



NASSAU COUNTY
**DEPARTMENT OF PLANNING
AND ECONOMIC OPPORTUNITY**
FLORIDA

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MEMORANDUM

DATE: October 14, 2017

TO: Carolyn Clark - Senior Director ULI North Florida
Joseph P. Loretta, RLA – Chairperson for the Technical Advisory Panel (TAP) Committee
ULI North Florida

FROM: Taco E. Pope, AICP – Nassau County PEO Director
Kristina Wright-Bowen – Nassau County Asst. PEO Director

CC: George Spicer, Nassau County Commissioner District 4
Justin Taylor, Nassau County Commissioner District 5
Shanea Jones, Nassau County Manager
Justin Stankiewicz, Nassau County Assistant County Manager/OMB Director

SUBJECT: Western Nassau ULI TAP

Carolyn/Joe,

Thank you again for all your help arranging the Western Nassau TAP. We are all very excited about the event. This memo provides background data for the TAP books. Please don't hesitate to call me if you need more information or have questions. My shop will do what is within our capacity to support the TAP. We fully understand the quality of output is tied to the quality of input. In addition, I wanted to let you know that we have started the public outreach program for the town-hall meeting portion of the event. I am expecting a large turnout. Based on feedback I have received, citizens are looking forward to an open dialogue with the panelists and an exchanging of ideas. Outreach thus far includes:

- 10/3 Appeared before the Callahan Town Council
- 10/4 Meet with the Callahan Garden Club
- 10/5 Appeared before the Hilliard Town Council
- 10/5 Story in the Nassau Record (westside newspaper)
- 10/11 Press release, publish event flyer and webpage will go live
- 10/12 Speaking engagement at the Greater Nassau County Chamber of Commerce Luncheon
- 10/17 Speaking engagement at the Bryceville Community Club Luncheon
- 10/17 PZB Agenda as an informational item (already been to PZB previously for discussion)
- 10/23 BOCC Agenda as an informational item.

1. **TAP Scope of Work:**

https://ncbocc-my.sharepoint.com/personal/kbowen_nassaucountyfl_com/_layouts/15/guestaccess.aspx?docid=10dc0addf798a4a9bb03a6beb11550be3&authkey=AYOOYoGeyhq2MCOwbkwmLPk

2. **Press Release, Town-hall Meeting Event Flyer, Event Webpage, Nassau Record Story**

Press Release:

https://ncbocc-my.sharepoint.com/personal/tpope_nassaucountyfl_com/_layouts/15/guestaccess.aspx?docid=10fd3dfd794349f58c0ad9620518067e&authkey=ATVqS39O7azccJDvO5wCTdg

Town-hall Meeting Event Flyer:

https://ncbocc-my.sharepoint.com/personal/tpope_nassaucountyfl_com/_layouts/15/guestaccess.aspx?docid=1645186d638ca4158aaa8fa4383d50c83&authkey=ATXIdy-GwAmJ7fsjcAtZm9Y

Event Webpage:

<http://www.nassaucountyfl.com/index.aspx?nid=840>

Nassau Record Story (newspaper of general circulation in western Nassau County):

https://ncbocc-my.sharepoint.com/personal/kbowen_nassaucountyfl_com/_layouts/15/guestaccess.aspx?docid=1d50cadae882a41ab8acbbcb0bc6111e8&authkey=AVVN1ETEBWm6C0ZoyXv9F4M

3. **Vision 2032 Plan**

The 'Full Version' includes survey results that are useful and additional data.

Abbreviated Version:

<http://www.nassaucountyfl.com/index.aspx?NID=131>

Full Version:

https://ncbocc-my.sharepoint.com/personal/kbowen_nassaucountyfl_com/_layouts/15/guestaccess.aspx?docid=1e553e6b44b8542618e2381de88f90fd0&authkey=AcerHYalPGXvQqfZId_CfFA

4. **2030 Comprehensive Plan:**

<http://www.nassaucountyfl.com/index.aspx?nid=769>

a. Agriculture Land Use Category Note:

- i. **Important Policy note that significantly impacts this TAP:** On 11/10/08 the Nassau County Board of Commissioners provided an opinion of the legislative intent behind the language in the Comprehensive Plan relating to residential density in the Agriculture FLUM category citing that 'parcel size' is determined not at the time of the Comprehensive Plan adoption but at the time of application by a property owner for use of the property. Further clarifying that Nassau County will recognize a density of 1 dwelling unit per 1 (one) acre for all uplands within the Agriculture land use category that "come through the door" as a parcel measuring less than 320 acres in size. Under those circumstances an Applicant can secure approval of any requested density up to 1(one) dwelling unit per 1(one) acre for uplands and 1 (one) dwelling unit per 5 (five) acres for wetlands. For those parcels that "come through the door"

measuring 320 acre or greater, the density shall be 1 dwelling unit per 20 acres of land.

- ii. **The results of the above policy are that all ‘parcels’ seeking development permits ‘come through the door’ measuring less than 320 acres and thus have a density of 1:1. We have to approach the problem with the understanding that western Nassau has a density of 1:1.**

- b. Conservation/Environmental/Sustainability Policies Note:

The Conservation Element and Future Land Use Element include Goals, Objectives and Policies related to conservation, sustainability and development pattern. There are numerous GO&Ps in these two elements that are relevant.

5. Affordable Housing Data

Nassau County is partnering with the University of Florida’s Shimberg Center for Housing Studies to analyze area median income (AMI) and existing housing resources to make recommendations that will provide the basis from which to devise local housing policy that is more context-sensitive and responsive in terms of addressing the level of affordable housing need throughout Nassau County.

<https://ncbocc->

my.sharepoint.com/personal/kbowen_nassaucountyfl_com/_layouts/15/guestaccess.aspx?folderid=1df575d6cbf06442ba9abaf59bb411d45&authkey=Adca4M_uv8XWT684FiwXgNo

6. The Crawford Diamond:

2030 Comp Plan Policy FL.11.08(E):

Approximately 1,814 acres lying in Sections 2, 3, 4, 9, 10 and 11, Township 1 North, Range 24 East located near the intersection of U.S. Highway 301 and Crawford Road. This property was the subject of CPA10-001 and is owned by Terra Pointe, LLC of Fernandina Beach. A minimum of 309 acres of wetlands shall be preserved within the site. Development of the remaining portions of the property shall be limited to 780,000 sq. ft. of General Light Industrial (ITE 110), 780,000 sq. ft. of Manufacturing (ITE 140), and 3,640,000 sq. ft. of High Cube Warehouse (ITE 152) or any equivalent use(s) permitted by the industrial FLUM category generating no more than 1,942 p.m. peak hour trips. If at any time of development either:

- i. Link 83 (CR119 to Crawford Rd and Link 84 (Crawford Road to Pickett Road) on US Highway 301 are widened to 4 lanes; or
- ii. Links 83 and 84 are in FDOT’s Five-Year Work Program; or
- iii. Links 83 and 84 are moved into the County’s adopted Capital Improvements Schedule;

then development consistent with the Industrial FLUM category that generates up to 2,507 additional external pm peak hour trips shall be allowed for the subject property (4,449 total trips). No commercial mining operations shall be permitted within the property. This policy shall succeed 2010 Comprehensive Plan Policy 1.09.08(f).

Information on the Nassau County Economic Development Board website:

<http://www.nassauflorida.com/home.aspx>

<http://www.nassauflorida.com/Site-Selection/Crawford-Diamond.aspx>

Crawford Diamond Development Manual and Location Map:

https://ncbocc-my.sharepoint.com/personal/kbowen_nassaucountyfl_com/_layouts/15/guestaccess.aspx?docid=16f05eae1b0d740ab8162e57fdf86ddde&authkey=AQa4HBEDKk57Us1XmrMxMSc

7. ICI Villages LLC (Ord. 2009-20)

2030 Comp Plan Policy FL.11.08(D)

ICI Villages LLC (Ordinance 2009-20): Approximately 487.19 acres lying in Sections 29, 30 and 31, Township 2S, Range 23 East located between U.S. Route 90 and Interstate 10. This property was the subject of CPA09-002 (Ordinance 2009-20) and is owned by ICI Villages LLC of Daytona Beach, Florida. Conservation easements shall be established pursuant to Sec. 704.06 F.S. in order to preserve and maintain a minimum of seventy-five (75) acres south of the CSX rail line and shall be classified as Conservation I. The easements shall be established prior to the first site plan approval on the industrial site. The limits of this conservation area are subject to minor refinement to reflect a more exacting description when the property has been issued an Environmental Resource Permit by the St. Johns River Water Management District.

Development of the Subject property shall be limited to 2,350,000 square feet of uses permitted in the Industrial portion and 40,000 enclosed square feet of uses permitted in the Commercial portion that altogether generate no more than 688 external p.m. peak hour trips. Any development of the property that would generate more than 688 peak hour trips must be preceded by an amendment to the Schedule of Capital Improvements including any roadway improvements needed to achieve and maintain the adopted level of service based upon the maximum development potential. The Capital Improvements contained in the Comprehensive Plan Amendment shall be derived from a traffic impact study whose methodology is acceptable to the City of Jacksonville Planning and Development Department, Nassau County Growth Management Department, and the Florida Department of Transportation. This policy shall succeed 2010 Comprehensive Plan Policy 1.09.08(e).

8. Three Rivers DRI:

The Three Rivers Development of Regional Impact (DRI), which carries the Multi-Use Designation on the Future Land Use Map (Ordinance 2006-81) , shall allow the following land uses: Residential (to include Low, Medium and High Density) up to 3,200 dwelling units, retail uses up to 500,000 square feet of aggregate gross floor area; Office uses up to 50,000 square feet of aggregate gross floor area; Industrial uses up to 2500,000 square feet of aggregate gross floor area; Dry Storage of watercraft of up to 300; Recreation uses, Public Building and Grounds, and Conservation, consistent with the Multi-Use Designation. The development rights may be utilized only within the boundaries of the Three Rivers DRI . Within limits, the Developer may exchange land uses by utilizing the Land Use Conversion Tables contained in the Three Rivers Development Order.

DRI Land Use Map

https://ncbocc-my.sharepoint.com/personal/kbowen_nassaucountyfl_com/_layouts/15/guestaccess.aspx?docid=115251bf07ae244e2994e73eb00be3bed&authkey=AQjjIeD6K8ubMkxSi3_M9SY

9. White Oak Comprehensive Plan:

White Oak encompasses more than 10,000 acres for the conservation of lands and propagation of endangered species in 1982. More information related to White Oak can found at their website <https://www.whiteoakwildlife.org/>

2030 Comprehensive Plan Language for WO overlay

https://ncbocc-my.sharepoint.com/personal/kbowen_nassaucountyfl_com/_layouts/15/guestaccess.aspx?docid=1a073405dfc574f81a0db1d26cbb3a08e&authkey=AVoauQpv8jlyrVtnbq7xUhc

White Oak Map:

https://ncbocc-my.sharepoint.com/personal/kbowen_nassaucountyfl_com/_layouts/15/guestaccess.aspx?docid=1528bb65ee3d946f88a8aa9cf5c4a6042&authkey=ARQSdv1sutTvW_7os4bk2rU

10. Nassau County Transit Study:

<http://www.nassaucountyfl.com/DocumentCenter/View/13575>

11. NWI Map:

https://ncbocc-my.sharepoint.com/personal/kbowen_nassaucountyfl_com/_layouts/15/guestaccess.aspx?docid=1fd4b1c1112d8439598add5acb3334ac0&authkey=Afz8FPMnV_8u8qIWX31SdIQ

Publicly accessible interactive GIS interface with wetland layer available at:

<http://maps2.roktech.net/NassauTaxMap/>

12. Zoning (see also page 12):

https://ncbocc-my.sharepoint.com/personal/kbowen_nassaucountyfl_com/_layouts/15/guestaccess.aspx?docid=1a854ff86c5c4416f9f1d316536b97ed3&authkey=AVpakA4B8I2Pknsnucc_-fs

Publicly accessible interactive GIS interface with zoning layer available at:

<http://maps2.roktech.net/NassauTaxMap/>

13. Future Land Use Map:

https://ncbocc-my.sharepoint.com/personal/kbowen_nassaucountyfl_com/_layouts/15/guestaccess.aspx?docid=123e23c4f298c4ae5b1eb4edef2ded77a&authkey=AdauDqF7qyAm61hlctJ-vVQ

Publicly accessible interactive GIS interface with zoning layer available at:

<http://maps2.roktech.net/NassauTaxMap/>

14. Constraints and Opportunities Map (a lot of good info here):

https://ncbocc-my.sharepoint.com/personal/kbowen_nassaucountyfl_com/_layouts/15/guestaccess.aspx?docid=120e9624d8a0042809f1f7cc2b9d9aa0d&authkey=AeZ0G9NWJe4ohikVvWluTXA

15. St. Marys River Overlay:

2030 Comprehensive Language for St. Marys Overlay

https://ncbocc-my.sharepoint.com/personal/kbowen_nassaucountyfl_com/_layouts/15/guestaccess.aspx?docid=1d8d94e944b854906aeb32c2ecab571b8&authkey=Af8iMk854RtxyaSHq9DnCX8

St. Marys River Overlay Map:

https://ncbocc-my.sharepoint.com/personal/kbowen_nassaucountyfl_com/_layouts/15/guestaccess.aspx?docid=1ae0c58e99f70493c928ccea459447c5f&authkey=ATTQnlBs7RB0Aob7nWDDTsA

16. Road Map Series

Below are panels with the majority of roads overlaid on an aerial. However, it is probably easier to review roads and aerials via our interactive GIS platform at:

<http://maps2.roktech.net/NassauTaxMap/>

Road Map 1

https://ncbocc-my.sharepoint.com/personal/kbowen_nassaucountyfl_com/_layouts/15/guestaccess.aspx?docid=115f242c0f3cd4eab8d73a4f49d338a6b&authkey=ARo2NNn9Yn4P_TatW3RnXXg

Road Map 2

https://ncbocc-my.sharepoint.com/personal/kbowen_nassaucountyfl_com/_layouts/15/guestaccess.aspx?docid=102b87c7ee52949c3ab5706242dfa0efc&authkey=AXSDdUmCuw_KVoFFsa-2LDM

Road Map 3

https://ncbocc-my.sharepoint.com/personal/kbowen_nassaucountyfl_com/_layouts/15/guestaccess.aspx?docid=13583602a9c31428f8de31a25e0a2cf1b&authkey=Adr4xMahGILR9hxRO94ge4A

Road Map 4

https://ncbocc-my.sharepoint.com/personal/kbowen_nassaucountyfl_com/_layouts/15/guestaccess.aspx?docid=1f14ac73ca5d44a22943a76367e49335c&authkey=AUUosPUgLwYqTPlbTRndRzw

17. Floodplain Ordinance/NFIP-CRS

County Floodplain Ordinance

https://ncbocc-my.sharepoint.com/personal/kbowen_nassaucountyfl_com/_layouts/15/guestaccess.aspx?docid=10fa203970a0c4ec7904f17b58d90166f&authkey=ATeNOlePeHer3URfwKZW1SY

County NFIP-CRS Information

<http://www.nassaucountyfl.com/index.aspx?NID=774>

18. Nassau County Recreation Plan

(This plan has not been adopted – the County will be engaging a consultant to perform an update of expanded breadth. However, the plan includes quality data, analysis and survey results)

<http://www.nassaucountyfl.com/index.aspx?nid=587>

19. Minor Development Regulations and Rural Subdivision Regulations

*** Minor Development (Engineered dirt road subdivision)**

Minor development: Developments allowable in open rural (OR) zoned areas that provide for creation of lots or parcels, utilizing a sixty-foot easement or road and that provides for the creation of up to eight (8) five-acre minimum lots or parcels. Minor developments are exempt from the requirements of article II and article III of this chapter, except for [section 29-34](#), minor developments are subject to the requirements of section 11.2.3 of Ordinance 2017-04. Lots contained in minor development cannot be further subdivided. Minor developments are not permitted on county-maintained dirt roads.

https://library.municode.com/fl/nassau_county/codes/code_of_ordinances?nodeId=COLAOR_CH29SUDERE_ARTIINGE_S29-3DEDONOREPL

*** Rural Subdivision (Engineered dirt road subdivision)**

Developments allowable in open rural (OR) zoned areas that provide for the creation of lots or parcels, utilizing a sixty-foot easement or road and that provide for the creation of nine (9), five-acre minimum lots or parcels up to twenty-five (25), five-acre minimum lots or parcels. Rural subdivisions are subject to the requirements of article II and article III of this chapter and section 11.2.4 of Ordinance 2017-04. Rural subdivisions are not permitted on county maintained dirt roads.

20. NFTPO Long Range Transportation Plan

Page 36 of the plan identifies a conceptual corridor running north/south through western Nassau between US1 and US301 end then running east/west and connecting with I-95. The potential impacts of this corridor should be thoroughly examined in the context of this exercise.

http://issuu.com/northfloridatpo/docs/tech_memo_8_-_needs_plan?e=19110718/30156224

21. FDEP Office of Greenways and Trails

Nassau County and the OGT have worked together over the past decade to identify state and regionally significant land trail corridors through Nassau County. Trails are valued in Nassau and can serve both mobility and leisure demands. See the below Draft 2018-2022 FGTS Priority and Opportunity Land Trails exhibit below.

http://www.dep.state.fl.us/gwt/FGTS_Plan/Maps/Northeast%20Region%20-%20DRAFT%20Updates.pdf