

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.

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 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 intersection of the Interstate Highway
 25 System or a Strategic Intermodal System roadway as a targeted
 26 job creation zone.

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

29 (b) The targeted job creation zone shall be a
 30 transportation concurrency exception area.

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

32 (a) Adopt specific transportation alternatives and
 33 strategies within the targeted area for state and county roads
 34 that implement mobility approaches in order to achieve a healthy
 35 and vibrant job creation zone, including alternative modes of
 36 transportation. Such alternative transportation strategies shall
 37 be developed in consultation with 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.