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MEMORANDUM

DATE: JULY 5, 2017
TO: NORTHEAST FLORIDA REGIONAL COUNCIL EXECUTIVE COMMITTEE
FROM: BRIAN D. TEEPLE, AICP, CEO 
RE: NASSAU COUNTY TRANSMITTED AMENDMENT 17-1ESR

Attached is Review Form 01 for transmitted text and map amendments seeking to amend the Nassau County Comprehensive Plan by adding policies related to statutory changes required of the Coastal Management Element, the Future Land Use Element and the Regional Coordination Element. The amendment also established the William Burgess Overlay District.

Recommendation

Staff respectfully recommends that the Northeast Florida Regional Council Executive Committee approve staff report on Nassau County Transmitted Amendment 17-1ESR.

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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 17-1ESR**
Date to be Mailed to Local Government and State Land Planning Agency: **June 7, 2017**
Local Government Item No: **Ordinance 2017-_____**

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

Nassau County is proposing numerous text amendments and one Future Land Use Map amendment. The amendments are outlined in the tables below which were provided by the County.

Coastal Management Element

The first two amendments are proposed to meet changes in Chapter 163 regarding required changes in the Coastal Management Element.

Future Land Use Element

The third through sixth amendments are also provided to meet statutory requirements related to land use compatibility around airports.

The seventh amendment removes the requirement for an automatic 25 foot setback for properties with frontage on SR200/A1A within the SR 200/A1A Overlay.

Recreation and Open Space Element

Amendments eight through eleven provide new definitions for Neighborhood, Community and Regional Parks.

Future Land Use Element and Map

The final two amendments relate to the establishment of the William Burgess Mixed-Use Overlay in text and in the Future Land Use Map Series. This overlay's goal is to encourage mixed-use developments designed to accommodate multiple community activities and services in close proximity. Implementation of the broad policies of the text amendment (inter-connectivity, higher density, pedestrian/bicycle orientation, public spaces, diversity of land use/buildings/spaces), are relegated to future changes to the County's Land Development Code.

CPA17-003 Proposed Text Amendments to 2030 Comprehensive Plan 2017

AMEND= Change language within an existing section or subsection
 RENUMBER= re-number an existing section or subsection
 DELETE=completely remove all language of an existing section or subsection
 ADD= add a section or subsection with entirely new language

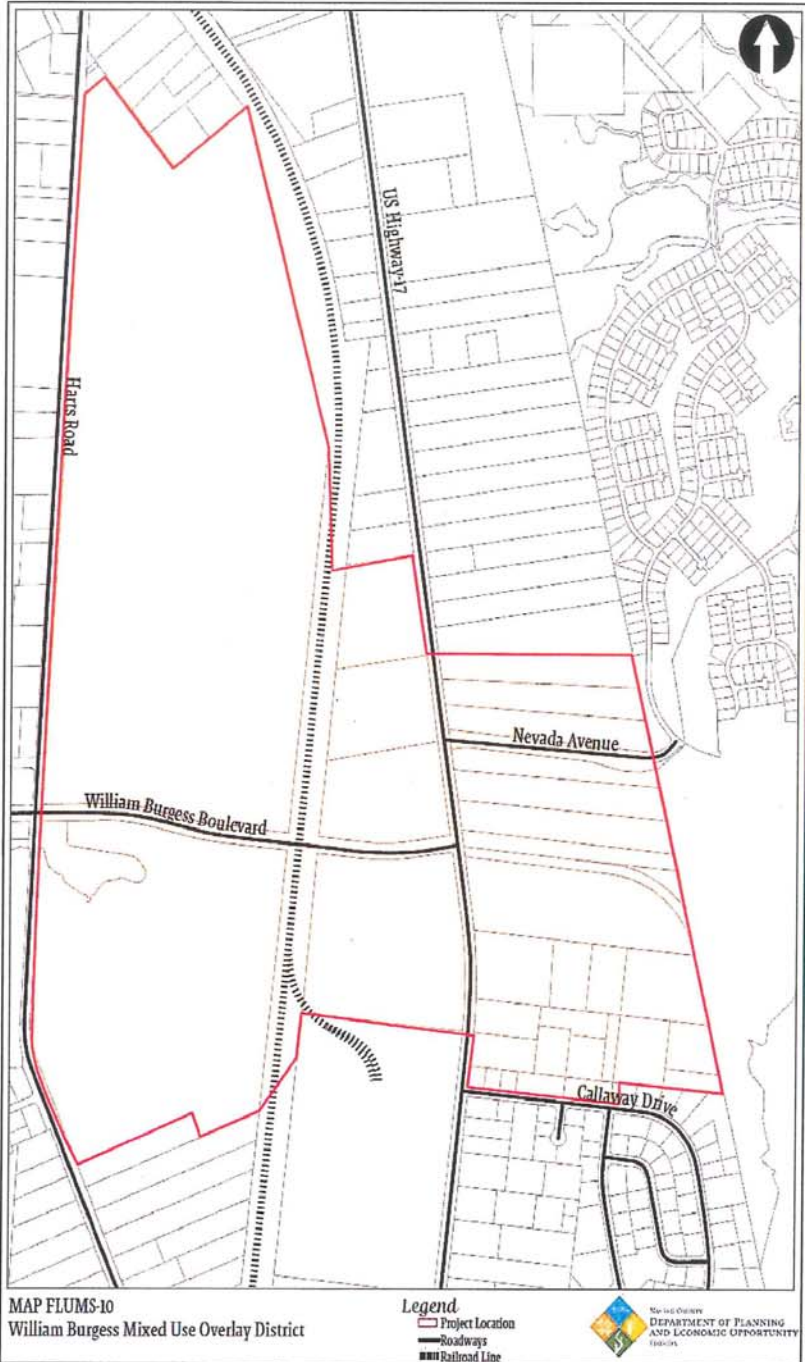
Ordinance	Action	Element	current ref#	new ref#	Description/Reasons for Change
EAR Requirements (Ch. 163, F.S.)	ADD	Coastal Management		Policy CHZ.02.10	Pursuant to Sec. 163.3178, F.S. (2015)- Adds requirements to Coastal Hazard Mitigation sub-Element to reduce the flood risk in coastal areas that result from high tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea level rise.
	ADD	Coastal Management		Policy CHZ.02.11	Pursuant to Sec. 163.3178, F.S. (2015)- Adds requirement to Coastal Hazard Mitigation sub-Element to encourage local governments to participate in the National Flood Insurance Program Community Rating System to achieve flood insurance premium discounts for their residents. (copied from Policy STM.04.06)
	AMEND	Regional Coordination	Policy RC.01.10		Pursuant to Sec. 163.3177(6)(h)1.d., F.S. (2009)- Adds language to provide for interlocal agreements between adjacent local governments regarding airport zoning regulations.
	ADD	Future Land Use		Policy FL.10.07	Pursuant to Sec. 163.3177(6)(a), F.S. (2009)- Adds criteria to the future land use element that will be used to achieve compatibility of lands near public use airports (copied from Policy T.07.01).
	ADD	Future Land Use		Policy FL.10.08	Pursuant to Sec. 163.3177(6)(a), F.S. (2009)- Adds criteria to the future land use element that will be used to achieve compatibility of lands near public use airports (copied from Policy T.07.02).
	ADD	Future Land Use		Policy FL.11.09	Pursuant to Sec. 163.3206(3), F.S. (2014)- adds provision that after July 1, 2014, The County may not amend its comprehensive plan, land use map, zoning districts, or land use regulations to conflict with a fuel terminal's classification as a permitted and allowable use, or that causes a fuel terminal to be a nonconforming use.
	SR200/A1A Overlay	AMEND	Future Land Use	Policy FL.02.02	

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Ordinance	Action	Element	current ref#	new ref#	Description/Reasons for Change
Recreation & Open Space	ADD	Recreation & Open Space		Policy ROS.01.03	Add definitions for neighborhood, community and regional parks matching new impact fee ordinance (2016-02)
	AMEND/RENUMBER	Recreation & Open Space	Policy ROS.01.03	Policy ROS.01.04	Clarify language, Amend LOS descriptions to match new definitions in ROS.01.03
	RENUMBER	Recreation & Open Space	Policy ROS.01.04	Policy ROS.01.05	Renumber policy
	DELETE	Recreation & Open Space	Policy ROS.01.05		Redundant- Language integrated into amended Policy ROS.01.04
William Burgess Mixed-Use Overlay	ADD	Future Land Use		Policy FL.02.05	Add text establishing new William Burgess Mixed Use Overlay District
	ADD	Future Land Use Map Series (FLUMS)		Map FLUMS-10	Add new map of William Burgess Mixed Use Overlay District

EXHIBIT C



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

Staff review of the proposed amendments did not reveal any adverse effects to significant resources or facilities identified in the Strategic Regional Policy Plan.

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

No extra-jurisdictional impacts that would be inconsistent with the Comprehensive Plan of an affected local government were identified.

Request a copy of the adopted version of the amendment?

Yes X No

Recommendation

Staff respectfully recommends that the Northeast Florida Regional Council Executive Committee approve the staff report on Nassau County Transmitted Amendment 17-1ESR.