

Ron DeSantis
GOVERNOR



Ken Lawson
EXECUTIVE DIRECTOR

May 5, 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 completed its review of the proposed comprehensive plan amendment for Nassau County (Amendment No. 20-03DRI), which was received and determined complete on March 25, 2020. We have reviewed the proposed amendment in accordance with the state coordinated review process set forth in Sections 163.3184(2) and (4), Florida Statutes (F.S.), for compliance with Chapter 163, Part II, F.S.

The attached Objections, Recommendations, and Comments Report outlines our findings concerning the amendment. The Department does not identify any objections to the proposed amendment. However, the Department is providing a comment. The comment is offered to assist the local government but will not form the basis for a determination of whether the amendment, if adopted, is “In Compliance” as defined in Section 163.3184(1)(b), F.S. Copies of comments received by the Department from reviewing agencies, if any, are also enclosed.

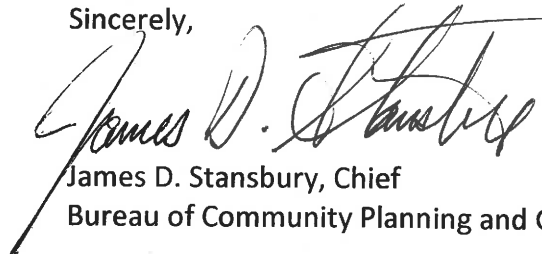
The County should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. For your assistance, we have enclosed the procedures for adoption and transmittal of the comprehensive plan amendment. **The second public hearing**, which shall be a hearing on whether to adopt one or more comprehensive plan amendments, **must be held within 180 days** of your receipt of the Department’s attached report, or the amendment will be deemed withdrawn unless extended by agreement with notice to the Department and any affected party that provided comment on the amendment pursuant to Section 163.3184(4)(e)1., F.S.

Florida Department of Economic Opportunity | Caldwell Building | 107 E. Madison Street | Tallahassee, FL 32399
850.245.7105 | www.FloridaJobs.org
www.twitter.com/FLDEO | www.facebook.com/FLDEO

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.

Department staff is available to assist the County to address the comment. If you have any questions related to 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,

A handwritten signature in black ink, appearing to read "James D. Stansbury". The signature is written in a cursive style with a large initial "J".

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

JDS/jam

Enclosures: Objections, Recommendations, and Comments Report
Procedures for Adoption
Reviewing Agency Comments

cc: Doug McDowell, AICP, Principal Planner, Nassau County
Margo Moehring, Director of Policy and Planning, Northeast Florida Regional Council

**Objections, Recommendations and Comments Report
Proposed Comprehensive Plan Amendment
Nassau County 20-03DRI**

The Department has identified a comment regarding Nassau County's proposed comprehensive plan amendment. The comment is provided below, along with recommended actions the County could take to resolve issues of concern. Comments are offered to assist the local government and will not form the basis for a compliance determination.

Department staff has discussed the basis of the report with County staff and is available to assist the County to address the comment.

Comment: Acreage of Amendment Site. The amendment package identifies the parcel subject to the future land use map change as consisting of 479 acres. However, the acreage for the existing land use categories totals 442.85 acres and the proposed land use categories total 422.74 acres. Prior to adoption, the County should revise the amendment to address the acreage discrepancies.

SUBMITTAL OF ADOPTED COMPREHENSIVE PLAN AMENDMENTS

FOR STATE COORDINATED REVIEW

Section 163.3184(4), 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 Department of Economic Opportunity 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:

_____ Department of Economic Opportunity identification number for adopted amendment package;

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

_____ 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 amendment, an adopted future land use map, in **color format**, clearly depicting the parcel, its existing 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 executed ordinance adopting the comprehensive plan amendment(s);

Suggested effective date language for the adoption ordinance for state coordinated review:

"The effective date of this plan amendment, if the amendment is not timely challenged, shall be the date the state land planning agency posts a notice of intent determining that this amendment is in compliance. If the amendment is timely challenged, or if the state land planning agency issues a notice of intent determining that this amendment is not in compliance, 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. No development orders, development permits, or development dependent on this amendment may be issued or commence before it has become effective. "

_____ List of additional changes made in the adopted amendment that the Department of Economic Opportunity 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 Department of Economic Opportunity to the ORC report from the Department of Economic Opportunity.

Strange, Pam

From: DCPexternalagencycomments
Sent: Wednesday, April 22, 2020 4:28 PM
To: Spiers, Sherry A.
Subject: FW: [EXTERNAL] - Nassau County 20-03DRI Proposed

From: Plan_Review <Plan.Review@dep.state.fl.us>
Sent: Wednesday, April 22, 2020 2:22 PM
To: Eubanks, Ray <Ray.Eubanks@deo.myflorida.com>; DCPexternalagencycomments <DCPexternalagencycomments@deo.myflorida.com>
Cc: Plan_Review <Plan.Review@dep.state.fl.us>
Subject: [EXTERNAL] - Nassau County 20-03DRI Proposed

To: Ray Eubanks, DEO Plan Review Administrator

Re: Nassau County 20-03DRI – State Coordinated Review of Proposed Comprehensive Plan Amendment

The Office of Intergovernmental Programs of the Florida Department of Environmental Protection (Department) has reviewed the above-referenced amendment package under the provisions of Chapter 163, Florida Statutes. The Department conducted a detailed review that focused on potential adverse impacts to important state resources and facilities, specifically: air and water pollution; wetlands and other surface waters of the state; federal and state-owned lands and interest in lands, including state parks, greenways and trails, conservation easements; solid waste; and water and wastewater treatment.

Based on our review of the submitted amendment package, the Department has found no provision that, if adopted, would result in adverse impacts to important state resources subject to the Department's jurisdiction.

Please submit all future amendments by email to plan.review@floridadep.gov. If your submittal is too large to send via email or if you need other assistance, contact Lindsay Weaver at (850) 717-9037.

Lindsay Weaver



Strange, Pam

From: DCPexternalagencycomments
Sent: Friday, April 24, 2020 12:58 PM
To: Spiers, Sherry A.
Subject: FW: [EXTERNAL] - Nassau County proposed comprehensive plan amendment 20-3DRI.

From: Steve Fitzgibbons <SFitzgibbons@sjrwmd.com>
Sent: Friday, April 24, 2020 10:02 AM
To: DCPexternalagencycomments <DCPexternalagencycomments@deo.myflorida.com>
Cc: Doug McDowell <dmcowell@nassaucountyfl.com>
Subject: [EXTERNAL] - Nassau County proposed comprehensive plan amendment 20-3DRI.

Dear Mr. Eubanks,

St. Johns River Water Management District (District) staff have reviewed Nassau County proposed comprehensive plan amendment 20-3DRI. Based on review of the submitted materials, District staff have no comments on the proposed amendment. 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.sirwmd.com/lobbyist/>

**FLORIDA REGIONAL COUNCILS ASSOCIATION
LOCAL GOVERNMENT COMPREHENSIVE PLAN AMENDMENT REVIEW FORM 01**

Regional Planning Council: **Northeast Florida Regional Council**
Regional Planning Council Item No.: Nassau County Transmitted **Amendment 20-3DRI**
Date to be Mailed to Local Government and State Land Planning Agency: **April 15, 2020**
Local Government Item No.: **Ordinance Number CPA20-004**

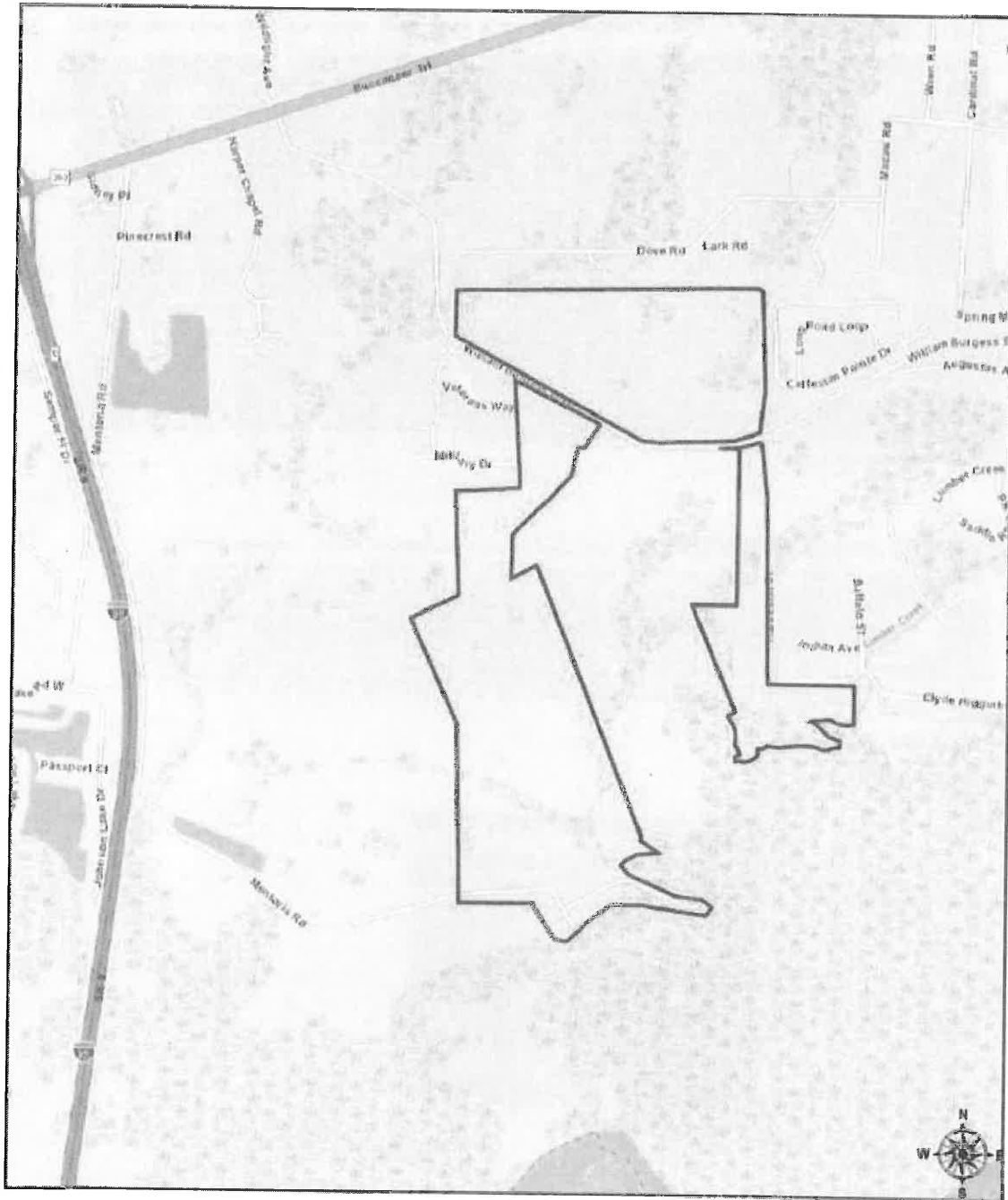
Pursuant to Section 163.3184, Florida Statutes, Council review of proposed amendments to local government comprehensive plans is limited to adverse effects on regional resources and facilities identified in the strategic regional policy plan and extra-jurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the region. A written report containing an evaluation of these impacts, pursuant to Section 163.3184, Florida Statutes, is to be provided to the local government and the state land planning agency within 30 calendar days of receipt of the amendment.

DESCRIPTION OF AMENDMENT

The amendment seeks to change 479 acres in the area the County has been planning as the William Burgess District from Agriculture (AGR), High Density Residential (HDR), Medium Density Residential (MDR and Conservation 1 (CSV1) to Transect Districts as defined in the William Burgess District Context and Connectivity Blueprint. These zones are T-4 Urban Edge/Urban General, T-3.5 Urban Transitional, T-3 Sub-Urban and T-1 Conservation. A Unified Development Plan is associated with this change. Adjacent lands are vacant, residential or institutional.

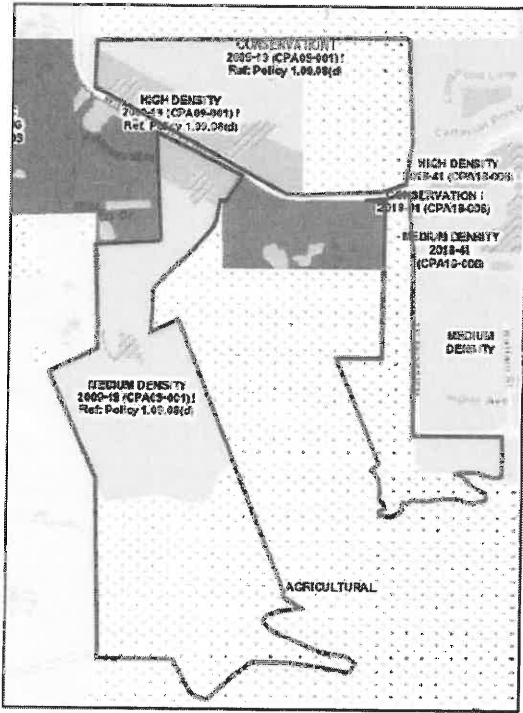
This proposed change is part of the implementation of the comprehensive planning done over the past several years on the area east of Interstate 95, south of State Road 200, west of US 17 and north of the Nassau River. That planning resulted in the William Burgess District Mixed Use Activity Center Overlay District.

LOCATION MAP

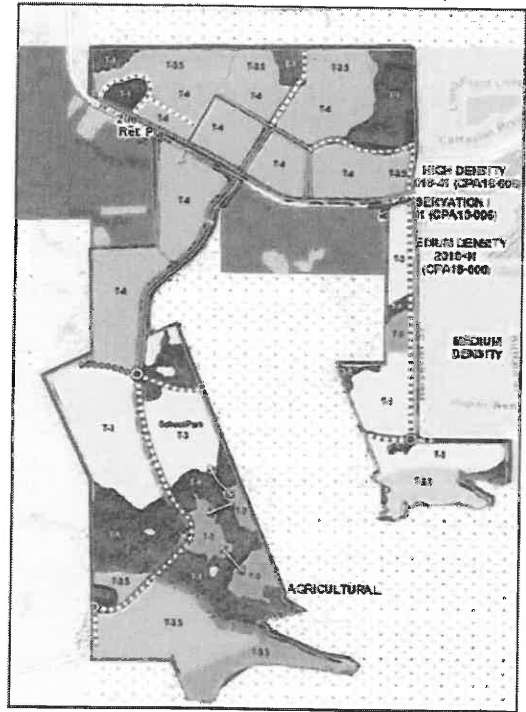


FUTURE LAND USE MAP

Existing Future Land Use Map



Proposed Future Land Use Map



1. ADVERSE EFFECTS TO SIGNIFICANT REGIONAL RESOURCES AND FACILITIES IDENTIFIED IN THE STRATEGIC REGIONAL POLICY PLAN

The William Burgess District planning effort has been of great interest to the Council and is viewed as a best practice with the potential for replication of some of its features elsewhere in Northeast Florida. It provides for a mixture of uses that make for a vibrant community while preserving natural resources, including Natural Resources of Regional Significance such as the Nassau River. Similarly, the potential impacts to local services are mitigated by the unified planning approach and the condition that an agreement be reached regarding a school.

This amendment does not create any adverse effects to significant regional resources or facilities.

2. EXTRA-JURISDICTIONAL IMPACTS INCONSISTENT WITH THE COMPREHENSIVE PLANS OF LOCAL GOVERNMENTS WITHIN THE REGION

No extra-jurisdictional impacts that would be inconsistent with the Comprehensive Plan of an affected local government were identified.

3. IS INTERGOVERNMENTAL COORDINATION RECOMMENDED?

Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
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No intergovernmental coordination needed as this land use amendment will have little or no impact on adjacent jurisdictions.

Request a copy of the adopted version of the amendment?

Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
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Recommendation

Staff respectfully recommends that the Northeast Florida Regional Council Board President approve the staff review report of Nassau County Transmitted Amendment 20-3DRI.



Florida Department of Transportation

RON DESANTIS
GOVERNOR

2198 Edison Avenue MS 2806
Jacksonville, FL 32204-2730

KEVIN J. THIBAUT, P.E.
SECRETARY

April 27, 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 (20-3DRI)*

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 proposed amendment, Nassau County 20-3DRI.

Nassau County has transmitted a Large Scale Future Land Use Map (FLUM) Amendment to re-designate the land use of approximately eight (8) parcels totaling 479 acres within the William Burgess District Mixed-Use Activity Center Overlay District (WBD), located north and south of William Burgess Boulevard, between Nicholas Cutinha Road and Harvester Street.

The proposed amendment changes the land use from Agricultural (AGR), High Density Residential (HDR), Medium Density Residential (MDR), and Conservation 1 (CSV-1) to Transect Districts defined in the William Burgess District Context and Connectivity Blueprint (WBCCB) as T-4 Urban Edge/Urban General Zone (8-15 units per acre), T-3.5 Urban Transitional Zone (5-10 dwelling units per acre), T-3 Sub-urban Zone (2-5 units per acre), and T-1 Conservation Zone (no development rights). The staff report provided indicates that the proposed amendment could result in a total of 1,798 dwelling units and 885,300 sq. ft. of non-residential uses.

It is anticipated that a significant number of trips will remain internal within the William Burgess Mixed Use Overlay District due to multimodal strategies and increased roadway interconnectivity within the District. However, the amendment, as proposed, could still have an adverse impact to adjacent State facilities, namely I-95, SR-200, and US-17. FDOT recommends that the County coordinate with FDOT in order to mitigate any potential adverse impacts to State facility.

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, Bureau of Community Planning and Growth