

Exhibit M
Comments Received

MEMORANDUM

BUILDING DEPARTMENT REVIEW COMMENTS: 8/16/2023

ENCPA, WILDLIGHT – DSAP # 2 - 5th Submittal

1. Need to meet applicable ADA & Florida Accessibility Code requirements on all commercial building sites, amenities, recreational uses, and trails, etc.
Note: Code compliance will be reviewed and verified during each individual DRC site plan review.
2. Multi-family structures with four or more units under one roof, will need to comply with the Federal ADA- FHA/HUD requirements for H.C. accessibility, and Florida Accessibility Code requirements for amenities and places of public accommodations.
3. Subdivisions over 5 acres or 50 lots, with A-Zone, where no FEMA-BFE is provided, must have a flood study performed to establish a 100 Year BFE per Nassau County Flood Ordinance 2015-16 Section 105. The lowest floor elevation of structures built in the SFHA, must be a minimum of one foot above the 100 Year BFE.

Elizabeth Backe

From: Joshua Macbeth
Sent: Tuesday, October 10, 2023 9:06 AM
To: Elizabeth Backe
Subject: FW: East Nassau Community Planning Area, Detailed Specific Area Plan #2, sixth submittal

From: Holly Coyle <hcoyle@nassaucountyfl.com>
Sent: Tuesday, October 10, 2023 9:06 AM
To: Joshua Macbeth <jmacbeth@nassaucountyfl.com>
Subject: FW: East Nassau Community Planning Area, Detailed Specific Area Plan #2, sixth submittal

Making sure you got this.

Holly Coyle

Economic Resources Coordinator

Office of Strategic Advancement and Economic Resources
Nassau County, FL | Board of County Commissioners
96135 Nassau Place | Yulee FL 32097
P: (904) 530-6016 E: hcoyle@nassaucountyfl.com

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, please do not send electronic mail to this entity. Instead, please contact this office by phone or in writing.

From: Steve Fitzgibbons <SFitzgibbons@sjrwmd.com>
Sent: Monday, October 09, 2023 11:50 AM
To: planninginfo@nassaucountyfl.com; Holly Coyle <hcoyle@nassaucountyfl.com>; DCPexternalagencycomments@deo.myflorida.com
Cc: DCPexternalagencycomments@deo.myflorida.com; Lindsay Haga <HagaL@etminc.com>
Subject: RE: East Nassau Community Planning Area, Detailed Specific Area Plan #2, sixth submittal

Good afternoon,

The St. Johns River Water Management District (District) received the revised application (sixth resubmittal) of the East Nassau Community Planning Area Sector Plan Detailed Specific Area Plan (DSAP) #2 on September 26, 2023. District staff have reviewed the DSAP as outlined in Section 163.3245(3)(f), Florida Statutes. District staff have no comments on the DSAP.

If you have any questions or need additional information, please contact me.

Sincerely,
Steve Fitzgibbons

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



www.sjrwmd.com/ePermit

From: Lindsay Haga <HagaL@etminc.com>
Sent: Tuesday, September 26, 2023 6:08 PM
To: ray.eubanks@deo.myflorida.com; donna.harris@deo.myflorida.com; Sherri.Martin@DEO.MyFlorida.com; rjordan@nefrc.org; Steve Fitzgibbons <SFitzgibbons@sjrwmd.com>; robin.jackson@dos.myflorida.com; compplans@freshfromflorida.com; mark.weigly@fldoe.org; FWCConservationPlanningServices@myfwc.com; D2 Growth Management <D2GRMGMT@dot.state.fl.us>; growthmanagement.d2@dot.state.fl.us; Plan.Review@dep.state.fl.us; Noel Comeaux <ncomeaux@nefrc.org>
Cc: james.stansbury@deo.myflorida.com; Taco Pope <tpope@nassaucountyfl.com>; wes.hinton@wildlight.com; ebacke@nassaucountyfl.com; Staci M. Rewis <SRewis@drivermcafee.com>; 19239.01.026 DSAP2-PDP4 <19239.01.026_dsap2_pdp4@etminc.com>
Subject: East Nassau Community Planning Area, Detailed Specific Area Plan #2, sixth submittal

Good afternoon,

Pursuant to Section 163.3245 (3)f, Florida Statutes, we are transmitting a copy of our revised application for a Detailed Specific Area Plan (DSAP#2) within the East Nassau Community Planning Area (ENCPA) to the state planning agency and other reviewing agencies specified in s.163.3184(1)(c), F.S. (i.e. DEO, NEFRC, SJRMWD, DEP, DOS, FDOT, FWCC, FDACS). Please review and comment as to whether the DSAP#2 is consistent with the comprehensive plan and the long term master plan.

Any comments from the reviewing agencies shall be submitted in writing to the local government with jurisdiction and the state land planning agency within 30 days after our transmittal of the application.

The local government with jurisdiction is Nassau County, Florida.

Please use this link to access the **revised** application of the **ENCPA Detailed Specific Area Plan #2** application: <https://files.etminc.com/folders/zdw6p65f>

I am available at your request to answer any questions or provide additional information. We look forward to working together on the review of the Detailed Specific Area Plan (#2) for the East Nassau Community Area Plan.

Sincerely,
Lindsay



Florida Department of Transportation

RON DESANTIS
GOVERNOR

2198 Edison Avenue MS 2806
Jacksonville, FL 32204-2730

JARED W. PERDUE, P.E.
SECRETARY

October 10, 2023

Mrs. Holly Coyle, Interim PEO Director
Nassau County
Department of Planning and Economic Opportunity
96161 Nassau Place
Yulee, FL 32097

SUBJECT: East Nassau Community Planning Area (ENCPA) Detailed Specific Area Plan (DSAP) #2, 6th Submittal

Dear Ms. Coyle,

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 6th submittal for the East Nassau Community Planning Area (ENCPA) Detailed Specific Area Plan (DSAP) #2.

DSAP Summary

The purpose of the DSAP is to provide detailed planning information for a 24,000-acre region of the ENCPA, which allows the area to be planned for development or preservation. This is the 6th DSAP submittal, which was submitted to address FDOT comments from the 5th DSAP submittal.

Comments

Based on the review of the DSAP, FDOT concurs with the finding that the offsite transportation impacts from the development within the ENCPA have not changed significantly from the original analysis through Phase I (2027) of the project and does not significantly impact the State Highway System (SHS).

Technical Assistance Comments

FDOT is providing technical assistance comments consistent with Section 163.3168(3), Florida Statutes. The technical assistance comments will not form a basis for a challenge. These comments can strengthen future submissions. The technical assistance comments are:

- Table 7 – Phase II (2032) Daily Trip Generation Estimates – Per the ITE Trip Generation Handbook 10th Edition the Entering/Exiting split for Elementary Schools (520) is 48%/52%.

- Table 11 – Phase IV (2042) PM Peak Hour Trip Generation Estimates – Per the ITE Trip Generation Handbook 10th Edition the average rate for Elementary School is 0.17 per student for TAZ 32.
- Table 13 – Phase V (2047) PM Peak Hour Trip Generation Estimates – Per the ITE Trip Generation Handbook 10th Edition the average rate for Elementary School is 0.17 per student for TAZ 32.
- Table 15 – Phase VI (2052) PM Peak Hour Trip Generation Estimates – Per the ITE Trip Generation Handbook 10th Edition the average rate for Elementary School is 0.17 per student for TAZ 32.

It is also recommended that future Preliminary Development Plans employ the most recent ITE Trip Generation Handbook to ensure the most recent research on travel behavior is reflected in the transportation impact analysis.

We appreciate the opportunity to review the proposed 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 or call: (904) 360-5664.

Sincerely,

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

Achaia Brown
Transportation Planning Manager
FDOT District Two