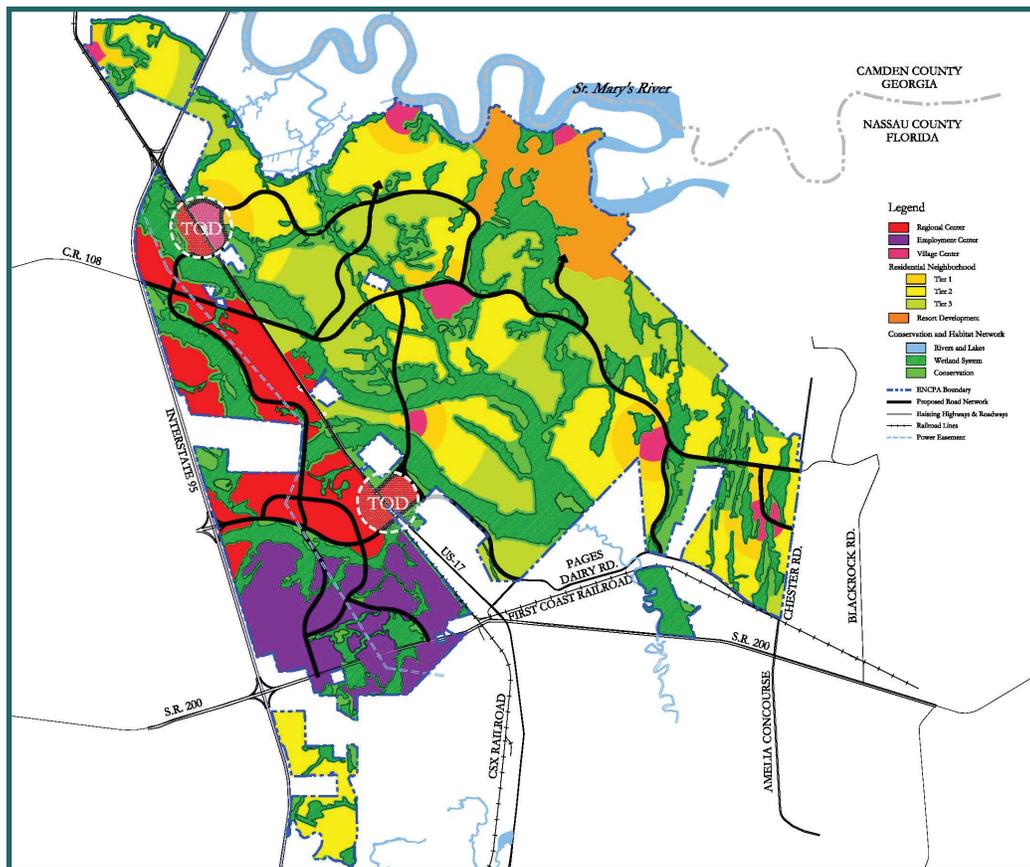


OBJECTIVE FL.13

East Nassau Community Planning Area

Consistent with the Multi-Use Community Planning Area land use provisions of Future Land Use Element Policy FL.01.02, the East Nassau Community Planning Area (ENCPA) is hereby created and adopted. The principles and standards of the following policies will be implemented during future development orders within the ENCPA and are enforceable as provided for in Chapter 163, F.S. The ENCPA shall recognize the inherent, integral relationship between transportation, land use and urban design and the degree that these elements affect one another and shall provide high value regional employment and economic development opportunities through the promotion of compatible and financially sustainable land use patterns. To facilitate the use of multiple modes of transportation, leading to a reduction in automobile use and vehicle miles traveled, development shall be in the form of complete communities that discourage urban sprawl; strengthen long range transportation planning efforts through creation of parallel transportation corridors, walkable and transit-supporting environments; preserve environmental resources; and create a greater diversity of housing types and prices.



Policy FL.13.01

Development Principles

Nassau County shall promote a sustainable and efficient land use pattern within the ENCPA by requiring development within the ENCPA to incorporate the following development principles:

- A) Protect certain unique physical and visual characteristics of the ENCPA which include bluff topography, the St. Mary’s River, Lofton Creek and significant historic or archaeological resources; and
- B) Create a connected network of community amenities consisting of public parks, multi-use pathways, schools and playfields; and
- C) Provide a variety of housing types with the higher residential densities near village centers; and
- 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 U.S. 17 corridor; and
- E) Dedicated rights-of-way designed to accommodate necessary utility infrastructure, dedicated bike lanes and a variety of transit opportunities; and
- 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; and
- G) Conserve energy, conserve water resources and reduce greenhouse gas emissions through innovative, energy-efficient building construction and development practices; and
- H) Establish a Conservation and Habitat Network of uplands, wetlands, blackwater creeks and wildlife corridors that define, connect and protect significant natural habitats; and
- 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*

For the purpose of Objective FL.13 and its supporting Policies, the following terms, phrases, words and their derivations shall have the meaning contained herein, except where the context clearly requires otherwise. Terms not otherwise defined herein shall be first interpreted by reference to the Nassau County Land Development Code, if specifically defined therein; and secondly by reference to generally accepted planning, engineering, or other professional terminology if technical, and otherwise according to common usage, unless the context clearly indicates otherwise. In each case, the range of allowable uses shall be broadly interpreted so as to allow those types of uses compatible with listed uses in these ENCPA policies and consistent with the overall intent of the applicable land use sub-category.

- A) **Block:** A unit of land bounded by streets or a combination of streets and public land, railroad rights-of-way, waterways, or other barrier to the continuity of development.
- B) **Block, Civic:** A block where civic space or uses exceed 75% of the total block land area.
- C) **Block, Mixed-Use:** A block with a minimum of two (2) land uses, with one (1) of the land uses being residential. For any mixed use block containing only 2 land uses, neither land uses shall represent less than 25% of the total block floor area. For any mixed use block containing three (3) or more land uses, none of the land uses shall contain less than 15% of the total block floor area.
- D) **Block, Office:** A block where office uses exceed 75% of the total block floor area.
- E) **Block, Residential:** A block where residential uses exceed 75% of the total block floor area.
- F) **Block, Retail:** A block where retail, eating/drinking and service uses exceed 75% of the total block floor area.
- G) **Common Area:** Any portion of a development designed and intended to be used in common by the owners, residents or tenants of the development. These areas may contain such complementary structures and improvements as are necessary and appropriate for the benefit and enjoyment of the owners, residents or tenants.
- H) **Common Open Space:** All open space, or portions thereof, including landscaping, screening, and buffering, which is part of a common area.
- I) **Density (Residential):** The number of residential dwelling units per unit of land.
- J) **Density, Average Net (Residential):** The residential density, based on the area of a development site, less waterbodies, wetlands, designated public lands, conservation uplands, public open space and stormwater management areas.
- K) **Development Site:** The property under consideration for a development, which may contain one or more potential building sites. Where the development site may contain more than one building site, any applicable development site setback requirements may be established from the development site perimeter.
- L) **Intensity (of Use):** The bulk or mass of a use upon a building site or development site, as expressed by either residential density or non-residential floor area ratio (F.A.R.), which is the gross floor area of all buildings or structures on a development site divided by its developable area.
- M) **Minimum/Maximum Intensity Criteria:** In land use sub-categories where mixed use development is permitted or required, a development site shall meet the following minimum and/or maximum

intensity criteria.

1. Minimum intensity criteria:

- a) Residential development shall meet the minimum residential average net density required within the land use sub-category; or
- b) Non-residential development shall meet the minimum F.A.R. required within the land use sub-category; or
- c) Where both residential and non-residential development is proposed or required, the percentage sum of both the minimum residential average net density and the minimum F.A.R., when calculated separately, equals or exceeds 100%.

2. Maximum intensity criterion:

- a) Where both residential and non-residential development is proposed or required, the maximum residential average net density and maximum F.A.R. standards shall be considered and applied separately.

N) **Preliminary Development Plan (PDP):** The procedures, review criteria and application requirements provided for in the Nassau County Land Development Code. To ensure that development in the ENCPA achieves the principles of Policy FL.13.01, the PDP shall include a minimum of one-hundred (100) gross acres.



Policy FL.13.03*Green Development Practices*

Development within the ENCPA shall promote sustainable community and building design techniques and energy conservation strategies consistent with recognized green building standards. These techniques and strategies shall be established during the Nassau County development review process and shall include the following:

- A) Protecting and enhancing natural systems, as provided for in Policy FL.13.07.(A);
- B) Considering surface waters, conservation lands and environmental open space as a visual amenity;
- C) Encouraging alternative modes of transportation that reduce the average vehicle miles traveled and greenhouse gas emissions;
- D) Developing incentives for water conservation;
- E) Incorporating Florida water-wise vegetation and natural (native) planting area into site landscaping to limit and reduce the use of potable water;
- F) Providing education to promote green living practices; and
- G) Promoting energy conservation by encouraging green building practices.

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

As a means of promoting walkability and connectivity, recreational trails and multi-use pathways shall be required as an integral component of development in the ENCPA. Such trails and pathways may be developed in lieu of a sidewalk when located alongside an arterial, collector or local roadway. In addition, minimum design and safety standards for all recreational trails and multi-use paths shall be established during the Nassau County development review process.

Policy FL.13.05

Multi-Modal Transportation District Design

In accordance with the requirements of Chapter 163.3184 F.S. and subject to approval by the Florida Department of Community Affairs (DCA) and the Florida Department of Transportation (FDOT), Nassau County may designate the ENCPA Regional Center as a Multi-Modal Transportation District (MMTD). In anticipation of a future designation, development within the ENCPA Regional Center shall incorporate the following:

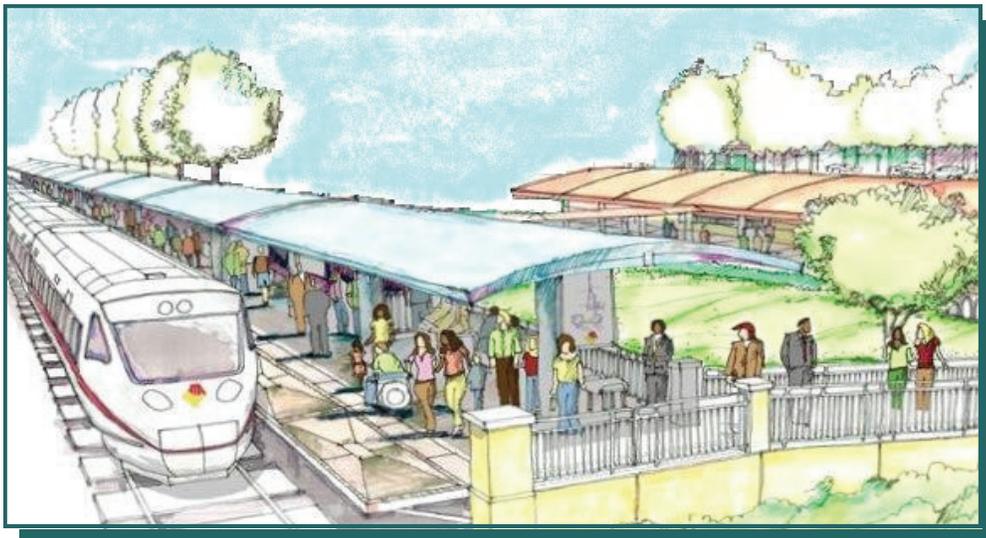
- A) A complementary mix and range of land uses, including educational, recreational, and cultural uses;
- B) Interconnected networks of streets designed to encourage walking and bicycling, with traffic-calming where desirable;
- C) Appropriate densities and intensities of use within walking distance 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)*

Transit Oriented Development (TOD) areas are designated on the Master Land Use Plan along the existing U.S. 17 and adjacent rail corridor. The Transit Oriented Developments (TOD) will be designed to support a multimodal transportation center. The TODs shall consist of residential, commercial, office, and employment generating land uses that benefit from the adjacent rail and highway corridor and will be designed to encourage walking, biking and transit ridership. The TODs shall be characterized by the following:

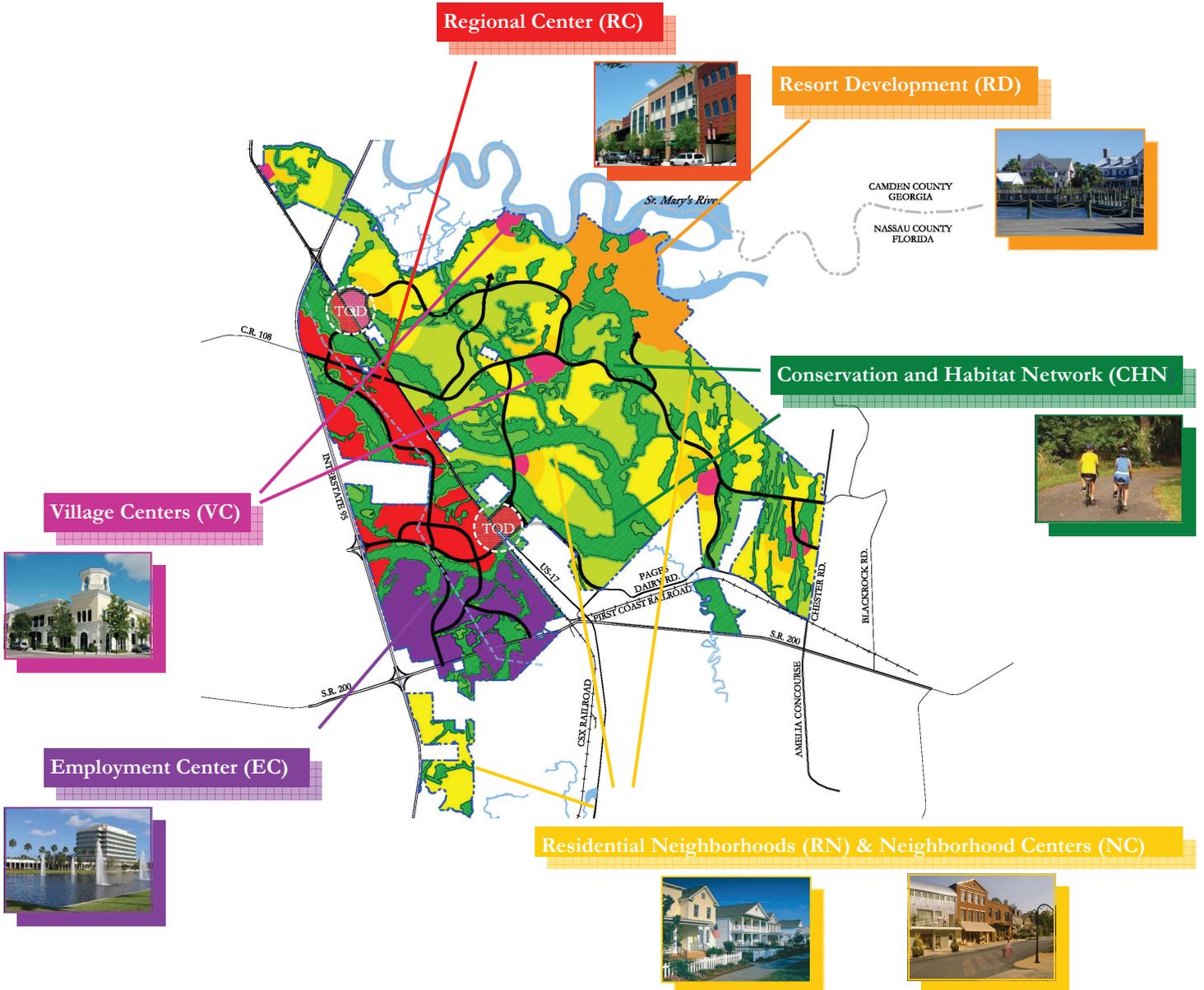
- A) Compact building and site design;
- B) A walking and biking environment;
- C) A mix of transit-supportive uses;
- D) Attention to pedestrian access;
- E) Highest concentration of population and employment will be located closest to transit stations;
- F) Transit-supportive parking;
- G) Development within an area designated as TOD shall contain the following percentage of block types.
 1. Mixed Use Blocks - 15% to 80%
 2. Retail Blocks - 0% to 50%
 3. Office Blocks - 0% to 60%
 4. Residential Blocks - 15% to 60%
 5. Civic Blocks - 5% to 30%; and
- H) On-site parking for commercial and office land uses shall be located behind or beside buildings fronting on primary streets (excluding internal access lanes).



Policy FL.13.07

Land Use Sub-Categories

The following land use sub-category descriptions and general development guidelines and standards shall be used by Nassau County in conjunction with the adopted ENCPA Master Land Use Plan (FLUMS-6) to implement the criteria of Objective FL.13:



A) Conservation and Habitat Network (CHN)



The Conservation and Habitat Network as depicted on Map FLUMS-6 (Master Land Use Plan) is designed to provide viable environmental communities that are sustained during and after development of the ENCPA. The CHN consists of natural waterbodies, wetlands, buffers and other uplands which will not be converted to development uses, but will allow for a variety of passive and nature-oriented recreational uses including, but not limited to, canoeing/kayaking, equestrian activities, walking/hiking and bicycle trails as well as timber management. The CHN contains the connected wetland strands encompassing over 80% of the ENCPA wetlands; and over 80% of the mapped 100 year floodplain. The CHN, as placed under a conservation easement, may be used as mitigation areas for state, Federal and local wetland permitting; and as protected habitats to fulfill state and Federal protected species permitting requirements.

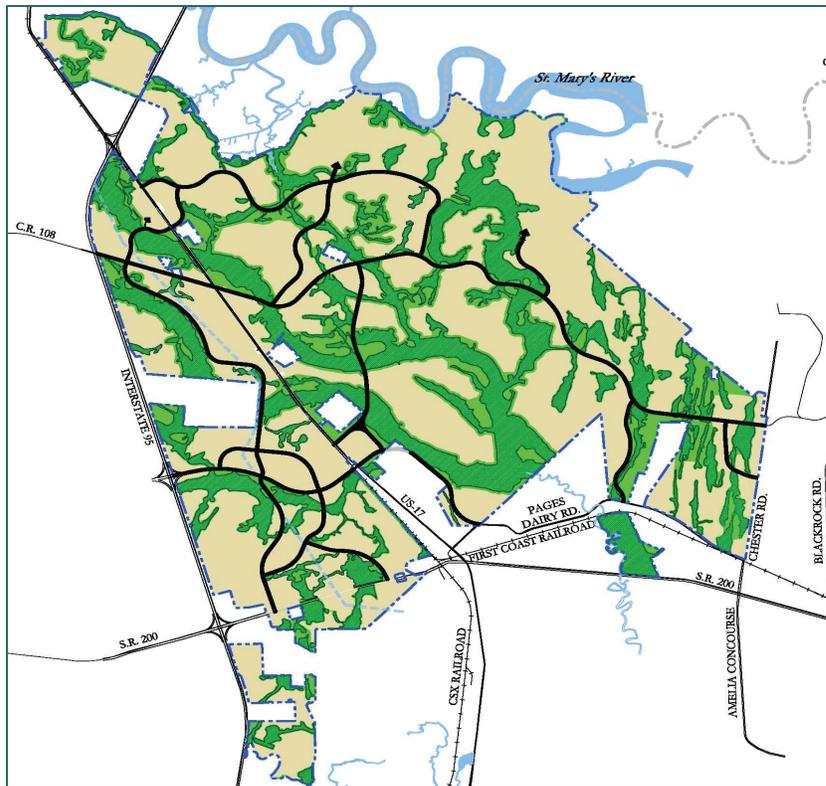
1) CHN General Guidelines and Standards

The Conservation and Habitat Network shall be subject to the following general guidelines and standards:

- 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.
- b) 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 practical.
- c) Road crossings within the CHN will be sized appropriately and incorporate fencing or other design features as may be necessary to direct species to the crossing and enhance effectiveness of such crossings.
- d) Prior to commencement of development within 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.
- e) The boundaries of the CHN are identified on Map FLUMS-6. The boundaries of the CHN shall be formally established as conservation tracts or placed under conservation easements when an abutting development parcel to portions of the CHN undergoes development permitting in accordance with the requirements of the St. John's River Water Management District (SJRWMD) and pursuant to the following criteria:
 - i. As to wetland edges forming the CHN boundary, the final boundary shall be consis-

tent with the limits of the jurisdictional wetlands and associated buffers as established in the applicable SJRWMD permit;

- ii. As to upland edges forming the CHN boundary, the final boundary shall be established generally consistent with Map FLUMS-6, recognizing that minor adjustments may be warranted based on more or refined data and any boundary adjustments in the upland area shall (i) continue to provide for an appropriate width given the functions of the CHN in that particular location (i.e., wetlands species or habitat protection), the specific site conditions along such boundary and the wildlife uses to be protected and (ii) ensure that the integrity of the CHN as a wildlife corridor and wetland and species habitat protection area is not materially and adversely affected by alteration of such boundary; and
- iii. Boundary modifications meeting all of the criteria described in this Policy subsection shall be incorporated into the Conservation and Habitat Network and the ENCPA Master Land Use Plan upon issuance of the applicable SJRWMD permits and shall be effective without the requirement for an amendment to the Nassau County Future Land Use Map, ENCPA Future Land Use Element Policies or any other Nassau County Comprehensive Plan Elements defined in Chapter 163, F.S.
- f) Silvicultural and agricultural activities allowed in the Agricultural classification of the Future Land Use Element of the Nassau County Comprehensive Plan, excluding residential land uses, shall continue to be allowed within the CHN. When the final boundaries of any portion of the CHN are established as described above, a silvicultural management plan will be developed in accordance with best management practices to protect the overall conservation objective of such portion of the CHN.



B) Regional Center (RC)



The Regional Center land use sub-category shall be used to reflect compatible locations for a mixture of high density residential, highway commercial/interchange-related uses, regional-scale retail, commercial, hotel, office, business/research parks and light industrial development. The Regional Center shall provide residential and employment opportunities designed to be supported by the adjacent highway and rail corridors, while encouraging multi-modal transportation options and Transit Oriented Development (“TOD”) as located on the Master Land Use Plan.

Range of Allowable Uses: Residential, retail (including highway-oriented, regional malls), vehicle sales, restaurants, big box retailers, and hotels/motels), office, research parks, personal services, business service and light industrial, parks/plazas and other civic uses, public facilities, transit stations and other land uses that are similar and compatible.

Average Net Density: Minimum – 4.0 du/ac.; 7.0 du/ac. in the TODs Maximum – 30 du/ac.

Intensity*: Minimum – 0.25 F.A.R.; 0.50 F.A.R. in the TODs Maximum – 3.00 F.A.R.

** Where residential and non-residential uses are included within the same structure, floor area ratio will exclude those portions devoted to residential dwelling units.*

1) Regional Center General Development Guidelines

Development within the Regional Center land use sub-category shall be zoned to one or more zoning districts consistent with the uses, densities, intensities described above, which zoning shall include County approval of a Preliminary Development Plan (PDP) and shall be consistent with the following general development guidelines:

- a) The Regional Center shall be designed to incorporate the key elements of a Multi-Modal Transportation District, pursuant to Policy FL.13.05.
- b) Residential development shall be permitted as detached single family units, attached townhomes, multi-family units; and live-work units; residential units may be located above ground floor commercial and professional office. Residential development within the Regional Center is not subject to density bonuses found elsewhere in the Comprehensive Plan.
- c) Subject to a binding agreement, shared parking areas shall be permitted for all Regional Center uses, including any public and civic land uses. The County’s land development regulations may provide reduced minimum parking ratios for development located with a 15-minute walk of a rail transit stop or within a 5-minute walk of a feeder transit line.
- d) Development shall be designed to incorporate landscaping and pedestrian amenities such as benches and bicycle parking along neighborhood sidewalks and multi-use paths.
- e) Development shall be designed to incorporate high quality plazas and parks that serve residents, employees and visitors of the Regional Center.
- f) Development shall be designed to accommodate feeder bus/transit stops.

C) Employment Center (EC)



The Employment Center land use sub-category is intended to provide residential, office, research park, technology, office and service uses, manufacturing, warehousing distribution, commercial and civic uses that serve greater Nassau County and the region. Employment Centers shall be located adjacent to or near other intense land uses and potential transit corridors, including Interstate 95, U.S. Highway 17, S.R. 200/ A-1-A and existing rail lines.

Range of Allowable Uses: Multi-family residential dwellings (whether free standing or part of a mixed use structure), office, personal services, research park, high technology, high value business industry and service uses, manufacturing, warehousing distribution, commercial, hotel and civic uses, public facilities, transit stations and other land uses that are similar and compatible.

Average Net Density: Minimum – 5.00 du/ac. Maximum – 20.00 du/ac.

Intensity*: Minimum – 0.00 F.A.R. Maximum – 1.00 F.A.R.

** Where residential and non-residential uses are included within the same structure, floor area ratio will exclude those portions devoted to residential dwelling units.*

1) Employment Center General Development Guidelines

Development within the Employment Center land use sub-category shall be zoned to one or more zoning districts consistent with the uses, densities and intensities described above. Such zoning shall be subject to County approval of a Preliminary Development Plan (PDP) and shall be consistent with the following general development guidelines:

- a) Development in the Employment Center land use sub-category shall be subject to the following land use mix percentage requirements:
 - i. Office, research park and business service - 15% to 90%;
 - ii. Industrial (manufacturing and warehousing distribution) - 0% to 60%;
 - iii. Support retail, hotel and services - 0% to 10%;
 - iv. Civic, public facilities and transit stations - 10% minimum; and
 - v. Residential - 0% to 10%
- b) Shared parking areas and garages shall be permitted for all Employment Center uses, including any civic and public facilities.
- c) Development shall be designed to incorporate landscaping and pedestrian amenities such as benches and bicycle parking along sidewalks and multi-use paths and streets.
- d) Development shall be designed to accommodate feeder bus, bus rapid transit and other transit stops.

D) Village Center (VC)



The purpose of the Village Center land use sub-category is to recognize areas within the ENCPA which shall include a mixture of higher density residential development and larger-scale commercial, office or civic (including schools) land uses are appropriate. Village Centers are intended to support the needs of more than one neighborhood.

Range of Allowable Uses: Single family, two-family, ancillary (accessory) dwelling units; multi-family residential either free standing or in mixed use structures, retail sales, personal services, business and professional offices, recreational and commercial-working waterfront uses, parks/plazas, recreation and open spaces, government, other public uses and other land uses that are similar and compatible.

Average Net Density: Minimum – 7.0 du/ac. Maximum – 20.0 du/ac.

Intensity*: Minimum – 0.20 F.A.R. Maximum – 1.00 F.A.R.

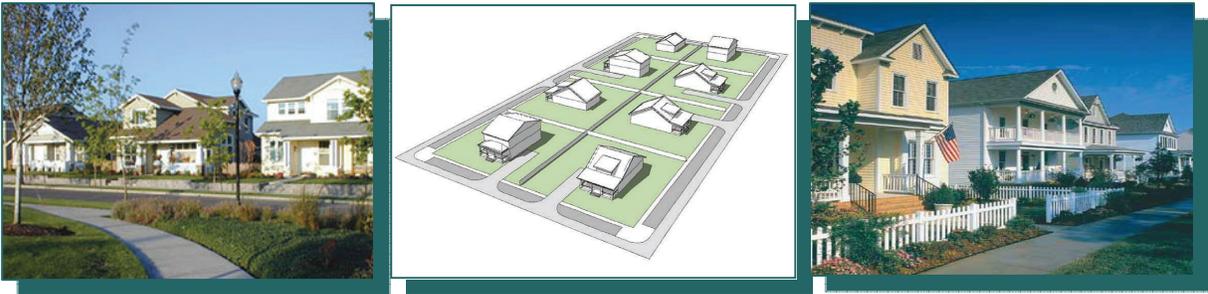
** Where residential and non-residential uses are included within the same structure, floor area ratio will exclude those portions devoted to residential dwelling units.*

1) Village Center General Development Guidelines

Development within the Village Center land use sub-category shall be zoned to one or more zoning districts consistent with the uses, densities, intensities described above. Such zoning shall be subject to County approval of a Preliminary Development Plan (PDP) and shall be consistent with the following general development guidelines:

- a) Residential development shall be permitted as single family, multi-family or attached live-work units and shall be permitted above ground floor commercial and professional office.
- b) On-site parking for commercial and office land uses shall be located behind or beside buildings fronting on primary streets.
- c) Shared parking areas shall be encouraged for all Village Center uses, including any public and civic land uses.
- d) Sites shall be designed to incorporate landscaping and pedestrian amenities such as benches and bicycle parking along neighborhood sidewalks and multi-use paths.
- e) Sites shall be designed to incorporate plazas and parks that serve the Village Center and surrounding neighborhoods.
- f) Sites shall be designed to accommodate existing or future feeder bus/transit stops.

E) Residential Neighborhood (RN)



The Residential Neighborhood (“RN”) land use sub-category is intended to create a variety of residential densities, housing types and neighborhoods that are organized around a community Village Center. Development shall be designed using compact land use patterns that are conducive to walking or bicycling.

All neighborhoods shall be served by a connected transportation network suitable for pedestrians, bicycles and motorized vehicles. Streets are to be constructed for slower vehicular travel speed and designed to accommodate transit through reservation of bus bays, etc. Neighborhoods should also be designed to provide public parks and accessible open space, including multi-use paths and trails.

The RN land use sub-category shall be based on a three-tiered residential density approach around designated Village Centers. Tier 1 shall be adjacent to, and generally within, a ¼ mile of designated Village Centers and shall include the highest minimum average net densities of the three (3) tiers. Tier 2 shall be generally located within one (1) mile of designated Village Centers and include slightly lower minimum average net densities. Tier 3 shall be generally located beyond one (1) mile from Village Centers and provide opportunities for the lowest minimum average net densities and large rural lots, while allowing for a clustered residential development pattern. The allowable uses and average net densities for each tier are described below.

Table 18 Average Net Density Proximate to Village Centers (ENCPA)

| Development Tier | Minimum Average Net Density | Maximum Average Net Density |
|---|-----------------------------|-----------------------------|
| Tier 1 – Adjacent to and generally within ¼ mile from Village Centers | 5.0 du/ac. | N/A |
| Tier 2 – Generally between ¼ and one (1) mile from Village Centers | 2.5 du/ac. | N/A |
| Tier 3 – Generally beyond one (1) mile from Village Centers | N/A | 0.50 du/ac.* |

**Where residential development is not clustered as described in Policy FL.13.07(E)(2)(b), Tier 3 shall be limited to a maximum residential density of one (1) dwelling unit per 10 gross developable acres.*

Range of Allowable Uses: Single family detached, two-family, townhomes and multi-family residential; ancillary (accessory) dwelling units; clustered residential lots (in Tier 3); parks; schools and day care centers; other public/civic facilities; and neighborhood scale commercial and office (in Neighborhood Centers), and other land uses that are similar and compatible.

1) Residential Neighborhood General Development Guidelines – Tiers 1 and 2 Only

Development in Tiers 1 and 2 of the Residential Neighborhood land use sub- category shall be zoned to one or more zoning districts consistent with the uses, densities, intensities described above. Such zoning shall be subject to County approval of a Preliminary Development Plan (PDP) and shall be consistent with the following general development guidelines:

- a) Private neighborhood parks, plazas and civic areas shall provide an identity for individual neighborhoods.
- b) Community or regional parks and community facilities shall be located near or adjacent to planned and existing public school facilities. Joint-use recreational facilities with a public school facility shall be encouraged.
- c) Private neighborhood parks are improved areas and shall provide recreational space and may include such amenities as informal play fields, play equipment, seating areas and other such improvements.
- d) Private neighborhood parks shall be generally a minimum of ¼ acre in size and publicly accessible.
- e) Public schools shall be located in accordance with the goals, objectives and policies of the Public Schools Facilities Element.
- f) Stormwater management areas shall be designed as a visual amenity and may count towards the minimum park and common open space requirements when publicly accessible.
- g) Transit stops, where public transit is available, should be incorporated as a focal point and designed as a civic feature in a visible and secure setting of the neighborhood.

2) Residential Neighborhood General Development Guidelines – Tier 3 Only

Within Tier 3, the County shall establish measures to achieve the desired rural land use pattern. Development in Tier 3 shall be zoned in one or more districts consistent with the uses, densities, intensities described above. Such zoning shall be subject to County approval of a Preliminary Development Plan (PDP) and shall be consistent with the following general development guidelines:

- a) Development shall not exceed an average maximum density of one (1) dwelling unit per ten (10) gross acres. However, where development is clustered to preserve open space, the County shall permit densities up to an average maximum net density of one (1) dwelling unit per two (2) acres.
- b) Clustered development areas shall contain a minimum of eight (8) lots and a maximum of thirty (30) lots, with a maximum front lot width of 150 feet.

3) Neighborhood Center (NC)



General Development Guidelines

The Residential Neighborhood land use sub-category may contain centrally located “Neighborhood Centers” that serve as a focal point of a neighborhood and provide limited neighborhood-serving land uses designed to support the daily needs of residents in accordance with the following criteria.

Range of Allowable Uses: General retail, personal services, offices, attached residential and civic uses including religious institutions, day care facilities, parks/plazas, other neighborhood- serving uses, and other land uses that are similar and compatible.

Average Net Density: Consistent with the Residential Neighborhood land use sub-category criteria above

Intensity: Maximum - 0.20 F.A.R.

Development within Neighborhood Centers shall be zoned to one or more zoning districts consistent with the uses, densities, intensities described above. Such zoning shall be subject to County approval of a Preliminary Development Plan (PDP) and shall be consistent with the following general development guidelines:

- a) The gross land area for Neighborhood Centers shall include a maximum of twelve (12) acres and shall include a park square or green of at least one (1) acre in area.
- b) Residential development shall be permitted as attached live-work units or located above ground floor commercial and professional office.
- c) Shared parking areas shall be permitted for all neighborhood center uses, including any public and civic land uses.

F) Resort Development (RD)



The Resort Development land use sub-category is intended for a mixture of seasonal and year-round housing types in a neighborhood- like setting. Non-residential uses such as hotels, restaurants and resort-serving commercial, retail and service uses shall be permitted in the Resort Development land use sub-category.

Range of Allowable Uses: Seasonal and year-round single family detached, two-family, townhomes, apartments, condominiums, timeshares, and ancillary (accessory) dwelling units; parks; golf courses; resort commercial, personal services and office uses; recreational and commercial-working waterfront uses; hotels; educational facilities and day care; other civic facilities essential to neighborhood residents; and other land uses that are similar and compatible.

Average Net Density: Minimum – 4.0 du/ac. Maximum – 20.0 du/ac.

Intensity*: Minimum – 0.00 F.A.R. Maximum – 2.00 F.A.R.

** Where residential and non-residential uses are included within the same structure, floor area ratio will exclude those portions devoted to residential dwelling units.*

1) Resort Development General Development Guidelines

Development in the Resort Development land use sub-category shall be zoned to one or more zoning districts consistent with the uses, densities, intensities described above. Such zoning shall be subject to County approval of a Preliminary Development Plan (PDP) and shall be consistent with the following general development guidelines:

- a) Neighborhood parks may provide recreational space and include such amenities as play fields, play equipment, seating areas and other such improvements. Open space may provide alternatives to parks when it provides areas for uses such as hiking, biking or picnicking.
- b) Parks shall be a minimum of ¼ acre in size. Parks shall be privately owned and maintained, unless accepted for public dedication.

Policy FL.13.08

General Development Standards

When applicable, the following General Development Standards shall be addressed for development within each land use sub-category, with more specific development standards established during the Preliminary Development Plan (PDP) review process.

- 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 (window and doors);
- I) Other building façade and street orientation 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.

Policy FL.13.09

St. Marys River Greenway

The St Mary’s River Greenway ("Greenway") shall consist of areas with uniquely high topography adjacent to the St Mary's River or Bells River in locations as depicted on the adopted ENCPA Master Land Use Plan (Map FLUMS-6). The Greenway shall be developed in a manner to protect the view shed to and from the river bluffs and preserve portions of the unique visual and physical characteristics of the riverfront and its bluffs. The following development guidelines shall be enforced to ensure consistency with this Policy:

- A) The Greenway shall have an average minimum width of one-hundred feet (100’), with a minimum width of fifty feet (50’);
- B) Development within the Greenway shall include points of public access for the purposes of providing non-vehicular pedestrian connectivity to key locations in the resort area and to the internal ENCPA multi-use pathway system; and
- C) Development within the Greenway shall be limited to river access facilities, observation decks and walkways, educational or conservation centers, golf courses, walking trails and other passive recreational uses. Golf course areas within the Greenway shall not be permitted within the minimum required fifty feet (50’) buffer area.

Policy FL.13.10

Sustainable Development Program

For the purpose of providing a more sustainable land use pattern, the ENCPA has been designed to restrict development within the designated Conservation Habitat Network and to establish a new regional employment center for Nassau County. Given the significant economic development potential formed by access to planned regional rail service along the U.S. 17 corridor, two existing interchanges and a planned new interchange for Interstate 95, these areas of the ENCPA are uniquely situated to foster job growth and have been designated as a regional employment center. To ensure that a functional land use mix is realized through the ENCPA, the following maximum development program quantities are hereby established:

Table 19 Maximum ENCPA Development Program

| 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 ENCPA shall provide a functional mix of land uses to assist the County in achieving a countywide jobs-to-housing balance goal of 1.19 jobs per employed resident. The primary intent for establishing an appropriate jobs-to-housing balance program is to:

- A) Support sustainable, energy efficient development patterns by placing residential and non-residential uses in close proximity to each other and thereby, effectively reduce commuting distances for a significant percentage of ENCPA and county residents;
- B) Encourage land use patterns that help attract additional job growth for Nassau County; and
- C) Maintain a mix of residential and non-residential land uses within the ENCPA that will meet or exceed the established jobs-to-housing balance ratio at buildout, while taking market conditions into consideration.

For purposes of this Policy, ENCPA development shall be considered to have an acceptable jobs-to-housing balance (JHB) if the ratio of proposed jobs to the number of projected employed residents (jobs divided by employed residents) meets or exceeds 0.84 at buildout. Calculations shall be based upon 1.21 employed residents per household and typical 450 square feet per employee by land use.

Policy FL.13.12

Distribution of Uses by Land Use Sub-Category

The following minimum and maximum uses within each ENCPA land use sub-category are required to implement mixed-use controls, ensure an appropriate spatial relationship between housing and services and demonstrate the ability to achieve the desired jobs-to-housing balance ratio in Nassau County. The specific mixture of uses shall be established and monitored by the County through the Preliminary Development Plan review processes.

Table 20 Distribution of Uses in ENCPA by Land Use Sub-Category

| Land Use Sub-Category | Maximum Residential Uses* (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 land use subcategory shall not exceed 1,500 units

Policy FL.13.13*Silvicultural and Agricultural Activities*

The size and scope of the ENCPA contemplates a long range planning horizon and the desire to allow for continued silvicultural and agricultural activities until parcels are otherwise developed. Silvicultural and agricultural activities, which include residential uses at a density not to exceed one dwelling unit per 20 acres, shall be allowed within planned development parcels of the ENCPA until such time as building permits are issued for a development parcel. Thereafter, such activities shall be limited to the range of allowable uses for the applicable land use sub-category, unless silvicultural and agricultural uses are otherwise provided for by the development order applicable to such parcel.

Policy FL.13.14*Master Land Use Plan*

The East Nassau Community Planning Area (ENCPA) Master Land Use Plan, illustrated at a measurable scale on Map FLUMS-6, is adopted as part of the Future Land Use Map series. It is a guide for the development pattern within the ENCPA and depicts the general location of land use sub-categories required to support the ENCPA development principles and policies. The character of each land use sub-category is further defined by residential density, range of permitted uses and non-residential intensities. The Master Land Use Plan may be modified in conjunction with a Preliminary Development Plan without a Comprehensive Plan amendment, provided that:

- A) The modification does not increase or decrease the ENCPA boundary; and
- B) The modification does not increase the overall development program as identified in Policy FL.13.10; and
- C) The modification is found consistent with the development principles and respective ENCPA FLUE policies; and
- D) The modification is approved in conjunction a development order, resolution or ordinance adopted by the Board of County Commissioners pursuant to public notice and public hearing; and
- E) Modifications to the Conservation Habitat Network (CHN) boundaries shall follow the general guidelines and standards set forth in Policy FL.13.07(A)(1).

Policy FL.13.15*Common Open Space*

In addition to water bodies, wetlands, greenways and conservation areas which appear on the ENCPA Master Land Use Plan (Map FLUMS-6), the ENCPA land use sub-categories shall include areas designated as common open space. Common open space shall be in the form of neighborhood parks, squares, mews, greens, recreational trails and/or multi-use paths and shall be distributed throughout each respective Preliminary Development Plan. Stormwater facilities that are designed as a visual project amenity may also be counted towards this requirement.

Policy FL.13.16

Public Water and Wastewater Utilities

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

Policy FL.13.17

New Interstate 95 Interchange

The new Interstate 95 interchange depicted on the East Nassau Community Planning Area (ENCPA) Master Land Use Plan (MLUP) serving the regional center is conceptual in nature. Illustration of the interchange has been provided as an aid for understanding the components of 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.

