

August 28, 2023

The Honorable Klynt A. Farmer  
Chairman, Nassau County  
Board of County Commissioners  
96135 Nassau Place, Suite #1  
Yulee, Florida 32097

Dear Chairman Farmer:

The Florida Department of Commerce (FloridaCommerce) has reviewed the proposed comprehensive plan amendment for Nassau County (Amendment No. 23-05ESR) received on August 4, 2023. 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plan amendments, **must be held within 180 days** of your receipt of agency comments or the amendment shall be **deemed withdrawn** unless extended by agreement with notice to FloridaCommerce and any affected party that provided comment on the amendment pursuant to Section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 transmitted to FloridaCommerce within ten working days after the second public hearing pursuant to 163.3184(3)(c)2., F.S.** Under Section 163.3184(3)(c)2. and 4., F.S., the **amendment effective date** is 31 days after FloridaCommerce notifies the County that the amendment package is complete or, if challenged, until it is found to be in compliance by FloridaCommerce or the Administration Commission.

If you have any questions concerning this review, please contact Matthew Preston, Planning Analyst, by telephone at (850)-717-8490 or by email at [matt.preston@commerce.fl.gov](mailto:matt.preston@commerce.fl.gov).

Sincerely,



Scott Rogers, Regional Planning Administrator  
Bureau of Community Planning and Growth

SR /mp

Enclosure(s): Procedures for Adoption

cc: Joshua Macbeth, Senior Planner, Nassau County

Margo Moehring, Director of Policy and Planning, Northeast Florida Regional Planning 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 electronically using FloridaCommerce’s electronic amendment submittal portal “**Comprehensive Plan and Amendment Upload**” (<https://fideo.my.salesforce-sites.com/cp/>) **or** 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."

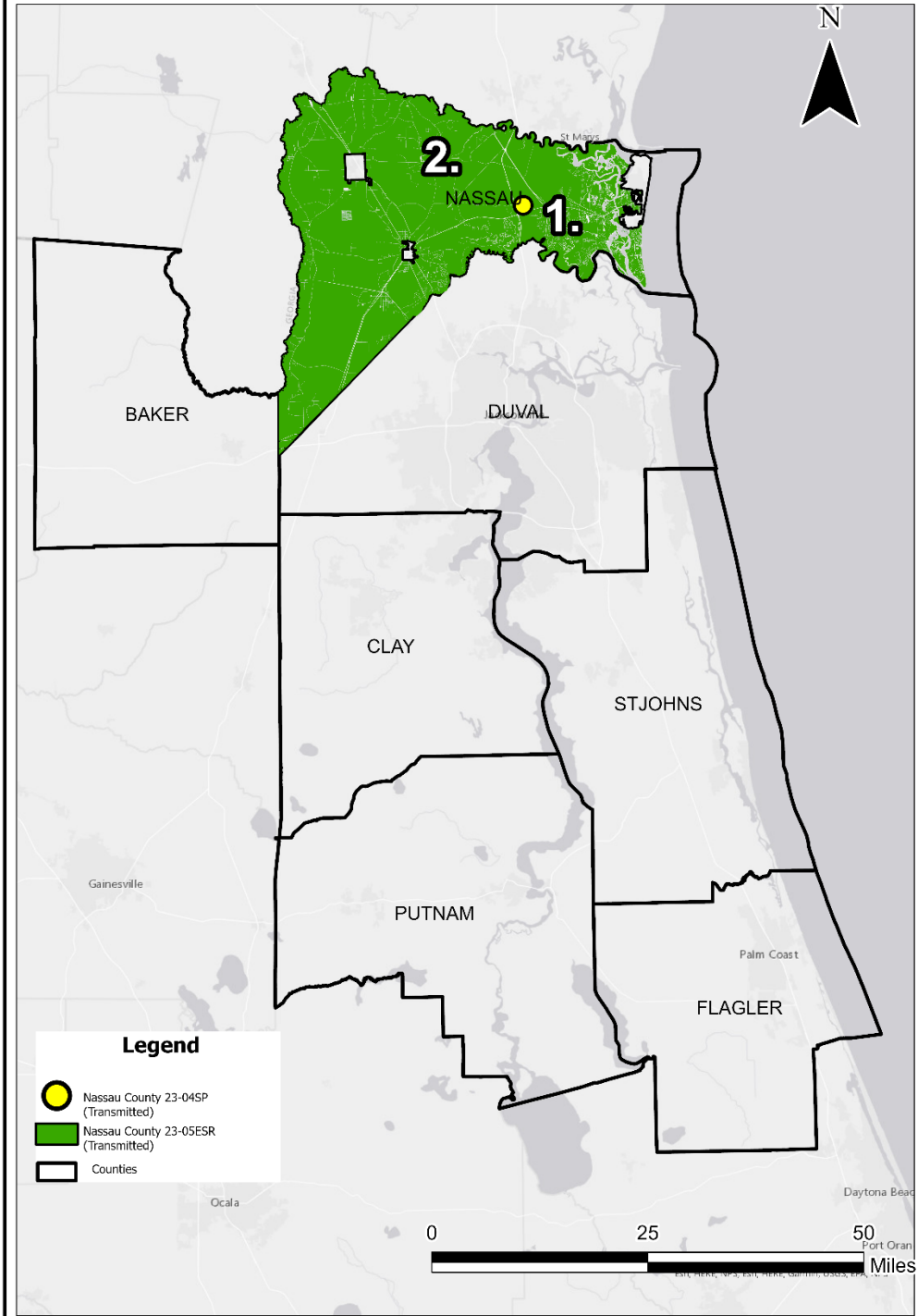
\_\_\_\_\_ List of additional changes made in the adopted amendment that the State Land Planning Agency did not previously review;

\_\_\_\_\_ 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.

# REGIONAL MAP OF AMENDMENT LOCATION SITES

## August 2023 Alternate Review Comprehensive Plan Amendments



Local Govt. & Plan Amendment	No. on Regional Map	Proposed	Adopted	County Location	Due Date to be Mailed to Local and State Govt.	Local Govt. Item Number
Nassau County 23-4SP	1	X		Nassau	8-30-2023	CPA 23-005

- **Type:** Future Land Use
- **Issue:** The proposed amendment to the Comprehensive Plan Future Land Use Map (FLUM) encompasses 2,919 acres within the area known as Detailed Specific Area Plan 1 (DSAP1). The amendment area is located east of I-95, west of US 17, and generally north of SR 200 in the rapidly growing Yulee area. The property is currently designated on the FLUM as Multi-Use, which includes a number of customized future land use subcategories. The applicant is requesting a map change to the FLUM to expand the Regional Center sub-category with new boundaries and to adjust the borders of the remaining currently adopted land use sub-categories to align with recently completed surveys.
- **Background:** This amendment includes the revision of the FLUM, specifically changes to the location and distribution of the land use sub-categories; i.e., Residential Tier 2, Conservation Habitat Network, Employment Center, and Regional Center. The proposed land use sub-category mix has decreased the suburban Residential Tier 2 sub-category by 56 acres with those lands shifting to Conservation Habitat Network (CHN). The Employment Center sub-category has been reduced by 254 acres due to the expansion of the Regional Center sub-category and the increase in CHN. Adjustments to sub-category areas are shown in Table 1. Also, see Maps 1, 2, and 3 in the Appendix below.

*Table 1: CPA 23-005 adopted and proposed land use sub-categories.*

Type	Adopted Acreage	Proposed Acreage	Change in Acreage	% Change from Adopted to Proposed
Regional Center	279	375	96	34.41%
Employment Center	1,061	807	(254)	(23.94%)
Residential Tier 2	463	407	(56)	(12.10%)
Conservation Habitat Network	1,116	1,330	214	19.18%
TOTAL	2,919	2,919	0	

Nassau County planning staff support the final land use mix because it provides for the continuation of market-driven suburban development while expanding denser development adjacent to Interstate-95 near the SR200 interchange.

- **Impacts:** A connected street system and strong element provide an alternative, referenced by policies in this element of the Nassau Comprehensive Plan. Further, Wildlight Avenue is proposed to connect to the new east-west connector roadway, a facility that will provide direct access to I-95 just north of the Detailed Specific Area Plan (DSAP) 1 boundary. This will help reduce the number of additional trips on State Road 200, a Transportation Resource of Regional Significance, eastbound between I-95 and Daydream Avenue.
- **Recommended Intergovernmental Coordination:** No intergovernmental coordination is recommended for this amendment.

Local Govt. & Plan Amendment	No. on Regional Map	Proposed	Adopted	County Location	Due Date to be Mailed to Local and State Govt.	Local Govt. Item Number
Nassau County 23-05ESR	2	X		Nassau	8-30-2023	CPA 23-001

- **Type:** Text
- **Issue:** This amendment is intended to aid in the provision of affordable housing, to increase housing diversity, and to encourage the redevelopment of nonconforming uses, nuisance properties, and blighted areas through the establishment of a Tiny Home Development (THD) Program. The proposed ordinance provides definitions and establishes eligibility, density, and rental requirements for THD developments.
- **Background:** Nassau County, with a population of 95,809, has a median income of \$93,300, ranking in the top ten counties in Florida with the highest median income, and the third highest median income for counties with a population of less than 100,000. There are 32,983 workers living in Nassau County; of that number, 11,468 work within the county. Of those, 73.5% work in the service industry with rates of pay between \$13 to \$17 per hour, yielding an annual full-time salary of \$27,040 to \$35,360 (29% to 38% of the County’s median income). According to the Florida Housing Finance Corporation’s 2022 Income Limits and Rent Limits for Nassau County, these workers would qualify for Extremely Low or Very Low-Income Housing. With regard to homeownership, assistance can only be provided when the home price is below \$359,263; however, the average sales price of a single-family home in Nassau County is \$574,338, and \$575,000 for a condominium. While the County’s Comprehensive Plan Future Land Use Policy FL.01.03 provides an incentive for the construction of affordable housing through a density bonus program, this incentive is rarely used.

Mobile home and recreational vehicle (RV) parks have been routinely leveraged to meet the demands of affordable and workforce housing. Within the unincorporated limits of Nassau County, there are 25 mobile homes and/or RV Parks with the capacity to accommodate 356 spaces. Many of these parks are aging and the mobile homes are in poor condition, creating pockets of blight.

The Tiny Home Development program will allow existing mobile home parks, travel trailer parks, and RV parks to redevelop as affordable communities and will allow lands owned or managed by local government entities to provide diversified housing options as well. This amendment will create an incentive for developers to redevelop blighted areas while continuing to provide for long-term affordability and will allow local governments to help bridge the missing middle gap in housing.

- **Impacts:** No adverse impacts on Resources of Regional Significance in the Strategic Regional Policy Plan, nor adverse impacts to adjacent local comprehensive plans have been identified.
- **Recommended Intergovernmental Coordination:** No intergovernmental recommendation is recommended for this amendment.

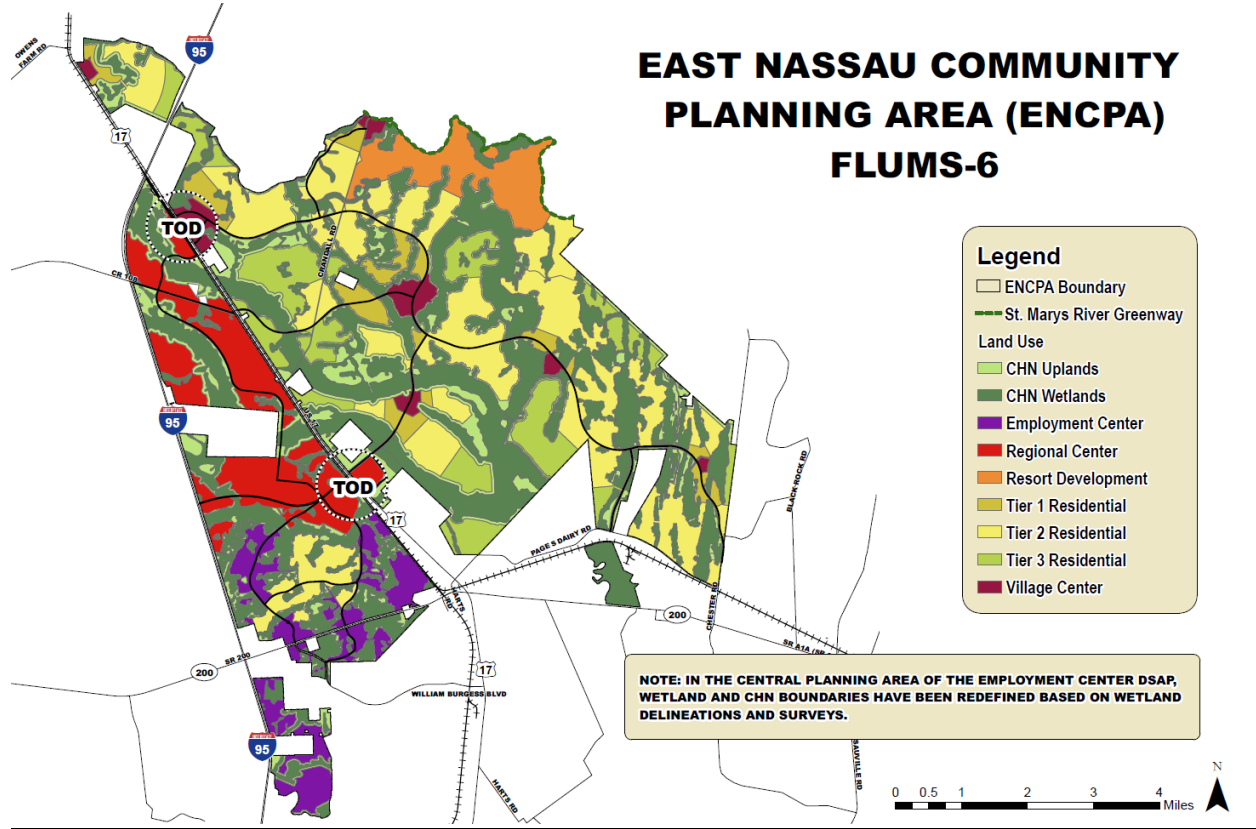
# Appendix

Map 1: Nassau County 23-04SP (Location Map)

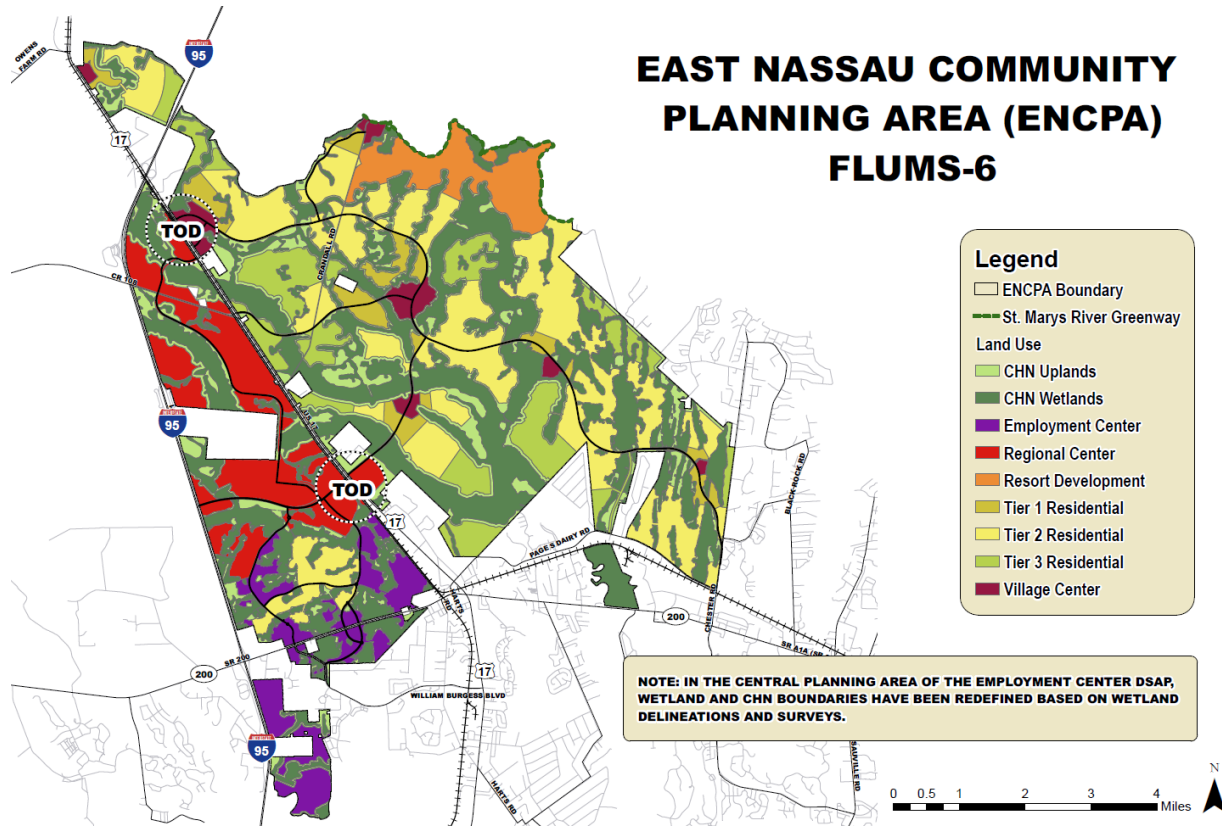




Map 2: Nassau County 23-04SP (Existing Future Land Use Map)



Map 3: Nassau County 23-04SP (Proposed Future Land Use Map)





*Florida Department of Transportation*

RON DESANTIS  
GOVERNOR

2198 Edison Avenue MS 2806  
Jacksonville, FL 32204-2730

JARED W. PERDUE, P.E.  
SECRETARY

August 28, 2023

Joshua Macbeth, AICP  
Senior Planner  
Nassau County Planning Department  
96161 Nassau Place  
Yulee, FL 32097

**SUBJECT: Nassau County Proposed Comprehensive Plan Amendment (23-5ESR)**

Dear Mr. Macbeth,

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 23-5ESR.

Nassau County has transmitted an amendment to the 2030 Nassau County Comprehensive Plan. The proposal amends the goals, objectives, and policies of the Future Land Use Element by adding policy FL.01.03.1, amends the goals, objectives, and policies of the Housing Element by adding policy H.01.05, which establish the Nassau County Tiny Home Development (THD) Program. The THD Program is proposing 3 tiny houses to 1 mobile home/camper/trailer replacement. To comprehensively assess the transportation impacts of the amendment, please provide the following supporting data and analysis as required by Section 163.3184(3)(b)1., F.S. FDOT cannot complete its review without this information:

- Estimated number of trips generated by the amendment; and
- FLUM map of Nassau County showing the affected areas;

FDOT supports affordable housing developments, such as the proposed THD Program, and looks forward to reviewing once sufficient information is provided.

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: [achaia.brown@dot.state.fl.us](mailto:achaia.brown@dot.state.fl.us) or call: (904) 360-5414.

Sincerely,

A handwritten signature in black ink, appearing to read 'Achaia Brown', with a stylized flourish at the end.

Achaia Brown  
Transportation Planning Manager  
FDOT District Two

**From:** [Steve Fitzgibbons](#)  
**To:** [Joshua Macbeth](#)  
**Cc:** [DCPexternalagencycomments@deo.myflorida.com](mailto:DCPexternalagencycomments@deo.myflorida.com)  
**Subject:** Nassau County proposed comprehensive plan amendment 23-05ESR (CPA23-001)  
**Date:** Friday, August 18, 2023 11:09:26 AM  
**Attachments:** [image001.png](#)

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Dear Mr. Macbeth,

St. Johns River Water Management District (District) staff have reviewed Nassau County proposed comprehensive plan amendment 23-05ESR (CPA23-001) 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](mailto:sfitzgibbons@sjrwmd.com).

Sincerely,  
Steve Fitzgibbons

Steven Fitzgibbons, AICP  
Intergovernmental Planner  
St. Johns River Water Management District  
7775 Baymeadows Way, Suite 102  
Jacksonville, FL 32256  
Office (386) 312-2369  
Email: [sfitzgib@sjrwmd.com](mailto:sfitzgib@sjrwmd.com)  
Website: [www.sjrwmd.com](http://www.sjrwmd.com)  
Connect with us: [Newsletter](#), [Facebook](#), [Twitter](#), [Instagram](#), [YouTube](#), [Pinterest](#)



[www.sjrwmd.com/ePermit](http://www.sjrwmd.com/ePermit)

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/>

**From:** [Plan Review](#)  
**To:** [Joshua Macbeth](#); [DCPexternalagencycomments](#)  
**Cc:** [Plan Review](#)  
**Subject:** Nassau County 23-05ESR Proposed  
**Date:** Friday, September 01, 2023 12:33:36 PM  
**Attachments:** [image001.png](#)

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To: Joshua Macbeth, AICP, Senior Planner

Re: Nassau County 23-05ESR – Expedited State 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](mailto: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.

