

## Attachment B

### **Employment Center DSAP Market Street Preliminary Development Plan (PDP)** **Revised 11/14/2017**

#### I. Introduction

The Employment Center DSAP Market Street Preliminary Development Plan (PDP) is approximately 559.84 acres in total area. Approximately 466.21 acres is located north of A1A and approximately 93.63 acres is located south of A1A. Both areas are east of I-95, in the southwest quadrant of the Central Planning Area (CPA) in the East Nassau Employment Center Detail Specific Area Plan (DSAP), see Map A – Location Map and Map B – Central Planning Area. The Employment Center DSAP Market Street PDP includes a public school site, community amenities, parks and open space, residential neighborhoods, office, retail and a mixed-use town center, see Map C – Employment Center DSAP Market Street PDP. The development program for the Employment Center Market Street PDP is 917 residential units and 450,000 square feet of non-residential uses.

This PDP is being submitted concurrently with a DSAP Development Order Adjustment for the Central and Southern Planning Areas of the DSAP and a modification to the ENCPA Master Land Use Plan (FLUMS-6). The primary adjustment is the relocation of some residential and non-residential uses. The approved DSAP and Master Land Use Plan currently indicate that the majority of the land designated for development in the Central Planning Area (CPA) is classified as Employment Center. It also designates all of the land for development in the Southern Planning Area (SPA) as Residential Neighborhood, Tier 2. The proposed adjustment reallocates the Residential Neighborhood into the CPA, and a portion of the Employment Center into the SPA, see pages 33-36 of the amended DSAP. The ENCPA Master Land Use Plan modification meets the standards in Comprehensive Plan Policy FL.13.14 and was submitted and processed consistent with this Policy.

The driving cause for this adjustment is compatibility with the elementary school site being constructed in the CPA. A school is planned to be located in the CPA, serving as a catalyst for attracting high wage jobs, and is shown in this PDP that is being submitted concurrently with the DSAP. Establishing a residential neighborhood around the school creates a community with a focal point, the school. It will create a walkable, pedestrian-oriented community around the school. The existing DSAP, separates children from their school. This adjustment will bring them closer, and the network of sidewalks and open space connecting the school to the neighborhoods will create a safe, comfortable, multi-modal transportation network that children can use to walk to school.

Policy FL.13.05 identifies as a significant aspect of the DSAP, a multi-modal transportation network. Residents who live in the CPA will be able to be closer to the employment, retail and other options located in the Employment Center and Village Center land uses. This mixed use environment is desirable for attracting residents as well as high wage jobs. South of the school site, a mixed-use Town Center will be located in the southwest corner of the CPA. This design

approach helps to create a mixed-use community center where people can live, work, shop and have entertainment options in close proximity to residential neighborhoods.

## II. Consistency with Applicable Documents

### *Policies FL.13.01 through FL.13.17*

#### **Policy FL.13.01 *Development Principles***

The proposed DSAP adjustments and the Employment Center DSAP Market Street PDP promote a sustainable and efficient land use pattern within the ENCPA by adhering to the following design principles, found in Policy FL.13.01:

- A) Protect certain unique physical and visual characteristics of the ENCPA which include bluff topology, the St. Mary's River, Lofton Creek and significant historic and archaeological resources.
- B) Create a connected network of community amenities consisting of public parks, multi-use pathways, schools and playfields.
- C) Provide a variety of housing types with the higher residential densities near village centers.
- 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.
- E) Dedicated rights-of-way designed to accommodate necessary utility infrastructure, dedicated bike lanes and a variety of transit opportunities.
- 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.
- G) Conserve energy, conserve water resources and reduce greenhouse gas emissions through innovative, energy-efficient building construction and development practices.
- H) Establish a Conservation and Habitat Network of uplands, wetlands, blackwater creeks and wildlife corridors that define, connect and protect significant natural habitats.
- I) Accommodate a new interchange at Interstate 95 to serve the ENCPA and facilitate implementation of the Long Range Transportation Plan.

#### **Policy FL.13.02 *Definitions and Interpretations***

Use of the terms identified in this Policy in the Employment Center DSAP Market Street PDP will be consistent with the definitions and interpretations provided in FL. Policy 13.02. Specifically, this PDP is greater than the 100 acre minimum indicated in FL.13.02(N).

#### **Policy FL.13.03 *Green Development Practices***

The Employment Center DSAP Market Street PDP shall continue to promote sustainable community and building design techniques and energy conservation strategies.

**Policy FL.13.04 Recreational Trails and Multi-Use Pathways**

The Employment Center DSAP Market Street PDP shall continue to provide for the development of a trail system with recreational trails or multi-use pathways, with minimum design and safety standards, as specified by this policy, as a means of promoting a walkable and connected community. The DSAP DO and this PDP identify recreational trails and multi-use pathways, and development shall be required to connect to adjacent trails and pathways.

**Policy FL.13.05 Multi-Modal Transportation Districts**

The Employment Center DSAP Market Street PDP incorporates the following:

- A) A complementary mix and range of land uses, including educational, recreational, and cultural uses;
- B) Interconnected networks of streets designed to encourage walking and bicycling, with traffic-calming where desirable;
- C) Appropriate densities and intensities of use within walking distance of transit stops;
- D) Daily activities within walking distance of residences, allowing independence to persons who do not drive; and,
- E) Public uses, streets, and squares that are safe, comfortable, and attractive for the pedestrian, with adjoining buildings open to the street and with parking not interfering with pedestrian, transit, automobile, and truck travel modes.

**Policy FL.13.06 U.S. 17 Transit Oriented Development (TOD)**

The Employment Center DSAP Market Street PDP does not include the designated TOD areas in the approved DSAP.

**Policy FL.13.07 Land Use Sub-Categories**

Development in the Employment Center DSAP Market Street PDP shall be consistent with the standards specified in the Land Use Sub-Categories found in Policy FL.13.07 and as provided for in the DSAP DO adjustment and this PDP. The relocation of area designated Residential Neighborhood and Employment Center, continue to maintain the same development standards, and are consistent with the intent of the districts specified in this policy.

*Policy FL13.07(A)(1)(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.*

Consistent with policy FL13.07(A)(1)(a) and the DSAP DO adjustment, a management plan has been created as part of the SJRWMD permitting process.

The primary objective of the mitigation/management plan as proposed herein is to maintain and/or improve hydrologic connectivity and ecological functions and values provided by the wetlands, surface waters, and associated upland communities to be preserved in perpetuity. Additionally, the mitigation/management plan incorporates maintenance of invasive, nuisance/exotic (N/E) plant species that commonly become established in disturbed sites and

contribute to degradation of native community types. Based on the history of the Property, it is very likely that the areas to be preserved and managed would be subject to continued adverse impacts and/or alterations if they are not preserved. Preservation and restoration of a significant portion of wetlands on the Property, and preservation and restoration of a majority of associated uplands provides many benefits to local and regional wildlife by ensuring the prevention of future disturbances to these areas and long-term protection of these habitats. Implementation of the comprehensive mitigation/management plan is anticipated to maintain historical hydrological and ecological functions and values of the majority of wetlands and a significant portion of associated upland habitat, and provide long-term conservation benefits to plant and animal species utilizing these habitats post-development.

### **Proposed Mitigation/Management Program**

The primary goals and objectives of the proposed comprehensive mitigation/management plan designed for the Property include the following:

1. Preserve large areas of moderate quality wetland strands to protect native vegetation and wildlife habitats contained within the Property;
2. Incorporate upland buffers around preserved wetlands to provide habitat for upland and wetland-dependent species, and provide a low-impact transition between natural areas and developed areas;
3. Incorporate a wildlife linkage (CHN) that provides for critical forage, habitat, and movement needs of indigenous listed and non-listed species;
4. Preserve significant areas of uplands within the CHN, to provide critical upland habitat for wetland-dependent species, as well as upland species;
5. Restore altered uplands (planted pine) by thinning the planted pines to natural stocking densities and conducting mechanical techniques (roller chopping) to reduce the bedding to restore the natural grade and the native community type within the CHN and additional upland areas;
6. Restore altered wetlands where silviculture activities have encroached into wetlands by planting dense pine stands primarily along the edges. The planted pines will be thinned to a natural density and wetland plant species will be allowed to naturally recruit into the area. Over time, the topography will be restored to a more natural grade and if necessary roller chopping will be conducted to help restore the natural topography;
7. Conduct maintenance of invasive, N/E plant species that commonly become established in disturbed sites and contribute to degradation of native community types.
8. Maintain the majority of herbaceous wetlands on the Property for continued use by listed wading birds; and
9. Incorporate a SWMS designed to maintain pre-development water quality, volumes, and flows, and existing wetland hydroperiods on-site.

*Policy FL13.07(A)(1)(d) - Prior to development of portions of 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.*

Consistent with policy FL13.07(A)(1)(d), an environmental education program has been finalized and submitted to the County.

**Policy FL.13.08 General Development Standards**

See section III for the information regarding the following PDP General Development Standards:

- A) Block size and connectivity standards;
- B) Minimum and maximum lot area and size;
- C) Maximum lot depth and width;
- D) Principle building setbacks (buildings close to and oriented to the street);
- E) Other building setbacks (including balconies, canopies, accessory structures, porches, stoops, driveways, other encroachment limitations, etc.);
- F) Building heights measured by the number of stories;
- G) Accessory dwelling unit standards;
- H) Street-front building transparency standards (windows and doors);
- I) Other building façade and street orientations standards;
- J) Parking location, delivery and loading standards;
- K) Multi-use pathways, sidewalks and roadway standards (conflicts between pedestrian and vehicular movements decided in favor of the pedestrian);
- L) Street cross sections;
- M) Alley requirements for residential lots less than sixty-feet (60') in width;
- N) Common open space and storm water retention location and general design;
- O) Landscaping standards;
- P) Pedestrian amenities such as benches and bicycle parking along neighborhood sidewalks and multi-use paths;
- Q) Buffering and screening standards;
- R) Sign standards;
- S) Public, civic and park space standards; and,
- T) Public area lighting standards.

This PDP is consistent with this Policy. In addition, supplemental design guidelines will be provided in one or more private covenants, deed restrictions and/or similar documents as provided for in PDP Section IV.

**Policy FL.13.09 St. Mary's River Greenway**

The Employment Center DSAP Market Street PDP, is not located in this greenway, and does not propose any change to the approved DSAP along the St. Mary's River Greenway, and remains in compliance with Policy FL.13.09.

**Policy FL.13.10 Sustainable Development Program**

The proposed DSAP adjustments and this PDP do not propose a change to the overall development program of the approved DSAP; therefore these applications remain compliant with the Maximum ENCPA Development Program established in Policy FL.13.10, as shown below:

2010-2015 MAXIMUM ENCPA DEVELOPMENT PROGRAM	
Residential	1,200 Dwelling Units
Non-Residential	1,210,000 Sq. Ft.
2030 MAXIMUM ENCPA DEVELOPMENT PROGRAM (Cumulative)	
Residential	24,000 Dwelling Units
Non-Residential	11,000,000 Sq. Ft.

**Policy FL.13.11 Jobs-to-Housing Balance**

The overall development program for the DSAP is not proposed to change. The Employment Center DSAP Market Street PDP is a part of the approved overall DSAP development program. The overall adjusted DSAP will continue to have a Jobs-to-Housing ratio that meets or exceeds the 0.84 ratio indicated in Policy FL.13.11. The remaining developable uplands, outside of this PDP, designated Employment Center of the Central Planning Area is approximately 755 acres. Combined with the 333 acres of developable uplands in the Southern Planning Area, there is a total of approximately 1,088 acres of land outside of the PDP designated as Employment Center. The Central and Southern Planning Area is programmed for 7,025,000 sf of nonresidential development combined. The 1,088 acres of remaining Employment Center lands outside the boundary of this PDP will provide a sufficient amount of land area in which the remaining non-residential development program, 6,255,370 square feet, for the CPA and SPA, Employment Center sub-category, can be accommodated.

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

The proposed DSAP adjustments and this PDP remain consistent with the Distribution of Land Uses in ENCPA by Land Use Sub-Category, as shown in the following table. The specific mixture of uses for each applicable area are established in this PDP process, as specified in Policy FL.13.12.

Land Use Sub-Category	Maximum Residential Units* (dwelling units)	Minimum Non-residential Uses* (Building Sq. Ft.)
Regional Center and Employment Center (combined**)	7,500 – 9,000**	9,000,000 – 10,000,000
Resort Development	2,500 – 3,500	400,000 – 500,000
Village Center	2,000 – 3,000	700,000 – 850,000
Residential Neighborhood	9,000 – 11,000	150,000 – 200,000

\* Total residential units and non-residential 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 shall not exceed 1,500 units.

The Employment Center DSAP Market Street PDP is a part of the approved overall DSAP development program and the development program is consistent with the overall DSAP distribution of uses.

**Policy FL.13.13 *Silvicultural and Agricultural Activities***

The Employment Center DSAP Market Street PDP does not propose any changes to the standards relating to silvicultural and agricultural uses. Agricultural and silvicultural activities shall be allowed within the PDP consistent with the ENCPA policies and Employment Center DSAP.

**Policy FL.13.14 *Master Land Use Plan***

The Master Land Use Plan may be modified in conjunction with a Preliminary Development Plan (PDP), which is being submitted concurrently, without a Comprehensive Plan amendment, provided that:

- A) The modification does not increase or decrease the ENCPA boundary.  
*The Employment Center DSAP Market Street PDP does not increase or decrease the ENCPA boundary.*
- B) The modification does not increase the overall development program as identified in Policy FL.13.10.  
*The Employment Center DSAP Market Street PDP does not amend the overall Development Program for the ENCPA, as provided in Policy FL.13.10.*
- C) The modification is found consistent with the development principles and respective ENCPA FLUE policies.  
*The Employment Center DSAP Market Street PDP is consistent with the ENCPA FLUE policies and development principles found in Policies FL.13.01 through FL.13.17.*
- D) The modification is approved in conjunction [with] a development order, resolution or ordinance adopted by the Board of County Commissioners pursuant to public notice and public hearing.  
*The modification being submitted with this PDP will be consistent with this policy.*
- E) Modifications to the Conservation Habitat Network (CHN) boundaries shall follow the general guidelines and standards set forth in Policy FL.13.07.  
*There are no modifications to the Conservation Habitat Network (CHN) boundaries as depicted in the approved DSAP Development Order.*

**Policy FL.13.15 *Common Open Space***

The Employment Center DSAP Market Street PDP does not include any changes to the standards relating to common open space and continues to be in compliance with Policy FL.13.15.

**Policy FL.13.16 *Public Water and Wastewater Utilities***

All development within the PDP shall be served by central water and wastewater service.

### **Policy FL.13.17 New Interstate 95 Interchange**

The new interchange depicted is acknowledged to be conceptual in nature, has been provided as an aid for understanding the County's long range transportation network, and its location does not bind any public or private entity for its future construction. A final decision on the planning, design and construction of an interchange in this general location shall be subject to federal and state requirements for interchange justification.

#### ***PD-ENCPA***

This PDP has been prepared in accordance with PD-ENCPA, Ordinance 2012-30. It is consistent with the purpose and intent of the PD, and shall adhere to the regulations regarding PDPs in accordance with article 27 of Ordinance 2012-30. Site plans within the PDP shall adhere to regulations established in section 27.10 of Ordinance 2012-30.

#### ***DSAP Development Order***

There is a concurrent submittal amending the development order for the DSAP. This PDP is consistent with said development order adjustment.

### **III. Development Program**

The development program for the Employment Center DSAP Market Street PDP is indicated in Table 3.1

**TABLE 3.1: DEVELOPMENT PROGRAM**

<b>LAND USE</b>	<b>DEVELOPMENT PROGRAM</b>
Residential	917 DUs
Non-Residential	450,000 SF

The development program indicated in Table 3.2 is divided into multiple land use categories throughout the Employment Center DSAP Market Street PDP. The acreage totals for each land use in are indicated in Table 3.2.

**TABLE 3.2: LAND USE ACREAGES**

<b>LAND USE</b>	<b>ACREAGE</b>	<b>PERCENT OF TOTAL LAND AREA</b>
Office	6.50	1.2%
Open Space	245.06	43.8%
Parks	26.32	4.7%
Public	13.18	2.4%
Public (School)	27.27	4.9%
Residential – Single Family	98.70	17.6%
Rights-of-Way	27.19	4.9%
Town Center	115.62	20.7%
<b>TOTAL</b>	<b>559.84</b>	<b>100%</b>

Notes:

1. Acreages and land use boundaries are approximate. Exact acreages, boundaries and uses are subject to changes based on final surveys, market conditions, and required planning, engineering, and environmental permits.
2. The parks designation, per FLUE FL.13.08, is intended as a regional park. It is conceptual only, and is subject to an agreement with the County.

IV. Development Standards

This PDP, including the development and design standards, is consistent with FL.13.08 and article 27 of the Nassau County Land Development Code, as set forth herein. Supplemental development and design guidelines for the PDP property will be provided in more or more private covenants, deed restrictions and/or similar documents. Those documents that are recorded in the Nassau County public records will be provided to the County after recordation.

**a) Block size and connectivity standards**

Generally

1. The maximum block length in the Market Street PDP shall be 600 feet. There is no minimum block length.
2. To enhance the pedestrian environment and increase walkability, block sizes in Tract K should be generally in the range of 250-450' deep x 400-800' long'.
3. Blocks lengths and depths may be increased by the property owner based on the following criteria:
  - a. To preserve ecologically sensitive areas.
  - b. Where civic spaces, roundabouts, or water bodies are provided as focal points, at the end of a block.
  - c. Where topography, street angles, civic spaces, mid-block crossings, pedestrian, and vehicular connections are used to interrupt a continuous streetscape.
4. In order to improve vehicle circulation, and reduce vehicles on the roadway network, in Tracts K and L, cross access connections should be provided to facilitate connections between parking areas for adjacent lots.
5. The DSAP development order provides for a trail system that indicates multi-use and recreational trails within the PDP area. See Exhibit F – Trail Network for a location of this trail system and the bicycle and pedestrian facilities included. Any multi-family developments and non-residential developments within the PDP area that are adjacent to the proposed trail system shall be required to provide for connections to this trail system.

6. Any development that requires Site Plan review, pursuant to article 27 of the Nassau County Land Development Code, shall be required to indicate connections to the trail system. Final construction details shall be provided during the Site Plan Review.
7. Raydient Places + Properties will cooperate with the County, FDOT and other affected property owners to examine the feasibility of the County, FDOT or others constructing a pedestrian and golf cart bridge connecting property on the south side of SR A1A and William Burgess Drive with the property to the north side of SR A1A potentially including a location within the Market Street PDP. A conceptual location has been identified, but is subject to further planning, design, engineering, funding, feasibility analysis and specific development agreement. The County will create a plan and process for examining the potential feasibility, funding, timing and locations of a pedestrian/golf cart overpass. The design of any structures, if any are location within the Market Street PDP, will be consistent with the Design Guidelines of the Market Street PDP and subject to review and approval by Raydient Places + Properties.

#### Non-Residential

1. To the extent feasible, non-residential development in the Market Street PDP, shall provide for a pedestrian sidewalk of at least five feet (5') in width, to connect employee and customer entrances to the primary street.
2. Non-residential development within the Tracts G, K, L, O, and P should be designed to permit connections of the CHN and open space networks.
3. Site and landscape design should provide for safe pedestrian access through parking areas to a public right of way and a transit stop as applicable.
4. Non-residential development in the Market Street PDP shall be designed to accommodate and provide connections to future transit systems, including feeder bus and bus rapid transit. Final determination of transit stop design and location shall be provided during the Site Plan review process.

#### Multi-Family Residential

1. Multi-family development within the PDP shall be required to connect to a pedestrian sidewalk system to provide for pedestrian connectivity within the community. This connection shall be a minimum of five feet (5') in width, and connect the resident entrance(s) to the primary street.
2. Multi-family residential development may be gated, provided that pathway access to the trail system, is provided and the project does not prevent connectivity of the trail system or open space network. This connection shall be a minimum of five feet (5') in width, and connect the primary resident entrance(s) to the primary street.

3. All residential development within Tracts G, K, and L should encourage connections to the CHN, open space and trail networks.
4. Site and landscape design should provide for safe pedestrian access through parking areas to a public right of way and a transit stop as applicable.
5. Multi-family residential developments within Tracts G, K, and L should be connected where feasible by both vehicular and non-vehicular travel modes to retail or office uses.
6. Residential projects may incorporate retail and office as supporting uses and amenities in free standing or vertically integrated buildings.
7. Multi-family development within the Market Street PDP shall be designed to accommodate and provide connections to existing or planned public transit systems, including feeder bus and bus rapid transit. Final determination of transit stop design and location shall be provided during the Site Plan Review process.

#### Single Family Residential

1. Residential development within the Market Street PDP, Tracts F, and H, may be formed by a connected network of curvilinear streets and cul-de-sacs, used to accommodate environmental and unique topographic features. In these tracts, roadway connections or stub-outs should be encouraged between adjacent parcels to enhance connectivity between neighborhoods.
2. Roadway connections or stub-outs should be encouraged between adjacent parcels to enhance connectivity between neighborhoods.
3. Garages for houses on lots less than forty feet (40') in width should generally be accessed by alley or side yard driveway.
4. Where existing or planned public transit is available, transit stops should be incorporated into the design of residential neighborhoods. Said transit stops should be designed as a civic feature in a visible and secure setting. Final determination of transit stop design and location shall be provided during the Site Plan Review process.

#### **b) Lot standards (minimum and maximum lot area, width, depth, and setbacks)**

1. *Tracts A, C, I, J, M, and N: Open Space*

Tracts A, C, I, J M, and N are designated by the ENCPA Master Plan as open space, some of which is designated as Conservation and Habitat Network (CHN) by the ENCPA and DSAP. No development will occur on these parcels, except as permitted in the ENCPA policies, the DSAP and per applicable regulatory permits.

2. *Tract B: Regional/County Park*

Tract B is designated as a regional/county park. There are no minimum or maximum lot area requirements for public and/or private recreation or open space uses. Any structures constructed for the park shall adhere to the yard and lot coverage standards for Tracts D and E.

3. *Tracts ~~D, and~~ E, F & G: Nonresidential (Recreation, Institutional and Office)*

Tract D is intended for recreation uses and/or community amenities. Tract E is approximately 26 acres that the developer has donated to the Nassau County School Board for the site of an elementary school. Tract F is intended for a private school and/or church, Tract G is intended for a recreation center, health and medical related facilities.

Lot Requirements:

- Minimum Lot Area: 7,500 square feet
- Lot Width (Non-Government): 60 feet. There is no maximum lot width.
- Minimum and Maximum Lot Depth: There is no minimum lot depth requirement, except as to meet all other requirements in this section. There is no maximum lot depth.
- For government uses, minimum lot area shall be consistent with the type of activity conducted on the site.

Minimum Yard Requirements:

No building, accessory structure, or any part thereof shall encroach into the following yard requirements:

- Front Yard: 20 feet
- Side Yard: 10 feet. No side yard shall be required where there are two (2) or more buildings.
- Rear Yard: 10 feet
- Parking is not permitted in any required setback

Maximum Lot Coverage:

- Lot coverage by all buildings, including accessory buildings and structures shall not be more than sixty-five (65%) percent of the lot.
- Impervious surface land coverage of recreational and open space uses should not exceed fifty (50%) percent for activity based recreational development and ten (10%) percent for resource based recreational development.

4. *Tracts ~~F and~~ H: Residential*

a. *Single family homes*

Lot Requirements:

- Minimum Lot Area: 3,800 square feet
- Lot Width: ~~30~~30 feet. There is no maximum lot width.

- Minimum and Maximum Lot Depth: There is no minimum lot depth requirement, except as to meet all other requirements in this section. There is no maximum lot depth.

Minimum Yard Requirements:

No building or structure shall encroach into the following yard requirements, except as provided below:

- Front Yard: 10 feet
- Side Yard: 5 feet
- Rear Yard: 10 feet
  - o Accessory buildings, including attached and detached garages, may encroach up to five (5') feet into the Rear Yard setback
- Porches, window bays, stairs, eaves and similar architectural features may encroach up to five (5') into setbacks.

Maximum Lot Coverage:

- The maximum lot coverage for single family homes in tracts ~~F and~~ H shall be ~~34~~5%.

*b. Townhomes*

Lot Requirements:

- Minimum Lot Area:
  - o Interior Lot: 2,000 square feet
  - o Exterior Lot: 3,000 square feet
- Lot Width:
  - o Interior Lot: 20 feet
  - o Exterior Lot: 30 feet
  - o There is no maximum lot width
- Minimum and Maximum Lot Depth: There is no minimum lot depth requirement, except as to meet all other requirements in this section. There is no maximum lot depth.

Minimum Yard Requirements:

No building or structure shall encroach into the following yard requirements, except as provided below:

- Front Yard: 10 feet
- Side Yard:
  - o Interior Units: 0 feet
  - o Exterior Units: 5 feet
  - o Exterior Units (Street): 10 feet
    - Townhomes adjacent to alleys shall not be required to adhere to the street side 10-foot side yard. Townhomes adjacent to alleys shall provide a 5-foot side yard.
- Rear Yard: 10 feet

- Accessory buildings, including attached and detached garages, may encroach up to five (5') feet into the Rear Yard setback
- Porches, window bays, stairs, eaves and similar architectural features may encroach up to five (5') into setbacks.

Maximum Lot Coverage:

- The maximum lot coverage for townhomes in tracts ~~F and H~~ shall be ~~350~~35%.

c. *Multi-Family Residential, Excluding Townhomes*

Lot Requirements:

- Minimum Lot Area: 15,000 square feet
- Lot Width: 125 feet. There is no maximum lot width.
- Minimum and Maximum Lot Depth: There is no minimum lot depth requirement, except as to meet all other requirements in this section. There is no maximum lot depth.

Minimum Yard Requirements:

No building, accessory structure, or any part thereof shall encroach into the following yard requirements:

- Front Yard: 20 feet
- Side Yard: 20 feet
- Rear Yard: 20 feet

Maximum Lot Coverage:

- The maximum lot coverage for multi-family residential, excluding townhomes in tracts F and H shall be 25%.

5. *Tract G, K and L: Town Center*

Permitted uses in Tracts G, K and L include restaurants, hotels, residential, retail sales, personal services, business and professional offices, recreation and open space, parks/plazas, governments, transit stations and other public uses and land uses that are similar and compatible.

a. *Non-Residential*

Lot Requirements:

- Minimum Lot Area: none
- Minimum and Maximum Lot Width: none
- Minimum and Maximum Lot Depth: There is no minimum lot depth requirement, except as to meet all other requirements in this section. There is no maximum lot depth.
- For government uses, minimum lot area shall be consistent with the type of activity conducted on the site.

Minimum Yard Requirements:

No building, accessory structure, or any part thereof shall encroach into the following yard requirements, except as provided below:

- Front setback: 0 feet minimum, 15 feet maximum. Balconies, canopies, awnings, or similar structures are allowed to encroach into the front

setback, or public right-of-way, in order to provide shade for pedestrians, creating a more comfortable pedestrian environment in the town center area.

- Side Yard: 0 feet
- Rear Yard: 5 feet
- ~~Parking is not permitted in any required setback~~ [see section IV for parking standards](#)

*b. Single family homes*

Lot Requirements:

- Minimum Lot Area: 3,800 square feet
- Lot Width: 30 feet. There is no maximum lot width.
- Minimum and Maximum Lot Depth: There is no minimum lot depth requirement, except as to meet all other requirements in this section. There is no maximum lot depth.

Minimum Yard Requirements:

No building or structure shall encroach into the following yard requirements, except as provided below:

- Front Yard: 10 feet
- Side Yard: 5 feet
- Rear Yard: 10 feet
  - o Accessory buildings, [including attached and detached garages](#), may encroach up to five (5') feet into the Rear Yard setback
- Porches, window bays, stairs, eaves and similar architectural features may encroach up to five (5') into setbacks.

*c. Townhomes*

Lot Requirements:

- Minimum Lot Area:
  - o Interior Lot: 2,000 square feet
  - o Exterior Lot: 3,000 square feet
- Lot Width:
  - o Interior Lot: 20 feet
  - o Exterior Lot: 30 feet
  - o There is no maximum lot width
- Minimum and Maximum Lot Depth: There is no minimum lot depth requirement, except as to meet all other requirements in this section. There is no maximum lot depth.

Minimum Yard Requirements:

No building or structure shall encroach into the following yard requirements, except as provided below:

- Front Yard: 10 feet
- Side Yard:
  - o Interior Units: 0 feet

- Exterior Units: 5 feet
- Exterior Units (Street): 10 feet
  - Townhomes adjacent to alleys shall not be required to adhere to the street side 10-foot side yard. Townhomes adjacent to alleys shall provide a 5-foot side yard.
- Rear Yard: 10 feet
  - Accessory buildings, including attached and detached garages, may encroach up to five (5') feet into the Rear Yard setback
- Porches, window bays, stairs, eaves and similar architectural features may encroach up to five (5') into setbacks.

*d. Multi-Family Residential, Excluding Townhomes*

Lot Requirements:

- Minimum Lot Area: 10,000 square feet
- Lot Width: 100 feet. There is no maximum lot width.
- Minimum and Maximum Lot Depth: There is no minimum lot depth requirement, except as to meet all other requirements in this section. There is no maximum lot depth.

Minimum Yard Requirements:

No building, accessory structure, or any part thereof shall encroach into the following yard requirements:

- Front Yard: 20 feet
- Side Yard: 20 feet
- Rear Yard: 20 feet

*6. Tracts O and P: Office*

Tracts O and P are intended for office uses. Uses in Tracts O and P shall be as per the Employment Center guidelines in the East Nassau Employment Center DSAP, except that industrial and manufacturing uses are not permitted.

Lot Requirements:

- Minimum Lot Area: 7,500 square feet
- Lot Width: 60 feet. There is no maximum lot width.
- Minimum and Maximum Lot Depth: There is no minimum lot depth requirement, except as to meet all other requirements in this section. There is no maximum lot depth.
- For government uses, minimum lot area shall be consistent with the type of activity conducted on the site.

Minimum Yard Requirements:

No building, accessory structure, or any part thereof shall encroach into the following yard requirements:

- Front Yard: 20 feet
- Side Yard: 10 feet
- Rear Yard: 10 feet
- Parking is not permitted in any required setback

**c) Building heights measured by the number of stories**

Building height in the Market Street PDP shall be measured as defined in Article 32 of the Nassau County Land Development Code. Article 32 defines "building height" as the vertical distance from grade to the highest roof surface, in the case of flat roofs, or to a point at the average height of the highest roof having a pitch. For the purposes of measuring height, the following are not included: 1) parapet walls which do not extend more than five (5) feet above the roof line; 2) uninhabited stair towers, chimneys, vents, ventilators and enclosures for machinery of elevators may exceed the height limitation in accordance with the Florida Building Code; 3) in addition to the foregoing, cupolas, window walks, steeples, spires and other architectural features (excepting therefrom signs) shall not exceed in aggregate area ten (10) percent of the area of the roof and not to exceed ten (10) feet above the allowable roof height.

**1. Tracts A, C, I, J, M and N: Open Space**

Tracts A, C, I, J, M and N are identified as open space, some of which is designated by the ENCPA Master Plan as Conservation and Habitat Network (CHN). No development will occur on these parcels, except as permitted in the ENCPA policies, the DSAP and per applicable regulatory permits.

**2. Tracts B, D, E, F and H: Regional/County Park, Recreation, Residential and Civic**

Tracts B, D, E, F and H shall have a maximum building height of 3 stories, or 35 feet, except for multi-family residential buildings, which shall have a maximum building height of 4 stories, or 50 feet.

**3. Tracts G, K and L: Town Center**

In Tracts G, K and L, single family buildings and duplexes shall have a maximum building height of 3 stories, or 35 feet. All other buildings in Tracts G, K and L shall have a maximum building height of 5 stories, or 60 feet.

**4. Tracts O and P: Office**

Tracts O and P shall have a maximum building height of 5 stories, or 60 feet.

**d) Accessory dwelling units**

1. Accessory dwelling units are permitted in Tracts ~~F and H, H & K~~ H & K ~~which are primarily single family residential areas. neighborhoods.~~

2. Accessory dwelling units are not permitted in any Tracts, except for Tracts F and H.

**e) Building façade and orientation**

Generally

1. For all development in the PDP area, the primary building entry shall be oriented to the primary street to the extent feasible.

2. Any façade facing a public right-of-way shall be treated as a street-front façade.
3. Large expanses of blank walls are discouraged on any façade. All facades shall incorporate architectural features, such as windows, balconies, or variations in building material, color, texture or details to provide visual relief from large expanses of brick walls.
4. Final determination regarding building façade, orientation and elevations shall be determined on a case-by-case basis for individual development parcels during the Site Plan review process, pursuant to article 27 of the Nassau County Land Development Code.

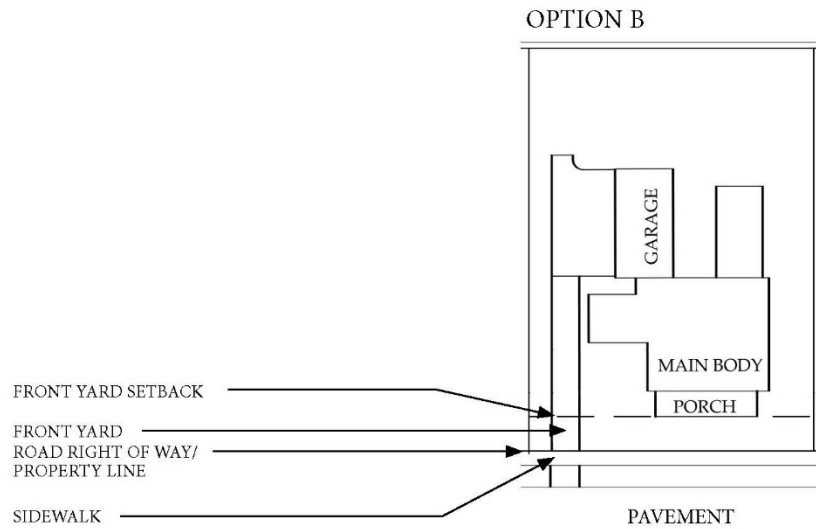
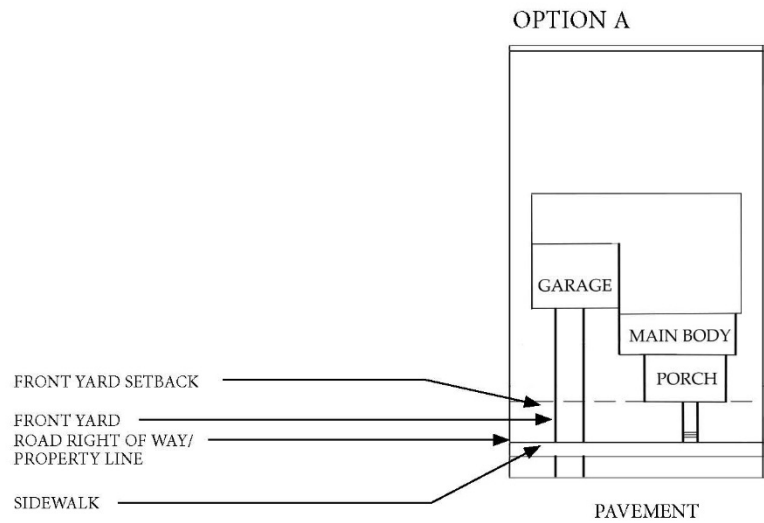
#### Non-Residential

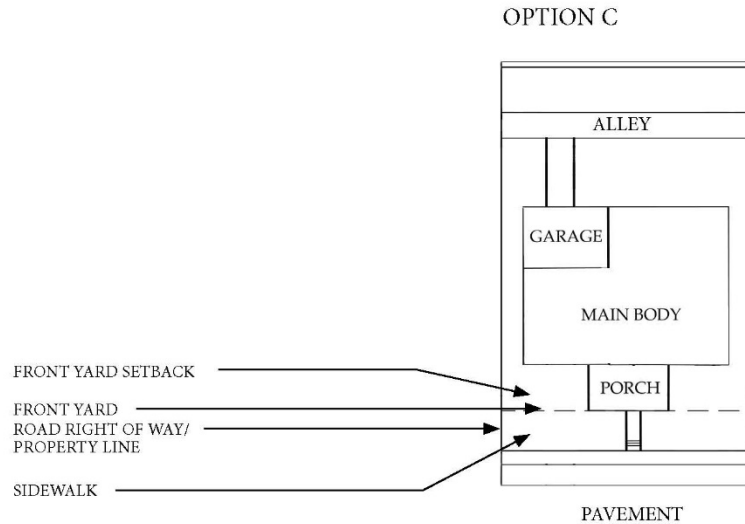
1. Non-residential buildings shall be designed to support their primary uses and incorporate design elements of scale and massing.
2. To the extent possible, the primary employee and customer entrance shall be clearly articulated in the building design and face the primary street.
3. Buildings located on the north side of SR200 at the intersections of SR200 and Day Dream Avenue, Wildlight Avenue, and Floco Avenue may be set-back from the SR200 ROW the same depth as the adjacent buildings fronting SR200. However, the building's orientation shall be to either Day Dream Avenue, Wildlight Avenue or Floco Avenue and designed at a pedestrian scale. The façade facing SR200 shall be treated as a street-front façade .
- ~~3.4.~~ Buildings located on the south side of SR200 at the intersections of SR200 and William Burgess and Harper Chapel may be set-back from the SR200 ROW the same depth as the adjacent buildings fronting SR200. However, the buildings orientation shall be to either William Burgess or Harper Chapel and designed at a pedestrian scale. The façade facing SR200 shall be treated as a street-front façade.

#### Single Family Residential

1. Primary entrances for single family residences in the Market Street PDP shall be visible from the public street right of way.
2. To the extent feasible, front loaded garages shall be recessed from the primary façade of the primary structure.
3. Options for single family parking configurations include, but are not limited to, the following exhibits. These exhibits indicate potential garage orientations for single

family homes. On-street parking is permitted based on the typical cross section found in Exhibit D.





**f) Façade Transparency Standards**

**1. Tracts A, C, I, J, M and N**

Tracts A, C, I, J, M and N are identified as open space, some of which is designated by the ENCPA Master Plan as Conservation and Habitat Network (CHN). No development will occur on these parcels, except as permitted in the ENCPA policies, the DSAP and per applicable regulatory permits.

**2. Tracts B**

Tract B is designated as a regional/county park. There are no standards for façade transparency or street orientation.

**3. Tracts F and H**

a) There are no façade transparency ratios for single-family development in Tracts F and H.

**4. Tract D, E, G, K, L, O and P**

- a) The first floor of any façade that faces a public or private right-of-way shall have a minimum of 25% transparency. Floors above the first floor of any façade that faces a public right-of-way shall have a minimum of 20% transparency.
- b) If a façade does not face a public or private right-of-way, there is no minimum transparency ratio.
- c) Supplemental façade transparency standards will be addressed in development and design guidelines for the PDP through private covenants, deed restrictions and/or similar documents.

**g) Parking location, delivery and loading standards**

- 1. a) Off-street parking spaces shall be provided at the following minimums:

Land Use	Minimum Off-Street Parking Spaces
Single Family Residential	2 per dwelling unit
Multi-Family Residential (including townhouses)	1.5 per dwelling unit
Retail	1 per 400 sf
Restaurant	1 per 200 sf (including outdoor seating)
Office	1 per 350 sf
Elementary School	1.75 per classroom and 1 per 5 auditorium or gymnasium seats

- b) Minimum off-street parking spaces required for mixed-use developments, shall be calculated by adding the required spaces for each use within the mixed-use development, based on the requirements provided in the table above.
  - c) In no case shall the minimum number of required parking spaces be greater than would be the minimum number of required parking spaces by section 31.12 of the Nassau County Land Development Code.
2. Provisions for Accessible Parking Spaces shall be in accordance with section 31 of the Nassau Land Development Code.
3. Off-street loading spaces shall be provided in accordance with section 31 of the Nassau Land Development Code.
4. The required off-street parking or loading spaces shall be located on the same lot or parcel of land they are intended to serve, when feasible, except in cases of a shared parking agreement as described in the DSAP DO.
5. For non-residential and multi-family uses in Tracts G, K and L, off-street parking shall not be permitted in any required setback. In Tracts G, K and L, off-street parking shall be provided at the rear, or sides of the building and visually screened in order to promote a walkable, pedestrian friendly environment.
6. Along the northern boundary of SR200 within the Market Street PDP an approximate 100-foot deep landscaped area and multi-use trail will be provided. Along the northern boundary of the referenced 100-foot deep landscaped area an internal frontage road may be established. A single row of on-street parking is permitted along the southern boundary of the internal frontage road directly abutting the approximate 100-foot deep landscaped area. The on-street parking may be parallel, angled, or perpendicular. -For building sites located at the intersections of SR200 and Day Dream Avenue, Wildlight Avenue or Floco Avenue no parking is permitted between the building and the 100 buffer.

~~6-7.~~ Along the southern boundary of SR200 within the Market Street PDP an approximate 50-foot deep landscaped area and multi-use trail will be provided. Along the southern boundary of the referenced 50-foot deep landscaped area an internal frontage road may be established. A single row of on-street parking is permitted along the northern boundary of the internal frontage road directly abutting the approximate 50-foot deep landscaped area. The on-street parking may be parallel, angled, or perpendicular. For building sites located at the intersections of SR200 and William Burgess or Harper Chapel no parking is permitted between the building and the 50 buffer.

~~7-8.~~ On-street parking is required based on the Typical Cross Sections in Exhibit D. Within Tracts G, K and L, on-street parking, within one-quarter (1/4) mile of the parcel, is allowed to count towards the required number of parking spaces indicated in this section. This is intended to reduce parking in the Town Center areas and to create a more walkable and pedestrian-friendly community.

~~8-9.~~ If practical difficulties prevent the placing of parking facilities on the same lot with the structure they are designed to serve, such facilities shall be located on another site not more than one-quarter (1/4) mile away.

~~9-10.~~ Where truck service areas and parking are located between buildings and the primary street frontage, landscaping for screening purposes shall be placed between the primary frontage and the service/parking areas.

~~10-11.~~ Landscaping and buffering of off-street parking spaces shall adhere to the requirements of the Nassau Land Development Code. In cases where there is a conflict between the Land Development Code and the PDP, the PDP shall control.

~~11-12.~~ Shared parking is encouraged to reduce parking in the Town Center and Office areas and to create a more walkable and pedestrian-friendly community. Within Tracts G, K, L, O and P, shared parking facilities are permitted. Sharing of facilities must be referenced in the site plan and, if necessary, in combination with a traffic study. A shared parking agreement must be incorporated into a contractual use agreement.

~~12-13.~~ For single family residential dwellings, front loaded garages shall be recessed from the primary façade of the primary structure, to the extent feasible. For examples see exhibits in section (e) – Building Façade and Orientation.

~~13-14.~~ For development in Tracts G, K and L, bicycle parking shall be provided at a minimum ratio of 1 space per 3,000 square feet of retail or office use.

**h. Trail system and roadways standards and street cross sections (conflicts between pedestrian and vehicular movements decided in favor of the pedestrian)**

1. Exhibit E indicates the roadway type and cross sections for proposed roads in the PDP. Roads in the PDP shall generally be constructed based on this mobility plan. Exact locations and alignments are subject to final survey and permitting.
2. All road and trail cross sections in this PDP shall be constructed based upon one of the typical cross sections found in Exhibit D. These cross sections may be modified in coordination with Nassau County during the Site Plan review process. No adjustment to this PDP shall be required for such cross section modification.
3. Any road that is constructed within the PDP area, that is not indicated on Exhibit E – Roadway Network, shall adhere to one of the cross sections identified in Exhibit E. The road type and applicable cross section shall be determined during the Site Plan review process.
4. The Trail Network (Exhibit F) indicates proposed bicycle and pedestrian facilities, including multi-use trails, bike lanes and sidewalks. These trails are intended to provide connectivity for multiple modes of transportation throughout the Market Street PDP and are consistent with Figure 3.3 of the Employment Center DSAP.
  - a) The minimum multi-use trail width is ten (10') feet. See Exhibit D for a typical cross section of a multi-use trail.
  - b) Where a proposed multi-use trail is adjacent to a roadway, but is not part of the required street cross section (Exhibit D), said multi-use trail may be constructed in lieu of one of the required 6-foot sidewalks and/or bike lanes.
  - c) Multi-family and non-residential development that are adjacent to the proposed multi-use pathway system shall provide a connection to the multi-use pathway system, as provided herein.
  - d) Any required connection to the trail system shall be construction in accordance to the design and construction standards for the trail system.
5. Sidewalks and multi-use pathways shall be constructed of asphalt, concrete or other firm and stable surface that is ADA compliant.
6. Crosswalks shall be clearly defined through striping or the use of distinct materials.
7. To the extent feasible, non-residential development in the Market Street PDP, shall provide for a pedestrian sidewalk of at least five feet (5') in width, to connect employee and customer entrances to the primary street.
8. Non-residential and multi-family developments within the Market Street PDP should provide for pedestrian connections to the CHN, open space and trail networks.

9. Multi-family developments within the Market Street PDP may be gated when pathway access is provided and the project does not prevent connectivity of the trail system and open space networks.
10. Pursuant to Policy FL.13.07(A), “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 possible.”

**i. Alley requirements for residential lots less than sixty feet (60') in width**

1. Garages for houses on lots less than forty feet (40') in width should generally be accessed by alley or side yard driveway.
2. Alleys should typically be constructed according to the Cross Section H in Exhibit D - Typical Cross Sections.
3. Specific lot layouts will be determined during the Site Plan Review process, pursuant to article 27 of the Nassau County Land Development Code. During the Site Plan Review process, residential lots that require alley or side yard driveway access shall be addressed.

**j. Common open space and storm water retention location and general design**

1. Common open space for the PDP area is generally indicated on the plan. Common open space for individual development parcels will be determined during the Site Plan review process, pursuant to article 27 of the Nassau County Land Development Code.
2. Parks and open space should generally be distributed throughout single-family residential neighborhoods within short walking distances from a majority of residential units.
3. Parks and open space should serve as organizing design elements and focal points for neighborhood activities.
4. Tract B is designated as a Regional Park. It is located adjacent to a planned public school. Joint-use recreational facilities with the public school are encouraged, and subject to an agreement with the Nassau County School Board.
5. Stormwater retention areas in single-family neighborhoods should be designed as amenities in accordance with engineering best practices. Final design and permitting will be determined during the Site Plan Review process.
6. In Tracts F and H stormwater management areas may count towards the minimum park and common open space requirements when publically accessible.

7. Stormwater retention areas may be located in land designated as open space, only if the ENCPA Master Land Use Plan does not classify said land as CHN. In no case, shall a stormwater retention area be located on lands designated by the ENCPA Master Land Use Plan as CHN.
8. Before any site plan is approved, a stormwater management plan must be permitted by the St. John's River Water Management District.
9. Storm water retention areas for individual developments will be determined during the Site Plan review process, pursuant to article 27 of the Nassau County Land Development Code.

**k. Landscaping standards**

1. In single family developments, streets trees should be planted where practical and spaced generally 50 feet. Acceptable tree species are found in section 37.05 of the Nassau County Land Development Code. Street trees may be spaced less than 50 feet.
2. Landscape design should provide for safe pedestrian access through parking lots, and where there are connections between multi-family or non-residential and public rights-of-way and transit stops, where applicable.
3. The landscaping standards for all properties within the PDP area shall adhere the regulations in Nassau County Land Development Code, section 37.05. In cases where there is a conflict between the Land Development Code and the PDP, the PDP shall control.
4. Final landscaping plans will be provided for individual developments within the Market Street PDP during the Site Plan Review process.

**l. Pedestrian amenities such as benches and bicycle parking along neighborhood sidewalks and multi-use paths**

1. Non-residential development shall provide bicycle parking and pedestrian amenities that can include, but are not limited to benches, tables, trash receptacles, water fountains, and shade structure, such as gazebos or trellises. A minimum of two different amenities shall be provided at each required connection between a non-residential development and the trail system.
2. The applicant will provide the type, design and location of pedestrian amenities at the time of Site Plan review process.
3. Final determination of bicycle parking and pedestrian amenities shall be determined during the Site Plan review process, pursuant to article 27 of the Nassau County Land Development Code.

**m. Buffering and screening standards**

1. Where truck service areas and parking are located between buildings and the primary street frontage, landscaping for screening purposes shall be placed between the primary frontage and the service/parking areas.
2. Residential areas shall be buffered from manufacturing and industrial areas to the extent practical by the CHN or office, institutional, open space or recreational uses.
3. The buffering and screening standards for all properties within the PDP area shall adhere the regulations in Nassau County Land Development Code, sections 37.05 and 37.06. In cases where there is a conflict between the Land Development Code and the PDP, the PDP shall control.

**n. Sign standards**

1. The sign standards for all properties within the PDP area shall adhere to the Uniform Signage & Wayfinding Plan attached as Exhibit G.

**o. Public, civic and park space standards**

1. Recreation and open space standards for individual developments shall adhere to the ratios and standards found in Policy ROS.01.03 of the Nassau County Comprehensive Plan.
2. Parks and open space should generally be distributed throughout single-family residential neighborhoods within short walking distances from a majority of residential units.
3. Parks, open space, plazas and civic spaces should serve as organizing design elements, focal points for neighborhood activities, as well as serve to provide an identity for the neighborhood.
4. Tract K shall include a Village Green to serve as a focal point for the Town Center. The Village Green will serve as a central organizing element for the Town Center and be accessible by bicycle and pedestrian facilities for residents, employees, and visitors of the East Nassau County Employment Center and Market Street community.
5. Tract L shall contain a central green space to serve as an organizing element and provide an identity to the neighborhood. This central green space will be easily accessible by bicycle and pedestrian facilities.
6. Each neighborhood shall contain at least one neighborhood park. The location of the neighborhood park shall connect to the overall trail and open space network as well as provide recreational opportunities.
7. Neighborhood parks shall be a minimum of 0.25 acres in size and publically accessible.

8. Neighborhood parks shall provide recreational space and may include such amenities as informal play fields, play equipment, seating areas and other such improvements.
9. Neighborhood parks may be able to co-locate to serve more than one neighborhood provided that:
  - a. The park is at least 0.25 acres in size for each neighborhood that it serves.
  - b. The park is easily and safely accessible from each neighborhood that it serves by bicycle and pedestrian facilities.
10. Tract B is designated as a Regional Park. It is located adjacent to a planned public school. Joint-use recreational facilities with the public school are encouraged, and subject to an agreement with the Nassau County School Board.
11. Public, civic and park space designs for individual developments will be determined during the Site Plan review process, pursuant to article 27 of the Nassau Land Development Code.
12. Parks described in this section may be allowed to be counted towards County's required recreation and open space levels of service.

**p. Public area lighting standards**

1. The lighting of public areas, including parking lots and public plazas, is important for the safety and comfort of the user. Lighting of public areas, should be designed to provide the minimum lighting necessary to ensure adequate vision and comfort while being arranged so as not to cause visual interference on public thoroughfares or encroach on the visual privacy of adjacent building occupants.
2. Lighting along sidewalks and on connections between multi-family or non-residential developments and parking lots, public rights-of-way and transit stops shall be designed to provide for pedestrian safety. The latest edition of the IES Lighting Handbook, published by the Illuminating Engineering Society, of North American shall be used as a guide for the design and testing of parking facility lighting.
3. Lighting shall be shared or screened and positioned in such a manner as to minimize offensiveness to neighboring property.
4. Final lighting plans for individual development parcels shall be submitted during the Site Plan review process, pursuant to section 27.10 of the Nassau Land Development Code.
5. Final lighting plans shall be certified by a registered architect or registered engineer as providing illumination in accordance with the applicable minimum standards provided in this section.

In accordance with and consistent with the provisions contained in Nassau County Land Development Code Section 27.08, this revised Employment Center DSAP Market Street Preliminary Development Plan (PDP) is hereby approved by the Nassau County Planning Director this \_\_\_\_\_ day of December 2017.

\_\_\_\_\_  
Nassau County Planning Director



Market Street PDP-Location in Employment Center DSAP-Central Planning Area