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MEMORANDUM

DATE: OCTOBER 1, 2018

TO: NORTHEAST FLORIDA REGIONAL COUNCIL BOARD OF DIRECTORS

FROM: BRIAN TEEPLE, CHIEF EXECUTIVE OFFICER 

RE: NASSAU COUNTY TRANSMITTED AMENDMENT 18-2ESR

Attached is Review Form 01 for Nassau County's Transmitted Amendment 18-2ESR. The application proposes to amend the text and Future Land Use Map of the Comprehensive Plan as follows:

CPA 18-009 – amending the Conservation, Future Land Use and Capital Improvement Elements.

CPA 18-015 – amending the Future Land Use Element and Map for the White Oak Plantation Limited Development Overlay.

Recommendation

Staff respectfully recommends the Northeast Florida Regional Council Board of Directors approve the staff report for Nassau County's Transmitted Amendment 18-2ESR.

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**FLORIDA REGIONAL COUNCILS ASSOCIATION
LOCAL GOVERNMENT COMPREHENSIVE PLAN AMENDMENT REVIEW FORM 01**

Regional Planning Council: **Northeast Florida Regional Council**
Regional Planning Council Item No. **Nassau County Transmitted Amendment 18-2ESR**
Date to be Mailed to Local Government and State Land Planning Agency: **October 5, 2018**
Local Government Item No: **Application Nos. CPA18-009 and 18-015**

Pursuant to Section 163.3184, Florida Statutes, Council review of proposed amendments to local government comprehensive plans is limited to adverse effects on regional resources and facilities identified in the strategic regional policy plan and extra-jurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the region. A written report containing an evaluation of these impacts, pursuant to Section 163.3184, Florida Statutes, is to be provided to the local government and the state land planning agency within 30 calendar days of receipt of the amendment.

DESCRIPTION OF AMENDMENT

The application proposes to amend the text and Future Land Use Map of the Comprehensive Plan as follows:

CPA 18-009 – amending the Conservation, Future Land Use and Capital Improvement Elements.

Policy CS.03.02 – amends land acquisition policy to eliminate voter referendum for acquisition

Policy FL.01.02 –

- Clarifies the definition of Agriculture.
- Amends density definitions providing a new criteria that only parcels over 320 acres have a residential density of 1 dwelling unit/ 20 acres and parcels under 320 have a residential density of 1 dwelling unit/1 acre.
- Changes policies related to “family lots” and the subdivision thereof.
- Adds Community/public facilities as permitted uses in Agriculture Land Use.

Policy FL.01.04 – adding justification criteria for Future Land Use Map changes:

- Statutory language related to urban sprawl.
- Contiguity to urban/transitioning areas served by public infrastructure.
- Need demonstrated by population growth and development trends.
- Adequate public facilities.
- Fiscal and environmental sustainability.
- Compact urban development.
- Protection against increased drainage, flooding and storm water issues.

Policy FL.08.01 – prohibits issuance of development orders or permits that result in a reduction of an adopted level of service.

Policy FL.08.05 – eliminates an antiquated prospective policy related to the Land Development Code and makes it policy for commercial and multi-family residential to be clustered or nodal.

Policy FL.08.06 – changes criteria for residential and commercial development in rural and transitioning areas:

- Provide for compact, mixed-use and contiguous development patterns.
- Develop in a pattern that supports the creation, extension and maximization of water and sewer systems.
- Ensure compatible development adjacent to agricultural lands.
- Provide for safe/accessible streets, interconnectivity and multi-modal transportation.
- Through PUD or other development orders promote community identity and sense of place.

Policy CI.02.01 – prohibits issuance of development orders or permits that result in a reduction of an adopted level of service.

Policy CI.02.02 – provides for the continuous review of LOS standards on the basis of consistency with the schedule of capital improvements.

CPA 18-015 – amending the Future Land Use Element and Future Land Use Map Series for the White Oak Plantation Limited Development Overlay.

Policy FL.02.05 – changes the reference to the ownership of the White Oak Plantation and clarifies the permitted uses and activities.

Amends the White Oak Plantation Limited Overlay District map (FLUMS – 5), a part of the Comprehensive Plan’s Future Land Use Map series, to reflect current boundaries.

1. ADVERSE EFFECTS TO SIGNIFICANT REGIONAL RESOURCES AND FACILITIES IDENTIFIED IN THE STRATEGIC REGIONAL POLICY PLAN

No analysis was provided regarding the acreage involved, total density increase or impacts resulting to proposed changes to Policy FL.01.02. The County should provide additional information on this issue prior to adoption so effects to regional resources and facilities can be evaluated.

2. EXTRAJURISDICTIONAL IMPACTS INCONSISTENT WITH THE COMPREHENSIVE PLANS OF LOCAL GOVERNMENTS WITHIN THE REGION

No analysis was provided regarding the acreage involved, total density increase or impacts resulting to proposed changes to Policy FL.01.02. The County should provide additional information on this issue prior to adoption so extra jurisdictional Impacts can be evaluated.

Request a copy of the adopted version of the amendment?

Yes X No _____

Recommendation

Staff respectfully recommends the Northeast Florida Regional Council Board of Directors approve the staff report for Nassau County's Transmitted Amendment 18-2ESR.