



NASSAU COUNTY
Planning Department
FLORIDA

April 28, 2025

NASSAU COUNTY BOARD OF COUNTY COMMISSIONERS

A.M. “Hupp” Huppmann, 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

CPA25-002

Amendment
To Public
Facilities
& Capital
Improvements
Elements

Request

Amend the Public Facilities and Capital Improvements Elements of the 2030 Comprehensive Plan to create consistency with the draft Nassau County Water Supply Facilities Work Plan.

Owner/Applicant:

Nassau County Planning Department

Applicability:

Countywide

CPA25-002

Amendment
To Public
Facilities
& Capital
Improvements
Elements

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.

CPA25-002

Amendment
To Public
Facilities
& Capital
Improvements
Elements

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.

CPA25-002

Amendment
To Public
Facilities
& Capital
Improvements
Elements

CONCLUSION AND RECOMMENDATION

The Amendment creates consistency between the draft Nassau County Water Supply Facilities Work Plan and Comprehensive Plan Policies WAT.01.01 and CI.02.01. The Policy amendment to WAT.06.03 is proposed to provide a corrected time horizon and to remove the name of the prior entity who assisted in the preparation of the Water Supply Facilities Work Plan .

Recommendation

Based on these findings, staff recommends **APPROVAL** of application CPA25-002. This hearing is to consider **TRANSMITTAL** of this application.