

**PLANNING DEPARTMENT  
JUNE 2022  
MONTHLY REPORT**



# COMPLETED PROJECTS, ACCOMPLISHMENTS & TRAINING

## Completed Projects

**Annual reports for PUD's based on the anniversary of their adoption:**

- **Planned Unit Development (PUD) zoning annual reports completed for:**
  - **PLM West**
  - **Tupelo Plantation**
  - **The Residence**
  - **Heron Isles**
  - **Concourse Crossing**
  - **East Nassau Employment Center DSAP**
  - **Creekside**

# BOARD STATISTICS

## JUNE 2022

### DEVELOPMENT REVIEW COMMITTEE (DRC)

<b>JUNE 2022</b>	<b>Pre-application conferences</b>	<b>DRC Recommendation for Approval</b>	<b>Projects in Review</b>
<b>Commercial Projects</b>	<b>5</b>	<b>2</b>	<b>7</b>
<b>Subdivision Plans</b>	<b>0</b>	<b>1</b>	<b>13</b>
<b>Subdivision Plats</b>	<b>0</b>	<b>1</b>	<b>20</b>
<b>Final Development Plans</b>	<b>0</b>	<b>0</b>	<b>5</b>
<b>Mixed Use</b>	<b>0</b>	<b>0</b>	<b>1</b>
<b>Multi-Family</b>	<b>0</b>	<b>0</b>	<b>2</b>
<b>Replats</b>	<b>0</b>	<b>0</b>	<b>1</b>
<b>TOTAL</b>	<b>5</b>	<b>4</b>	<b>49</b>

# **BOARD STATISTICS**

## **JUNE 2022**

### **PLANNING AND ZONING BOARD (PZB)**

- **One Small-Scale FLUM amendment (<50ac):**
  - **CPA22-003: rec. approval 6/21 (BOCC hearing 7/25)**
- **Two Large-scale FLUM amendments (>50ac):**
  - **CPA21-009: rec. denial 6/7 (BOCC transmittal hearing 8/29)**
  - **CPA21-010: rec. denial 6/7 (BOCC transmittal hearing 8/29)**
- **One Rezoning:**
  - **R21-008: rec. approval 6/21 (BOCC hearing 7/25)**
- **Three Site Engineering Plan Approval Extensions:**
  - **SP19-033: approved 6/7**
  - **SP20-016: approved 6/7**
  - **SP21-021: approved 6/21**
- **ORD22-001: rec. approval 6/7 (BOCC hearing 6/27)**
- **One Land Development Code Amendment:**
  - **LDC22-006: rec. denial 6/21 (BOCC hearing 7/25)**
- **One Waiver of Road Frontage**
  - **WRF22-002: approved 6/7**
- **One Petition for Family Hardship Development:**
  - **FH22-002: approved 6/7**

# **BOARD STATISTICS, CONTINUED**

## **CONDITIONAL USE AND VARIANCE BOARD (CUVB)**

- **Conditional use applications heard: 4**
  - **CU2022-008 - Mother in law dwelling-Approved**
  - **CU2022-009 - Commercial Intensive permitted use-Approved**
  - **CU2022-011 - Goodbread Athletic Center-Approved**
  - **CU2022-012 - Replacement Mobile Home in RS-2-Approved**

## **ESSENTIAL HOUSING ADVISORY COMMITTEE (EHAC)**

- **Discussion Topics:**
  - **Review of applications for vacant EHAC positions**
  - **Review status of public lands inventory**
  - **Informational review of comparable county essential housing policies.**

## **NASSAU COUNTY-AMELIA ISLAND TREE COMMISSION**

- **Upcoming meeting schedule to be announced.**

# PLANNING DEPARTMENT SPOTLIGHT

## REGIONAL LEADERSHIP ACADEMY

The Regional Leadership Academy convenes volunteers across the Northeast Florida region to come together for a day to explore each county in the region. These leaders represent large and small businesses, educators, nonprofits, government, healthcare, elected officials, and media. On June 29, 2022 Planning Director Thad Crowe and American Beach property owner and community activist Pastor Carlton Jones gave a presentation to 15 RLA members at the American Beach Community Center on American Beach history and an overview of Nassau County growth and development issues. A lively question and answer session followed.



### Regional Leadership Academy: Overview

The Northeast Florida Regional Leadership Academy (RLA) is a program of the Northeast Florida Regional Council (NEFRC) that nurtures and cultivates a commitment to Regionalism. The Academy educates Regional Leaders and invests in the future of our communities through a mission to make Northeast Florida a better place to live and work.

# **PLANNING DEPARTMENT SPOTLIGHT**

## **WILDLIGHT DSAP**

**The East Nassau County Planning Area (Wildlight) last year submitted an amendment to the land use map for 14,000+ acres located east of US 17, north of Pages Dairy Road, and west of Chester Road. This area includes planned conservation areas for wetlands, creeks and the St Marys River frontage, and a development pattern of village centers and surrounding neighborhoods, complete with park and school sites. Planning Director Thad Crowe presented staff findings to the Board of County Commissioners at their June 27, 2022 meeting, and a workshop on this large development will be held at the July 25 BoCC meeting.**

# UPCOMING MEETINGS AND OUTREACH EVENTS

## **Board of County Commissioners Meetings:**

- **Monday, July 11, 2022 @ 6 p.m., BoCC Chambers**
- **Monday, July 25, 2022 @ 6 p.m., in BoCC Chambers**

## **Conditional Use and Variance Board Meeting:**

- **Thursday, July 28, 2022 @ 6:30 p.m.**

## **Development Review Meetings:**

- **Tuesday, July 5, 2022 @ 9 a.m., BoCC Chambers**
- **Tuesday, July 12, 2022 @ 9 a.m., BoCC Chambers**
- **Tuesday, July 19, 2022 @ 9 a.m., \*Public Svs. Conf. Room**
- **Tuesday, July 26, 2022 @ 9 a.m., BoCC Chambers**

## **Essential Housing Advisory Committee Meeting:**

- **Wednesday, July 27, 2022 @ 4 p.m., BoCC Chambers**

## **Nassau County-Amelia Island Tree Committee (NC-AITC) Meeting:**

- **Upcoming meeting schedule to be announced**

## **Planning and Zoning Board Workshop/Meetings:**

- **Tuesday, July 5, 2022, Meeting Cancelled**
- **Tuesday, July 26, 2022 @ 6 p.m., BoCC Chambers**



# CURRENT AND ONGOING PLANNING PROJECTS

- **Amelia Island**
  - **Amelia Island Tree Protection, amendments to the tree, landscape, and scenic/canopy roads ordinances**
  - **American Beach Planning**
- **American Beach Cultural Enhancement Initiative Master Plan**
- **Conservation Land Acquisition & Management Plan Implementation (CLAM)**
- **East Nassau Community Planning Area (ENCPA) Sector Plan - review of Wildlight comprehensive plan future land use map amendment.**
- **Growth Trends Report (2022)**
- **Land Development Code Update**
- **Parks and Recreation Master Plan Implementation**
- **Evans' Rendezvous Restoration**
- **Sign Code Update**
- **Timber to Tides / SR 200 Corridor Master Plan Implementation**
- **Vulnerability Assessment - preparation for Phase 3**
- **William Burgess District - plan update and development review**