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Recreation General

General:

This appendix provides for general siting and design standards, principles and concepts for each of the three primary park types, park sub-types, and conservation lands. The totality of the WB CCB, Chapters 1-5 which includes this appendix shall control the siting, design, planning and implementation of improvements to meet the demands created by new persons residing in the WBD. Users of this appendix shall also reference Chapter 1-4 of the WB CCB and the remainder of Chapter 5 WB CCB. Where conflicts exist between the WB CCB and other County regulations the more restrictive shall control.

Joint Public School and Public Park:

When possible, public parks and public schools should be jointly located, planned, and designed to be interrelated and share infrastructure and facilities. Those developing a project with a residential component within the WBD shall first attempt to jointly site public parks and public schools. Design efforts shall be made to create shared infrastructure such as access roads, parking, play-fields, stormwater ponds, utilities and other elements of land development.

Joint Parks:

Despite Nassau County identifying three primary park types, the individual parks are not mutually exclusive. The park type classification system is not meant to limit the flexibility of park design or potential funding sources. It is envisioned there will be instances where it is desired that a Community Park, Regional Park, and, in more limited instances, Neighborhood Park will be jointly sited to provide additional amenity options and cost-sharing of infrastructure.

As an example, a Regional Park - Boat Facility may contain Neighborhood or Community Park components such as children's play equipment or an outdoor basketball court. Similarly, a larger scale public park may include characteristics identified with both Community and Regional Parks. As an example, a hypothetical development creates a demand for 37 acres for Regional Park lands and 12 acres for Community Park lands. Ideally, the two parks would be combined to create a single 49 acre public park with an assortment of amenities and shared infrastructure.

Impediments:

Physical impediment: Where a physical impediment is referenced it shall have the meaning of being any physical impediment to safe bicycle and/or pedestrian travel as determined by Nassau County. This includes, but is not limited to, physical barriers such as fences, walls, buildings, structures, natural areas, bodies of water, roadways with four travel lanes or fewer without cross-walks/bicycle facilities meeting minimum Nassau County standards and/or roadways with more than four travel lanes without an elevated pedestrian overpass. It shall also mean any roadway without bicycle and pedestrian facilities meeting the minimum standards of Nassau County.

Legal impediment (non-physical impediment): Where a legal impediment is referenced it shall have the meaning of being any non-physical barrier to safe bicycle and /or pedestrian travel. This includes, but is not limited to, covenants and restrictions, private property boundary's (marked or unmarked), easements of any type, deed restrictions, lack of an affirmative right to ingress/egress, or any other mechanism that would legally prevent safe bicycle and pedestrian ingress/egress.

Park Types Defined: The Nassau County 2030 Comprehensive Plan Policy ROS.01.04 addresses three different park types LOS:

1. Community Parks – Policy ROS.01.04 of the 2030 Comprehensive Plan, provides for an Acreage LOS for Community Parks of 3.35 acres per one-thousand (1,000) people.
2. Regional Parks – Policy ROS.01.04 of the 2030 Comprehensive Plan, provides for an Acreage LOS for Regional Parks of ten (10) acres per one-thousand (1,000) people. A subcategory of the Regional Park LOS is “Regional Parks-Boat Facilities” which has a LOS standards of 0.40 acres per 1,000 people and 1 ramp per 5,000 people.
3. Neighborhood Parks - Policy FL.02.05 of the 2030 Comprehensive Plan, provides for an Acreage LOS for Neighborhood Parks of four(4) acres per one-thousand (1,000) people within the WBD. A neighborhood may be public or private. If private, it shall be to sole maintenance responsibility of the owner/applicant/developer or successor or assign.
 - i. Compact Community Design: Distinguishable from the prototypical Neighborhood Park and not addressed in Policy ROS.01.04 of the 2030 Comprehensive Plan are the communal spaces integral to creating vibrant, compact walkable village centers. These communal spaces contain all of the elements found in the prototypical neighborhood park. The difference, those neighborhood park elements are disbursed and integrated within the fabric of the walkable village center. On a case by case basis, Nassau County should evaluate the application of Neighborhood Park requirements within the context of a compact walkable

village center common to Traditional Neighborhood Design (TND) and similar urban development programs. While the individual elements of a Neighborhood Park may be integrated within the walkable node, at a minimum, a development must demonstrate the minimum acreage LOS standards and provision of amenities consistent with the prototypical neighborhood park are met via inclusion of plazas, greens, play-fields, playgrounds, pocket parks and other similar communal spaces customary of good urbanism.

Recreation Facilities, Community and Regional Parks, - Policy ROS.01.07 provides for recreation facility LOS standards to be used as planning guidelines for the purpose of providing public recreation facilities. The LOS standards are listed below. In addition, the study prepared by GAI titled Nassau County Park Amenity Estimates dated January 18, 2019 and included as Appendix G provides for additional details related to the facilities/amenities defined in Policy ROS.01.07.

RESOURCE/FACILITY	POPULATION PER UNIT (MEDIAN)
Baseball/Softball Field	2,500
Basketball Court	5,000
Football/Soccer Field	6,000
Equipped Play Area	10,000
Exercise/Parcours Trails	15,000
Aquatic Center	25,000
Tennis Court	5,000

Using the adopted LOS standards as adopted in the 2030 Comprehensive Plan and the persons per house hold multiplier defined in the GAI Recreation Impact Fee Study dated January 18, 2019 and located in Appendix F, Nassau County PEO staff calculated the cumulative recreation land and facility demand for the WBD at 80% build-out. The related charts are provided below.



Recreation Levels of Service Standards at 80% Build-out Scenario BEBR High Growth Projection Model															
	PPH	Dwelling Units	Persons	LOS Regional Park	LOS Community Park	LOS Neighborhood Park	Regional Parks - Boat Facility	Boat Facility Ramp Lane	Baseball/S oftball	Basketball	Football/ Soccer	Equipped Play Area (playground)	Exercise/ Parcours Trails	Aquatic Center	Tennis Court
Single Family	2.39	4125.87	9860.82	98.61	33.03	39.44	3.94	1.97	3.94	1.97	1.64	0.99	0.66	0.39	1.97
Duplex/Tri-plex/Quad	1.73	4125.86	7137.74	71.38	23.91	28.55	2.86	1.43	2.86	1.43	1.19	0.71	0.48	0.29	1.43
Multi Family	0.66	4125.86	2723.07	27.23	9.12	10.89	1.09	0.54	1.09	0.54	0.45	0.27	0.18	0.11	0.54
Totals	2.19	12377.59	19721.63	197.22	66.07	78.89	7.89	3.94	7.89	3.94	3.29	1.97	1.31	0.79	3.94

For Transect Based Scenerio a 33% split between Single Family, Dupleex/Tri-plex/Quad and Multi-family housing types was utilized.

Land and Facilities to Meet Recreation Levels of Service Standards at 80%			
Recreation Type	LOS	Required to Meet LOS	Unit of Measure
Regional Park	10ac/1000p	197.22	acres
Community Park	3.35ac/1000p	66.07	acres
Neighborhood Park	2ac/10000p	78.89	acres
Regional Parks - Boat Facility	.4ac/1,000p	7.89	acres
Boat Facility Ramp Lane	1/5,000p	3.94	Ramp Lanes
Baseball/Softball	1/2500p	7.89	Fields/Amenities
Basketball	1/5000p	3.94	Courts/Amenities
Football/Soccer	1/6000p	3.29	Fields/Amenities
Equipped Play Area	1/10000p	1.97	Facility(ies)
Exercise/Parcours Trails	1/15000p	1.31	Facility(ies)
Aquatic Center	1/25000p	0.79	Facility(ies)
Tennis Court	1/5000p	3.94	Courts/Amenities

Minimum components for each amenity is in GAI's Nassau County Park Amenity Estimates February 2019



Example Park Amenities

1. Pavilion + concession + restrooms
2. Playground + shade structure
3. Chess + checker table games
4. Outdoor fooseball table
5. Outdoor ping-pong table
6. Multi-purpose open space
7. Picnic table(s)
8. Basketball/Tennis/Pickleball/Multi-purpose court
9. Pavilion

Park Context

10. Park zone traffic calming
11. Crosswalk
12. Neighborhood park access
13. On-street parking
14. Green infrastructure
15. Park-oriented residential development

Figure 1 - Nassau County Prototypical Neighborhood Park Amenities and Elements

General Description and Intent of the Neighborhood Park:

Neighborhood parks are “those that serve mainly local needs and can be replicated in small and easily accessible units in every part of the Region” (Hise & Deverell). The neighborhood park is the basic unit of a park system and serves as the traditional recreational and social focus of the neighborhood. The neighborhood park is essential for the development of a healthy interactive neighborhood and should serve as an extension of residential activities that cannot be accommodated in residential yards.

The Nassau County 2030 Comprehensive Plan Policy ROS.01.04, defines a Neighborhood Park as a local park, which is typically less than 10 acres in size and may include landscaping and recreational improvements such as sandboxes, play sculpture, playground equipment, benches, shelters, trees and fencing. These parks are used by the residents of one or more nearby neighborhoods, typically those within a half-mile radius of the park.

The goal of a neighborhood park is to facilitate informal recreational activities, encourage social interaction among neighborhood residents, preserve usable open space, create identifying neighborhood characteristics, create a shared responsibility and sense of pride among the neighborhood residents, and improve the overall quality of life for residents within the service radius.

Design Standards and Principles for Neighborhood Parks:

1. 10-minute Walk Initiative: Consistent with the national 10-minute walk initiative led by The Trust for Public Land in partnership with the National Recreation and Park Association, and the Urban Land Institute, every resident living in urban or suburban areas of Nassau County should be able to walk or bike on safe bicycle and pedestrian facilities to a Neighborhood Park located within one-half (1/2) mile of their home (approximately a 10 minute walk). As such, Neighborhood Parks (local parks) must be easily accessible from safe and adequate bicycle and pedestrian facilities, as determined by Nassau County, from their home to the Neighborhood Park (local park) unimpeded by a physical or legal impediment.
2. Prototype Neighborhood (local) Park: Figure 1 is the Nassau County prototypical neighborhood park jointly created by Barth & Associates, Perez Planning + Design and Nassau County PEO Department specifically for Nassau County. The design and amenities are based on research and best practices including the Rand Corporation's First Nationwide Study of Neighborhood Parks, the Project for Public Spaces (PPS) “Power of Ten”, the Florida Recreation and Park Association (FRPA) roundtable discussion on neighborhood parks, Dr. Barth's doctoral research on High Performance Public Spaces, and the Trust for Public Land/ National Recreation and Park Association “Ten-Minute Walk Initiative”. The design is an extension of the residential yard and includes customary amenities/facilities such as playground equipment, walking paths(multi-use trails), social space, court sports, picnic areas/facilities, open space for free play, restrooms, gazebos, ect. Open space for free play shall be well drained usable uplands as differentiated from unusable wetlands and poorly drained low areas. This prototype park shall be the guide by which all Neighborhood Parks are designed.
3. As illustrated in the Nassau County prototypical Neighborhood Park, adequate street frontage is essential for the development of a quality neighborhood park, as it provides for an aesthetically pleasing, easily accessed, and inviting feeling. Frontage is directly correlated to the level of use, quality and longevity of the individual park. Inadequate street frontage results in a confined and poorly visible space, which can influence vulnerable users to avoid the park, and ultimately the park may become an attractive nuisance. Maintaining daily “eyes on the park” by community members is crucial.

Street frontage is also essential in establishing the park as an identifying neighborhood characteristic or landmark in which residents take pride and share in the responsibility of protecting and maintaining the park which in return ensures the sustainability of the park for generations. At least two sides of the park, or fifty percent (50%) of the total perimeter of the Park, whichever is greater, must abut a street.

4. While a local park may include wetlands, natural areas, stormwater management facilities and other similar components, the minimum required acreage per LOS standard shall be dry, flat and free of encumbrances that would inhibit establishment of active recreation facilities as defined by the Nassau County prototype Neighborhood Park. This includes, but is not limited to, areas subject to conservation easements, wetland or depression areas, utility, ingress/egress or drainage easements, and other similar encumbrances.

Construction and Maintenance Responsibilities:

1. All new development and redevelopment containing a residential component shall plan, design, and build new Neighborhood Parks in accordance with the County's adopted LOS standards and prototype/design standards, to meet the needs of new residents.

2. New private Neighborhood Parks shall be maintained and operated by the developer and/or delegate responsibility to a HOA, POA, CDD, stewardship district, or other similar entity.
3. Two or more developers may partner to construct a consolidated Neighborhood Park provided all Neighborhood Park LOS standards are met and there are no physical or legal impediments to bicycle and pedestrian access.
4. Nassau County may construct public Neighborhood Parks in existing neighborhoods where Neighborhood Park LOS standards are not met or where monies have been collected for construction of a Neighborhood Park pursuant to Section 4.10.2 WB CCB. Public Neighborhood Parks are to be maintained and operated by/through MSTUs, MSBUs, HOAs, CDDs, Stewardship Districts, County, or other similar entity or combination of entities/mechanisms based on demand (population) served by the particular park in review.

General Description and Intent of the Regional Park:

Regional Parks are “those that serve mainly regional needs, which people can reasonably be expected to travel...to reach, and which cannot be reduplicated locally” (Hise & Deverell). The regional park is the largest park type in the park classification and is intended to draw users from the greater region. Regional parks vary greatly in size, form, and intensity. Regional parks can be resource based, user oriented, or contain characteristics of both.

The Nassau County 2030 Comprehensive Plan Policy ROS.01.04, defines a Regional Park as either water-based recreation sites or a large, resource-based park of at least 30 acres or more in size and intended to serve residents of the entire unincorporated area, as well as residents of other municipalities. These parks contain recreation uses, such as water-based recreation, beach access sites, boating facilities, camping, fishing, trails, and nature study, but may also provide specialized recreational facilities, such as a sports complex.

Design Standards and Principles for Regional Parks:

1. Every resident living in urban or suburban areas of Nassau County should be able to walk, bicycle, or drive to a large, 75-200+ - acre multi-use Regional Park within 3 – 5 miles of their homes. Typical facilities include athletic fields, dog parks, large playgrounds, tennis and pickleball courts, and performance/special events lawns, as well as specialty facilities of a regional scale such as boat ramps, equestrian facilities, aquatic centers, and public beach, river and other water accesses. Specialty facilities may be located on parcels less than 30 acres in size. An example would be construction of a new boat ramp with trailer parking accessing the Nassau River. All Regional Parks are open to the public and are owned and operated by Nassau County either directly or through agreement.
2. There shall be no legal or physical impediment to bicycle and pedestrian access to a Regional Park.
3. Figure 2 depicts the spatial distribution of Regional Park target areas based on existing and planned population growth areas, regional scale natural resources, location of wetlands and floodplains, and other state, federal, and private conservation and recreation areas. The Regional Park target areas are intended to provide guidance for the siting of Regional Parks and connectivity of the Conservation Habitat Network.
4. Based on analysis, the WBD will create demand for 196 acres of regional parks, 7.89 acres in Regional Parks - Boat Facilities, 3.94 boat ramp lanes in addition to the Facilities/Amenities defined in Policy ROS.01.07. Based on projected demand and the spatial distribution of future populations there will need to be at least one if not multiple Regional Parks within the WBD which include access to the Nassau River.
5. It is the desire of Nassau County there be one or two large Regional Parks in the WBD of which one provides access to the Nassau River and/or its tributaries. However, it is recognized that the river access points may be separated from the larger, more intense Regional Parks.
6. Figure 3 is a prototypical Regional Park, created by Barth and Associates and Perez Planning + Design, to guide Regional Park siting and design standards and principles in Nassau County.
7. A Regional Park is not intended to be completely passive nor fully active but rather a blending of recreational opportunities which may include space for third party providers such as the YMCA or Boys and Girls Club to provide indoor recreation space or aquatics. It is important to note that all passive areas of the park are still actively engaged and developed with amenities such as multi-use trails, pavilions, viewing platforms and other amenities that allow for recreational opportunities.

Construction and Maintenance Responsibilities:

1. All new development and redevelopment containing a residential component shall dedicate a proportionate share of land and construction of facilities consistent with the adopted Levels of Service (LOS) and prototype/design standards of Nassau County.
2. Maintenance of a Regional Park may be provided by the County, HOA, POA, CDD, stewardship district, non-profit agency, or other entity. Maintenance may also be provided by agreement between entities.
3. Two or more developers may partner to construct a Regional Park provided all LOS standards are met.
4. See also Section 4.10.2.c WB CCB

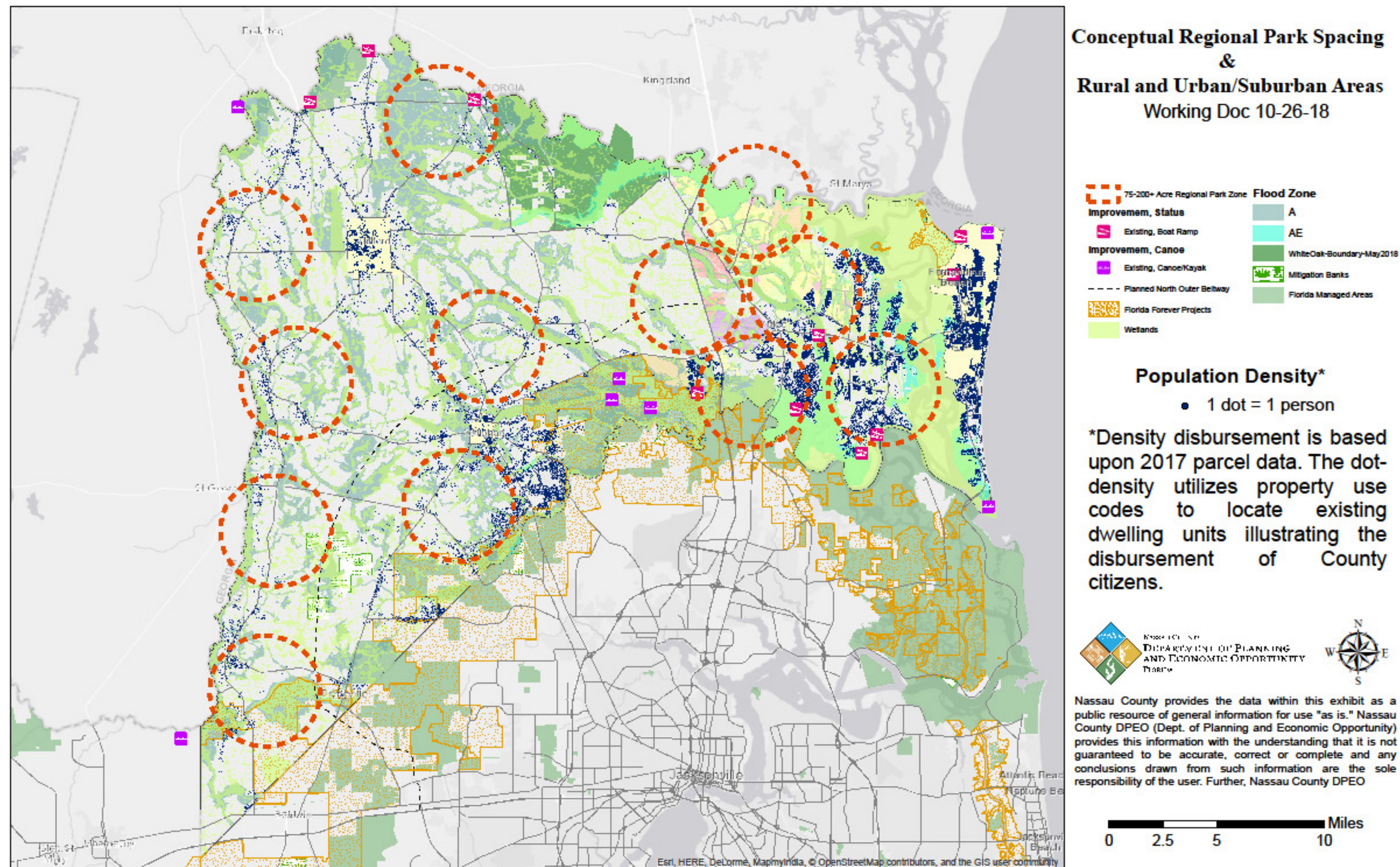


Figure 2 - Nassau County Conceptual Regional Park Areas



Example Park Amenities

1. Rectangle fields
2. Diamond fields
3. Restroom + concession building
4. Pavilion
5. Playground + shade structure
6. Amphitheater
7. Overflow parking area
8. Basketball courts
9. Track + field
10. Tennis courts
11. Pickleball courts
12. Tennis + Pickleball Pro Shop
13. Dog Park
14. Multi-purpose trail
15. Fishing + paddling lake
16. Dock
17. Aquatic Center
18. Recreation Center

Figure 2 - Nassau County Prototypical Regional Park Amenities and Elements

General Description and Intent of the Community Park:

A community park serves a broader and more intense purpose than the neighborhood park. The primary objective is to provide community scale active recreation amenities and accommodate community based social/civil events.

The Nassau County 2030 Comprehensive Plan Policy ROS.01.04 defines a Community Parks as a park which is designed to serve the recreation needs of several communities in the unincorporated areas of the County generally within a 1 to 5-mile service radius. These parks may include restrooms, on-site parking, large landscaped areas, community centers, lighted sports fields, athletic complexes, large swimming pools, and other specialized recreational facilities. These parks are generally at least 10 acres in size.

A community park is intended to consolidate programmed adult and youth athletic fields and associated facilities, provide special recreation facilities such as aquatic centers and skate parks, promote connectivity between adjacent neighborhoods and other recreational/natural destinations, promote and support community based social and civil events.

The community park should act as the recreational and social nucleus of several neighborhoods within the respective service area. When possible, it is encouraged that Community and Regional Parks be jointly sited to share infrastructure and amenity packages.

Design Standards and Principles for Community Parks:

1. The Santa Clara Community Park, as depicted in Figure 4, in Eugene Oregon is an example of a community park design that meets the intent of the prototypical Community Park.

“City of Eugene and local private developers, LandCurrent staff, in the employ of the City of Eugene, developed a concept design proposing a 77-acre, full-service community park within a neighborhood of 1000 mixed-density residential units and four acres of commercial use.”

2. The park is integrated into a series of residential neighborhoods providing vehicular and non-vehicular access to the entire service area. The park includes a variety of amenities that will serve the needs of citizens of all ages and ability. The design delineates space associated with amenities to serve programed users (sports leagues) and space associated with amenities to serve non-programed users. This delineation allows the park to be enjoyed by all citizens within the community throughout the year.
3. The geometric configuration provides sufficient street frontage and width-to-depth ratio creating high visibility and a sense of security for vulnerable users. Similar to neighborhood park design, it is imperative that community parks do not create isolated and confined spaces. At least two sides of the park, or fifty percent (50%) of the total perimeter of the Park, whichever is greater, must abut a street.
4. Community parks are identifying community landmarks and should have an aesthetically pleasing design. Community parks should not be industrious in appearance but rather ornate and well manicured.
5. When designing Community Parks they shall be consistent with the standards and elements defined in Sec. 3.2.1 WB CCB and this appendix.

Construction and Maintenance Responsibilities:

1. All new development and redevelopment containing a residential component shall dedicate a proportionate share of land and construction of facilities consistent with the adopted Levels of Service (LOS) and prototype/design standards of Nassau County.
2. Maintenance of a Community Park may be provided by the County, HOA, POA, CDD, stewardship district, non-profit agency, or other entity. Maintenance may also be provided by agreement between entities.
3. Two or more developers may partner to construct a larger Community Park provided all LOS standards are met.
4. It is encouraged that Community Parks and Regional Parks are jointly sited, planned and constructed.
5. See also Section 4.10.2.c WB CCB



Figure 4 - The Santa Clara Community Park Concept Plan

Conservation Lands (Conservation Habitat Network):

On average, Florida Counties have approximately 29% of lands in federal, state, or local conservations areas (<http://fnai.org/conservationlands.cfm>). Nassau County should strive to be consistent with the State average and make efforts to place approximately 29% of Nassau County's lands (approximately 100,000 – 125,000 acres) in conservation to protect wildlife habitat, scenic beauty, tourism, water quality, floodplain management, rural charm/characteristics, and resource-based recreation.

The T-1 Zone represents approximately 45% of the total land area in the WBD. As such, if the T-1 Zone largely stays intact the WBD will exceed the State average for provision of conservation lands. The T-1 Zone is also referred to as the Conservation Habitat Network (CHN). The T-1 Zone/CHN boundary was loosely derived from the location of jurisdictional wetlands (NWI/FLUCCS/SJRWMD Lands-use), Coastal High Hazard Area (CHHA), and public and private conservation lands. The final boundary of the CHN/T-1 Zone will be determined as individual parcels go through the development review process.

The CHN provides guidance for creating an interconnected system of natural areas that are critical to proper floodplain management, and to protect the ecological functionality of natural systems. It is intended that through park land siting the CHN/T-1 Zone will be further expanded and protected. More specifically, it is the intent of Nassau County that the park system will provide critical upland linkages between environmentally sensitive lands, thus pro-actively addressing floodplain management and minimizing habitat fragmentation.