

**ORDINANCE NUMBER 2021-\_\_\_\_\_**

**AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA, AMENDING, REVISING, AND REPLACING IDENTIFIED PORTIONS OF THE NASSAU COUNTY COMPREHENSIVE PLAN 2010-2030, AS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS IN NASSAU COUNTY ORDINANCE 2010-11, AS AMENDED; PROVIDING FINDINGS, PURPOSE, AND INTENT; AMENDING POLICY ROS.01.03 OF THE NASSAU COUNTY COMPREHENSIVE PLAN 2010-2030 RECREATION AND OPEN SPACE ELEMENT CONCERNING DEFINITIONS OF NEIGHBORHOOD, COMMUNITY, AND REGIONAL PARKS; AMENDING POLICY ROS.01.04 OF THE NASSAU COUNTY COMPREHENSIVE PLAN 2010-2030 RECREATION AND OPEN SPACE ELEMENT TO REVISE THE PARKS AND RECREATIONAL FACILITIES LEVEL OF SERVICE STANDARDS; CREATING A NEW POLICY ROS.01.05 OF THE NASSAU COUNTY COMPREHENSIVE PLAN 2010-2030 RECREATION AND OPEN SPACE ELEMENT TO ESTABLISH MINIMUM DESIGN STANDARD FOR REGIONAL PARKS; AMENDING AND RENUMBERING POLICY ROS.01.05 OF THE NASSAU COUNTY COMPREHENSIVE PLAN 2010-2030 RECREATION AND OPEN SPACE ELEMENT TO ESTABLISH LEVEL OF SERVICES STANDARDS FOR NEIGHBORHOOD PARKS; CREATING A NEW POLICY ROS.01.07 OF THE NASSAU COUNTY COMPREHENSIVE PLAN 2010-2030 RECREATION AND OPEN SPACE ELEMENT TO ESTABLISH MINIMUM DESIGN STANDARD FOR NEIGHBORHOOD PARKS AND DELETING THE EXISTING POLICY ROS.01.07; AMENDING POLICY ROS.01.09 OF THE NASSAU COUNTY COMPREHENSIVE PLAN 2010-2030 RECREATION AND OPEN SPACE ELEMENT TO PROVIDE LAND DEDICATIONS FOR REGIONAL PARKS; DELETING POLICY ROS.01.15 OF THE NASSAU COUNTY COMPREHENSIVE PLAN 2010-2030 RECREATION AND OPEN SPACE ELEMENT RELATING TO PARK LAND DEDICATIONS; AMENDING POLICY FLU.01.02 AND FLU.01.05 OF THE NASSAU COUNTY COMPREHENSIVE PLAN 2010-2030 FUTURE LAND USE ELEMENT TO ELIMINATE LEVEL OF SERVICE REQUIREMENTS FOR RECREATION FACILITIES; CREATING A NEW POLICY STM.01.06 OF THE NASSAU COUNTY COMPREHENSIVE PLAN 2010-2030 PUBLIC FACILITIES ELEMENT TO ENCOURAGE JOINT STORMWATER AND PARK FACILITIES; PROVIDING APPLICABILITY; PROVIDING SEVERABILITY AND FOR FILING; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Nassau County Board of County Commissioners is empowered to adopt Ordinances pursuant to Chapter 125.66, Florida Statutes; and

**WHEREAS**, Chapter 163, Part II, Florida Statutes, the Community Planning Act (the “Act”), empowers and requires the Nassau County Board of County Commissioners to: (a) plan for the County’s future development and growth; (b) adopt and amend comprehensive plans or elements or portions thereof, to guide the future growth and development of the County; (c) implement adopted or amended comprehensive plans by the adoption of appropriate land development regulations or elements thereof; and (d) establish, support, and maintain administrative instruments and procedures to carry out the provisions and purposes of the Act; and

**WHEREAS**, the Nassau County Planning and Zoning Board has been established and designated as the Local Planning Agency (“LPA”) for unincorporated Nassau County, Florida, pursuant to section 163.3174, Florida Statutes; and

**WHEREAS**, the LPA and the Board have in the preparation of the amendments to the Nassau County Comprehensive Plan 2010-2030 performed or caused to be performed the necessary studies and surveys, the collection of appropriate data, the holding of such public hearings, workshops and meetings as necessary, and have effectively provided for public

participation, notice, broad dissemination of proposals and alternatives, opportunity for written comments, open discussion, communication programs, information services, considerations of, and response to, public and official comments; and

**WHEREAS**, the Board wishes to modify the Nassau County Comprehensive Plan 2010-2030 to provide for consolidated parks and recreation level of service standards and new requirements for the provision of public parks and private neighborhood parks; and

**WHEREAS**, the Nassau County Planning and Zoning Board (“LPA”) held a public hearing on September 21, 2021, to consider the proposed amendments and made a recommendation to transmit the proposed amendments to the Department of Economic Opportunity (“DEO”); and

**WHEREAS**, the Nassau County Board of County Commissioners (“Board”) held its transmittal hearing to consider the recommendation of the LPA on September 27, 2021, and transmitted the proposed amendments (“Amendment”) to the DEO, in its role as the State land planning agency, and to other State review agencies; and

**WHEREAS**, the DEO, by letter dated October 13, 2021, notified the County of receipt of the Amendment; and

**WHEREAS**, no comments were received from State review agencies within 30 days of receipt of the Amendment in said timeframe; and

**WHEREAS**, on November 24, 2021 and December 1, 2021, the County advertised the adoption hearing for the Amendment to the Nassau County Comprehensive Plan 2010-2030 in the News-Leader and the Nassau County Record, local newspapers of general circulation; and

**WHEREAS**, on or about December 13, 2021, the Board held a duly advertised public hearing in accordance with Section 163.3184, Florida Statutes, to consider and receive all oral and written comments relating to the proposed Amendment, including the data collection and analyses package, the LPA recommendations; and

**WHEREAS**, in exercise of its statutory authority, the Nassau County Board of County Commissioners has determined it necessary and desirable to adopt the Amendment to further preserve and enhance present advantages; encourage the most appropriate use of land, water, and natural resources consistent with public interest; overcome present handicaps; and deal effectively and efficiently with future growth and problems that may result from the use and development of land within Nassau County, Florida.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY FLORIDA, AS FOLLOWS:**

**Section 1. Findings.** The above findings are true and correct and are hereby incorporated herein by reference.

**Section 2. Purpose and Intent.** This Ordinance is enacted to carry out the purpose and intent of, and exercise the authority set out in, the Community Planning Act, Chapter 163, Part II, Florida Statutes, and Chapter 125, Florida Statutes.

**Section 3. Amendments to Comprehensive Plan.**

(A) The Board of County Commissioners of Nassau County, Florida, hereby amends and revises the Recreation and Open Space Element of the Nassau County Comprehensive Plan 2010-2030 as adopted by Ordinance Number 2010-11, as amended. The Recreation and Open Space Element shall be revised as shown in Attachment A.

(B) The Board of County Commissioner of Nassau County, Florida, hereby amends and revises the Future Land Use Element of the Nassau County Comprehensive Plan 2010-2030 as adopted by Ordinance Number 2010-11, as amended. The Future Land Use Element shall be revised as shown in Attachment B.

(C) The Board of County Commissioner of Nassau County, Florida, hereby amends and revises the Public Facilities Element of the Nassau County Comprehensive Plan 2010-2030 as adopted by Ordinance Number 2010-11, as amended. The Public Facilities Element shall be revised as shown in Attachment C.

(C) The amendments described herein were fully considered after a public hearing pursuant to legal notice duly published as required by law.

(D) A certified copy of this Ordinance, the Nassau County Comprehensive Plan 2010-2030, and any Amendments thereto, shall be located in the Nassau County Planning Department, located at 96161 Nassau Place, Yulee, Florida, 32097. The Planning Department, through its Director, shall make copies available for public inspection, and provide duplication for a reasonable publication and copy charge.

**Section 4. Applicability and Effect.** The applicability and effect of the Nassau County Comprehensive Plan 2010-2030 shall be as provided by the Community Planning Act, Chapter 163, Part II, Florida Statutes, and this Ordinance. All provisions of the Nassau County Comprehensive Plan 2010-2030 not amended herein shall remain in full force and effect.

**Section 5. Severability.** If any provision or portion of this Ordinance is declared by a court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all the remaining provisions and portions of this Ordinance shall remain in full force and effect.

**Section 6. Filing.** A certified copy of this Ordinance, as well as Certified Copies of the Nassau County Comprehensive Plan 2010-2030, and subsequent amendments thereto, shall be filed with the Nassau County Clerk of the Circuit Court.

**Section 7. Effective Dates.**

(A) The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies Nassau County that the plan amendment package is complete. If timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency.

(B) A certified copy of this Ordinance shall be filed in the Department of State within ten (10) days after enactment by the Board and the Ordinance shall take effect as provided by law.

**PASSED AND DULY ADOPTED** this 13<sup>th</sup> day of December, 2021.

BOARD OF COUNTY COMMISSIONERS  
OF NASSAU COUNTY, FLORIDA

By: \_\_\_\_\_  
Thomas R. Ford, Chair

ATTEST:

APPROVED AS TO CONTENT AND FORM:

By: \_\_\_\_\_  
John Crawford, Ex Officio  
Clerk to the Board

By: \_\_\_\_\_  
Michael S. Mullin,  
County Attorney

**ATTACHMENT A**

**AMENDMENT TO THE RECREATION AND OPEN SPACE ELEMENT OF THE  
NASSAU COUNTY COMPREHENSIVE PLAN 2010-2030**

**AMENDMENT #1: Amend the Recreation and Open Space Element, Policy ROS.01.03 to revise the parks definitions as follows:**

---

Policy ROS.01.03

Parks shall be defined in this Plan as follows:

- A) "Neighborhood Park" shall mean a local park that serves local residents within ½ mile. The site shall have suitable, well drained soils to accommodate both active and passive recreational uses. Specific uses for the park shall be developed in accordance with the County-wide parks and recreation needs assessment and the Parks, Recreation and Open Space Master Plan, and as further defined in the Nassau County Parks Administrative Procedures and Design Manual, as amended from time to time. ~~which is typically less than 10 acres in size and The optimal size for a neighborhood park is 5-10 acres (National Recreation and Parks Association, 1996) but may vary according to the size of the neighborhood and the number of residents being served. Neighborhood parks shall be planned, designed, and constructed in accordance with Nassau County Parks Administrative Procedures and Design Manual, as amended from time to time, which includes alternate neighborhood park prototypes based on size. In Nassau County, development that contains 25 units or less and development that is built as a rural residential development is exempt from the neighborhood park requirements. Rural residential development is defined as a development where all lots have a minimum gross acreage of 5 acres (217,800 square feet) or more. may include landscaping and recreational improvements such as sandboxes, play sculpture, playground equipment, benches, shelters, trees and fencing. These parks are used by the residents of one or more nearby neighborhoods, typically these within a half-mile radius of the park.~~
- B) "Community Park" shall mean a park that serves two or more neighborhoods, and typically serves residents within ½ - 3 miles. The site shall have suitable, well drained soils to accommodate both active and passive recreational uses. Specific uses for the park shall be determined through the County-wide parks and recreation needs assessment and the Parks, Recreation and Open Space Master Plan, which may be supplemented with subsequent neighborhood and community involvement or County Parks and Recreation staff assessment of a specific site subject to the guidance defined in the Nassau County Parks Administrative Procedures and Design Manual, as amended from time to time. Community parks are not intended to be used extensively for programmed adult athletic use and tournaments, ~~which is designed to serve the recreation needs of several communities in the unincorporated areas of the County generally within a 1-5 mile service radius. While the optimal size of a community park is between 20-50 acres (National Recreation and Parks Association, 1996), Nassau County's minimum standard is 10 acres of developable land. Community parks shall be planned, designed, and constructed in accordance with the Nassau County Parks Administrative Procedures and Design Manual, as amended from time to time, which includes a community park prototype. They may include restrooms, onsite parking, large landscaped areas, community centers, lighted sports fields, athletic complexes, large swimming pools, and other specialized recreational facilities. These parks are generally at least 10 acres in size~~
- C) "Regional Park" shall mean a park that serves the needs of residents county-wide. Regional parks shall be located within 5 miles of every resident within urban/suburban areas and within 10 miles of every resident within rural areas. The site shall have suitable, well drained soils to accommodate both active and passive recreational uses. Specific uses for the park shall be determined through the County-wide parks and recreation needs assessment and the Parks, Recreation and Open Space Master Plan, which may be supplemented with subsequent neighborhood and community involvement or County Parks and Recreation staff assessment of a specific site, subject to the guidance defined in the Nassau County Parks Administrative Procedures and Design Manual, as amended from time to time. ~~either water-based recreation sites or a large, resource-based park of at least~~

While the optimal size for a regional park is 50 acres and larger, Nassau County's minimum standard is 30 acres; or more in size however, exceptions to the minimum size standard may be made for sites of significant natural or cultural value, as determined by the Planning Director and the Parks Director consistent with the Nassau County Parks Administrative Procedures and Design Manual, as amended from time to time, and based upon the following criteria:

- a. The site will provide specific public access to a waterway (e.g., beach access, boat ramp, etc.); or
- b. The site contains a significant historic resource, and the County determines that this resource should be preserved; or
- c. The site serves to expand an existing public park or other protected natural or conservation lands, and intended to serve residents of the entire unincorporated area, as well as residents of the municipalities. These parks contain recreation uses, such as water-based recreation, beach access sites, boating facilities, camping, fishing, trails and nature study, but may also provide specialized recreational facilities, such as a sports complex.

Regional parks shall be planned, designed, and constructed in accordance with the Nassau County Parks Administrative Procedures and Design Manual, as amended from time to time, which includes a regional park prototype.

[underline indicates additions; strikethrough indicates deletions]

**AMENDMENT #2: Amend the Recreation and Open Space Element, Policy ROS.01.04 to revise the level of service standard as follows:**

Policy ROS.01.04

The County shall acquire, maintain, or manage through agreement, community and regional parks and related recreational facilities to achieve and maintain the adopted levels of service (LOS) shown below.

Type	Service Radius	Minimum Size	Area/1000 Residents	Access Standard	Other Requirements
<del>Community Park</del>	<del>1-5 miles</del>	<del>40 Acres</del>	<del>3-35 Acres</del>		
<u>Community &amp; Regional Parks - General</u>	County-wide	30 Acres <sup>1</sup>	<u>40-14 Acres</u>	<u>Community Park: within ½-3 miles of every resident.</u>  <u>Regional Park: Within 5 miles of every resident in urban/suburban land use designations and within 10 miles of every resident within rural land use designations</u>	<u>Design Standards as provided in Policy ROS.01.05.</u>
<u>Regional Parks – with Beach Access</u>	County-wide	Variable	<del>.25 Acre</del>		At .5 mile linear increments with adequate space for parking
<u>Regional Parks with Boat Facility</u>	County-wide	Variable	<del>.40 Acre</del>		1 ramp lane per 5,000 population

1 Exceptions to the minimum size standard may be made for sites of significant natural or cultural value, as determined by the Planning Director and the Parks Director consistent with the Nassau County Parks Administrative Procedures and Design Manual, as amended from time to time, and based upon the following criteria:

- a. The site will provide specific public access to a waterway (e.g., beach access, boat ramp, etc.); or
- b. The site contains a significant historic resource, and the County determines that this resource should be preserved; or
- c. The site serves to expand an existing public park or other protected natural or conservation lands.

[underline indicates additions; ~~strike through~~ indicates deletions]

**AMENDMENT #3: Amend the Recreation and Open Space Element, to add a new Policy ROS.01.05 to establish minimum design standards for regional park facilities as follows:**

Policy ROS.01.05

All community or regional parks shall be constructed to conform to the following design standards:

- a. Access. There shall be no legal or physical impediment to bicycle and pedestrian access to a community or regional park.
- b. Prototype Park. The Nassau County prototypical community and regional parks are contained within the Nassau County Parks Administrative Procedures and Design Manual, as amended from time to time. The applicable prototype park shall be the guide by which all community and regional parks are designed. The minimum size requirement of a regional park may be modified by Nassau County to accommodate unique natural or cultural features including water-based access based upon the criteria established in Policy ROS.01.04.
- c. Minimum land area. While a community or regional park may include wetlands, natural areas, stormwater management facilities and other similar components, the minimum required acreage per LOS standard shall be dry, flat and free of encumbrances that would inhibit establishment of active recreation facilities as defined by the applicable prototype park. This includes, but is not limited to, areas subject to conservation easements, wetland or depression areas, easements that prohibit the use of the easement area for active recreation and other similar encumbrances.
- d. Shared Facilities. A community or regional park is not intended to be completely passive nor fully active but rather a blending of recreational opportunities which may, solely at the discretion of Nassau County, include space for third party providers to provide indoor recreation space or aquatics.

[underline indicates additions; ~~strike through~~ indicates deletions]

**AMENDMENT #4: Amend the Recreation and Open Space Element, Policy ROS.01.05 to establish a service standard for local/neighborhood parks as follows:**

Policy ROS.01.0506

In general, the County shall not seek to acquire neighborhood park facilities. All new development and redevelopment containing a residential component greater than 25 dwelling units, unless otherwise exempt, shall plan, design, and build new neighborhood parks in accordance with the standard established herein. Rural residential developments where all lots have a minimum gross



acreage of 5 acres (217,800 square feet) or more are exempt from the neighborhood park requirements.

New private neighborhood parks shall be maintained and operated by the developer and/or Homeowners Association, Property Owners Association, Community Development District, or other similar entity. Land and improvements for neighborhood parks shall be provided by new development at the time of initial construction of residential units and shall be reviewed through the Class II development review process outlined in through the site plan review process the Land Development Code (LDC). Criteria for the location and design of such facilities shall be as established herein. included in the Land Development Code (LDC), Planned Unit Development (PUD) or Development of Regional Impact (DRI) development order. At the time of application to the County which creates, or will cause to create residential units, the applicant shall demonstrate how the policies defined herein will be satisfied.

<u>Type</u>	<u>Service Radius</u>	<u>Minimum Size</u>	<u>Area/1000 Residents</u>	<u>Access Standard</u>	<u>Other Requirements</u>
<u>Neighborhood Park</u>	<u>Neighborhood</u>	<u>5 Acres or as approved by the County Planning Director, in accordance with the standards herein and the Nassau County Parks Administrative Procedures and Design Manual, as amended from time to time</u>	<u>4 Acres</u>	<u>Within .5 mile walk of every resident along sidewalks or trails</u>	<u>Design Standards as provided in Policy ROS.01.07</u>

The required size and location of a neighborhood park shall be based upon the total acreage required as determined in accordance with the acres/resident level of service standard established herein, the ability to meet the Access Standards established herein, and the standards defined in Policy ROS.01.07 of the adopted Nassau County PROSMP. A development may be required to have more than one neighborhood park in order to meet the service standards adopted herein.

[underline indicates additions; strikethrough indicates deletions]

**AMENDMENT #5: Amend the Recreation and Open Space Element, to add a new Policy ROS.01.07 to establish minimum design standards for local/neighborhood park facilities as follows:**

Policy ROS.01.07

All neighborhood parks shall be constructed to conform to the following design standards:

- a. Access. Neighborhood parks must be easily accessible from safe and adequate bicycle and pedestrian facilities, as determined by Nassau County, from their home to the neighborhood park unimpeded by a physical or legal impediment.
- b. Prototype neighborhood park. The Nassau County prototypical neighborhood park and design principles are contained within the Nassau County Parks Administrative Procedures and Design Manual, as amended from time to time. These is prototype park and design principles shall be the guide by which all neighborhood parks are designed. Based on the level of service standard required in Policy ROS.01.06, when a development generates

less than 5 acres of demand for a neighborhood park, ~~alternate~~ prototypes, principles and standards are provided in the Parks Administrative Procedures and Design Manual that shall guide park design.

- c. Street frontage. At least two sides of the park, or thirty-three percent (33%) of the total perimeter of the park, whichever is greater, must abut a street.
- d. Minimum land area. While a neighborhood park may include wetlands, natural areas, stormwater management facilities and other similar components, the minimum required acreage per LOS standard shall be dry, flat and free of encumbrances that would inhibit establishment of active recreation facilities as defined by the Nassau County prototype Neighborhood Park. This includes, but is not limited to, areas subject to conservation easements, wetland or depression areas, easements that prohibit the use of the easement area for active recreation, and other similar encumbrances. In cases where a utility easement is present, the utilities must be located underground and the easement holder shall provide a written statement to the Planning Department approving the use of the area for recreation as shown on the correlating site plan for the individual park.
- e. Shared facilities. Stormwater treatment facilities (SWMF) such as retention and detention ponds may be designed within a neighborhood park subject to the applicable standards for neighborhood parks but shall not count towards the minimum acreage LOS standard in ROS.01.06.

Where neighborhood parks have an area of five acres or greater, SWMFs may be credited towards meeting the minimum area standards defined in Sec. 29-46(b)(1)b.i. subject to the following:

- a. SWMFs shall be limited to the lesser of 12% of the total park area, or the actual required volume capacity for the pond as determined by Nassau County Engineering Services based on a review of the project's submitted drainage calculations.
- b. SWMFs shall be activated and incorporated as contributing and functioning elements of the park through the inclusion of ADA compliant multi-use trails, fitness stations, picnic area, and other similar active recreation amenities.
- c. SWMFs shall not be encircled, in whole or in part, by chain-link fencing or a similar barrier.

[underline indicates additions; ~~strikethrough~~ indicates deletions]

**AMENDMENT #6: Amend the Recreation and Open Space Element, to delete Policy ROS.01.07 to eliminate level of service requirements for recreation facilities as follows:**

Policy ROS.01.07

~~The County shall plan recreation facilities based on the following planning guidelines from the State Comprehensive Recreation Program (2000). These guidelines are for planning purposes only and may be used to help determine how grant funds and county funds could be used to improve county recreation facilities. Upon adoption of the Parks & Recreation Master Plan as described in Policy ROS.01.01, these guidelines may be updated to reflect the needs of county residents.~~

RESOURCE/FACILITY	POPULATION PER UNIT (MEDIAN)
Baseball/Softball Field	2,500
Basketball Court	5,000
Football/Soccer Field	6,000
Equipped Play Area	10,000
Exercise/Parcours Trails	15,000
Aquatic Center	25,000
Tennis Court	5,000

[underline indicates additions; strikethrough indicates deletions]

**AMENDMENT #7: Amend the Recreation and Open Space Element, to revise Policy ROS.01.09 to:**

---

Policy ROS.01.09

All residential development within the County shall be required to meet the level of service standards in Policy ROS.01.04 through either the dedication of park land to the County or the payment of impact fees for park land to the County.~~The County should investigate flexible administration of impact fees and land dedication to help accomplish the County's parks and recreation goals.~~ It shall be the County's sole decision to require dedication of land to meet the level of service standards established in Policy ROS.01.04 and further detailed in the Nassau County Parks Administrative Procedures and Design Manual, as amended from time to time, or accept payment of impact fees for park land in accordance with the adopted Impact Fee Regulations (Sec., 34-21, Nassau County Code) to mitigate new demand placed on the Regional Park system. After making an individualized determination that dedication of land is related both in nature and extent to the impact of the proposed development based on the factors set out below, the Planning Director, in coordination with the Parks Director, shall have the authority to mandate the dedication of land in accordance with this policy or accept the payment of impact fees for park land.

This may include payment in lieu of land or purchase of credits from the County.~~Any dedication of land for a Regional Park shall be eligible for park land impact fee credits as defined in the adopted Impact Fee Regulations (Sec., 34-21, Nassau County Code).~~

The following factors shall be evaluated and used to guide the County's decision-making process to require the dedication of land or accept payment of impact fees for park land:

- a. Acreage Size of Demand Generated. The total acreage demand generated by the proposed development to meet the level of service standards established in Policy ROS.01.04 and the relationship of this total acreage demand to the minimum and/or ideal acreages of a Regional Park as defined herein and further detailed in the Nassau County Parks, Recreation, and Open Space Master Plan and the ability of any potential park within the development to provide the prototypical Regional Park facilities defined in Nassau County Parks Administrative Procedures and Design Manual, as amended from time to time.
- b. Site Characteristics. The physical characteristics of a potential Regional Park site and its capacity to support the uses associated with a Regional Park as defined herein and further detailed in the Nassau County Parks, Recreation, and Open Space Master Plan and the Nassau County Parks Administrative Procedures and Design Manual, as amended from time to time. These characteristics may include, but are not limited to:
  - Available multi-modal access;
  - Adequate buffers to minimize negative impacts to adjacent neighborhoods;
  - Site configuration, topography, soils, geometry, and vegetation that are conducive to the construction of both active and passive recreation facilities;
  - Adequate utilities to support the proposed facilities and amenities;
  - Scenic beauty and vegetation;
  - Estimated costs to develop the site; and
  - Anticipated local, state, regional or federal permitting requirements.
- c. Expansion of Service. The ability of the potential Regional Park to expand or provide additional service in unserved or underserved areas.
- d. Location (General). Proximity/relationship of the potential Regional Park to other existing, potential, or planned County Parks/Preserves, State Park, State Forest, National Forest, or

- other similar publicly held recreation or conservation lands. Relationship of the potential Regional Park to unique environmental features, bodies of water and/or cultural resources.
- e. Location (Water Access). The potential Regional Park's relationship to waterways and the Atlantic Ocean.
    - Any residential development or redevelopment that produces an increased demand on the Regional Park system with frontage or access on a navigable waterway, river shore, or the beaches of the Atlantic Ocean shall, unless otherwise determined by Nassau County to not be in the best interests of the citizens, partner with Nassau County to dedicate land, design, and build new Regional Parks and facilities providing access to waterways, shores and beaches. It is the expressed intent of Nassau County to acquire properties that provide access to navigable waterways and the Atlantic Ocean.
  - f. Connectedness. The ability of the potential Regional Park to create a logical expansion of, or connection between, public holdings and/or facilities. This may include creating linear based ecological corridors or recreation facilities that expand existing, planned, or potential Regional Parks and improve the overall service provided to the citizens of Nassau County.
  - g. Future Potential. The ability to expand the potential Regional Park in the future as adjacent lands develop or are acquired.
  - h. Implementation of Community Planning Efforts. Relationship between the potential Regional Park and any existing Area Plan, Corridor Plan, Master Plan, Master Planned Community, Master Planned Development, Sector Plan, Development of Regional Impact, or other community planning initiative or exercise.
  - i. All land dedications must be proportional to the residential development's anticipated impacts on the County's Regional Park system. No residential development will be required to dedicate park land in excess of their impact as determined by the level of service standards in Policy ROS.01.04.

[underline indicates additions; ~~strikethrough~~ indicates deletions]

**AMENDMENT #8: Amend the Recreation and Open Space Element, to delete Policy ROS.01.15 (the applicable provisions for impact fee credits are included in the revisions to Policy ROS 01.09 above):**

Policy ROS.01.15

~~The County shall review each new development as to the need for public parks and recreation facilities that are necessary to maintain adopted levels of service. Required park land should be identified for dedication during the review process for a subdivision, Planned Unit Development (PUD), or Development of Regional Impact (DRI) and a schedule should be established for construction of facilities. The County may consider funds to be donated in lieu of land in cases where the required aggregate land dedication is less than the minimum standard of useable acres established in Policy ROS.01.03.~~

[underline indicates additions; ~~strikethrough~~ indicates deletions]

**ATTACHMENT B**

**AMENDMENT TO THE FUTURE LAND USE ELEMENT OF THE  
NASSAU COUNTY COMPREHENSIVE PLAN 2010-2030**

**Amend the Future Land Use Element, to delete Policy FLU.01.02.I.4 AND Policy FLU.02.05.E to eliminate level of service requirements for recreation facilities as follows:**

---

Policy FLU.01.02 (excerpt)

- ~~4) In addition to the Recreation Levels of Service defined in Policies ROS.01.04 and ROS.01.07 for Community and Regional Parks, all new development or redevelopment within the District that includes a residential component shall provide neighborhood parks at ratio of four (4) acres of land per thousand people consistent with the prototypical neighborhood park as adopted by Nassau County. Consistent with Policies ROS.01.09 and ROS.01.15, Nassau County will include a fee-in-lieu provision in the Land Development Code to address neighborhood parks within the District.~~

[underline indicates additions; ~~strikethrough~~ indicates deletions]

Policy FLU.01.05 (excerpt)

- ~~E) In addition to the Recreation Levels of Service defined in Policies ROS.01.04 and ROS.01.07 for Community and Regional Parks, all new development or redevelopment within the District that includes a residential component shall provide neighborhood parks at ratio of four (4) acres of land per thousand people consistent with the prototypical neighborhood park as adopted by Nassau County. Consistent with Policies ROS.01.09 and ROS.01.15, Nassau County will include a fee-in-lieu provision in the Land Development Code to address neighborhood parks within the District.~~

[underline indicates additions; ~~strikethrough~~ indicates deletions]

**ATTACHMENT C**

**AMENDMENT TO THE PUBLIC FACILITIES ELEMENT OF THE  
NASSAU COUNTY COMPREHENSIVE PLAN 2010-20**

**Amend the Public Facilities Element, Stormwater Sub-element, to add a new Policy STM.01.06 to encourage joint use of stormwater treatment facilities and local parks as follows:**

Policy STM.01.06

Nassau County shall encourage wherever possible, stormwater treatment facilities such as retention and detention ponds to be designed within parks subject to the applicable standards for neighborhood parks as provided in the Recreation and Open Space Element. Such ponds shall be designed in keeping with principles of low impact development and shall be integrated into park design with the inclusion of shoreline trails, boardwalks, piers, pedestrian bridges, and similar features.

[underline indicates additions; ~~strike through~~ indicates deletions]