

**Rick Scott**  
GOVERNOR



**Cissy Proctor**  
EXECUTIVE DIRECTOR

November 29, 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. 17-3ESR), which was received on October 30, 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the second public hearing is not held within 180 days of your receipt of agency comments, the amendment shall be deemed withdrawn unless extended by agreement with notice to the Department and any affected party that provided comment on the amendment.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](http://www.floridajobs.org)  
[www.twitter.com/FLDEO](https://www.twitter.com/FLDEO) | [www.facebook.com/FLDEO](https://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.

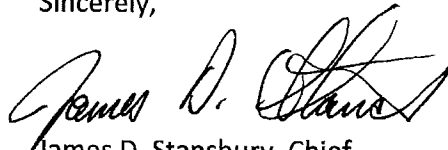
The Honorable Daniel B. Leeper, Chairman

November 29, 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 17-3ESR**

Date to be Mailed to Local Government and State Land Planning Agency: **November 3, 2017**

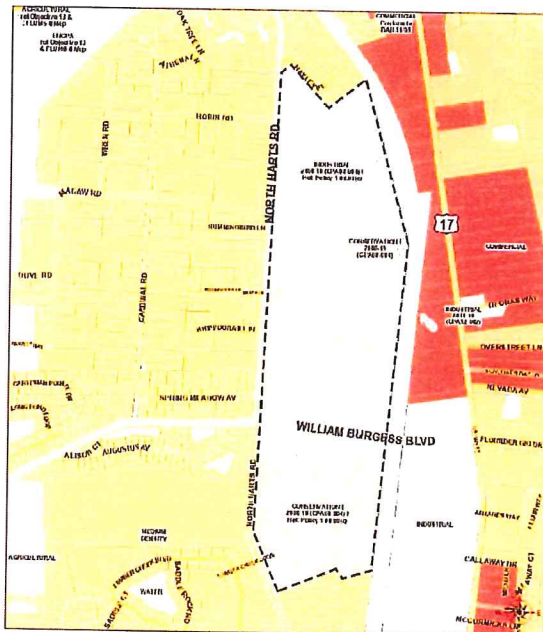
Local Government Item No: **Ordinance CPA 17-007**

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 17-3ESR proposes to change the future land use designation on a 196.78 acre parcel from Industrial and Conservation to Medium Density Residential, Commercial and Conservation. The 80 acres of wetland (conservation) will not change.

Existing



Proposed

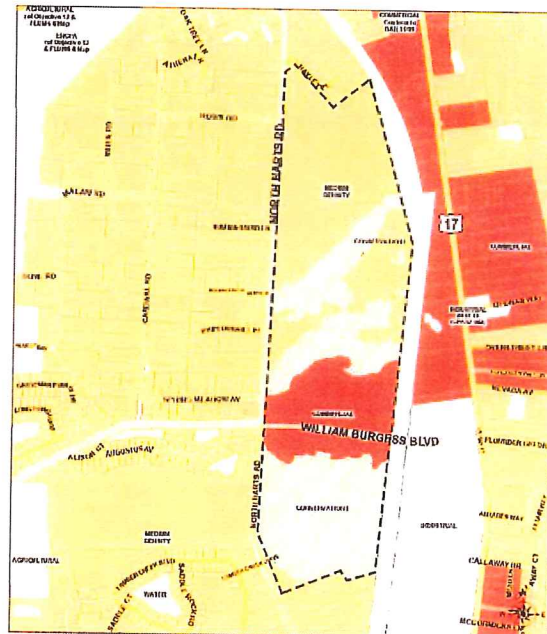
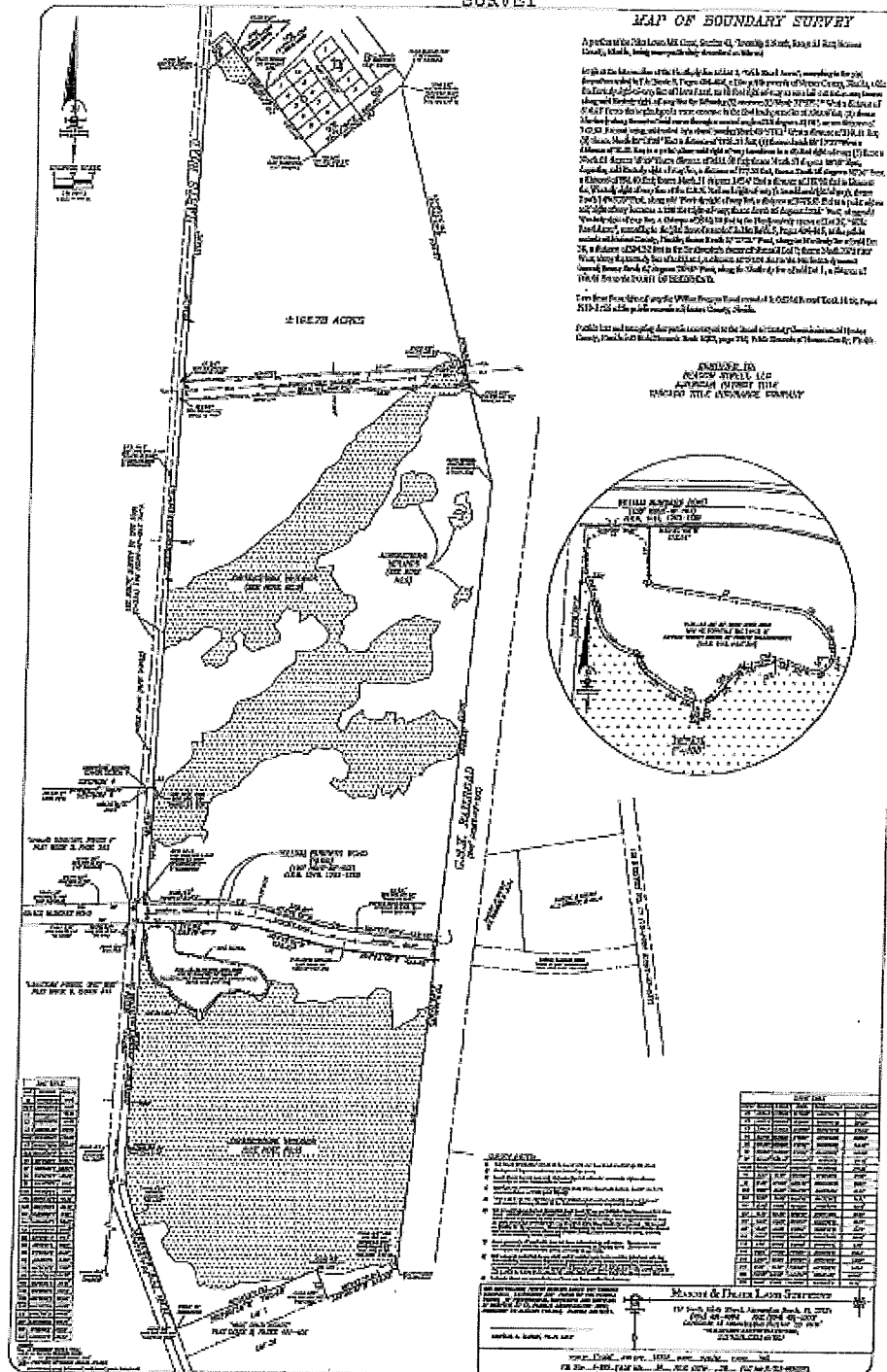


EXHIBIT "C"  
SURVEY



The proposed amendment is estimated to generate 1,363 p.m. peak hour trips (net 1,058 more than previously approved) based on 800 new dwelling units (350 single family, 450 Multi-family), 150,000 square feet of office, and 150,000 Square feet of retail. A thorough traffic analysis was not submitted. The amendment lies less than 1,000 feet from US 17 and less than 1 mile south of State Road 200, both of which are regionally significant resources. State Road 200 is currently above capacity.

The applicant is aware that adversely impacted roadway segments and schools will require mitigation to be determined with the concurrency review.

The County should take steps, at a minimum, to address the impacts to regional facilities prior to adoption.

**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   X   No       

**Recommendation**

**Staff respectfully recommends that the Northeast Florida Regional Council  
Executive Committee approve staff's review report of Nassau County Transmitted  
Amendment 17-3ESR.**





## *Florida Department of Transportation*

RICK SCOTT  
GOVERNOR

2198 Edison Avenue MS 2806  
Jacksonville, FL 32204-2730

MIKE DEW  
SECRETARY

November 20, 2017

Doug McDowell, AICP  
Strategic Planner  
Nassau County Department of Planning and Economic Opportunity  
96161 Nassau Place  
Yulee, FL 32097

**SUBJECT: *Nassau County Proposed Comprehensive Plan Amendment (DEO 17-3ESR)***

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 196.79 acres from Industrial (IND) and Conservation I (CSV) to approximately 85 acres of Medium Density Residential (MDR), 30 acres of Commercial (COM) and 80 acres of Conservation I (CSV) to preserve existing wetlands. The subject property consists of 1 parcel that is currently vacant. The property is not located within an Area of Critical State Concern.

The property is located within the William Burgess Mixed-Use Activity Center Overlay District. It is located on the north and south sides of William Burges Blvd between Harts Rd and US-17. Within the boundaries of this district, residential development is permitted a maximum of twenty units per acre and maximum Floor Area Ratio (FAR) of 2.0. Access to the site occurs by way of William Burgess Blvd and Harts Rd. The applicant is planning to adopt a companion PUD which will create 350 single family residential units, 450 multi-family residential units, and 150,000 sq. ft. of retail space within the William Burgess Mixed Use district.

### **Comments**

FDOT has no comments.

### **Technical Assistance Recommendations**

The William Burgess Mixed-Use Activity Center is intended to alleviate and redirect traffic from SR-200 through interconnectivity and mixed use, pedestrian oriented development. As acknowledged by the applicant, the proposed development could result in a significant increase of PM peak hour trips. The segments of US-17 near Yulee currently operate at or better than the adopted level of service (LOS). These segments LOS may decrease below adopted standards due



to projected traffic growth from the proposed development. These impacts to US-17 should be mitigated through meeting the goals and principles of the Overlay District.

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,



Scott A. Clem, AICP  
FDOT D2 Growth Management Coordinator

CC: Ray Eubanks, DEO  
Jennifer Carver, FDOT

# Nassau County proposed comprehensive plan amendment 17-3ESR

Steve Fitzgibbons <SFitzgibbons@sjrwmd.com>

Fri 11/17/2017 10:59 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 17-3ESR. 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  
Governmental Affairs Program  
St. Johns River Water Management District  
7775 Baymeadows Way, Suite 102  
Jacksonville, FL 32256  
Office (386) 312-2369  
E-mail: [sfitzgibbons@sjrwmd.com](mailto:sfitzgibbons@sjrwmd.com)  
Website: [www.sjrwmd.com] [www.sjrwmd.com](http://www.sjrwmd.com)  
Connect with us: [Newsletter](#), [Facebook](#), [Twitter](#), [Instagram](#), [YouTube](#), [Pinterest](#)



[www.sjrwmd.com/epermitting](http://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/>



**NASSAU COUNTY**  
**PLANNING & ECONOMIC OPPORTUNITY**  
Nassau County, Florida

## ZONING CERTIFICATION

The Planning & Economic Opportunity Department of Nassau County, Florida hereby certifies that the following property is zoned as described below:

Property Identification Number (PIN):

**44 - 2N - 27 - 1000 - 00TA - 0000**

Property Address (if known):

The above cited property is located in the  
Following Nassau County Zoning District:

**PD-ENCPA**

Nassau County Overlay or other District  
(If any)

Nassau County Future Land Use Map  
(FLUM) Future land use category:

**MU (ENCPA Sector Plan)**

I hereby certified that I have researched the Nassau County Zoning District and FLUM category for the above property in the official records of Nassau County.

Dated

Staff Planner Signature

## Nassau County 17-3ESR Proposed

### Plan\_Review

Tue 11/28/2017 11:11 AM

Inbox

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 17-3ESR – 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](mailto: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.



OFFICE OF THE COMMISSIONER  
(850) 617-7700



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

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

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November 17, 2017

VIA EMAIL ([dmcdowell@nassaucountyfl.com](mailto:dmcdowell@nassaucountyfl.com))

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

Re: DACS Docket # -- 20171030-1004  
Nassau County CPA17-007  
Submission dated October 25, 2017

Dear Mr. McDowell:

The Florida Department of Agriculture and Consumer Services (the "Department") received the above-referenced proposed comprehensive plan amendment on October 30, 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 17-3 ESR)