

# Nassau County Planning



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# Nassau County Planning



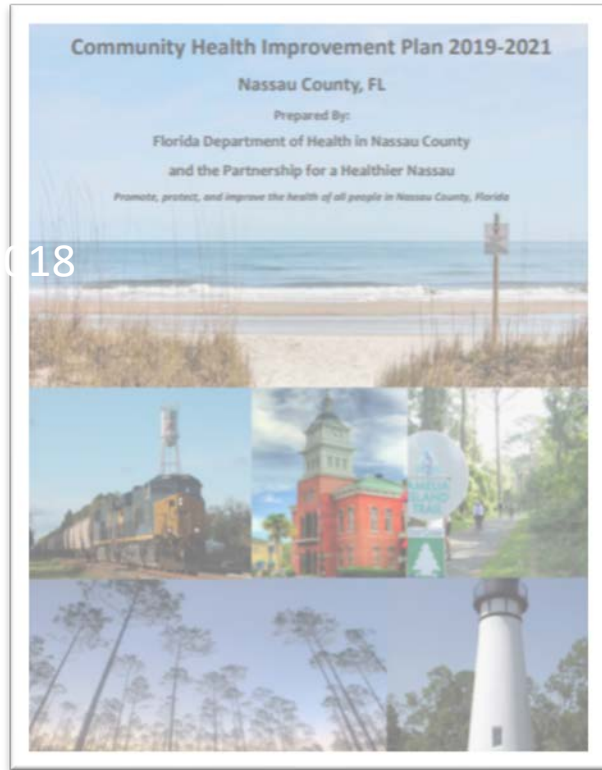
## Public Health and Urban Planning

### Shared Common Missions and Perspectives

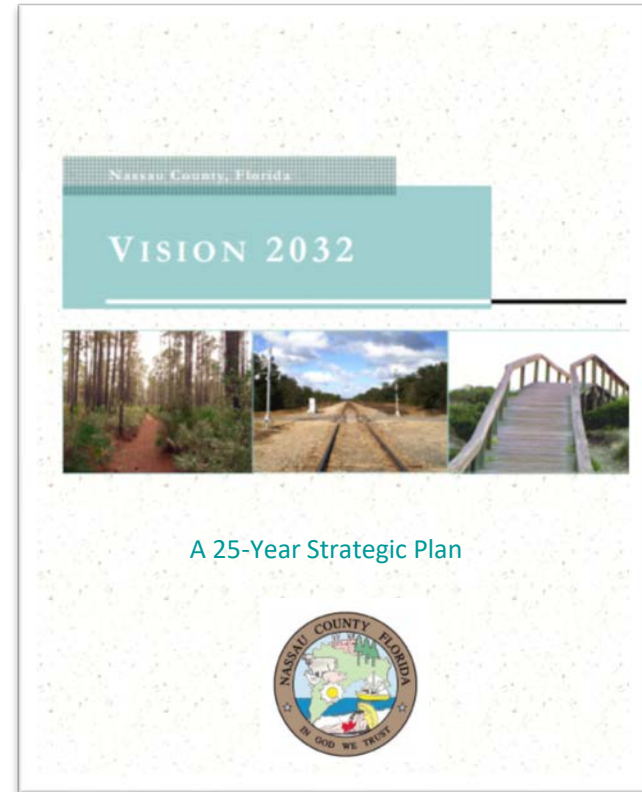
- Aim to improve human well-being
- Emphasize needs assessment and service delivery
- Manage complex social systems
- Focus at the population level
- Rely on community-based participatory methods



# Nassau County Planning



Promote, protect, and improve the health of all people in Nassau County



Manage growth and create sustainable economic development to maintain and improve quality of life and unique character of Nassau County...

# Nassau County Planning



# Nassau County Planning



# Nassau County Planning



- Nassau County grew 3.6 % last year
- By percent, 25<sup>th</sup> fastest County in U.S.
- BEBR predicts Nassau as 9<sup>th</sup> fastest growing County in Florida in next decade (2019-2030)
- Population expansion of 38%
- Population projection of 114,000

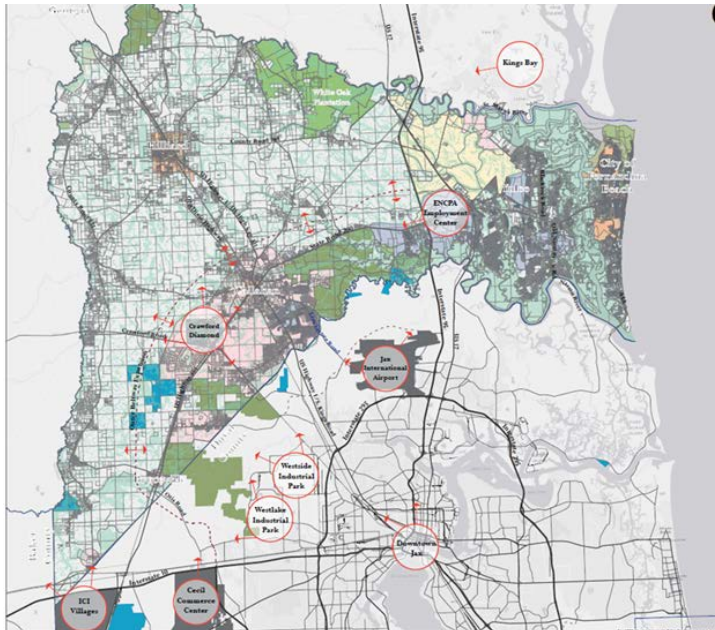
Population Estimate	2017	2018	Percentage Increase
BEBR	80,456	82,748	2.85%
US CB	82,864	85,832	3.58%



# Nassau County Planning



- Community in transition
- There will be growth related challenges
- Opportunity to craft our own future

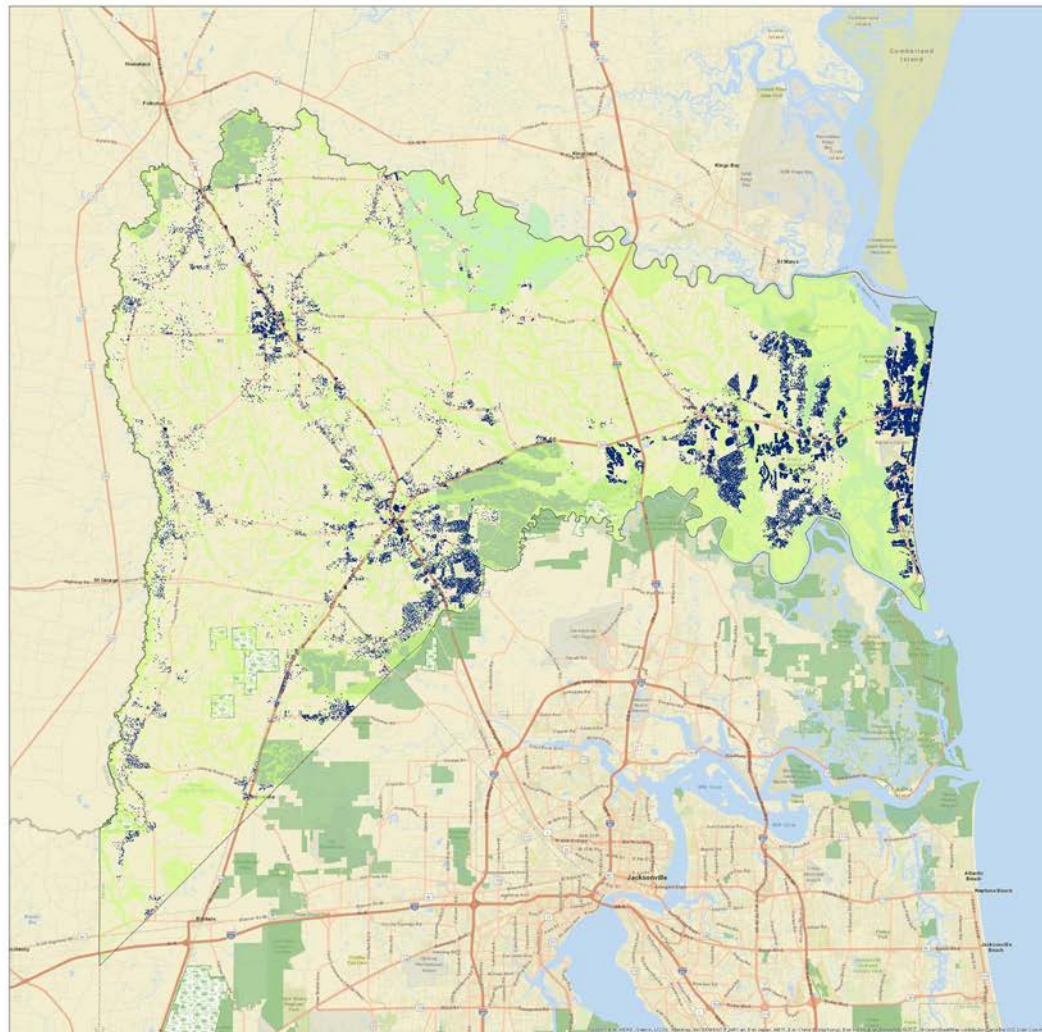


# Nassau County Planning

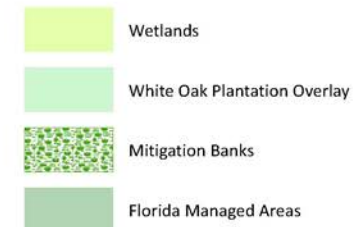




# Nassau County Planning



## Population Disbursement 2017



## Population Density\*

- 1 dot = 1 person

\*Density disbursement is based upon 2017 parcel data. The dot-density utilizes property use codes to locate existing dwelling units illustrating the disbursement of County citizens.

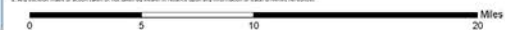


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# Nassau County Planning



*What are we going to do with the opportunity?*

Embrace the Opportunity

Appreciate the Challenge

Be Open to Innovation

Strive to Maintain Proper Perspective



# Nassau County Planning

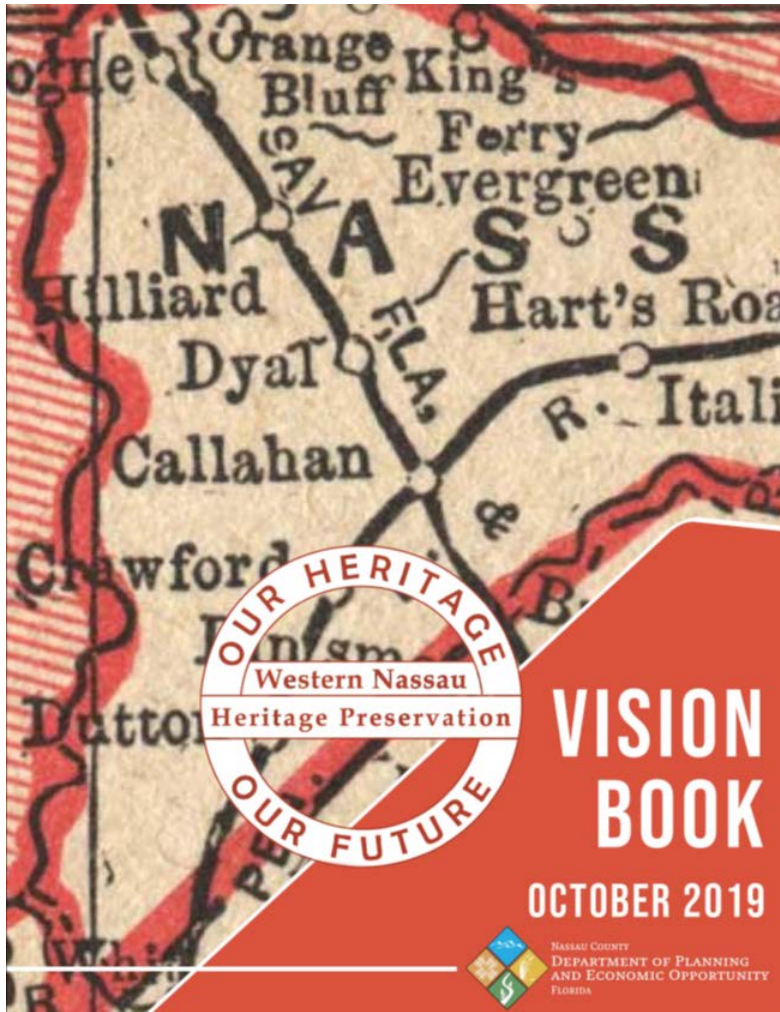


## Western Nassau Heritage Preservation Project Vision Book





# Nassau County Planning



This Vision Book articulates the ideas and input of community members and outlines goals, objectives and policies.

- It is not a regulatory document.
- It is a tool used to provide guidance to the County for future decision making.
- It provides guidelines for policy makers as they set priorities and make decisions about the future of their communities.

# Nassau County Planning



## State Agencies

Florida Department of Environmental Protection (DEP)  
Florida Department of Transportation (FDOT)  
Florida Fish and Wildlife Conservation Commission (FWC)  
Florida Forest Service (FFS)  
Florida Public Archaeology Network (FPAN)  
Nassau Soil and Water Conservation District (USDA Natural Resources Conservation Service)  
North Florida Transportation Planning Organization (TPO)  
St. John's River Water Management District (SJRWMD)  
University of Florida Extension Service (IFAS)

## Nassau County

Building Department  
Emergency Management  
Facilities Maintenance Branch (FMB)  
Fire Rescue Services Department

## Health Department

Library  
Property Appraiser  
Road and Bridge Department  
School Board  
Sheriff's Department

## Nonprofit Groups

Barnabas  
Boys and Girls Club  
Council on Aging  
FL Greenways and Trails Foundation  
Habitat for Humanity  
Keep Nassau Beautiful  
Micah's Place  
Nassau Homeless Coalition  
North Florida Land Trust (NFLT)  
St. Mary's Riverkeeper  
Starting Point Behavioral Health  
Trust for Public Land (TPL)  
West Nassau Historical Society  
White Oak Conservation

## Economic Development

FL State College at Jacksonville: Nassau Center  
Nassau County Chamber of Commerce  
Nassau County Economic Development Board  
Nassau County School Board



# Nassau County Planning



March 6	Regular WNHPC Meeting
May 1	Regular WNHPC Meeting
May 4	White Oak Government Roundtable
June 9	County Infrastructure Roundtable
June 26	Regular WNHPC Meeting
July 13	Business/Economic Dev Roundtable
August 6	Town of Callahan Meeting
August 16	Town of Hilliard Meeting
August 23	4-H open House
August 23	West Nassau Historical Society
September 19	Bryceville Community Meeting
September 22	Callahan Community Yard Sale
September 25	Regular WNHPC Meeting
September 27	Hilliard Library
October 9	Callahan Library
October 11	FSCJ Career Fair
November 1	Chamber Westside Council Luncheon
November 3	Hobos, Hot Rods, Heroes Car Show
November 13	Fairgrounds Town Hall
Oct 29 – Dec 8	Historical Society Smithsonian Exhibit
November 27	Regular WNHPC Meeting
December 1	Callahan Christmas Parade/Arts Fair
December 13	School Board Presentation

# Nassau County Planning



2019

July 23	Regular WNHPC Meeting
July 25	West Nassau Historical Society
August 1	Town of Hilliard
August 13	Town of Callahan
August 20	Bryceville Community Meeting
August 20	4-H Open House
August 27	Regular WNHPC Meeting
September 5	Chamber Westside Council Luncheon
October 1	Planning and Zoning Board
October 22	Regular WNHPC Meeting
November 12	Chamber Westside Council Luncheon
November 14	Hobos, Hot Rods, Heroes Car Show
November 21	Fairgrounds Town Hall
December 7	Callahan Christmas Parade/Arts Fair
December 10	Regular WNHPC Meeting
December 14	School Board Presentation
December 16	Town of Callahan Meeting
December 19	Town of Hilliard Meeting





# Nassau County Planning



# Nassau County Planning



## Nassau County Health Improvement Plan CHIP 2019-2021

WNHPC VISION BOOK 2019

## Health

Nassau County - Vision 2032 >  
Quality of Life Issue Area #3: Health  
and Well-Being



Strategic Issue: Access to Care			
Goal: Western Nassau Health Needs			
Objective	Strategy	Lead Partner	
West Nassau Health Team	Convene, assess, choose gaps, develop action plan, Implement and evaluate	Barnabas FDOH, st	<p><b>Objective:</b> By 2045, Western Nassau will have expanded community medical care facilities.</p> <p><b>Strategy:</b> Identify incentives for development of medical care facilities within mixed-use developments.</p> <p><b>Assigned:</b> PEO, NCEDB, BOCC</p>
			<p><b>Objective:</b> Coordinate transportation needs with access to healthcare facilities, especially for the elderly population.</p> <p><b>Strategy:</b> Include Council on Aging/Nassau Transit in future transportation planning efforts in Western Nassau, including options for future stops.</p> <p><b>Comprehensive Plan:</b> Policies T.08.01, T.08.02</p> <p><b>Assigned:</b> PEO, Nassau County Council on Aging</p> <p><b>Strategy:</b> Work with developers of healthcare facilities to provide stops for Nassau Transit vehicles.</p> <p><b>Assigned:</b> PEO</p>
			<p><b>Objective:</b> Coordinate with the Nassau County Health Department regarding implementation of the Community Health Improvement Plan.</p> <p><b>Strategy:</b> Maintain Planning + Economic Opportunity Department participation in the Community Health Improvement Plan Steering Committee.</p> <p><b>Assigned:</b> PEO, Health Department</p> <p><b>Strategy:</b> Work with social service organizations and the Health Department regarding future expansion plans into Western Nassau.</p> <p><b>Assigned:</b> PEO, Health Department</p>
POLICY	Advocate for Rural Broadband Expansion to support telehealth, health education/information access	PHN, partners	<p>Evaluate outcomes.</p> <p>Obtain baseline metrics by October 2019.</p> <p>Report activity to PHN semiannually April &amp; October through 2021.</p>

# Nassau County Planning



## Four Key Strategic Areas of Focus

- Diversify housing stock
- Affordable rental housing
- Affordable homeownership
- Jobs – housing-transportation link



NASSAU COUNTY  
DEPARTMENT OF  
PLANNING AND  
ECONOMIC  
OPPORTUNITY  
FLORIDA



LEARN MORE ABOUT NASSAU  
COUNTY'S  
**ESSENTIAL HOUSING  
ADVISORY COMMITTEE**

EVERY 3RD WEDNESDAY AT 4PM, BOCC CHAMBERS

[WWW.NASSAUCOUNTYFL.COM/HOUSING](http://WWW.NASSAUCOUNTYFL.COM/HOUSING)

904.530.6300 OR  
[PLANNINGINFO@NASSAUCOUNTYFL.COM](mailto:PLANNINGINFO@NASSAUCOUNTYFL.COM)



# Nassau County Planning



## State Agencies

Florida Department of Environmental Protection (DEP)  
Florida Department of Transportation (FDOT)  
Florida Housing Finance Corporation  
Florida's State Housing Initiatives Partnership (SHIP)  
North Florida Transportation Planning Organization (TPO)  
St. John's River Water Management District (SJRWMD)

## Nassau County

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Facilities Maintenance Branch (FMB)  
Fire Rescue Services Department

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Micah's Place  
Nassau Homeless Coalition

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Nassau County Economic Development Board  
Nassau County School Board

# Nassau County Planning



## HOUSING SPEAKER SERIES

Staying in Your Home: Legal Issues + Home Ownership

CAROL MILLER +  
LYNN DRYSDALE  
JAX AREA LEGAL AID

WHEN: SEPT. 19 @ 6PM  
WHERE: BOCC CHAMBERS  
96135 NASSAU PL.  
YULEE, FL

FREE + OPEN TO THE  
PUBLIC



**ABOUT THE SERIES:**  
Nassau County's Affordable Housing Advisory Committee (AHAC) is working to tackle housing issues facing our county and communities. We are working on a variety of outreach strategies to engage our communities in this important conversation. This is the second in a speaker series.

For more information:  
[www.nassaucountyfl.com/housing](http://www.nassaucountyfl.com/housing)  
(904) 530-6300  
[planninginfo@nassaucountyfl.com](mailto:planninginfo@nassaucountyfl.com)



# Nassau County Planning



## Nassau County Health Improvement Plan CHIP 2019-2021

Strategic Issue: Housing and Healthy Places Goal: Create a Housing Coalition to address housing needs and ownership.		
Objective	Strategy	
Expand the cold night shelter master list to include the Westside and Yulee	1. Facilitation of communication among agencies working on housing, coordination with AHAC and the exploration of public/private partnerships.	H N D a O
Research permanent supportive housing model		
Establish a Family Promise program	2. Look for best practices and new models and coordinate with the NC Homeless Coalition while working with the NE Florida Builders Association	

**Goal: Increase availability of diverse housing options for people of all ages and incomes.**



**Objective:** Identify Comprehensive Plan and Land Development Code options that allow for a diverse housing mix within Western Nassau.

**Strategy:** Utilizing Small Area Plans and County transects (as established in the William Burgess Overlay) in preferred growth areas, provide for land uses that allow a variety of housing types, and a jobs/housing balance.

**Comprehensive Plan:** Objective FL.08

**Assigned:** PEO, PZB, BOCC

**Strategy:** Encourage development to utilize affordable housing density bonus.

**Comprehensive Plan:** Policies FL.01.03, FL.10.01, H.01.01

**Assigned:** PEO, BOCC

**Strategy:** Consistent with HB 7103 (2019), and based on County EHAC goals, look at establishing inclusionary zoning requirements.

**Comprehensive Plan:** Policy RC.01.08

**Assigned:** PEO



**Objective:** Coordinate with the County's Essential Housing Advisory Committee to facilitate discussions around housing needs or issues unique to Western Nassau.

**Strategy:** Address goals outlined in the 2018 County Housing Assessment.

**Comprehensive Plan:** Housing Element

**Assigned:** EHAC

**Strategy:** Work with developers regarding use of affordable density bonus, impact fee withholding options, and creation of high-quality development to provide more affordable housing options.

**Comprehensive Plan:** Housing Element

**Assigned:** PEO, BOCC

**Strategy:** Ensure Land Development Code retains options for use of manufactured housing in zoning districts in Western Nassau, where appropriate.

**Comprehensive Plan:** Policies FL.01.02(B), H.01.02

**Assigned:** PEO, PZB, BOCC

# Nassau County Planning

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***Coming together is a beginning;  
keeping together is progress;  
working together is success.***

*E.E. Hale*

**Planning and Economic Opportunity Department**

**Nassau County**

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[www.nassaucountyfl.com/westernnassau](http://www.nassaucountyfl.com/westernnassau)

# THE VISION



## Goals

**Goals** are overall or general statements about the quality and character of the community. They are translated into measurable and specific **Objectives**.



## Objectives

**Objectives** are the more specific ends towards which community leaders should direct their efforts. Performance standards or quality of life benchmarks are established in the **Objectives** and are used to monitor progress and measure change in the community.



## Strategies

**Strategies** are specific actions taken to achieve an **Objective** in support of a **Goal**.

Many of the **Strategies** have a related policy or objective from the **Comprehensive Plan**. In order to help complete each **Objective**, the corresponding **Strategy** has been **assigned** to an entity and/or **partner** who should be responsible for helping to achieve the **Goals** of Western Nassau.