

1                                   A bill to be entitled  
 2           An act relating to Nassau County; creating the Nassau  
 3           County targeted job creation zone pilot project;  
 4           authorizing Nassau County to designate specified areas as  
 5           targeted job creation zones and to implement specified  
 6           exceptions, strategies, and incentives; providing for an  
 7           alternative process for adoption and review of specified  
 8           local government comprehensive plan amendments; providing  
 9           for repeal of the pilot project; providing an effective  
 10          date.

11  
 12 Be It Enacted by the Legislature of the State of Florida:

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 14           Section 1. Legislative findings.—Nassau County, based upon  
 15 its proximity to a dense urban land area designated county and  
 16 the shared border with the State of Georgia, faces unique  
 17 economic challenges that severely impact its efforts to grow  
 18 existing businesses and industry as well as attract new economic  
 19 development.

20           Section 2. Nassau County targeted job creation zone pilot  
 21 project.—

22           (1) The Nassau County Board of County Commissioners may  
 23 designate an area located along a county or state road within a  
 24 2-mile radius of the Interstate Highway System or a Strategic  
 25 Intermodal System roadway as a targeted job creation zone.

26           (a) The targeted job creation zone shall be designated in  
 27 the Nassau County Comprehensive Plan.

28           (b) The targeted job creation zone shall be a

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29 transportation concurrency exception area.

30 (2) As part of the pilot project, Nassau County may:

31 (a) Adopt specific transportation alternatives and  
32 strategies within the targeted area for state and county roads  
33 that implement mobility approaches that reduce congestion,  
34 improve the flow of traffic, and achieve a healthy and vibrant  
35 job creation zone, including alternative modes of  
36 transportation. Such alternative transportation strategies shall  
37 be developed with the concurrence of the Department of  
38 Transportation.

39 (b) Adopt complementary land use recommendations and  
40 transportation strategies that reflect the county's vision plan  
41 for its future.

42 (c) Designate specific target industries within the county  
43 or municipality.

44 (d) Create public-private partnerships for the purpose of  
45 funding targeted industry development or expansion.

46 (3) (a) Nassau County shall follow an alternative state  
47 review process provided in this subsection.

48 (b) Plan amendments identifying the targeted job creation  
49 zone pilot project and future amendments within the targeted job  
50 creation zone that incorporate provisions relating to subsection  
51 (2) shall follow the alternative state review process in section  
52 163.32465, Florida Statutes. However, the types of amendments  
53 that are not eligible for the alternative state review process  
54 pursuant to s. 163.32465(3), Florida Statutes, are also not  
55 eligible within the targeted job creation zone pilot project.

56 (4) The Nassau County Board of County Commissioners shall

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57 | amend its comprehensive plan and adopt land development  
58 | regulations to implement this section.

59 | (5) This section is repealed July 1, 2017, unless  
60 | reenacted by the Legislature.

61 | Section 3. This act shall take effect July 1, 2011.