

EXHIBIT A

Policies ROS.01.03-ROS.01.07 Recreation and Open Space Element are amended or added as shown here:

AMENDMENT #1: Amend the Recreation and Open Space Element, Policy ROS.01.03 to revise the parks definitions as follows:

Policy ROS.01.03

Parks shall be defined in this Plan as follows:

- A) "Neighborhood Park" shall mean a local park that serves local residents within ½ mile. The site shall have suitable, well drained soils to accommodate both active and passive recreational uses. Specific uses for the park shall be determined through the County-wide parks and recreation needs assessment and the Parks, Recreation and Open Space Master Plan, which may be supplemented with subsequent neighborhood and community involvement subject to the guidance defined in the Nassau County Parks Administrative Procedures and Design Manual. ~~, which is typically less than 10 acres in size and The optimal size for a neighborhood park is 5-10 acres (National Recreation and Parks Association, 1996) but may vary according to the size of the neighborhood and the number of residents being served. Neighborhood parks shall be planned, designed, and constructed in accordance with Nassau County Parks Administrative Procedures and Design Manual which includes alternate neighborhood park prototypes based on size. In Nassau County, development that is built as a rural residential development is exempt from the neighborhood park requirements. Rural residential development is defined as a development where all lots have a minimum gross acreage of 5 acres (217,800 square feet) or more. 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.~~
- B) "Community Park" shall mean a park that serves two or more neighborhoods, and typically serves residents within ½ - 3 miles. The site shall have suitable, well drained soils to accommodate both active and passive recreational uses. Specific uses for the park shall be determined through the County-wide parks and recreation needs assessment and the Parks, Recreation and Open Space Master Plan, which may be supplemented with subsequent neighborhood and community involvement subject to the guidance defined in the Nassau County Parks Administrative Procedures and Design Manual. Community parks are not intended to be used extensively for programmed adult athletic use and tournaments, ~~which is designed to serve the recreation needs of several communities in the unincorporated areas of the County generally within a 1-5 mile service radius. While the optimal size of a community park is between 20-50 acres (National Recreation and Parks Association, 1996), Nassau County's minimum standard is 10 acres of developable land. Community parks shall be planned, designed, and constructed in accordance with the Nassau County Parks Administrative Procedures and Design Manual which includes a community park prototype. They may include restrooms, onsite 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.~~
- C) "Regional Park" shall mean a park that serves the needs of residents county-wide. Regional parks shall be located within 5 miles of every resident within urban/suburban areas and within 10 miles of every resident within rural areas. The site shall have suitable, well drained soils to accommodate both active and passive recreational uses. Specific uses for the park shall be determined through the County-wide parks and recreation needs assessment and the Parks, Recreation and Open Space Master Plan, which may be supplemented with subsequent neighborhood and community involvement subject to the guidance defined in the Nassau County Parks Administrative Procedures and Design Manual. ~~either water-based recreation sites or a large, resource-based park of at least~~

While the optimal size for a regional park is 50 acres and larger, Nassau County's minimum standard is 30 acres; or more in size however, exceptions to the minimum size standard may be made at the County's sole discretion for sites of significant natural or cultural value, as determined by the Planning Director and the Parks Director consistent with the Nassau County Parks Administrative Procedures and Design Manual and based upon the following criteria:

- a. The site will provide specific public access to a waterway (e.g., beach access, boat ramp, etc.); or

EXHIBIT A

b. The site contains a significant historic resource, and the County determines that this resource should be preserved; or

c. The site serves to expand an existing public park or other protected natural or conservation lands and intended to serve residents of the entire unincorporated area, as well as residents of the 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.

Regional parks shall be planned, designed, and constructed in accordance with the Nassau County Parks Administrative Procedures and Design Manual which includes a regional park prototype.

AMENDMENT #2: Amend the Recreation and Open Space Element, Policy ROS.01.04 to revise the level of service standard as follows:

Policy ROS.01.04

The County shall acquire, maintain, or manage through agreement, ~~community and~~ regional park facilities to achieve and maintain the adopted levels of service (LOS) shown below.

Type	Service Radius	Minimum Size	Area/1000 Residents	<u>Access Standard</u>	Other Requirements
Community Park	1-5 miles	10 Acres	3-35 Acres		
<u>Community & Regional Parks - General</u>	County-wide	30 Acres ¹	<u>10-14 Acres</u>	<u>Community Park: within ½-3 miles of every resident.</u> <u>Regional Park: Within 5 miles of every resident in urban/suburban land use designations and within 10 miles of every resident within rural land use designations</u>	<u>Design Standards as provided in Policy ROS.01.05.</u>
Regional Parks – <u>with</u> Beach Access	County-wide	Variable	.25 Acre		At .5 mile linear increments with adequate space for parking
Regional Parks <u>with</u> Boat Facility	County-wide	Variable	.40 Acre		1 ramp lane per 5,000 population

¹ Exceptions to the minimum size standard may be made for sites of significant natural or cultural value, as determined by the Planning Director and the Parks Director consistent with the Nassau County Parks Administrative Procedures and Design Manual and based upon the following criteria:

- a. The site will provide specific public access to a waterway (e.g., beach access, boat ramp, etc.); or
- b. The site contains a significant historic resource, and the County determines that this resource should be preserved; or
- c. The site serves to expand an existing public park or other protected natural or conservation lands.

AMENDMENT #3: Amend the Recreation and Open Space Element, to add a new Policy ROS.01.05 to establish minimum design standards for regional park facilities as follows:

Policy ROS.01.05 (NEW POLICY)

EXHIBIT A

All community or regional parks shall be constructed to conform to the following design standards:

- a. Access. There shall be no legal or physical impediment to bicycle and pedestrian access to a community or regional park.
- b. Prototype Park. The Nassau County prototypical community and regional parks are contained within the Nassau County Parks Administrative Procedures and Design Manual. The applicable prototype park shall be the guide by which all community and regional parks are designed. The minimum size requirement of a regional park may be modified by Nassau County to accommodate unique natural or cultural features including water-based access based upon the criteria established in Policy ROS.01.04.
- c. Minimum land area. While a community or regional 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 applicable prototype 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.
- d. Shared Facilities. A community or regional park is not intended to be completely passive nor fully active but rather a blending of recreational opportunities which may, solely at the discretion of Nassau County, include space for third party providers to provide indoor recreation space or aquatics.

AMENDMENT #4: Amend the Recreation and Open Space Element, Policy ROS.01.05 to establish a service standard for local/neighborhood parks as follows:

Policy ROS.01.~~05~~06

In general, the County shall not seek to acquire neighborhood park facilities. All new development and redevelopment containing a residential component greater than 25 dwelling units, unless otherwise exempt, shall plan, design, and build new neighborhood parks in accordance with the standard established herein. Rural residential developments where all lots have a minimum gross acreage of 5 acres (217,800 square feet) or more are exempt from the neighborhood park requirements.

New private neighborhood parks shall be maintained and operated by the developer and/or Homeowners Association, Property Owners Association, Community Development District, or other similar entity. Land and improvements for neighborhood parks shall be provided by new development through the site plan review process. Criteria for the location and design of such facilities shall be as established below and shall be included in the Land Development Code (LDC), Planned Unit Development (PUD) or Development of Regional Impact (DRI) development order as applicable.

<u>Type</u>	<u>Service Radius</u>	<u>Minimum Size</u>	<u>Area/1000 Residents</u>	<u>Access Standard</u>	<u>Other Requirements</u>
<u>Neighborhood Park</u>	<u>Neighborhood</u>	<u>5 Acres or as approved by the County Planning Director, in accordance with the standards herein and the Nassau County Parks Administrative Procedures and Design Manual</u>	<u>4 Acres</u>	<u>Within .5 mile walk of every resident along sidewalks or trails</u>	<u>Design Standards as provided in Policy ROS.01.07</u>

The required size and location of a neighborhood park shall be based upon the total acreage demand generated based upon the level of service standard established herein, the ability to meet the access

EXHIBIT A

standard established herein and the guiding principle to maximize the size of a proposed park or parks that meets these standards. A development may be required to have more than one neighborhood park in order to meet the service standards adopted herein.

AMENDMENT #5: Amend the Recreation and Open Space Element, to add a new Policy ROS.01.07 to establish minimum design standards for local/neighborhood park facilities as follows:

Policy ROS.01.7 (NEW REPLACEMENT POLICY)

All neighborhood parks shall be constructed to conform to the following design standards:

- a. Access. Neighborhood 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 unimpeded by a physical or legal impediment.
- b. Prototype neighborhood park. The Nassau County prototypical neighborhood park is contained within the Nassau County Parks Administrative Procedures and Design Manual. This prototype park shall be the guide by which all neighborhood parks are designed. Based on the level of service standard required in Policy ROS.01.06, when a development generates less than 5 acres of demand for a neighborhood park, alternate prototypes are provided that shall guide park design.
- c. Street frontage. 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.
- d. Minimum land area. While a neighborhood 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.
- e. Shared facilities. Stormwater treatment facilities such as retention and detention ponds may be designed as a neighborhood park subject to the applicable standards for neighborhood parks.

Policy ROS.01.07

~~The County shall plan recreation facilities based on the following planning guidelines from the State Comprehensive Recreation Program (2000). These guidelines are for planning purposes only and may be used to help determine how grant funds and county funds could be used to improve county recreation facilities. Upon adoption of the Parks & Recreation Master Plan as described in Policy ROS.01.01, these guidelines may be updated to reflect the needs of county residents.~~

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

AMENDMENT #3: Amend the Recreation and Open Space Element, to add a new Policy ROS.01.05 to establish minimum design standards for regional park facilities as follows:

Policy ROS.01.05 (NEW POLICY)

All community or regional parks shall be constructed to conform to the following design standards:

EXHIBIT A

- f. Access. There shall be no legal or physical impediment to bicycle and pedestrian access to a community or regional park.
- g. Prototype Park. The Nassau County prototypical community and regional parks are contained within the Nassau County Parks Administrative Procedures and Design Manual. The applicable prototype park shall be the guide by which all community and regional parks are designed. The minimum size requirement of a regional park may be modified by Nassau County to accommodate unique natural or cultural features including water-based access based upon the criteria established in Policy ROS.01.04.
- h. Minimum land area. While a community or regional 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 applicable prototype 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.
- i. Shared Facilities. A community or regional park is not intended to be completely passive nor fully active but rather a blending of recreational opportunities which may, solely at the discretion of Nassau County, include space for third party providers to provide indoor recreation space or aquatics.

AMENDMENT #4: Amend the Recreation and Open Space Element, Policy ROS.01.05 to establish a service standard for local/neighborhood parks as follows:

Policy ROS.01.~~05~~06

In general, the County shall not seek to acquire neighborhood park facilities. All new development and redevelopment containing a residential component greater than 25 dwelling units, unless otherwise exempt, shall plan, design, and build new neighborhood parks in accordance with the standard established herein. Rural residential developments where all lots have a minimum gross acreage of 5 acres (217,800 square feet) or more are exempt from the neighborhood park requirements.

New private neighborhood parks shall be maintained and operated by the developer and/or Homeowners Association, Property Owners Association, Community Development District, or other similar entity. Land and improvements for neighborhood parks shall be provided by new development through the site plan review process. Criteria for the location and design of such facilities shall be as established below and shall be included in the Land Development Code (LDC), Planned Unit Development (PUD) or Development of Regional Impact (DRI) development order as applicable.

<u>Type</u>	<u>Service Radius</u>	<u>Minimum Size</u>	<u>Area/1000 Residents</u>	<u>Access Standard</u>	<u>Other Requirements</u>
<u>Neighborhood Park</u>	<u>Neighborhood</u>	<u>5 Acres or as approved by the County Planning Director, in accordance with the standards herein and the Nassau County Parks Administrative Procedures and Design Manual</u>	<u>4 Acres</u>	<u>Within .5 mile walk of every resident along sidewalks or trails</u>	<u>Design Standards as provided in Policy ROS.01.07</u>

The required size and location of a neighborhood park shall be based upon the total acreage demand generated based upon the level of service standard established herein, the ability to meet the access

EXHIBIT A

standard established herein and the guiding principle to maximize the size of a proposed park or parks that meets these standards. A development may be required to have more than one neighborhood park in order to meet the service standards adopted herein.

AMENDMENT #5: Amend the Recreation and Open Space Element, to add a new Policy ROS.01.07 to establish minimum design standards for local/neighborhood park facilities as follows:

Policy ROS.01.7 (NEW POLICY)

All neighborhood parks shall be constructed to conform to the following design standards:

- e. Access. Neighborhood 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 unimpeded by a physical or legal impediment.
- f. Prototype neighborhood park. The Nassau County prototypical neighborhood park is contained within the Nassau County Parks Administrative Procedures and Design Manual. This prototype park shall be the guide by which all neighborhood parks are designed. Based on the level of service standard required in Policy ROS.01.06, when a development generates less than 5 acres of demand for a neighborhood park, alternate prototypes are provided that shall guide park design.
- g. Street frontage. 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.
- h. Minimum land area. While a neighborhood 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.
- j. Shared facilities. Stormwater treatment facilities such as retention and detention ponds may be designed as a neighborhood park subject to the applicable standards for neighborhood parks.

AMENDMENT #6: Amend the Recreation and Open Space Element, to delete Policy ROS.01.07 to eliminate level of service requirements for recreation facilities as follows:

~~Policy ROS.01.07~~

~~The County shall plan recreation facilities based on the following planning guidelines from the State Comprehensive Recreation Program (2000). These guidelines are for planning purposes only and may be used to help determine how grant funds and county funds could be used to improve county recreation facilities. Upon adoption of the Parks & Recreation Master Plan as described in Policy ROS.01.01, these guidelines may be updated to reflect the needs of county residents.~~

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

AMENDMENT #7: Amend the Recreation and Open Space Element, to revise Policy ROS.01.09 to:

Policy ROS.01.09

EXHIBIT A

The County ~~should investigate~~ may require flexible administration of impact fees and land dedication to help accomplish the County's parks and recreation goals. It shall be the County's sole decision to require dedication of land and construction of facilities to meet the level of service standards established in Policy ROS.01.04 and further detailed in the Nassau County Parks Administrative Procedures and Design Manual or accept payment of impact fees in accordance with the adopted Impact Fee Regulations (Sec., 34-21, Nassau County Code) to mitigate new demand placed on the Regional Park system. The Planning Director, in coordination with the Parks Director, shall have the authority to mandate the dedication of land and construction of facilities in accordance with this policy or accept the payment of impact fees.

The County impact fee administration ~~This may also include payment in lieu of land or~~ purchase of credits from the County. Any dedication of land and/or construction of facilities for a Regional Park shall be eligible for impact fee credits as defined in the adopted Impact Fee Regulations (Sec., 34-21, Nassau County Code).

The following factors shall be evaluated and used to guide the County's decision-making process to require the dedication of land and construction of facilities or accept payment of impact fees:

- a. Acreage Size of Demand Generated. The total acreage demand generated by the proposed development to meet the level of service standards established in Policy ROS.01.04 and the relationship of this total acreage demand to the minimum and/or ideal acreages of a Regional Park as defined herein and further detailed in the Nassau County Parks, Recreation, and Open Space Master Plan and the ability of any potential park within the development to provide the prototypical Regional Park facilities defined in Nassau County Parks Administrative Procedures and Design Manual.
- b. Consistency with Parks Master Plan. The site is located in an area of need, as outlined in the Nassau County Parks, Recreation and Open Space Master Plan.
- c. Site Characteristics. The physical characteristics of a potential Regional Park site and its capacity to support the uses associated with a Regional Park as defined herein and further detailed in the Nassau County Parks, Recreation, and Open Space Master Plan and the Nassau County Parks Administrative Procedures and Design Manual. These characteristics may include, but are not limited to:
 - Available multi-modal access;
 - Adequate buffers to minimize negative impacts to adjacent neighborhoods;
 - Site configuration, topography, soils, geometry, and vegetation that are conducive to the construction of both active and passive recreation facilities;
 - Adequate utilities to support the proposed facilities and amenities;
 - Scenic beauty and vegetation;
 - Estimated costs to develop the site; and
 - Anticipated local, state, regional or federal permitting requirements.
- d. Expansion of Service. The ability of the potential Regional Park to expand or provide additional service in unserved or underserved areas.
- e. Location (General). Proximity/relationship of the potential Regional Park to other existing, potential, or planned County Parks/Preserves, State Park, State Forest, National Forest, or other similar publicly held recreation or conservation lands. Relationship of the potential Regional Park to unique environmental features, bodies of water and/or cultural resources.
- f. Location (Water Access). The potential Regional Park's relationship to waterways and the Atlantic Ocean.
 - Any development or redevelopment with frontage or access on a navigable water way, river shore, or the beaches of the Atlantic Ocean shall, unless otherwise determined by Nassau County to not be in the best interests of the citizens, partner with Nassau County to dedicate land, design, and build new Regional Parks and facilities providing access to waterways, shores and beaches. It is the expressed intent of Nassau County to acquire properties that provide access to navigable waterways and the Atlantic Ocean.
- g. Connectedness. The ability of the potential Regional Park to create a logical expansion of, or connection between, public holdings and/or facilities. This may include creating linear based ecological

EXHIBIT A

corridors or recreation facilities that expand existing, planned, or potential Regional Parks and improve the overall service provided to the citizens of Nassau County.

- h. Future Potential. The ability to expand the potential Regional Park in the future as adjacent lands develop or are acquired.
- i. Implementation of Community Planning Efforts. Relationship between the potential Regional Park and any existing Area Plan, Corridor Plan, Master Plan, Master Planned Community, Master Planned Development, Sector Plan, Development of Regional Impact, or other community planning initiative or exercise.

AMENDMENT #8: Amend the Recreation and Open Space Element, to delete Policy ROS.01.15 (the applicable provisions for impact fee credits are included in the revisions to Policy ROS 01.09 above:

~~Policy ROS.01.15~~

~~The County shall review each new development as to the need for public parks and recreation facilities that are necessary to maintain adopted levels of service. Required park land should be identified for dedication during the review process for a subdivision, Planned Unit Development (PUD), or Development of Regional Impact (DRI) and a schedule should be established for construction of facilities. The County may consider funds to be donated in lieu of land in cases where the required aggregate land dedication is less than the minimum standard of useable acres established in Policy ROS.01.03.~~

AMENDMENT #9: Amend the Future Land Use Element, to delete Policy FLU.01.02.I.4 AND Policy FLU.02.05.E to eliminate level of service requirements for recreation facilities as follows:

Policy FLU.01.02 (excerpt)

- ~~4) In addition to the Recreation Levels of Service defined in Policies ROS.01.04 and ROS.01.07 for Community and Regional Parks, all new development or redevelopment within the District that includes a residential component shall provide neighborhood parks at ratio of four (4) acres of land per thousand people consistent with the prototypical neighborhood park as adopted by Nassau County. Consistent with Policies ROS.01.09 and ROS.01.15, Nassau County will include a fee in lieu provision in the Land Development Code to address neighborhood parks within the District.~~

Policy FLU.01.05 (excerpt)

- ~~E) In addition to the Recreation Levels of Service defined in Policies ROS.01.04 and ROS.01.07 for Community and Regional Parks, all new development or redevelopment within the District that includes a residential component shall provide neighborhood parks at ratio of four (4) acres of land per thousand people consistent with the prototypical neighborhood park as adopted by Nassau County. Consistent with Policies ROS.01.09 and ROS.01.15, Nassau County will include a fee in lieu provision in the Land Development Code to address neighborhood parks within the District.~~

AMENDMENT #10: Amend the Public Facilities Element, Stormwater Sub-element, to add a new Policy STM.01.06 to encourage joint use of stormwater treatment facilities and local parks as follows:

Policy STM.01.06 (NEW)

Nassau County shall encourage wherever possible, stormwater treatment facilities such as retention and detention ponds to be designed within parks subject to the applicable standards for neighborhood parks as provided in the Recreation and Open Space Element. Such ponds shall be designed in keeping with principles of low impact development and shall be integrated into park design with the inclusion of shoreline trails, boardwalks, piers, pedestrian bridges, and similar features.