

**Rick Scott**  
GOVERNOR



**Cissy Proctor**  
EXECUTIVE DIRECTOR

January 8, 2018

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

Dear Mr. McDowell:

Thank you for submitting Nassau County's proposed comprehensive plan amendments submitted for our review pursuant to the Expedited State Review process. The reference number for this amendment package is **Nassau County 18-1ESR**.

The proposed submission package will be reviewed pursuant to Section 163.3184(3), Florida Statutes. Once the review is underway, you may be asked to provide additional supporting documentation by the review team to ensure a thorough review. You will receive the Department's Comment Letter no later than **February 7, 2018**.

If you have any questions please contact Anita Franklin, Senior Plan Processor at (850) 717-8486 or Sherry Spiers, Regional Planning Administrator, whom will be overseeing the review of the amendments, at (850) 717-8499.

Sincerely,

D. Ray Eubanks, Administrator  
Plan Review and Processing

DRE/af

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://twitter.com/FLDEO) | [www.facebook.com/FLDEO](https://www.facebook.com/FLDEO)

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**M E M O R A N D U M**

TO: Suzanne Ray, DEP  
Deena Woodward, DOS  
Tracy Suber, DOE  
Ms. Ameera Sayeed, FDOT2  
Ed Preston, Northeast Florida RPC  
Steve Fitzgibbons, St. Johns River WMD  
Wendy Evans, AG  
Scott Sanders, FWC

**DATE: January 8, 2018**

**SUBJECT: EXPEDITED STATE REVIEW PROCESS**

***COMMENTS* FOR PROPOSED COMPREHENSIVE PLAN AMENDMENT**

**LOCAL GOVERNMENT/ STATE LAND PLANNING AGENCY AMENDMENT #:**

**NASSAU COUNTY 18-1ESR**

**STATE LAND PLANNING AGENCY CONTACT PERSON/PHONE NUMBER:**

**Sherry Spiers/850-717-8499**

The referenced proposed comprehensive plan amendment is being reviewed pursuant the Expedited State Review Process according to the provisions of Section 163.3184(3), Florida Statutes. Please review the proposed documents for consistency with applicable provisions of Chapter 163, Florida Statutes.

Please note that your comments must be sent directly to and received by the above referenced local government within 30 days of receipt of the proposed amendment package. A copy of any comments shall be sent directly to the local government and ALSO to the Department of Economic Opportunity to the attention of Ray Eubanks, Administrator, Plan Review and Processing at the Department E-mail address: [DCPexternalagencycomments@deo.myflorida.com](mailto:DCPexternalagencycomments@deo.myflorida.com)

Please use the above referenced State Land Planning Agency AMENDMENT NUMBER on all correspondence related to this amendment.

Note: Review Agencies - The local government has indicated that they have mailed the proposed amendment *directly to your agency*. See attached transmittal letter. *Be sure to contact the local government if you have not received the amendment*. Also, letter to the local government from State Land Planning Agency acknowledging receipt of amendment is attached.

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NASSAU COUNTY  
DEPARTMENT OF PLANNING  
AND ECONOMIC OPPORTUNITY  
FLORIDA

Taco E. Pope, AICP, Director  
96161 Nassau Place  
Yulee, FL 32097  
(904) 530-6300

RECEIVED

*Div. of Community Planning and Growth*

January 4, 2018

JAN - 8 2018

Ray Eubanks  
Administrator, Plan Processing & Review  
Division of Community Planning  
107 East Madison Street  
Caldwell Bldg., MSC 160  
Tallahassee, FL 32399

Div. of Community Development  
Dept. Economic Opportunity

Re: Nassau County Comprehensive Plan Amendment 18-1ESR (Transmittal)

Dear Mr. Eubanks:

Nassau County respectfully submits three copies of the proposed amendment for comment by the Division of Community Planning. Included with this package is one (1) FLUM amendment described as follows:

**CPA17-009 Equipment Options Direct, LLC, Owner; Gillette & Associates, Agent**, a Future Land Use Map amendment to change the classification of Agriculture (AGR) to Commercial (COM) for approximately 11.90 acres.

The Local Planning Agency conducted a public hearing and recommended to approve and transmit this amendment on December 19, 2017. Our anticipated adoption date for this amendment is February 12, 2018. Copies of the proofs of publication are included.

This letter will certify that the proposed amendment:

- Is not related to an area of critical state concern designated pursuant to Section 380.05, F. S.
- Is not related to a rural land stewardship area pursuant to Section 163.3248, F. S.
- Is not related to a sector plan pursuant to Section 163.3245, F. S.
- Is not related to an update based on an evaluation and appraisal report pursuant to Section 163.3191, F. S., and
- Is not related to a new plan for a newly incorporated municipality adopted pursuant to Section 163.3167, F. S.

This letter will also certify that copies of the proposed amendment have simultaneously been transmitted by first class mail to the following agencies:

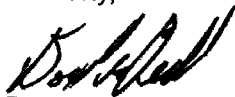
- The Northeast Florida Regional Council;
- The Department of Environmental Protection;
- The Department of Transportation District 2 Office;
- The Saint Johns River Water Management District;
- Florida Department of State;
- Florida Fish and Wildlife Conservation Commission;
- The Department of Agriculture and Consumer Services;
- Office of Educational Facilities of Commissioner of Education.

If there are questions or comments regarding this matter, please feel free to contact me at (904) 530-6300, or [dmcdowell@nassaucountyfl.com](mailto:dmcdowell@nassaucountyfl.com).

(904) 530-6300  
FAX (904) 491-3611

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2018  
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Sincerely,



Doug McDowell, AICP  
Strategic Planner

CC w/ enclosures:

Margo Moehring, Northeast Florida Regional Planning Council  
Steven Fitzgibbons, St. Johns River Florida Water Management District  
Brian Austin, Florida Department Transportation, District 2  
Office of Intergovernmental Programs, Florida Department of Environmental Protection  
Deena Woodward, Florida Department of State, Bureau of Historical Preservation  
Scott Sanders, Florida Game and Fresh Water Fish Commission  
Office of Policy and Budget, Florida Department of Agriculture and Consumer Services  
Tracy D. Suber, Florida Department of Education