

Ron DeSantis
GOVERNOR



Ken Lawson
EXECUTIVE DIRECTOR

February 14, 2020

The Honorable Daniel B. Leeper
Chairman, Nassau County
Board of County Commissioners
96135 Nassau Place, Suite 1
Yulee, Florida 32097

Dear Chairman Leeper:

The Department of Economic Opportunity ("Department") has reviewed the Nassau County proposed comprehensive plan amendment (Amendment No. 20-01ESR), received on January 23, 2020, pursuant to the expedited state review process in Section 163.3184(2)(3), Florida Statutes (F.S.). We have identified no comment related to adverse impacts to important state resources and facilities within the Department's authorized scope of review.

We are, however, providing a technical assistance comment consistent with Section 163.3168(3), F.S. The technical assistance comment will not form the basis of a challenge. It is offered either as a suggestion which can strengthen the County's comprehensive plan in order to foster a vibrant, healthy community or is technical in nature and designed to ensure consistency with the Community Planning Act in Chapter 163, Part II, F.S. The technical assistance comment is:

Technical Assistance Comment – Incorporation by Reference. Proposed Policy WAT.06.03 of the Public Facilities Element (Potable Water Sub-Element) states, *The County's Water Supply Facilities Work Plan (2019-2030) is incorporated into the comprehensive plan as included as Technical Appendix "N"*. For clarity and to ensure consistency with section 163.3177(1)(b), Florida Statutes, regarding incorporation by reference, the County may want to consider modifying the policy as follows: *The County's Water Supply Facilities Work Plan (2019-2020) prepared by the Northeast Florida Regional Council, 2019, is incorporated into the comprehensive plan as and included as Technical Appendix "N"*.

The County should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. For your assistance, we have enclosed the procedures for adoption and transmittal of the comprehensive plan amendment. In addition, the County is reminded that:

- Section 163.3184(3)(b), F.S., authorizes other reviewing agencies to provide comments directly to the County. **If the County receives reviewing agency comments and they are not resolved, these comments could form the basis for a challenge to the amendment after adoption.**

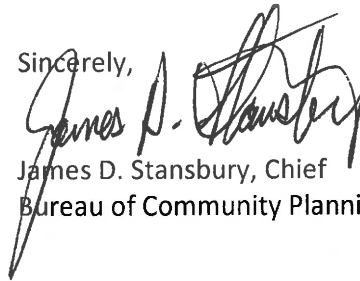
Florida Department of Economic Opportunity | Caldwell Building | 107 E. Madison Street | Tallahassee, FL 32399
850.245.7105 | www.FloridaJobs.org
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An equal opportunity employer/program. Auxiliary aids and service are available upon request to individuals with disabilities. All voice telephone numbers on this document may be reached by persons using TTY/TTD equipment via the Florida Relay Service at 711.

- **The second public hearing**, which shall be a hearing on whether to adopt one or more comprehensive plan amendments, **must be held within 180 days** of your receipt of agency comments or the amendment shall be **deemed withdrawn** unless extended by agreement with notice to the Department and any affected party that provided comment on the amendment pursuant to Section 163.3184(3)(c)1., F.S.
- **The adopted amendment must be rendered to the Department.** Under Section 163.3184(3)(c)2. and 4., F.S., the **amendment effective date** is 31 days after the Department notifies the County that the amendment package is complete or, if challenged, until it is found to be in compliance by the Department or the Administration Commission.

If you have any questions concerning this review, please contact Joseph Addae-Mensa, Planning Analyst, by telephone at (850) 717-8476 or by email at joseph.addae-mensa@deo.myflorida.com.

Sincerely,



James D. Stansbury, Chief
Bureau of Community Planning and Growth

JDS/ jam

Enclosure(s): Procedures for Adoption

cc: Adrienne Burke, AICP, Planning Director, Nassau County
Doug McDowell, AICP, Principal Planner, Nassau County
Margo Moehring, Policy & Planning Director, Northeast Florida Regional Council

The Honorable Daniel B. Leeper, Chairman

February 14, 2020

Page 3 of 2

SUBMITTAL OF ADOPTED COMPREHENSIVE PLAN AMENDMENTS

FOR EXPEDITED STATE REVIEW

Section 163.3184(3), Florida Statutes

NUMBER OF COPIES TO BE SUBMITTED: Please submit three complete copies of all comprehensive plan materials, of which one complete paper copy and two complete electronic copies on CD ROM in Portable Document Format (PDF) to the State Land Planning Agency and one copy to each entity below that provided timely comments to the local government: the appropriate Regional Planning Council; Water Management District; Department of Transportation; Department of Environmental Protection; Department of State; the appropriate county (municipal amendments only); the Florida Fish and Wildlife Conservation Commission and the Department of Agriculture and Consumer Services (county plan amendments only); and the Department of Education (amendments relating to public schools); and for certain local governments, the appropriate military installation and any other local government or governmental agency that has filed a written request.

SUBMITTAL LETTER: Please include the following information in the cover letter transmitting the adopted amendment:

_____ State Land Planning Agency identification number for adopted amendment package;

_____ Summary description of the adoption package, including any amendments proposed but not adopted;

_____ Identify if concurrency has been rescinded and indicate for which public facilities. (Transportation, schools, recreation and open space).

_____ Ordinance number and adoption date;

_____ Certification that the adopted amendment(s) has been submitted to all parties that provided timely comments to the local government;

_____ Name, title, address, telephone, FAX number and e-mail address of local government contact;

_____ Letter signed by the chief elected official or the person designated by the local government.

ADOPTION AMENDMENT PACKAGE: Please include the following information in the amendment package:

_____ In the case of text amendments, changes should be shown in strike-through/underline format.

_____ In the case of future land use map amendments, an adopted future land use map, **in color format**, clearly depicting the parcel, its future land use designation, and its adopted designation.

_____ A copy of any data and analyses the local government deems appropriate.

Note: If the local government is relying on previously submitted data and analysis, no additional data and analysis is required;

_____ Copy of the executed ordinance adopting the comprehensive plan amendment(s);

Suggested effective date language for the adoption ordinance for expedited review:

"The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If the amendment is timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance."

_____ List of additional changes made in the adopted amendment that the State Land Planning Agency did not previously review;

_____ List of findings of the local governing body, if any, that were not included in the ordinance and which provided the basis of the adoption or determination not to adopt the proposed amendment;

_____ Statement indicating the relationship of the additional changes not previously reviewed by the State Land Planning Agency in response to the comment letter from the State Land Planning Agency.



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Serving the communities of Baker, Clay, Duval, Flagler, Nassau, Putnam and St. Johns Counties


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MEMORANDUM

DATE: FEBRUARY 6, 2020

TO: NORTHEAST FLORIDA REGIONAL COUNCIL BOARD OF DIRECTORS

THRU: ELIZABETH PAYNE, CHIEF EXECUTIVE OFFICER

FROM: SEAN LAHAV, RESILIENCY COORDINATOR 

RE: NASSAU COUNTY TRANSMITTED AMENDMENT 20-1ESR

This transmitted amendment seeks to amend the Nassau County Comprehensive Plan in response to statutory changes requiring local governments to adopt a water supply facilities work plan covering at least a 10-year planning period to meet existing and projected demand.

Staff of the NEFRC prepared the amendment for the County; therefore, this item is for the Committee's information only.

Doug McDowell

From: Steve Fitzgibbons <SFitzgibbons@sjrwmd.com>
Sent: Monday, February 17, 2020 10:09 AM
To: Doug McDowell
Cc: 'DCPexternalagencycomments@deo.myflorida.com'; Sean Lahav; mmoehring@nefrc.org
Subject: Nassau County proposed comprehensive plan amendment 20-1ESR (WSFWP)

Dear Mr. McDowell,

St. Johns River Water Management District (District) staff have reviewed Nassau County proposed comprehensive plan amendment 20-1ESR in accordance with the provisions of Chapter 163, Florida Statutes. The amendment contains the County's water supply facilities work plan. District staff have no comments on the proposed amendment.

District staff appreciated the opportunity to coordinate with County staff prior to transmittal of the proposed amendment and to provide feedback on the County's efforts to develop its water supply facilities work plan.

If you have any questions or need additional information, please contact me. Please note that all proposed and adopted comprehensive plan amendments can be submitted to the District by email at sfitzgibbons@sjrwmd.com.

Sincerely,
Steve Fitzgibbons

Steven Fitzgibbons, AICP
Intergovernmental Planner
Division of Strategic Planning and Initiatives
St. Johns River Water Management District
7775 Baymeadows Way, Suite 102
Jacksonville, FL 32256
Office (386) 312-2369
E-mail: sfitzgibbons@sjrwmd.com
Website: www.sjrwmd.com
Connect with us: [Newsletter](#), [Facebook](#), [Twitter](#), [Instagram](#), [YouTube](#), [Pinterest](#)



www.sjrwmd.com/epermitting

We value your opinion. Please take a few minutes to share your comments on the service you received from the District by clicking this [link](#)

Notices

- Emails to and from the St. Johns River Water Management District are archived and, unless exempt or confidential by law, are subject to being made available to the public upon request. Users should not have an expectation of confidentiality or privacy.
- Individuals lobbying the District must be registered as lobbyists (§112.3261, Florida Statutes). Details, applicability and the registration form are available at <http://www.sjrwmd.com/lobbyist/>



Florida Department of Transportation

RON DESANTIS
GOVERNOR

2198 Edison Avenue MS 2806
Jacksonville, FL 32204-2730

KEVIN J. THIBAUT, P.E.
SECRETARY

February 10, 2020

Doug McDowell, AICP, Principal Planner
Nassau County Department of Planning and Economic Opportunity
96161 Nassau Place
Yulee, FL 32097

SUBJECT: *Nassau County Proposed Comprehensive Plan Amendment (20-1ESR)*

Dear Mr. McDowell,

Pursuant to Section 163.3184(3), Florida Statutes, (F.S.) in its role as a reviewing agency as identified in Section 163.3184(1)(c), F.S., the Florida Department of Transportation (FDOT) reviewed the proposed amendment, Nassau County 20-1ESR.

Nassau County has transmitted a text amendment to incorporate the Nassau County 2019-2030 Water Supply Facilities Work Plan (WSFWP) by reference into Public Facilities Element. The incorporation of the work plan is required by Section 167.3177(6)(c), Florida Statutes (F.S.). Additional water supply planning policies have been amended in the Capital Improvements Element, Conservation Element, and Regional Coordination Element.

The proposed amendment has no significant adverse impacts on important state transportation resources or facilities within its jurisdiction.

We appreciate the opportunity to review the proposed comprehensive plan amendment and request that a copy of the adopted amendment, along with the supporting data and analysis be transmitted within ten working days after the second public hearing for FDOT review.

If you have any questions, please do not hesitate to contact me by email:
scott.clem@dot.state.fl.us or call: (904) 360-5681.

Sincerely,

Scott A. Clem, AICP
FDOT D2 Growth Management Coordinator

cc: Jennifer Carver, FDOT Central Office, Office of Policy Planning
Ray Eubanks, DEO

Doug McDowell

From: Hoehn, Ted <ted.hoehn@MyFWC.com>
Sent: Monday, January 27, 2020 4:56 PM
To: Doug McDowell; DCPexternalagencycomments@deo.myflorida.com; Ganey, Jessica; Hamm, Kelsey
Subject: FWC Comments on Nassau County 20-01ESR (CPA 19-008)

Dear Mr. McDowell:

Florida Fish and Wildlife Conservation Commission (FWC) staff reviewed the proposed comprehensive plan amendment in accordance with Chapter 163.3184(3), Florida Statutes. We have no comments, recommendations, or objections related to listed species and their habitat or other fish and wildlife resources to offer on this amendment.

If you need any further assistance, please do not hesitate to contact our office by email at FWCConservationPlanningServices@MyFWC.com. If you have specific technical questions, please contact Kelsey Hamm at (863) 581-6914 or by email at Kelsey.Hamm@myfwc.com.

Sincerely,

Ted Hoehn
Biological Administrator II
Office of Conservation Planning Services
Division of Habitat and Species Conservation
620 S. Meridian Street, MS 5B5
Tallahassee, FL 32399-1600
(850) 488-8792

Nassau County 20-1ESR_41034_012720



FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES
COMMISSIONER NICOLE "NIKKI" FRIED

February 5, 2020

VIA /EMAIL (dmcdowell@nassaucountyfl.com)

Nassau County
Doug McDowell, AICP
96161 Nassau Place
Yulee, Florida 32097

Re: DACS Docket # 20200130 - 201
Nassau County Plan Amendment 20-01ESR
January 23, 2020

Dear, Doug McDowell;

The Florida Department of Agriculture and Consumer Services (the "Department") received the above-referenced proposed comprehensive plan amendment on **January 30th** and has reviewed it pursuant to the provisions of Chapter 163, Florida Statutes, to address any potential adverse impacts to important state resources or facilities related to agricultural, aquacultural, or forestry resources in Florida if the proposed amendment(s) are adopted. Based on our review of your county's submission, the Department has no comment on the proposal.

If we may be of further assistance, please do not hesitate to contact me at 850-410-2282.

Sincerely,

Thomas Poucher
Budget Director
Office of Policy and Budget

cc: Florida Department of Economic Opportunity
(SLPA #: Nassau County 20-01 ESR)