

March 25, 2025

RESPONSE VIA EMAIL ONLY

Ms. Elizabeth Backe
Planning Director
Nassau County
Planning Department
96161 Nassau Place
Yulee, Florida 32097

RE: CPA24-003

Dear Ms. Backe:

Thank you for submitting the proposed comprehensive plan amendment for Nassau County. The amendment package will be reviewed pursuant to the Expedited State Review process. The reference number for this amendment package is 25-02ESR.

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 FloridaCommerce's Comment Letter no later than April 24, 2025.

Pursuant to 163.3184(3)(c)1. If the local government fails, within 180 days after receipt of agency comments, to hold the second public hearing, and to adopt the comprehensive plan the comprehensive plan amendments, the amendments are deemed withdrawn unless extended by agreement with notice to the state land planning agency and any affected person that provided comments on the amendment.

Pursuant to 163.3184(3)(c)2. All comprehensive plan amendments adopted by the governing body, along with the supporting data and analysis, shall be transmitted within 10 working days after the final adoption hearing to the state land planning agency and any other agency or local government that provided timely comments under subparagraph (b)2. If the local government fails to transmit the comprehensive plan amendments within 10 working days after the final adoption hearing, the amendments are deemed withdrawn.

If you have any questions please contact Terri Stoutamire, Plan Processor at (850) 717-8513 or James Stansbury, Bureau Chief, who will be overseeing the review of the amendments, at (850)717-8512.

Sincerely,



Donna Harris, Senior Plan Processor
Bureau of Community Planning and Growth

DH/ts

cc: External Agencies



PLANNING DEPARTMENT

NASSAU COUNTY, FLORIDA

Elizabeth Backe, AICP, Planning Director
Stephanie Keyser, AICP, Assistant Planning Director
96161 Nassau Place
Yulee, FL 32097
(904) 530-6320

March 25, 2025

Submitted Via Comprehensive Plan And Amendment Portal

Donna Harris
Senior Plan Processor
State Land Planning Agency
Caldwell Building - 107 East Madison, MSC 160
Tallahassee, Florida 32399-4120

RE: Transmittal of Proposed Comprehensive Plan Amendment
Ordinance 2025-004- Future Land Use Map Amendment for reclassification
from Medium Density Residential (MDR) to Transect-1 (T-1) and Transect-2.5 (T-2.5)

Dear Ms. Harris:

Nassau County respectfully submits, under the **expedited state review** process, the proposed Comprehensive Plan amendment for comment by FloridaCommerce which is described as follows:

CPA24-003- Future Land Use Map Amendment for reclassification from Medium Density Residential (MDR) to Transect-1 (T-1) and Transect-2.5 (T-2.5).

The applicant is requesting a map change to Transect-1 (T-1) and Transect-2.5 (T-2.5).

On March 4, 2025, the Nassau County Planning and Zoning Board, serving as the local land planning agency, held a public hearing on the subject amendment and voted to recommend approval. Subsequently, on March 24, 2025, the Nassau County Board of County Commissioners held a public hearing, pursuant to Section 163.3184, Florida Statutes, and voted to transmit the amendment for state and regional review. Staff's anticipated adoption date for this amendment is May 12, 2025.

The following required documents are attached hereto:

ATTACHMENT "A" – Proposed Ordinance;

ATTACHMENT "B" - Proof of publication;

ATTACHMENT "C" – Staff Report, Supplemental Staff Report, Application and Supporting Documentation; and

ATTACHMENT "D" – Executed Board Motions.

This letter will certify the proposed amendment:

- Is not related to an area of critical state concern designated pursuant to Section 380.05, Florida Statutes;

- Is not related to a rural land stewardship area pursuant to Section 163.3248, Florida Statutes;
- Is not related to a sector plan pursuant to Section 163.3245, Florida Statutes;
- Is not related to an update based on an evaluation and appraisal report pursuant to Section 163.3191, Florida Statutes;
- Is not proposing a new development pursuant to Section 380.06, Florida Statutes; and
- Is not related to a new plan for a newly incorporated municipality adopted pursuant to Section 163.3167, Florida Statutes.

Further, this letter certifies that copies of the proposed Comprehensive Plan amendment has simultaneously been transmitted, via email, to the following agencies:

- 1) The Northeast Florida Regional Planning Council;
- 2) The St. Johns River Water Management District;
- 3) The Florida Department of Transportation, District 2;
- 4) The Florida Department of Environmental Protection;
- 5) The Florida Department of State;
- 6) The Florida Fish and Wildlife Conservation Commission; and
- 7) The Florida Department of Agriculture and Consumer Services.

If you should have any questions or comments regarding this matter, please feel free to contact me via U. S. Mail at 96161 Nassau Place, Yulee, Florida 32097, via phone at (904) 530-6320 or email at ebacke@nassaucountyfl.com.

Sincerely,

Elizabeth Backe

Elizabeth Backe, AICP
Nassau County Planning Director

Copies Furnished to (w/enclosures):

Eric Anderson, Northeast Florida Regional Planning Council, eanderson@nefrfc.org
Steven Fitzgibbons, St. Johns River Water Management District, sfitzgibbons@sjrwmd.com
Brian Austin, Florida Department of Transportation, District 2, D2grmgmt@dot.state.fl.us
Florida Department of Environmental Protection, Plan.Review@dep.state.fl.us
Alissa S. Lotane, Florida Department of State, CompliancePermits@dos.fl.gov
Scott Sanders, Florida Fish and Wildlife Conservation Commission,
FWCConservationPlanningServices@myfwc.com
Florida Department of Agriculture and Consumer Services, CompPlans@fdacs.gov