

Exhibit C
DSAP Document

wildlight

East Nassau Community Planning Area Detailed Specific Area Plan 2

October 23, 2023



WILDLIGHT

OWNER:



RAYDIENT
PLACES + PROPERTIES

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CONSULTANTS:

PLACEMAKING, COMMUNITY PLANNING,
TRANSPORTATION, & ENGINEERING



LEGAL



ENVIRONMENTAL



CULTURAL



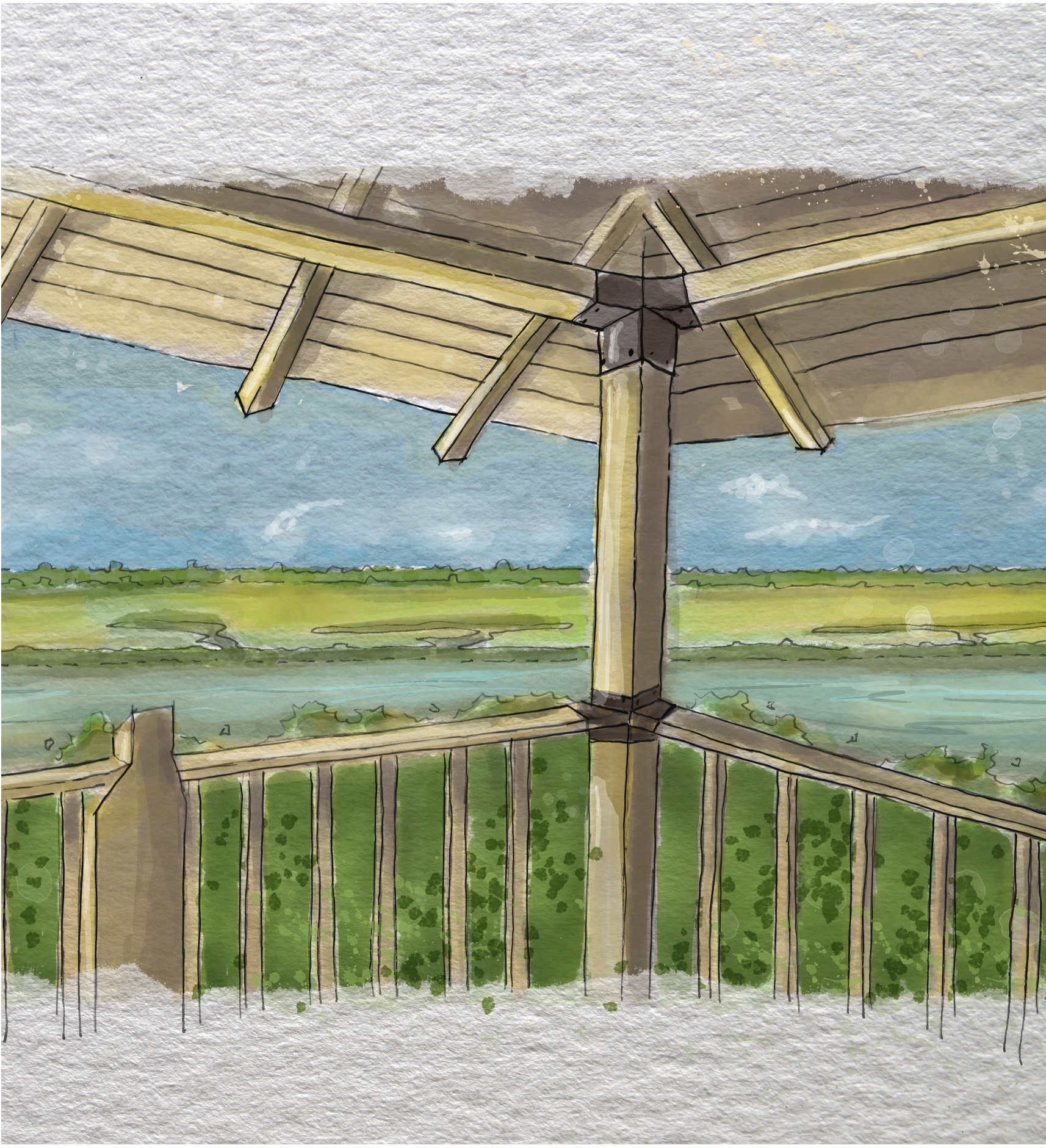


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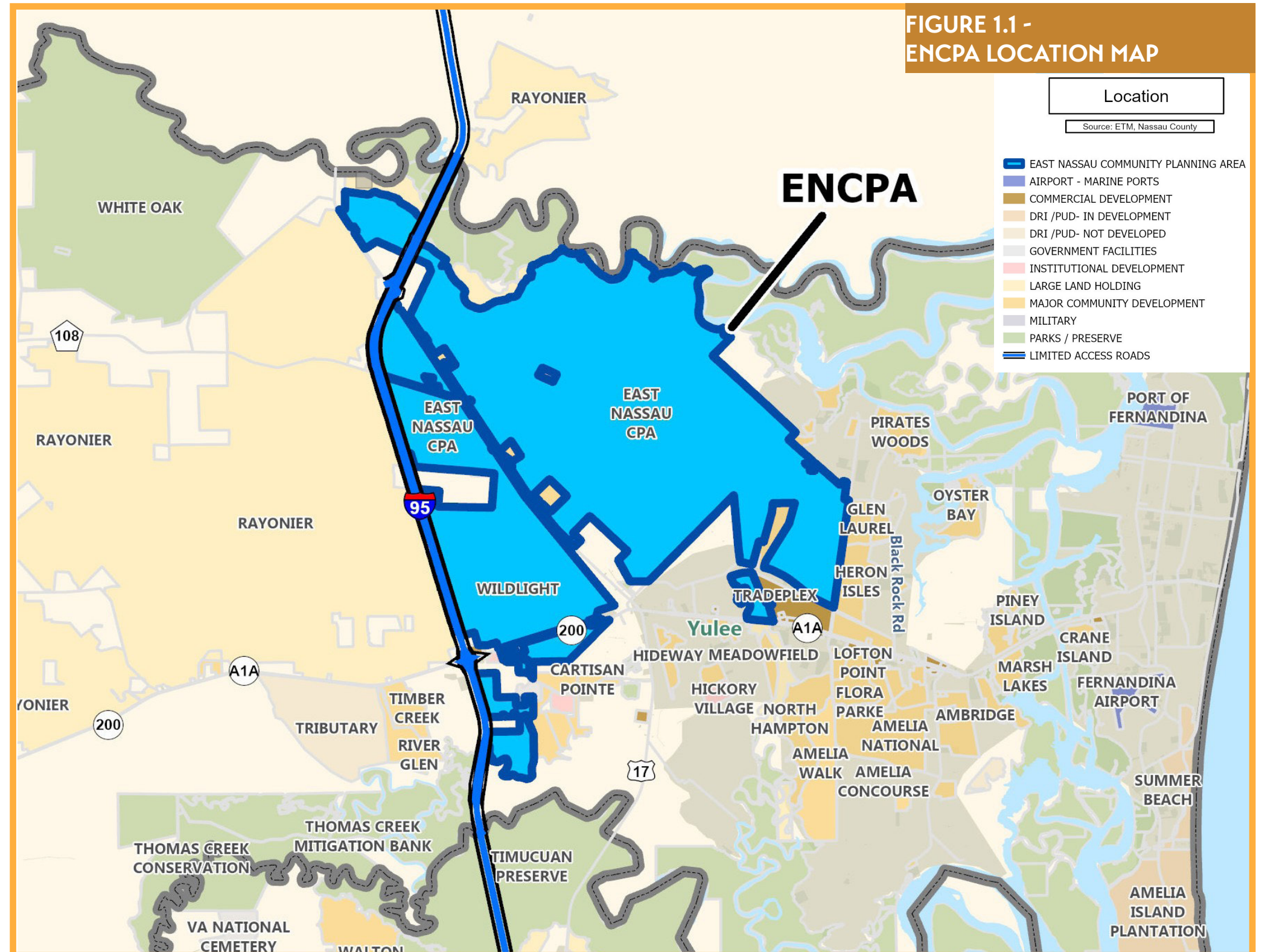
Introduction

Introduction

The Florida Low Country, is a region extending from coastal South Carolina into Florida, crossing the St. Marys River and tapering at the Nassau River. In Nassau County, this region includes the historic waterfront town of Fernandina Beach along the Atlantic Ocean. The Florida Low Country is a coastal landscape of estuaries and tidal rivers that spread into marshes and canopy trees, combining ecosystems and cultural heritage. The East Nassau Community Planning Area (ENCPA) captures the southern edge of the Florida Low Country in the northeastern corner of Nassau County.

Nassau County is in the northeast corner of Florida, and is a gateway bisected by Interstate 95, US Highway 17 and State Road 200/A1A. The regional transportation network connects Nassau County, and particularly the ENCPA, within a 15 minute drive to Jacksonville International Airport, a 25 minute drive to downtown Jacksonville and a 25 minute drive to Amelia Island.

Connectivity to the region reflects the benefits of geographic proximity to the metropolitan area. With foresight, Rayonier (as the County's largest landowner) worked with Nassau County to define a financially feasible long-term plan for this area, the ENCPA Sector Plan. **(Figure 1.1)**



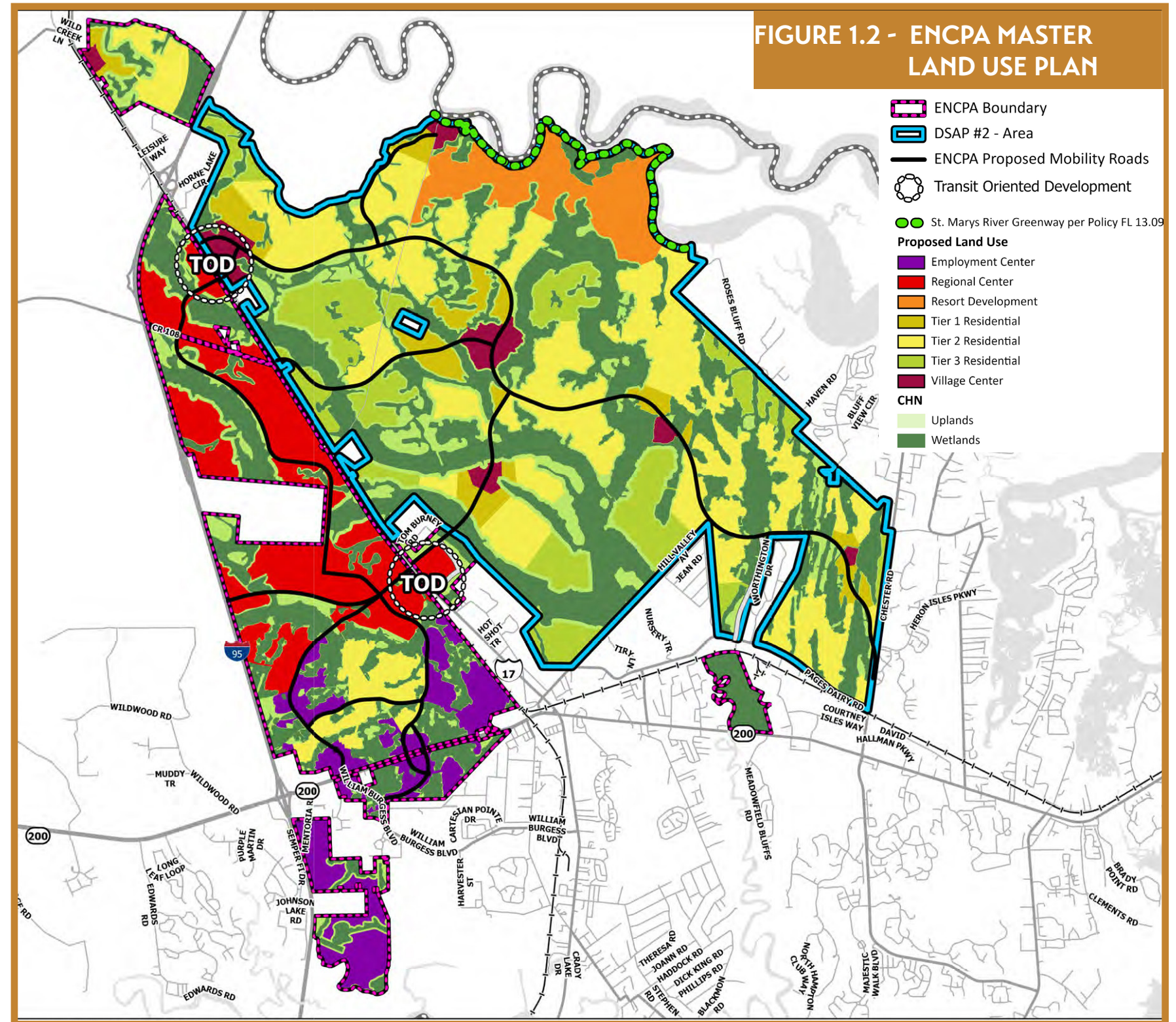
ENCPA Sector Plan

The ENCPA Sector Plan is a long-term master plan addressing future programmed growth of Nassau County, integrating land use with mobility and recognizing the unique conditions and opportunities of the property.

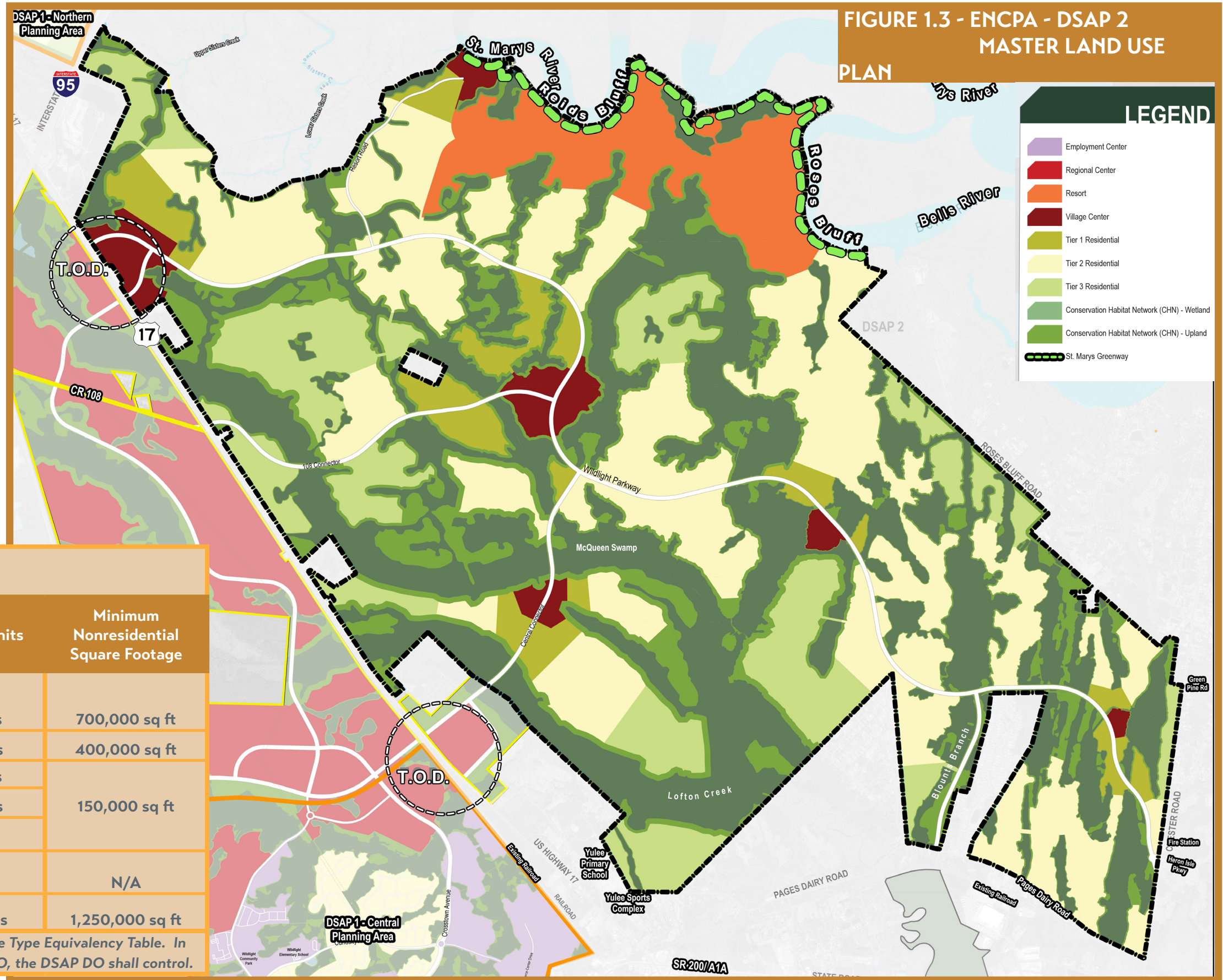
In 2007, Nassau County began working with landowner Rayonier to master plan the development of approximately 24,000 acres of timberland located in eastern Nassau County. The result of which is the East Nassau Community Planning Area, a State-approved Sector Plan adopted in July 2011. A Sector Plan allows for large-scale planning that recognizes the integral relationships between transportation, land use and urban design.

Long Term Master Plan

Defined by Florida Statutes and adopted within the Nassau County Comprehensive Plan, the Master Land Use Plan for the ENCPA is the first stage of the land-use planning process and outlines the basic patterns of development within the Sector Plan. The Plan is adopted into the County's 2030 Comprehensive Plan as Objective FL.13 and Policies FL.13.01-17 in the Future Land Use Element and Future Land Use Map Series Map FLUMS-6. **Figure 1.2** displays the Master Land Use Plan within the overall context of the ENCPA Sector Plan to demonstrate connectivity and land use compatibility with the areas outside of the Detailed Specific Area Plan (DSAP 2) boundary.



**FIGURE 1.3 - ENCPA - DSAP 2
MASTER LAND USE
PLAN**



LEGEND

- Employment Center
- Regional Center
- Resort
- Village Center
- Tier 1 Residential
- Tier 2 Residential
- Tier 3 Residential
- Conservation Habitat Network (CHN) - Wetland
- Conservation Habitat Network (CHN) - Upland
- St. Marys Greenway

TABLE 1.1 *DSAP 2 MIX OF USES

Land Use Sub-Category	Acres	Residential Units	Minimum Nonresidential Square Footage
Village Center (Includes a portion of a TOD)	429 ± acres	2,331 units	700,000 sq ft
Resort Development	943 ± acres	3,289 units	400,000 sq ft
RN Tier 1	744 ± acres	1,886 units	150,000 sq ft
RN Tier 2	3,855 ± acres	6,972 units	
RN Tier 3	1,859 ± acres	466 units	
Conservation Habitat Network (CHN)	7,049 ± acres	0 units	N/A
TOTAL	14,879 ± acres	14,944 units	1,250,000 sq ft

*The above Mix of uses are subject to the DSAP DO & DSAP 2 Use Type Equivalency Table. In the event of a conflict between this DSAP document and DSAP DO, the DSAP DO shall control.

Note: All proposed uses and acreages are approximate and conceptual and subject to change during planning and may be modified based on review and comments.

Detailed Specific Area Plan(DSAP)

The purpose of the DSAP is to apply the approved entitlement of the Sector Plan and Long Term Master Plan to distinct areas. To date, one Detailed Specific Area Plan has been adopted by Nassau County (Employment Center – DSAP 1). DSAP 1 includes three planning areas: Northern, Central and Southern. The Central Planning area is home to Wildlight – the core catalyst of the ENCPA Sector Plan which is entitled for 3,269 dwelling units and 6.2MSF of non-residential uses. Three Preliminary Development Plans (totaling 2,332 dwelling units and 3.2 MSF of non-residential uses) are actively under construction.

Detailed Specific Area Plans (e.g., DSAP 2) implement the Master Land Use Plan. State law requires Detailed Specific Area Plans to be consistent with the long-term master plan and include conditions and commitments that achieve the following:

- Development or conservation of an area of at least 1,000 acres consistent with the long-term master plan
- Identification and analysis of the location, densities and intensities of future land uses
- Identification and analysis of water resources and water supply development; transportation and other regionally significant public facilities
- Specific measures to ensure the protection, restoration and management of natural areas
- Guidelines addressing the urban form and the interrelationships of future land uses
- Specific procedures to facilitate intergovernmental coordination to address extra-jurisdictional impacts

In 2021, Raydient LLC d/b/a, Raydient Places + Properties LLC with Nassau County, defined a Framework for moving forward, developing guiding principles that have become the foundation for the second Detailed Specific Area Plan.

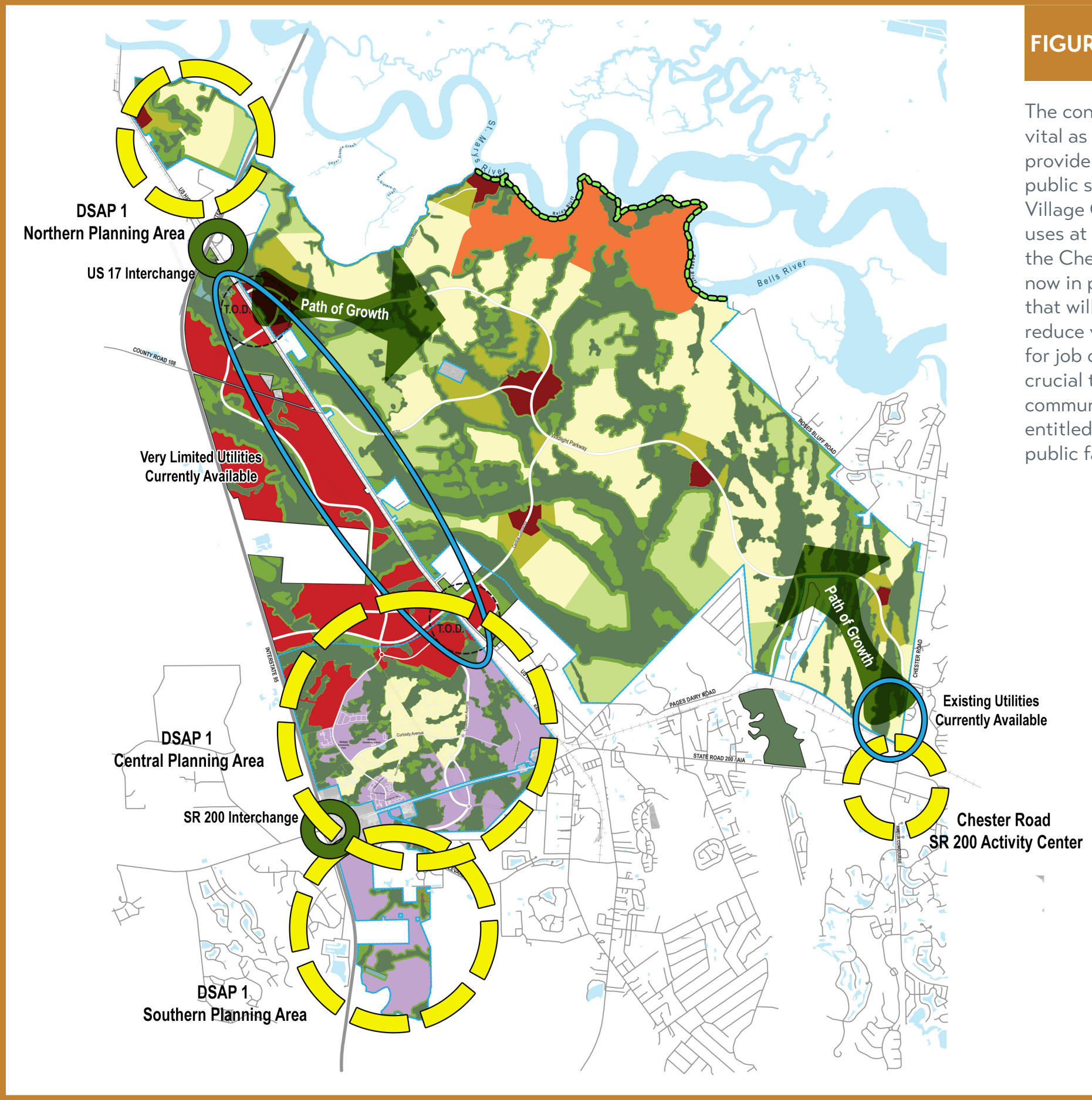
Guiding Principles

- Work collaboratively to establish certainty for the County and Raydient for the continued build out of the ENCPA
- Provide a significant plan for implementing the Conservation Habitat Network (CHN) as well as the Green Ribbon Overlay
- Create access to the St Marys River Ecosystem
- Design a smarter transportation network that creates an alternate corridor to SR200/A1A
- Create an approach to parks and recreation that aligns with the County's new Level of Service and provides sites for varied forms of recreation within the ENCPA
- Create a holistic plan for school and other civic sites to provide better clarity for planning and implementation




From these guiding principles, the DSAP 2 boundary was defined as a portion of the Sector Plan east of US 17 and south of the St. Marys River – an area of approximately 14,879 acres. DSAP 2 is within the path of growth defined by opportunities like existing commercial conveniences and utility availability. (Figure 1.4)

FIGURE 1.4 - PATH OF GROWTH

The connection of Chester Road to US 17 is vital as a hurricane evacuation route and to provide access to internal public parks and public schools and to activate the central Village Center. Additionally, commercial land uses at the US17/I95 interchange and near the Chester Road/SR 200 intersection are now in place for commercial development that will serve the DSAP residential area, reduce vehicle miles travelled, and provide for job creation. Non-residential uses are crucial to the sustainability of this growing community and development in these already entitled locations can only be realized when public facilities are available.



Legend

-  Growth Activity Areas
-  Utilities Availability
-  Interchange

A green-tinted line drawing of a rural landscape. In the foreground, a river flows from the bottom left towards the center. A fence runs along the right bank of the river. In the middle ground, there are several fields, some with trees, and a small wooden cabin or structure. In the background, a village with several houses is visible on a hillside. The overall style is a simple line drawing with a green color palette.

2

Environmental Conditions

2 Environmental Conditions

ENCPA Environmental Summary

The ENCPA Sector Plan adopted the long-term master plan and included components to identify and protect natural resources. The natural resources were designated as part of the Conservation Habitat Network (CHN), a specific land use category on the long-term master plan (see Figure 1.3) with specific policies within the Nassau County Comprehensive Plan.

The primary goal of the ENCPA Master Plan is to promote sustainable and efficient regional land uses. One of the guiding principles includes the protection of natural resources through the establishment of the Conservation Habitat Network (CHN).

The CHN was designed to include a mosaic of wetlands, surface waters and uplands to provide for landscape connectivity and protection of significant natural resources within the 24,000 (±) acre ENCPA. The CHN within the overall ENCPA contains the majority (approximately 80%) of large, connected wetland strands and a majority (approximately 80%) of the mapped 100-year floodplain. The protection of large wetland strands and contiguous upland areas within the CHN will provide long-term benefits for the aquatic, wetland dependent, and terrestrial wildlife that currently utilize these habitats. This will also ensure that conserved wetlands and contiguous uplands will be protected in perpetuity. (Figure 2.1)

Preserving this mix of wetlands and uplands within the proposed CHN conservation corridors will provide a variety of habitats needed by listed wildlife, connect major habitats allowing indigenous wildlife to move across the property without interference from proposed development, and contribute to the long-term sustainability of the wildlife communities.

The CHN is generally subject to the following guidelines (consistent with F.S. 163.3245(3)(a)(6), and 163.3245(3)(b)(7) and (8), and FLUE; Policy FL. 13.07(A)):

The CHN consists of natural waterbodies, wetlands, buffers and 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	Boardwalks
Equestrian activities	Playgrounds (limited tree clearing)
Walking/hiking	Frisbee Golf (limited tree clearing)
Bicycle trails	Outdoor learning areas
Wildlife viewing	Archery/Hunting (including commercial operations)
Timber Management/Silviculture	Nature education
Camping	Educational Programs
Picnicking	Low Impact Recreational Development such as:
Recreational fishing ponds	
Ropes course	
Dog parks (limited tree clearing)	• Picnic Shelters • Bathrooms • Paved & Unpaved Trails

Policy FL.13.07(A):

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.

DSAP 2 Area

e. The boundaries of the CHN are identified on Map FLUM-6. The boundaries of the CHN shall be formally established as conservation tracts or placed under conservation easements pursuant to the following criteria:

- i. the final boundary of wetland edges forming the CHN boundary shall be consistent with the limits of the jurisdictional wetlands and associated buffers as established in the applicable St. Johns River Water Management District (SJRWMD) permits;
- ii. the final boundary of upland edges forming the CHN boundary shall be established generally consistent with the Map FLUM-6, recognizing that minor adjustments may be warranted based on more or refined data and any boundary adjustments in the upland area shall 1) 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 2) 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 FL.13.07.A shall be incorporated into the CHN 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 FLUM, ENCPA FLUE policies or any other Comp Plan Elements defined in Chapter 163, F.S.

f. Silvicultural and agricultural activities allowed in the Agricultural classification of the FLUE of the Comp 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.

Over 40% of the approximate 14,879 acres that defines the boundary for DSAP 2 is designated as Conservation Habitat Network (CHN). The CHN within DSAP 2 not only includes wetlands but also a network of adjacent and connected uplands.

Breedlove, Dennis & Associates (BDA) developed a complete natural resource analysis as part of the DSAP 2 evaluation process. The natural resource analysis is included as **Appendix A** to this document. It contains specific information that addresses wetlands and surface waters, natural resource management, ecological communities, and protected wildlife and plant species.

Wetlands

The extent of wetlands and surface waters within DSAP2 are based on (1) areas approved on August 10, 2010, through the Florida Department of Environmental Protection (FDEP) Formal Wetland Determination (FD) Process (DEP File No. 45-282311- 002-FD); (2) areas approved by SJRWMD under ERP No. 145638-1; (3) areas that were field delineated and recorded with a GPS; and (4) areas that were photo-interpreted and will be field delineated in accordance with the Florida unified wetland delineation methodology (Chapter 62-340, Florida Administrative Code [F.A.C.]) prior to permitting with SJRWMD. The FD was reissued by FDEP to extend the expiration date to January 19, 2026.

Uplands

The CHN also includes a network of uplands adjacent to the wetlands that are depicted as Conservation on the ENCPA Master Plan. Uplands designated as Conservation areas in the CHN will serve as a separation between jurisdictional wetlands and developable tracts. The final boundaries of wetlands and upland buffers within the CHN will be formally determined when an abutting development parcel undergoes applicable permitting.

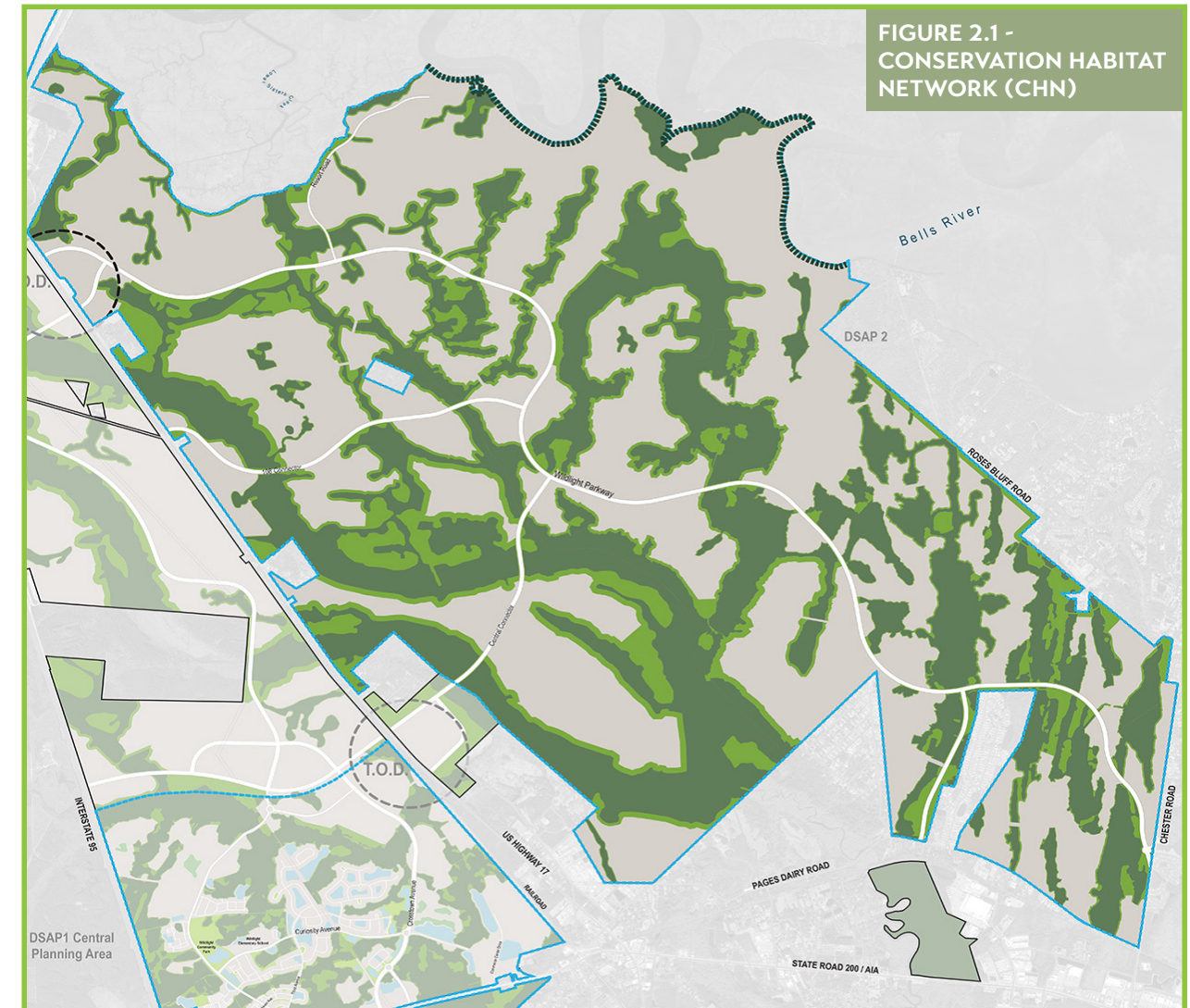


FIGURE 2.1 - CONSERVATION HABITAT NETWORK (CHN)

Note: The CHN lines on this map and acreages are conceptual and subject to change during planning and may be modified based on review and comments.

TABLE 2.2 CHN

Conservation Habitat Network (CHN)	7,049
Wetland System	4,889
Upland Conservation	2,160

Acreages estimated based on FDEP, SJRWMD Permits, photo-interpreted wetlands, field delineated and land use categories.

Natural Resource Management

F.S. 163.3245(3)(b)(7) requires the “identification of specific measures to ensure the protection, and as appropriate, restoration and management of lands”. Consistent with this requirement, CHN areas will be included in one or more management plans that will be developed at the time of filing an application with the County for a Preliminary Development Plan for the relevant CHN areas. The specific management plan will take into consideration the type, location and ecological condition of wetlands and other vegetative communities, as well as the needs of any listed species that occur on the Property or portion thereof. The plan(s) will include details on preservation area management, restoration area plans and management, and control of nuisance/exotic vegetation, and how to incorporate passive recreational uses. The management plan(s) will be implemented upon issuance of the SJRWMD permit for specific development areas and recording of a conservation easement. In accordance with F.S. 163.3245 and Comp Plan Policy FL. 13.07.A, wetlands within the Property that are located within the approved CHN will be placed under conservation easements.

Protected Wildlife and Plant Species

State and federal databases were reviewed to determine the likelihood of occurrence for protected wildlife and plant species that occur or are likely to occur within the Property and within Nassau County. Statewide GIS databases (CLIP, FNAI, etc.) of known locations and potential habitat models for rare and imperiled species were researched.

Upland and wetland communities were also evaluated during field studies in 2009, 2015, and 2021 to determine the occurrence or likelihood of occurrence for protected wildlife and plant species within the Property.

Of the likely species, potentially occupied (active and inactive) gopher tortoise burrows were noted within the Property. A 100% gopher tortoise survey will be conducted in accordance with the FWC gopher tortoise survey protocol prior to site work on the portion of the DSAP that is under review. All gopher tortoises within a specific development area will be relocated prior to construction in the applicable development area in accordance with FWC relocation permitting requirements and guidelines, which will include an updated survey no more than 90 days prior to permit application.

Eastern indigo snakes have not been observed, however, they have the potential to occur based upon the presence of a mix of habitats on and adjacent to DSAP2 and the presence of underground refugia such as mammal and gopher tortoise burrows. Currently, the USFWS uses known observations of eastern indigo snakes and a 1.7-mile radius (above the frostline) to assess probability of occurrence. There are no known occurrences within 1.7 miles of the DSAP2. However, the Applicant will implement the USFWS eastern indigo snake standard protection measures.

Atlantic sturgeon (*Acipenser oxyrinchus*) is listed as Endangered (E) by U.S. Fish and Wildlife Service (USFWS) and FE by FWC. Atlantic sturgeon live in rivers and coastal waters from Canada to Florida. Adult Atlantic sturgeon spawn in freshwater rivers. Larval Atlantic sturgeon drift down river to brackish waters where they remain until sub-adulthood. Sub-adult Atlantic sturgeon move to the sea, and ultimately return to their natal rivers to spawn when they reach adulthood. The USFWS designated critical habitat for the Atlantic sturgeon as detailed in the Federal Register 2017-17207

(FR). The physical habitat features considered essential for this species include: hard bottomed substrate in freshwater for spawning and development of early life stages; waters with a salinity gradient with soft substrate; waters of appropriate depth without barriers to movement from the mouth of the river to the spawning areas; and appropriate water quality conditions especially regarding temperature and dissolved oxygen. A portion of the St. Marys River is included in the critical habitat designation, which is adjacent to the DSAP 2 area. Per the FR, the ordinary high water mark (OHWM) on each bank of the river and shorelines is the lateral extent of the occupied critical habitat unit for the St. Marys River.

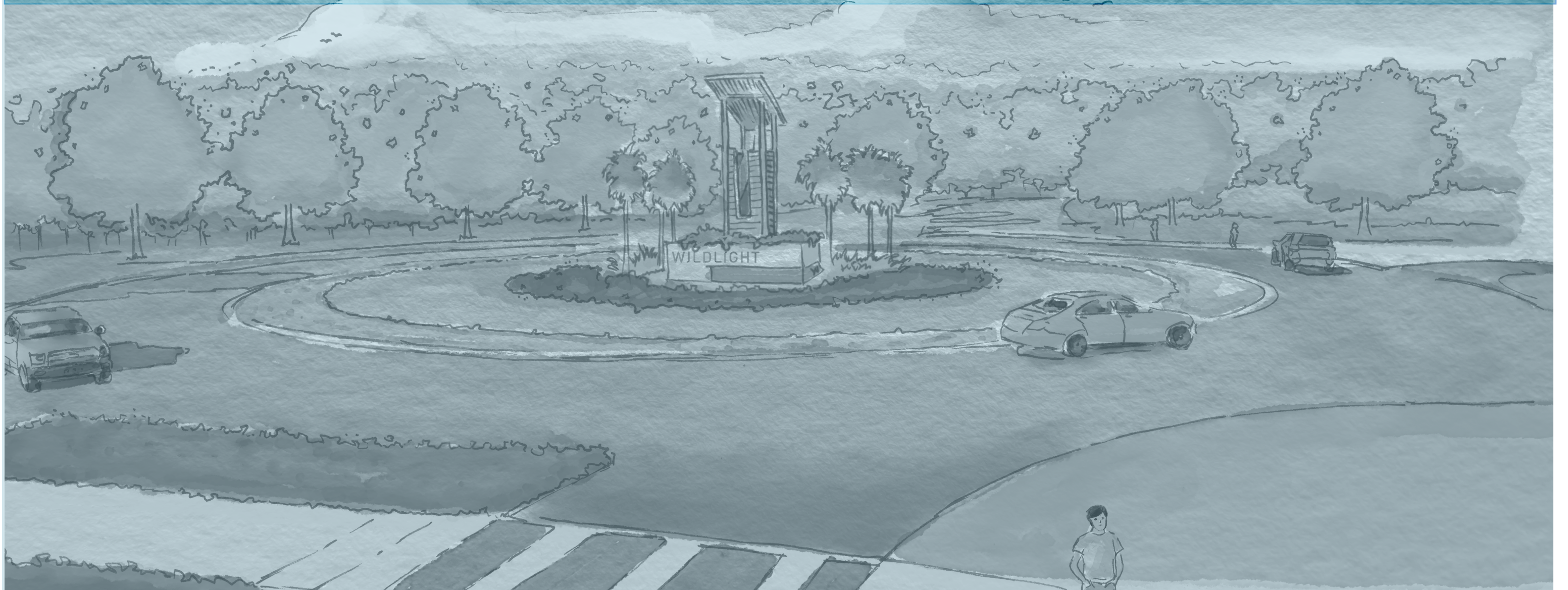
The portion of the river adjacent to DSAP 2 is tidally influenced; based on the mapped extent of Mean Higher High Water (MHHW), the reach of tidal influence is over 27 miles west of the mouth of the river. This indicates that the spawning grounds are not within the vicinity of DSAP 2 since freshwater is required for spawning and early life stages. The portion of the river near DSAP 2 likely meets the other physical features for the critical habitat designation. However, given the topography of the bluffs along the river, the OHWM is well below the elevation of DSAP 2. Any entity constructing structures (e.g., docks) within the river will coordinate with USFWS and/or the National Marine Fisheries Service (NMFS). Based on this, the likelihood of effects on the Atlantic sturgeon is low.

No protected plant species were observed during preliminary field studies within DSAP2.



3

Mobility



Mobility

Sector Plan & Mobility

The long-term master plan established by statute is required to provide the general location and identification of transportation facilities to serve the future land uses in the long term master plan, including guidelines to optimize mobility. This is further refined by the DSAP to identify those transportation/mobility improvements necessary to serve the land use program for the DSAP.

In 2013, Nassau County adopted the East Nassau Community Planning Area Proposed Transportation Improvements and Mobility Fee Agreement for the ENCPA Sector Plan to fund and support the ENCPA Mobility Network. The ENCPA Mobility Network is based on transportation demands for 24,000 residential dwelling units and 11 million square feet of non-residential uses (e.g., retail, office and industrial). The Agreement provides for a five-year coordinated review to examine funds collected, ENCPA Mobility Network Improvements constructed and the associated costs along with any credits or payments from the ENCPA Mobility Network Fund.

Nassau County Transportation Mobility Approach

The goals of the ENCPA Mobility Plan include establishing a multi-modal transportation system for the entire ENCPA Sector Plan; reduce vehicle miles traveled (VMT) and promote compact development. The original ENCPA Mobility Plan Transportation Impact Analysis (TIA) methodology examined impacts to the mobility network through daily trips. Through the recent five-year coordinated review, the estimated daily trip rate has been adjusted with a trip length modifier to arrive at an average number of trips projected for the ENCPA Development Program. The entitled development within the ENCPA will require improvements and additions to mobility and transportation related capital facilities to accommodate and maintain the levels of service adopted by the County as set forth in the ENCPA Mobility Agreement.

DSAP 2 Mobility Network

The following section provides an overview of the Transportation Impact Analysis included as **Appendix B**. The transportation mobility improvements needed to mitigate transportation/ mobility impacts from the DSAP 2 mix of uses are set forth in the DSAP DO and generally depicted on **Figure 3.1**. A leading component of the DSAP 2 Mobility network is the creation of a smarter transportation network that realigns the east-west corridor, connecting the Chester Road/SR200 activity center with the US17/I-95 Interchange, providing interconnectivity to the broader ENCPA Mobility Network.

The strategic inclusion of Wildlight Parkway connecting to US17 purposely links the east-west corridor nearest to the I95 Interchange, maximizing the evacuation route for eastern Nassau County. This intersection will also reflect the Florida Department of Transportation Intersection, Control & Evaluation (ICE) design within the Transit Oriented Development Overlay area.

Background

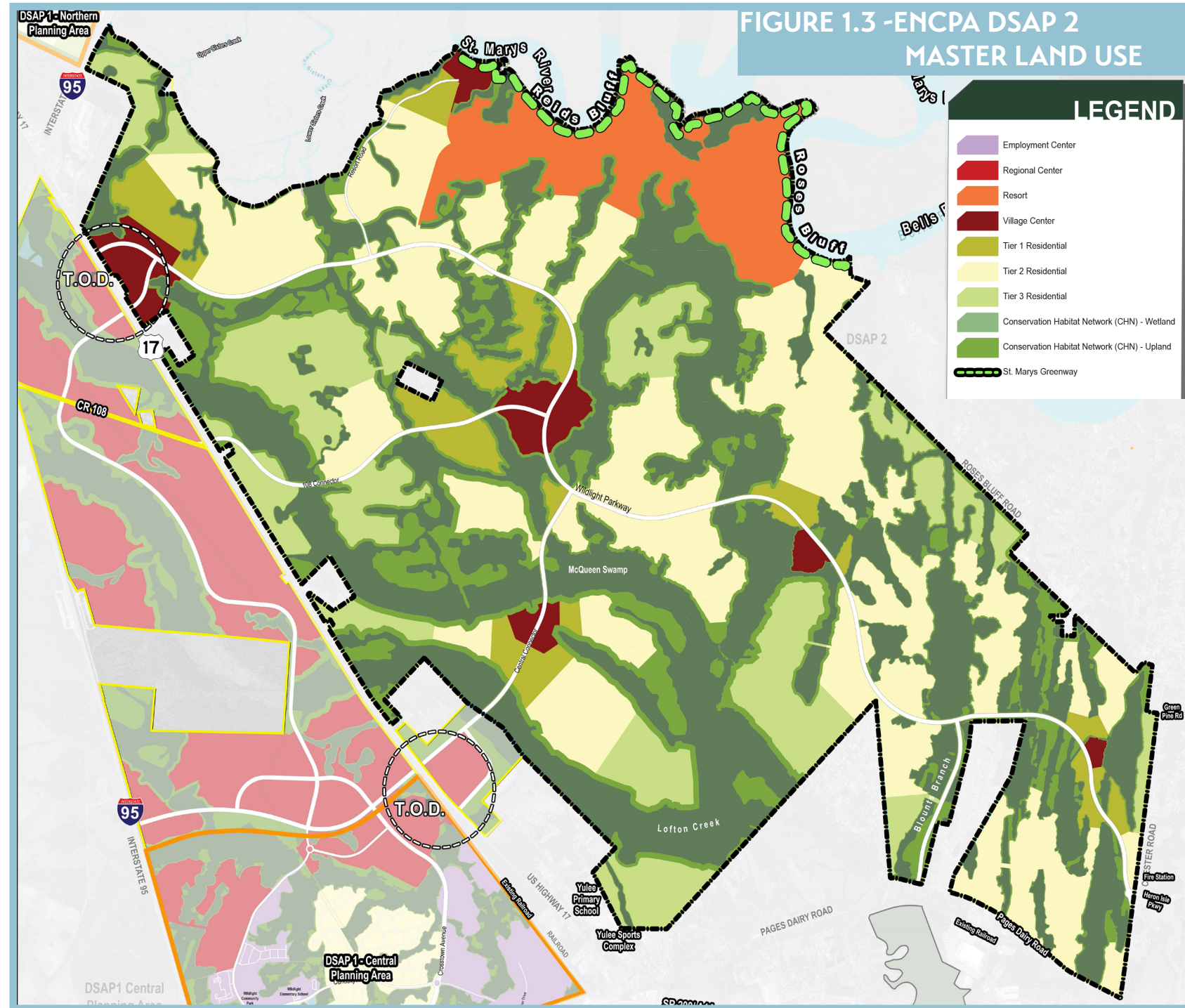
Two methodology meetings were hosted with Nassau County to define the study area, the analysis timeframe (time periods and geography), traffic count locations, background growth rates, trip distribution, and trips from other approved ENCPA Developments. Both summaries are included with **Appendix B**.

The TIA quantifies existing traffic conditions along area roadways within the DSAP 2 study area and the projected future traffic conditions expected as a result of the proposed development program.

DSAP 2 Development Program	Acres	Units	Square Feet
	14,879	14,944	1,413,324

In accordance with 163.3245(3).b.4, the DSAP shall provide a detailed identification of the transportation facilities needed to serve the uses in the detailed specific area plan. Therefore, the purpose of the TIA study is to determine the point in time at which improvements identified in the ENCPA Mobility Network Plan, as proposed to be amended, may be needed.

In addition, the results of the TIA will be used to recommend the allocation of ENCPA Mobility Fee funds to best facilitate the completion of the ENCPA Mobility Network improvements. The focus of the TIA is to evaluate near-term operating conditions on the roadways and intersections to be used for access to and from the site and the potential offsite transportation impacts on roadways and intersections within the study area associated with the development of this site. The TIA assesses traffic conditions in the short (five year) term and the long (build out) term. **(Figure 3.1)**



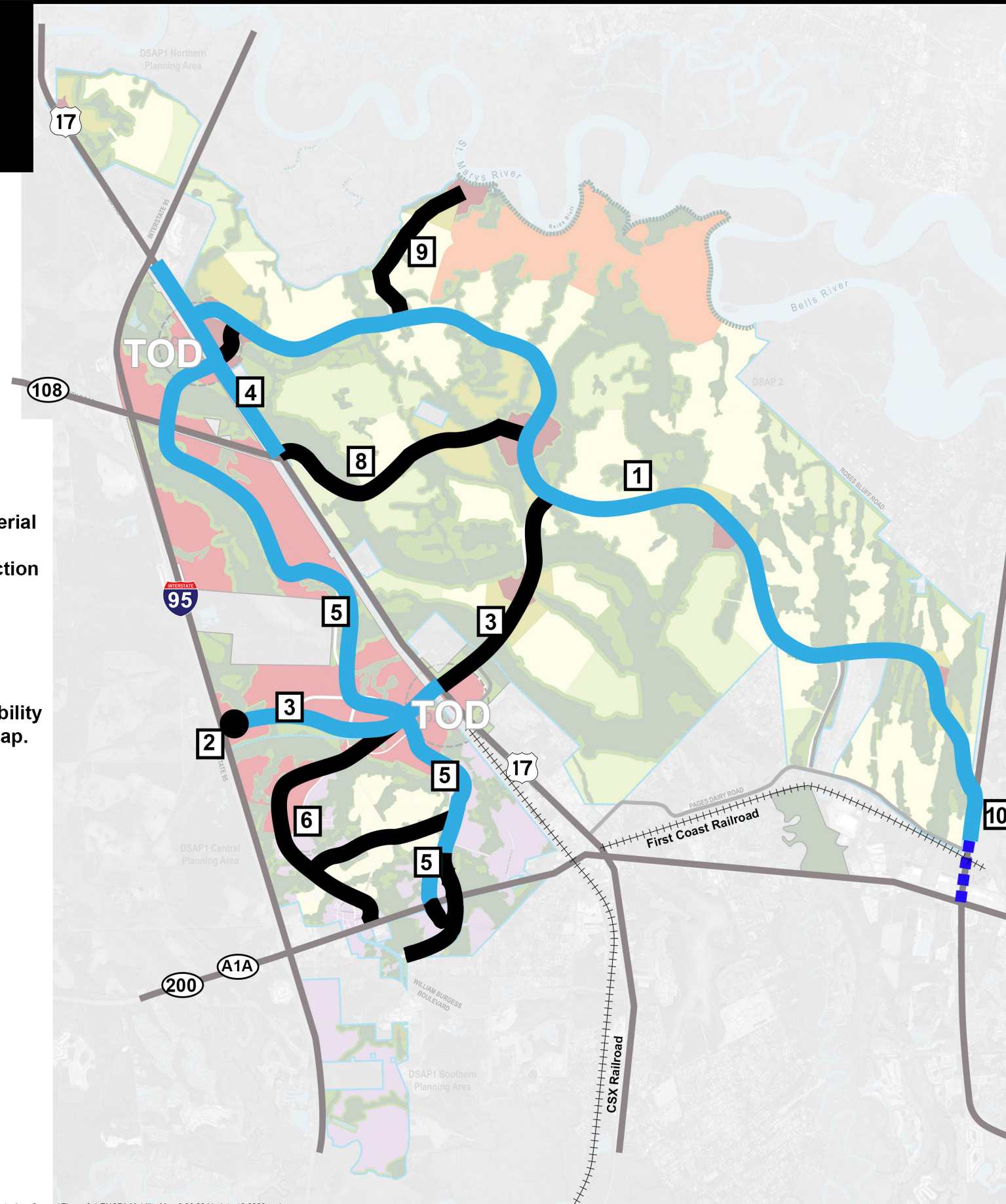
**FIGURE 3.1 -
ENCPA MOBILITY IMPROVEMENT
MAP**

ENCPA Mobility Improvement Map

Mobility Network Cost Components (on map)

- 1 Wildlight Parkway
- 2 New I-95 Interchange
- 3 Central Connector
- 4 US 17 Widening
- 5 North-South Regional Center Arterial
- 6 DSAP Western Loop Collector
- 7 SR A1A at Blackrock Rd. intersection left turn lane improvements
- 8 CR 108 Connector
- 9 Resort Road
- 10 Chester Road

Internal trails are included in the Mobility Network but are not shown on the map.

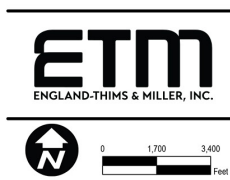


Improvements

- 4- Lanes
- 2-Lanes w/Turn Lanes at Major Intersections
- - - Committed Funding Roadway
- Interchange
- Left Turn Lane Improvements

Notes

1. All 4-lane roadways are assumed to be implemented in phases, with 2 lanes constructed initially.
2. The cross-sections for all the Mobility Network roadways also include 10' multi-use trails.
3. In addition to the roadways shown, the Mobility Network includes approximately 50 miles of separate multi-use trails.
4. Roadway shown in dashed lines have committed funding through Nassau County for additional lanes. This roadway is not included in the cost for the recommended mobility plan.
5. In addition to the roadways shown, the Mobility Network includes major intersections.



T:\2019\19-239\19-239-01 - Rayonier Work\19-239-01-026 DSAP2-PDP4\Graphics\2_Photoshop Current\Figure 3.1 ENCPA Mobility Map 6.26.23 Update 10.2023.psd

DSAP 2 Use Type Equivalency Table

During the land development process, real estate market conditions are subject to change, therefore it is necessary to create a conversion table for particular types of use, such as single family residential to multi-family. The following conversion tables were established to provide a simple tool for evaluating development opportunities while maintaining consistency in traffic generation across the DSAP 2.

TABLE 3.2.1 - RESIDENTIAL CONVERSION TABLE

FROM:\nTO:	Single Family	Multi-family Low-Rise	Multi-family Mid-Rise	Senior Adult Housing Detached	Senior Adult Housing Attached	Timeshare
	DU	DU	DU	DU	DU	DU
Single Family		1.7679	2.2500	3.3000	3.8077	1.5714
Multi-family Low-Rise	0.5657		1.2727	1.8667	2.1538	0.8889
Multi-family Mid-Rise	0.4444	0.7857		1.4667	1.6923	0.6984
Senior Adult Housing Detached	0.3030	0.5357	0.6818		1.1538	0.4762
Senior Adult Housing Attached	0.2626	0.4643	0.5909	0.8667		0.4127
Timeshare	0.6364	1.1250	1.4318	2.1000	2.4231	

TABLE 3.2.2 - NON-RESIDENTIAL CONVERSION TABLE

FROM:\nTO:	Congregate Care Facility	Assisted Living	Nursing Home	Hotel	Resort Hotel	General Light Industrial	Mini-Warehouse	Office	Medical Dental Office Building	Shopping Center
	1000 SF	1000 SF	1000 SF	1000 SF	1000 SF	1000 SF	1000 SF	1000 SF	1000 SF	1000 SF
Congregate Care Facility		0.5833	0.4746	0.3043	0.7568	0.5714	1.6471	0.2435	0.0809	0.0735
Assisted Living	1.7143		0.8136	0.5217	1.2973	0.9796	2.8235	0.4174	0.1387	0.1260
Nursing Home	2.1071	1.2292		0.6413	1.5946	1.2041	3.4706	0.5130	0.1705	0.1549
Hotel	3.2857	1.9167	1.5593		2.4865	1.8776	5.4118	0.8000	0.2659	0.2415
Resort Hotel	1.3214	0.7708	0.6271	0.4022		0.7551	2.1765	0.3217	0.1069	0.0971
General Light Industrial	1.7500	1.0208	0.8305	0.5326	1.3243		2.8824	0.4261	0.1416	0.1286
Mini-Warehouse	0.6071	0.3542	0.2881	0.1848	0.4595	0.3469		0.1478	0.0491	0.0446
Office	4.1071	2.3958	1.9492	1.2500	3.1081	2.3469	6.7647		0.3324	0.3018
Medical-Dental Office Building	12.3571	7.2083	5.8644	3.7609	9.3514	7.0612	20.3529	3.0087		0.9081
Shopping Center	13.6071	7.9375	6.4576	4.1413	10.2973	7.7755	22.4118	3.3130	1.1012	

TABLE 3.2.3 - TRIP GENERATION RATE CALCULATION

Land Use	ITE LUC	Independent Variable	PM Peak Hour Avg Trip Rate
Residential			
Single Family	210	DU	0.99
Multi-family Low-Rise	220	DU	0.56
Multi-family Mid-Rise	221	DU	0.44
Senior Adult Housing Detached	251	DU	0.30
Senior Adult Housing Attached	252	DU	0.26
Timeshare	265	DU	0.63
Non-Residential			
Congregate Care Facility	253	1000 SF	0.28
Assisted Living	254	1000 SF	0.48
Nursing Home	620	1000 SF	0.59
Hotel	310	1000 SF	0.92
Resort Hotel	330	1000 SF	0.37
General Light Industrial	110	1000 SF	0.49
Mini-Warehouse	151	1000 SF	0.17
Office	710	1000 SF	1.15
Medical-Dental Office Building	720	1000 SF	3.46
Shopping Center	820	1000 SF	3.81

Note: No conversion will be allowed between residential and non-residential uses
Average PM peak hour trip rate calculated using the following criteria:

- 1) Trip rate from the ITE's Trip Generation Manual, 10th Edition
- 2) No Pass-by considered
- 3) No Internal Capture considered
- 4) Rooms were used for the independent variable for land use codes 253, 310, and 330. The average square footage of building area per room for ITE LUC 253 and 310 is approximately 650 sf, while the average square footage of building area per room for ITE LUC 330 was assumed to be 1,115 sf.

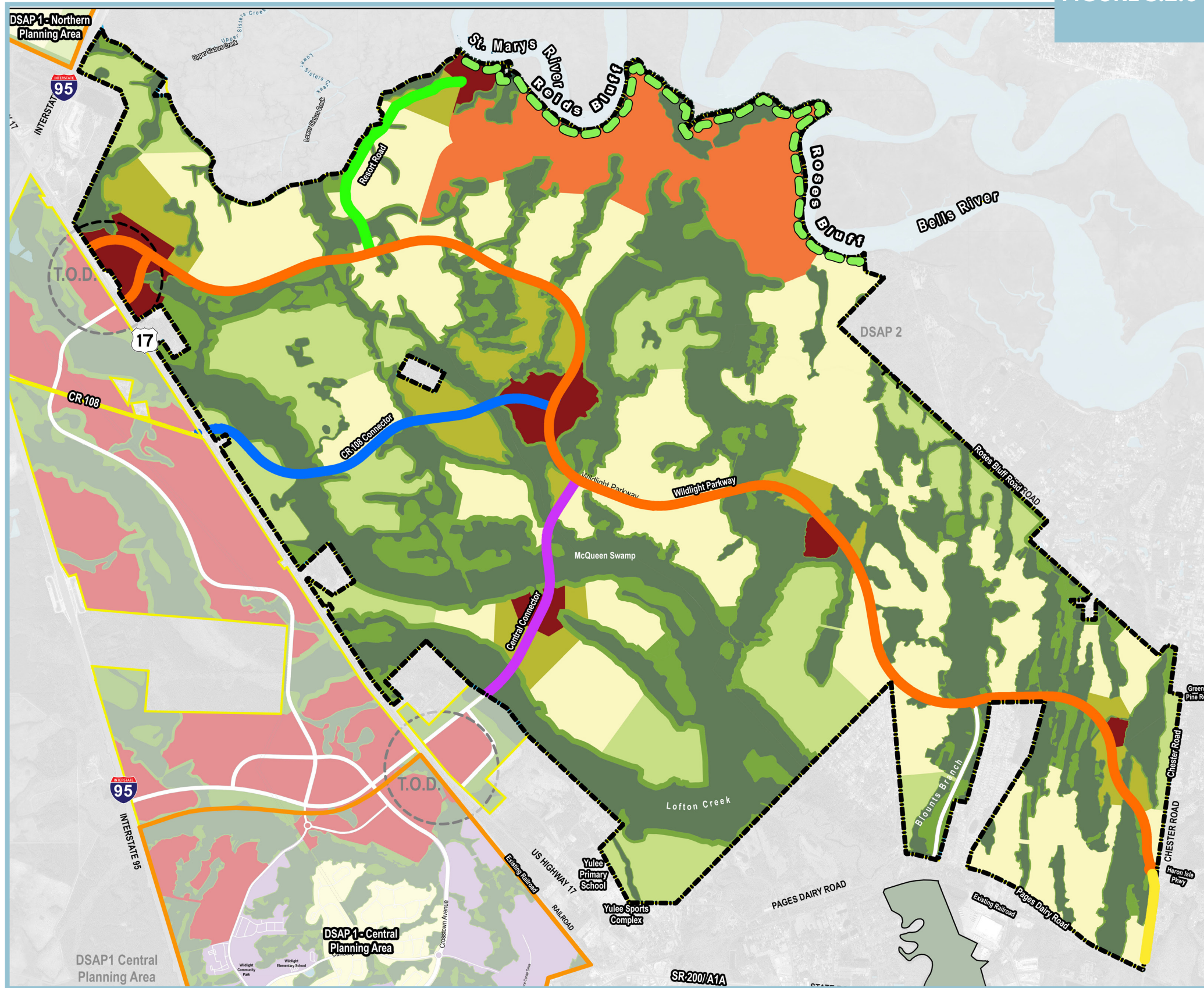
Example 1: Convert 100 Single Family DU to Multi-Family Mid-Rise DU

100 SF DU x 2.25 MF Mid-Rise Trip Rate = 225 MF Mid-Rise DU
100 Single Family Dwelling units is equivalent to 225 Multi-Family Mid-Rise units

Example 2: Convert 50,000 sf of Office to General Light Industrial

50,000 SF Office x 2.3469 General Light Industrial Trip Rate = 117,345 SF General Light Industrial
50,000 SF of Office is equivalent to 117,345 SF of General Light Industrial

FIGURE 3.2.0- MOBILITY ROAD NETWORK BY SECTION



LEGEND

Chester Road
Urban: Main Boulevard A Main Boulevard A (with Cart Path)
Wildlight Parkway
Rural: Main Boulevard A Main Boulevard A (with Cart Path) Main Boulevard B
Urban: Main Boulevard A Main Boulevard A (with Cart Path) Avenue Roadway A w/ On-Street Parking Main Boulevard B Avenue Roadway B Avenue Roadway B w/ On-Street Parking
CR 108 Connector
Rural: Avenue Roadway Main Boulevard A Main Boulevard B
Urban: Main Boulevard A Main Boulevard B Avenue Roadway B Avenue Roadway B w/ On-Street Parking
Central Connector
Rural: Avenue Roadway Main Boulevard A Main Boulevard B
Urban: Main Boulevard A Main Boulevard B Avenue Roadway B Avenue Roadway B w/ On-Street Parking
Resort Road
Urban: Main Boulevard A Main Boulevard B Avenue Roadway A Avenue Roadway A w/ On-Street Parking Avenue Roadway B Avenue Roadway B w/ On-Street Parking

Note: The cross-sections identified in this DSAP depict the proposed applicable roadway cross-section that may be used to design and construct the various DSAP 2 roadways. **Urban sections shall be used in all Village Center and Tier 1 Land Use Areas.** Identification of the roadway cross section appropriate to the adjacent land use and roadway improvement shall occur at the time of the applicable PDP which is subject to County approval. New utilities will be placed underground. For the ENCPA Mobility Network transportation/mobility improvements that mitigate impacts for the DSAP 2 development program, see the DSAP Development Order. The DSAP Development Order shall control as to the ENCPA Mobility Network transportation/mobility improvements including the extent of such improvement or segment thereof.

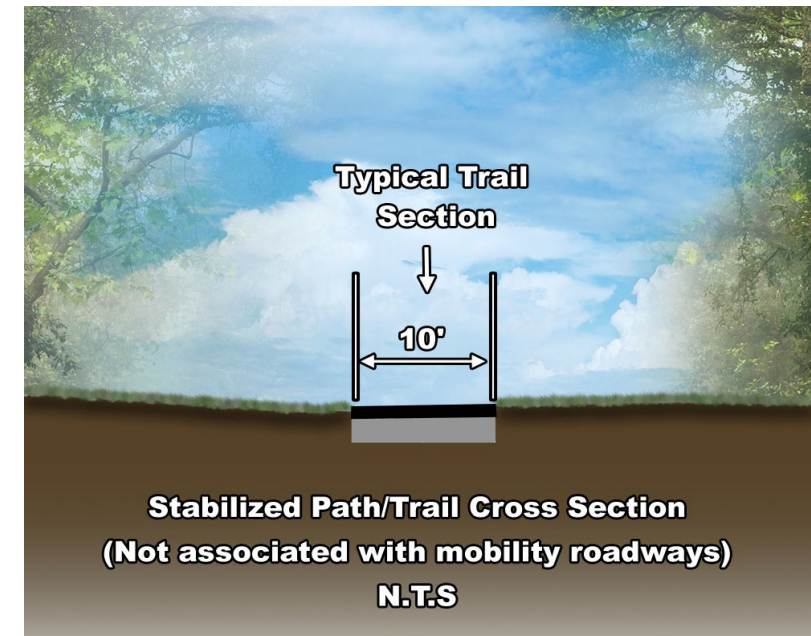
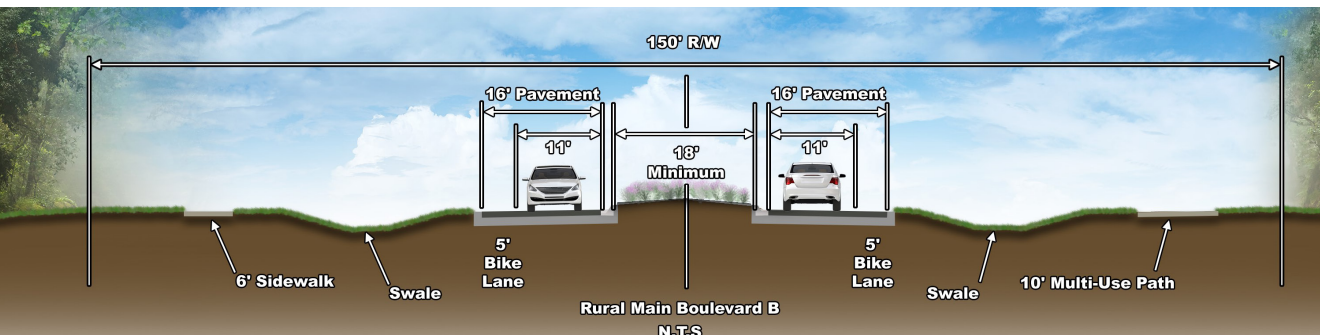
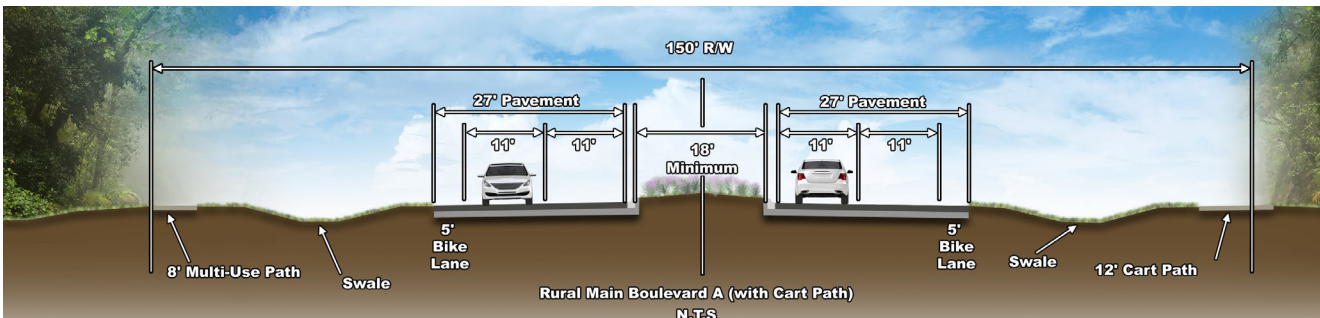
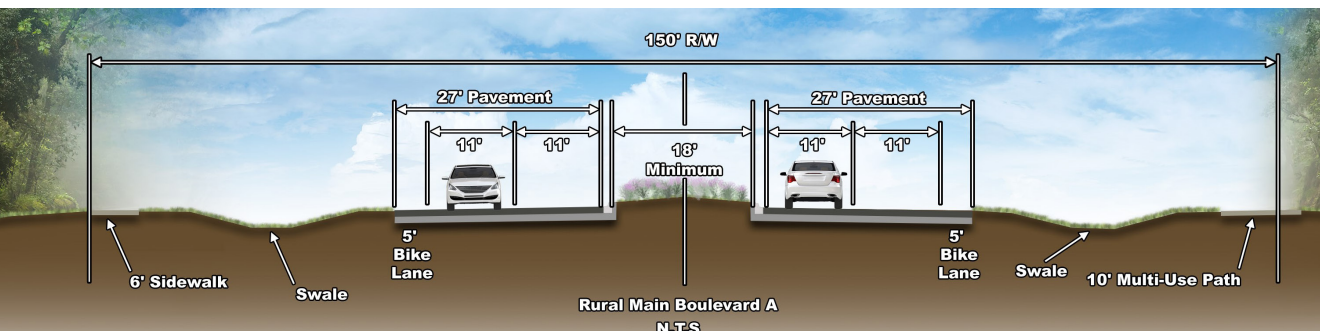
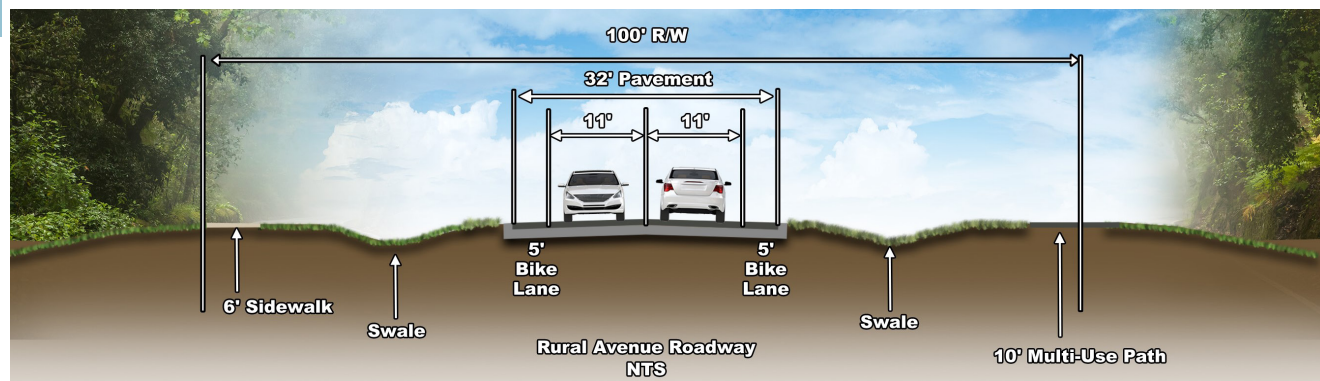
Typical Cross Sections

Figure 3.2.1

Figure Series 3.2 includes the recommended cross sections with underground utilities that may be applied to the DSAP 2 internal roadway network including ENCPA Mobility and Non-Mobility Network roadways. These sections may be modified in coordination with Nassau County without the need to adjust this DSAP Document, the DSAP DO and/or PDP as set forth in Section 27.10 of the Nassau County Land Development Code. These cross sections implement the link between land use and mobility.

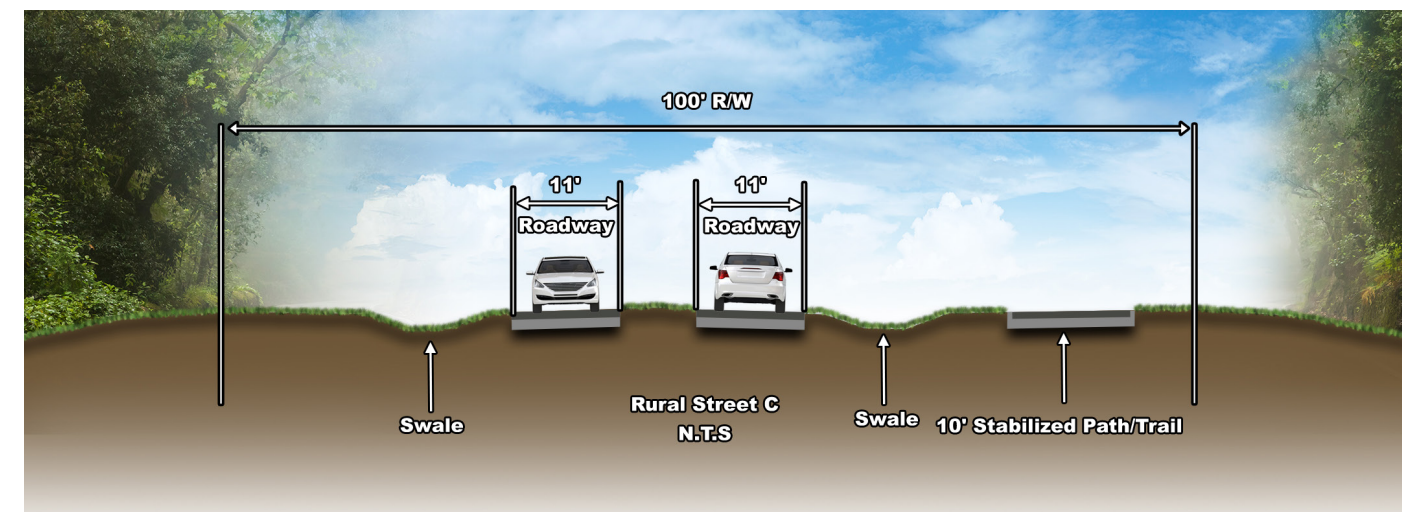
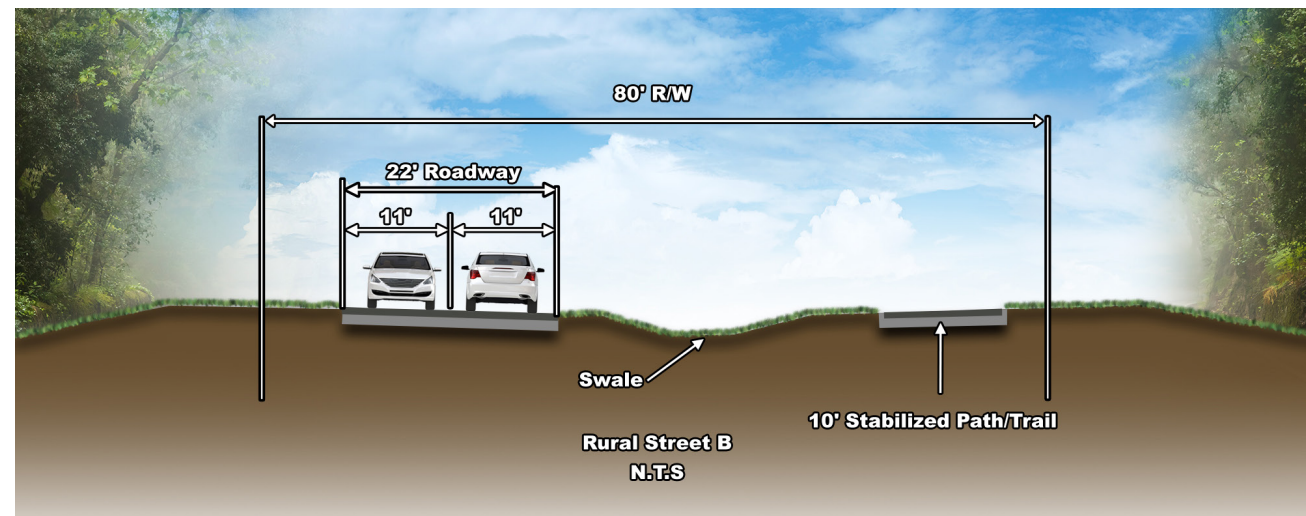
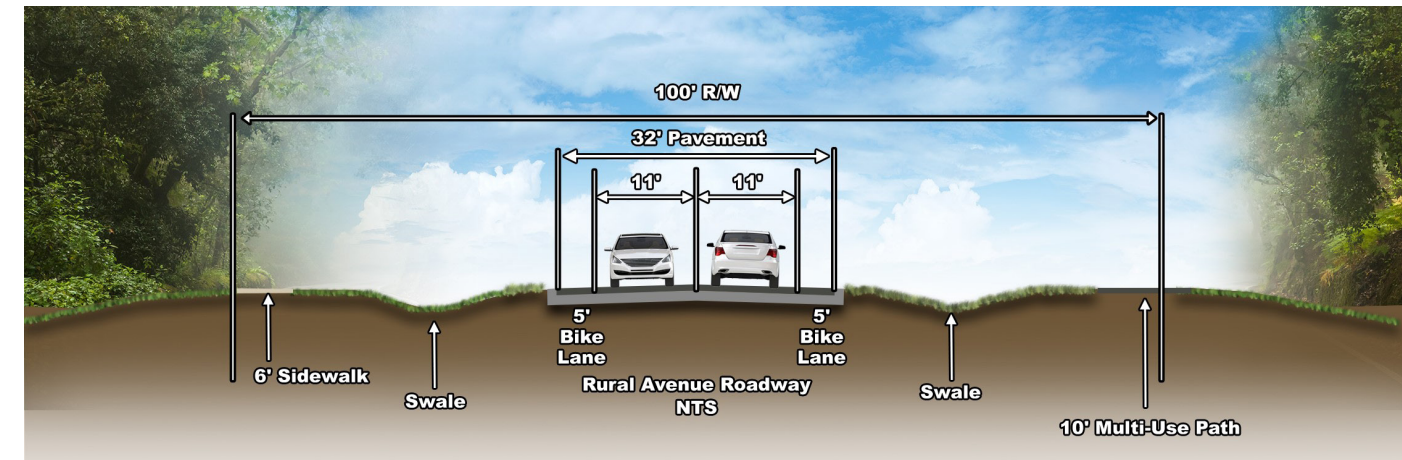
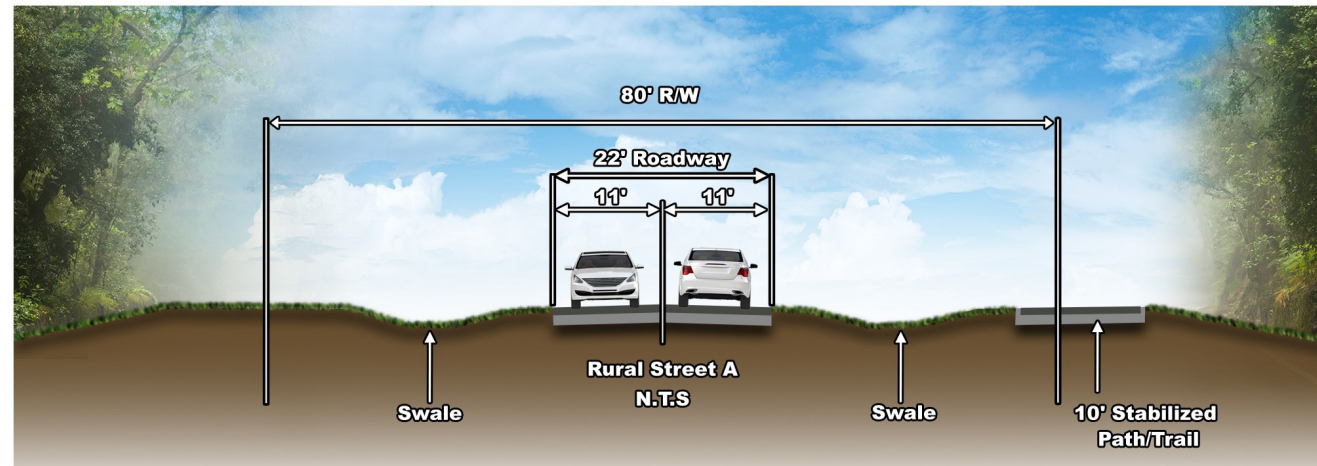
Typical Cross Sections depicted herein are conceptual and subject to change during planning subject to County concurrence. Landscape materials located in medians may include tree preservation or be landscaped with a combination of canopy and understory trees subject to applicable any sightline and clear zone requirements as defined by FDOT Design Standards. Final cross sections shall meet roadway design requirements set forth in Ordinance 99-17, Roadway & Drainage Standards.

Typical Cross Section - Rural Mobility Roadway



PATH TRAIL MATERIALS

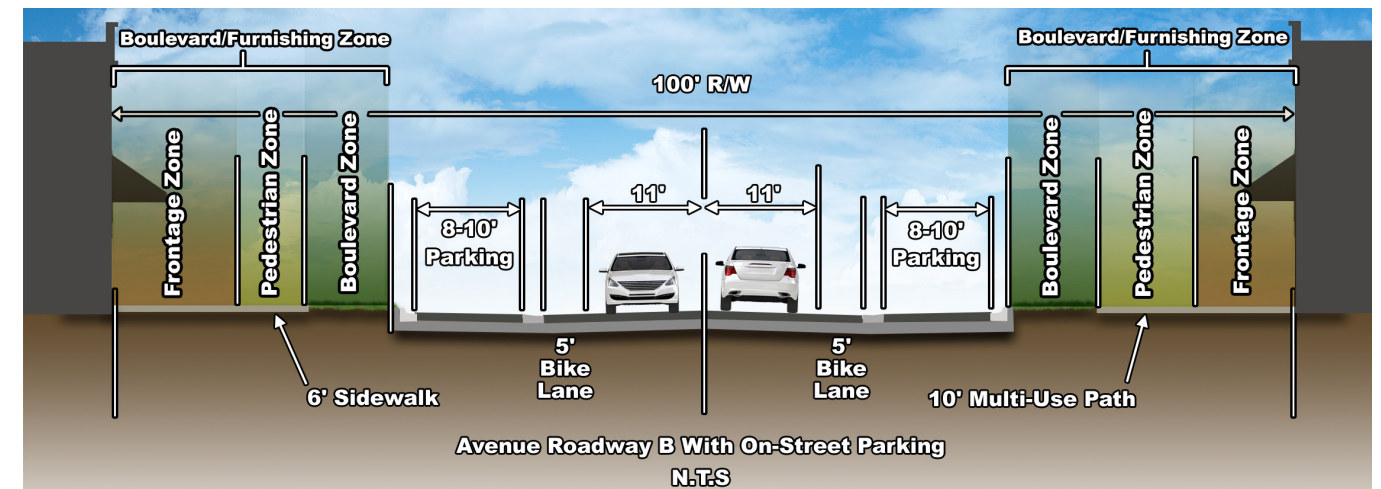
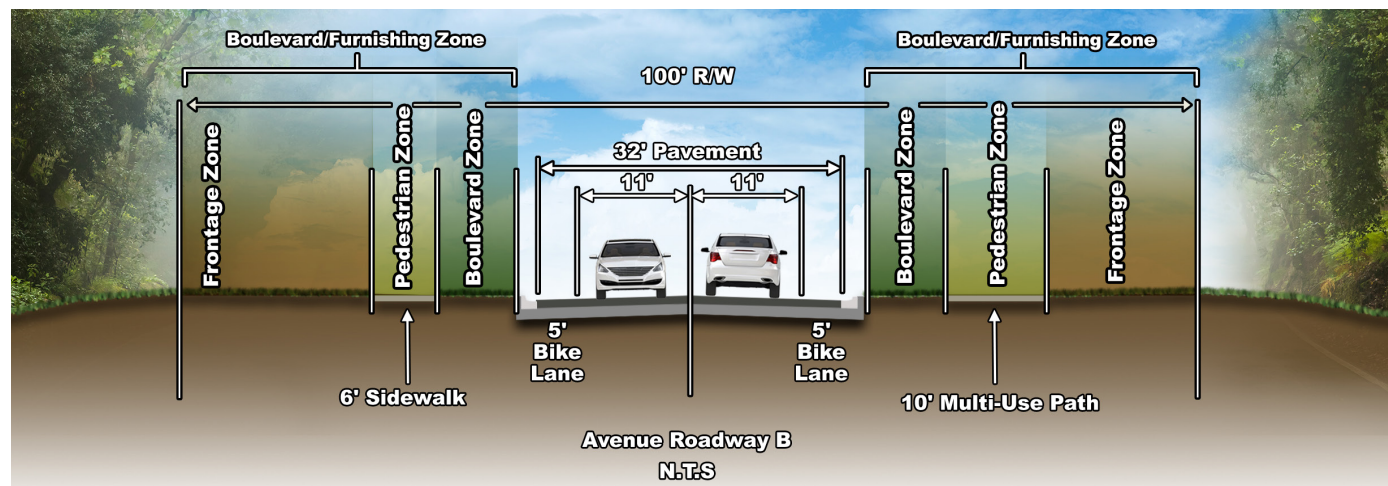
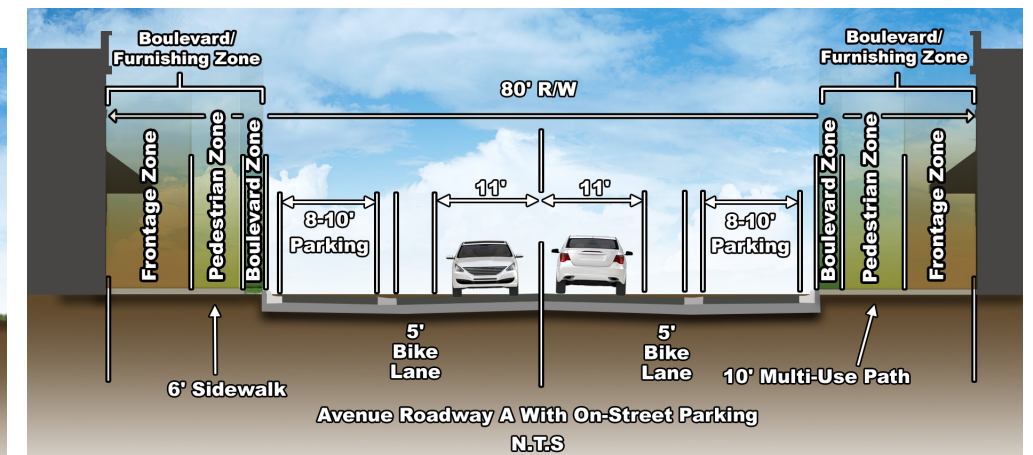
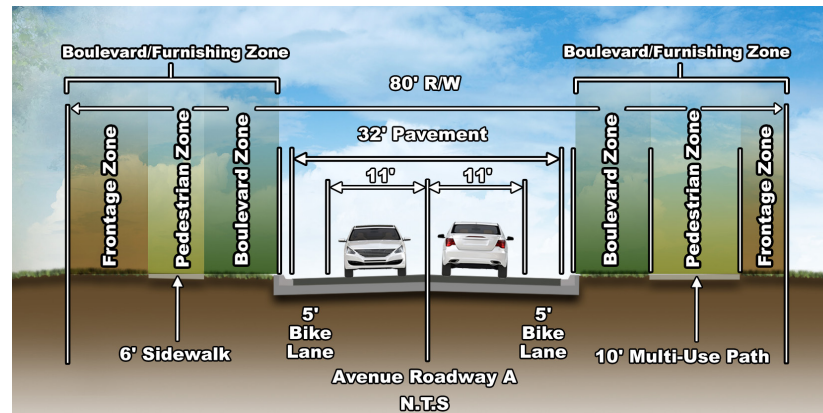
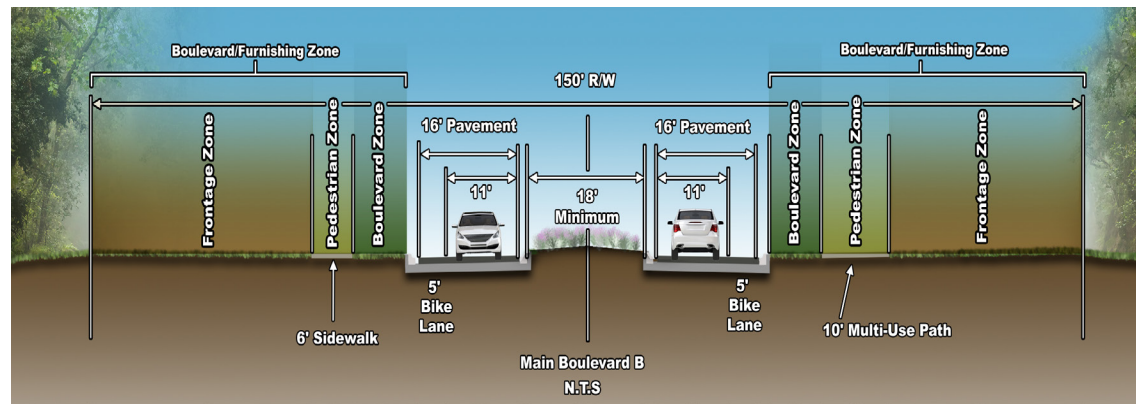
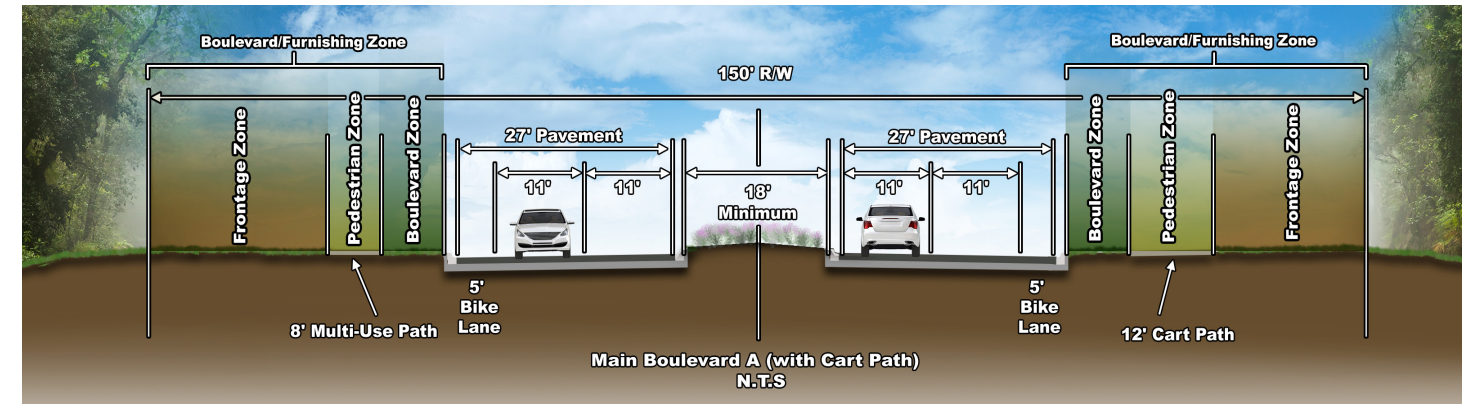
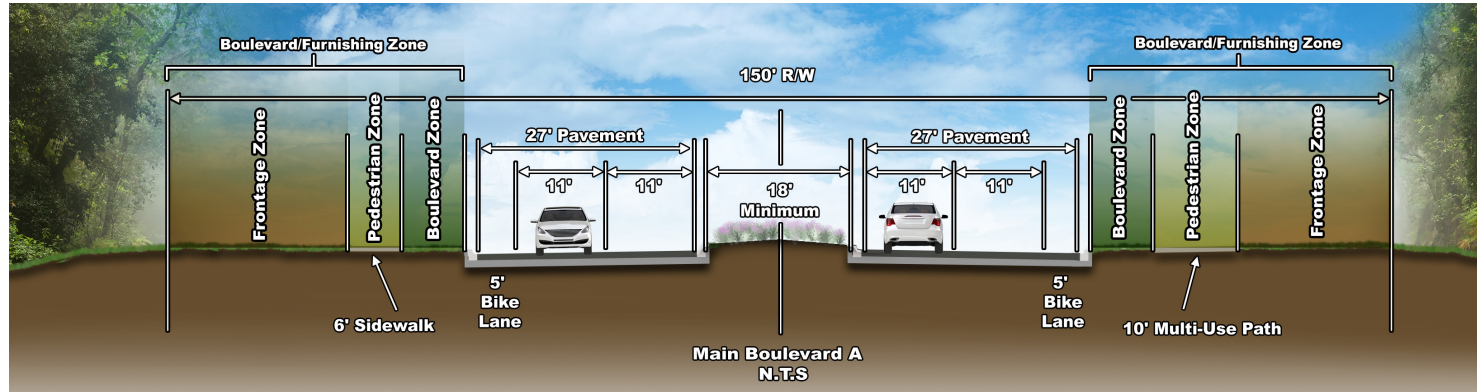
- Trails, multi-use trails, and multi-use paths, etc. located on uplands, whether within a roadway cross-section or not, shall be either concrete or asphalt, consistent with the surrounding trail surfaces; and
- Trails located in upland buffers, as determined by the St. Johns River Water Managements District, can be an alternate, unpaved, surface, but are still required to be firm, stable, ADA compliant surface. These trails shall be maintained in a manner so that the surface material stays in place. Examples include:
 - Decomposed Granite
 - Engineered Wood Fiber
 - Elevated Boardwalk
- To preserve the aesthetic quality of the development, changes in trail surfaces (i.e. from concrete to unpaved surface, such as decomposed granite) are only permitted at intersections, or through the use of plazas, courtyards, or similar elements.
- Notwithstanding the above, all trails, multi-use trails, and multi-use paths, etc. owned or maintained by the Board of County Commissioners, regardless if on uplands, in upland buffers, or in wetlands, shall be either concrete, asphalt, or elevated boardwalk.



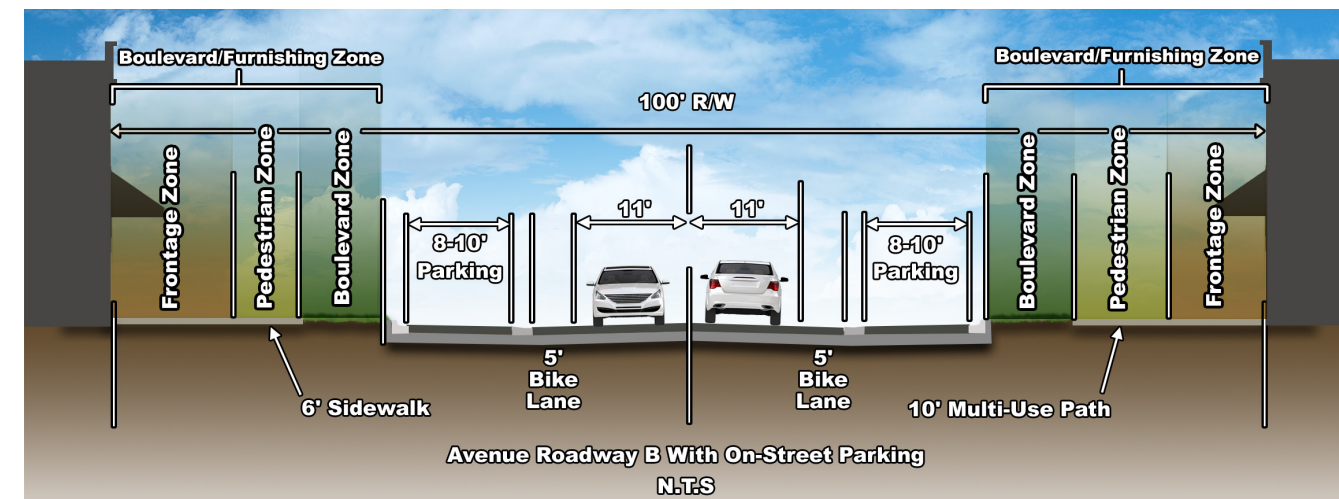
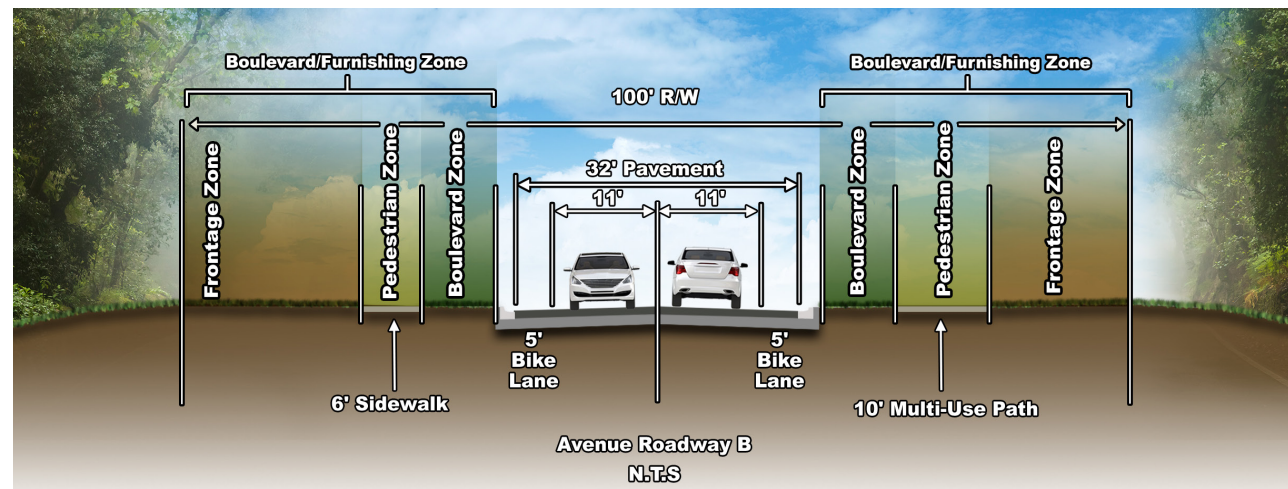
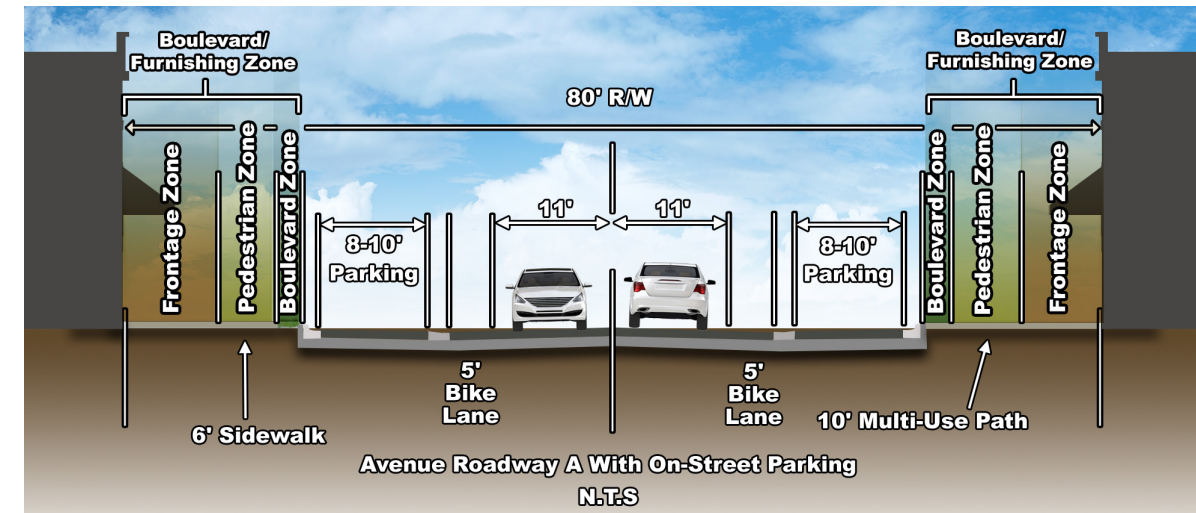
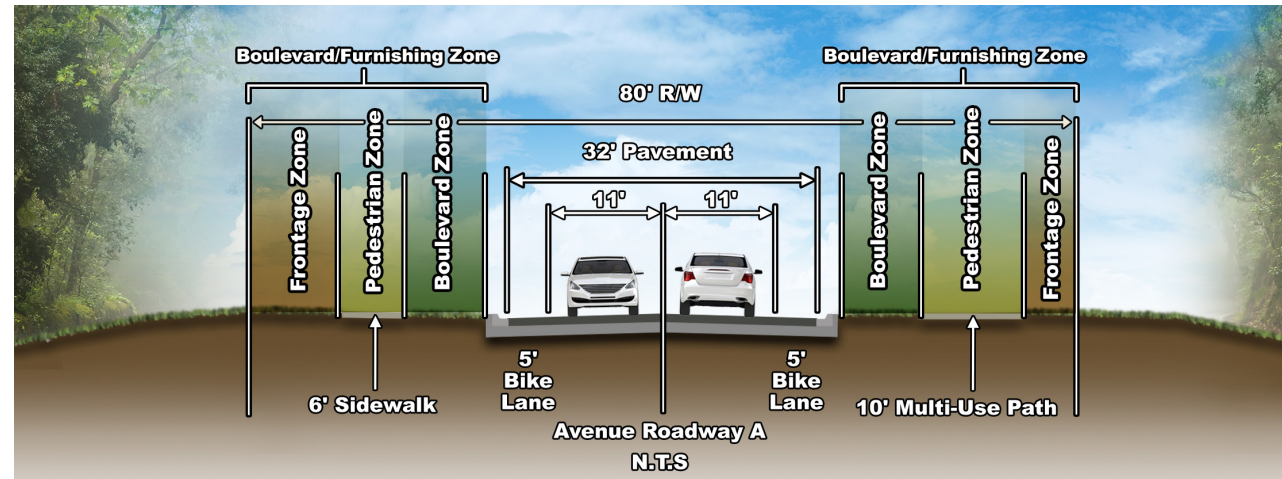
Note: Areas with a lot size of 5 AC or more will include only a 10' stabilized path/trail in lieu of sidewalks and/or multi-use path on both sides.

Typical Cross Section - Urban Mobility Roadway

Figure 3.2.3



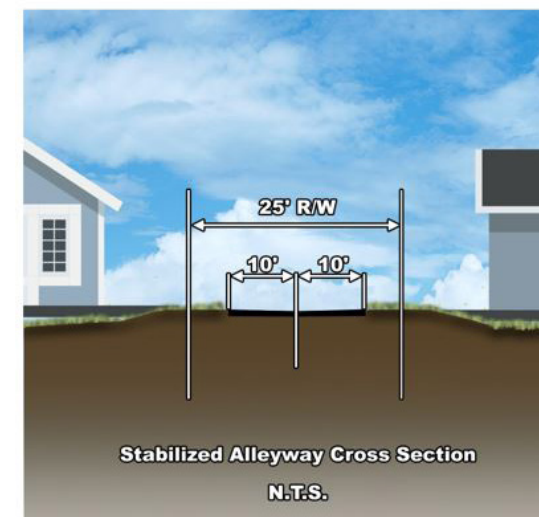
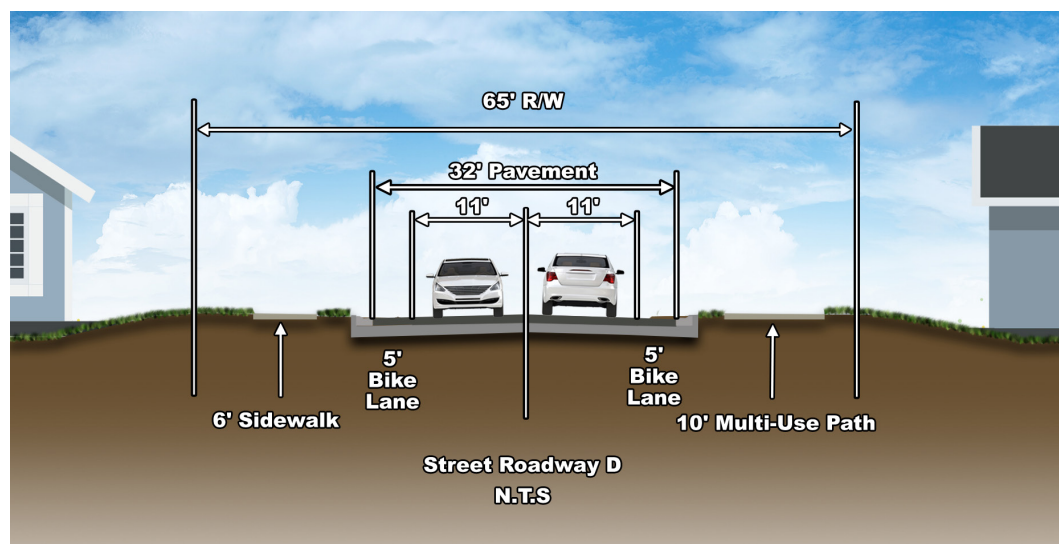
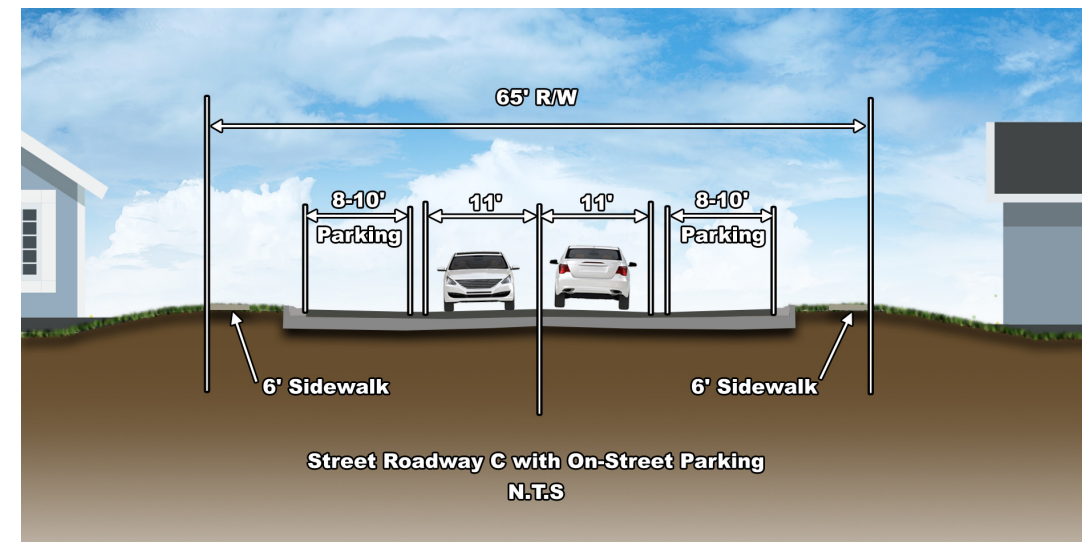
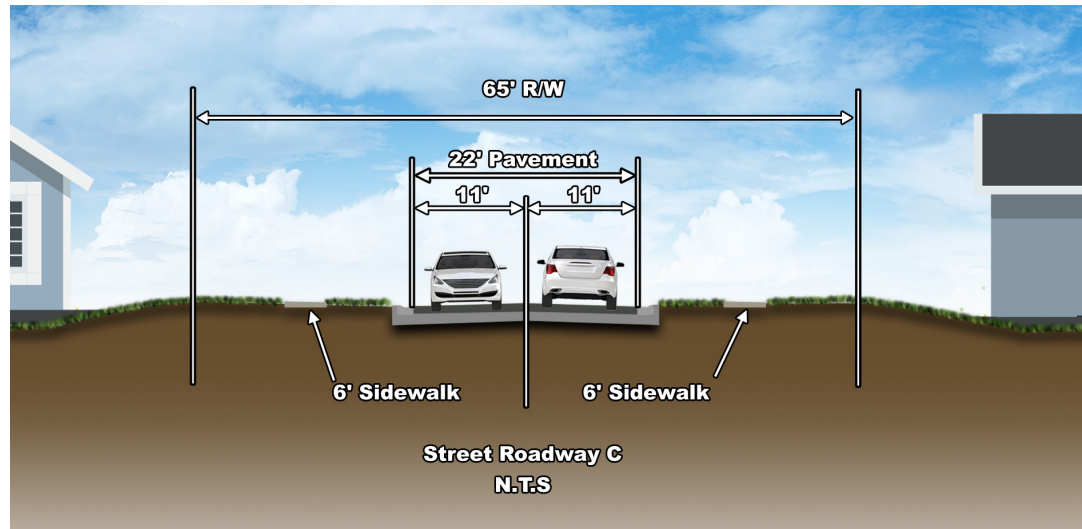
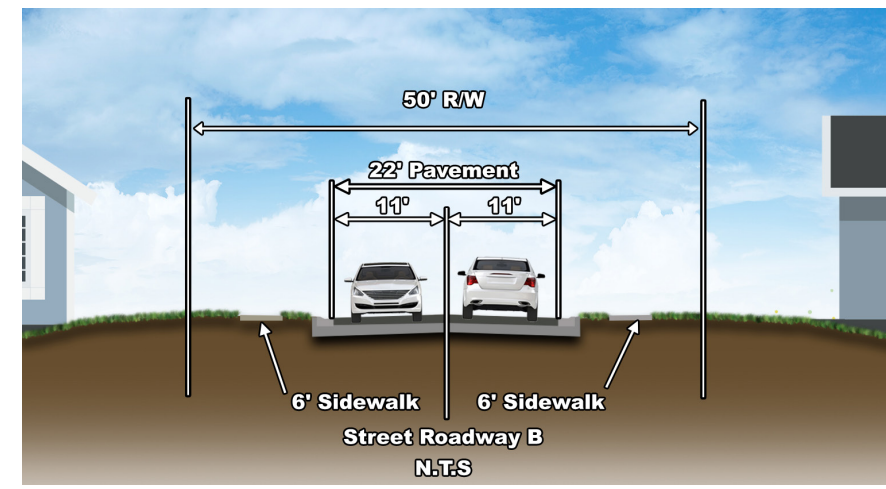
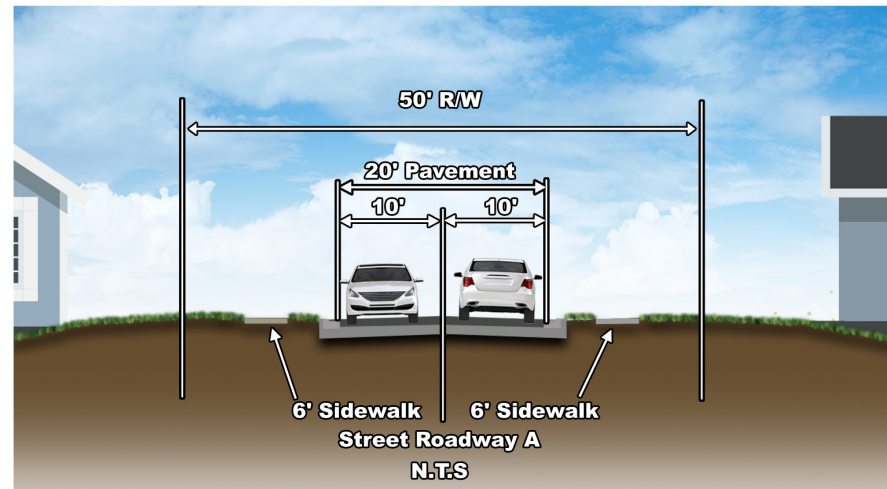
Note: Elements within the zones that comprise the Urban Mobility Roadway Cross Sections will be defined within the corresponding PDPs based on the context of the roadway segment juxtaposed with the adjacent development patterns.



Note: Elements within the zones that comprise the Urban Non-Mobility Roadway Cross Sections will be defined within the corresponding PDPs based on the context of the roadway segment juxtaposed with the adjacent development patterns

Typical Cross Section - Urban Non-Mobility Roadway

Figure 3.2.4



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Land Use



Land Use

ENCPA Land Use Sub-Categories Summary

The adopted ENCPA Land Use Master Plan includes land use sub-categories specific to the ENCPA. The Master Plan also includes density and intensity standards and development guidelines.



Conservation Habitat Network (CHN)

The CHN is designed to preserve regionally significant 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. Examples of passive and nature-oriented uses include canoeing/kayaking, equestrian activities, walking/hiking, bicycle trails, fishing, and recreational uses with a light imprint on the natural environment, timber management and those uses consistent with **Table 2.1**.

Regional Center (RC)

This land use sub-category identifies areas of high density residential, highway commercial/interchange related uses, regional scale retail, commercial, hotel, office, business/research parks and light industrial development. Areas designed for Transit Oriented Development (TOD) are generally in the Regional Center category.

Employment Center (EC)

This subcategory incorporates residential, office, research park, technology, office and service use, manufacturing, warehousing distribution, commercial and civic uses for the County and region.

Village Center (VC)

Representative areas within the ENCPA to include a mixture of higher density residential development and larger scale commercial, office or civic (including schools) land uses intended to support the needs of more than one neighborhood.

Residential Neighborhood (RN)

This subcategory is further refined into a three-tiered density approach surrounding Village Centers. Tier 1 is generally located adjacent and within ¼ mile of the designated Village Center with a minimum average density of 5.0 du/acre. Tier 2 is generally located within 1 mile of the

Village Centers with a minimum average density of 2.5 du/acre. Tier 3 is located beyond 1 mile of the Village Center with a very low maximum density of 0.5du/acre through clustering or 1 du/10 gross developable acres.

The RN land use allows civic space, parks, and small Neighborhood Centers (NC) that provide limited neighborhood scale retail. The Neighborhood Centers serve as a focal point for the neighborhood and may include density consistent with the RN land use categories.

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 setting. Nonresidential uses such as hotels, restaurants and resort serving commercial, retail and service uses shall be permitted.

Transit Oriented Development Overlay

Two TODs are located on the ENCPA Master land use plan along US 17 and the CSX and First Coast Railroad corridors. These areas identify locations suitable for multimodal transportation centers: rail, vehicle, bicycle, and pedestrian to complement a full range of uses: residential, retail, office, and civic. Design principles are outlined in FL13.06.

DSAP 2 Area Principles

The approximate 14,879 acre DSAP contains a mixture of land uses in close proximity to existing commercial areas and infrastructure, linking existing and future communities. A guiding principle for DSAP2 is to refine the Mobility Network to construct the parallel parkway to SR200 and the establishment of the Green Ribbon Overlay and St. Marys Greenway.

The DSAP Development Program activates 14,944 dwelling units and 1,413,324 square feet of non residential development, spatially distributed through the Village Center, Residential Neighborhood (Tiers 1-3), and Resort Development land uses. The ENCPA Mobility Network, particularly Wildlight Parkway links the Village Centers and residential uses together.

TABLE 4.1 - *DSAP 2 MIX OF USES

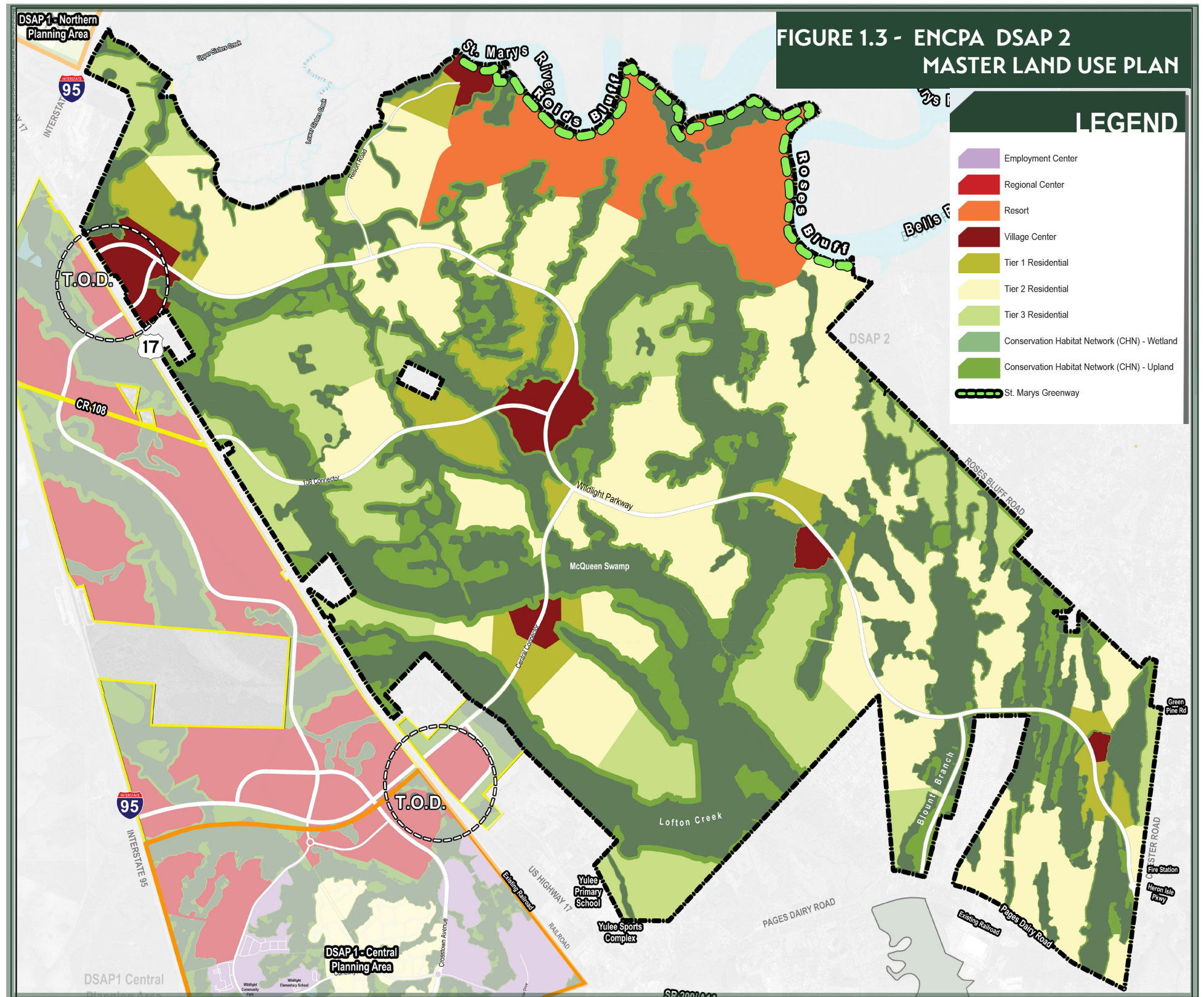
Land Use Sub-Category	Acres	Residential Units	Minimum Nonresidential Square Footage
Village Center	429 ± acres	2,331 units	700,000 sq ft
Resort Development	943 ± acres	3,289 units	400,000 sq ft
RN Tier 1	744 ± acres	1,886 units	150,000 sq ft
RN Tier 2	3,855 ± acres	6,972 units	
RN Tier 3	1,859 ± acres	466 units	
Conservation Habitat Network (CHN)	7,049 ± acres	0 units	N/A
TOTAL	14,879 ± acres	14,944 units	1,250,000 sq ft

*The above mix of uses are subject to the DSAP DO & DSAP 2 Use Type Equivalency Table. In the event of a conflict between this DSAP Document and DSAP DO, the DSAP DO shall control.

DSAP 2 Master Land Use Plan

DSAP Development Standards:

The following area, height and bulk regulations outline the DSAP Development Standards, consistent with FL.13.08. Policy FL13.02 Definitions and Interpretations shall apply to this DSAP and where a term is not defined in the Policy such term shall have the definition set forth in this DSAP Document, the DSAP Development Order and/or the LDC, as applicable. Future Preliminary Development Plans will include the area, height, and bulk standards for each of the applicable, entitled land uses in the DSAP. (Figure 1.3)



Note: All proposed uses and acreages are conceptual and subject to change during planning and may be modified based on review and comments.

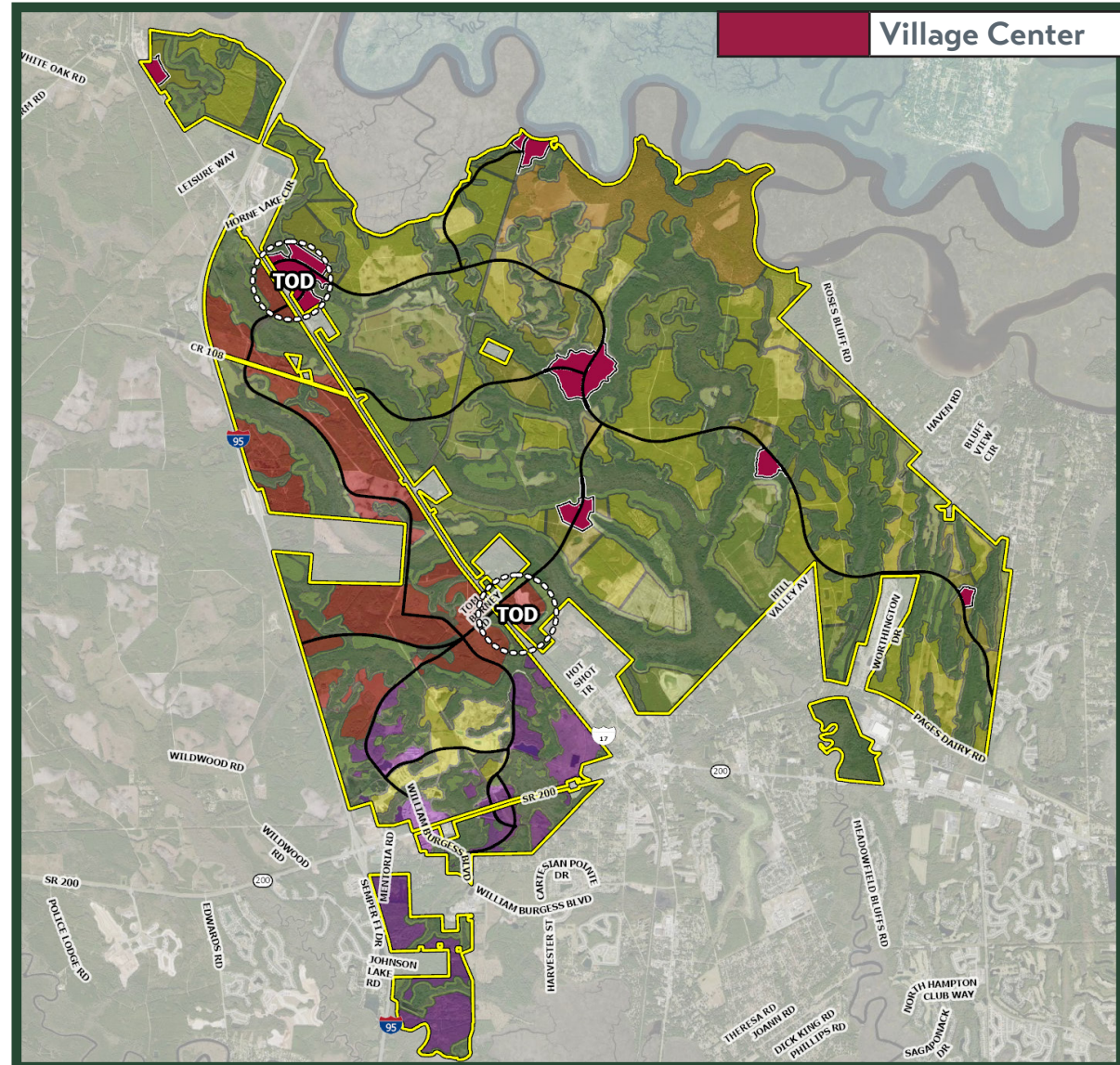
DSAP 2 Land Uses

VILLAGE CENTER (VC)

Six Village Centers are designated within the DSAP 2 boundary. By providing for a range of uses between ¼ to a 1 mile from Residential Neighborhoods, the Village Centers reduce vehicle miles traveled outside or to opposite ends of the DSAP 2 Area.

Gross Area (AC)	Dwellings	Non Residential	Public/Civic Facilities
429	2,331	707,606	TBD

*The above mix of uses are subject to the DSAP DO & DSAP 2 Use Type Equivalency Table.



DSAP Development Standards: Village Center

PERMITTED 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, such as personal property warehousing, etc.

NON-RESIDENTIAL AREA, HEIGHT & BULK STANDARDS

Lot Requirements

- Minimum lot area: none
- Minimum lot width: none

Principal building setbacks:

- Minimum Front: 0 feet
- Minimum Side: 0 feet
- Minimum Rear: 5 feet

*No side yard required where two (2) or more buildings adjoin side by side.

Building Height(s):

- Maximum Building Height: 5 stories¹
- Minimum FAR: 0.20
- Maximum FAR: 1.00

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

Buffers:

- Incompatible uses: uses within the DSAP 2 boundary are deemed to be compatible.

Open Space requirements:

- Minimum LDC 10% landscape area; any civic/plazas can be counted toward open space requirements.

RESIDENTIAL AREA, HEIGHT & BULK STANDARDS

Density

- Minimum average net density: 7 du/ac
- Maximum average net density: 20 du/acre

DSAP Development Standards: Village Center

SINGLE FAMILY UNITS AND DUPLEXES/VILLAS

- Minimum lot width: 30 feet
- Minimum lot area: 3,000 square feet
- Minimum yard:
 - Front yard: 10 feet
 - *20 feet to face of garage from sidewalk*
 - Second Front yard: *20% reduction of required Front Yard*
- Rear yard: 10 feet
- Side yard: 5 feet
- Maximum building height: 3 stories¹

TOWNHOMES

- Minimum lot width:
 - Interior 15 feet
 - Exterior 25 feet
- Minimum lot area:
 - Interior 1,600 square feet
 - Exterior 2,600 square feet
- Minimum yard:
 - Front yard: 0 feet
 - *20 feet to face of garage from sidewalk*
 - Rear yard: 5 feet
 - Side yard:
 - Interior 0 feet
 - Exterior 5 feet
 - Exterior Street Side 10 feet
 - *street side (does not apply to townhomes adjacent to alleys)*
- Maximum Building Height: 4 stories¹

MULTIPLE-FAMILY DWELLINGS

- Minimum lot width: 100 feet
- Minimum lot area: 10,000 square feet
- Minimum yard
 - * measured from the parent parcel or right of way line:*
 - Front yard: 0 feet
 - Rear yard: 0 feet
 - Side yard: 0 feet
- Maximum Building Height: 7 stories¹

ADDITIONAL DEVELOPMENT STANDARDS

In accordance with Comprehensive Plan Policy FL.13.08 and Article 27.08.C(4), LDC, Preliminary Development Plans will include development standards as generally set forth below. The standards may include conceptual graphic illustration examples within a PDP to support the PDP text descriptions of the standards.

- **Block length maximums**
- **Building location, orientation, and articulation**
- **Civic and open space**
- **Common green areas utilization as gathering spaces**
- **Complete streets design standards**
- **Fenestration**
- **Height**
- **Human scale design**
- **Lot standards including size, width, and setbacks**
- **Parking**
- **Pedestrian connectivity**
- **Rear loading and parking requirement for smaller lots**
- **Relationship between public and private realms**
- **Landscape standards**
- **Use of porches and similar elements for weather protection**

Footnote: ¹ Maximum building height defined as the vertical distance from grade to the highest roof surface, in the case of flat roofs, or to a point at the average height of the highest roof having a pitch. For the purposes of measuring height, the following are not included: 1) parapet walls which do not extend more than five (5) feet above the roof line; 2) uninhabited stair towers, chimneys, vents, ventilators and enclosures for machinery of elevators may exceed the height limitation in accordance with the Florida Building Code; 3) in addition to the foregoing, cupolas, window walks, steeples, spires and other architectural features (excepting therefrom signs) shall not exceed in aggregate area ten (10) percent of the area of the roof and not to exceed ten (10) feet above the allowable roof height.

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DSAP Development Standards

RESIDENTIAL NEIGHBORHOOD (RN)

The three tiers of Residential Neighborhood represent the majority of the land use within DSAP 2 Area. This land use category is intended to provide a variety of housing options that reflect the market and the existing character areas adjacent to the DSAP 2 Area. Net density shall be calculated consistent w/ Policy FL.13.02 and DSAP DO Development Condition 2.

TABLE 4.3- RESIDENTIAL NEIGHBORHOOD DEVELOPMENT PROGRAM

Gross Area (AC)	Dwellings	Non Residential	Public/Civic Facilities
6,458	9,324	259,232	TBD

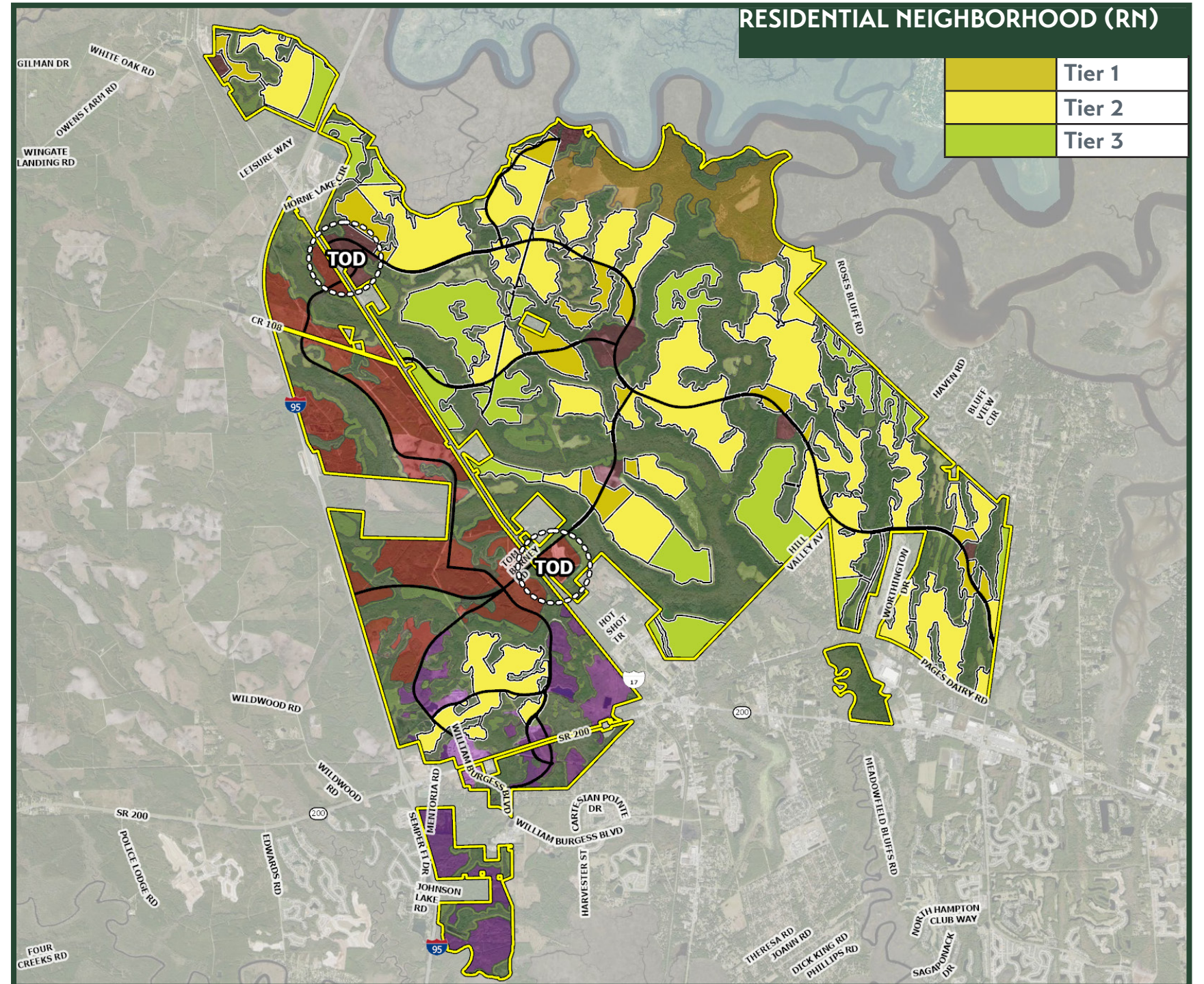
*The above mix of uses are subject to the DSAP DO & DSAP 2 Use Type Equivalency Table.

Permitted Uses:

Tier 1: Single family detached, two-family, townhomes and multi-family residential; ancillary (accessory) dwelling units; parks; schools and day care centers; other public/civic facilities; neighborhood scale commercial and office; and other land uses that are similar and compatible.

Tier 2: Single family detached, two-family, townhomes and multi-family residential; ancillary (accessory) dwelling units; parks; schools and day care centers; other public/civic facilities; neighborhood scale commercial and office; and other land uses that are similar and compatible.

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



Note: All proposed uses and acreages are conceptual and subject to change during planning and may be modified based on review and comments.

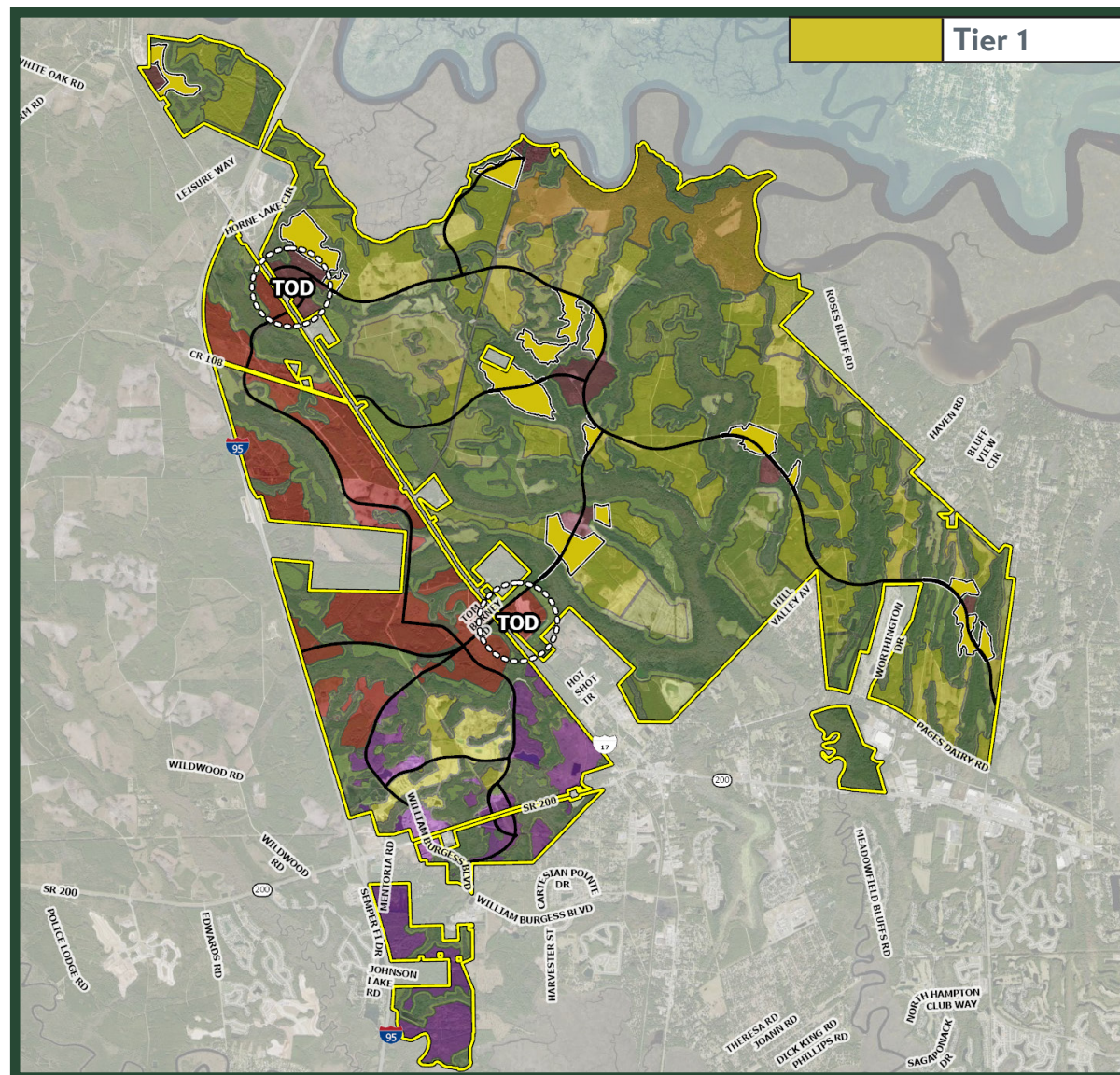
DSAP 2 Development Standards

TIER 1 (RN T1)

TABLE 4.4- TIER 1 DEVELOPMENT PROGRAM*

Gross Area (AC)	Dwellings	Non Residential	Public/Civic Facilities
744	1,886	76,760	TBD

*The above mix of uses are subject to the DSAP DO & DSAP 2 Use Type Equivalency Table.



DSAP Development Standards: Tier 1 (RN T1)

PERMITTED USES

Single family detached, two-family, townhomes and multi-family residential; ancillary (accessory) dwelling units; parks; schools and day care centers; other public/civic facilities; neighborhood scale commercial and office; and other land uses that are similar and compatible.

NON-RESIDENTIAL AREA, HEIGHT & BULK STANDARDS

Lot Requirements

- Minimum lot area: 7,500 square feet
- Minimum lot width: 60 feet

Principal building setbacks:

- Minimum Front: 20 feet
- Minimum Side: 10 feet*
- Minimum Rear: 10 feet
- *No side yard required where two (2) or more buildings adjoin side by side.

Building Height(s):

- Maximum Building Height: 3 stories¹ (See **Footnote 1** pg. 27)
- Minimum FAR: 0.0
- Maximum FAR: 0.2

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

RESIDENTIAL AREA, HEIGHT & BULK STANDARDS

Density

- Minimum average net density: 5 du/ac
- Maximum average net density: N/A

DSAP Development Standards: Tier 1

SINGLE FAMILY UNITS AND DUPLEXES/VILLAS

- Minimum lot width: 30 feet
- Minimum lot area: 3,000 square feet
- Minimum yard:
 - Front yard: 10 feet
 - *20 feet to face of garage from sidewalk*
 - Second Front yard: *20% reduction of required Front Yard*
- Rear yard: 10 feet
- Side yard: 5 feet
- Maximum building height: 3 stories¹ (See **Footnote** ¹ pg. 27)

TOWNHOMES

- Minimum lot width:
 - Interior 18 feet
 - Exterior 28 feet
- Minimum lot area:
 - Interior 2,000 square feet
 - Exterior 3,000 square feet
- Minimum yard:
 - Front yard: 0 feet
 - *20 feet to face of garage from sidewalk*
 - Rear yard: 5 feet
 - Side yard:
 - Interior 0 feet
 - Exterior 5 feet
 - Exterior Street Side 10 feet
 - *street side (does not apply to townhomes adjacent to alleys)*
- Maximum Building Height: 4 stories¹ (See **Footnote** ¹ pg. 27)

MULTIPLE-FAMILY DWELLINGS

- Minimum lot width: 125 feet
- Minimum lot area: 15,000 square feet
- Minimum yard, measured from the parent parcel or right of way line:
 - Front yard:
 - Interior 20 feet
 - Exterior 20 feet
 - Rear yard: 20 feet
 - Side yard: 20 feet
- Maximum Building Height: 4 stories¹ (See **Footnote** ¹ pg. 27)

ADDITIONAL DEVELOPMENT STANDARDS

In accordance with Comprehensive Plan Policy FL.13.08 and Article 27.08.C(4), LDC, Preliminary Development Plans will include development standards as generally set forth below. The standards may include conceptual graphic illustration examples within a PDP to support the PDP text descriptions of the standards.

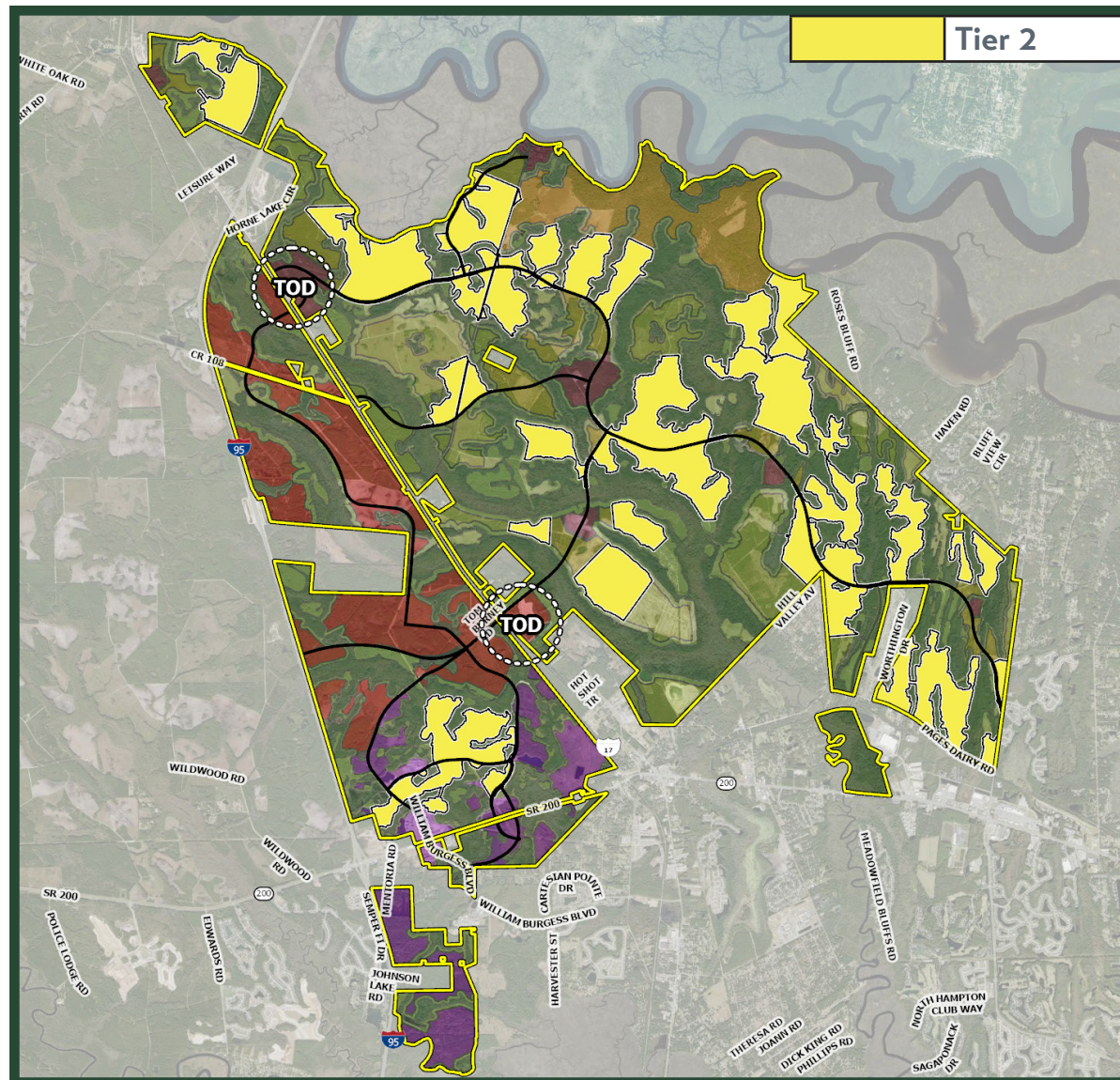
- **Block length maximums**
- **Building location, orientation, and articulation**
- **Civic and open space**
- **Common green areas utilization as gathering spaces**
- **Complete streets design standards**
- **Fenestration**
- **Height**
- **Human scale design**
- **Lot standards including size, width, and setbacks**
- **Parking**
- **Pedestrian connectivity**
- **Rear loading and parking requirement for smaller lots**
- **Relationship between public and private realms**
- **Landscape standards**
- **Use of porches and similar elements for weather protection**

DSAP 2 Development Standards

TIER 2 (RN T2)

Table 4.5- Tier 2 Development Program*			
Gross Area (AC)	Dwellings	Non Residential	Public/Civic Facilities
3,855	6,972	141,072	TBD

*The above mix of uses are subject to the DSAP DO & DSAP 2 Use Type Equivalency Table.



DSAP Development Standards: Tier 2 (RN T2)

PERMITTED USES

Single family detached, two-family, townhomes and multi-family residential; ancillary (accessory) dwelling units; parks; schools and day care centers; other public/civic facilities; neighborhood scale commercial and office; and other land uses that are similar and compatible.

NON-RESIDENTIAL AREA, HEIGHT & BULK STANDARDS

Lot Requirements

- Minimum lot area: 7,500 square feet
- Minimum lot width: 60 feet

Principal building setbacks:

- Minimum Front: 20 feet
- Minimum Side: 10 feet
- Minimum Rear: 10 feet
- *No side yard required where two (2) or more buildings adjoin side by side.

Building Height(s):

- Maximum Building Height: 3 stories¹ (See **Footnote 1** pg. 27)
- Minimum FAR: 0.0
- Maximum FAR: 0.2

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

RESIDENTIAL AREA, HEIGHT & BULK STANDARDS

Density

- Minimum average net density: 2.5 du/ac
- Maximum average net density: N/A

DSAP Development Standards: Tier 2

SINGLE FAMILY UNITS AND DUPLEXES/VILLAS

-Minimum lot width:	30 feet
-Minimum lot area:	3,800 square feet
-Minimum yard:	
-Front yard:	10 feet
<i>*20 feet to face of garage from sidewalk</i>	
Second Front yard:	<i>20% reduction of required Front Yard</i>
-Rear yard:	10 feet
-Side yard:	5 feet
-Maximum building height:	3 stories ¹ (See Footnote ¹ pg. 27)

TOWNHOMES

-Minimum lot width:	
Interior	18 feet
Exterior	28 feet
-Minimum lot area:	
Interior	2,000 square feet
Exterior	3,000 square feet
-Minimum yard:	
-Front yard:	0 feet
<i>*20 feet to face of garage from sidewalk</i>	
-Rear yard:	5 feet
-Side yard:	
Interior	0 feet
Exterior	5 feet
Exterior Street Side	10 feet
<i>*street side (does not apply to townhomes adjacent to alleys)</i>	
-Maximum Building Height:	3 stories ¹ (See Footnote ¹ pg. 27)

MULTIPLE-FAMILY DWELLINGS

-Minimum lot width:	125 feet
-Minimum lot area:	15,000 square feet
-Minimum yard, measured from the parent parcel or right of way line:	
-Front yard:	
Interior	20 feet
Exterior	30 feet
-Rear yard:	20 feet
-Side yard:	20 feet
-Maximum Building Height:	4 stories ¹ (See Footnote ¹ pg. 27)

ADDITIONAL DEVELOPMENT STANDARDS

In accordance with Comprehensive Plan Policy FL.13.08 and Article 27.08.C(4), LDC, Preliminary Development Plans will include development standards as generally set forth below. The standards may include conceptual graphic illustration examples within a PDP to support the PDP text descriptions of the standards.

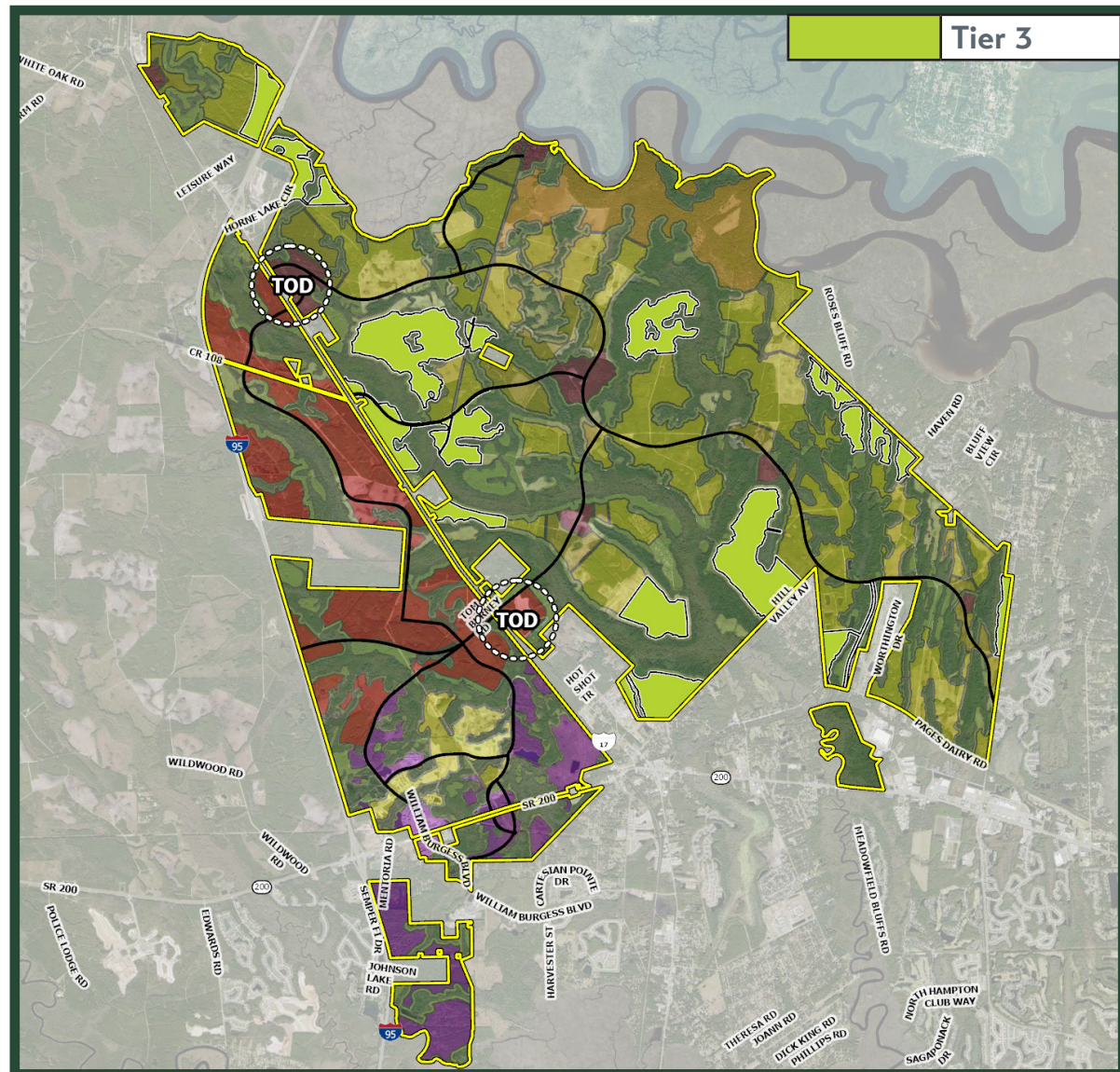
- **Block length maximums**
- **Building location, orientation, and articulation**
- **Civic and open space**
- **Common green areas utilization as gathering spaces**
- **Complete streets design standards**
- **Fenestration**
- **Height**
- **Human scale design**
- **Lot standards including size, width, and setbacks**
- **Parking**
- **Pedestrian connectivity**
- **Rear loading and parking requirement for smaller lots**
- **Relationship between public and private realms**
- **Landscape standards**
- **Use of porches and similar elements for weather protection.**

DSAP 2 Development Standards

TIER 3 (RN T3)

TABLE 4.6- TIER 3 DEVELOPMENT PROGRAM*			
Gross Area (AC)	Dwellings	Non Residential	Public/Civic Facilities
1,859	466	41,400	TBD

*The above mix of uses are subject to the DSAP DO & DSAP 2 Use Type Equivalency Table.



DSAP Development Standards: Tier 3 (RN T3)

PERMITTED USES

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

NON-RESIDENTIAL AREA, HEIGHT & BULK STANDARDS

Lot Requirements

- Minimum lot area: 7,500 square feet
- Minimum lot width: 60 feet

Principal building setbacks:

- Minimum Front: 0 feet
- Minimum Side: 0 feet
- Minimum Rear: 5 feet

Building Height(s):

- Maximum Building Height: 3 stories¹ (See **Footnote 1** pg. 27)
- Minimum FAR: 0.00
- Maximum FAR: 0.20

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

RESIDENTIAL AREA, HEIGHT & BULK STANDARDS

Density

- Minimum average net density: None
 - Maximum average gross density: 0.1 du/acre
 - Clustered Maximum average net density: 0.5 du/acre
- *Maximum density of one (1) dwelling unit per 10 gross developable acres.

Clustered

- Minimum Lots: 8 lots
- Maximum Lots: 30 lots
- Maximum Lot Width: 150 feet
- Minimum Separation between Clusters: 100 feet open space

DSAP Development Standards: Tier 3

SINGLE FAMILY UNITS DETACHED

- Minimum lot width: 20 feet
- Minimum lot area: 1,200 square feet
- Minimum yard:
 - Front yard: 10 feet
 - *20 feet to face of garage from sidewalk*
 - Second Front yard: 20% reduction of required Front Yard
- Rear yard: 10 feet
- Side yard: 5 feet
- Maximum building height: 3 stories¹ (See **Footnote**¹ pg. 27)

TOWNHOMES AND DUPLEXES/VILLAS

- Minimum lot width:
 - Interior 20 feet
 - Exterior 30 feet
- Minimum lot area:
 - Interior 2,000 square feet
 - Exterior 3,000 square feet
- Minimum yard:
 - Front yard: 0 feet
 - *20 feet to face of garage from sidewalk*
 - Rear yard: 5 feet
 - Side yard:
 - Interior 0 feet
 - Exterior 5 feet
 - Exterior Street Side 10 feet
 - *street side (does not apply to townhomes adjacent to alleys)*
- Maximum Building Height: 3 stories¹ (See **Footnote**¹ pg. 27)

MULTIPLE-FAMILY DWELLINGS

- Minimum lot width: 100 feet
- Minimum lot area: 10,000 square feet
- Minimum yard, measured from the parent parcel or right of way line:
 - Front yard: 0 feet
 - Rear yard: 0 feet
 - Side yard: 0 feet
- Maximum Building Height: 4 stories¹ (See **Footnote**¹ pg. 27)

ADDITIONAL DEVELOPMENT STANDARDS

In accordance with Comprehensive Plan Policy FL.13.08 and Article 27.08.C(4), LDC, Preliminary Development Plans will include development standards as generally set forth below. The standards may include conceptual graphic illustration examples within a PDP to support the PDP text descriptions of the standards.

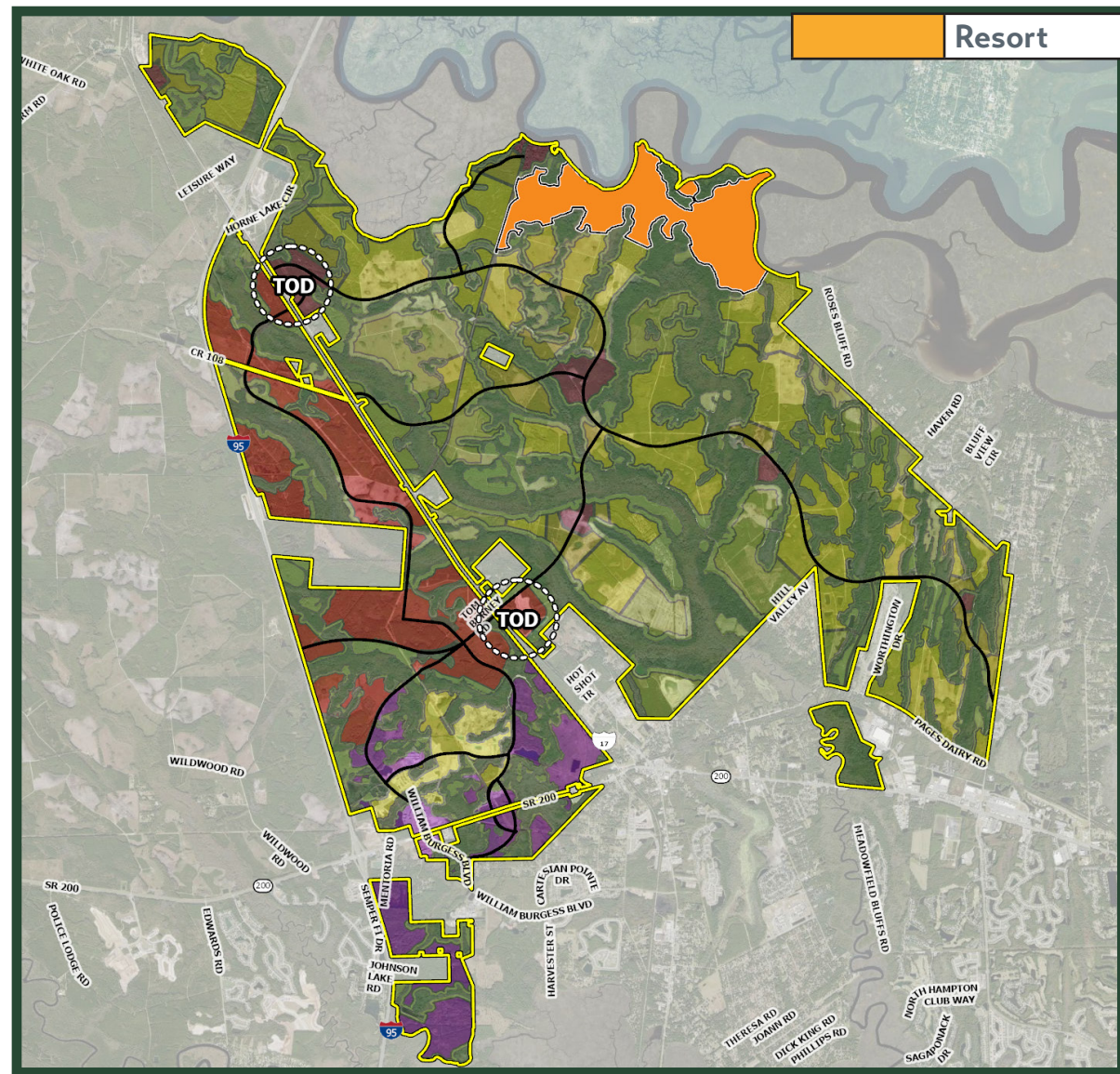
- **Block length maximums**
- **Building location, orientation, and articulation**
- **Civic and open space**
- **Common green areas utilization as gathering spaces**
- **Complete streets design standards**
- **Fenestration**
- **Height**
- **Human scale design**
- **Lot standards including size, width, and setbacks**
- **Parking**
- **Pedestrian connectivity**
- **Rear loading and parking requirement for smaller lots**
- **Relationship between public and private realms**
- **Landscape standards**
- **Use of porches and similar elements for weather protection**

DSAP 2 Development Standards

RESORT (RD)

TABLE 4.7- RESORT DEVELOPMENT PROGRAM*			
Gross Area (AC)	Dwellings	Non Residential	Public/Civic Facilities
943	3,289	446,486	TBD

*The above mix of uses are subject to the DSAP DO & DSAP 2 Use Type Equivalency Table.



DSAP Development Standards: Resort Development

PERMITTED 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.

NON-RESIDENTIAL AREA, HEIGHT & BULK STANDARDS

Lot Requirements

- Minimum lot area: None
- Minimum lot width: None

Principal building setbacks:

- Minimum Front: 0 feet
- Minimum Side: 0 feet
- Minimum Rear: 5 feet

Building Height(s):

- Resort/hotel:**
- Maximum Building Height: 8 stories (See **Footnote 1** pg. 27)
- Minimum FAR: 0.00
- Maximum FAR: 2.00

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

RESIDENTIAL AREA, HEIGHT & BULK STANDARDS

Density

- Minimum average net density: 4 du/acre
- Maximum average net density: 20 du/acre

DSAP Development Standards: Resort

SINGLE FAMILY UNITS DETACHED

- Minimum lot width: 20 feet
- Minimum lot area: 1,200 square feet
- Minimum yard:
 - Front yard: 10 feet
 - *20 feet to face of garage from sidewalk*
 - Second Front yard: 20% reduction of required Front Yard
 - Rear yard: 10 feet
 - Side yard: 5 feet
- Maximum building height: 3 stories¹ (See **Footnote** ¹ pg. 27)

TOWNHOMES AND DUPLEXES/VILLAS

- Minimum lot width:
 - Interior 20 feet
 - Exterior 30 feet
- Minimum lot area:
 - Interior 2,000 square feet
 - Exterior 3,000 square feet
- Minimum yard:
 - Front yard: 0 feet
 - *20 feet to face of garage from sidewalk*
 - Rear yard: 5 feet
 - Side yard:
 - Interior 0 feet
 - Exterior 5 feet
 - Exterior Street Side 10 feet
 - *street side (does not apply to townhomes adjacent to alleys)*
- Maximum Building Height: 4 stories¹ (See **Footnote** ¹ pg. 27)

MULTIPLE-FAMILY DWELLINGS

- Minimum lot width: 100 feet
- Minimum lot area: 10,000 square feet
- Minimum yard, measured from the parent parcel or right of way line:
 - Front yard: 0 feet
 - Rear yard: 0 feet
 - Side yard: 0 feet
- Maximum Building Height: 4 stories¹ (See **Footnote** ¹ pg. 27)

ADDITIONAL DEVELOPMENT STANDARDS

In accordance with Comprehensive Plan Policy FL.13.08 and Article 27.08.C(4), LDC, Preliminary Development Plans will include development standards as generally set forth below. The standards may include conceptual graphic illustration examples within a PDP to support the PDP text descriptions of the standards.

- **Block length maximums.**
- **Building location, orientation, and articulation.**
- **Civic and open space.**
- **Common green areas utilization as gathering spaces.**
- **Complete streets design standards.**
- **Fenestration.**
- **Height.**
- **Human scale design.**
- **Lot standards including size, width, and setbacks.**
- **Parking.**
- **Pedestrian connectivity.**
- **Rear loading and parking requirement for smaller lots.**
- **Relationship between public and private realms.**
- **Landscape standards**
- **Use of porches and similar elements for weather protection**

TABLE 4.8 PERMITTED USES TO LAND USE SUB CATEGORIES

Use	Resort Development (RD)	Village Center (VC)	RN-Tier 1	RN-Tier 2	RN-Tier 3	CHN
Single Family (Detached, Attached, Rental, Seasonal)	●	●	●	●	●	
Two Family (Duplexes, Villas)	●	●	●	●	●	
Accessory dwelling	●	●	●	●	●	
Live/Work	○	●	○			
Townhomes	●	●	●	●		
Multi-family (Apartments, Condominiums, Seasonal)	●	●	○	○		
Fractional Ownership	●					
Multi-family Mix Use	●	●	○			
Retail, business, office, personal service	●	●	○	○		
Recreational/Open Space (Community Farms, Community Gardens, Equestrian Uses)	●	●	●	●	●	●
Golf courses	●		●	●	●	
Resort Commercial	●					
Commercial Working waterfront	●	●				
Hotels/Lodging	●	●				
Educational Facilities	●	●	○	○	○	
Schools		●	●	●	●	
Day care center	●	●	●	●	●	
Public / Civic Facilities / Religious	●	●	●	●	●	
Government	●	●	●	●	●	●
Clustered Residential Lots				○	●	
Other land uses similar and compatible	●	●	●	●	●	●
Silviculture	●	●	●	●	●	●
Passive & nature oriented recreational uses: including but not limited to canoeing/kayaking, equestrian, walking / hiking, bicycle trail	●	●	●	●	●	●
Timber management	●	●	●	●	●	●
Farms with commercial					●	
Agri and Ecotourism	●	●	●	●	●	●
Event Venue	●	●	●	●	●	●
Special Events	●	●	●	●	●	●

Table 4.8 provides a general identification of the uses allowed in the ENCPA Land Use sub categories. The ultimate use allowed on a DSAP 2 parcel shall be consistent with the applicable ENCPA underlying land use Comprehensive Plan Objective FL.13 and DSAP Development Order.

○ Uses allowed as Neighborhood Centers
 ● Permitted Uses

5

Public Facilities



Public Facilities

Public Facilities Summary

Section 163.3245(3)b.3 and 6 requires that the Detailed Specific Area Plans provide “detailed identification of water resource development and water supply development projects and related infrastructure” and for “public facilities necessary to serve development in the DSAP,” respectively.

This detailed analysis has been completed using the proposed development program for DSAP 2, shown in **Table 5.1** below.

DSAP 2	Acreage (Approximate)	Residential Dwelling Units	Nonresidential Square Footage
	14,879	14,944	1,413,324

**The above Mix of uses are subject to the DSAP DO & DSAP 2 Use Type Equivalency Table. In the event of a conflict between this DSAP document and DSAP DO, the DSAP DO shall control.*

Impacts were analyzed for the short (five year) term and the long (buildout) conditions. The short term analysis (TIA) includes approximately 2,000 residential dwelling units.

A detailed analysis of public facilities has been completed for the Development Program of DSAP 2, consistent with Florida Statutes, analyzing for the short and long term (build out) conditions, included as **Appendix C**.

Within the public facilities of utilities (water, sewer, solid waste, drainage), adequate supply exists to accommodate the proposed short term (5yr) development program. Future improvements to utilities (water, sewer) may be required to accommodate the long term (build out) development program.

Schools

The ENCPA is located within the Nassau County School District. Within the Employment Center DSAP 1, the developer donated land for Wildlight Elementary. The ENCPA is located within both the Yulee North and Yulee South Concurrency Service Areas. Applying the methodology from the adopted Interlocal Agreement between Nassau County and School District, school demand was projected for build out. School capacity is not available within the short or long term phases, except for limited middle and high school capacity. The analysis indicates five (5) new schools will be needed to accommodate the projected total student population of 4,962 at buildout. Land for those sites are identified on the proposed School Site Plan in **Appendix C and Figure 5.2**.

To mitigate for non-exempt residential school impacts associated with DSAP 2, the Developer proposes to dedicate to the Nassau County School District land for for 5 school sites within the DSAP Property through DSAP 2 buildout. Please see DSAP DO for school mitigation development condition.

Recreation and Open Space

Nassau County recently amended the Recreation and Open Space Element to adjust the Level of Service. This analysis applies the recently amended Recreation and Open Space Level of Service using the DSAP 2 development program. It is acknowledged that Raydient LLC d/b/a

Raydient Places + Properties LLC has analyzed for the new Level of Service for Neighborhood Parks and Community/Regional Parks and boat ramps.

The demand created during both the short term and long term is proposed to be met through the dedication of land for Regional/Community Parks, including boat ramps, construction of Neighborhood Parks consistent with the County’s new park regulations and payment by residential builders of recreational facility impact fees consistent with the county’s adopted Comprehensive Impact Fee Ordinance.

Fire & Law Enforcement

While the County has no adopted LOS for fire and law enforcement, the Developer proposes to dedicate land for three Fire Station sites: one site is approximately 4 acres near the US17/ Wildlight Parkway intersection; the second site (approximately 4 acres) is located internally near the intersection of the CR108 connector and (Wildlight Parkway) East-West Connector; the third site (approximately 4 acres) is located within the Resort District. **(Figure 5.1)** These sites distribute services along Wildlight Parkway ultimately bookending the new fire station site at the eastern end of the DSAP off Chester Road. Dedication will be subject to agreement(s), consistent with the DSAP Development Order. The landowner will receive impact fee credits for the sites consistent with the county’s adopted Comprehensive Impact Fee Ordinance.

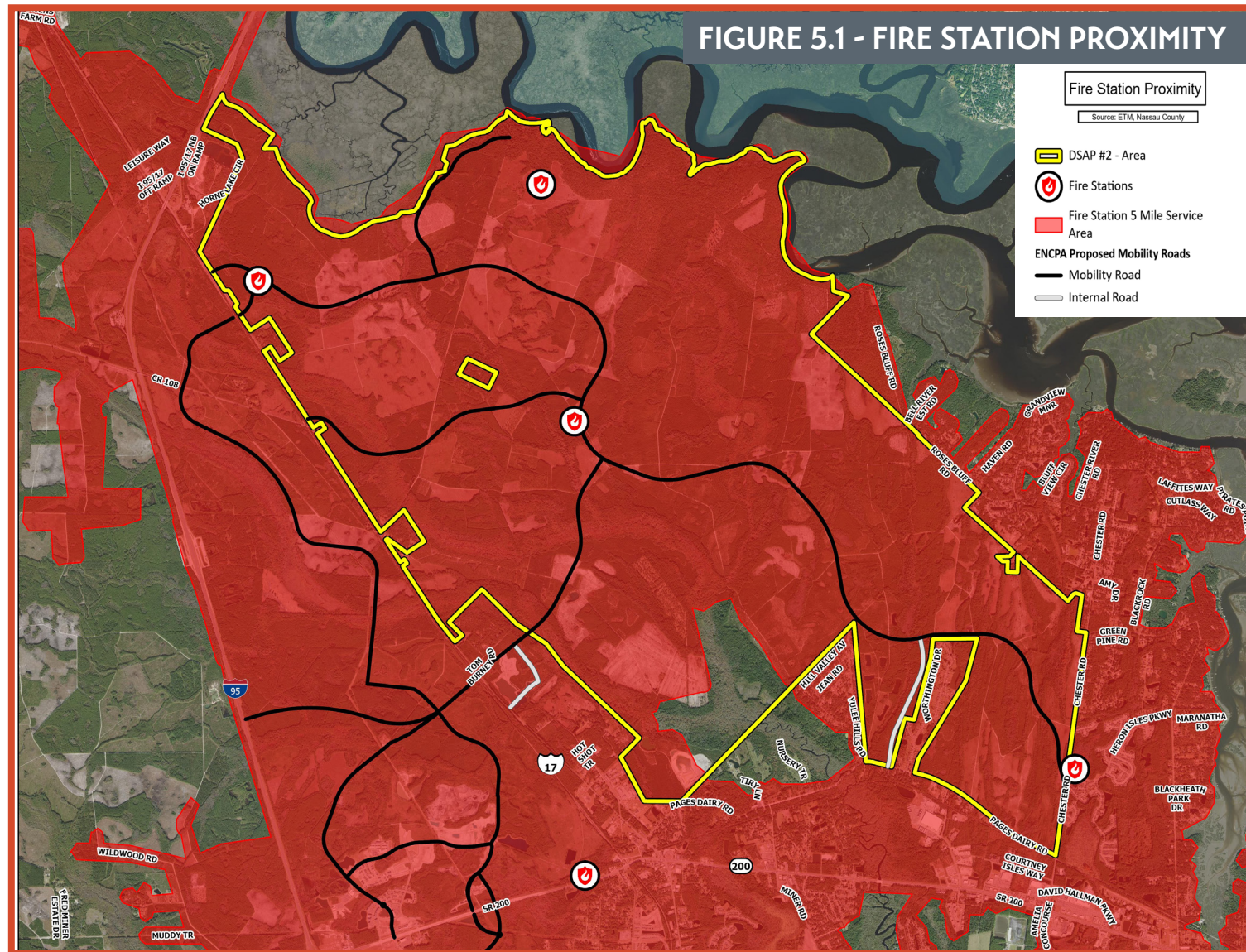


FIGURE 5.1 - FIRE STATION PROXIMITY

Utilities

The JEA issued an availability letter for both the short and long term development indicating potable water and sewer service capacity is available and reclaim may be available in the future. As is standard practice, system connections will consist of developer improvements that follow JEA requirements. The Public Facilities Map reserves a utility site in the northwestern portion of the DSAP 2 area that will be developed by JEA at a future date.

Schools

Applying the student generation rates provided by the Nassau County School Board to the proposed DSAP 2 development program creates a projected demand of 4,962 students. Five (5) schools would be needed to offset the projected student stations. The capacity report issued September 2021 indicates the primary and secondary Concurrency Service Areas do not currently have capacity, except limited capacity at the middle and high school level. The Five-Year Capital Improvements Work Plan 2021 include improvements that range in providing additional classrooms and one additional K-8 combined school. These CIP planned improvements do not provide sufficient capacity to meet the project demand.

As shown on **Figure 5.2** and in **Appendix C**, the developer has identified land for five (5) school sites, in consultation with the Nassau County School District. To mitigate for non-exempt residential school impacts associated with DSAP 2, the Developer proposes to dedicate to the Nassau County School District land for five (5) schools through DSAP 2 buildout. Please see DSAP DO for school mitigation development condition.

Parks

Nassau County recently amended the Recreation and Open Space Level of Service. The Developer has analyzed the DSAP 2 residential development program using the new Level of Service Standards. The demand created during both the short and long term phases is proposed to be met through the dedication of land for Regional/Community Parks and boat ramps and construction of Neighborhood Parks consistent with the County’s new park regulations. Key elements of the DSAP 2 park and recreation lands include the Green Ribbon Overlay along the St. Marys River, bookended by a County Regional Park & County Community Park and the Crandall Landing Public Boat Ramp Park. The land dedication for the Crandall Landing Boat Ramp site is intended to satisfy the public boat ramp level of service.

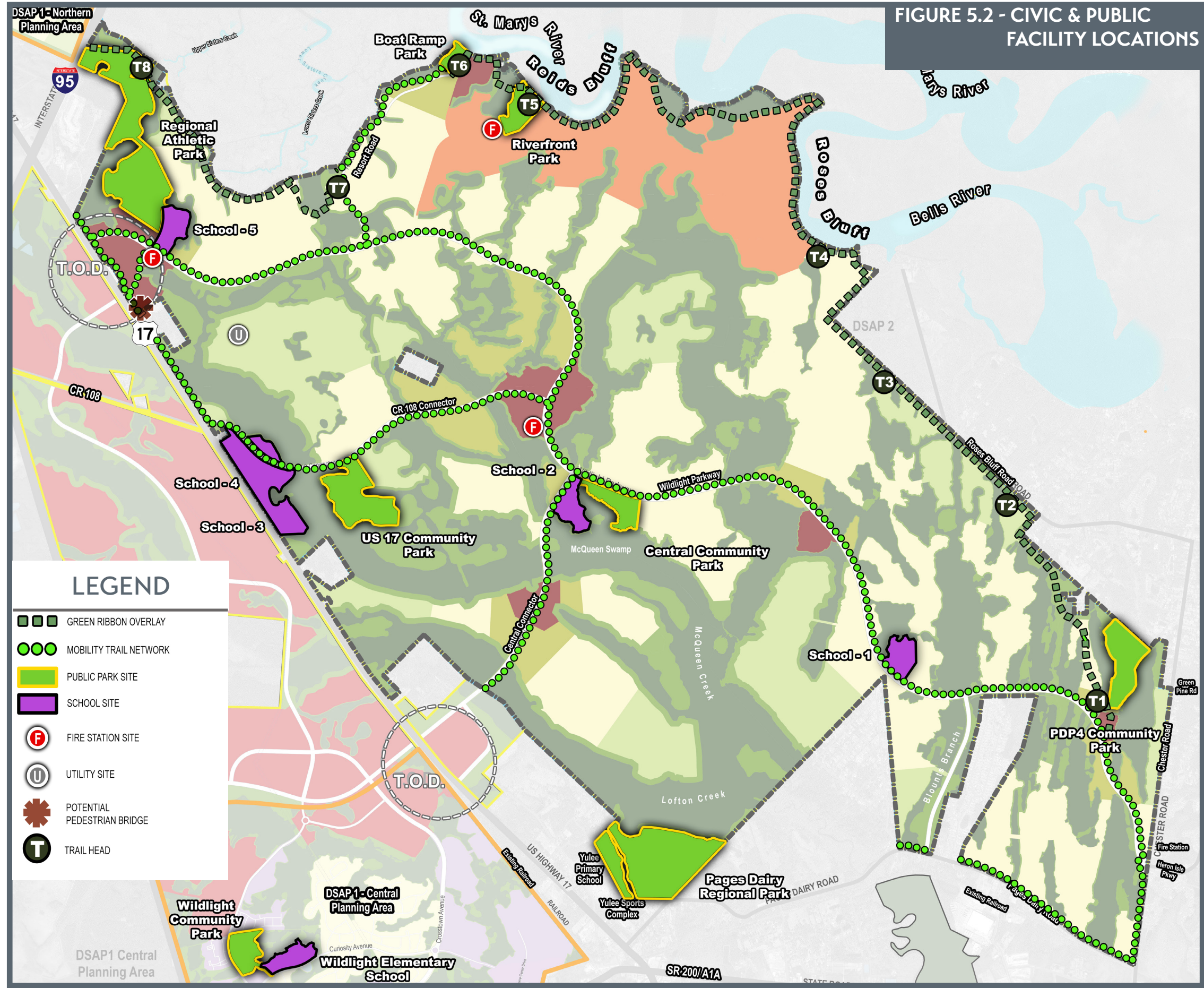
5 Year Capital Improvement Schedule

Section 163.3245 requires public facilities necessary to serve the development of DSAP2 be identified developer contributions for the 5-year capital improvements schedule of the local government. The evaluation of the 5 year or short term phases is provided in **Appendix C**. This section restates the impact evaluation to these public facilities:

Roads

The development proposed within the short term does not impact existing State or County roads in a manner that would require widening or other improvements to roadway segments outside the ENCPA Mobility Network Plan, as proposed and amended.

FIGURE 5.2 - CIVIC & PUBLIC FACILITY LOCATIONS



6

Implementation



Implementation

Implementation Strategies

The ENCPA Sector plan employs the Mobility Ordinance, the PD-ENCPA zoning Ordinance and the TIF Ordinance to implement and incentivize development of the entitlement program. These strategies remain available to the DSAP 2 development program.

Planned Development Ordinance

The entire sector plan is zoned PD-ENCPA. The Nassau County Land Development Code provides a method of administrative approval of Preliminary Development Plans. A series of Preliminary Development Plans (PDPs) will be developed for future development areas of DSAP 2.

Mobility Plan

In 2014, the County eliminated traditional transportation concurrency and adopted a mobility plan. The ENCPA is governed by a Mobility Plan specific to the planned mobility network. The cost to construct the mobility network establishes the mobility fees for the ENCPA land use categories.

In 2021, the County with Raydient, updated the construction costs and calculation method to vehicle miles traveled. This action changed the mobility fee schedule of the ENCPA land use categories. Appendix B and the Mobility chapter define the implementation of the DSAP 2 specific Mobility network improvements.

All future, programmed development in the existing DSAP 1 and in this proposed DSAP 2 will be assessed a mobility fee prior to approval of building permit.

Tax Increment Financing (TIF)

This strategy is an alternative funding source to subsidize transportation improvements within the ENCPA.

Stewardship District

In 2017, Nassau County adopted the East Nassau Stewardship District that encompasses the 24,000+ acres of the ENCPA.

Intergovernmental Coordination

Section 163.3245(3).b.9, Florida Statutes requires the “identification of specific procedures to facilitate intergovernmental coordination to address extra jurisdictional impacts from the detailed specific area plan.”

A required element of the local comprehensive plan is the intergovernmental/regional coordination element. This element outlines policies to ensure coordination between adjacent counties and municipalities as well as regulatory agencies.

Statute Compliance Matrix

		DSAP REFERENCE
Ch.163.3245(3)(b)(1), F.S.	Development or conservation of an area of at least 1,000 acres consistent with the long-term master plan. The local government may approve detailed specific area plans of less than 1,000 acres based on local circumstances if it is determined that the detailed specific area plan furthers the purposes of this part and part I of chapter 380	See Chapter 1 - Introduction.
Ch. 163.3245(3)(b)(2), F.S.	Detailed identification and analysis of the maximum and minimum densities and intensities of use and the distribution, extent, and location of future land uses.	See Chapter 4 - Land Use.
Ch. 163.3245(3)(b)(3), F.S.	Detailed identification of water resource development and water supply development projects and related infrastructure and water conservation measures to address water needs of development in the detailed specific area plan.	See Appendix C - Public Facilities.
Ch. 163.3245(3)(b)(4), F.S.	Detailed identification of the transportation facilities to serve the future land uses in the detailed specific area plan.	See Chapter 3 - Mobility and Appendix B - Transportation Analysis.
Ch. 163.3245(3)(b)(5), F.S.	Detailed identification of other regionally significant public facilities, including public facilities outside the jurisdiction of the host local government, impacts of future land uses on those facilities, and required improvements consistent with the long-term master plan.	See Chapter 5 - Public Facilities Appendix C - Public Facilities.
Ch. 163.3245(3)(b)(6), F.S.	Public facilities necessary to serve development in the detailed specific area plan, including developer contributions in a 5-year capital improvement schedule of the affected local government.	See Chapter 5 - Public Facilities and Chapter 6 - Implementation. Appendix C - Public Facilities.
Ch. 163.3245(3)(b)(7), F.S.	Detailed analysis and identification of specific measures to ensure the protection and, as appropriate, restoration and management of lands within the boundary of the detailed specific area plan identified for permanent preservation through recordation of conservation easements consistent with s. 704.06 and other important resources both within and outside the host jurisdiction.	See Chapter 2 - Environmental Conditions and Appendix A - Natural Resources and Analysis.
Ch. 163.3245(3)(b)(8), F.S.	Detailed principles and guidelines addressing the urban form and the interrelationships of future land uses; achieving a more clean, healthy environment; limiting urban sprawl; providing a range of housing types; protecting wildlife and natural areas; advancing the efficient use of land and other resources; creating quality communities of a design that promotes travel by multiple transportation modes; and enhancing the prospects for the creation of jobs.	See Chapter 2 - Environmental Conditions See Chapter 3 - Mobility See Chapter 4 - Land Use. See Chapter 5 - Public Facilities
Ch. 163.3245(3)(b)(9), F.S.	Identification of specific procedures to facilitate intergovernmental coordination to address extra-jurisdictional impacts from the detailed specific area plan.	See Chapter 6 - Implementation.

The data analysis supporting this DSAP has been included in a separate appendix document.