



April 1, 2025

NASSAU COUNTY BOARD OF COUNTY COMMISSIONERS

Dr. Tyrone Blue, Chair
Elizabeth Backe, AICP, Planning Director
Stephanie Keyser, AICP, Assistant Planning Director
Drew Pearson, Senior Planner
Adam Olsen, Planner II
Mikhael Eyerman, Planning Technician

Nassau County Planning Department
96161 Nassau Place, Yulee, FL 32097
(904) 530-6320
planning@nassaucountyfl.com

CPA25-003

Amendment
To Public
Facilities
Element

Request

Amend the Public Facilities Element of the 2030 Comprehensive Plan to create consistency with legislative changes made through HB1379 & SB1632 (effective 7/1/23).

Owner/Applicant:

Nassau County Planning Department

Applicability:

Countywide

CPA25-003

Amendment To Public Facilities Element

Policies SEW.03.05

- This policy currently only encourages the use of small community and non-community treatments systems in clustered rural hamlets, rural employment centers, and in cases where failing septic systems create ground or surface water contamination.
- As proposed, the policy will be amended to allow these systems but to also require them to be designed as transitional systems according to state or local standards.
- Additionally, this amendment will require private wastewater systems to be decommissioned and connected to centralized utility systems, once available.

CPA25-003

Amendment To Public Facilities Element

Policy SEW.04.04

- This policy addition is proposed to enable the County to encourage the use of advanced on-site treatment and disposal systems (OSTDS) for new development within Environmentally Sensitive Lands (ESLs) in areas where central sanitary sewer is not currently available.
- The use of advanced OSTDS would seek to replace the standard practice of utilizing well and septic systems.

CPA25-003

Amendment To Public Facilities Element

Policy SEW.04.05

- Proposed to enable the County to consider the feasibility of providing sanitary sewer services within a 10-year planning horizon for developments in excess of 50 residential lots with more than one (1) existing or proposed onsite sewage treatment and disposal system (OSTDS) per one (1) acre.
- Includes the parameters for County consideration and a requirement for the County to update its feasibility analysis to account for future applicable developments.
- Includes a requirement the County include a list of projects for providing sanitary sewer to the development(s) as applicable with the Five-Year Schedule of Capital Improvement, with an annual update as necessary, by September 30, 2025.

CPA25-003

Amendment
To Public
Facilities
Element

CONCLUSION AND RECOMMENDATION

The Amendment creates consistency between the Public Facilities Element of the 2030 Comprehensive Plan and legislative changes made through HB1379 & SB1632 (effective 7/1/23). Staff finds the amendment to be consistent with applicable Florida Statutes, the Nassau County Comprehensive Plan, Code of Ordinances, and Land Development Code.

Recommendation

Based on these findings, staff recommends **APPROVAL** of application CPA25-003.