

ORDINANCE 2025-007

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA AMENDING THE 2030 NASSAU COUNTY COMPREHENSIVE PLAN; AMENDING THE GOALS, OBJECTIVES, AND POLICIES OF THE PUBLIC FACILITIES ELEMENT; POTABLE WATER SUB-ELEMENT (WAT); AMENDING THE GOALS, OBJECTIVES, AND POLICIES OF THE CAPITAL IMPROVEMENTS ELEMENT; AMENDING POLICIES WAT.01.01 AND CI.02.01(D) TO INCLUDE LEVEL OF SERVICE (LOS) STANDARDS FOR THE CITY OF FERNANDINA BEACH AND FIRST COAST REGIONAL UTILITIES; AMENDING POLICY WAT.06.03 TO REFLECT THE DATES FOR THE UPDATED COUNTY WATER SUPPLY FACILITIES WORK PLAN AND TO REMOVE THE PRIOR AUTHOR; PROVIDING FOR APPLICABILITY AND EFFECT; PROVIDING FOR SEVERABILITY; PROVIDING FOR FILING; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Nassau County Board of County Commissioners is empowered to adopt Ordinances pursuant to Chapter 125.66, Florida Statutes; and

WHEREAS, Chapter 163, Part II, Florida Statutes, the Community Planning Act (the “Act”), empowers and requires the Nassau County Board of County Commissioners to: (a) plan for the County’s future development and growth; (b) adopt and amend comprehensive plans or elements or portions thereof, to guide the future growth and development of the County; (c) implement adopted or amended comprehensive plans by the adoption of appropriate land development regulations or elements thereof; and (d) establish, support, and maintain administrative instruments and procedures to carry out the provisions and purposes of the Act; and

WHEREAS, the Nassau County Planning and Zoning Board has been established and designated as the Local Planning Agency (“LPA”) for unincorporated Nassau County, Florida, pursuant to section 163.3174, Florida Statutes; and

WHEREAS, the Boards have in the preparation of the amendments to the Nassau County Comprehensive Plan 2010-2030 performed or caused to be performed the necessary studies and surveys, the collection of appropriate data, the holding of such public hearings, workshops and meetings as necessary, and have effectively provided for public participation, notice, broad dissemination of proposals and alternatives, opportunity for written comments, open discussion, communication programs, information services, considerations of, and response to, public and official comments; and

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WHEREAS, public notice of all hearings required by law has been provided in accordance with Chapters 125 and 163, Florida Statutes and the Nassau County Land Development Code.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY FLORIDA, AS FOLLOWS:

SECTION 1. FINDINGS.

The above findings are true and correct and are hereby incorporated herein by reference.

SECTION 2. PURPOSE AND INTENT.

This Ordinance is enacted to carry out the purpose and intent of, and exercise the authority set out in, the Community Planning Act, Chapter 163, Part II, Florida Statutes, and Chapter 125, Florida Statutes.

SECTION 3. AMENDMENTS TO COMPREHENSIVE PLAN.

(A) The Board of County Commissioners of Nassau County, Florida, hereby amends and revises the Public Facilities Element; Potable Water Sub-Element (WAT) and the Capital Improvements Element of the Nassau County Comprehensive Plan 2010-2030 as adopted by Ordinance Number 2010-11, as amended. The Public Facilities Element; Potable Water Sub-Element (WAT) Element and the Capital Improvements Element shall be revised as shown in Attachment "A".

(B) The amendment described herein was fully considered after a public hearing pursuant to legal notice duly published as required by law and enumerated above.

(C) To make the Nassau County Comprehensive Growth Management Plan available to the general public, a certified copy of this Ordinance, the Nassau County Comprehensive Plan 2010-2030, and any Amendments thereto, shall be located in the Nassau County Planning Department, located at 96161 Nassau Place, Yulee, Florida, 32097. The Planning Department, through its Director, shall make copies available for public inspection, and provide duplication for a reasonable publication and copy charge.

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SECTION 4. APPLICABILITY AND EFFECT.

The applicability and effect of the Nassau County Comprehensive Plan 2010-2030 shall be as provided by the Community Planning Act, Chapter 163, Part II, Florida Statutes, and this Ordinance. All provisions of the Nassau County Comprehensive Plan 2010-2030 not amended herein shall remain in full force and effect.

SECTION 5. SEVERABILITY.

It is the intent of the Board of County Commissioners of Nassau County, Florida, and is hereby provided, that if any section, subsection, sentence, clause, phrase, or provision of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, such invalidity or unconstitutionality shall not be so construed as to render invalid or unconstitutional the remaining provisions of this Ordinance.

SECTION 6. FILING.

A certified copy of this Ordinance, as well as Certified Copies of the Nassau County Comprehensive Plan 2010-2030, and subsequent amendments thereto, shall be filed with the Nassau County Clerk of the Circuit Court.

SECTION 7. EFFECTIVE DATES.

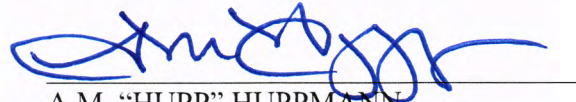
(A) The effective date of this plan amendment, if the amendment is not timely challenged, shall be thirty-one (31) days after the state land planning agency notifies the County that the plan amendment package is complete, pursuant to Section 163.3184(3)(c)4. If timely challenged, this amendment shall 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.

(B) A certified copy of this Ordinance shall be filed in the Department of State within ten (10) days after enactment by the Board and the Ordinance shall take effect as provided by law.


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ADOPTED THIS 9th DAY OF June, 2025 BY THE BOARD OF
COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA.

BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA


A.M. "HUPP" HUPPMANN
Chairman

ATTEST AS TO CHAIRMAN'S SIGNATURE:


MITCH L. KEITER
Its: Ex-Officio Clerk

Approved as to form by the Nassau County Attorney:


DENISE C. MAY

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ATTACHMENT A
Public Facilities Element; Potable Water Sub-Element (WAT) and
Capital Improvements Element Amendments

Policy WAT.06.03

The County's 2025-2040 Water Supply Facilities Work Plan ~~(2019-2030)~~ prepared by the
~~Northeast Florida Regional Council (2019)~~ is incorporated into the comprehensive plan and
included as Technical Appendix "N".

Policy WAT.01.01

JEA	100.00 gpd per capita
Nassau Amelia Utilities	81.0 gpd per capita
<u>City of Fernandina Beach</u>	<u>350 gpd per Equivalent Residential Unit</u>
<u>First Coast Regional Utilities</u>	<u>85 gpd per capita</u>

Policy CI.02.01(D) Potable Water

Provider	LOS
JEA	100.00 gpd per capita
Nassau Amelia Utilities	81.0 gpd per capita
<u>City of Fernandina Beach</u>	<u>350 gpd per Equivalent Residential Unit</u>
<u>First Coast Regional Utilities</u>	<u>85 gpd per capita</u>

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FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

June 16, 2025

John A. Crawford
Clerk of the Circuit Court
Nassau County
76347 Veteran's Way, Suite 456
Yulee, Florida 32097

Dear John Crawford:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Nassau County Ordinance No. 2025-007, which was filed in this office on June 13, 2025.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL/dp