

ORDINANCE 2023- 011

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 FUTURE LAND USE ELEMENT; AMENDING POLICY FL.01.02(A) TO REVISE THE DEFINITION OF IMMEDIATE FAMILY MEMBER; PROVIDING FOR TRANSMITTAL; PROVIDING FOR FINDINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the 2030 Nassau County Comprehensive Plan requires updates to the goals, objectives, and policies of the Plan in order to remain current in its references; and

WHEREAS, the Planning and Zoning Board, acting in their capacity as Local Planning Agency for Nassau County, conducted a public hearing on this amendment on December 6, 2022, and voted to recommend approval of transmittal to the Board of County Commissioners; and

WHEREAS, the Board of County Commissioners held a public hearing for transmittal of this amendment on January 23, 2023; and

WHEREAS, the Florida Department of Economic Opportunity conducted a limited interagency review of this application in accordance with the expedited review procedures pursuant to Sec. 163.3184(3)(b) and 163.3180(1)(a), Florida Statutes and offered no comments; and

WHEREAS, the Board of County Commissioners held a public hearing for adoption of this amendment on April 10, 2023; and

WHEREAS, due public notice of all public hearings has been provided in accordance with Chapter 163, Florida Statutes.

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

SECTION 1. Amending the Nassau County 2030 Comprehensive Plan Future Land Use Element; Goals, Objectives and Policies as follows:

Policy FL.01.02

A) Agriculture (AGR)

Land designated Agriculture, is intended for activities that are associated primarily with the cultivation of silviculture, crops or other agricultural uses.

Agriculture- designated land in parcels 320 acres or more in area may be developed for residential use at a density not to exceed one (1) unit per 20 acres. Agriculture-designated

land in parcels of 320 acres or less in area may be developed for residential use at a density not to exceed one (1) unit per one (1) acre.

Notwithstanding the density assigned above for Agriculture-designated lands on the Future Land Use Map, the following exceptions apply:

1. Parcels of property twenty (20) acres or less which are not shown on the Future Land Use Map and are single lots of record which were established by deed of record on or before January 28, 1991 may be developed at the density provided for the parcel on current zoning maps.

2. The land development regulations shall provide for the use of a parcel of property solely as a homestead by an individual who is the ~~grandparent, parent, stepparent, adopted parent, sibling, child, stepchild, adopted child, grandchild, aunt, uncle, niece or nephew of the person who conveyed the parcel to said individual~~ Owner's (a) parents, step-parents, adopted parents or grandparents; (b) spouse; (c) brothers or sisters; (d) children, step-children, adopted children or grandchildren; (e) aunts or uncles; (f) nieces or nephews; or (g) the parents, step-parents, adopted parents or grandparents, siblings, and children, step-children, adopted children or grandchildren of the Owner's spouse, notwithstanding the density or intensity of use assigned to the parcel by the Future Land Use Map of the Comprehensive Plan. Such a provision shall apply only once to any individual. The regulations to implement this policy shall provide procedures for lot splits or subdivision of land for the purpose of conveying a lot or parcel to individuals meeting these requirements for the establishment of a homestead and shall provide for a minimum lot size of the lot so created and the remaining lot. Lot splits or subdivisions of land permitted pursuant to this policy shall be subject to compliance with all other applicable Comprehensive Plan policies and Federal, State, Regional, and County regulations.

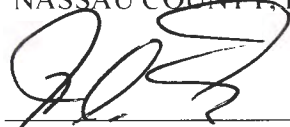
The exceptions noted above relate to density only; any development must be consistent with the other provisions of this Plan and adopted County regulations.

SECTION 2. EFFECTIVE DATE

This Ordinance shall be filed with the Office of the Secretary of State. This Ordinance shall become effective upon the state land planning agency issuing a notice of intent finding that the plan amendment is in compliance as set forth in Section 163.3184(4), Florida Statutes. However, if timely challenged, this Ordinance shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this amendment to be in compliance.

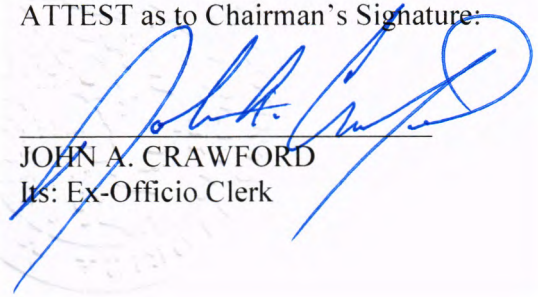
ADOPTED THIS 10th DAY OF April, 2023 BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA.

BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA



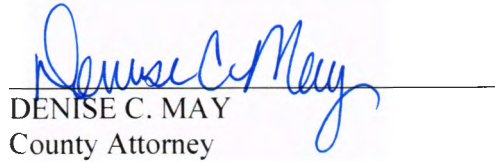
KLYNT A. FARMER
Its: Chairman

ATTEST as to Chairman's Signature:



JOHN A. CRAWFORD
Its: Ex-Officio Clerk

Approved as to form:



DENISE C. MAY
County Attorney



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

April 17, 2023

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

Attention: Heather Nazworth

Dear Honorable 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. 2023-011, which was filed in this office on April 17, 2023.

Sincerely,

Anya Owens
Program Administrator

ACO/wlh