



NASSAU COUNTY
Planning Department
FLORIDA

November 27, 2023

NASSAU COUNTY BOARD OF COUNTY COMMISSIONERS

Klynt Farmer, Chair

Elizabeth Backe, AICP, Planning Director

Gabriel Quintas, AICP, CFM, Assistant Planning Director

Joshua Macbeth, AICP, Senior Planner

Nassau County Planning Department
96161 Nassau Place, Yulee, FL 32097
(904) 530-6320
planning@nassaucountyfl.com

TAB U
DSAP23-002

ENCPA
DSAP

Request

Establish Detailed Specific Area Plan (DSAP) within the greater East Nassau Community Planning Area (ENCPA).

Applicant

Wes Hinton, Raydient Places + Properties

Owner

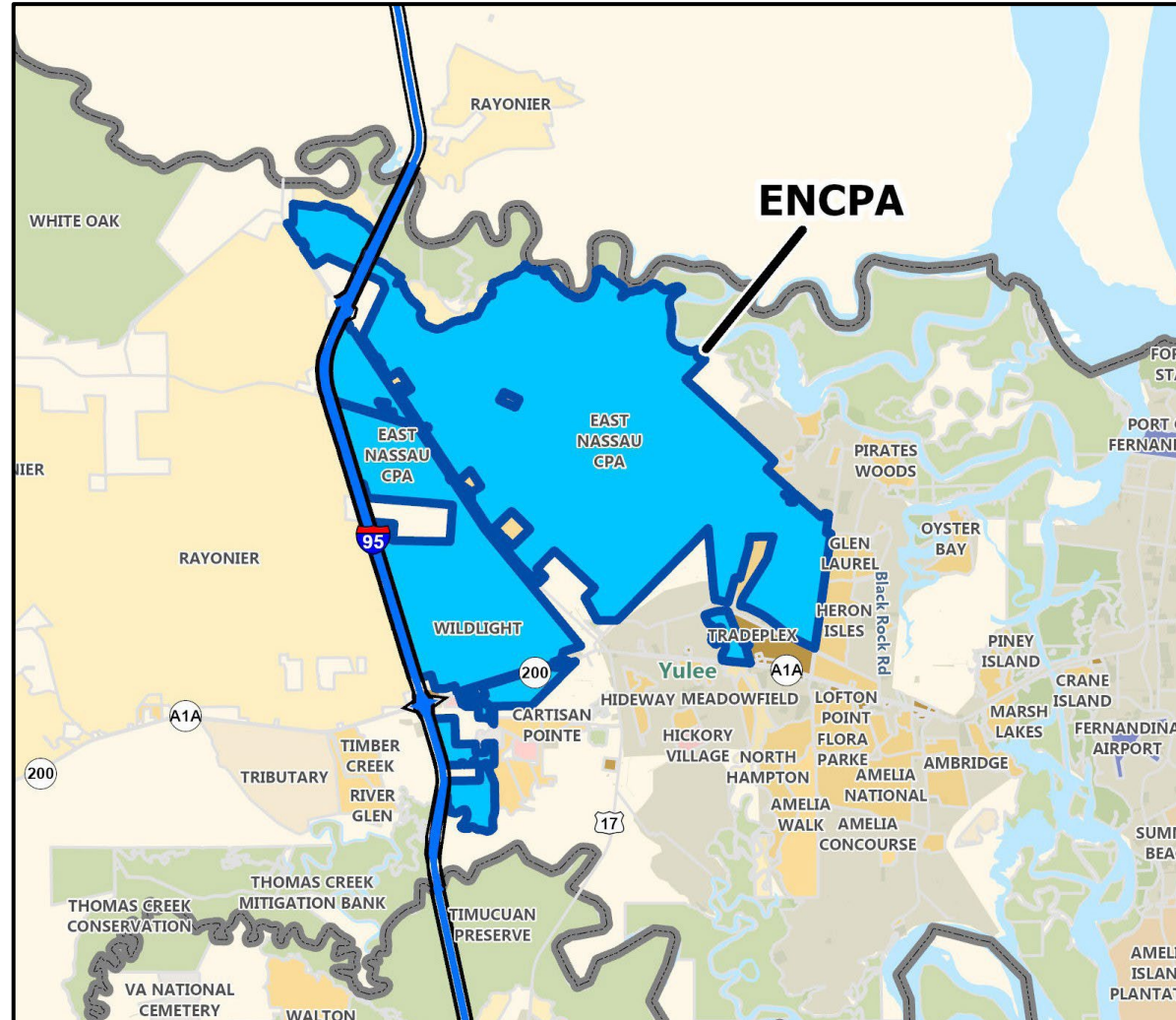
Raydient, LLC

Agent

Lindsay Haga, AICP, England-Thims and Miller

TAB U
DSAP23-002

ENCPA
DSAP



ENCPA

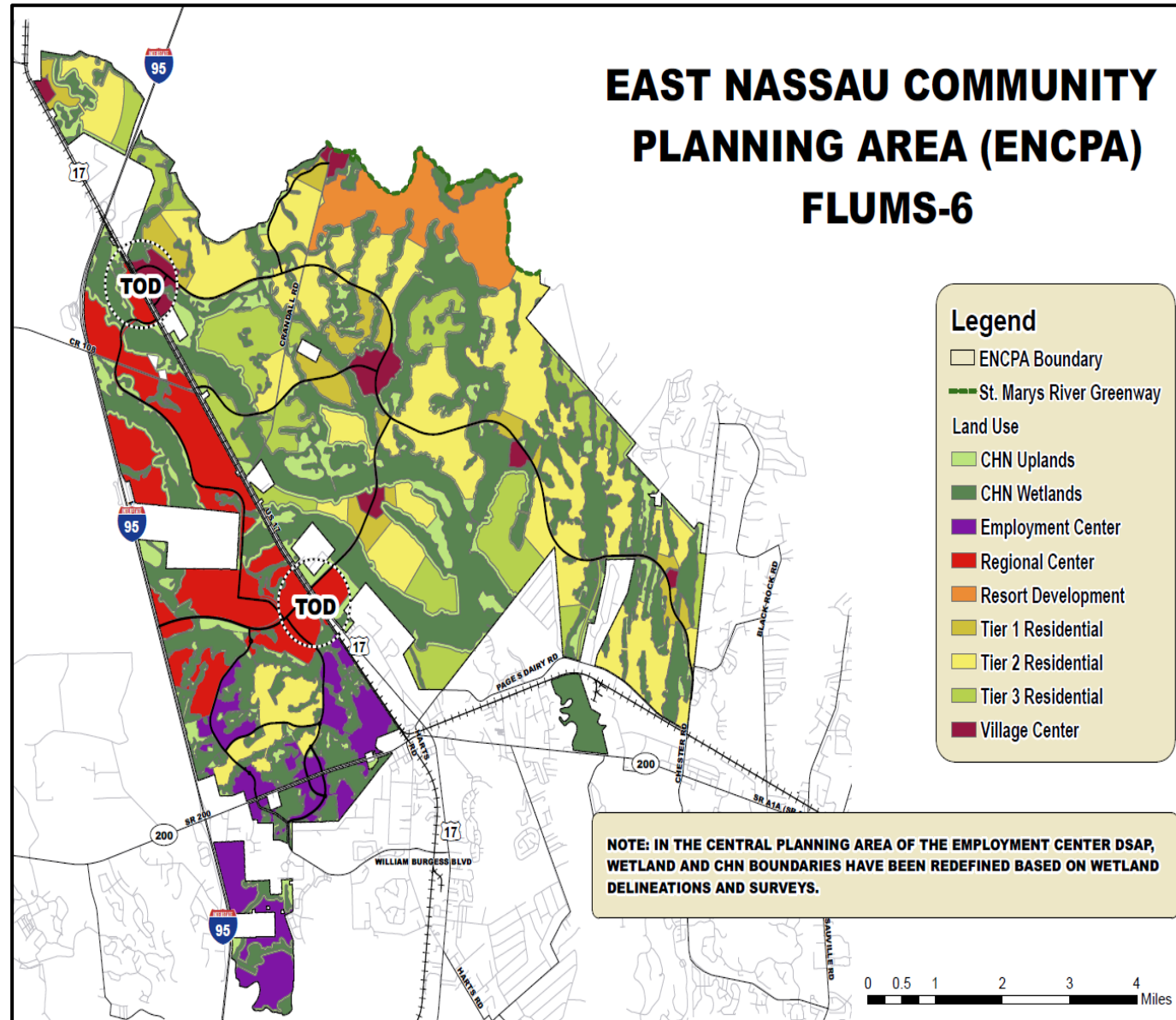
24,000 Acres

24,000 Dwelling Units

11M SF Nonresidential

TAB U
DSAP23-002

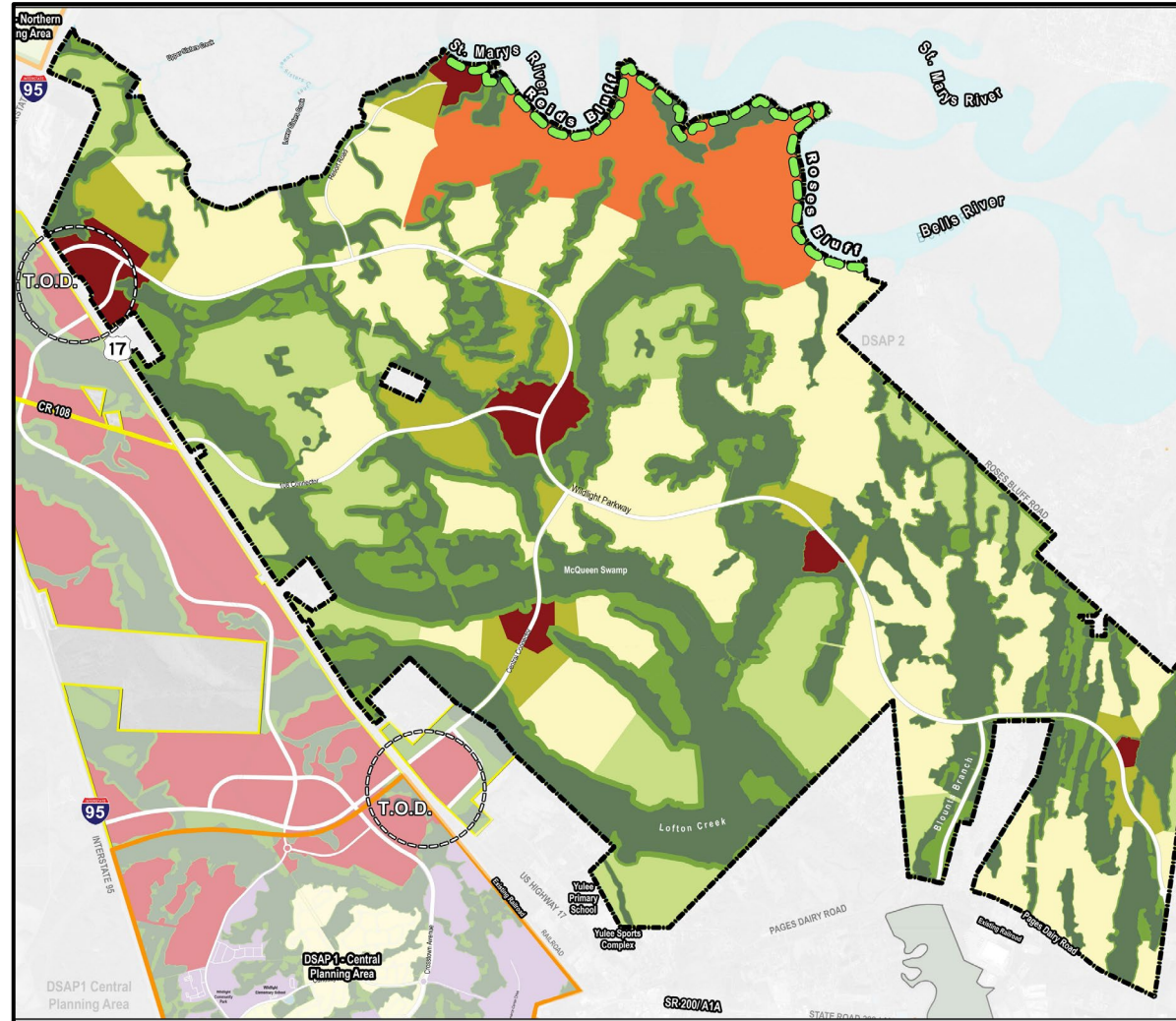
ENCPA
DSAP



ENCPA
FLUMS-6

TAB U DSAP23-002

ENCPA
DSAP



DSAP23-002

14,879+ acres

14,944 Dwelling Units

1.25M SF Nonresidential

7,000+ acres

Conservation Habitat

TAB U DSAP23-002

ENCPA DSAP

Mix of Uses within Land Use Sub-Categories

Land Use Sub-Category	Acres	Residential Units	Minimum Nonresidential Square Footage
Village Center (which includes a portion of a TOD)	429 ± acres	2,331 units	700,000 sq. ft.
Resort Development	943 ± acres	3,289 units	400,000 sq. ft.
RN Tier 1	744 ± acres	1,886 units	150,000 sq. ft.
RN Tier 2	3,855 ± acres	6,972 units	
RN Tier 3	1,859± acres	466 units	
Conservation Habitat Network	7,049 ± acres	0 units	N/A.
TOTAL	14,879 ± acres	14,944 units	1,250,000 sq. ft.

TAB U
DSAP23-002

ENCPA
DSAP

Detailed Specific Area Plan Development Principles

- A) Protect certain unique physical and visual characteristics of the ENCPA which include bluff topography, the St. Marys River, Lofton Creek and significant historic or archaeological resources; and
- B) Create a connected network of community amenities consisting of public parks, multi-use pathways, schools, and playfields; and
- C) Provide a variety of housing types with the higher residential densities near village centers;

TAB U DSAP23-002

ENCPA DSAP

Detailed Specific Area Plan Development Principles

D) Design communities that support alternative modes of transportation with an emphasis on bicycle and pedestrian mobility and the opportunity for rail or bus rapid transit component located along the existing railroad corridor and U.S. 17 corridor; and

E) Dedicated rights-of-way designed to accommodate necessary utility infrastructure, dedicated bike lanes and a variety of transit opportunities; and

F) Enable regional employment and activity centers that encourage targeted economic development and job-supporting uses that maximize the benefits of existing or reserved highways, rail and transit-accommodating corridors; and

TAB U
DSAP23-002

ENCPA
DSAP

Detailed Specific Area Plan Development Principles

- G) Conserve energy, conserve water resources and reduce greenhouse gas emissions through innovative, energy-efficient building construction and development practices; and
- H) Establish a Conservation and Habitat Network of uplands, wetlands, blackwater creeks and wildlife corridors that define, connect, and protect significant natural habitats; and
- I) Accommodate a new interchange at Interstate 95 to serve the ENCPA and facilitate implementation of the Long Range Transportation Plan.

TAB U
DSAP23-002

ENCPA
DSAP

CONCLUSION AND RECOMMENDATION

Staff finds that the proposed Detailed Sector Area Plan 2 (DSAP2) substantively conforms with the Comprehensive Plan; the East Nassau Community Planning Area sector plan; the Code of Ordinances including Chapter 29 Subdivision and Development Review; and the Land Development Code.

Based on these findings, staff recommends **APPROVAL** of application DSAP23-002.

PZB recommended approval with a 10-0 vote.