produced for the county.

As part of the EAR Based Amendments the County will amend the Plan to include a map of the CHHA as part of the future land use map series. The CHHA is presently in the process of being defined by the Northeast Florida Regional Planning Council in its Regional Hurricane Evacuation Study. This new data will be utilized to developed the future land use map series.

The County will develop a post disaster redevelopment plan no later then the end of 1999.

The County will amend the plan to include a policy which allows, at the discretion of the County Commission, for the incorporation of recommendations from any interagency hazard mitigation reports.

7. Intergovernmental Coordination. The EAR includes a general statement that the county will commit to revise the element by the State deadline, but does not commit to the specific requirements of Rule 9J-5.015(4), F.A.C., including demonstrating compatibility between local government Intergovernmental Coordination Elements, and establishing an intergovernmental development review process. The EAR has identified land use categories in which public schools are an allowable use int he Intergovernmental Coordination Element, but the EAR does not acknowledge the need to identify the categories in the Future Land Use Element pursuant to Section 1163.31777(6) (a), F.S.

The County will adopt policies as part of their EAR based amendments which will determine if development proposals would have significant impacts on other local governments or state or regional resources or facilities identified in the Sate Comprehensive Plan or Northeast Florida Strategic regional Policy Plan and establish a process for mitigating identified impacts.

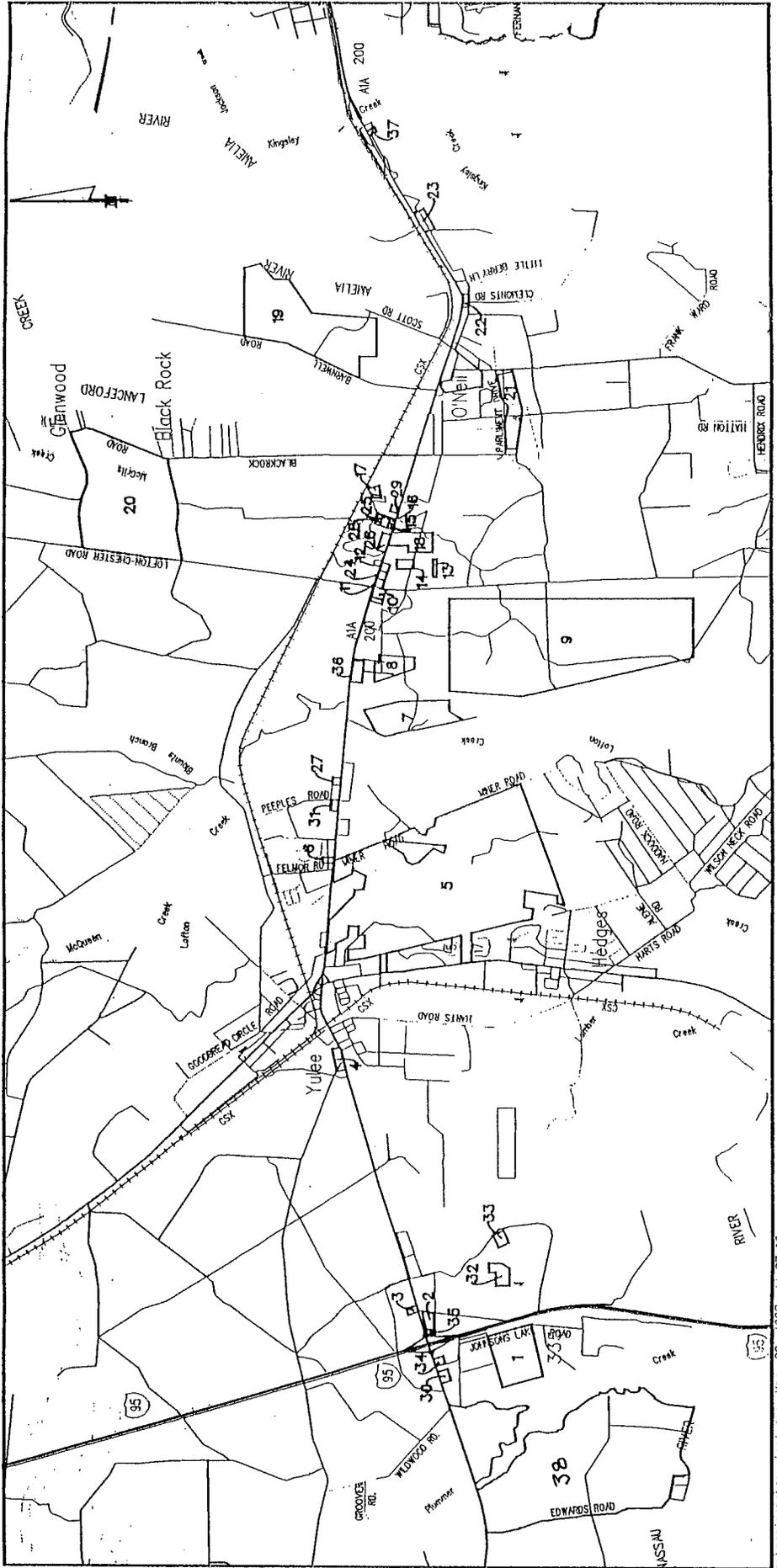
The County will amend the Future Land Use Element to identify the land use categories in which public schools are an allowable use. This change will be completed as part of the EAR Based Amendments.

8. Existing Land Use. The adopted EAR does not contain a map or table of existing land use at the time of the EAR, pursuant to 9J-5.0053(6)(a)2.c., F.A.C.

The County commits to establishing resources and mechanism for collecting data on current existing land uses in the County. As part of the EAR Based Amendments, the County will include a table of existing land uses and a revised existing land use map with up to date data. The County will utilized all available data sources to development these commitments, including, County permitting information and Land Use Land Cover data available form the SJRWMD. The County has developed some initial data on existing land uses in the Yulee planning district. This data was developed in the time since the adoption of the EAR by the County and is attached.

DEVELOPMENT ACTIVITY ALONG INTERSTATE 95 AND STATE ROAD 200 NASSAU COUNTY, FLORIDA

	<u>LOCATION</u>	<u>ACRES</u>	<u>UNITS</u>	<u>STATUS</u>
1. OUTLET MALL	Johnson Lake Rd. @ I-95	24 + acres	3000,000 s.f. First phase	Waiting on new information at this time
2. STEVENS PLAT (Commercial facilities) (3 lots)	S. side of A1A (SR200), between Mentoria & I-95	Lot 1 - 48,647 s.f. Lot 2 - 73,387 s.f. Lot 3 - 84,157 s.f.	3 Commercial Lots; Lil Champ Site Plan received & Approved. Proposed Super 8 Motel	Site Plan approved; waiting building plan submission
3. BURGER KING	Across from McDonald's in Yulee	Approx. 10 Acre Parcel	1 Story Restaurant - 3,020 SF	Site Plan Completed; under construction
4. POST OFFICE FACILITY - YULEE	N. side of A1A, just w. of R/R tracks at Yulee.	Approx. 3 acres	Post Office (1 bldg.), Plans Approved.	Site Plan completed, Building Permit issued - under construction
5. Y.P.C., INC. (Valerie Evans of BHR)	Between Miner Rd. & U.S. 17 S.	837.0 acres	900 + dwelling units	Comp Plan Amendment approved by BCC; Rezoning approved by Planning Board. Received DCA's Final Report, hearing to be scheduled.
6. KENNEDY ELECTRIC & RENTAL SPACES	N. side of A1A at Felmore Rd.	2 Buildings (1-600 s.f.) (1-2400s.f.)		1 Building completed.
7. MEADOWFIELD SUBDIVISION	E. side of Meadowfield Bluff Rd.	50 + acres	127 Single Family Lots,	Construction Plans approved by Engineer awaiting Plat submission
8. HARDY PROJECT (Rayland property)	S. side of A1A, behind the Yulee Methodist Church (across the street from the Tradeplex Entrance)	24.5 acres	Proposed Single Family Development	No Plans have been submitted.
9. 800 PROJECT	Approximate location is on the S. side of A1A, behind Lofton Square area.	800 + acres	(?) probably between 550 & 600 s/f & multi-family units	Project dropped by Developer; being marketed by Rayland
10. LOFTON SQUARE MEDICAL CENTER (PLUS TEMPORARY FACILITY)	W. side of Lofton Square Blvd., & S. of A1A (Yulee area)	2.8 acres	1 Building	Completed



<u>NAME</u>	<u>LOCATION</u>	<u>ACRES</u>	<u>UNITS</u>	<u>STATUS</u>
11. LOFTON SQUARE CHEVRON & CONVENIENCE STORE	On the E. side of Lofton Square Blvd. & S. of A1A (within the Nassau Center PUD)	1.16 + acres	One Building	Construction to begin in Spring.
12. DISCOUNT AUTO	On the W. side of entrance to Winn-Dixie (within the Nassau PUD)	1 acre	One Building	Construction Completed
13/ 14. ADDITION TO WINN-DIXIE FACILITY IN YULEE & ADDITION OF THE STRIP MALL .	On the S. side of A1A, east of Chester Rd. (within the Nassau Center PUD)	10,500 s.f. Winn-Dixie & 10,800 s.f. future shopping area.		Construction completed
15. SMILE GAS FACILITY	N. side of A1A, between Blackrock & Chester Rds. (within Nassau Center PUD)	1.5 acres	one building & gas pumps	Project completed
16. HUDDLE HOUSE	N. side of A1A (adjacent to Smile Gas Facility listed above)	.459 acres	1907 s.f. restaurant	Construction completed
17. YOUNGBLOOD FABRICATION	N. side of A1A at the end of Nassau Place Rd., between Blackrock & Chester Rd. (within the Nassau Center PUD)	4.23 acres (fiberglass fabrication)	3 buildings to be constructed in phases.	1 Building completed
18. MAGNOLIA MEADOWS S/D (PUD)	S. side of A1A between Blackrock Rd. & Chester Rd. directly across the street from Nassau Place Rd.	30 + acres	60 s/f lots	Construction plans approved; awaiting Plat submittal
19. RIVER OAKS S/D (Spanish Oaks)	Off Barnwell Rd. on the E. side	135.9 acres	272 s/f lots	Construction in progress; Awaiting approval for recording of plat by BCC.
20. GLEN LAUREL S/D (RS-1 zoned) UNIT	Between Blackrock Rd. & Chester Rd.	316 + acres	60 lots	Construction Plans approved; Plat to be approved, under construction
21. REPLAT OF NASSAU LAKES 1-B	E. side of C.R. 107 (a portion of Nassau Lakes PUD)		59 s/f lots	Construction plans approved; awaiting resubmission of plat.

<u>NAME</u>	<u>LOCATION</u>	<u>ACRES</u>	<u>UNITS</u>	<u>STATUS</u>
22. STATE FARM INSURANCE AGENCY	S. side of A1A at Otter Run entrance	2 + acres	one building	Construction completed
23. VILLAGES OF MARSH LAKES TREVETT HOMES	S. side of A1A at Marsh Lakes	21.72 acres	45 units	Under Construction
24. MURRAY'S GRILL	S. side of A1A at Nassau Center PUD (Next to Discount Auto Parts)	1.2 acre outparcel	7,080 SF - One Building	Project completed.
25. NORTHEAST FLORIDA EQUIPMENT AND SALES	N. side of A1A at Nassau Center PUD (Behind Smile Gas)	1.4 acre	one building	Site Plan approved; awaiting water to be brought to parcel, under construction
26. NASSAU MINI STORAGE FACILITY	N. side of A1A at Nassau Center PUD	7.8 acres	4 structures	Site Plan approved; under construction
27. BILL GUESS REAL-ESTATE OFFICE	N. side of A1A between Lofton Creek and Peeples Road	3.14 acres	1 Building	Site Plan is Being reviewed
28. SUBURBAN PROPANE	N. side of A1A behind Smile Gas and North- east Florida Equipment Rental	1+ acre	Storage Tanks and 1 Small Office Building	Site Plan completed; Under construction
29. MERITA BREAD DISTRIBUTION AND WAREHOUSE	N. Side of A1A	3.27 acres	Possibly 2 buildings, one building is being reviewed	Site Plan approved
30. CAMP OIL, YULEE FACILITY	S. side of A1A at the I-95 interchange	11.62 acres	1 Building, 5,000 SF	Site Plan approved
31. SMALL ENGINE REPAIR FACILITY	N. side of A1A at the corner of Peeples Road	1 acre	1 Building	Site Plan approved
32. JAIL SITE	A1A & Mentoria Road	39.76 acres	1 Building	Conditional Use approved; Site Plan is being reviewed
33. ADMINISTRATION SITE	A1A & William Burgess Blvd.	26.24 acres	1 Building	Conditional Use approved; Site Plan is being reviewed
34. FLASH FOOD (REMODEL AND EXPANSION)	S. side of A1A at the corner of Johnson Lake Road		1 Building	Site Plan approved; Building permit applied for.

<u>NAME</u>	<u>LOCATION</u>	<u>ACRES</u>	<u>UNITS</u>	<u>STATUS</u>
35. FLORIDA CITRUS (REMODEL AND EXPANSION)	S. side of A1A at I-95		1 Building	Site Plan approved
36. YULEE METHODIST CHURCH	S. side of SR 200 between Drivers License Office and Meadowfield Bluff Road	5.61 acres	Sanctuary addition 3,670 SF	Site Plan approved; Construction in progress
37. RIVER MARKET	S. side of SR 200 at Intercoastal Waterway	75 seat dining room	1 Building	Site Plan approved; Construction in progress
38. NASSAU PROPERTIES	S. side of SR 200, W of the I-95 Interchange	300-400 acres	Proposed single family development	Proposed