

Rick Scott
GOVERNOR



Cissy Proctor
EXECUTIVE DIRECTOR

November 9, 2017

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. 17-2ESR), which was received on October 10, 2017. We have reviewed the proposed amendment pursuant to the expedited state review process in Sections 163.3184(2) and (3), Florida Statutes (F.S.), and identified no comment related to important state resources and facilities within the Department's authorized scope of review that will be adversely impacted by the amendment if adopted.

The County is reminded that pursuant to Section 163.3184(3)(b), F.S., other reviewing agencies have the authority to provide comments directly to the County. If other reviewing agencies provide comments, we recommend the County consider appropriate changes to the amendment based on those comments. If unresolved, such comments could form the basis for a challenge to the amendment after adoption.

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. Also, please note that Section 163.3184(3)(c)1., F.S., provides that if the second public hearing is not held within 180 days of your receipt of agency comments, the amendment shall be deemed withdrawn unless extended by agreement with notice to the Department and any affected party that provided comment on the amendment.

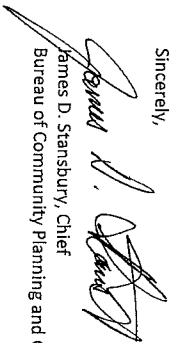
Florida Department of Economic Opportunity | Caldwell Building | 107 E. Madison Street | Tallahassee, FL 32399
850.245.7105 | www.floridajobs.org
www.twitter.com/FLDEO | www.facebook.com/FLDEO

An equal opportunity employer/program. Auxiliary aids and services 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.

The Honorable Daniel B. Leeper, Chairman
November 9, 2017
Page 2 of 2

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,



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

JDS/jam

Enclosure: Procedures for Adoption

cc: Doug McDowell, AICP, Strategic Planner, Nassau County
Margo Moehring, Planning & Policy Director, 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 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. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency.

_____ 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.

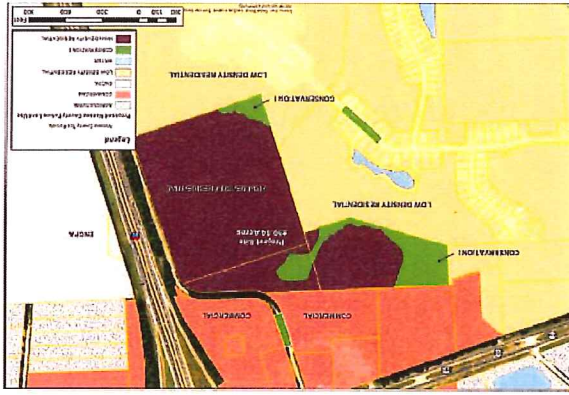
**FLORIDA REGIONAL COUNCILS ASSOCIATION
LOCAL GOVERNMENT COMPREHENSIVE PLAN AMENDMENT REVIEW FORM 01**

Regional Planning Council: Northeast Florida Regional Council
Regional Planning Council Item No. Nassau County Transmitted Amendment 17-2ESR
Date to be Mailed to Local Government and State Land Planning Agency: November 3, 2017
Local Government Item No: Ordinance CPA 17-006

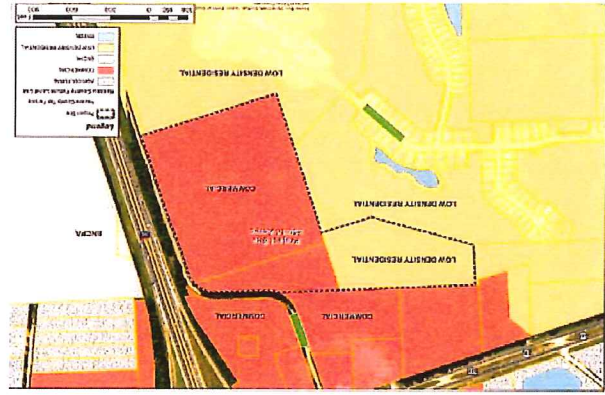
Pursuant to Section 163.3184, Florida Statutes, Council review of proposed amendments to local government comprehensive plans is limited to adverse effects on regional resources and facilities identified in the strategic regional policy plan and extra-jurisdictional impacts that would be inconsistent 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

Amendment 17-2ESR proposes to change the future land use designation on 3 contiguous parcels totaling 50.1 acres from existing future land use of commercial and low density residential to high density residential for +/- 43.14 acres and 7 acres to be changed to conservation.



Proposed



Existing

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

No regional adverse effects have been identified.

**2. EXTRAJURISDICTIONAL 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.

Request a copy of the adopted version of the amendment?

Yes ☒ No ☐

Recommendation

**Staff respectfully recommends that the Northeast Florida Regional Council
Executive Committee approve staff's review report of Nassau County Transmitted
Amendment 17-2ESR.**



Florida Department of Transportation

2198 Edison Avenue MS 2806
Jacksonville, FL 32204-2730

MIKE DEW
SECRETARY

RICK SCOTT
GOVERNOR

October 31, 2017

Doug McDowell, AICP

Strategic Planner

Nassau County Department of Planning and Economic Opportunity

96161 Nassau Place

Yulee, FL 32097

SUBJECT: Nassau County Proposed Large Scale Comprehensive Plan Amendment (DEO 17-2ESR)

Dear Mr. McDowell,

The Florida Department of Transportation (FDOT) has reviewed the proposed Comprehensive Plan Amendment submitted by Nassau County according to Chapter 163 of the Florida Statutes.

Amendment Summary

The proposed Comprehensive Plan amendment to the County's Future Land Use Map (FLUM) re-designates approximately 50.1 acres from Commercial (CO) and Low Density Residential (LDR) to High Density Residential (HDR) and Conservation I (CSV). The property is located in the southwest quadrant of the SR-200 (SR-A1A) and I-95 intersection, along Semper Fi Drive.

The Impact Analysis provided indicates that the current land uses of Commercial and Low Density Residential allow a maximum of 557,568 sq. ft. of commercial uses and 36 single family residential dwelling units which results in a total of 1,937 PM Peak Hour Trips (TTE Code 210 and 820, 9th Ed.). The proposed High Density Residential would allow a maximum of 431 multi-family dwelling units, which results in 255 PM Peak Hour Trips (TTE Code 220, 9th Ed.). The proposed Comprehensive Plan Amendment would decrease PM Peak Hour Trips by 1,682 trips.

Comments

FDOT has no comments.

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.

Scott A. Clem

Sincerely,

Scott A. Clem, AICP

FDOT D2 Growth Management Coordinator

CC: Ray Eubanks, DEO
Jennifer Carver, FDOT

Nassau County proposed comprehensive plan amendment 17-2ESR

Steve Fitzgibbons <Sfitzgibbons@sjrwm.com>

Tue 10/31/2017 9:12 AM

To: Doug McDowell <dmcdowell@nassaucountyfl.com>;

Cc: DCPexternalagencycomments@deo.myflorida.com <DCPexternalagencycomments@deo.myflorida.com>;

Dear Mr. McDowell,

St. Johns River Water Management District (District) staff have reviewed Nassau County proposed comprehensive plan amendment 17-2ESR. 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@sjrwm.com.

Sincerely,
Steve Fitzgibbons

Steven Fitzgibbons, AICP
Intergovernmental Planner
Governmental Affairs Program
St. Johns River Water Management District
7775 Baymeadows Way, Suite 102
Jacksonville, FL 32256
Office (386) 312-2369

E-mail: sfitzgibbons@sjrwm.com
Website: www.sjrwm.com
Connect with us: [Newsletter](#), [Facebook](#), [Twitter](#), [Instagram](#), [YouTube](#), [Pinterest](#)



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.sjrwm.com/lobbyist/>

Nassau County 17-2ESR Proposed

Plan_Review

Tue 11/7/2017 1:32 PM

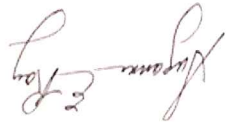
To: Doug McDowell <dmcowell@nassaucountyfl.com>; DCPexternalagencycomments <DCPexternalagencycomments@deo.myflorida.com>;
Cc: Plan_Review <Plan_Review@dep.state.fl.us>;

To: Doug McDowell, Strategic Planner

Re: Nassau County 17-2ESR – 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@dep.state.fl.us. If your submittal is too large to send via email or if you need other assistance, contact Suzanne Ray at (850) 717-9037.



Nassau County 17-2ESR [CPA 17-006]

Hight, Jason <Jason.Hight@MyFWC.com>

Mon 10/16/2017 1:51 PM

To: Doug McDowell <dmcowell@nassaucountyfl.com>; DCPexternalagencycomments@deo.myflorida.com
<DCPexternalagencycomments@deo.myflorida.com>;
CC: Greene, Sean <Sean.Greene@MyFWC.com>; Wallace, Traci <traci.wallace@MyFWC.com>; Chabre, Jane
<jane.chabre@MyFWC.com>;

Dear Mr. McDowell:

Florida Fish and Wildlife Conservation Commission (FWC) staff has reviewed the proposed comprehensive plan 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 our office by email at FWCConservationPlanningServices@MyFWC.com. If you have specific technical questions, please contact Sean Greene at (386) 647-3125 or by email at Sean.Greene@MyFWC.com

Sincerely,

Jason Hight
Biological Administrator II
Office of Conservation Planning Services
Division of Habitat and Species Conservation
620 S. Meridian Street, MS 5B5
[Tallahassee, FL 32399-1600](mailto:Tallahassee,FL.32399-1600)
(850) 228-2055

Nassau County 17-2ESR_33996

THE CAPITOL
400 SOUTH MONROE STREET
TALLAHASSEE, FLORIDA 32399-0800



FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES
COMMISSIONER ADAM H. PUTNAM

VIA EMAIL (dmcowell@nassaucountyfl.com)

Nassau County Department of Planning
And Economic Opportunity
Mr. Doug McDowell
96161 Nassau Place
Yulee, Florida 32097

Re: DACS Docket # -- 20171011-994
Nassau County CPA17-006
Submission dated October 4, 2017

Dear Mr. McDowell:

The Florida Department of Agriculture and Consumer Services (the "Department") received the above-referenced proposed comprehensive plan amendment on October 11, 2017 and has reviewed it pursuant to the provisions of Chapter 163, Florida Statutes to address any potential adverse impacts to important state resources or facilities related to agricultural, aquacultural, or forestry resources in Florida if the proposed amendment(s) are adopted. Based on our review of your county's submission, the Department has no comment on the proposal.

If we may be of further assistance, please do not hesitate to contact me at 850-410-2280.

Sincerely,

A handwritten signature in blue ink that reads "Derek Buchanan".

Derek Buchanan
Budget Director
Office of Policy and Budget

cc: Florida Department of Economic Opportunity
(SLPA #: Nassau County 17-2 ESR)

