

## CHAPTER 2011-262

### Committee Substitute for House Bill No. 1317

An act relating to Nassau County; creating the Nassau County targeted job creation zone pilot project; authorizing Nassau County to designate specified areas as targeted job creation zones and to implement specified exceptions, strategies, and incentives; providing for an alternative process for adoption and review of specified local government comprehensive plan amendments; providing for repeal of the pilot project; providing an effective date.

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

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

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

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

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

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

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

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

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

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

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

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

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

(4) The Nassau County Board of County Commissioners shall amend its comprehensive plan and adopt land development regulations to implement this section.

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

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

Approved by the Governor June 21, 2011.

Filed in Office Secretary of State June 21, 2011.