

East Nassau Community Planning Area Sector Plan

- The East Nassau Community Planning Area (ENCPA) is a State-approved **Sector Plan** that includes approximately **22,675 acres** located in eastern Nassau County. Most of the property lies between I-95 and Chester Road on the north side of SR200/A1A. The *entire property* is owned by **TerraPointe LLC** (a division of Rayonier). It was created and adopted into the County's 2030 Comprehensive Plan as a **Multi-Use** land use designation in May 2011.
- A Sector Plan offers a unique opportunity to master plan for long-term future growth. It will include a thorough and detailed program of development that incorporates planning principles and policies that will provide for a mix of uses that will balance jobs and housing and ensure that future development is fiscally and environmentally sustainable for a **long range planning horizon of 20+ years**.
- The sustainable development program will include a **maximum of 24,000 residential dwelling units and 11,000,000 square feet of non-residential uses**. This represents the absolute maximum development allowed in a **20+ year planning period**.
- The Sector Plan consisted of two primary components; a long-term **Master Land Use Plan** and one or more **Detailed Specific Area Plans (DSAPs)** which will implement the Master Land Use Plan.
- The Master Land Use Plan for the ENCPA is adopted into the County's 2030 Comprehensive Plan as **Objective FL.13 and Policies FL.13.01-17** of the Future Land Use Element and as part of the Future Land Use Map series in **Map FLUMS-6** (see reverse). It serves as a guide for the development pattern within the ENCPA and depicts the general location of **land use sub-categories** required to support the ENCPA development principles and policies. The character of each **land use sub-category** is further defined by a range of permitted uses, residential densities, and non-residential intensities (*This information is detailed in **Policy FL.13.07- the Future Land Use Element and all other elements of the Comprehensive Plan are available on the County's website***).
- **No Detailed Specific Area Plans (DSAPs) have been adopted at this time**. Staff is working with the landowner on a submittal package for the first DSAP. It will include **approximately 4,000 acres** and will encompass the **Employment Center** and some surrounding properties, located **at the intersection of I-95 and SR200/A1A**.
- The recently-approved **PD-ENCPA** zoning district will serve as a single, overall zoning district for all property within the ENCPA Sector Plan. Development will be controlled by the Master Land Use Plan, the adopted DSAP, and the review of Preliminary Development Plans and site engineering plans for individual developments within the ENCPA. **No development may take place in the PD-ENCPA zoning district until a Detailed Specific Area Plan (DSAP) is adopted for the property to be developed.**

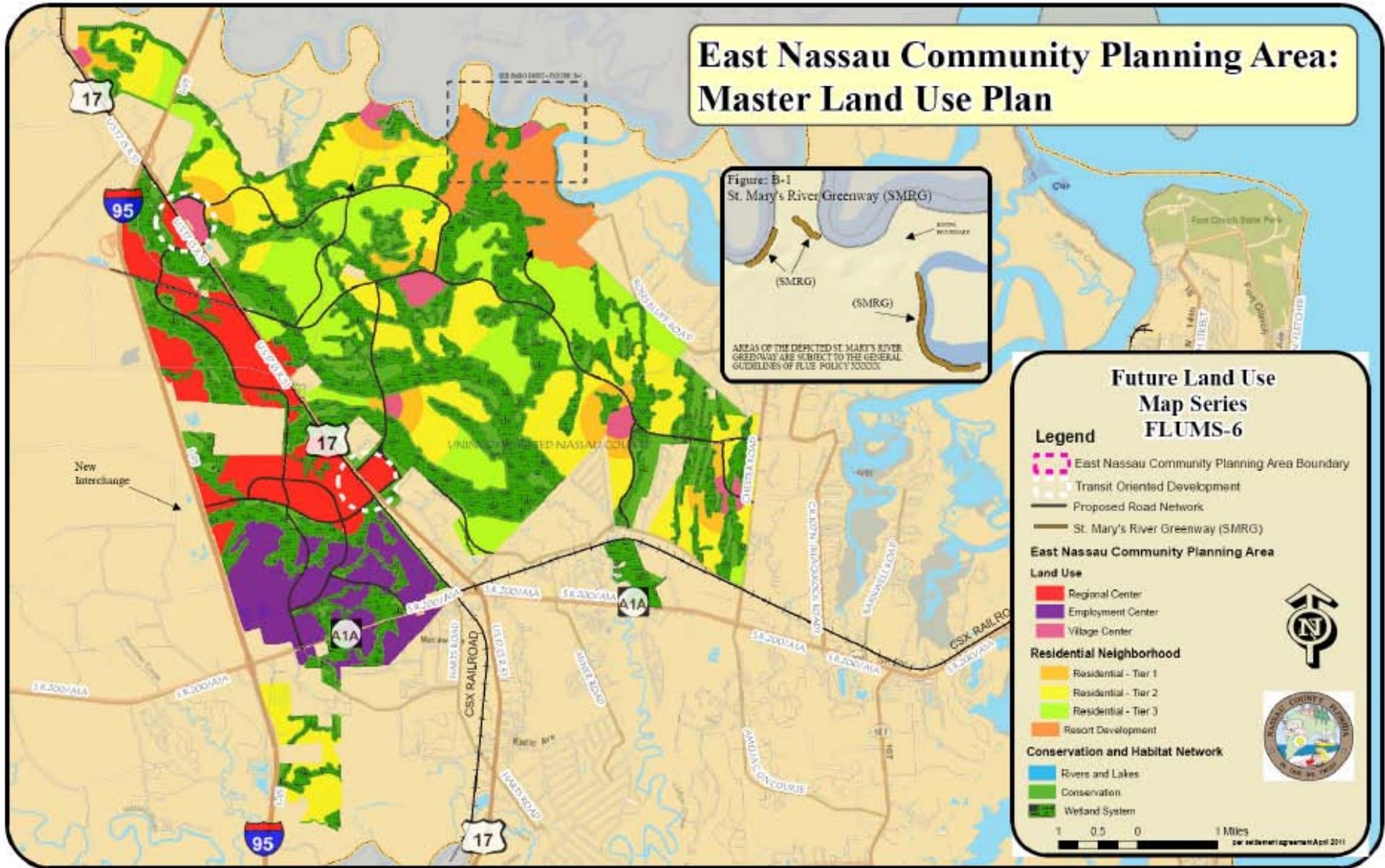
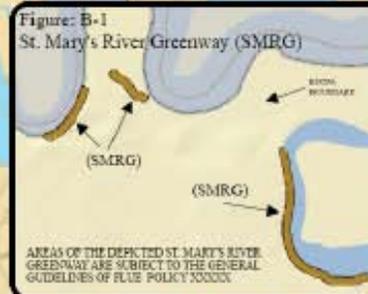
For more information, please contact:

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East Nassau Community Planning Area: Master Land Use Plan



Future Land Use Map Series FLUMS-6

Legend

- East Nassau Community Planning Area Boundary
 - Transit Oriented Development
 - Proposed Road Network
 - St. Mary's River Greenway (SMRG)
- East Nassau Community Planning Area**
- Land Use**
- Regional Center
 - Employment Center
 - Village Center
- Residential Neighborhood**
- Residential - Tier 1
 - Residential - Tier 2
 - Residential - Tier 3
 - Resort Development
- Conservation and Habitat Network**
- Rivers and Lakes
 - Conservation
 - Wetland System



1 0.5 0 1 Miles
 Date of last update: April 2011