



PLANNING DEPARTMENT

NASSAU COUNTY, FLORIDA

SUPPLEMENTAL STAFF REPORT
Board of County Commissioners
DSAP23-002
November 27, 2023

APPLICATION FOR DETAILED SPECIFIC AREA PLAN (DSAP)

APPLICATION & SURROUNDING AREA INFORMATION

OWNER/APPLICANT:	Raydient, LLC/Wes Hinton, Raydient Places and Properties			
AGENT:	Lindsay Haga, AICP, England-Thims and Miller			
REQUESTED ACTION:	Establish Detailed Specific Area Plan within ENCPA sector plan			
LOCATION:	Detailed Specific Area Plan (DSAP) within ENCPA sector plan			
CURRENT LAND USE + ZONING:	MULTI-USE + PD-ENCPA			
PROPOSED LAND USE + ZONING:	MULTI-USE + PD-ENCPA			
EXISTING USES ON SITE:	Undeveloped and timberland			
PROPERTY SIZE & PARCEL ID:	14,879 ac + Multiple Parcel Numbers			
ADJACENT PROPERTIES:	<u>Direction</u>	<u>Existing Use(s)</u>	<u>Zoning</u>	<u>FLUM</u>
	North	Undeveloped, St. Marys River, Bells River, SF Residential, Timberland, RV Park	OR	AGR, CSVII
	South	SF Residential, Mobile Home, Undeveloped Commercial, Yulee Sports Complex, Yulee Primary School, Railroad	OR, RS-1, RS-2, GPU, CHT, CN, CI, RM	AGR, LDR, MDR, IND, COM
	East	SF Residential	RS-1, RS-2, PUD	AGR, LDR, MDR
	West	Mobile Home Park, Recreational Uses, Wildlight Development, Railroad	OR, CHT, CI, PD-ENCPA	COM, AGR, MU
COMMISSION DISTRICT:	3			

*** All required application materials have been received. All fees have been paid. All copies of required materials are part of the official record and have been made available on the County's website and at the Planning Department Office. ***

SUMMARY OF REQUEST AND BACKGROUND INFORMATION

This proposed establishment of a Detailed Specific Area Plan encompasses 14,879 acres within the area known as Detailed Specific Area Plan 2 (DSAP2) within the greater East Nassau Community Planning Area (ENCPA) as shown in Figure 1.

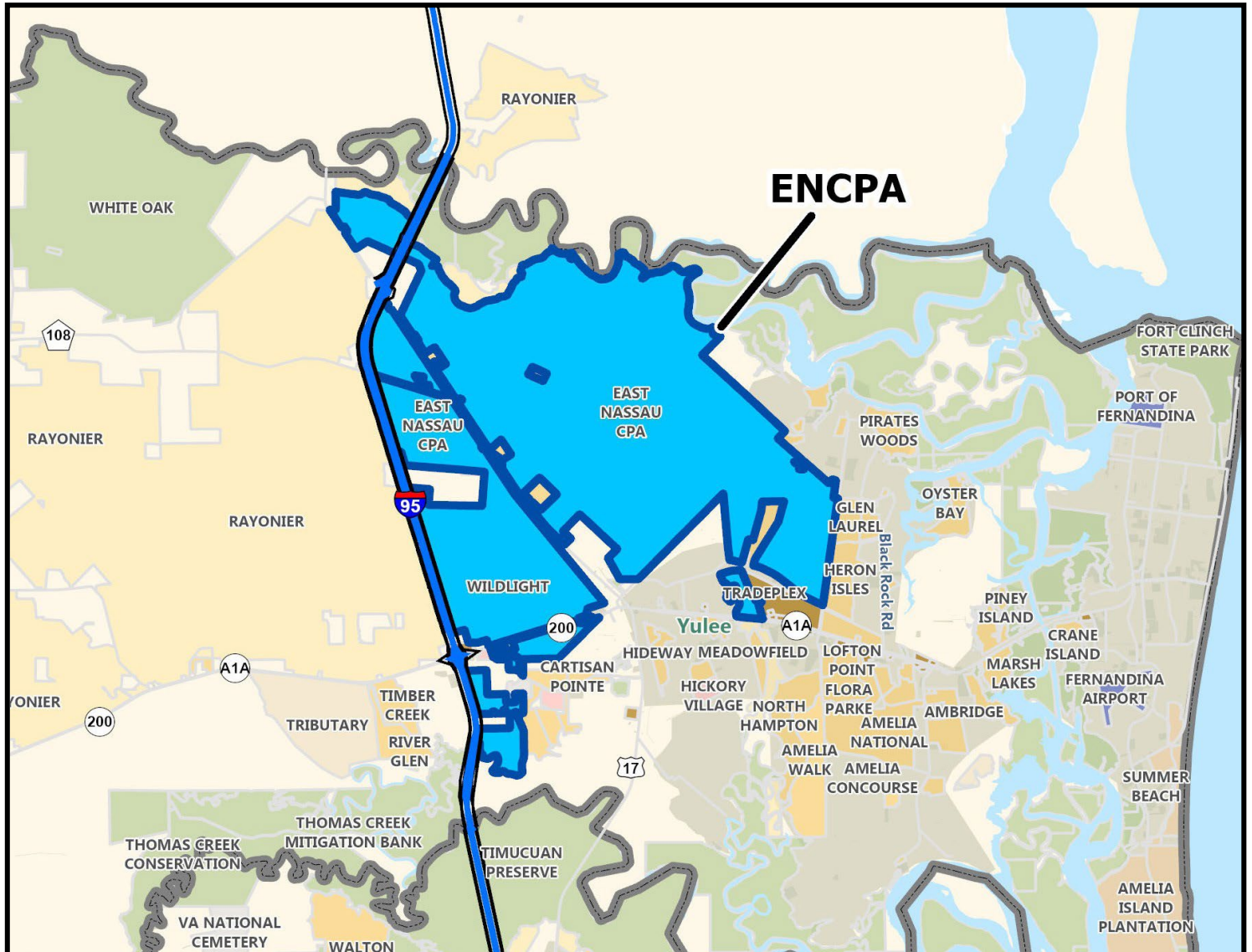


Figure 1: East Nassau Community Planning Area (ENCPA) boundary

The DSAP2 area is located east of I-95 and US 17, and generally north of SR 200 in the rapidly growing Yulee area as shown in Figure 2. The property is currently designated on the FLUM as Multi-Use, which includes a number of customized future land use sub-categories. Figures 3 and 4 as shown in the staff report presented to the Planning and Zoning Board on November 7, 2023 show the ENCPA and the DSAP2 area within the context of the Future Land Use Map Series (FLUMS-1 and FLUMS-6). The applicant is requesting to establish the DSAP2 mix of uses in conformance with the Master Land Use Plan for the ENCPA. Each Sector Plan must demonstrate connectivity and land use compatibility with areas inside and outside of the Master Land Use Plan boundaries.



PLANNING DEPARTMENT

NASSAU COUNTY, FLORIDA

SUPPLEMENTAL STAFF REPORT

Board of County Commissioners

DSAP23-002

November 27, 2023

Staff Report Exhibits includes the following:

Exhibit A: The Property legal description

Exhibit B: DSAP Master Land Use Plan – adopted June 26, 2023

Exhibit C: DSAP2 Document – Narrative Submittal - Included with 10/23/23 Resubmittal

Exhibit D: DSAP2 Use Type Equivalency Table

Exhibit E-1 – E-4: ENCPA DSAP2 Mobility Transportation Improvements Maps

Exhibit F: Greenway, Overlay & Trails Network

Exhibit G: Public Facilities

Exhibit H: Ordinance; ENCPA DSAP2 Development Order, *Revised to reflect PZB recommendation of approval*

Exhibit I: East Nassau Environmental Education Program

Exhibit J: Appendices A-C (Natural Resources, TIA, and Park Facilities) and Attachment 1 Map Series, dated October 23, 2023

Exhibit K: Parks Concept Plans

Exhibit L: Consistency analysis

Exhibit M: Comments received

Exhibit N: Cultural Protections Support Letter from the Gullah Geechee Cultural Community Trust, Inc.

Exhibit O: School Board Resolution

Exhibit P: Long-Term Habitat Management Plan

DSAP23-002 REQUEST SUMMARY

This request seeks to establish a mix of uses for the large-scale master planned DSAP2 area in conformance with the Master Land Use Plan for the ENCPA. The requested mix of uses includes a total of 14,944 dwelling units, 1.25 million square feet of Nonresidential uses, and over 7,000 acres of Conservation Habitat over 14,879 acres of land. The requested mix of uses is identified in Table 1 and includes sub-categories for the Village Center [which includes a portion of a Transit Oriented Development (TOD)], Tiers 1-3 Residential, Resort Development, and the Conservation Habitat Network (CHN). Nassau County staff have met with the applicant to refine the application and ensure multiple high-level priorities for open spaces and recreational opportunities, the provision of schools, aesthetics, and safety in transportation design, among others would be met. Staff has met to negotiate and work through issues with the applicant multiple times over a period of 2+ years since the initial kick-off date for the project design phase held on August 21, 2021, with the first application submittal on October 26, 2021.

CONCLUSION AND STAFF RECOMMENDATION

Staff finds that the proposed Detailed Sector Area Plan 2 (DSAP2) substantively conforms with the Comprehensive Plan; the East Nassau Community Planning Area sector plan; the Code of Ordinances including Chapter 29 Subdivision and Development Review; and the Land Development Code. Staff recommends APPROVAL of DSAP23-002.

PZB RECOMMENDATION

At their meeting on November 7, 2023, the Planning and Zoning Board recommended approval of this Detailed Specific Area Plan application. The motion to recommend approval passed with a vote of 10-0.



PLANNING DEPARTMENT
NASSAU COUNTY, FLORIDA

STAFF REPORT
Planning and Zoning Board
DSAP23-002
November 7, 2023

APPLICATION FOR DETAILED SPECIFIC AREA PLAN (DSAP)

APPLICATION & SURROUNDING AREA INFORMATION

OWNER/APPLICANT:	Raydient, LLC/Wes Hinton, Raydient Places and Properties			
AGENT:	Lindsay Haga, AICP, England-Thims and Miller			
REQUESTED ACTION:	Establish Detailed Specific Area Plan within ENCPA sector plan			
LOCATION:	Detailed Specific Area Plan (DSAP) within ENCPA sector plan			
CURRENT LAND USE + ZONING:	MULTI-USE + PD-ENCPA			
PROPOSED LAND USE + ZONING:	MULTI-USE + PD-ENCPA			
EXISTING USES ON SITE:	Undeveloped and timberland			
PROPERTY SIZE & PARCEL ID:	14,879 ac + Multiple Parcel Numbers			
ADJACENT PROPERTIES:	<u>Direction</u>	<u>Existing Use(s)</u>	<u>Zoning</u>	<u>FLUM</u>
	North	Undeveloped, St. Marys River, Bells River, SF Residential, Timberland, RV Park	OR	AGR, CSVII
	South	SF Residential, Mobile Home, Undeveloped Commercial, Yulee Sports Complex, Yulee Primary School, Railroad	OR, RS-1, RS-2, GPU, CHT, CN, CI, RM	AGR, LDR, MDR, IND, COM
	East	SF Residential	RS-1, RS-2, PUD	AGR, LDR, MDR
	West	Mobile Home Park, Recreational Uses, Wildlight Development, Railroad	OR, CHT, CI, PD-ENCPA	COM, AGR, MU
COMMISSION DISTRICT:	3			

*** All required application materials have been received. All fees have been paid. All copies of required materials are part of the official record and have been made available on the County's website and at the Planning Department Office. ***

SUMMARY OF REQUEST AND BACKGROUND INFORMATION

This proposed establishment of a Detailed Specific Area Plan encompasses 14,879 acres within the area known as Detailed Specific Area Plan 2 (DSAP2) within the greater East Nassau Community Planning Area (ENCPA) as shown in Figure 1.

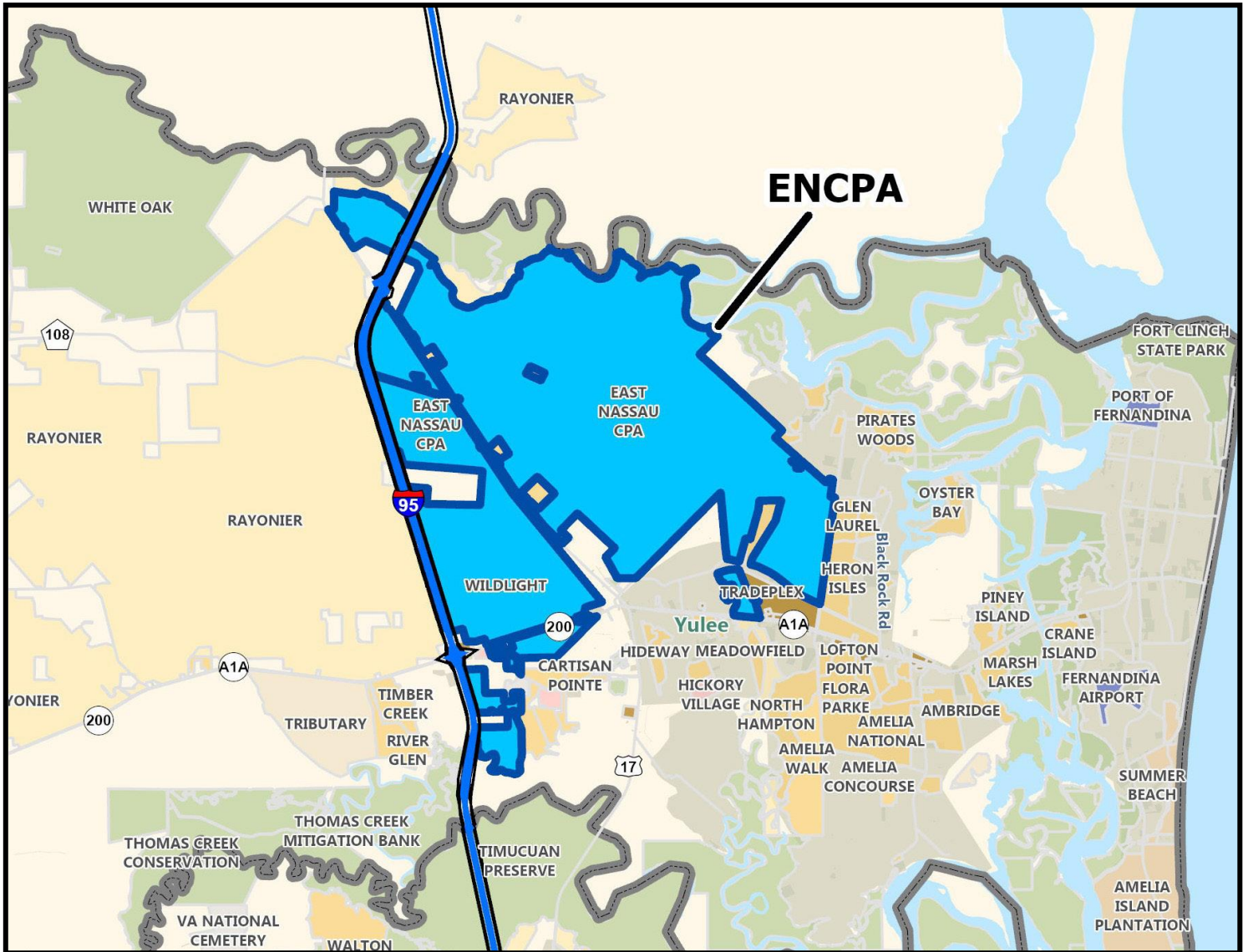


Figure 1: East Nassau Community Planning Area (ENCPA) boundary

The DSAP2 area is located east of I-95 and US 17, and generally north of SR 200 in the rapidly growing Yulee area as shown in Figure 2. The property is currently designated on the FLUM as Multi-Use, which includes a number of customized future land use sub-categories. Figures 3 and 4 show the ENCPA and the DSAP2 area within the context of the Future Land Use Map Series (FLUMS-1 and FLUMS-6). The applicant is requesting to establish the DSAP2 mix of uses in conformance with the Master Land Use Plan for the ENCPA. Each Sector Plan must demonstrate connectivity and land use compatibility with areas inside and outside of the Master Land Use Plan boundaries.



PLANNING DEPARTMENT

NASSAU COUNTY, FLORIDA

STAFF REPORT
Planning and Zoning Board
DSAP23-002
November 7, 2023

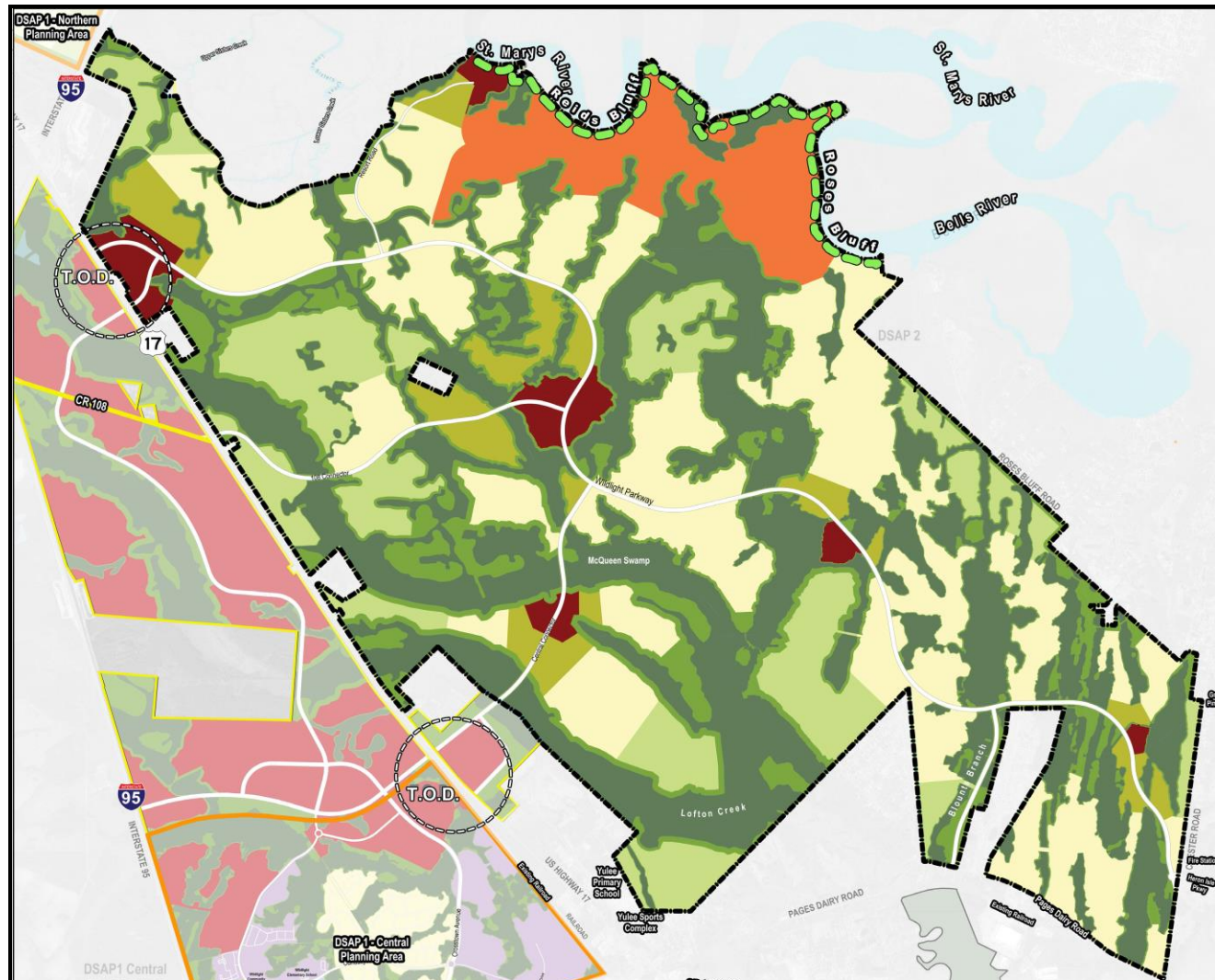


Figure 2: DSAP2 boundary

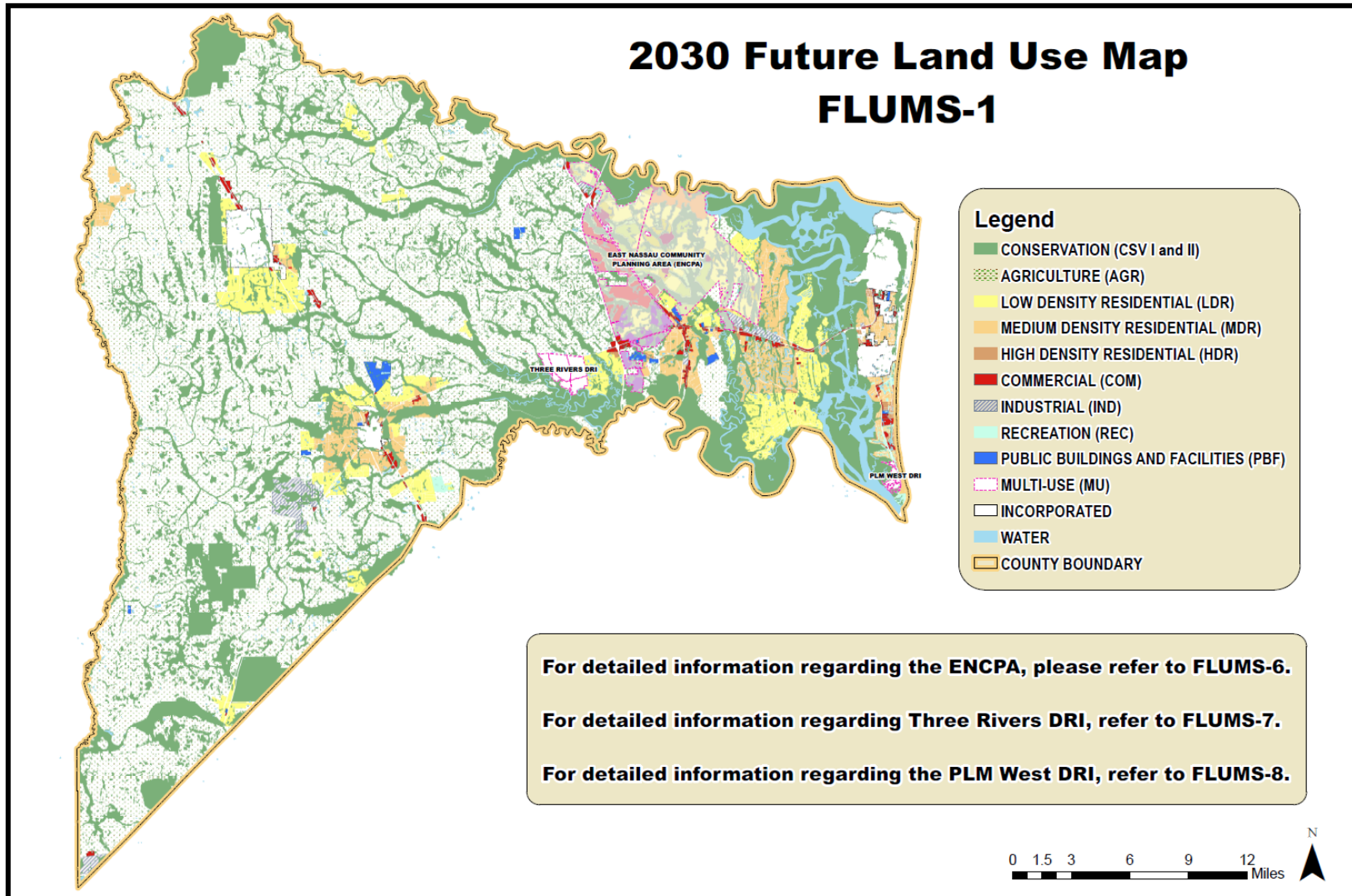


Figure 3: FLUMS-1

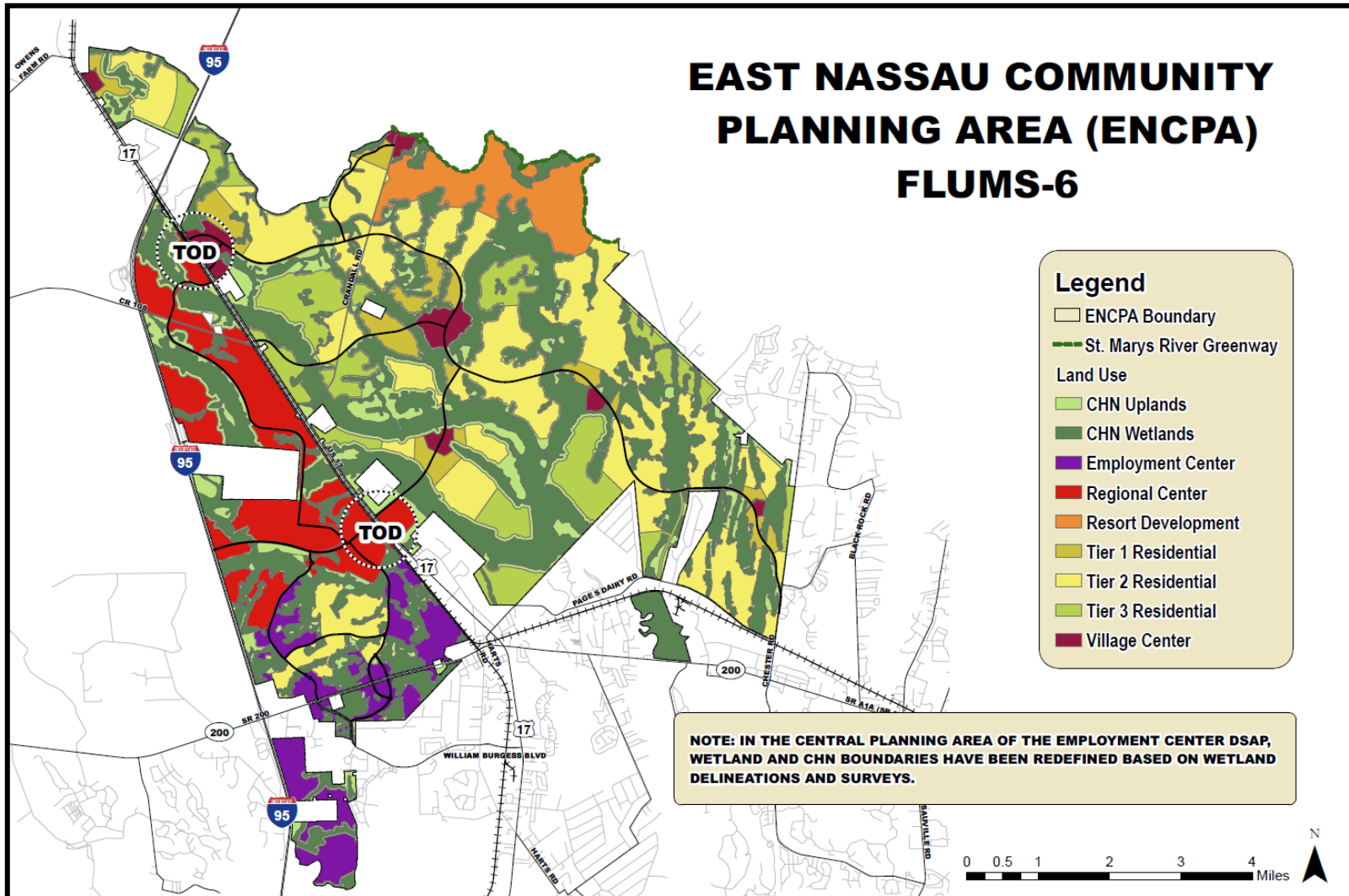


Figure 4: FLUMS-6



PLANNING DEPARTMENT

NASSAU COUNTY, FLORIDA

STAFF REPORT
Planning and Zoning Board
DSAP23-002
November 7, 2023

Staff Report Exhibits includes the following:

- Exhibit A: The Property legal description
- Exhibit B: DSAP Master Land Use Plan – adopted June 26, 2023
- Exhibit C: DSAP2 Document – Narrative Submittal - Included with 10/23/23 Resubmittal
- Exhibit D: DSAP2 Use Type Equivalency Table
- Exhibit E-1 – E-4: ENCPA DSAP2 Mobility Transportation Improvements Maps
- Exhibit F: Greenway, Overlay & Trails Network
- Exhibit G: Public Facilities
- Exhibit H: Ordinance; ENCPA DSAP2 Development Order
- Exhibit I: East Nassau Environmental Education Program
- Exhibit J: Appendices A-C (Natural Resources, TIA, and Park Facilities) and Attachment 1 Map Series, dated October 23, 2023
- Exhibit K: Parks Concept Plans
- Exhibit L: Consistency analysis
- Exhibit M: Comments received
- Exhibit N: Cultural Protections Support Letter from the Gullah Geechee Cultural Community Trust, Inc.
- Exhibit O: School Board Resolution
- Exhibit P: Long-Term Habitat Management Plan

ENCPA Sector Plan

In 2007, Nassau County began a partnership with Raydient LLC, the owner of the DSAP2 lands, to master plan the development of over 22,000 acres of timberland located in eastern Nassau County. The result of this partnership was the East Nassau Community Planning Area (ENCPA), a State-approved Sector Plan adopted in July 2011. A Sector Plan allows for large-scale planning that recognizes the integral relationships between transportation, land use and urban design, and provides a mix of uses that will balance economic development, housing choices, and the protection of natural resources. Since Sector Plan adoption, development activity has been concentrated north and south of SR 200 in the southern and central portions of Detailed Specific Area 1 (DSAP1).

Mobility Plan

In June 2013, the ENCPA Proposed Transportation Improvements and Mobility Fee Agreement was approved, and Nassau County created a tax increment funding district. The purpose of this ENCPA Mobility Plan is to establish a funding mechanism for the development of a multi-modal transportation system for the Sector Plan. This includes mobility fees and a tax-increment financing district that will reimburse the developers for transportation infrastructure as funds become available. The Mobility Plan promotes compact, interconnected, and mixed-use land development patterns that seek to improve the health, quality of life and sustainability for the residents of the ENCPA and all of Nassau County.

Detailed Specific Area Plans

A DSAP has a separate and distinct review process concluding with a public hearing before the BOCC. Each DSAP is reviewed by the Planning & Zoning Board and must be approved by the Board of County Commissioners. No development may take place in the Sector Plan without a DSAP being approved for the property. State law requires DSAPs to be consistent with the long-term master plan and include conditions and commitments that achieve the following:

- development or conservation of an area of at least 1,000 acres consistent with the long-term master plan;
- identification and analysis of the location, densities, and intensities of future land uses;
- identification and analysis of water resources and water supply development; transportation and other regionally significant public facilities;
- specific measures to ensure the protection, restoration, and management of preservation lands;
- guidelines addressing the urban form and the interrelationships of future land uses; and
- specific procedures to facilitate intergovernmental coordination to address extra jurisdictional impacts.



PLANNING DEPARTMENT

NASSAU COUNTY, FLORIDA

STAFF REPORT
Planning and Zoning Board
DSAP23-002
November 7, 2023

The following documents are required for DSAPs:

- Natural Resources Analysis
- Transportation Analysis
- Public Facilities Analysis
- Intergovernmental Coordination
- Long-Term Habitat Management Plan

Preliminary Development Plans

Once a DSAP is approved, Preliminary Development Plans (PDPs) are created for each phase of development within a DSAP. They focus on a finer level of detail and establish development standards for block and lot size; building height and setbacks; building façades and street orientation; streets and alleys; parking; multi-use pathways and sidewalks; public, civic and park space; landscaping; buffering and screening; signs; and public area lighting. PDPs are reviewed and approved by County Staff to ensure compliance with the Sector Plan and the adopted DSAP. After a PDP is approved, site engineering plans and subdivision plats for individual projects are reviewed through the County site plan review process and approved for permitting.

Master Land Use Plan

The Master Land Use Plan for the ENCPA, adopted in 2015 and amended on June 26, 2023, was the first stage of the land-use planning process that outlined the basic patterns of development within the Sector Plan and identified residential and nonresidential development entitlements (maximum 24,000 residential units and 11,000,000 square feet of nonresidential space). The Plan shows land use sub-categories in the Multi-Use FLUM category and is adopted into the County's 2030 Comprehensive Plan's Future Land Use Element as Objective FL.13 and Policies FL.13.01-17, and Future Land Use Map Series Map FLUMS-6.

DSAP23-002 Request Summary

This request seeks to establish a mix of uses for the large-scale master planned DSAP2 area in conformance with the Master Land Use Plan for the ENCPA. The requested mix of uses includes a total of 14,944 dwelling units, 1.25 million square feet of Nonresidential uses, and over 7,000 acres of Conservation Habitat over 14,879 acres of land. The requested mix of uses is identified in Table 1 and includes sub-categories for the Village Center [which includes a portion of a Transit Oriented Development (TOD)], Tiers 1-3 Residential, Resort Development, and the Conservation Habitat Network (CHN). Nassau County staff have met with the applicant to refine the application and ensure multiple high-level priorities for open spaces and recreational opportunities, the provision of schools, aesthetics, and safety in transportation design, among others would be met. Staff has met to negotiate and work through issues with the applicant multiple times over a period of 2+ years since the initial kick-off date for the project design phase held on August 21, 2021, with the first application submittal on October 26, 2021.



PLANNING DEPARTMENT

NASSAU COUNTY, FLORIDA

STAFF REPORT
Planning and Zoning Board
DSAP23-002
November 7, 2023

Table 1: DSAP23-002 mix of uses within Land Use Sub-Categories

Land Use Sub-Category	Acres	Residential Units	Minimum Nonresidential Square Footage
Village Center (which includes a portion of a TOD)	429 ± acres	2,331 units	700,000 sq. ft.
Resort Development	943 ± acres	3,289 units	400,000 sq. ft.
RN Tier 1	744 ± acres	1,886 units	150,000 sq. ft.
RN Tier 2	3,855 ± acres	6,972 units	
RN Tier 3	1,859± acres	466 units	
Conservation Habitat Network	7,049 ± acres	0 units	N/A.
TOTAL	14,879 ± acres	14,944 units	1,250,000 sq. ft.



CONSISTENCY WITH THE COMPREHENSIVE PLAN

Comprehensive Plan Future Land Use Policy FL.13.01 establishes the development principles for sustainable and efficient land use patterns within the ENCPA by requiring development to incorporate the following principles:

- A) Protect certain unique physical and visual characteristics of the ENCPA which include bluff topography, the St. Marys River, Lofton Creek and significant historic or archaeological resources; and
Staff Response: the unique physical and visual characteristics within DSAP2 are proposed to be protected while also enabling primarily passive recreational opportunities through a variety of methods including the Conservation Habitat Network (CHN), the Green Ribbon Overlay, and the St. Marys Greenway. The Green Ribbon and St. Marys Greenway are both required to be open to the public in accordance with the terms set forth in the development order. With regards to cultural resources, a Phase I Cultural Resources Survey will be submitted with each PDP application. Cemeteries within DSAP2 will be preserved onsite, will not be disturbed, and access will be provided per State law. Additionally, Lofton Creek and McQueen's Swamp are protected through their inclusion in the CHN. Lower densities of proposed residential development are located within the RN Tier 3 Land Use Sub-Category adjacent to the environmentally sensitive portions of the CHN including Lofton Creek and McQueen's Swamp.
- B) Create a connected network of community amenities consisting of public parks, multi-use pathways, schools, and playfields; and
Staff Response: DSAP2 is proposed to contain not less than 533.50 developable acres of regional and community park land, consisting of seven (7) regional/community park sites, and including land for up to ten (10) boat ramps. Two of the regional/community park sites (initial phase of the Pages Dairy Regional Park and the boat Ramp Park) will be dedicated to the County within 180 days of approval in accordance with the terms of the development order and the remaining sites will be conveyed at established development intervals. DSAP2 also proposes not less than 152.43 developable acres of neighborhood park land in accordance with the County's park regulations. A system of trails and/or pathways is proposed including a Mobility Trail Network to serve as circulation for pedestrians, bicycles, and potentially golf carts. The St. Marys Greenway is proposed within a Green Ribbon Overlay along the St Marys River and southward along Roses Bluff Rd. to provide direct public access to the St. Marys River. The St. Marys Greenway includes an averaged 100' wide (50' minimum) enhanced buffer with a multi-use path. Schools are proposed within five (5) locations throughout the proposed development and will consist of not less than 190 developable acres for these five (5) school sites. It should be noted that the five school sites are proposed to be connected to the Mobility Trail Network with all of the school sites located either adjacent to park sites, Conservation Habitat Network land, or both. Lastly, playfields are included in the park concept designs developed by Barth and Associates.
- C) Provide a variety of housing types with the higher residential densities near village centers;
Staff Response: the highest residential densities (2,331 dwelling units over 429 acres) are proposed within the six (6) distinct Village Center Land Use Sub-Category areas with one of the Village Centers including a portion of a Transit Oriented Development Overlay ("TOD"). Village center housing types may include single family and two family residential units, multi-family units either free standing or in mixed use structures. Three residential tiers are proposed (Tier 1, 2, and 3) and include the following housing types: single-family detached, two-family, townhomes, and multi-family residential. The Resort Development Land Use Sub Category includes the following variety of housing types: seasonal and year-round singly family detached, two-family, townhomes, apartments, condominiums, and timeshares. Each of the residential areas proposed permits ancillary (accessory) dwelling units which could support multi-generational housing.
- 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 U.S. 17 corridor; and
Staff Response: A system of trails and/or pathways is proposed including a Mobility Trail Network to serve as circulation for pedestrians, bicycles, and potentially golf carts. There is a TOD area along the U.S. 17 corridor and pursuant to the terms of the development order, lands will be set aside for a potential pedestrian overpass to connect the east and west sides of U.S. 17 for access to a future commuter rail station on the West side of US 17. Additionally, bus transit could be accommodated along Wildlight Parkway which would terminate at the TOD Overlay area.



- E) Dedicated rights-of-way designed to accommodate necessary utility infrastructure, dedicated bike lanes and a variety of transit opportunities; and
Staff Response: The Urban Mobility and Urban Non Mobility Cross Sections proposed for the development include bike lanes. Utility infrastructure is proposed within the Frontage and Boulevard Zones as shown on the Urban Mobility and Urban Non Mobility Cross Sections. A system of trails and/or pathways is proposed including a Mobility Trail Network to serve as circulation for pedestrians, bicycles, and potentially golf carts. There is a Transit Oriented Development Overlay area proposed along the U.S. 17 corridor which could accommodate a pedestrian bridge to future rail transit on the West side of US 17. Additionally, bus transit could be accommodated along Wildlight Parkway which would terminate at the TOD Overlay area.
- F) Enable regional employment and activity centers that encourage targeted economic development and job-supporting uses that maximize the benefits of existing or reserved highways, rail and transit-accommodating corridors; and
Staff Response: The adjacent DSAP1 also known as Wildlight, to the south and west of DSAP2 includes the Central Planning Area which contains an Employment Area with 7.1 million square feet of non-residential uses. DSAP2 is positioned to provide housing along with ancillary non-residential uses to support the adjacent DSAP1 employment area. DSAP2 also provides for employment opportunities within the six proposed Village Center areas. Potential employment supportive uses include retail sales, personal services, business and professional offices, government offices, and other similar uses which could include personal property warehousing. There is a TOD area along the U.S. 17 corridor which could accommodate a pedestrian bridge to future rail transit on the West side of US 17. Additionally, bus transit could be accommodated along Wildlight Parkway which would terminate at the TOD Overlay area.
- G) Conserve energy, conserve water resources and reduce greenhouse gas emissions through innovative, energy-efficient building construction and development practices; and
Staff Response: water conservation strategies are proposed to be incorporated into common areas of residential and nonresidential DSAP2 development at the PDP stage. Innovative, energy-efficient building construction and development practices are required to be identified at the PDP stage.
- H) Establish a Conservation and Habitat Network of uplands, wetlands, blackwater creeks and wildlife corridors that define, connect, and protect significant natural habitats; and
Staff Response: the uplands, wetlands, blackwater creeks and wildlife corridors within DSAP2 are proposed to be protected while also enabling primarily passive recreational opportunities through a variety of methods including the Conservation Habitat Network (CHN), the Green Ribbon Overlay, and the St. Marys Greenway.
- I) Accommodate a new interchange at Interstate 95 to serve the ENCPA and facilitate implementation of the Long Range Transportation Plan.
Staff Response: the ENCPA Mobility Fund would be supported by contributions from this proposed development for the future construction of this interchange which is consistent with the Long Range Transportation Plan.

An evaluation of the DSAP's consistency with applicable objectives and policies of the Comprehensive Plan is provided below:

Conservation Element policies call for development practices such as freshwater wetland incorporation into stormwater management, stormwater low-impact development, hydrology restoration, silviculture best practices, sustainable timbering in the St Mary's River basin, waterfront development design that does not negatively impact water quality, and wildlife crossing techniques, and other measures that will affect CHN and stormwater management throughout the DSAP2 area. This element also promotes the use of energy efficient and green building and development techniques.

With features like the Conservation Habitat Network (CHN), the Green Ribbon Overlay, the St. Marys Greenway, and the Mobility Trail Network, the DSAP is consistent with policies of the Conservation Element.

Future Land Use Element policies emphasize the provision of needed infrastructure for new development, increasing development efficiency through compact growth, and avoiding urban sprawl. The Multi-Use FLUM category sets foundational standards intended to create community identity and sense of place, encourage a mix of uses, reduce car dependence with walkable community design and promotion of multi-modal transportation options, provide for workforce housing, provide



innovative design standards, and protect the environment. Policy FL.13.15 addresses the provision of common open space within the ENCPA requiring this to be met through neighborhood parks, squares, mews, greens, recreational trails and/or multi-use paths. Stormwater facilities that are designed as a visual project amenity are permitted to be counted towards satisfying the common open space requirement. The distribution of individual common open space areas is required to be shown with each respective PDP. Additionally, over 40% of the total acreage of DSAP2 is included within the Conservation Habitat Network (CHN). The CHN is proposed to contain low impact recreational uses such as equestrian activities, camping, ropes courses, and outdoor learning areas to mention a few. The RN Tier 3 Land Use Sub-Category is proposed to provide agricultural open space which would serve to distinguish the intensity of the residential development throughout DSAP2.

The DSAP presents an arrangement of land use subcategories that meets the intent and criteria of the Multi-Use FLUM category.

Housing Element policies guide the County to develop partnerships with the private, business, and non-profit sectors to develop affordable housing. The element also calls for the County to strive toward an appropriate jobs-to-housing balance. The ENCPA Sector Plan establishes a ratio of 0.84 to achieve an acceptable jobs-to-housing balance. This ratio is to be achieved upon build out. Element policies steer housing to locate near employment centers and to encourage walkable communities to conserve energy and reduce greenhouse gas emissions.

The DSAP is consistent with policies of the Housing Element.

Property Rights Element policies emphasize the rights of property owners to use their property subject to local, state, and federal laws. Staff believes that the DSAP generally complies with the comprehensive plan and code-related requirements while also respecting the applicant/owner's right to develop their property through their proposed development program.

The DSAP is consistent with this policy of the Property Rights Element.

Public Schools Facilities Element policies call for schools to be close to parks and neighborhoods. Policies also call for interconnected vehicle, pedestrian, and bicycle access between neighborhoods and school sites, which will be accomplished through the proposed mobility plan network. The demand for school sites was evaluated with the submittal of the DSAP2 document and includes five (5) school locations. The School District's School Board approved the residential school mitigation set forth in this DSAP at its October 26, 2023, School Board meeting.

The DSAP is consistent with the Public Schools Facilities Element policies providing not less than 190 developable acres for five (5) school sites with all of the school sites located either adjacent to park sites, Conservation Habitat Network land, or both.

Recreation and Open Space Element policies set level-of-service and other standards for public community and regional parks and private neighborhood parks. Policies also call for the County to pursue the complimentary goals of park land and conservation lands, and for planned unit developments (PUDs) and other mixed-use developments to provide large areas of open space and recreation facilities beyond those necessary to be concurrent with the additional community needs they create. Policies also require developments with significant frontage along navigable waterways to provide easements for or the construction of boat ramps and/or parking facilities for public use. This area can count towards the provision of open space within a development. DSAP2 includes the provision of land for up to ten (10) boat ramps along the Crandall Landing area. The level of service standards for required recreation and open space were evaluated with the submittal of the DSAP2 document. The DSAP2 development program generated the need for 685.93 acres of park land. To satisfy the recreation and open space requirements, DSAP2 is proposed to contain not less than 533.50 developable acres of regional and community park land, consisting of seven (7) regional/community park sites, and including land for up to ten (10) boat ramps. DSAP2 also proposes not less than 152.43 developable acres of neighborhood park land. Locations for private neighborhood parks will be established at the PDP phase.

The DSAP is consistent with the Recreation and Open Space policies.

Transportation Element policies provide a long-term plan for countywide mobility. A connected street system and strong trail element provides an alternative to the automobile as called for by policies in this element. There is a TOD area along the U.S. 17 corridor which could accommodate a pedestrian bridge to future rail transit on the West side of US 17. Additionally, bus transit could be accommodated along Wildlight Parkway which would terminate at the TOD Overlay area. Mobility improvements are



required to be conducted in accordance with the approved Mobility Fee Agreement. Mobility improvements proposed to mitigate the impacts of the proposed development include: Chester Road Roundabout, widening of Chester Road, construction of Wildlight Parkway, construction of Resort Road, widening of US 17, construction of CR 108 Connector and construction of the Central Connector. Additionally, improvements are proposed to the following intersections: SR200/Blackrock Road, Wildlight Parkway/US 17, CR 108 Connector/US 17, and potential other intersections which may include SR 200/Felmor Road and SR 200/Chester Road. Blounts Branch Road would be constructed at the timing set forth in the development condition.

This DSAP is consistent with the policies of the Transportation Element.

CONSISTENCY WITH THE LAND DEVELOPMENT CODE

LDC Article 27 provides for the intent, permitted uses, and review procedures for ENCPA applications including sector plan, DSAP, and PDP initial review and subsequent amendments. Moving forward from the adopted sector plan, the DSAP provides a greater level of detail which is then implemented through the PDPs.

PROPOSED DEVELOPMENT ORDER

The proposed development order for the Detailed Sector Area Plan 2 (DSAP2) contains the requirements and conditions to guide the long-term buildout of DSAP 2. The proposed development order was negotiated between the applicant, the County, and the School District and is designed to be consistent with the long-term master plan and the requirements of Section 163.3245, Florida Statutes, governing Sector Plans.

The following is a high-level summary of the included development conditions:

1. **Application for Development Approval and DSAP Development Order.** Requirement for the property to be developed in accordance with the applicable comprehensive plan policies, the Master Land Use Plan, the application, and the development order.
2. **Land Use Sub-Categories.** Establishment of the distribution of Land Use Sub-Categories and allowable mix of uses, including 14,944 allowable residential units and a minimum of 1,250,000 square feet of nonresidential.
3. **Buildout.** The DSAP buildout date required by Section 163.3245(5)(d), Florida Statutes, is December 31, 2052, which may be tolled or extended in accordance with state law.
4. **Use Type Conversion.** The Developer may increase or decrease the amount of a particular type of use, provided for on the DSAP 2 Use Type Equivalency Table attached as Exhibit D, without filing an amendment, adjustment, or other modification to the DSAP Document or this DSAP Development Order. Use Type Conversions will not allow changes from residential to nonresidential or vice versa and will not result in a modification to any Land Use Sub-Category maximum or minimum units and/or square footage or acreage, the distribution of uses by Land Use Sub-Category in Comprehensive Plan Policy FL.13.12, the ENCPA jobs to housing balance in Comprehensive Plan Policy FL.13.11, or other similar types of ENCPA or DSAP 2 conditions.
5. **Downzoning Protection.** Until December 31, 2052, the approved development as set forth in this DSAP Development Order is not subject to downzoning, unit density reduction, or intensity reduction unless consented to and otherwise authorized by state law.
6. **Environmental.** Regionally significant natural resources have been identified and designated as part of the ENCPA CHN, which is subject to the guidelines set forth in this development condition.
7. **Transportation/Mobility.** The Mobility Fee Agreement sets forth the transportation/mobility improvements needed, as a condition to ENCPA development, to mitigate the ENCPA transportation/mobility development impacts. The transportation/mobility improvements are described and generally depicted in the Mobility Fee Agreement (the "ENCPA Mobility Network") and include: Chester Road Roundabout, widening of Chester Road, construction of Wildlight Parkway, construction of Resort Road, widening of US 17, construction of CR 108 Connector, and construction of the Central Connector. Additionally, improvements are proposed to the following intersections: SR200/Blackrock Road, Wildlight Parkway/US 17, CR 108 Connector/US 17, and potential other intersections which may include SR 200/Felmor Road and SR 200/Chester Road. Blounts Branch Road would be constructed at the timing set forth in the development condition. The improvements may be constructed



in segments, provided the timing set forth in this development condition is adhered to. This development condition also outlines the transit requirements, as discussed previously.

8. **Trails.** In order to promote alternative forms of transportation, reduce vehicle miles traveled and provide a connected system of public parks, schools and development areas, a system of trails and/or pathways will be provided within the DSAP.

9. **Green Ribbon Overlay.** As a condition of DSAP development, an overlay shall be implemented within the Property to provide public access to the St. Marys River and activate an east-west corridor within the Property as generally depicted on Exhibit F (the "Green Ribbon Overlay"). The Green Ribbon Overlay includes the Green Ribbon Trail. Subject to temporary closure allowances in the development order, the Green Ribbon Trail will be accessible to the general public and open from 6 am to 10 pm, 365 days per year. Public access points will be provided through a series of trailheads with public parking.

10. **St. Marys Greenway.** As a condition of DSAP development and as provided in Comprehensive Plan Policy FL.13.09, an enhanced buffer, averaging at least one hundred (100) feet in width and a minimum of fifty (50) feet in width shall be provided within the Property as conceptually depicted on Exhibit F (the "St. Marys Greenway"). Subject to temporary closure allowances in the development order, the greenway will be accessible to the general public and open from 6 am to 10 pm, 365 days per year. Public access points will be located in the applicable PDP.

11. **Water.** Central potable water within the DSAP will be provided by JEA in compliance with Comprehensive Plan Policy FL.13.16.

12. **Wastewater.** Central sanitary sewer within the DSAP will be provided by JEA in compliance with Comprehensive Plan Policy FL.13.16.

13. **Solid Waste.** The County shall ensure that minimum levels of service for solid waste disposal are maintained pursuant to the minimum level of service standard established in Nassau County Comprehensive Plan Policy SOL.01.01.

14. **Stormwater.** Stormwater impacts and improvements will be determined and permitted in accordance with SJRWMD and/or County design criteria.

15. **Schools.** The Developer will mitigate or cause to be mitigated school impacts to the Nassau County School District ("School District") for the DSAP residential units developed within the Property. The Nassau County School Board approved the terms of the development condition 15 at its October 26, 2023, board meeting. In general, the developer will be required to dedicate land for 5 school sites within the property and additionally, will be subject to any mitigation required through the school concurrency process.

16. **Recreation and Open Space.** As a condition of development, the Developer shall dedicate or cause to be dedicated to the County not less than 533.50 developable acres of regional and community park land, including land for up to ten (10) boat ramps, as generally depicted on Exhibit G (the "Park Lands"). The dedication of the Park Lands will result in seven (7) public regional/community park sites within the Property. The developer will also be required to comply with the County's neighborhood park requirements, which will require not less than 152.43 acres of neighborhood parks within the Property.

17. **Fire Rescue and Law Enforcement.** As a condition of development, the Developer shall dedicate or cause to be dedicated land within the Property for three (3) fire rescue station sites, which may include a law enforcement substation at each site. Each land dedication shall be comprised of not less than four (4) developable acres and each site is generally depicted on Exhibit G. The proposed fire and law enforcement sites are located within the Property in provide, to the extent possible, a fire station within 5 miles of proposed development.

18. **Cultural Resources.** A Phase I Cultural Resources Survey ("Survey") shall be completed and submitted with each DSAP PDP application.

19. **Impact Fee Credits.** Impact fee credits and mobility fee credits towards any present or future impact fees or mobility fees that may be adopted by the County shall be provided and administered in accordance with Section 163.31801, Florida Statutes, and any applicable impact fee ordinance, as they may be amended, and as set forth herein. Nothing in the development order will prevent the County from adopting new impact fees, or adjusting, raising, lowering, or eliminating any impact fees or mobility fees.

20. **Intergovernmental Coordination.** The County maintains a Regional Coordination Element as a component of the Comprehensive Plan.

21. **Projected Population for Planning Period.** A long-term master plan or detailed specific area plan adopted pursuant to Section 163.3245(3), Florida Statutes, is not required to demonstrate need based upon projected population growth or on any



other basis. Notwithstanding this, the projected population within the DSAP for the short term (five-year) planning period and for the long term (buildout) planning period are set forth in the DSAP Document.

22. **Monitoring Official.** The County Planning Director or his/her designee shall be the local official responsible for monitoring and enforcing the DSAP development for compliance with this DSAP Development Order. On March 1 of even numbered years starting in 2026, the Developer shall provide the County a biennial DSAP monitoring report containing the information set forth in this development order.

23. **Agricultural and Silvicultural Uses.** Consistent with Section 163.3245(9), Florida Statutes, the adoption of the DSAP and this DSAP Development Order does not limit the right to continue existing agricultural or silvicultural uses or other natural resource-based operations or to establish similar new uses.

24. **Assignment.** The DSAP Development Order will be binding on the Developer only as a condition to development of the Property (or portion thereof) owned by it and upon assignment by the Developer of any of its interest(s) under this DSAP Development Order, such assignor shall be fully and forever released from any DSAP Development Order condition assigned to a successor.

25. **Public Utilities.** Public utilities or civic facilities (e.g., fire station, stormwater management facilities, etc.) are allowed within any of the ENCPA Land Use Sub-Categories.

26. **Deeds.** Any conveyance or dedication by the Developer required as a condition to development under this DSAP Development Order shall be by special warranty deed.

CONCLUSION AND STAFF RECOMMENDATION

Staff finds that the proposed Detailed Sector Area Plan 2 (DSAP2) substantively conforms with the Comprehensive Plan; the East Nassau Community Planning Area sector plan; the Code of Ordinances including Chapter 29 Subdivision and Development Review; and the Land Development Code. Staff recommends APPROVAL of DSAP23-002.