



Nassau County Engineering Services
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County Engineer

Technical Memorandum

Date: March 24, 2022

To: Thad Crowe, AICP – Planning Director

Cc: Holly Coyle – Assistant Planning Director

From: Robert T. Companion, PE - County Engineer

Re: CPA21-010 – Future Transportation Map Series Amendments

On October 26, 2021, a large scale Future Land Use Map (FLUM) Amendment to the East Nassau Community Planning Area (ENCPA) and a companion Detailed Specific Area Plan #2 (DSAP 2) was submitted by the developer for the portion of the ENCPA bounded at the north by the St. Mary's River, the south by Pages Dairy Road, the east by Chester Road, and the west by US 17. The FLUM Amendment and DSAP 2 documents propose changes to the current transportation network as adopted in the Nassau County Comprehensive Plans (Comp Plan) Future Transportation Map Series (FTMS). Specifically, changes to the adopted Nassau County Needs Network 2045 LRTP (FTMS-5), the Nassau County Cost Feasible 2045 LRTP (FTMS-6), the Nassau County Bike Facilities (FTMS-7), and the Nassau County Trail Facilities (FTMS-8) are proposed.

The currently adopted map includes an extension of County Road 108 (CR-108) from its current terminus at US 17 to Chester Road connecting just south of the intersection of Chester Road with Green Pine Road, as well as an additional roadway connecting the aforementioned extension back to US 17 midway between the intersection of US 17 with CR-108 and the intersection of US 17 with Pages Dairy Road. This amounts to a total of three connections to the existing roadway network as currently adopted. Engineering Staff have reviewed the proposed changes against the currently adopted FTMS, and note the following differences:

- The proposed changes include a total of seven connections to the existing roadway network.
- A new roadway is proposed titled "Wildlight Parkway" connecting at US-17 in two locations near the I-95 interchange at the west terminus and at the intersection of Chester Road and Heron Isles Parkway on the east.
- The CR-108 extension will now connect to the newly proposed "Wildlight Parkway".
- A connection from "Wildlight Parkway" to Pages Dairy Road known as Blount's Branch is proposed.
- An additional connection is proposed, for a total of two in this area, branching off of the connection along US 17, midway between Pages Dairy Road and CR-108.

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Staff has analyzed the previously listed changes as proposed and finds that said changes will create additional opportunities for connectivity and mobility across Mobility Zone 1 (East Zone) and Mobility Zone 2 (ENCPA Zone). The relocation of the Wildlight Parkway connection to Chester Road at the intersection of Chester Road and Heron Isles Parkway will serve to protect the nature of the existing Roses Bluff and Chester communities and provide a more direct connection to areas of higher density to the new roadway. The additional connections closer to the I-95 interchange will reduce the volume of additional trips within the segment of US 17 between the I-95 and US 17 interchange and CR 108. The proposed connection at Blount's Branch to Pages Dairy Road, if properly phased, will provide additional options for westbound travel from Pages Dairy Road to US -17 and the I-95 interchange.

Engineering Staff **recommends approval** of the proposed changes to the Nassau County Comprehensive Plans' Future Transportation Map Series, specifically the Nassau County Needs Network 2045 LRTP (FTMS-5), the Nassau County Cost Feasible 2045 LRTP (FTMS-6), the Nassau County Bike Facilities (FTMS-7), and the Nassau County Trail Facilities (FTMS-8). This recommendation for approval should not be construed to extend beyond the recommendation to approve changes to FTMS-5, FTMS-6, FTMS-7, and FTMS-8.