



APPLICATION FOR COMPREHENSIVE PLAN AMENDMENT

PROPOSED AMENDMENT

INTRODUCED BY:	Planning Department
REQUESTED ACTION:	AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA AMENDING THE 2030 NASSAU COUNTY COMPREHENSIVE PLAN; AMENDING THE GOALS, OBJECTIVES, AND POLICIES OF THE PUBLIC FACILITIES ELEMENT; POTABLE WATER SUB-ELEMENT (WAT); AMENDING THE GOALS, OBJECTIVES, AND POLICIES OF THE CAPITAL IMPROVEMENTS ELEMENT AMENDING POLICIES WAT.01.01 AND CI.02.01(D) TO INCLUDE LEVEL OF SERVICE (LOS) STANDARDS FOR THE CITY OF FERNANDINA BEACH AND FIRST COAST REGIONAL UTILITIES; AMENDING POLICY WAT.06.03 TO REFLECT THE DATES FOR THE UPDATED COUNTY WATER SUPPLY FACILITIES WORK PLAN AND TO REMOVE THE PRIOR AUTHOR; PROVIDING FOR APPLICABILITY AND EFFECT; PROVIDING FOR SEVERABILITY; PROVIDING FOR FILING; AND PROVIDING AN EFFECTIVE DATE.

BACKGROUND INFORMATION

The purpose of the Nassau County Water Supply Facilities Work Plan (NFRWSP) is to identify and plan for the water supply sources and facilities needed to serve existing and new development within the local government’s jurisdiction. Chapter 163, Part II, Florida Statutes, requires local governments to prepare and adopt Work Plans into their comprehensive plans after the Water Management District approves a regional water supply plan or its update. The NFRWSP was approved by the St. John’s River Water Management District (SJRWMD) in December 2023.

Section 163.3177(6)(c), Florida Statutes, requires local governments to adopt a water supply facilities work plan covering at least a 10-year planning period to meet existing and projected demand. The water supply work plan must incorporate the traditional and alternative water supply sources identified in the NFRWSP. The work plan should also identify conservation and reuse measures to meet future needs.

Also, 163.3177(6)(d)(3) and 163.3177(3)(a)(4), Florida Statutes, requires local governments to assess current and projected water needs and sources for at least a 10-year planning period; to adopt principles and guidelines to be used to coordinate the comprehensive plan with the regional water supply authority (if applicable) and with the applicable regional water supply plan; and identify water supply projects necessary to achieve and maintain adopted level of service standards.

The draft plan and recommended draft policies were prepared with assistance from an on-call consultant and reviewed by SJRWMD for compliance. The plan will be included in the Technical Appendix to the Nassau County 2030 Comprehensive Plan.

To create consistency between the draft Nassau County Water Supply Facilities Work Plan and Comprehensive Plan Policies WAT.01.01 and CI.02.01, staff proposes the following amendments:



Policies WAT.01.01 & CI.02.01(D)

These policies currently only include Level of Service (LOS) standards for Nassau Amelia Utilities (NAU) and Jacksonville Electric Authority (JEA), but not for the City of Fernandina Beach (COFB), nor for the new First Coast Regional Utilities (FCRU). This amendment proposes including LOS standards consistent for the two entities based on the City of Fernandina Beach Comprehensive Plan (which uses 350 g/d/ERU) and for FCRU's consumptive use permit (CUP) which establishes 85 gpd per capita per day.

Policy WAT.06.03

This policy amendment is proposed to provide a corrected planning horizon consistent with the draft Water Supply Facilities Work Plan. The prior plan included a time horizon of 2019-2030 while the proposed plan includes a time horizon of 2025-2040. This amendment also proposes to remove the prior entity who assisted in the preparation of the previous Water Supply Facilities Work Plan.

CONCLUSION AND STAFF RECOMMENDATION

Staff finds the amendments to be consistent with applicable Florida Statutes, the Nassau County Comprehensive Plan, Code of Ordinances, Land Development Code, and draft Water Supply Facilities Work Plan. Based on these findings, staff recommends APPROVAL of application CPA25-002.