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ORDINANCE 2023-019

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA AMENDING THE 2030 NASSAU COUNTY COMPREHENSIVE PLAN; AMENDING THE FUTURE LAND USE MAP SERIES MAP FLUMS-1, 2030 FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP SERIES MAP FLUMS-6, THE EAST NASSAU COMMUNITY PLANNING AREA: MASTER LAND USE PLAN; PROVIDING FOR TRANSMITTAL; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on May 23, 2011, the Nassau County Board of County Commissioners adopted an amendment to the 2030 Comprehensive Plan by Ordinance 2011-04, which included provisions for the East Nassau Community Planning Area (ENCPA) and FLUMS-6, the ENCPA Master Land Use Map; and

WHEREAS, the ENCPA Master Land Use Plan Map FLUMS-6 is a guide for the development pattern of the ENCPA and depicts the general location of land use sub-categories required to support the ENCPA development principles and policies; and

WHEREAS, Raydient LLC dba Raydient Places + Properties LLC (Raydient) is the owner of parcels comprising approximately 14,879 acres within the ENCPA; and

WHEREAS, Raydient has authorized England-Thims & Miller, Inc and Driver, McAfee, Hawthorne & Diebenow, PLLC, to file Application CPA2022-012 to amend the ENCPA land use sub-categories; and

WHEREAS, the ENCPA Master Land Use Plan Map FLUMS-6 is proposed to be amended as depicted in Exhibit A attached hereto and incorporated herein; and

WHEREAS, the ENCPA land use sub-categories are also depicted on FLUMS-1, the 2030 Future Land Use Map; and

WHEREAS, FLUMS-1 is proposed to be amended as depicted in Exhibit B attached hereto and incorporated herein;

WHEREAS, the Planning and Zoning Board, acting in their capacity as the Local Planning Agency for Nassau County, conducted a public hearing on this amendment on March 7, 2023; and

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

WHEREAS, the State Land Planning Agency conducted a limited interagency review of this application in accordance with the state-coordinated review procedures outlined in Sec. 163.3184(4), F.S.; and

WHEREAS, the Board of County Commissioners held a public hearing for adoption of this amendment on June 26, 2023; and

WHEREAS, public notice of all hearings has been provided in accordance with Chapters 125 and 163, Florida Statutes.

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

SECTION 1. FINDINGS. The FLUM amendments comply with the Goals, Objectives, and Policies of the 2030 Comprehensive Plan, in particular Policy FL.13.14 for approval of said amendments by the Board of County Commissioners and that the amendments are consistent with the ENCPA principles contained in the Comprehensive Plan.

SECTION 2. AMENDMENTS.

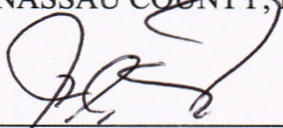
- A. FLUMS-6 is hereby amended as shown in Exhibit A.
- B. FLUMS-1 is hereby amended as shown in Exhibit B.

SECTION 3. SEVERABILITY. If any provision or portion of this Ordinance is declared by a court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all the remaining provisions and portions of this Ordinance shall remain in full force and effect.

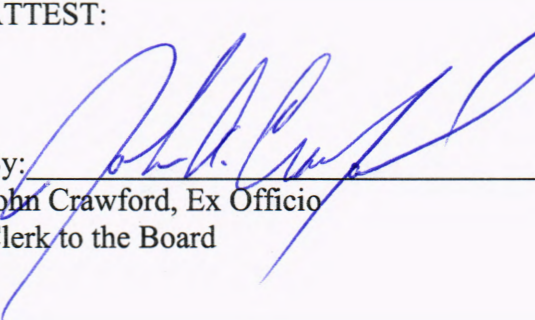
SECTION 4. EFFECTIVE DATE. This Ordinance shall be filed with the Office of the Secretary of State. This Ordinance shall become effective upon the state land planning agency issuing a notice of intent finding that the plan amendment is in compliance as set forth in Section 163.3184, Florida Statutes. 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.

PASSED AND DULY ADOPTED this 26th day of June, 2023.

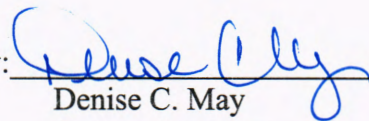
**BOARD OF COUNTY COMMISSIONERS
OF NASSAU COUNTY, FLORIDA**

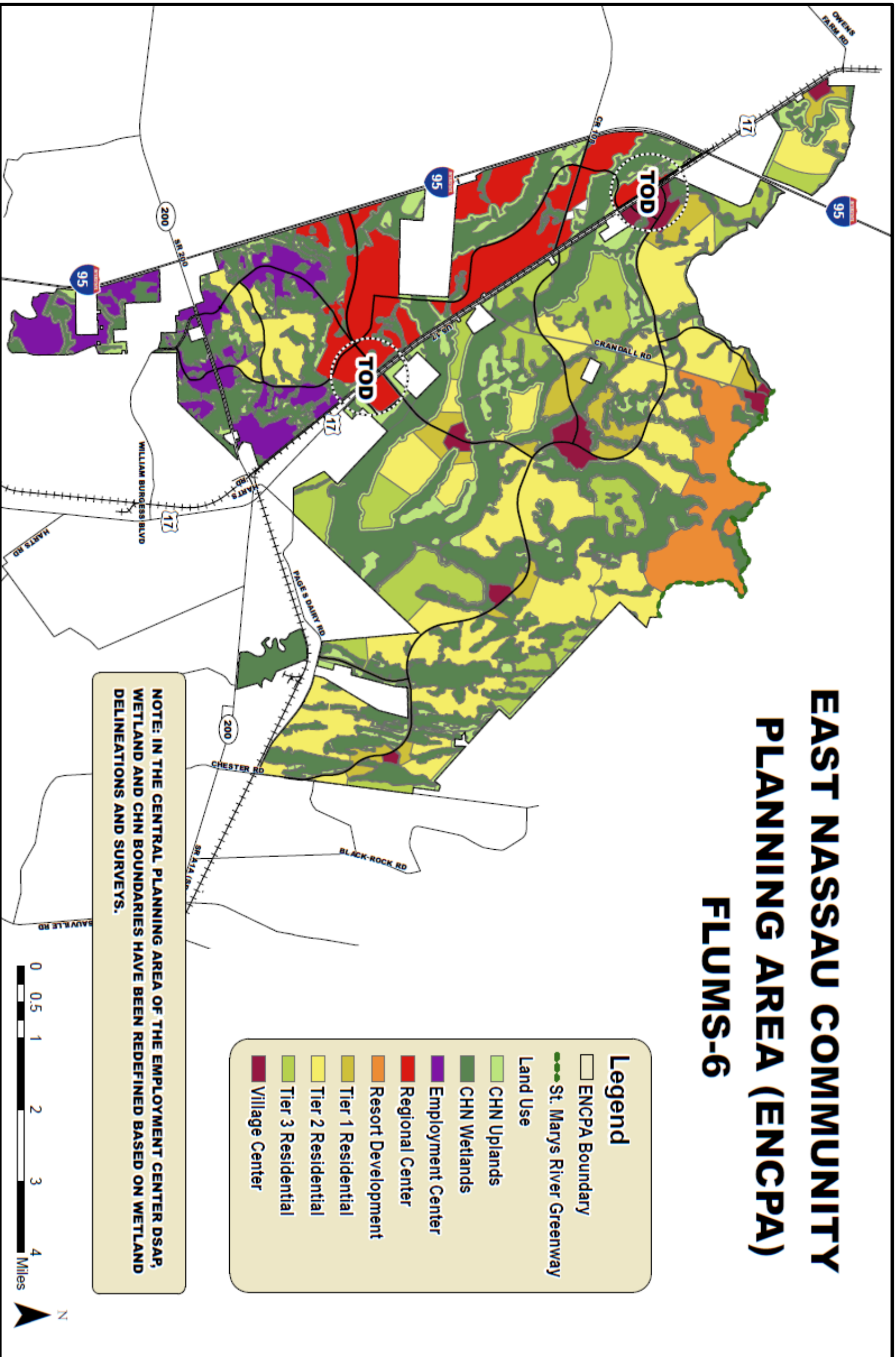
By: 
Klynt Farmer, Chair

ATTEST:

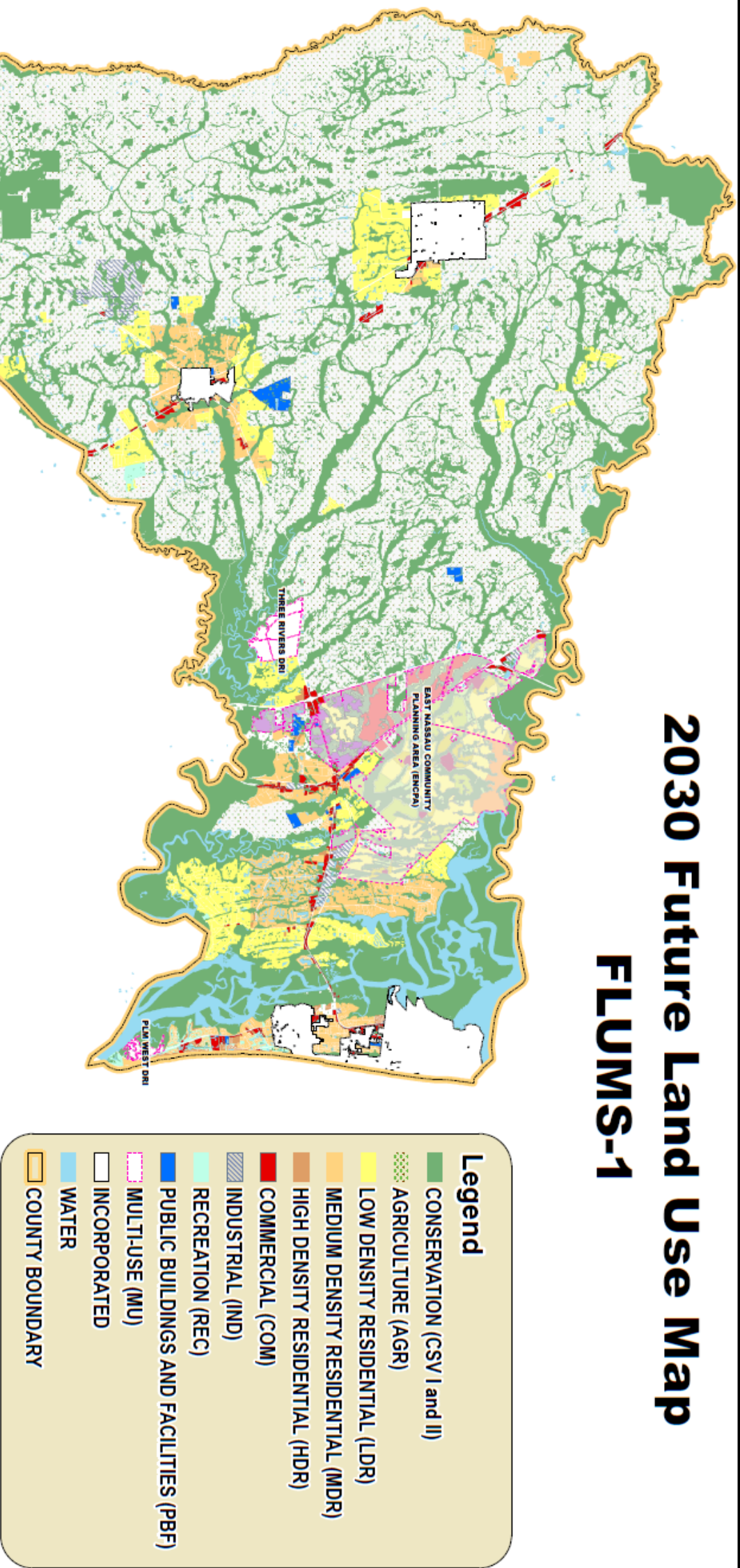
By: 
John Crawford, Ex Officio
Clerk to the Board

APPROVED AS TO CONTENT AND FORM:

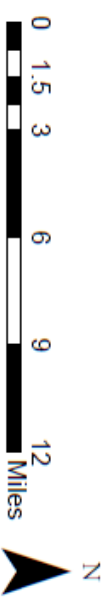
By: 
Denise C. May
County Attorney



2030 Future Land Use Map FLUMS-1



**For detailed information regarding the ENCPA, please refer to FLUMS-6.
For detailed information regarding Three Rivers DRI, refer to FLUMS-7.
For detailed information regarding the PLM West DRI, refer to FLUMS-8.**





FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

February 5, 2024

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

Dear Honorable John Crawford:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of corrected Nassau County Ordinance No. 2023-019, which was filed in this office on February 5, 2024.

Sincerely,

Matthew Hargreaves
Administrative Code and Register Director

MJH/wlh