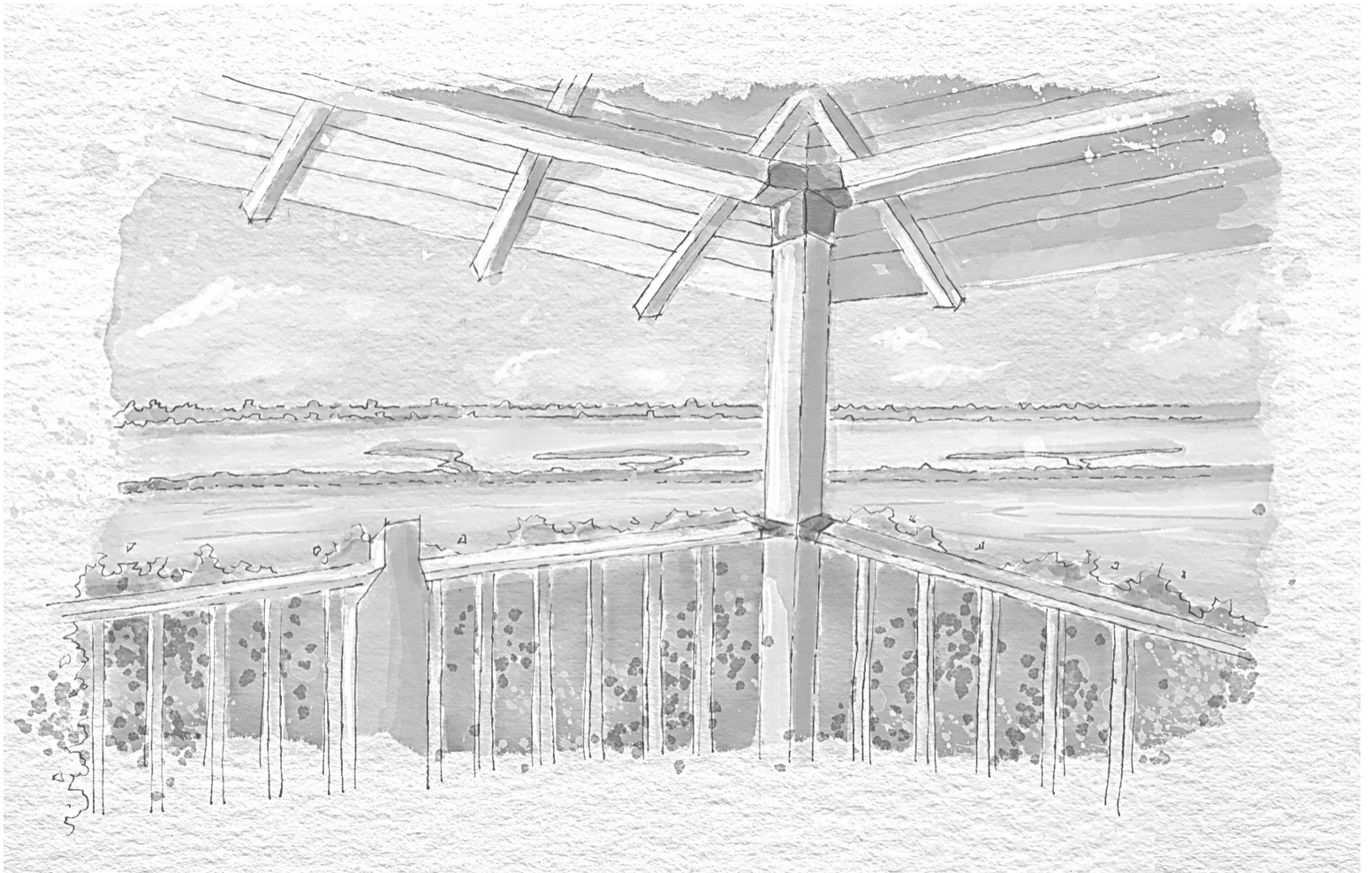


wildlight

CONSISTENCY ANALYSIS



Consistency Analysis

The following subsection provides consistency analysis of the applicable policies within Nassau County Comprehensive Plan of the following Elements: Transportation, Recreation and Open Space, Public Facilities, Economic Development, Housing, Private Property Rights, Conservation, Coastal Management, Regional Coordination and the Future Land Use Element including the ENCPA Sector Plan Policies, FL13.01-13.17.

Transportation Element (T) Goals, Objectives and Policies

Goal: Promote the development of a multi-modal County transportation system, which will provide for the safe and efficient movement of people and goods and the use of alternative modes of transportation.

DSAP 2 continues to promote a multi-modal county transportation system through the East Nassau Community Planning Area Proposed Improvements and Mobility Fee Agreement.

OBJECTIVE T.01

The County will continue to maintain minimum acceptable Levels of Service for the County transportation system.

Completed. The Traffic Impact Analysis completed for proposed DSAP 2 uses the County's accepted, established level of service adopted in the Capital Improvements Element of the Comprehensive Plan.

Policy T.01.02

All development proposals are to be reviewed prior to receipt of construction approval to ensure consistency with the goals, objectives and policies of this Plan, the County's adopted Future Transportation Map Series (FTMS), Mobility Plan, the ENCPA Sector Plan Mobility Network and the Schedule of Capital Improvements.

The proposed DSAP 2 is consistent with the applicable Comprehensive Plan Goals, Objectives and Policies, FTMS, ENCPA Mobility Network and schedule of capital improvements, as proposed to be amended. Consistency is demonstrated in large part by maintaining the same development program approved and evaluated under the 2030 EAR Based amendments to the Comprehensive Plan and most recently adopted with CPA23-12 and 23-13 modifying the FTMS map series.

SUBJECT PROPERTY DEVELOPMENT PROGRAM BY LAND USE CATEGORY			
Type	Acreage (Approximate)	Residential Dwelling Units	Nonresidential Square Footage
Village Center	429	2,331	707,606
Resort Development	943	3,289	446,486
Residential Tier 1	744	1,886	76,760
Residential Tier 2	3,855	6,972	141,072
Residential Tier 3	1,859	466	41,400
Wetland System	4,889		
Upland Conservation	2,160		
TOTAL	14,879	14,944	1,413,324

Further, development of DSAP 2 will maintain external connections to the adjacent County Mobility Network Zones and follows the ENCPA Transportation Impact Analysis methodology as proposed to be amended. Changes to adjust the roadway costs and lengths will be provided to the ENCPA Sector Plan Mobility Network.

Policy T.02.03

The transportation improvements identified in the Mobility Plan for the ENCPA and its adopted Detailed Specific Area Plans (DSAPs) shall be included as long term (unfunded) needs on the Future Transportation Map Series (Map FTMS-5) and shall be considered by the County when it reviews and updates the adopted Mobility Plan and the Schedule of Capital Improvements.

In conjunction with this DSAP, the landowner will modify the ENCPA Mobility Plan to adjust the roadway details including lengths and costs. The Planning Department processed the companion amendment (CPA 22-13) to the Transportation Element and FTMS-5. Both applications (CPA 22-12 and CPA 22-13) were approved by the Board of County Commissioners.

Policy T.02.06

All roadways shall be designed and operated in accordance with all Federal, State and Local standards and support mobility for all roadway users. Through adopted regulations and the principles of FDOT's Context Classification Guide, The County will control the design of the roadways to take into account the surrounding land uses and the users of the roadway. Context Sensitive design solutions are intended to:

- A) Improve Safety based on best practices;
 - B) Apply a process that integrates community context and the surrounding environment, including the surrounding land use;
 - C) Protect and promote accessibility and mobility for all users;
 - D) Balance the needs and comforts of all modes and users;
 - E) Encourage consistent use of national industry best practice guidelines to select context sensitive design solutions;
 - F) Improve energy efficiency in travel and mitigate vehicle emissions by providing non-motorized transportation options;
 - G) Encourage opportunities for physical activity and recognize the health benefits of an active lifestyle;
 - H) Recognize complete streets as a long-term investment that can save money over time;
 - I) Incorporate trees and landscaping as integral components of roadway design
-

The ENCPA Master Land Use plan and ENCPA Mobility Network represent a S.M.A.R.T design: Specific, measurable, attainable, realistic and timely. As shown in the Master Land Use Plan below, the first change begins with Wildlight Parkway at the eastern connection to Chester Road. The connection has been shifted to the south to avoid eminent domain as well as to respect community context of the existing homes and land use pattern located along this northern segment of Chester Road. Wildlight Parkway provides for all modes of travel: walking, cycling, vehicle, bus transit (when available) and terminates within one of the two Transit Oriented Development nodes at the railroad (future rail transit). The strategic inclusion of Wildlight Parkway connecting to US 17 connection (previously shown as Non-ENCPA Mobility Road) purposely links the east-west corridor nearest to the I95 Interchange, maximizing the evacuation route for Nassau County. This intersection also reflects the Florida Department of Transportation Intersection, Control & Evaluation (ICE) design within the Transit Oriented Development Overlay area. Along US 17, the intersection with CR108 Connector has been shifted north around two single family homes not included in the subject property. Together, these changes represent a more sensitive and attainable roadway network. See Appendix B, Transportation Impact Analysis and the ENCPA Mobility Improvement Map.



Along Wildlight Parkway, the land uses have been intentionally placed to reduce the cost of infrastructure where the most intense and dense land uses radiate away from the parkway. Cross section designs within the Property will incorporate accessible pathways and on street parking in some contexts. Specifically, the urban cross sections will be used in the Village Center and Tier 1 sub-land use categories. The realigned network and accompanying changes in land use categories follow the required land use policy of the Sector Plan, refer to FL.01.4 response below.

OBJECTIVE T.04

The County shall encourage and promote the safe integration and utilization of bicycle and pedestrian movement on the County transportation system, within public facilities, commercial development, residential areas, recreational facilities, and other areas that allow public access.

For every \$1 invested in trails, \$3 dollars are saved in direct medical benefits. The Mobility Plan will invest over \$14 million in mobility trails, resulting in \$42 million in direct medical costs (Reference: A cost-benefit analysis of physical activity using bike/pedestrian trails, PubMed).

The ENCPA bicycle and pedestrian facilities connect residential areas, recreational facilities, and commercial development within DSAP 2, to adjacent ENCPA land and to areas outside of the ENCPA Sector Plan.

Policy T.04.01

Bicycle and pedestrian facilities shall be incorporated into transportation improvement projects. This shall include provision of wide paved shoulders and sidewalks on roadway segments, especially those identified as part of the bicycle route network as designated on the Bicycle Route Network shown on Maps FTMS-7 and -8. The County may adopt a sidewalk and trail fee-in-lieu policy for the construction of sidewalks.

Correct. The ENCPA Sector Plan Mobility Network includes a tiered network including wide paved shoulders and sidewalks on each applicable cross section matching the context for the area.

Policy T.04.02

Nassau County proposed trails as shown on Map FTMS-12, shall be implemented by requiring developments to construct that section related to their development. Such development may receive appropriate credit from recreation impact fees and/or mobility fees. The County may adopt a sidewalk and trail fee-in-lieu policy for the construction of trails.

Development within the ENCPA Sector Plan, including the DSAP 2 area, will be connected by a trail system running along side the mobility road, traversing open space areas and portions of the Conservation Habitat Network.

Policy T.04.05

The County will consider and encourage, where feasible, greenways to link existing and proposed nature reserves, parks, cultural and historic sites with each other.

The ENCPA Sector plan and the area subject to this DSAP 2 is defined by the CHN – the ultimate greenway system that links open space, parks, cultural and historic sites within and to the outside of the DSAP 2 and Sector Plan boundary.

Policy T.04.06

The County should work with utility companies, to establish trails through utility corridors to create a safe, interconnected system of trails for recreational and transportation uses, outside of designated right of way.

Utility corridors, specifically the existing FPL Transmission easement, have been established as trail connections within the ENCPA Sector Plan, DSAP 1.

OBJECTIVE T.05

The County shall require that all developments and planned unit developments provide a circulation system which: provides adequate multi-modal access to the County transportation system.

Policy T.05.01

Encourage Circulation within Development. Development shall include features and provisions, which encourage internal automobile circulation, bicycle use, pedestrian movement, and other features to minimize utilization of the major roadway network.

The placement of the Village Centers and Residential Neighborhood Tiers are intentionally located to minimize the utilization of the major roadway network by interconnecting development parcels and linking areas by a circulation system including bicycle lanes, multi-use paths, trails through open space and sidewalks within neighborhoods and villages. This is furthered by the ENCPA Sector Plan Policies FL13.01 through FL13.17. The Preliminary Development Plans will include other development features and provisions, such as block lengths, access management standards and connectivity standards to further describe circulation.

Policy T.05.02

Consistency with Transportation System. The roadway and circulation systems of proposed developments should be developed in a manner consistent with the North Florida TPO and FDOT long term transportation plans.

Correct. The ENCPA Mobility Network maintains the circulation system and connections to the projects shown on the long range transportation plans.



Policy T.05.03

Access to Arterial and Collector Roadways. Development, which provides access directly to arterial and collector roadways shall be designed to:

- A) Provide adequate and safe entrance intersection(s) including turn lanes, acceleration/deceleration lanes, signalization, signage, and pavement marking as appropriate;
-

Correct. Development within the ENCPA Sector Plan and the DSAP 2 area will provide adequate and safe intersections with site access improvements in accordance with the ENCPA regulations and applicable county regulations. Final Intersection Design will be coordinated with applicable parties at time of final site engineering design.

- B) Prevent the creation of hazardous traffic conditions, such as excessive curb cuts, which impede traffic flow.
-

Development within the subject DSAP 2 area and within the ENCPA Sector Plan as a whole utilizes an access management system within the roadway network built with multiple modes of transportation.

Policy T.05.04

The County shall control the connections and access points of driveways and roads through land development regulations and recommendations to the FDOT concerning driveway permit applications. Land Development Regulations shall establish criteria for access road spacing consistent with FDOT Access Management Guidelines. In addition, the County shall request FDOT to purchase access rights for controlled access roads such as U.S. 301.

Acknowledged. Development within the ENCPA Sector Plan has received permit approval from the FDOT for connections along SR200/A1A, including most recently utilizing the intersection, control and evaluation (ICE) guidelines. These guidelines will apply to connections on US 17 and is one driver for the realignment changes to the ENCPA Mobility Network. Final Intersection Design will be coordinated with applicable parties at time of final site engineering design to align with applicable design standards and criteria.

Policy T.05.05

All new developments, redevelopments and additions to existing developments shall make provisions for safe and convenient internal traffic flow and adequate off-street parking facilities for motorized and non-motorized vehicles as required in the Land Development Code.

Acknowledged. Compliance with this policy has been demonstrated through development within the Central Planning Area of the Detailed Specific Area Plan (DSAP) Employment Center. Development within future DSAP 2 will provide safe and convenient traffic flow.

OBJECTIVE T.06

The County will coordinate transportation activities with other local governments and agencies that have planning and implementation responsibilities for transportation facilities.

Policy T.06.01

The County shall consult and communicate with adjacent local governments, and transportation entities such as the North Florida TPO, FDOT and JTA for proposed development that may have an impact on adjacent jurisdictions.

This DSAP 2 has been circulated the state and regional agencies such as the FDOT and Northeast Florida Regional Council.

Policy T.06.04

When issuing any permit for access to any State Road in Nassau, the County shall document that it has followed the criteria and procedures for State Highway System Connection Permits in F.A.C. Rule 14-96. In addition, the County shall require the applicant, to acquire all necessary permits from FDOT.

Acknowledged. Development within the ENCPA Sector Plan, along SR200/A1A have demonstrated permit compliance with this policy. Future connections to State facilities will be coordinated with FDOT.

OBJECTIVE T.08

The County shall assist private, non-profit, and public agencies in planning and implementing local and regional transit services in Nassau County.

Policy T.08.02

The County shall continue its coordination effort with the Nassau County Council on Aging, JTA and the North Florida TPO to assess options for transit service in Nassau County.

Raydient, LLC has partnered with the Nassau County Council on Aging, JTA and the North Florida TPO to deliver bus stops within the Market Street Preliminary Development Plan and plan for additional bus stops within PDP 2 and 3. This same level of cooperation is planned for future PDP's within the DSAP 2.

Policy T.08.03

The County shall refer to the Nassau County Transit Study prepared by the North Florida TPO (2015) to coordinate efforts for planning and implementing transit options in Nassau County.

The existing and proposed ENCPA Mobility Network maintains the valued east-west corridor, connecting Chester Road on the east to US17, near the I95 interchange to the west. The Nassau County Transit study provides transit routes along SR200/A1A.

Recreation and Open Space Element

The County adopted changes to the Recreation and Open Space Element. This section demonstrates compliance with the new Level of Service Standards. Per the new County Regional/Community Park Level of Service (LOS) Standards, the Applicant will either dedicate land or pay impact fees to meet the LOS Standards below. Discussions to date with the County indicate park land dedication is likely the County's preferred option.

This analysis applies the recently adopted Recreation and Open Space Level of Service using the DSAP 21-001 development program. For the purposes of this analysis a population per Unit of 2.55 is being used as requested by the County Manager. This population density is based on the County's Park Impact Fee Analysis as contained in Ordinance 2019-25. Park Level of Service may be provided for via impact fee payment or dedication of land for impact fee credit.

PARK REQUIREMENTS (DSAP 21-001 AMENDMENT AREA)- by Population			
Community Population		Population per Unit	Total Population
		2.55	38,107
PARK LEVEL OF SERVICE – PER PROPOSED ORDINANCE			
	Area/1000 Residents	Minimum Park Requirement	Access Standard
Level of Service for Regional/Community Parks	14 Acres	533.50	Within 5 miles of every resident
Level of Service for Neighborhood Parks	4 Acres	152.43	Within .5 miles of every resident
TOTAL:		685.93	

BOAT RAMP LEVEL OF SERVICE – PER COMP PLAN	
	1 ramp lane per 5,000 population
Level of Service for Boat Ramps	7.6

Public School Facilities Element (PSF)

Goal: Work closely with the School District of Nassau County to ensure a high quality, fiscally sound public school system which meet the needs of Nassau County's population by providing and maintaining adequate public school facilities for both existing and future populations.

Policy PSF.01.06

The School District shall be notified of all residential development review requests and development proposals, pursuant to the adopted Inter-local Agreement on Public School Facility Planning. A notice of review will be mailed to the Superintendent of Schools and to the Director of Facilities. The School District will be given the opportunity to respond with written comments and to appear before the Planning and Zoning Board and Board of County Commissioners to discuss any comments.

The DSAP 2 Master Plan and Development Order has been presented to Dr. Burns, Nassau County School District Superintendent for review and consultation on the number, type and location of school sites. The proposed development program will generate demand for three (3) elementary schools, one (1) middle school and one (1) high school site. All land uses within the ENCPA Sector Plan permit schools, except the CHN.

SCHOOL REQUIREMENTS (21-001 AMENDMENT AREA)- Based on Population & Dwelling Units	
TOTAL UNITS	14,944
TOTAL SCHOOL BASED UNITS	14,944
Elementary (0.1505 per unit)	2,249
Middle (0.0790 per unit)	1,181
High (0.1025 per unit)	1,532
Student Population by School Type	4,962

ELEMENTARY SCHOOL			MIDDLE SCHOOL			HIGH SCHOOL		
Students	Students /School Type	Schools Required	Students	Students /School Type	Schools Required	Students	Students /School Type	Schools Required
2,249	800	2.8	1,181	1,200	1.0	1,532	1,600	1.0

OBJECTIVE PSF.02

Coordinate with the School District to jointly plan new school facilities for shared uses such as community meeting sites, hurricane evacuation shelters and community-based recreational activities.

Policy PSF.02.02

The County shall require the location of parks, recreation and community facilities in new, planned neighborhoods in conjunction with school sites.

All land uses within the ENCPA Sector Plan permit both schools and recreation facilities (except schools are not allowed in the CHN) enabling collocation. The conceptual locations of recreation areas will be finalized during the review of the applicable Preliminary Development Plan (PDP).

Policy PSF.02.05

The County, municipalities and School District shall notify each other before any jurisdiction contracts to purchase or accepts a site or facility suitable for shared usage, including but not limited to parks and recreational facilities, pursuant to the notification provisions of the approved Inter-local Agreement on Public School Facility Planning.

The DSAP application provides a coordinated opportunity for the County and School District to locate Regional/Community Park and School Site lands, that will mitigate for the DSAP 2 residential development. The conceptual locations will be finalized during the review of the applicable Preliminary Development Plan (PDP).

OBJECTIVE PSF.03

The County shall promote the orderly and responsible siting of educational facilities and management of joint services through collaborative planning processes involving the School District and other local governments.

Policy PSF.03.01

The County will ensure sufficient land is available for public school facilities approximate to residential development in order to meet the projected needs for such facilities.

The DSAP Master Land Use Plan will provide sufficient land to accommodate five (5) school locations meeting the acreage required for each school type: elementary 25 acres, middle 40 acres and high school 60 acres. The conceptual locations will be finalized during the review of the applicable Preliminary Development Plan (PDP).

Policy PSF.03.02

The process of determining the location of new school sites shall include an orderly and timely review of, and compliance with, criteria and standards established by the Florida Department of Education, School District policies and procedure, the County's Land Development Regulations and Comprehensive Plan, and the Inter-local Agreement for Public School Facility Planning.

Correct. The DSAP 2 includes five (5) school locations based on the student generation rates per unit type.

Refer to School Requirement table above under Policy PSF.01.06

Policy PSF.03.04

The County shall coordinate with the School District on the planning and siting of new public schools to ensure that school facilities are provided with the necessary services and infrastructure and are compatible and consistent with the Comprehensive Plan.

The school locations are located adjacent to existing infrastructure or are located within the area for sustainable extension of the infrastructure. The conceptual locations will be finalized during the review of the applicable Preliminary Development Plan (PDP).

Policy PSF.03.06

Consistent with the Future Land Use Element, public schools shall be a permitted use in all land use categories except the Conservation and Industrial land use categories.

This subject DSAP does not modify any of the allowable uses within the ENCPA Sector Plan land uses.

Policy PSF.03.08

The County shall coordinate with the School District to ensure that future school facilities are located outside areas susceptible to hurricane and/or storm damage and/or areas prone to flooding, consistent with Section 1013.36, Florida Statutes and Rule 6A-2, Florida Administrative Code.

As provided in the data and analysis for the 2030 Comprehensive Plan, the development areas within the ENCPA Sector Plan are located outside of the Coastal High Hazard Area (defined as the Category 1 Storm Surge Area, Study update 2020-2021) and serves as an evacuation route.

OBJECTIVE PSF.04

The County shall enhance community design through effective school facility construction and siting standards. Encourage the siting of school facilities so they serve as community focal points and so that they are compatible with surrounding land uses.

Policy PSF.04.01

Encourage and support planning activities that make school siting the foundation for the planning and design of neighborhoods.

Policy FL13.01 Development Principles, ENCPA Sector Plan promotes a connected network of community amenities consisting of public parks, multi use pathways, schools and pathways. For the purposes of DSAP residential mitigation, the School and Park sites land dedication is being discussed in coordination with the School District and County. Neighborhoods will be developed within this context.

OBJECTIVE PSF.05

The County shall ensure existing deficiencies and future needs are addressed consistent with the adopted level of service (LOS) standards for public schools.

Policy PSF.05.01

Amendments to the Future Land Use Map (FLUM) will be coordinated with the School District based upon existing capacity and the long-range public school facilities planning map. This map is included in this element as Map FPSF-2.

Map FPSF-2 proposes three schools within the ENCPA Sector Plan within a 10 to 20 year planning horizon: two elementary schools and one middle school. Based on the population and dwelling units proposed within the DSAP 2 boundary, land for three (3) elementary schools, one (1) middle school and one (1) high school are proposed to be provided to mitigate for the DSAP residential uses.

OBJECTIVE PSF.09

If it is established that sufficient capacity is unavailable in the affected concurrency service area or in an adjacent concurrency service area, proportionate share mitigation may then be proposed to address the impacts of the proposed development.

As of March 15, 2022, no capacity is reported for the Yulee North and South CSAs. The capacity report of March 15, 2022 includes capacity at the middle and high school levels in Fernandina and no capacity at any level in the North and South Central Nassau CSAs. Mitigation for the DSAP residential development is proposed to be provided as set forth in response to PSF.05.01.

Policy PSF.09.02

Mitigation shall be negotiated and agreed to by the School District and shall be proportionate to the projected demand for public school facilities created by the proposed development. Mitigation must be sufficient to offset the projected demand, and provide permanent capacity to the District's inventory of student stations in accordance with the State Requirements for Educational Facilities (SREF) and the Florida Building Code.

The proposed development program has been presented to Dr. Burns. The applicant and School District are collaborating to finalize five (5) school sites within the subject area to provide a proportionate share of the mitigation required for student stations.

Policy PSF.09.06

The amount of mitigation required shall be determined by calculating the number of student stations for each type of school for which there is insufficient capacity using the applicable student generation rates, and multiplying by the cost per student station for each school type, as determined by Section 1013.64(6)(b)(1), Florida Statutes. Additional costs for land, infrastructure, design and permitting requirements required for new or expanded school sites may also be applicable.

See response to PSF 01.06, PSF.05.01 above.

Public Facilities Element

Potable Water Sub-Element (WAT)

Goal: Provide public potable water supply facilities in a manner, which ensures the health, welfare and safety of the residents of Nassau County; promotes compact, efficient development; reduces urban sprawl; protects and conserves natural resources; and satisfies the requirements of sound fiscal planning.

OBJECTIVE WAT.01

The County shall ensure that adequate potable water facility capacity will be in place to serve new development in accordance with the adopted level of service prior to the issuance of a certificate of occupancy or its functional equivalent.

Policy WAT.01.01

The following level of service (LOS) standards are hereby adopted for regional potable water supply

systems serving the unincorporated areas of the County and shall be used as the basis for determining the availability of facility capacity and the demand generated by a development planning to use such systems.

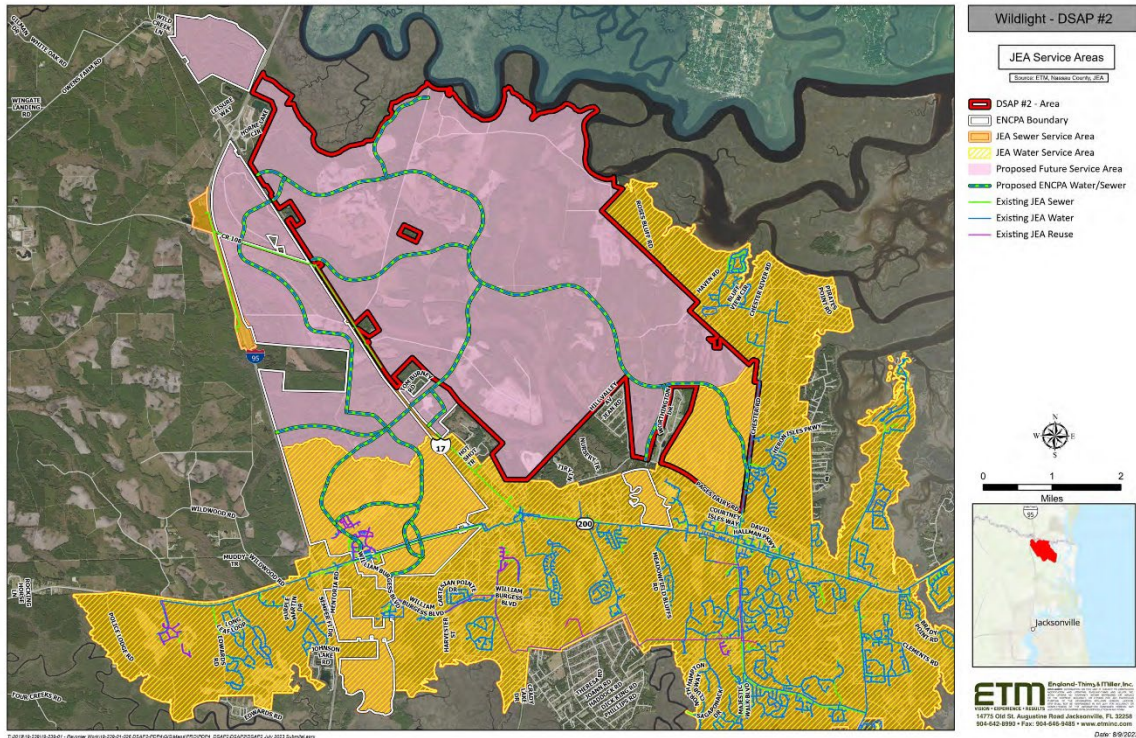
JEA	100.0 gpd per capita
Nassau Amelia Utilities	81.0 gpd per capita

Estimated Water & Wastewater Demand (DSAP 21-0001)– Build out				
			Water	Wastewater
			LOS (gpd per capita)	LOS (gpd per capita)
Units	Persons / HH	Projected Population	100	85
14,944	2.55	38,107	3.8 MGD	3.2 MGD

Non-residential (DSAP 21-001)			
Square Feet		Gallons per Square Feet	Total Flow Combined
1,413,324		0.15	211,999

Source: Nassau County Comprehensive Plan, Capital Improvements Element, Policy CI.02.01.D, E. Persons/HH rate sourced from Park Impact Fee Ord 2019-25 as requested by County Manager, Jacksonville Electric Authority (JEA) Service Availability Form.

Jacksonville Electric Authority (JEA), a municipally owned utility, provides potable water service to the ENCPA Sector Plan, specifically the Central Planning Area of the Employment Center Detailed Specific Area Plan (DSAP 1) and also the portion of DSAP 2 identified for initial development along Chester Road. JEA's service area includes the entire ENCPA and facilities will be provided as development progresses. The JEA issued a Letter of Availability (LOA) for water and sewer and reclaimed when available. The LOA analyzes and reserves availability for 14,944 single family units and 6,937,200 square feet of nonresidential uses to accommodate the planned development program.



Policy WAT.01.05

New or expansion service areas for publicly owned or investor-owned utilities shall be consistent with the Future Land Use Map. The boundaries of the utility service areas shall not be gerrymandered in such a way that enclaves are created that will lack service.

The map above depicts the service area for JEA within the ENCPA Sector Plan and does not create enclaves within the boundary.

OBJECTIVE WAT.03

The County shall regulate land use and discourage urban sprawl by adopting land development regulations that maximize use of current and planned infrastructure facilities.

Policy WAT.03.01

In order to promote more efficient development patterns, the County shall incorporate provisions into the Land Development Code (LDC) to encourage more compact, higher density and/or intensity development in the designated Urban Development Area (UDA) or in transitioning areas that are either currently served by central water systems or are planned to be served within 4-10 years.

In 2011, the County entitled the ENCPA Sector Plan, following the Development and Preservation Framework. The ENCPA Sector Plan is located within the UDA and is served by central water systems. Further, all new development within the ENCPA Sector Plan is required to connect to both central water and sewer systems provided temporary water and sewer may be provided from other sources until central water and/or sewer are available.

Policy WAT.03.02

In order to lower the cost of regional water system infrastructure, the County shall incorporate provisions into the Land Development Code (LDC) to require minimum densities for residential development in the designated Urban Development Area (UDA) or in transitioning areas.

Each land use category within the ENCPA Sector Plan, except the CHN, includes minimum density requirements, this amendment does not modify these densities. See FL13.07 Land Use Categories.

OBJECTIVE WAT.04

The County shall reduce the need for water system expansion and protect water resources by promoting water conservation to reduce per capita demand.

Policy WAT.04.01

Nassau Amelia Utilities and/or other County-operated water suppliers shall continue to implement their water conservation plans submitted to SJRWMD as part of the consumptive use permitting process. The County shall continue its public information program utilizing materials available from the Water Management District to alert residents of wasteful water usage practices and enhance the responsible and practical use of potable water resources.

To help reduce the use of potable water for lawn irrigation, JEA provides reclaimed water in new housing developments when available. The ENCPA Sector Plan is located within the JEA Service Area. JEA offers free irrigation assessments to help evaluate home irrigation systems and promotes the use of Florida Friendly yards. Further, the SJRWMD regulates watering days between the seasons.

Policy WAT.04.02

Nassau County will seek to reduce potable water consumption by considering regulations in the Land Development Code requiring wastewater reuse for landscape irrigation where available.

The ENCPA Sector Plan is located within the JEA Service Area. Reclaimed water lines will be installed with development to provide a source of non-potable water for landscape irrigation, when capacity is available.

Sanitary Sewer Sub-Element (SEW)

Goal: Provide public sanitary sewer facilities in a manner, which ensures the health, welfare and safety of the residents of Nassau County; promotes compact, efficient development; reduces urban sprawl;

protects and conserves natural resources; allows for mixed-use and industrial development; and satisfies the requirements of sound fiscal planning.

OBJECTIVE SEW.01

The County shall ensure that adequate sanitary sewer facility capacity will be in place to serve new development in accordance with the adopted level of service prior to the issuance of a certificate of occupancy or its functional equivalent.

Policy SEW.01.01

The following level of service (LOS) standards are hereby adopted for regional wastewater treatment systems serving the unincorporated areas of the County, and shall be used as the basis for determining the availability of facility capacity and the demand generated by a development planning to use such systems.

JEA	100	1.2
Nassau Amelia Utilities	76.8	1.2

Estimated Water & Wastewater Demand (DSAP 2021-001)– Build out				
			Water	Wastewater
			LOS (gpd per capita)	LOS (gpd per capita)
Units	Persons / HH	Projected Population	100	85
14,944	2.55	38,107	3.8 MGD	3.2 MGD

Nonresidential (DSAP 21-01 AMENDMENT AREA)			
Square Feet		Gallons per Square Feet	Total Flow Combined
1,413,324		0.15	211,999

Source: Nassau County Comprehensive Plan, Public Infrastructure Element. Persons/HH rate sourced from Ord 2019-25 as requested by County Manager, Jacksonville Electric Authority (JEA) Service Availability Form.

Policy SEW.01.04

New or expansion service areas for publicly owned or investor-owned utilities shall be consistent with the Future Land Use Map. The boundaries of the utility service areas shall not be gerrymandered in such a way that enclaves are created that will lack service.

See JEA Service Map above and response to WAT.01.05.

OBJECTIVE SEW.03

The County shall regulate land use and discourage urban sprawl by adopting land development regulations that maximize use of current and planned infrastructure facilities.

Policy SEW.03.01

In order to promote more efficient development patterns, the County shall incorporate provisions into the Land Development Code (LDC) to encourage more compact, higher density and/or intensity development in the designated Urban Development Area (UDA) or in transitioning areas that are either currently served by central water systems or are planned to be served within 4-10 years.

In 2011, the County entitled the ENCPA Sector Plan, following the Development and Preservation Framework. The ENCPA Sector Plan is located within the UDA and is served by central sewer systems. Further, all new development within the ENCPA Sector Plan is required to connect to both central water and sewer systems, provided temporary water and sewer may be provided from other sources until central water and/or sewer are available.

Policy SEW.03.02

In order to lower the cost of regional water system infrastructure, the County shall incorporate provisions into the Land Development Code (LDC) to require minimum densities for residential development in the designated Urban Development Area (UDA) or in transitioning areas.

Each land use category within the ENCPA Sector Plan, except the CHN, includes minimum density requirements. See FL13.07 Land Use Categories.

OBJECTIVE SEW.04

The County shall protect water resources by promoting water conservation to reduce per capita demand and minimize environmental impacts.

Policy SEW.04.01

The County shall require that wastewater be reused where practical. New wastewater treatment plants shall be required to provide for the reuse and/or disposal of wastewater by best available technology, including for agriculture or landscaping irrigation, percolation, or other permitted measures unless data are presented to support claims for inability of the system to support such reuse.

The ENCPA Sector Plan is located within the JEA Service Area. Reclaimed water lines will be installed with development to provide a source of non-potable water for landscape irrigation, when capacity is available and/or as determined by JEA in consultation with the developer.

Policy SEW.04.02

The County will continue to require additional horizontal and/or vertical setbacks to the St. Marys River for all on-site treatment and disposal components.

All development within the ENCPA Sector Plan is required to connect to central water and sewer when available.

Solid Waste Disposal Sub-Element (SOL)

Goal: Manage and dispose of solid waste in a manner, which ensures the health, welfare and safety of the residents of Nassau County; protects and conserves natural resources; and satisfies the requirements of sound fiscal management.

OBJECTIVE SOL.01

The County shall ensure that adequate solid waste disposal facility capacity will be in place to serve new development in accordance with the adopted level of service prior to the issuance of a certificate of occupancy or its functional equivalent.

Policy SOL.01.01

The following level of service (LOS) standards are hereby adopted for solid waste landfill disposal capacity in the unincorporated areas of the County, and shall be used as the basis for determining the availability of facility capacity and the demand generated by a development.

Lbs. per capita/day	4.91 lbs.
Tons per capita/year	.90 ton
Fill Rate per capita/year (cubic yds.)*	1.4 cy

*1 cy = 1.55 tons

Estimated Solid Waste Demand at Build Out (DSAP 2021-001)					
Units	Persons / HH	Projected Population	LOS (lbs per capita/day)	Total Demand (lbs per day)	Total Demand (tons per year)
14,944	2.55	38,107	4.91 lbs	187,105	34,147
Nonresidential					
Square Feet			LOS (lbs per capita/day)	Total Demand (lbs per day)	Total Demand (tons per year)
1,413,324			5.5 lbs (retail)	77,732	14,186

Policy SOL.01.02

Pursuant to the interlocal agreement with Camden County, Georgia adopted September 15, 2009, Nassau County may use the Camden County Landfill Solid Waste Disposal Facility as its primary disposal method for Class I non-hazardous solid waste in amounts up to 450 tons per day. This agreement is effective for ten (10) years from the date of adoption, with the ability to renew for another five years with the consent of both local governments, or the County may seek another legally permissible approach to solid waste management.

The current data in 2020 Remaining Capacity by Landfill database, monitored by the Environmental Protection Division, reports, the Camden Landfill has an estimated fill date of 12/9/2031. Chesser Island Road Landfill is reported to have an estimated fill date of 8/8/2051. The combined capacity covers both the short and long term conditions of the project. With combined facility lifespans of 39 years, it was determined that no improvements to solid waste facilities would be required during the short or long term/build out phases of the project.

Policy SOL.01.03

Pursuant to an agreement with Waste Management, Inc. adopted October 14, 2009, the County may also dispose of its solid waste at its Chesser Island Road landfill, located in Charlton County, Georgia. This agreement is effective for ten (10) years from the date of adoption, with the ability to renew for another five years with the consent of both parties, or the County may seek another legally permissible approach to solid waste management.

Refer to response to SOL.01.02 above.

OBJECTIVE SOL.03

The County will provide for a solid waste collection and disposal system.

Policy SOL.03.01

Nassau County will continue collection of solid waste through the services of franchise solid waste collection companies or through the use of other public or private sector resources and encourage effective and efficient operations through bulk transport of collected solid waste to permitted solid waste management facilities.

Refer to response to SOL.01.02 above.

Stormwater Management Sub-Element (STM)

Goal: Provide public stormwater management facilities in a manner which ensures the health, welfare and safety of the residents of Nassau County; protects and conserves natural resources; and satisfies the requirements of sound fiscal planning.

OBJECTIVE STM.01

The County shall ensure that adequate stormwater management facility capacity is available or will be available to serve new development in accordance prior to the issuance of a certificate of occupancy or its functional equivalent.

Policy STM.01.01

The level of service (LOS) standards are hereby adopted, and shall be used as the basis for determining the allowable stormwater discharge rate and discharge volume from all non-exempt projects, pursuant to Rule 40C-42, F.A.C:

1. Projects which discharge or contribute runoff to downstream areas which are not volume sensitive and have adequate capacity to accept and convey stormwater runoff from the project site without increasing flood levels shall limit peak rates of discharge for developed conditions to pre-developed or existing conditions for the 5-year, 10- year, and 25-year design storm event.

2. Projects which discharge or contribute runoff to downstream areas which are volume sensitive and/or do not have adequate capacity to accept and convey stormwater runoff from the project site without increasing flood levels shall provide detention of the 25- year discharge volume for developed conditions such that the volume released from the project during the critical time period is no greater than the volume released under pre-developed or existing conditions during the same time period. For the purposes of this requirement the critical time period shall be the storm duration based on the 24- hour duration rainfall event unless a detailed hydrologic study of the contributing watershed demonstrates otherwise.
 3. All projects shall meet state water quality discharge standards as regulated by the St. Johns River Water Management District pursuant to Rule 40C-4 F.A.C., and must submit of a copy of a valid St. Johns River Water Management District permit as part of the development review process.
-

Stormwater systems will be permitted in accordance with the St. John's River Water Management District (SJRWMD) discharge design criteria. Since the proposed stormwater management systems will meet the requirements set forth by SJRWMD and Nassau County, the quality of the storm water leaving the site will meet state water quality standards. The ultimate receiving waters will be the St. Marys River or the St. Johns River.

OBJECTIVE STM.04

The County shall protect the function of natural drainage features, floodplains and floodways.

Policy STM.04.01

Adopted subdivision regulations shall ensure that new streets are designed to direct storm drainage in a manner that such water will be filtered through soils and native vegetation before the runoff enters drainage creeks.

The interconnected wetland systems within the CHN serves as the method for conveying the treated runoff to the rivers. In locations where the wetland systems will be severed by proposed roadways, storm drainage networks will be installed beneath the roadway to provide proper surface water flow between wetland areas.

Policy STM.04.02

New subdivisions or individual parcels must be engineered so that post development runoff for the property is no greater than predevelopment runoff.

Stormwater systems will be permitted in accordance with the St. John's River Water Management District (SJRWMD) discharge design criteria. Since the proposed stormwater management system will meet the requirements set forth by SJRWMD and Nassau County, the quality of the storm water leaving the site will meet state water quality standards. The ultimate receiving waters will be the St. Marys River or the St. Johns River.

Economic Development Element

Goal: Create and implement an economic development strategy focused on the retention, expansion, and relocation of high wage jobs and targeted businesses. Diversify the County's tax and employment base and lessen the tax burden for existing residents and businesses while preserving a sense of community and the County's environmental assets.

Policy ED.04.01

Focus on high-value tourist development to attract the most economically advantageous market segments.

Land Use and Infrastructure Expansion

OBJECTIVE ED.05

Protect existing land designated for employment-generating uses, whether vacant or developed, from encroachment of incompatible uses and promote development within designated Economic Development Opportunity Areas (EDOAs).

Policy ED.05.01

The County shall prioritize the retention of land in EDOA's suitable for employment-generating uses. The County shall recognize this priority during the review of plan amendments, rezoning and conditional use requests, site plan reviews and permitting processes.

The East Nassau Community Planning Area is designated an Economic Development Opportunity Area, refer to the background data & analysis of the Economic Element of the 2030 Nassau Comprehensive Plan. DSAP 2 provides direct access to US 17, CSX rail and activates 1.4 million square feet of the 11 million square foot nonresidential entitlement. The area subject to this DSAP realigns the east-west connector to intersect closer to the US17/I95 Interchange providing better mobility connections to facilitate economic growth. In addition, this DSAP will use already approved residential entitlements in the Sector Plan to provide a diversified housing base for residents to work or serve the 1.4 million square feet within DSAP 2 and the employment center uses in DSAP 1.

Policy ED.05.02

The County shall encourage and support urban development patterns that create a functional mix of residential uses (including qualified workforce housing), supporting civic and commercial uses, and employment opportunities in close proximity that will effectively reduce the number of county residents commuting outside of the county for employment.

The ENCPA Sector Plan reflects this urban development pattern, represented by the required Jobs to Housing Ratio for the ENCPA Sector Plan. The ENCPA Sector Plan, under Policy FI.13.11 Jobs to Housing Balance, establishes a ratio of 0.84 to achieve an acceptable job to housing balance (JHB).

This ratio, at build out, is met by the proposed jobs to the number of projected employed residents (jobs divided by employed residents).

Global logistics and related infrastructure promote faster, more efficient, and more secure movement of goods into, from, and through the region by establishing one or more intermodal logistics centers within Nassau County.

Policy ED.06.01

The County shall coordinate with landowners and service providers of all modes transportation, state and regional agencies, and other local governments to promote the creation of a regional multi-modal transportation system that allows for the quick and efficient movement of people and freight within and out of the region. This shall include needed improvements to roads over which truck traffic must travel to and from port-related facilities.

The DSAP application creates a smarter ENCPA Mobility Network by adjusting the east west alignment near the TOD on the west side of US17/I95 at the rail line, connecting closer to the interchange. A robust trail network will create connectivity throughout the ENCPA to provide mobility options within the community. Raydient will continue to work with Nassau County Council on Aging, JTA and the North Florida TPO to deliver bus stops within the ENCPA to provide transit services. The east west alignment will also provide a parallel corridor to A1A that will help alleviate traffic on this road to potentially provide a quicker and more efficient movement of people and freight.

Housing Element

OBJECTIVE H.08

The County shall provide an adequate and diversified housing supply to ensure that the transition of its economy into a diversified regional employment center.

Policy H.08.01

The County shall use the Future Land Use Element of the Comprehensive plan as tool to achieve an appropriate jobs-to-housing balance.

The ENCPA Sector Plan, under Policy Fl.13.11 Jobs to Housing Balance, establishes a ratio of 0.84 to achieve an acceptable jobs to housing balance (JHB). This ratio, at build out, is met by the proposed jobs to the number of projected employed residents (jobs divided by employed residents).

The ENCPA Sector Plan JHB calculation is based upon 1.21 employed residents per housing and typical 450 square feet per employee by land use.

Below is a calculation of the JHB project wide that demonstrates the .84 ratio will be achieved at buildout. Also included are calculations demonstrating how DSAP 1 and proposed DSAP 2 will contribute to satisfying the buildout goal.

ENCPA

*ENCPA units: $24,000 \times 1.21 = 29,040$ employed residents at build out ENCPA
intensity: $11\text{MSF}/450\text{SF} = 24,440$ jobs
 $24,440 \text{ jobs}/29,040 \text{ employed residents} = 0.84$*

Employment Center DSAP #1

*Employment Center units: $4,038 \times 1.21 = 4,886$ employed residents at build out
Employment Center intensity: $7,100,000/450 = 15,778$ jobs
 $15,778 \text{ jobs}/4,886 \text{ employed residents} = 3.2 \text{ jobs to housing ratio}$*

Subject Property, DSAP #2

*DSAP 21-001 units: $14,944 \times 1.21 = 18,082$ employed residents at build out
DSAP 21-001 intensity: $1,413,324/450 = 3,140$ jobs
 $3,140 \text{ jobs}/18,082 \text{ employed residents} = 0.17 \text{ jobs to housing ratio}$*

DSAP 1 and 2 Combined

*Units: $18,982 \times 1.21 = 22,968$ employed residents at build out
Intensity: $8,513,324/450 = 18,918$ jobs
 $18,918 \text{ jobs}/22,968 \text{ employed residents} = 0.82 \text{ jobs to housing ratio}$*

Policy H.08.02

The County shall discourage patterns of urban sprawl by providing a sufficient supply of housing in close proximity to employment centers within the Urban Development Area as shown on the Development and Preservation Framework found in the background data and analysis for this Plan, promoting a compact mixture of residential and non-residential uses, and where public infrastructure and services exist or are planned.

The ENCPA Sector Plan is located within the Urban Development Area and has been entitled for 24,000 units and 11,000,000 square feet of nonresidential uses. The Sector Plan is the desired pattern of development to supply housing in the location near public facilities and outside of environmentally sensitive areas including hurricane evacuation/storm surge areas.

OBJECTIVE H.09

The County shall encourage energy efficiency in the design and construction of new residential housing.

Policy H.09.01

The County shall encourage energy-efficient land use patterns within the Urban Development Area as shown on the Development and Preservation Framework found in the background data and analysis for this Plan, promoting a compact mixture of residential and non-residential uses, promote pedestrian and bicycle trips, and contain appropriate density and intensity to support future public transit service, in order to conserve energy and reduce greenhouse gas emissions.

The DSAP 2 and the companion Comprehensive Plan Amendment (CPA 22-12 adopted by Nassau County June 2023) to the ENCPA Sector Plan Master Land Use map furthers this policy by defining land use patterns by the route of travel versus an overland route. The amendment respects parcel configurations and interconnects parcels with mobility options of sidewalks, paths, a combination of both, Mobility Roads and/or local roads.

Property Rights Element (PR)

Goal: Protect property rights as required by Chapter 2021-195, Laws of Florida.

OBJECTIVE PR.01

Consider the property rights of private property owners in the County's review of proposed actions.

Policy PR.01.01

The County shall consider the following property rights in all local decision making:

1. The right of a real property owner to physically possess and control his or her interests in the real property, including easements, leases, or mineral rights.
2. The right of a real property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to applicable federal, state law and local law.
3. The right of the real property owner to privacy and to exclude others from the property to protect the owner's legal interests in such property, subject to applicable federal, state, and local law.
4. The right of a real property owner to dispose of his or her property interest through sale or gift.

In July 2011, the County entitled the East Nassau Community Planning Area, a State approved Sector Plan with a master plan providing 24,000 residential units and 11,000,000 square feet of nonresidential uses. The Master Land Use Plan is supported by a series of policies within the Future Land Use Element, FL13.01-13.17.

This proposed DSAP utilizes approved development rights provided under the ENCPA Sector Plan. DSAP 2 does not increase or decrease the ENCPA property rights. This DSAP is supported by a companion Comprehensive Plan Amendment to modify the ENCPA Master Land Use Map.

Conservation Element (CS)

Goal: Conserve, protect and enhance the natural resources that are important to the economy, health, and quality of life of County residents, ensuring that adequate resources are available for future generations.

OBJECTIVE CS.01

The County will ensure that it has adequate water supplies, of a quality sufficient for its intended use to meet existing and projected future demands.

Policy CS.01.02

The County shall only permit future land development to proceed if adequate water supply capacity is available to accommodate the impacts of development.

The entire ENCPA Sector Plan lies within the JEA service area – District 7 and served by four potable water treatment plants: Lofton Oaks, Otter Run, Nassau (Yulee) Regional and West Nassau Regional.

Table WAT-13 ENCPA Cumulative Potable Water Demand, 2030 of the background data and analysis for the Public Facilities Potable Water Supply Sub-Element, the planned West Nassau WTP plant increase will have to be expanded to 2.7MGD to accommodate ENCPA and background growth. The West Nassau WTP plant has been increased to 3.6MGD (Source: JEA, 2018 Water Quality Report).

Policy CS.01.06

The County shall, in cooperation with the St. Johns River Water Management District (SJRWMD), include provisions in its Land Development Code (LDC) shall to incentivize the use of Low Impact Development (LID) techniques such as bio-retention facilities, rain gardens, vegetated rooftops, rain barrels, and permeable pavements, to reduce the impact of built areas and promote the natural movement of water within the watershed.

The ENCPA Sector Plan is governed by a set of policies within the Comprehensive Plan. Specifically, FL13.03 Green Development Principles which directly addresses Low Impact Development. The overarching design principle is the Conservation Habitat Network – the interconnected preservation of uplands and wetlands to create a cohesive system rather than a fragmented system.

OBJECTIVE CS.02

The County shall protect natural communities and ecological systems that provide important natural functions for maintenance of environmental quality and wildlife habitats.

Policy CS.02.02

The County shall adopt regulations in the Land Development Code (LDC) that require clustering of development in order to preserve wetlands, important native vegetative communities, and other environmentally sensitive communities, by reducing or prohibiting development in the sensitive areas of the property.

The ENCPA Sector Plan policies achieve clustering of development first with the establishment of the Conservation Habitat Network, then with the minimum densities for each land use category, the minimum nonresidential development and maximum residential development by land use category,

tiered residential within general proximity to the commercial village centers and clustering within the Tier 3 residential neighborhood. These policies distribute the entitlement of 24,000 units and 11,000,000 square feet over the 24,000-acre Sector Plan.

Policy CS.02.06

Wetlands identified by the most recent SJRWMD land use and cover inventory are mapped as part of the Future Land Use Map series. All wetlands, as verified by jurisdictional field delineation at the time of project permitting, are designated as Conservation I on the Future Land Use Map and shall be protected by policies contained within this Plan.

Provisions for wetland protection are also included within the Conservation Habitat Network (CHN) guidelines and standards described in Policy FL.13.07(A) of the Comp Plan. The CHN not only includes wetlands and surface waters, but also a network of adjacent uplands depicted as Conservation on the ENCPA Master Land Use Plan. Uplands designated as Conservation areas in the CHN will serve as a separation between jurisdictional wetlands and developable tracts and allow recreational type uses.

Policy CS.02.07

Wetlands shall be defined pursuant to the methodology prescribed in Chapter 373 Florida Statutes and Rule 62-343, F.A.C.

The extent of wetlands and surface waters within DSAP 21-001 area are based on (1) areas approved on August 10, 2010, through the Florida Department of Environmental Protection (FDEP) Formal Wetland Determination (FD) Process (DEP File No. 45-282311-002-FD); (2) areas approved by SJRWMD under Environmental Resource Permit (ERP) No. 145638-1; (3) areas that were field delineated and recorded with a GPS; and (4) areas that were photo-interpreted and will be field delineated in accordance with the Florida unified wetland delineation methodology (Chapter 62-340, Florida Administrative Code [F.A.C.]) prior to permitting with SJRWMD. The FD was reissued by FDEP to extend the expiration date to January 19, 2026.

Policy CS.02.08

Incompatible land uses shall be directed away from wetlands by the following mechanisms:

- A) Development shall first avoid wetland impacts and then minimize impacts when they are unavoidable.
 - B) Upland buffers required for development adjacent to wetlands shall be as described by Future Land Use Element Policy FL.04.01(A-J).
 - C) The Land Development Code (LDC) shall require the clustering of non-agricultural land uses away from wetlands.
-

Provisions for wetland protection are also included within the Conservation Habitat Network (CHN) guidelines and standards described in Policy FL.13.07(A) of the Comp Plan. The CHN not only includes wetlands and surface waters, but also a network of adjacent uplands depicted as Conservation on the ENCPA Master Plan. Uplands designated as Conservation areas in the CHN will serve as a separation between jurisdictional wetlands and developable tracts.

OBJECTIVE CS.03

The County shall seek to preserve and expand its “green infrastructure” by creating and protecting a network of waterways, wetlands, woodlands, wildlife habitats, greenways, and other natural areas which sustain clean air, water, and natural resources; provide for a sustainable economy; provide recreational opportunities and enrich the quality of life for County residents and visitors.

Policy CS.03.01

The County should actively seek to acquire and/or manage natural lands for its green infrastructure that can provide the strategic connection of ecosystem components that are crucial for maintaining the values and services of natural systems. This may be achieved through purchase, donation, conservation easement, clustering of development rights on the least sensitive areas of a site, public/private partnerships, development agreements or development orders.

In 2011, the County achieved a substantial contribution to ‘green infrastructure’ with the adoption of the ENCPA Sector Plan that includes the Conservation Habitation Network.

The area subject to this DSAP provides over 7,000 acres of the CHN. The entitlements are clustered within the other ENCPA Sector Plan land uses: Village Center, Resort, and Residential Neighborhood Tiers.

Policy CS.03.03

In order to avoid habitat fragmentation, roads crossings within areas designated Conservation (CSV I and II) on the Future Land Use Map (FLUM) will be minimized and incorporate fences and other features to direct wildlife to safe crossings.

The CHN, with both wetlands and uplands, serves as a wildlife corridor throughout the ENCPA. Where roadways cross the CHN, wildlife crossings will be provided and may include appropriately sized culverts, fencing to direct wildlife to the crossing, and lighting for greater visibility by motorists, or other design elements to protect both wildlife and motorists. Proposed wildlife crossings within the CHN are depicted below. The final location of any wildlife crossing will be depicted on the applicable site engineering plans and consistent with applicable permitting requirements. The crossings will be consistent for this policy and FL.13.07(A).

OBJECTIVE CS.04

The County shall protect the water resources of the County from contamination by industrial wastewater disposal and sewage effluent disposal systems.

Policy CS.04.02

The Land Development Code (LDC) shall continue to maintain a minimum 100- foot horizontal setback for septic systems from the St. Marys River.

All development in the ENCPA Sector Plan, under FL13.16, must connect to central water and sewer service. However, temporary utilities may be provided for certain uses (e.g. agricultural) until central water and sewer services are available within DSAP 2.

OBJECTIVE CS.06

The County shall conserve, appropriately use and protect fisheries, wildlife, wildlife habitat, marine habitat, and native plant communities in a healthy environment and for the enjoyment of future generations.

Policy CS.06.02

The County shall request that the Florida Division of Forestry, the Florida Fish and Wildlife Conservation Commission, the U.S. Fish and Wildlife Service, the St. Johns River Water Management District, and other appropriate agencies work together with landowners to ensure proper management of endangered and threatened species of plants, fish, wildlife, and their habitat in which they are located. These agencies shall also be requested to assist in development of the County's land development regulations and future ordinances for protection of these resources. The County will participate in the implementation of land development regulations and incentives/disincentives necessary to protect endangered and threatened species and the habitat in which they are located, such as establishing a beach lighting ordinance, the use of greenways and other natural buffers, and reduced densities or intensities of uses adjacent to preserved habitat in order to conserve wildlife populations and habitat.

The Environmental Assessment (Appendix A) completed for the subject property area indicates no protected habitat is found. Of the likely species, potentially occupied (active and inactive) gopher tortoise burrows were noted within the Property. All gopher tortoises within a specific development area will be relocated prior to construction in the applicable development area in accordance with FWC relocation permitting requirements.

Policy CS.06.03

The County shall include provisions in the Land Development Code that encourage the use of drought tolerant and native vegetation in landscape design for future developments.

The ENCPA Sector Plan is governed by a specific set of policies, specifically FL13.03, that advance Florida Friendly landscape vegetation in addition to other green development principles.

OBJECTIVE CS.07

The County will ensure that air quality shall be maintained or improved throughout the County, by meeting or exceeding those minimum standards established by state and federal agencies.

Policy CS.07.02

To minimize the impact of vehicular traffic on air quality methods should be investigated to reduce vehicle traffic by including bikeways, pedestrian ways, public transportation, and other means into the County's transportation system where applicable.

The ENCPA development will invest approximately \$14 million in mobility trails that include bikeways and pedestrian ways. This system is supported by the proposed Master Land Use Plan that places density (i.e., people) within a ¼ mile to a 1 mile to the Village Centers.

OBJECTIVE CS.08

The County shall promote water and energy conservation strategies to support the protection of the County's natural resources.

Policy CS.08.01

The County shall encourage energy-efficient land use patterns within the Urban Development Area and Rural Transitioning Areas as shown on the Development and Preservation Framework found in the background data and analysis for this Plan, promoting a compact mixture of residential and non-residential uses in order to conserve energy and reduce greenhouse gas emissions.

The ENCPA Sector Plan illustrates the Development and Preservation Framework defined in the background data and analysis, is wholly located in the Urban Development Area and is entitled for 24,000 units and 11,000,000 square feet of non-residential uses. This amendment applies 14,944 units and 1.4 million square feet of non-residential uses.

Policy CS.08.05

The County shall adopt provisions in the Land Development Code to promote the use of Florida Friendly Landscaping techniques and native or adapted plants in order to reduce potable water consumption for irrigation for new development.

Policy CS.08.06

The County shall promote the use of Low Impact Development (LID) techniques approved by the St. Johns River Water Management District within new subdivisions in order to protect the water resources of the County, preserve open space, minimize land disturbance and link green infrastructure components.

The ENCPA Sector Plan is 24,000 acres entitled for 24,000 units and 11,000,000 square feet of non-residential uses. Of the ENCPA Sector Plan land uses, the Conservation Habitat Network (CHN) is the green infrastructure that links open space within the Sector Plan, clusters the other land uses into compact areas and is a balance of uplands and wetlands. Further, the ENCPA Sector Plan is governed by a specific set of policies, specifically FL13.03, that advance Florida Friendly landscape vegetation in addition to other green development principles.

Policy CS.08.07

The County shall promote the use of Energy Star or equivalent high-efficiency appliances and fixtures to reduce energy use in public and private buildings.

FL13.03 supports this policy by defining Sector Plan specific green principles for development.

Policy CS.08.08

The County shall continue to promote those land uses that sequester carbon emissions, such as agriculture and timber production, therefore improving the air quality of the County.

This policy is supported by FL13.13 Silvicultural and Agricultural Activities of the ENCPA Sector Plan policies. FL13.13 permits the continuation of these activities. In addition, the Residential Neighborhood Tiers permits silvicultural and agricultural activities.

OBJECTIVE CS.12

The County will coordinate with the Department of State, Division of Historical Resources to protect historic and archaeological resources within the County.

Southeastern Archaeological Research, Inc. (SEARCH) prepared a Summary of Cultural Resources, Assessment. The Summary analyzed the site through environmental variables, archaeological field surveys and archival research. The Summary identified recorded cultural resources. The Summary mapped the resources on the existing and proposed Master Land Use Plan. This mapping exercise shows the resources or potential resource area are located within the Conservation Habitat Network or remain within the same land use category of the existing Master Land Use Map.

A Phase I Cultural resources survey within remaining portions of the property will be performed when a preliminary development plan is submitted to the County for the applicable property in accordance with permitting requirements.

Coastal Management Element (CEV, CHZ, WDU)**Coastal Environment Sub-Element (CEV)**

Goal: Promote the responsible management of its coastal area, balancing the provision of water-dependent and water-related uses with the protection of life and property from natural disasters and the preservation of natural resources.

OBJECTIVE CEV.03

The County will cooperate with federal and state agencies in the protection, enhancement, and restoration of the environmental quality of the coastal area.

Policy CEV.03.01

The County shall not issue a development permit prior to the review by the appropriate state and/or federal regulatory agencies having jurisdiction for projects that impact coastal barrier islands, coastal wetlands, living marine resources or coastal habitat known to be supporting endangered or threatened species of plant or animal.

The extent of wetlands and surface waters within the DSAP 21-001 area are based on (1) areas approved on August 10, 2010, through the Florida Department of Environmental Protection (FDEP) Formal Wetland Determination (FD) Process (DEP File No. 45-282311-002-FD); (2) areas approved

by SJRWMD under Environmental Resource Permit (ERP) No. 145638-1; (3) areas that were field delineated and recorded with a GPS; and (4) areas that were photo-interpreted and will be field delineated in accordance with the Florida unified wetland delineation methodology (Chapter 62-340, Florida Administrative Code [F.A.C.]) prior to permitting with SJRWMD. The FD was reissued by FDEP to extend the expiration date to January 19, 2026.

The Amendment Property includes approximately 5,316 acres of wetlands and surface waters, a small portion of which are categorized Saltwater Marshes (9.01 acres).

Policy CEV.03.02

Development that will impact coastal wetlands shall comply with the regulations of the U.S. Army Corps of Engineers, SJRWMD, DEP and other state, federal and regional agencies as appropriate.

Wetland protection within the Property is regulated by the SJRWMD, FDEP and/or the Department of the Army, Corps of Engineers (ACOE), and Nassau County. Dredge and fill activities and mitigation for these activities, are regulated by the state through the ERP program, and implemented jointly by the FDEP and the five water management districts. The FDEP and/or ACOE regulates the placement of dredged or fill material within “waters of the United States” through the Clean Water Act § 404 permitting process. Since retained waters are present within the Property, coordination with ACOE is underway for the Clean Water Act § 404 permitting. Further, issuance of an ERP from the SJRWMD/FDEP will serve as state water quality certification required under § 401 of the Clean Water Act.

OBJECTIVE CEV.05

The County shall implement the following policies to minimize the impact of new development on coastal wetlands, living marine resources, coastal barriers, wildlife habitat and historic/archaeological resources.

Policy CEV.05.01

Development orders in the coastal planning area shall be designed to protect the type, nature, and function of floodplains, wetlands, waterways, inlets, estuaries, and wildlife habitat that is occupied by endangered or threatened species by limiting encroachment, removal of native vegetation, pollution discharge, dredge and fill, drainage, or other impacts associated with development.

The ENCPA Sector Plan is located outside of the Coastal Planning Area, except for a limited area along the St. Marys River and the ENCPA Sector Plan Mobility Network provides the parallel east to west evacuation route to SR200/A1A.

Policy CEV.05.02

Coastal resources and associated natural communities that support the health of the St. Marys- Nassau watershed and the associated estuarine systems should be priority areas for preservation. Preservation methods may include incentives such as transfer of development rights, mitigation credits, wetland and open space credits, conservation easements and or, through fee simple or less than fee acquisition.

The ENCPA Sector Plan includes specific policies, FL13.07 Conservation Habitat Network, which requires not only wetlands and surface waters but also a network of adjacent uplands. This is depicted on the proposed ENCPA Master Plan.

OBJECTIVE CEV.06

The County shall maintain or improve the environmental quality of the estuarine systems of the St. Marys and Nassau Rivers through implementing the following policies:

Policy CEV.06.01

Marinas and boat ramps shall be located in areas where they create a minimum adverse impact to water quality and existing marine habitat.

The ENCPA Sector Plan includes specific policies, FL13.01.A and FL13.09, to address protection of the existing riverine habitat identifying the St. Marys Greenway and the bluffs along the northern property line of the ENCPA Sector Plan.

Crandall Landing is the singular location along the St. Marys River frontage with direct water access suitable for boating access; areas to the west are marshland and areas to the east are bluff topography. This is the proper location for a County boat ramp.

Policy CEV.06.06

The County Department of Health shall ensure that septic tanks and septic tank drainfields are located at setback distances prescribed by appropriate Administrative Codes.

All new development within the ENCPA Sector Plan must connect to central water and sewer service, see FL13.16, provided temporary service may be provided by other sources until central water and/or sewer service is available.

Coastal Hazard Mitigation Sub-Element (CHZ)

Goal: Promote the responsible management of its coastal area, balancing the provision of water-dependent and water-related uses with the protection of life and property from natural disasters and the preservation of natural resources.

OBJECTIVE CHZ.03

The County shall develop a maximum evacuation time based upon the most recent Northeast Florida Hurricane Evacuation Study (HES) and shall implement an evacuation plan based on this time.

Policy CHZ.03.01

The County will develop, in the Land Development Code (LDC), a process to evaluate all new development and redevelopment within designated hurricane evacuation zones and recommend development conditions when necessary, in order to maintain consistency with established hurricane evacuation times in the most recent Northeast Florida Hurricane Evacuation Study (HES).

The entire ENCPA Sector Plan is located outside of the hurricane evacuation zones and provides Wildlight Parkway - an additional evacuation route as a parallel east to west collector road to SR200/A1A.

OBJECTIVE CHZ.04

The County Emergency Management Department will continue to provide required levels of emergency sheltering for County residents through implementing the following policies:

Policy CHZ.04.01

Public school facilities, except for those located on Amelia Island, will be designed for use as emergency shelters in coordination with the Nassau County School Board, municipal governments, and other appropriate agencies.

This DSAP for the subject property – some 14,000 acres- provides land for five (5) public school conceptual sites suitable for emergency shelters located outside of the coastal planning area.

OBJECTIVE CHZ.05

The County shall continue to assess the current and future risks to human life and property from floods and other natural hazards in the coastal, riverine, and creekside areas and implement development and redevelopment strategies that reduce such risks. Development and redevelopment shall be permitted only when consistent with sound planning practices that shall protect life and property from the effects of coastal erosion, flooding, storm surge, sea level rise, or damage to environmental systems.

Policy CHZ.05.04

In accordance with Sec. 163.3178(2)(h), F.S., the County hereby designates the "Coastal High- Hazard Area" (CHHA) as the area below the elevation of the category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model.

The entire ENCPA Sector Plan, including the area subject to DSAP 2 is located outside of the CHHA – the area below the elevation of the Category 1 storm surge line. The ENCPA Mobility Network is part of the County Evacuation Routes and this amendment advances the construction of the east to west collector road to SR200/A1A.

Policy CHZ.05.05

The County shall not amend the Future Land Use Map (FLUM) within the boundaries of the defined Coastal High-Hazard Area (CHHA) unless at least one of the following conditions is met:

- 1) The requested change does not increase residential density; or
- 2) The requested change can be determined to not exceed the established hurricane evacuation times pursuant to Sec. 163.3178(9)(a)1 and 2; or
- 3) Appropriate mitigation is provided for the requested change to reduce impacts on hurricane

evacuation times pursuant to Sec. 163.3178(9)(a)3;

The entire ENCPA Sector Plan, including the area subject to DSAP 2 is located outside of the CHHA – the area below the elevation of the Category 1 storm surge line. The ENCPA Sector Plan is entitled for 24,000 units and 11,000,000 square feet of nonresidential uses. This entitlement is further regulated by minimum densities and intensities for each land use category.

Policy CHZ.05.06

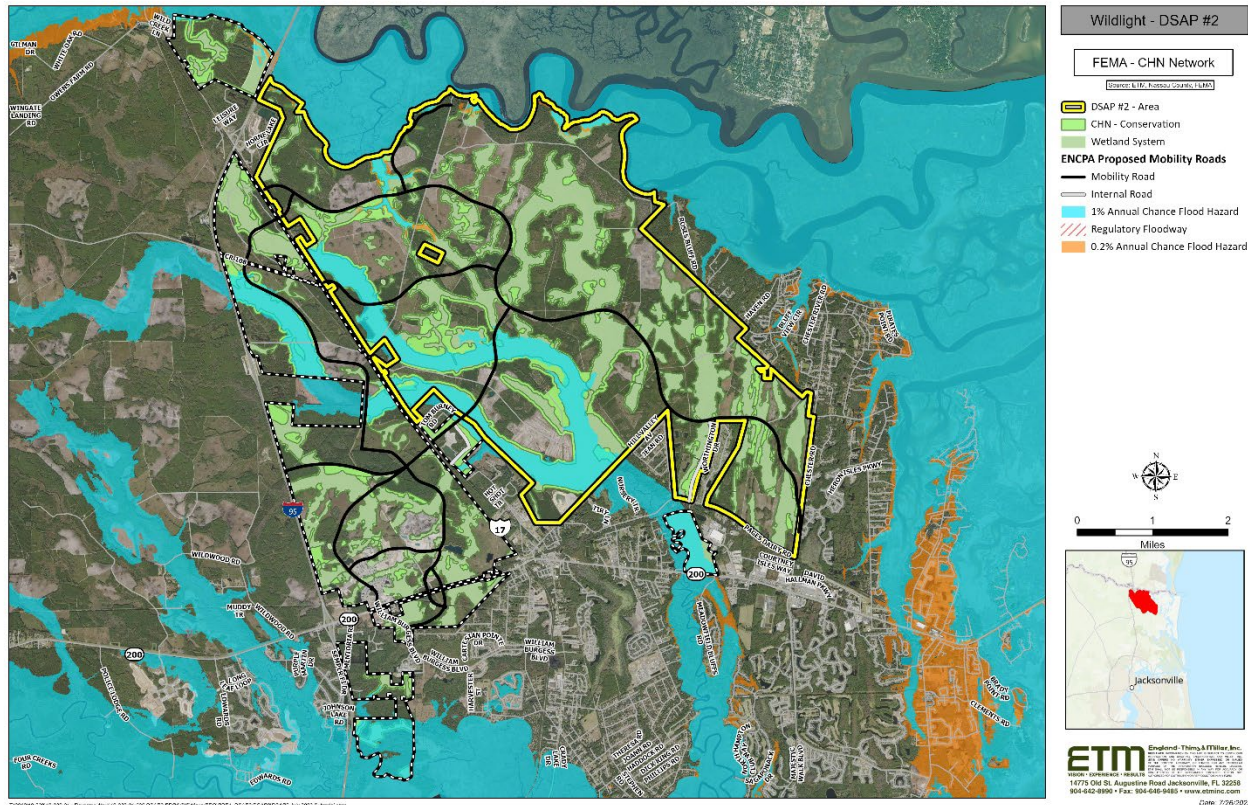
Development within the Coastal High Hazard Area (CHHA) shall be limited through County restrictions regarding the provision of water/sewer/road facilities to service areas within the CHHA where infrastructure facilities have been damaged or destroyed by storm forces. The County shall manage its planning, regulatory, and utility services to steer future population concentrations away from the CHHA. Within the CHHA, the County will not make infrastructure improvements to accommodate development greater than the density or intensity than allowed by the Future Land Use Map (FLUM).

In 2011, the County approved the ENCPA Sector Plan, entitling 24,000 units and 11,000,000 square feet of non-residential uses outside of the CHHA- steering future population concentration outside of the CHHA. Now, this DSAP and the companion Comprehensive Plan Amendment, will advance the construction of the east-west corridor parallel to SR200/A1A, expanding the evacuation network, with access near the I95 & US 17 interchange.

Policy CHZ.05.16

The County shall review proposed development plans to ensure that public infrastructure is located in a manner that provides least susceptibility to hurricane impact, flooding, storm surge, and sea level rise. Where in-place infrastructure is destroyed by hurricane, flooding, storm surge or sea level rise, replacement of such facilities shall be engineered and located to reduce exposure to such forces.

In 2011, the County approved the ENCPA Sector Plan, entitling 24,000 units and 11,000,000 square feet of non-residential uses outside of the CHHA. Within the existing Master Land Use Plan and this proposed Master Land Use Plan, the Conservation Habitat Network (CHN) includes approximately 1,700 acres of flood zone areas.



Water-Dependent Uses Sub-Element (WDU)

Goal: Promote the responsible management of its coastal area, balancing the provision of water-dependent and water-related uses with the protection of life and property from natural disasters and the preservation of natural resources.

OBJECTIVE WDU.02

The County will give priority to compatible water dependent uses over other land uses to maximize the beneficial use of coastal natural resources.

Policy WDU.02.01

The County shall permit the use and development of water dependent facilities such as marinas and docks consistent with the land uses shown on the Future Land Use Map so long as the proposed development meets the permitting requirements of applicable federal, state, regional and local agencies. Water dependent facilities must also meet adopted level of service standards.

The ENCPA Sector Plan includes specific policies, FL13.01.A and FL13.09, to address protection of the existing riverine habitat identifying the St. Marys Greenway and the bluffs along the northern property line of the ENCPA Sector Plan.

Crandall Landing is the primary location along the St. Marys River frontage with direct water access;

areas to the west are marshland and areas to the east are bluff topography. This is the proper location for a county boat ramp and is sufficient in size to meet the adopted level of service standards.

Policy WDU.02.02

The future land use plan and implementing land development regulations shall protect existing water dependent uses from intrusion by incompatible land uses.

The ENCPA Sector Plan includes specific policies, FL13.01.A and FL13.09, to address protection of the existing riverine habitat identifying the St. Marys Greenway and the bluffs along the northern property line of the ENCPA Sector Plan. Development of DSAP 2 in this area will be consistent with these ENCPA Sector Plan Policies.

The existing and proposed ENCPA Master Land Use Plan protects the Village Center and Resort Land Uses – two land use categories with required minimum nonresidential uses of 700,000 and 400,000, respectively. An existing unimproved boat ramp is located within the Crandall Landing Village Center. The Resort District incorporates the bluff topography. Both land uses are governed by the St. Marys Greenway to provide public access generally along the land/water edge.

Regional Coordination Element (RC)

Goal: Establish effective relationships among the various governmental and non-governmental organizations in the Northeast Florida region to preserve and enhance the quality of life and ensure the efficient use of available resources.

OBJECTIVE RC.04

Nassau County shall cooperate with the School District and the municipalities of Fernandina Beach, Callahan and Hilliard to share information and address multi-jurisdictional public school issues in order to assure the coordination of planning and decision-making.

Policy RC.04.06

The School District shall be notified of all residential development review requests and development proposals, pursuant to the amended Inter-local Agreement for Public School Facility Planning. The School District will be given the opportunity to respond with written comments and to appear before the Planning and Zoning Board and Board of County Commissioners to discuss any comments.

The applicant is working along side the Nassau County School District to plan for future school sites. In addition, this DSAP has been provided to the Nassau County School District for review. The applicant and School District are collaborating to identify five (5) school locations within the subject DSAP 2 area.

Policy RC.04.07

The County shall coordinate with the School District on the planning and siting of new public schools to ensure that school facilities are provided with the necessary services and infrastructure and are compatible and consistent with the Comprehensive Plan.

The proposed school locations are either located adjacent to necessary services and infrastructure or within the future service areas.

Future Land Use Element

Goal: Effectively manage growth by encouraging and accommodating land uses which create a sound revenue base and offer diverse opportunities for a wide variety of living, working, shopping, and leisure activities, with minimum adverse impacts on the natural environment.

OBJECTIVE FL.01

The County shall use the Future Land Use Map to correlate future land uses with the appropriate environmental conditions, the availability of supporting infrastructure, and where they are most compatible with surrounding land uses.

Policy FL.01.02

All regulations adopted to implement this Plan and development permits issued shall be consistent with the land use categories described below and spatially displayed on the Future Land Use Map. The Future Land Use Map shows the proposed general distribution and location of land for various purposes. The categories establish long-range, maximum (and in some cases minimum) densities and intensities of land uses.

Density refers to the number of dwelling units per gross acre. The gross land area includes all land owned within the property boundaries of the subject parcel. While the basic concept of density is straightforward, factors affecting the actual yield of a parcel may include the existence of jurisdictional wetlands, submerged areas, and the availability of public facilities and services. Intensity is measured by Floor Area Ratio (FAR) and Impervious Surface Ratio (ISR). Floor Area Ratio is the ratio of the total floor area of building(s) divided by the gross area of the lot or parcel on which it is constructed. The Impervious Surface Ratio equals the total area of impervious surface divided by the lot area. Impervious surface area includes any hard surfaced area that does not readily absorb or retain water such as main and accessory buildings, parking and driveways, sidewalks and other paved or roofed areas.

Designated land use categories to be used for FLUM are listed below and described in the following subsections of this policy:

Multi-Use (MU)

The primary purpose and intent of the Multi-Use designation is to accommodate, in a more innovative fashion, development or redevelopment of areas in a larger size and scale. The guiding principles of this designation are to:

- Plan for communities, not a single use suburban development;

- Create community identity, a sense of place and definition through urban form;
 - Promote innovative design standards through development orders and implementation of county development regulations;
 - Facilitate mixed-use development with horizontal and vertical land use integration;
 - Reduce the need for automobile travel by promoting multimodal transportation options;
 - Promote energy efficiency and reductions in vehicle miles traveled (VMT);
 - Create walkable neighborhoods connected by multi-use paths, recreational trails and streets;
 - Provide opportunities for workforce housing;
 - Provide economic development opportunities; and
 - Protect and strengthen existing environmental systems and habitats
1. An area designated Multi-Use on the adopted Future Land Use Map (FLUM) shall meet the following criteria:
 - a) An area designated Multi-Use on the FLUM shall include a contiguous geographically defined area consisting of a minimum of 250 gross acres. For purposes of these criteria, areas divided only by a public right-of-way shall be considered contiguous. Smaller isolated tracts of land that are under common ownership with the primary Multi-Use area and which are located within a ½ mile of the primary Multi-Use area may also be included.
 - b) An area designated Multi-Use on the FLUM shall consist of a mixture of at least three (3) different land uses, with no single land use exceeding seventy (70) percent. One (1) of the three (3) required land uses shall be residential and provide for a minimum of seven-hundred fifty (750) dwelling units.
 - c) Future Land Use Element (FLUE) policies identifying a development program, underlying land use sub-categories, the desired urban form and general development guidelines for a Multi-Use area shall be adopted in conjunction with an amendment for the Multi-Use FLUM designation. As part of the specific Multi-Use policies, the development program distribution and the location of underlying land use sub-categories shall be generally depicted on a Master Land Use Plan.
 - d) The underlying land use sub-categories of a Multi-Use area, as generally depicted on the Master Land Use Plan, may consist of existing FLUM designations or new designations established to address the unique character of the Multi-Use area.
 - e) Any land area that is amended to Multi-Use after July 1, 2010, shall be subsequently shown as such on the adopted FLUM and recognized by the County as a “Community Planning Area”. The FLUM shall delineate the defined geographical boundary and name for each adopted Community Planning Area.
 - f) Development within an area designated Multi-Use on the FLUM is to be designed so as to minimize the impact on natural resources and systems. Prior to the adoption of any FLUM amendment to Multi-Use, appropriate environmental studies must be completed as part of the application process in order to guide development away from the environmentally sensitive areas identified on the site. Such studies should utilize professionally recognized

methodologies and should be based upon best available information, including the Florida Natural Areas Inventory (FNAI), the National Wetlands Inventory (NWI), SJRWMD Land Use Cover maps (FLUCCS) and the Uniform Mitigation Assessment Methodology (UMAM) adopted by DEP.

- g) In conjunction with, or subsequent to, the adoption of a Comprehensive Plan amendment for the Multi-Use FLUM designation, all properties involving development applications shall be rezoned as one or more districts, consistent with the uses, densities and intensities of the underlying land use sub-category.

2. The following are approved Multi-Use designations:

- a) The East Nassau Community Planning Area (ENCPA), which carries the Multi-Use Community Planning Area designation on the Future Land Use Map (Ordinance 2010-11), shall allow the following land uses: Residential (to include Low, Medium and High Density) up to 24,000 dwelling units, Non-Residential uses up to 11,000,000 square feet of aggregate gross floor area, consistent with the Multi-Use Community Planning Area designation. The development rights may be utilized only within the boundaries of the East Nassau Community Planning Area (ENCPA) and all development must abide by the development standards specified under Objective FL.13 and its associated policies in the Future Land Use Element of this Plan.

This DSAP is consistent with this policy. The DSAP does not increase or decrease the residential or nonresidential entitlement. It does not modify the boundaries of the ENCPA Sector Plan. All development within the subject area is subject to the standards specified under Objective FL.13 and the associated policies.

Policy FL.01.04

All amendments to the Future Land Use Map (FLUM) shall provide justification for the need for the proposed amendment. In evaluating proposed amendments, the County shall consider each of the following:

The extent to which the proposed amendment discourages urban sprawl per F.S. 163.3177(6)(a)(9), of which indicators are:

- (A) Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.
 - (1) Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.
 - (2) Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.
 - (3) Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.
 - (4) Fails to adequately protect and conserve natural resources, such as wetlands, floodplains,

native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

- (5) Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.
 - (6) Fails to maximize use of existing public facilities and services.
 - (7) Fails to maximize use of future public facilities and services.
 - (8) Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.
 - (9) Fails to provide a clear separation between rural and urban uses.
 - (10) Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.
 - (11) Fails to encourage a functional mix of uses.
 - (12) Results in poor accessibility among linked or related land uses.
 - (13) Results in the loss of significant amounts of functional open space.
- (B) The extent to which the proposed amendment is contiguous to an existing urban or urban transitioning area served by public infrastructure;
- (C) The extent to which population growth and development trends warrant an amendment, including an analysis of vested and approved but unbuilt development;
- (D) The extent to which adequate infrastructure to accommodate the proposed amendment exists, or is programmed and funded through an adopted Capital Improvement Schedule, such as the County's Capital Improvement Plan, the Florida Department of Transportation Five -Year Work Program, the North Florida Transportation Planning Organization (TPO) Transportation Improvement Program, or privately financed through a binding executed agreement, or will otherwise be provided at the time of development impacts as required by law;
- (E) The extent to which the amendment will result in a fiscally and environmentally sustainable development pattern through a balance of land uses that is internally interrelated; demonstrates a context sensitive use of land; ensures compatible development adjacent to agriculture and environmentally sensitive lands; protects environmental and cultural assets and resources; provides interconnectivity of roadways; supports the use of non-automobile modes of transportation; and appropriately addresses the infrastructure needs of the community.
- (F) The extent to which the amendment results in a compact development form that fosters emergence of vibrant, walkable communities; makes active, healthier lifestyles easier to enjoy; conserves land; supports transportation alternatives; reduces automobile traffic congestion; lowers infrastructure costs; reduce vehicular miles traveled and costs related to household transportation and energy; and puts destinations in closer proximity. Successful compact development is illustrated through the use of:

- (1) Clustered population and/or employment centers;
- (2) Medium to high densities appropriate to context;
- (3) A mix of land uses;
- (4) Interconnected street networks;
- (5) Innovative and flexible approaches to parking;
- (6) Multi-modal transportation design including pedestrian, bicycle, and transit-friendly options;
- (7) And proximity to transit.

(G) The extent to which the amendment does not propose environmental impacts that would significantly alter the natural landscape and topography such that it would exacerbate or lead to increased drainage, flooding, and stormwater issues.

Consistency with this Part is set forth in the companion Comprehensive Plan Amendment (CPA 22-12) adopted by the Nassau County Board of County Commissioners as the policy is the basis for the Nassau County Land Use amendment application. The modifications to the Sector Plan Master Land Use Map meet the justification criteria and is consistent with applicable policies of the Nassau County Comprehensive Plan, specifically FL13.14 Master Land Use Plan that provides criteria to modify the ENCPA Future Land Use Map (FLUMS-6). In summary, this DSAP 2 Master Land Use Plan follows the approved entitlement of the East Nassau Community Planning Area Sector Plan – a plan determined to meet the criteria of Florida Statutes and the Nassau County Comprehensive Plan. The ENCPA provides for a mix of uses, with a defined development program, including minimum and maximum intensities and densities. The ENCPA is supported by a Mobility Network based on vehicle miles traveled and unique to the approved entitlement program. These changes simply reflect actual site and parcel conditions. In addition, the ENCPA Sector Plan was approved over ten years ago and has been determined to not constitute urban sprawl.

OBJECTIVE FL.02

The County shall adopt the following overlay districts to be used in conjunction with the Future Land Use Map to promote more efficient development patterns, preserve community character, and protect natural resources.

Policy FL.02.01

100-Year Floodplain Overlay District

This overlay includes all 100-year floodplains as determined by Federal Emergency Management Agency (FEMA) criteria. Development must be protected from flooding as required by the Nassau County floodplain regulations.

Development within the 100 year flood plain may develop as allowed by the underlying Future Land Use Map (FLUM) category unless otherwise restricted by the policies of this Comprehensive Plan and the County's Flood Plain Ordinance. Nassau County shall include controls in its Land Development Regulations based upon the latest version of the Flood Insurance Rate Maps promulgated by FEMA to establish the location of the 100-year floodplain and flood prone areas in Nassau County. The Land Development Code (LDC), shall require new construction in these areas to meet FEMA regulations. County policy will be to control development in flood prone areas to match FEMA requirements to qualify for Community Rating System.

In addition, the following criteria will apply to development in the 100-year floodplain:

- A) Clearing of native vegetation will be minimized in the 100-year floodplain by requiring a 60% open space ratio for all new development. However, If the 100-year floodplain is also within a jurisdictional wetland (Conservation I), the clearing of native vegetation shall not be allowed except for that which is required to construct the dwelling and accessory structures and to maintain transportation access.

Agricultural uses are allowed if they use Best Management Practices (BMPs), where available, and have received all required regional and state permits. Passive recreation uses are also allowed in all jurisdictional wetlands.

- B) Use of septic tanks in flood prone areas will be restricted as specified by the County Department of Health and all such sewage disposal systems may be required to connect to central sewage systems when system collection lines are made available consistent with Chapter 381.0065, Florida Statutes.
 - C) Any development within a flood prone area will maintain the natural topography and hydrology of the development site.
-

Development within the property subject to this DSAP meets this policy. The 100 year flood plain is coterminous with the Conservation Habitat Network.

Policy FL.02.02

SR 200/A1A Access Management Overlay District

The SR 200/A1A Access Management Overlay District provides a further means for the County to manage development along SR 200/A1A. This district is shown in map form as part of the Future Land Use Map Series. It lies generally within 1000 feet of each side of SR 200/A1A and stretches from Edwards Road (which is one mile west of the I-95 and SR 200/A1A interchange) to the Intracoastal Waterway. The following policies, in addition to the countywide access management requirements specified by the Transportation Element shall also apply to development within the 200/A1A Access Management Overlay District:

- A) Direct access to SR 200/A1A shall be controlled to preserve the safety, efficiency, and character of this regionally important transportation route. Individual property access shall not be provided to SR 200/A1A where alternative access is available, or can be provided by the land developers, as defined in the Land Development Code (LDC).
 - B) Accessibility to land development along SR 200/A1A shall be provided through the use of parallel roads side streets, joint access driveways and cross access easements connecting adjacent developments. Adjacent non-residential properties shall provide a cross access drive and pedestrian access to allow circulation between sites.
-

The area subject to this DSAP does not fall within the SR200/A1A Overlay District.

Policy FL.02.03

St. Marys River Overlay District

The intent of the St. Marys River Overlay District is to protect and preserve the beautiful and unique St. Marys River, which possess excellent water quality, outstanding natural habitats, diverse wildlife, and have considerable recreational value.

The St. Marys River Overlay District applies to those properties along the St. Marys River within the upper and lower St. Marys River Basin that lie within Nassau County, Florida. The Overlay District shall be applicable to all Zoning Districts and may be supplemental to the requirements of each Zoning District. Minimum lot requirements for all parcels in all zoning districts within the district are as follows:

- A. Minimum lot width:
 - 1. One hundred (100) feet for lots directly adjacent to the riverbank.
 - 2. Lots not directly adjacent to the riverbank shall be the same as the underlying zoning district as set forth in the land development regulations.
- B. Minimum lot area:
 - 1. Lots directly adjacent to the riverbank – one (1) acre.
 - 2. Lots not located directly on the riverbank shall be the same as the underlying zoning district as set forth in the land development regulations.

The minimum yard requirements of the underlying zoning district shall apply, as set forth in the land development regulations.

Existing lots of one acre or less and existing structures, as of June 23, 2003 (the date of the adoption of this overlay by Ordinance 2003-34) are grandfathered in as conforming uses.

On-site sewage and disposal systems are prohibited within one hundred (100) feet of the riverbank, measured from the mean high-water line of the tidally influenced portions or from the normal annual flood line of the St. Marys River (whichever is more restrictive). "Tidally influenced" shall mean subject to the ebb and flow of the tides and has as its boundary a mean high-water line as defined in Section 177.27(15), Florida Statutes. All other State, Federal, and local regulations shall be applicable.

All development within the ENCPA Sector Plan must connect to central water and sewer, provided that temporary service may be provided until central water and/or sewer service is available. Land uses along the St. Marys River remains as adopted in 2011: Village Center, Tier 2 Residential, Resort District and CHN.

OBJECTIVE FL.05

The County will coordinate with the Department of State, Division of Historical Resources to protect historic and archaeological resources within the County.

Policy FL.05.03

Historic resources shall be protected through designation as historic sites by the State or County. Such designated sites shall require site plan review procedures for proposed alterations or remodeling that will ensure, through the permitting process, that the proposed activity will not degrade or destroy the historical/ archaeological significance of the site.

The ENCPA Sector plan and the area subject to this DSAP is defined by the CHN – the ultimate greenway system that links open space, parks, cultural and historic sites within and to the outside of the Sector Plan boundary.

Southeastern Archaeological Research, Inc. (SEARCH) prepared a Summary of Cultural Resources, Assessment. The Summary analyzed the site through environmental variables, archaeological field surveys and archival research. The Summary identified recorded cultural resources. The Summary mapped the resources on the existing and proposed Master Land Use Plan. This mapping exercise shows the resources or potential resource area are located within the Conservation Habitat Network or remain within the same land use category of the existing Master Land Use Map.

A Phase I Cultural resources survey within remaining portions of the property will be performed when a preliminary development plan is submitted to the County for the applicable property in accordance with permitting requirements.

OBJECTIVE FL.06

The County will coordinate future land uses in coastal areas to reduce or maintain established evacuation times for a major hurricane event.

Policy FL.06.01

The County shall not amend the Future Land Use Map (FLUM) within the boundaries of the defined Coastal High-Hazard Area (CHHA) unless at least one of the following conditions is met:

- A) The requested change does not increase residential density;
 - B) The requested change can be determined to not exceed the established hurricane evacuation times pursuant to Sec. 163.3178(9)(a)1 and 2, F.S.; or
 - C) Appropriate mitigation is provided for the requested change to reduce impacts on hurricane evacuation times pursuant to Sec. 163.3178(9)(a)3, F.S.
-

The entire ENCPA Sector Plan, including the area subject to DSAP 2 is located outside of the CHHA – the area below the elevation of the Category 1 storm surge line. In addition, this amendment does not increase residential density. The ENCPA Sector Plan is entitled for 24,000 units and 11,000,000 square feet of nonresidential uses. This entitlement is further regulated by minimum densities and intensities for each land use category.

OBJECTIVE FL.08

The County shall direct development into patterns which will avoid the proliferation of urban sprawl.

Policy FL.08.01

The County shall ensure that development orders are conditioned upon the provision of adequate public facilities and services as identified in this plan. The County may not issue a development order or permit that results in a reduction in the level of service (LOS) for the affected public facilities below the minimum level of services established in this plan. Public facilities and services must meet or exceed the level of service standards established in this plan and must be available when needed for the development as specified in this plan.

The Applicant submitted a Development Order that provides for development conditions for each area of public facilities, in order to mitigate for DSAP 2 development impacts. Revisions to the Development Order have been made in coordination with Nassau County staff.

Policy FL.08.04

The County shall discourage Urban Sprawl by requiring higher density compact development to occur in areas that are planned to be served by public facilities, providing for sound and cost- efficient public facility planning. It will also require lower density development to occur in areas that are environmentally sensitive or in areas that are not planned to receive a high level of public facilities or services.

The entire ENCPA Sector Plan is located within the Urban Development Area, an area defined in the Comprehensive Plan as supported by public facilities. The ENCPA Master Land Use Plan places lower density development represented by Tier 3 adjacent to the environmentally sensitive portions of the CHN, such as McQueens Creek and Lofton Creek.

Policy FL.08.05

The County shall direct commercial and multi-family residential uses into clustered or nodal development patterns, that eliminate or reduce strip or ribbon development following major County or state roads.

Objective FL13 and the subsequent policies define specific development principles for the Village Centers and Neighborhood Commercial uses within the Residential Neighborhood land use categories. The Master Land Use Plan depicts six (6) Village Centers along the ENCPA Mobility Network.

OBJECTIVE FL.09

The County shall implement policies to ensure that adequate land is available in the future to support components of infrastructure and public school facilities required for projected population growth.

Policy FL.09.03

The County will ensure sufficient land is available for public school facilities approximate to residential development in order to meet the projected needs for such facilities.

Refer to Consistency Analysis for PSF Element above.

Policy FL.09.04

Public schools shall be a permitted use in all land use categories except the Conservation and Industrial land use categories.

This DSAP does not modify the permitted uses for the ENCPA Sector Plan land use categories. Public schools remain permitted in all land use categories except CHN.

Policy FL.09.05

The County shall evaluate development plans to ensure that open space is provided for recreation in all proposed residential or mixed use development projects in accordance with the established level of service.

The development program associated with this DSAP generates a demand for a total of 685.93 acres of Regional/Community and Neighborhood Parks. Refer to Section F Impact on Public Facilities.

Policy FL.11.03

For wetlands located in the Conservation Habitat Network (CHN) land use sub-category as established in the East Nassau Community Planning Area, boundary adjustments to such wetlands are subject to the criteria established in Policy FL.13.07(A)(1)(e).

Correct. Refer to Appendix A, Environmental Assessment for the boundary adjustments to the CHN wetlands.

Policy FL.13.01 Development Principles

This policy of the Nassau County Comprehensive Plan outlines the development principles to promote a sustainable and efficient land use patterns within the ENCPA Sector Plan. Development within Wildlight DSAP 2 will incorporate these Principals.

- A) Protect certain unique physical and visual characteristics of the ENCPA which include bluff topography, the St. Marys River, Lofton Creek and significant history or archaeological resources;
-

DSAP 2 creates access to the St. Marys River Ecosystem with the advancement of the Green Ribbon Overlay which will include an approximately 10 mile publicly accessible ten (10) foot wide path generally along the northern boundary. The Green Ribbon Overlay compliments the St. Marys Greenway – a separate feature from Reid’s Bluff to Roses Bluff. The St. Marys Greenway is an averaged 100’ foot wide (50’ Minimum) enhanced buffer with a multi-use path threading through the stands of oak and pine that open to sunrise and sunset views over Reid’s and Roses Bluffs. Within the southern portion of the DSAP, Lofton Creek and McQueen’s Swamp are protected within the Conversation

Habitat Network (CHN). Ancillary uses, concessions and amenities may be located within the Green Ribbon Overlay to support its activation.

- B) Create a connected network of community amenities consisting of public parks, multiuse pathways, schools and playfields;

The proposed Master Land Use Plan of DSAP 2 supports a mosaic of public parks, public multiuse pathways and school sites connected with the Green Ribbon Overlay which will include an approximately 10 mile multi use path that generally follows the northern boundary of the amendment area. The Mobility Network serves as the essential route to move residents and visitors within, through and to the community amenities.

- C) Provided a variety of housing types with the higher residential densities near village centers;

DSAP 2 provides six (6) Village Centers with tiered residential land uses of Residential Neighborhood (RN) with proximity from the Village Center. Density within the Village Center and Tier 1-3 categories follow the minimum and maximum allowances for each land use. The DSAP as well as future Preliminary Development Plans (PDP) permit all housing types from traditional single family, rural estate homes, cottages, seasonal homes (including but not limited to fractional ownership, vacation rentals, secondary homes, etc), multifamily garden apartments, townhomes, villas and duplex illustrate the range of housing types.

- D) Design communities that support alternative modes of transportation with an emphasis on bicycle and pedestrian mobility and the opportunity for rail or bus rapid transit component located along the existing railroad corridor and US 17 corridor;

A portion of the northwestern edge of DSAP 2 falls within one of the two Transit Oriented Development (TOD) overlays. The Mobility Network has been realigned to maximize the TOD opportunity, creating a smarter transportation network, running east west from Chester Road to US17, nearest to the I95 Interchange. The realignment of the mobility network provides a transportation hub at the Village Center which includes supporting intensities and densities, surrounding the intersection of rail, roadways, bicycle lanes and pedestrian pathways, at US17. Notwithstanding these two modes of transit, the western trail head of the Green Ribbon Overlay begins in this area, connecting to the East Coast Greenway on US17 – the start of 600 miles within Florida.

- E) Dedicated rights of way design to accommodate necessary utility infrastructure, dedicated bike lanes and a variety of transit opportunities;

The appropriate infrastructure will be developed for the roads within the property consistent with this policy.

- F) Enable regional employment and activity centers that encourage targeted economic development and job-supporting uses that maximize the benefits of existing reserved highways, rail and transit- accommodating corridors;

This DSAP 2 is the compliment to the 7.1 million square feet of employment based nonresidential uses

within the Employment Center DSAP (#1). It is located in the path of growth seen within Nassau County both within the ENCPA Sector Plan as well as outside along Chester Road and SR200.

- G) Conserve energy, conserve water resources and reduce greenhouse gas emissions through innovative, energy-efficient building construction and development practices;
-

Development will comply with the conservation policies of the ENCPA Sector Plan.

- H) Establish a Conservation and Habitat Network of uplands, wetlands, blackwater creeks and wildlife corridors that define, connect and protect significant natural habitats;
-

Within the DSAP area, the Conservation Habitat Network exceeds 7,000 acres including uplands and wetlands. Key elements within the CHN includes Lofton Creek and McQueens Swamps.

- I) Accommodate a new interchange at Interstate 95 to serve the ENCPA and facilitate implementation of the Long Range Transportation Plan.
-

Development within DSAP 2 will contribute to the ENCPA Mobility Fund which includes this capital improvement.

Policy FL.13.02 Definitions and Interpretations

These definitions and interpretations are applied to the proposed development program.

Policy FL. 13.03 Green Development Principles

In addition, these techniques and strategies shall be established during the development review process and shall include the following:

- A) Protecting and enhancing natural systems, as provided for in Policy FL.13.07(A);
-

This DSAP area provides approximately 7,000 acres of Conservation Habitat Network (CHN).

- B) Considering surface waters, conservation lands and environmental open space as a visual amenity;
-

The Green Ribbon Overlay and the St Marys Greenway both provide direct public access to the bluff topography along the St. Marys River.

The CHN and the various development pods provide opportunities to activate the CHN through low impact recreational uses. The Tier 3 Residential land use will also serve to provide agricultural open space – an active land use that through the use creates wide open spaces and scenic drives.

- C) Encouraging alternative modes of transportation that reduce the average vehicle miles traveled and greenhouse gas emissions;

Gravel paths, boardwalks, country lanes, foot trails, multi use pathways, neighborhood sidewalks, promenades, bike lanes and kayak/canoe launches will be incorporated in small and large fashion. The Master Land Use Plan itself activates one of the two TOD overlays. The ENCPA Mobility Network and Fee is based on vehicle miles traveled to financially promote compact development, specific to the ENCPA Sector Plan.

- D) Developing incentives for water conservation;

Pipes for distribution of reclaimed water will be provided with development and be used to distribute reuse water. Where appropriate to context, reuse water will be used for irrigation and xeriscape plantings.

- E) Incorporating Florida water-wise vegetation and natural (native) planting area into site landscaping to limit and reduce the use of potable water;

Florida Friendly landscaping approaches are required throughout the DSAP area. The project also incorporates the use of low maintenance zones such as unfertilized grasses along banks of wet detention/retention ponds or stormwater systems.

- F) Providing education to promote green living practices; and

The Developer will display information on xeriscaping and/or native vegetation, water conservation guides (SJRWMD Consumptive Uses of Water Handbook) and/or IFAS Cooperative Extension Services' "Florida Yards and Neighborhoods" on a community website. The Developer also supports the use of the CHN to be made available to the Nassau County District Schools as an environmental education resource.

- G) Promoting energy conservation by encouraging green building practices.

The Developer promotes energy conservation by encouraging the use of local building materials and architectural features as well as allowing solar panels as permitted accessory uses.

Policy FL.13.04 Recreational Trails and Multi-Use Pathways

As a means of promoting walkability and connectivity, recreational trails and multi-use pathways shall be required as an integral component of development in the ENCPA. Such trails and pathways may be developed in lieu of a sidewalk when located alongside an arterial, collector or local roadway. In addition, minimum design and safety standards for all recreational trails and multi-use paths shall be established during the Nassau County development review process.

Recreational trails or pathways will be provided along Wildlight Parkway, from Chester Road to US 17 in compliment to the Green Ribbon Overlay and St. Marys Greenway proposed trails.

Policy FL.13.05 Multi-model Transportation District Design

The DSAP area is not located within the Regional Center Transit District.

Policy FL.13.06 US 17 Transit Oriented Design (TOD)

The TODs shall consist of residential, commercial, office, and employment generating land uses that benefit from the adjacent rail and highway corridor and will be designed to encourage walking, biking and transit ridership. The TODs shall be characterized by the following:

- A) Compact building and site design;
 - B) A walking and biking environment;
 - C) A mix of transit-supportive uses;
 - D) Attention to pedestrian access;
 - E) Highest concentration of population and employment will be located closest to transit stations;
 - F) Transit-supportive parking;
 - G) Development within an area designated as TOD shall contain the following percentage of block types.
 - 1. Mixed Use Blocks - 15% to 80%
 - 2. Retail Blocks - 0% to 50%
 - 3. Office Blocks - 0% to 60%
 - 4. Residential Blocks - 15% to 60%
 - 5. Civic Blocks - 5% to 30%; and
 - H) On-site parking for commercial and office land uses shall be located behind or beside buildings fronting on primary streets (excluding internal access lanes).
-

The DSAP area includes the eastern half of the northern TOD Overlay and provides opportunities for TOD around any future stations developed as part of potential commuter rail. The Developer will cooperate with the County, the FDOT and the railroad to examine the feasibility of the County, FDOT or others constructing a pedestrian bridge connecting the west side of the DSAP area to a future boarding platform which will be located on the west side of US 17 and most importantly the rail line. With the rail line located on the west side of US 17, it is envisioned that the heart of the TOD development will be located in this area, with transit supportive development being located within the Village Center to the east of US17.

The design standards will reflect the standards above. Land Use percentages will be measured on the whole TOD area.

Policy FL.13.07 Land Use Sub-Categories

The DSAP area is designated Conservation Habitat Network, Resort, Village Center, RN (T1, T2, T3).

Permitted uses include all permitted uses within each land use sub-category.

A) Conservation and Habitat Network (CHN)

The Conservation and Habitat Network as depicted on Map FLUMS-6 (Master Land Use Plan) is designed to provide viable environmental communities that are sustained during and after development of the ENCPA. The CHN consists of natural waterbodies, wetlands, buffers and other uplands which will not be converted to development uses, but will allow for a variety of passive and nature-oriented recreational uses including, but not limited to, canoeing/kayaking, equestrian activities, walking/hiking and bicycle trails as well as timber management. The CHN contains the connected wetland strands encompassing over 80% of the ENCPA wetlands; and over 80% of the mapped 100 year floodplain. The CHN, as placed under a conservation easement, may be used as mitigation areas for state, Federal and local wetland permitting; and as protected habitats to fulfill state and Federal protected species permitting requirements.

1.) CHN General Guidelines and Standards

The Conservation and Habitat Network shall be subject to the following general guidelines and standards:

- a) Prior to development of portions of the ENCPA that abut boundaries of the CHN which preserve wildlife habitat, a management plan shall be developed that promotes maintenance of native species diversity in such areas and which may include provision for controlled burns.
- b) New roadway crossings of wildlife corridors within the CHN for development activity shall be permitted in conjunction with the design of the internal road network, but shall be minimized to the greatest extent practical.
- c) Road crossings within the CHN will be sized appropriately and incorporate fencing or other design features as may be necessary to direct species to the crossing and enhance effectiveness of such crossings.
- d) Prior to commencement of development within the ENCPA, an environmental education program shall be developed for the CHN and implemented in conjunction with a property owners association, environmental group or other community association or governmental agency so as to encourage protection of the wildlife and natural habitats incorporated within the CHN.
- e) The boundaries of the CHN are identified on Map FLUMS-6. The boundaries of the CHN shall be formally established as conservation tracts or placed under conservation easements when an abutting development parcel to portions of the CHN undergoes development permitting in accordance with the requirements of the St. John's River Water Management District (SJRWMD) and pursuant to the following criteria:

i. As to wetland edges forming the CHN boundary, the final boundary shall be consistent with the limits of the jurisdictional wetlands and associated buffers as established in the applicable SJRWMD permit;

ii. As to upland edges forming the CHN boundary, the final boundary shall be established generally consistent with Map FLUMS-6, recognizing that minor adjustments may be warranted based on more or refined data and any boundary adjustments in the upland area shall (i) continue to provide for an appropriate width given the functions of the CHN in that particular location (i.e., wetlands species or habitat protection), the specific site conditions along such boundary and the wildlife uses to be protected and (ii) ensure that the integrity of the CHN as a wildlife corridor and wetland and species habitat protection area is not materially and adversely affected by alteration of such boundary; and

iii. Boundary modifications meeting all of the criteria described in this Policy subsection shall be incorporated into the Conservation and Habitat Network and the ENCPA Master Land Use Plan upon issuance of the applicable SJRWMD permits and shall be effective without the requirement for an amendment to the Nassau County Future Land Use Map, ENCPA Future Land Use Element Policies or any other Nassau County Comprehensive Plan Elements defined in Chapter 163, F.S.

f) Silvicultural and agricultural activities allowed in the Agricultural classification of the Future Land Use Element of the Nassau County Comprehensive Plan, excluding residential land uses, shall continue to be allowed within the CHN. When the final boundaries of any portion of the CHN are established as described above, a silvicultural management plan will be developed in accordance with best management practices to protect the overall conservation objective of such portion of the CHN.

D) Village Center (VC):

The purpose of the Village Center land use sub-category is to recognize areas within the ENCPA which shall include a mixture of higher density residential development and larger-scale commercial, office or civic (including schools) land uses are appropriate. Village Centers are intended to support the needs of more than one neighborhood.

Range of Allowable Uses: Single family, two-family, ancillary (accessory) dwelling units; multi-family residential either free standing or in mixed use structures, retail sales, personal services, business and professional offices, recreational and commercial-working waterfront uses, parks/plazas, recreation and open spaces, government, other public uses and other land uses that are similar and compatible.

Average Net Density: Minimum – 7.0 du/ac. Maximum – 20.0 du/ac.

Intensity*: Minimum – 0.20 F.A.R. Maximum – 1.00 F.A.R.

* Where residential and non-residential uses are included within the same structure, floor area ratio will exclude those portions devoted to residential dwelling units.

1) **Village Center General Development Guidelines**

Development within the Village Center land use sub-category shall be zoned to one or more zoning districts consistent with the uses, densities, intensities described above. Such zoning shall be subject to County approval of a Preliminary Development Plan (PDP) and shall be consistent with the following general development guidelines:

- a) Residential development shall be permitted as single family, multi-family or attached live-work units and shall be permitted above ground floor commercial and professional office.
- b) On-site parking for commercial and office land uses shall be located behind or beside buildings fronting on primary streets.
- c) Shared parking areas shall be encouraged for all Village Center uses, including any public and civic land uses.
- d) Sites shall be designed to incorporate landscaping and pedestrian amenities such as benches and bicycle parking along neighborhood sidewalks and multi-use paths.
- e) Sites shall be designed to incorporate plazas and parks that serve the Village Center and surrounding neighborhoods.
- f) Sites shall be designed to accommodate existing or future feeder bus/transit stops.

E) **Residential Neighborhood (RN):**

The Residential Neighborhood (“RN”) land use sub- category is intended to create a variety of residential densities, housing types and neighborhoods that are organized around a community Village Center. Development shall be designed using compact land use patterns that are conducive to walking or bicycling.

All neighborhoods shall be served by a connected transportation network suitable for pedestrians, bicycles and motorized vehicles. Streets are to be constructed for slower vehicular travel speed and designed to accommodate transit through reservation of bus bays, etc. Neighborhoods should also be designed to provide public parks and accessible open space, including multi-use paths and trails.

The RN land use sub-category shall be based on a three-tiered residential density approach around designated Village Centers. Tier 1 shall be adjacent to, and generally within, a ¼ mile of designated Village Centers and shall include the highest minimum average net densities of the three (3) tiers. Tier 2 shall be generally located within one (1) mile of designated Village Centers

and include slightly lower minimum average net densities. Tier 3 shall be generally located beyond one (1) mile from Village Centers and provide opportunities for the lowest minimum average net densities and large rural lots, while allowing for a clustered residential development pattern. The allowable uses and average net densities for each tier are described below.

Average Net Density Proximate to Village Centers:		
Development Tier	Minimum Average Net Density	Maximum Average Net Density
Tier 1 – Adjacent to and generally within ¼ mile from Village Centers	5.0 du/ac.	N/A
Tier 2 – Generally between ¼ and one (1) mile from Village Centers	2.5 du/ac.	N/A
Tier 3 – Generally beyond one (1) mile from Village Centers	N/A	0.50 du/ac.*

*Where residential development is not clustered as described in [Policy FL.13.07\(E\)\(2\)\(b\)](#), Tier 3 shall be limited to a maximum residential density of one (1) dwelling unit per 10 gross developable acres.

Range of Allowable Uses: Single family detached, two-family, townhomes and multi-family residential; ancillary (accessory) dwelling units; clustered residential lots (in Tier 3); parks; schools and day care centers; other public/civic facilities; and neighborhood scale commercial and office (in Neighborhood Centers), and other land uses that are similar and compatible.

1) Residential Neighborhood General Development Guidelines – Tiers 1 and 2 Only

Development in Tiers 1 and 2 of the Residential Neighborhood land use sub- category shall be zoned to one or more zoning districts consistent with the uses, densities, intensities described above. Such zoning shall be subject to County approval of a Preliminary Development Plan (PDP) and shall be consistent with the following general development guidelines:

- a) Private neighborhood parks, plazas and civic areas shall provide an identity for individual neighborhoods.
- b) Community or regional parks and community facilities shall be located near or adjacent to planned and existing public school facilities. Joint-use recreational facilities with a public school facility shall be encouraged.

- c) Private neighborhood parks are improved areas and shall provide recreational space and may include such amenities as informal play fields, play equipment, seating areas and other such improvements.
- d) Private neighborhood parks shall be generally a minimum of ¼ acre in size and publicly accessible.
- e) Public schools shall be located in accordance with the goals, objectives and policies of the Public Schools Facilities Element.
- f) Stormwater management areas shall be designed as a visual amenity and may count towards the minimum park and common open space requirements when publicly accessible.
- g) Transit stops, where public transit is available, should be incorporated as a focal point and designed as a civic feature in a visible and secure setting of the neighborhood.

2) **Residential Neighborhood General Development Guidelines – Tier 3 Only**

Within Tier 3, the County shall establish measures to achieve the desired rural land use pattern. Development in Tier 3 shall be zoned in one or more districts consistent with the uses, densities, intensities described above. Such zoning shall be subject to County approval of a Preliminary Development Plan (PDP) and shall be consistent with the following general development guidelines:

- a) Development shall not exceed an average maximum density of one (1) dwelling unit per ten (10) gross acres. However, where development is clustered to preserve open space, the County shall permit densities up to an average maximum net density of one (1) dwelling unit per two (2) acres.
- b) Clustered development areas shall contain a minimum of eight (8) lots and a maximum of thirty (30) lots, with a maximum front lot width of 150 feet.

3) **Neighborhood Center (NC) General Development Guidelines**

The Residential Neighborhood land use sub-category may contain centrally located “Neighborhood Centers” that serve as a focal point of a neighborhood and provide limited neighborhood-serving land uses designed to support the daily needs of residents in accordance with the following criteria.

Range of Allowable Uses: General retail, personal services, offices, attached residential and civic uses including religious institutions, day care facilities, parks/plazas, other neighborhood-serving uses, and other land uses that are similar and compatible.

Average Net Density: Consistent with the Residential Neighborhood land use sub-category criteria above

Intensity: Maximum - 0.20 F.A.R.

Development within Neighborhood Centers shall be zoned to one or more zoning districts consistent with the uses, densities, intensities described above. Such zoning shall be subject to County approval of a Preliminary Development Plan (PDP) and shall be consistent with the following general development guidelines:

- a) The gross land area for Neighborhood Centers shall include a maximum of twelve (12) acres and shall include a park square or green of at least one (1) acre in area.
- b) Residential development shall be permitted as attached live-work units or located above ground floor commercial and professional office.
- c) Shared parking areas shall be permitted for all neighborhood center uses, including any public and civic land uses.

F) **Resort Development (RD):**

The Resort Development land use sub-category is intended for a mixture of seasonal and year-round housing types in a neighborhood-like setting. Non-residential uses such as hotels, restaurants and resort-serving commercial, retail and service uses shall be permitted in the Resort Development land use sub-category.

Range of Allowable Uses: Seasonal and year-round single family detached, two-family, townhomes, apartments, condominiums, timeshares, and ancillary (accessory) dwelling units; parks; golf courses; resort commercial, personal services and office uses; recreational and commercial-working waterfront uses; hotels; educational facilities and day care; other civic facilities essential to neighborhood residents; and other land uses that are similar and compatible.

Average Net Density: Minimum – 4.0 du/ac. Maximum – 20.0 du/ac.

Intensity*: Minimum – 0.00 F.A.R. Maximum – 2.00 F.A.R.

* Where residential and non-residential uses are included within the same structure, floor area ratio will exclude those portions devoted to residential dwelling units

1) **Resort Development General Development Guidelines**

Development in the Resort Development land use sub-category shall be zoned to one or more zoning districts consistent with the uses, densities, intensities described above. Such zoning

shall be subject to County approval of a Preliminary Development Plan (PDP) and shall be consistent with the following general development guidelines:

- a) Neighborhood parks may provide recreational space and include such amenities as play fields, play equipment, seating areas and other such improvements. Open space may provide alternatives to parks when it provides areas for uses such as hiking, biking or picnicking.
- b) Parks shall be a minimum of ¼ acre in size. Parks shall be privately owned and maintained, unless accepted for public dedication.

Policy FL.13.08 General Development Standards

When applicable, the General Development Standards of Policy FL.13.08 shall be addressed for development within each land use sub-category. Compliance is demonstrated through future Preliminary Development Plans and the area, height, and bulk standards articulated for each use entitled in the DSAP. The developer may also address supplemental guidelines through private covenants and/or deed restrictions, as appropriate. The General Development Standards outlined herein will control over any additional private covenants, restrictions, or deed restrictions.

Policy FL.13.09 St. Mary's River Greenway

The St. Marys River Greenway ("Greenway") shall consist of areas with uniquely high topography adjacent to the St. Marys River or Bells River in locations as depicted on the adopted ENCPA Master Land Use Plan (Map FLUMS-6). The Greenway shall be developed in a manner to protect the view shed to and from the river bluffs and preserve portions of the unique visual and physical characteristics of the riverfront and its bluffs.

The following development guidelines shall be enforced to ensure consistency with this Policy:

- A) The Greenway shall have an average minimum width of one-hundred feet (100'), with a minimum width of fifty feet (50');
- B) Development within the Greenway shall include points of public access for the purposes of providing non-vehicular pedestrian connectivity to key locations in the resort area and to the internal ENCPA multi-use pathway system; and
- C) Development within the Greenway shall be limited to river access facilities, observation decks and walkways, educational or conservation centers, golf courses, walking trails and other passive recreational uses. Golf course areas within the Greenway shall not be permitted within the minimum required fifty feet (50') buffer area.

St. Marys Greenway threads east-west for approximately 5 miles. The St. Marys Greenway is an average of 100 feet wide with a minimum of 50 feet in width enhanced buffer generally following the northern boundary. Uses within the St. Marys Greenway will follow this policy.

Policy FL.13.10 Sustainable Development Program

The DSAP area does not modify the overall ENCPA Development Program. Development will comply with the overall program by activating the assigned entitlements from the Sector Plan.

2010-2015 Maximum ENCPA Development Program	
Residential	1,200 dwelling units
Non-Residential	1,210,000 square feet
2030 Maximum ENCPA Development Program (Cumulative)	
Residential	24,000 dwelling units
Non-Residential	11,000,000 square feet

Policy FL.13.11 Jobs-to-housing balance

For the purposes of this policy, ENCPA Development shall be considered to have an acceptable jobs-to-housing balance (JHB) if the ratio of proposed jobs to the number of projected employed residents (jobs divided by employed residents) meets or exceeds 0.84 at build out. Calculations shall be based upon 1.21 employed residents per housing and typical 450 square feet per employee by land use.

The DSAP 2 area compliments the 7.1 million square feet of DSAP 1 with 1.4 million square feet of non-residential uses to further the ENCPA JHB.

Policy FL.13.12 Distribution of Uses by Land Use Sub-Category

The adopted minimum and maximum uses within each ENCPA land use subcategories are furthered by the approval of the DSAP area. The Future DSAP(s) column provides an estimate of potential development and any square footage and/or unit amounts in this column will be subject to a future DSAP(s) consistent with this Policy.

FL.13.12 Land Use Distribution Policy - Non Residential

Land use Sub Category	<u>Minimum</u> Non-Residential Uses	DSAP 1		DSAP 21-001	Future DSAP(s)	Total
Regional Center & Employment Center (combined**)	9,000,000-10,000,000	Employment Center: 2,836,453	6,972,304	0	EC:0	9,458,980
		Regional Center: 4,135,851			RC: 2,486,676	
Resort Development	400,000-500,000	0		446,486	0	446,486
Village Center	700,000-850,000	75,000		707,606	0	782,606
Residential Neighborhood (T1, T2, T3)	150,000-200,000	52,696		259,232	0	311,928

FL.13.12 Land Use Distribution Policy - Residential

Land use Sub Category	<u>Maximum</u> Residential Uses	DSAP 1		DSAP 21-001	Future DSAP(s)	Total
Regional Center & Employment Center (combined**)	7,500-9,000	Employment Center: 1,012**	2,362	0	EC:0	7,380
		Regional Center: 1,350			RC: 5,018	
Resort Development	2,500-3,500	0		3,289	0	3,289
Village Center	2,000-3,000	0		2,331	0	2,331
Residential Neighborhood (T1, T2, T3)	9,000-11,000	1,676		9,324	0	11,000

*Total residential units and nonresidential square footage shall not exceed the committed development program of 24,000 residential units and 11,000,000 square feet of non-residential uses.

** Residential Uses in the Employment Center land use subcategory shall not exceed 1,500 units.

Policy FL.13.13 Silvicultural and Agricultural Activities

This DSAP does not propose any changes to the Silviculture and Agriculture policies. Silvicultural and agricultural activities are permitted within the DSAP and future Preliminary Development Plans consistent with this Policy.

Silvicultural and agricultural activities, which include residential uses at a density not to exceed one dwelling unit per 20 acres, shall be allowed within the DSAP until such time as building permits are issued for the development parcel.

Within the Tier 3 land use, approximately 1,600 acres within the amendment area, density will follow FL.13.07.E along with all Silviculture and Agriculture uses. The vision for Tier 3 is to cultivate community through “Agmenities” and farm specific elements like row crop, animal husbandry, greenhouse grows, beekeeping, composting, etc. Public and private events are planned for these areas.

Policy FL.13.14 Master Land Use Plan

The DSAP and companion Comprehensive Plan Amendment comply with the existing Master Land Use Plan policies. The character of each land use sub-category is further defined by residential density, range of permitted uses and non-residential intensities. The Master Land Use Plan may be modified in conjunction with a Preliminary Development Plan without a Comprehensive Plan amendment, provided that:

- A) The modification does not increase or decrease the ENCPA boundary; and
- B) The modification does not increase the overall development program as identified in Policy FL.13.10; and
- C) The modification is found consistent with the development principles and respective ENCPA FLUE policies; and
- D) The modification is approved in conjunction a development order, resolution or ordinance adopted by the Board of County Commissioners pursuant to public notice and public hearing; and
- E) Modifications to the Conservation Habitat Network (CHN) boundaries shall follow the general guidelines and standards set forth in Policy FL.13.07 (A)(1).

The adopted companion CPA 22-12 refined the Master Land Use Plan to recognize actual land conditions based on parcel development and created a smarter Mobility Network. This resulted in minor changes to the location of Village Centers, the Resort District and the Residential Neighborhood uses. There are no changes to the Employment Centers. The changes do not increase or decrease the ENCPA boundary or increase the overall development program and the changes meet FL13.12 Distribution of Uses by Land Use Sub-Category.

The DSAP is consistent with the companion Comprehensive Plan Amendment.

Subject Property DSAP 21-001 Adopted and Proposed Land Uses (Acres)		
Type	Existing Acreage (Approximate)	Proposed Acreage (Approximate)
Village Center	467	429
Resort Development	1,000	943
Regional Center	37	0
Residential Tier 1	750	744
Residential Tier 2	3,110	3,855
Residential Tier 3	2,712	1,859
Conservation Habitat Network	6,801	7,049
TOTAL	14,879	14,879

Policy FL.13.15 Common Open Space

The DSAP will comply with Policy FL13.15. Notable aspects include the Green Ribbon Overlay and select parcels adjacent to ENCPA Mobility Network Roadways, providing gateways, visual amenities and pedestrian passageway intersections.

Policy FL.13.16 Public Water and Wastewater Utilities

ENCPA is served by JEA, temporary service for community amenities may be provided until central water and/or sewer services are available.

Policy FL.13.17 New Interstate 95 Interchange

Due to the uncertainty of timing of the new interchange, it has not been included in the development of the transportation analysis for DSAP 2. The plan still maintains the possibility of a connection to the new interchange road, but this DSAP is not dependent on it. This project will not impact this policy as the proposed interchange is outside of the property.