



100 Festival Park Avenue  
Jacksonville, FL 32202  
☎ (904) 279-0880  
📠 (904) 279-0881  
🌐 www.nefrc.org  
✉ info@nefrc.org


Serving the communities of Baker, Clay, Duval, Flagler, Nassau, Putnam and St. Johns Counties


***Bringing Communities Together***

## **MEMORANDUM**

**DATE:** OCTOBER 2, 2017

**TO:** NORTHEAST FLORIDA REGIONAL COUNCIL BOARD OF DIRECTORS

**THRU:** BRIAN D. TEEPLE, CHIEF EXECUTIVE OFFICER 

**FROM:** ED PRESTON, DIRECTOR OF PLANNING PROGRAMS 

**RE:** NASSAU COUNTY ADOPTED AMENDMENT 17-1ESR

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Attached is Review Form 01 for Nassau County Adopted Amendment 17-1ESR. The amendment proposes is proposing numerous text amendments and one Future Land Use Map amendment. These amendments are provided to meet statutory requirements related to land use compatibility around airports; removes the requirement for an automatic 25 foot setback for properties with frontage on SR200/A1A within the SR 200/A1A Overlay; provide new definitions for Neighborhood, Community and Regional Parks; 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 (interconnectivity, higher density, pedestrian/bicycle orientation, public spaces, diversity of land use/buildings/spaces) is relegated to future changes to the County's Land Development Code

### **Recommendation**

**Staff respectfully recommends that the Northeast Florida Regional Council Board of Directors find the Nassau County Adopted Amendment 17-1ESR consistent with the Strategic Regional Policy Plan.**

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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 Adopted Amendment 17-1ESR**  
Date to be Mailed to Local Government and State Land Planning Agency: **October 6, 2017**  
Local Government Item No: **Ordinance 2017-21**

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.

Future Land Use Element

These amendments are provided to meet statutory requirements related to land use compatibility around airports.

This 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

These amendments provide new definitions for Neighborhood, Community and Regional Parks.

Coastal Management Element

Two amendments (.02.10 and .02.11) about reducing flood risk and participation in the NFIP were removed between transmittal and adoption due to a DEO technical comment.

Future Land Use Element and Map

These 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 (interconnectivity, higher density, pedestrian/bicycle orientation, public spaces, diversity of land use/buildings/spaces) is relegated to future changes to the County's Land Development Code.

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 NA No       

**Recommendation**

**Staff respectfully recommends that the Northeast Florida Regional Council Board of Directors find the Nassau County Adopted Amendment 17-1ESR consistent with the Strategic Regional Policy Plan.**