

Summary of Changes with Explanation – Nassau County Roadway and Drainage Standards Ord. 99-17

99-17 Section	Code Modification Description	Reasoning & Explanation
<b>Article 2.c</b>	Codify applicability of Ordinance 99-17 to all development within unincorporated Nassau County.	Codify applicability of Ordinance 99-17 to all development within unincorporated Nassau County.
<b>Article 3</b>	Codify applicability of Ordinance 99-17 to all development within unincorporated Nassau County.	Codify applicability of Ordinance 99-17 to all development within unincorporated Nassau County.
<b>Article 4</b>	Align definitions for roadways to current parlance, practice, and policy. Resolve scrivener’s error.	Confusion regarding right-of-way definitions. Include common parlance in definitions for clarity.
<b>5.3.1</b>	Modify to align with current practice. Codify additional requirement for DRC project close-out.	Align requirements for project close-out to needed documents and current practice.
<b>6.1.1</b>	Require Nassau County right-of-way work to be reviewed through DRC when associated with a development.	Right-of-way permits in addition to DRC project approval is not needed.
<b>6.2.5</b>	Codify existing policy regarding development projects.	This is critical for developers to understand when they’re allowed to begin site work.
<b>6.3</b>	Modify to come into compliance with Florida Statute 125.022.	Compliance with Florida Statutes.
<b>7.2.3</b>	Modify to align with current parlance and current policy.	Codify requirement for documents prior to pre-con. This is helpful for developers to understand documentation necessary to begin site work.
<b>7.4.1</b>	Modify to align with current practice and bring all improvements within the purview of a Final inspection.	All improvements within a DRC project site need to be completed before County approval is given.
<b>7.4.5</b>	Codify existing policy regarding inspection of underground stormwater piping.	Storm piping installation is critical to the longevity and safety of new residential sites.
<b>8.1.1</b>	Modify to align with proposed definitions from Article 4.	Align Article 8 with new right-of-way definitions from Article 4.
<b>8.1.2</b>	Align with FDOT for Utility accommodations. Establish requirement for abandoned utilities within Nassau County right-of-way.	Allows Engineering Services to enforce standard Utility installations. Allows Engineering Services to prevent abandoned utilities from undermining roadways.
<b>8.4.1</b>	Modify to include cluster box units.	Apply requirements for mail location safety to cluster box units.
<b>8.4.2.10</b>	Modify to come into compliance with Florida Statute 125.022.	Compliance with Florida Statutes.
<b>8.5.1</b>	Modify to align with proposed definitions from Article 4.	Apply underground utility requirements to all publicly accessible roadways.
<b>8.5.1.3</b>	Formatting modifications.	Remove duplicate code and provide clarity.
<b>8.5.1.4</b>	Require adequate compaction.	Compliance with compaction requirements within ROW is required, not optional.
<b>8.5.1.5</b>	Require adequate compaction.	Compliance with compaction requirements within ROW is required, not optional.
<b>8.5.1.6</b>	Establish standard for pipe crossings underneath roadways.	Create a baseline standard for a recognized, good Engineering practice.

<b>99-17 Section</b>	<b>Code Modification Description</b>	<b>Reasoning &amp; Explanation</b>
<b>8.5.2</b>	Establish additional requirement for utility crossings under Nassau County right-of-way.	Allow Engineering Services to enforce additional safeguard from utilities undermining roadways.
<b>8.5.3</b>	Formatting modifications.	Formatting and clarity.
<b>8.5.4</b>	Codify existing policy regarding open roadway cuts and maintenance until completed.	Resolve roadway issues during time gap between utility installation and finalized roadway repairs.
<b>8.5.7</b>	Codify existing policy regarding elimination of single vertical joints within pavement construction.	Prevent premature degradation due to water infiltration to roadways that have construction conducted.
<b>8.6.3</b>	Modify to align with current permitting practices.	Align code to Engineering Service's responsibility for side drain installation.
<b>9.1.2</b>	Revise requirement.	Allows Engineering Services to review minor construction activities, not inspect entire construction phase.
<b>9.2.1.e</b>	Remove code language.	Duplicate code.
<b>9.2.2.b-d</b>	Brevity. Combine verbatim code into one item.	Duplicate code.
<b>9.2.2.d</b>	Align commercial development access requirements with subdivisions.	Codify requirement for commercial site access roadways be brought up to current Nassau County standards.
<b>9.3.1</b>	Resolve formatting errors within table. Allow 4' wider driveways.	Allows for slightly wider driveways accommodating standard driveway widths.
<b>9.3.4</b>	Establish limits for access points for residential lots.	Restrict residential lots from additional ROW connections.
<b>9.5.4</b>	Modify to include roadway connection construction requirements.	Resolve semantic arguments regarding roadway versus driveway.
<b>9.5.5</b>	Update FDOT references.	Update FDOT references to current Standard Detail numbers.
<b>9.7.3</b>	Codify requirement to protect edge of roadway.	Development and borrow pit operations can sometimes cause asphalt degradation.
<b>9.9.1</b>	Revise vehicular use area requirements for paving.	Allow alternate vehicular surfaces when appropriate Low Impact Development techniques are used.
<b>9.9.3</b>	Include drive aisles when considering vehicles impacting obstructions within a development.	Prevents unsafe drive aisles and parking spaces near hazards.
<b>10.2.2</b>	Cover construction activities not reviewed by DRC.	Allow minor construction activities via a permit.
<b>10.3.3</b>	Clarity.	No material changes.
<b>10.3.4</b>	As-builts required before CO's issued.	Codifying existing policy.
<b>10.4.2</b>	Exhibit 5 required to be recorded.	Owner/developer shall maintain stormwater management system.
<b>10.5.1</b>	Clarity. Adverse replaces unreasonable.	Adverse is quantifiable and accepted term by other agencies.
<b>10.5.2</b>	Previously 10.5.1	No effect.
<b>10.5.3</b>	Previously 10.5.1. Added upstream considerations.	Engineer must consider upstream structures during design.
<b>10.6.1.4</b>	Clarity. Align with SJRWMD.	No effect.

<b>99-17 Section</b>	<b>Code Modification Description</b>	<b>Reasoning &amp; Explanation</b>
<b>10.6.2.1</b>	Clarity. Agency name change.	No effect.
<b>10.6.2.2</b>	Align with SJRWMD.	Geotech is required to be provided when required by SJRWMD.
<b>10.6.3.1</b>	Clarity. Critical time period was undefined. 100-year below top of bank.	100-year storm event shall be held within pond without overtopping.
<b>10.6.3.2</b> <b>10.6.3.3</b> <b>10.6.3.4</b> <b>10.6.3.5</b> <b>10.6.3.7</b> <b>10.6.3.8</b>	Clarity. Remove redundant and federally required regulations.	Unnecessary language.
<b>10.6.3.3</b>	Removed obsolete stormwater calculation method.	Removed obsolete stormwater calculation method.
<b>10.6.4.2.1</b>	Codify common practice and current policy.	Require 12" separation between subgrade and NWL.
<b>10.6.4.5</b>	Codified resiliency against sea level rise.	Requires assumption of sea level rise to increase resiliency for the future.
<b>10.6.4.8</b>	Codified common practice and existing policy.	Require clean outs for underdrains every 100'.
<b>10.6.5.1</b>	Clarity.	No affect.
<b>10.6.5.2</b> <b>10.6.5.3</b> <b>10.6.5.4</b> <b>10.6.5.5</b>	Clarification for erosion control.	Codify requirements for erosion control during construction.
<b>10.6.5.6</b>	Codify existing policy.	Stabilization required once final grade is achieved or construction is intermittent.
<b>10.6.6</b>	Increased public safety to reduce occurrences of accidental drownings. Align with SJRWMD.	Prevent misunderstanding for sloping requirements below normal water level.
<b>10.6.7.1</b>	Codify ability to access stormwater ponds.	Tract required to access stormwater ponds
<b>10.6.7.2</b> <b>10.6.7.3</b>	Clarity. Maintenance buffer needed for wet detention ponds	No effect.
<b>10.6.7.4</b> <b>10.6.7.5</b>	Codify requirements for stormwater maintenance. Requires recorded maintenance plan.	Responsibility for maintenance and engineered maintenance plan required.
<b>10.6.8.2</b>	No fill within a VE zone without a no-rise certificate.	VE zones cannot have fill placed within them.
<b>10.6.8.4</b>	Staff recommendations for volume sensitive areas will be provided with code revision for Board consideration and approval.	Volume sensitive areas to be approved by Board of County Commissioners to prevent fill in critical areas.
<b>10.8.10</b> <b>10.8.10.2.a</b> <b>10.8.10.4</b>	Renumbering for clarity and understanding.  Align with CoFB regulations.  clarify intent. 20% lot coverage, NOT 20% increase.	General modifications to facilitate understanding during application process, align with City of Fernandina Beach, and clarify when requirements are triggered.

<b>99-17 Section</b>	<b>Code Modification Description</b>	<b>Reasoning &amp; Explanation</b>
<b>10.9.12.b</b>	Clarity.	No effect.
<b>11.2.2</b>	Establish easement review process allowed by Section 11.2.3.	Allow easement review to occur outside of a variance process.
<b>11.2.3</b>	Differentiate easement requirements between One-time Parent Tract Split and Family Hardship.	Require easement review when a citizen/developer creates an additional buildable parcel.
<b>11.2.4</b>	Differentiate easement requirements between One-time Parent Tract Split and Family Hardship.	Allow Family Hardship exemptions to be a lower standard for easement review.
<b>11.2.8</b>	Remove code language	This is not enforceable nor a recommendation. It is up the Engineer of Record to decide between curbing and swales.
<b>11.4.2</b>	Modify requirements for cul-de-sac dimensions to align with comparable counties in Northeast Florida.	Allows smaller cul-de-sacs for developers.
<b>11.4.3</b>	Modify requirements for cul-de-sac dimensions to align with comparable counties in Northeast Florida.	Allows smaller cul-de-sacs for developers.
<b>11.5.1.1</b>	Include curb and gutter roadways within subgrade requirements.	Resolves confusion and semantics regarding roadway construction.
<b>11.5.1.5</b>	Align code with accepted, standard practice within Construction industry.	Prevent premature roadway degradation from soil infiltration into abandoned underground piping.
<b>11.5.2.1</b>	Establish requirements for Multi-use Paths.	Paths becoming more prevalent. This aligns with FDOT Standard Details.
<b>11.5.2.5</b>	Codify existing policy for testing requirements for base material under asphalt pavements.	Requires adequate testing for limerock base under new roadway construction.
<b>11.5.3.1</b>	Modify pavement requirements for Local Roads. Establish requirements for Multi-use Paths.	Increase longevity of newly constructed roadways.
<b>11.5.3.5</b>	Establish requirements for tacking during a paving operation.	Increase longevity through enforcement of good construction practice.
<b>11.7.1 &amp; 11.7.1.1</b>	Include Local Roads within sidewalk requirement. Establish fee-in-lieu for developments.	Require sidewalks on all development within Nassau County. A fee-in-lieu sidewalk fund aligns with Comp Plan Section T.04.01.
<b>11.7.2</b>	Codify existing policy regarding wet-set ADA mats. Include trails within requirements.	Consistency and longevity for ADA requirements with Nassau County ROW.
<b>11.7.3</b>	Include trails within requirements.	Codify requirements for trails.
<b>11.7.4</b>	Include trails within requirements.	Codify requirements for trails.
<b>11.7.5</b>	Include schools within requirements. Allow planned, funded parks and schools to be considered during development.	Include school walkability for requirements of a development.
<b>11.9.1</b>	Provide additional detail for clarity.	Nassau County roadways shall be striped correctly.
<b>11.9.3</b>	Provide additional detail for clarity.	Intersections need to be striped.
<b>11.9.4</b>	Provide additional detail for clarity.	Nassau County roadways shall have RPM's.
<b>11.11.2.6</b>	Clarification.	Valley gutter are allowed, but not when designed as cross drains.
<b>11.11.2.7</b>	Clarification.	Code referenced old FDOT indexes.

<b>99-17 Section</b>	<b>Code Modification Description</b>	<b>Reasoning &amp; Explanation</b>
<b>11.11.3.5</b>	Increase pipe length for driveway culverts.	This is needed to allow adequate space for shoulder before end treatment sloping.
<b>11.11.3.7</b>	Clarification.	Valley gutters are allowed, but not when designed as side drains. Swale driveways may be approved by Engineering Services.
<b>11.11.4.6</b>	Establish standards and requirements for valley gutters.	Allows Engineering Services to enforce valley gutters when necessary for adequate stormwater flow and roadway longevity.
<b>11.11.5.5.b-f</b>	Update allowable piping to updated products offered by industry manufacturers.	Bituminous coated pipe is no longer available from suppliers. Allow polypropylene pipe that FDOT has approved.
<b>12.2.1</b>	Clarification.	Bond must be approved with an original copy provided to Engineering Services prior to commencement of work. Codifying existing policy.
<b>12.2.2</b>	Clarification.	Any construction incomplete at time of platting must be bonded. Codifying existing policy.
<b>12.3.1</b>	Codify timeline for bond expiration allowing adequate time for Nassau County and developer to reconcile bonds before expiration.	Bonds need to be extended prior to expiration.
<b>12.4.2</b>	Update bonding requirements to meet current practice.	Bonding at construction approval begins maintenance period.