

ORDINANCE 2007 - 36

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA AMENDING THE COMPREHENSIVE PLAN OF NASSAU COUNTY BY RE-ADOPTING THE FUTURE LAND USE MAP SHOWING THE UNINCORPORATED AREAS OF AMELIA ISLAND; AMENDING THE MAP TO REFLECT INDIVIDUAL PARCELS; INCORPORATING THE AMELIA ISLAND FLUM INTO THE FUTURE LAND USE MAP SERIES; PROVIDING FOR FINDINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, since the adoption of the official Future Land Use Map in 1991 and its subsequent amendment in 2002, advances in technology have allowed for the more accurate identification of individual parcels and geographic features; and

WHEREAS, the current Future Land Use Map showing Amelia Island is difficult to interpret since major landmarks are the only method to identify areas, the area is shown at a large scale, and parcel lines and physical features are misaligned; and

WHEREAS, Nassau County desires to merge the GIS parcel-based map with the FLUM to more readily and accurately identify the land use designations of individual parcels; and

WHEREAS, the Nassau County Planning And Zoning Board, also in their capacity as Local Planning Agency, held a duly noticed public hearing to address the requested amendment on August 20, 2007 and recommended approval; and

WHEREAS, the Board of County Commissioners held a transmittal hearing on August 20, 2007; and

WHEREAS, the Florida Department of Community Affairs did not have any objections, recommendations or comments to the adoption of this technologically superior FLUM; and

WHEREAS, pursuant to Section 163.3184, Florida Statutes, public hearings have been held with due public notice having been provided.

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

SECTION 1. FINDINGS

This action complies with Chapter 163, Part II, Florida Statutes and Rule 9J-5, F.A.C. and is consistent with the goals, objectives and policies of the Nassau County Comprehensive Plan.

SECTION 2. ADOPTION

The Map included as Exhibit A and showing the unincorporated areas of Amelia Island is hereby re-adopted to include individual parcels and a geographic information system (GIS) reconciliation of parcel lines and intended land use boundaries. The Planning Director is hereby authorized to change the Future Land Use Map series to reflect this amendment upon this Ordinance being effective.

SECTION 3. EFFECTIVE DATE

This Ordinance shall be filed with the Office of the Secretary of State. This Ordinance shall become effective upon the earlier of:

- i. The Department of Community Affairs issues a final order determining the adopted amendment is found to be in compliance; or
- ii. The Administration Commission issues a final order determining the adopted amendment to be in compliance.

Adopted this 26th day of November, 2007 by the Board of County Commissioners of Nassau County, Florida.

BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA

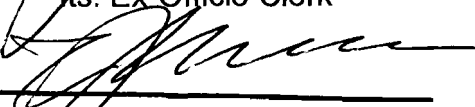


Jim B. Higginbotham
Its: Chairman

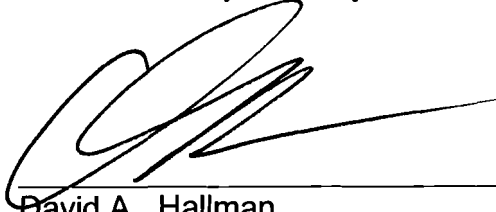
ATTEST as to Chairman's Signature:



JOHN A. CRAWFORD
As: Ex-Officio Clerk



T. J. GREESON
CHIEF OF STAFF/OPERATIONS
Approved as to form by the
Nassau County Attorney



David A. Hallman,
County Attorney

Exhibit A

