

Ron DeSantis
GOVERNOR



Dane Eagle
EXECUTIVE DIRECTOR

October 16, 2020

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

Dear Chairman Leeper:

The Department of Economic Opportunity (“Department”) has reviewed the proposed comprehensive plan amendment for Nassau County (Amendment No. 20-04ESR) received on September 17, 2020. The review was completed under the expedited state review process. We have no comment on the proposed amendment.

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:

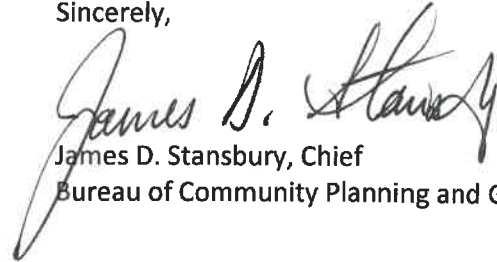
- Section 163.3184(3)(b), F.S., authorizes other reviewing agencies to provide comments directly to the County. **If the County receives reviewing agency comments and they are not resolved, these comments could form the basis for a challenge to the amendment after adoption.**
- **The second public hearing**, 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plan amendments, **must be held within 180 days** of your receipt of agency comments or the amendment shall be **deemed withdrawn** unless extended by agreement with notice to the Department and any affected party that provided comment on the amendment pursuant to Section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.

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.

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,

A handwritten signature in black ink that reads "James D. Stansbury". The signature is fluid and cursive, with the first name "James" being the most prominent.

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

JDS/jam

Enclosure(s): Procedures for Adoption

cc: Doug McDowell, AICP, Principal Planner, Nassau County

Margo Moehring, Director of Policy and Planning, Northeast Florida Regional Council

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.

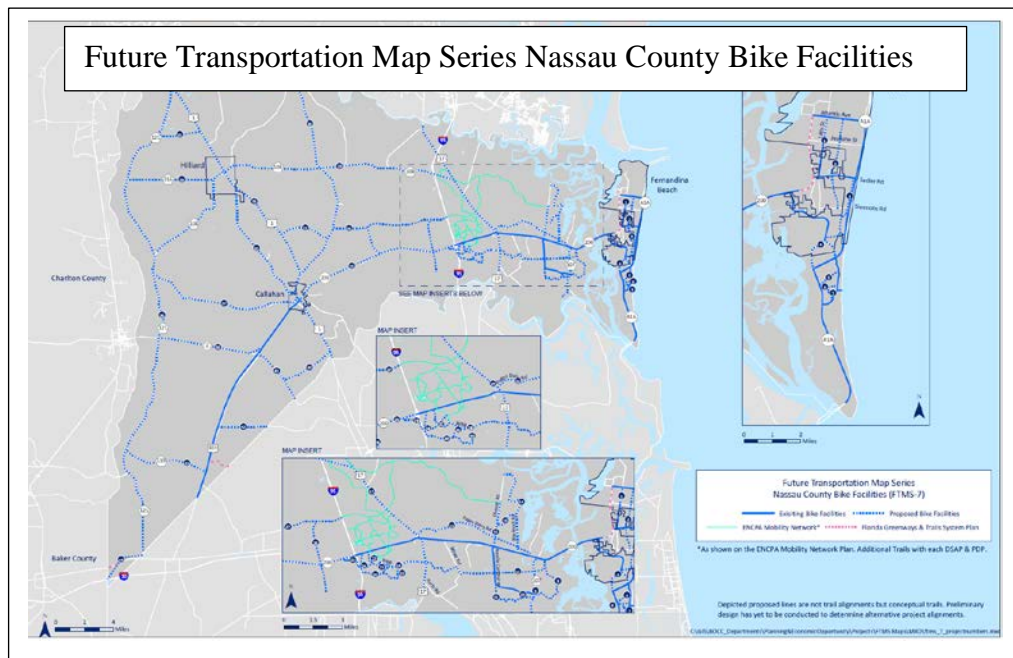
**FLORIDA REGIONAL COUNCILS ASSOCIATION
LOCAL GOVERNMENT COMPREHENSIVE PLAN AMENDMENT REVIEW FORM 01**

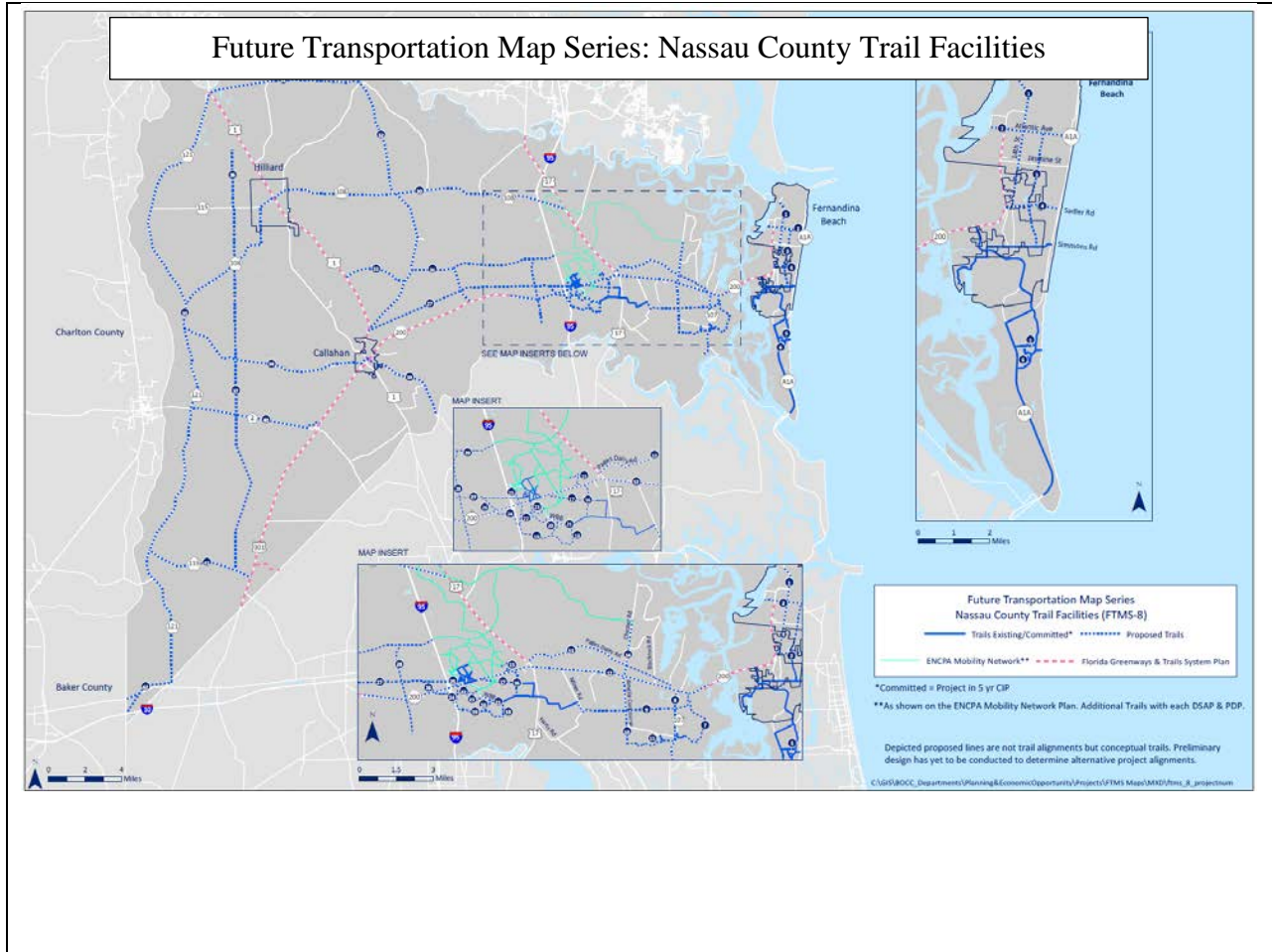
Regional Planning Council: **Northeast Florida Regional Council**
Regional Planning Council Item No.: **Nassau County Transmitted Amendment 20-4ESR**
Date to be Mailed to Local Government and State Land Planning Agency: **October 9, 2020**
Local Government Item No.: **Ordinance Number 2020-4**

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 proposed amendment updates the Nassau County Transportation and Capital Improvements Element of the Nassau County Comprehensive Plan and the Future Transportation Map Series. The new text indicates that Nassau County will work with utility companies to establish trails using utility corridors to create a safe, interconnected system for recreation and transportation outside of designated right of ways. In the Future Transportation Map Series, Nassau County will significantly expand bike paths and hiking trails along the county's major roads.





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

No adverse effects to significant regional resources and facilities in the Strategic Regional Policy Plan were identified.

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"/>
------------------------------	--	------------------------------

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"/>
---	-----------------------------	------------------------------

Recommendation

Staff respectfully recommends that the Northeast Florida Regional Council Board President approve the staff review report of the Nassau County Transmitted Amendment 20-4 ESR.



Florida Department of Transportation

RON DESANTIS
GOVERNOR

2198 Edison Avenue MS 2806
Jacksonville, FL 32204-2730

KEVIN J. THIBAUT, P.E.
SECRETARY

October 22, 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 (20-4ESR)

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 20-4ESR.

Nassau County has transmitted a text amendment to amend and add policies to the Transportation and Capital Improvements Elements of the County's Comprehensive Plan as well as amending the Future Transportation Map Series (FTMS) and updating the data and analysis for the Transportation Element. Among the changes include adding the County's FTMS and the ENCPA Sector Plan Mobility Network to the list of plans to be reviewed for consistency prior to a development's construction plan approval, potentially adopting a sidewalk and trail fee in-lieu of policy for construction of sidewalks and trails, and adding Policy T.02.06 to the Transportation Element which states how roadways are to be designed and operated.

The proposed amendment has no significant impact 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,

A handwritten signature in blue ink that reads "Scott A. Clem".

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: Steve Fitzgibbons <SFitzgibbons@sjrwmd.com>
Sent: Monday, October 12, 2020 9:24 AM
To: Doug McDowell
Cc: 'DCPexternalagencycomments@deo.myflorida.com'
Subject: Nassau County proposed comprehensive plan amendment 20-4ESR

Dear Mr. McDowell,

St. Johns River Water Management District (District) staff have reviewed Nassau County proposed comprehensive plan amendment 20-4ESR in accordance with the provisions of Chapter 163, *Florida Statutes*. 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.sjrwmd.com/lobbyist/>

Doug McDowell

From: Cucinella, Josh <Josh.Cucinella@MyFWC.com>
Sent: Thursday, October 15, 2020 1:46 PM
To: Doug McDowell
Cc: DCPexternalagencycomments@deo.myflorida.com; Walsh, Kristal; Conservation Planning Services
Subject: Nassau County 20-04ESR (CPA20-005)

Dear Mr. McDowell:

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

If you need any further assistance, please do not hesitate to contact FWC Conservation Planning Services at ConservationPlanningServices@MyFWC.com. If you have specific technical questions, please contact Kristal Walsh at (850) 851-8065 or at Kristal.Walsh@MyFWC.com.

Sincerely,

Josh Cucinella
Biological Administrator II
Office of Conservation Planning Services
Florida Fish and Wildlife Conservation Commission
1239 SW 10th Street
Ocala, Florida 34471
(352) 620-7330

NassauCounty20-04ESR_42481